

Appendix 6: Detailed Assessment Matrix

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This document presents detailed assessment results of the Spatial Vision, the Spatial Strategy, Place Shaping Policies and the Core Policies within the Core Strategy. The Strategic objectives are separately assessed and forms part of the main report. Each policy described in the Core Strategy is assessed against all SA objectives to predict the effect of the plan on

sustainability. The effects are expressed with severity features, such as significant, mild, neutral or uncertain and further in temporal and spatial effects.

Following describes assessment key used in the appraisal.

Assessment Key:

Significance:

Symbol	Description
++	Very sustainable - Option is likely to contribute significantly to the SA/SEA objective
+	Sustainable - Option is likely to contribute in some way to the SA/SEA objective
0	Neutral – Option is unlikely to impact on the SA/SEA objective
?	Uncertain – It is uncertain how or if the Option impacts on the SA/SEA objective
-	Unsustainable – Option is likely to have minor adverse impacts on the SA/SEA objective
--	Very unsustainable – Option is likely to have significant adverse impacts on the SA/SEA objective

Timescale:

Symbol	Meaning	Comment
ST	Short Term	0-10 years
MT	Medium Term	10-20 years
LT	Long Term	After life of plan

Likelihood:

Symbol	Meaning	Comment
H	High	High risk of occurrence
M	Medium	Medium risk of occurrence
L	Low	Low risk of occurrence

Scale:

Symbol	Meaning	Comment
L	Local	Impact within Three Rivers
R	Regional	Impact on The East of England region or on the neighbouring authorities
N	National/ Supra-national	UK or global impact

Permanence:

Symbol	Meaning	Comment
P	Permanent	Irreversible effect
T	Temporary	Transient or reversible effect

Type:

Symbol	Meaning	Comment
C	Cumulative	On its own the policy option does not have a significant effect, but when combined with other policies may have a significant impact
Sy	Synergistic	Synergistic effects occur when policies interact to produce a total effect greater than the effect of an individual policy e.g., interaction between habitats and humans when habitats reach their capacity
S	Secondary	Indirect effects that are not a direct result of the policies, however effects may occur through complex pathways

Assessment template

Preferred Spatial Vision

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommendation/ mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	+	L T	M	L	T	Protecting the Green Belt will help conserve Green Belt associated biodiversity. Enhancing the environment will also have biodiversity benefits.	
Water quality	+	M T	M	L	T	Enhancement of the environment is likely to include maintaining and improving the quality of water resources.	Future lower level LDDs should continue supporting environmental enhancements to ensure long term, permanent positive impact
Flood risk	+	M T	M	R	P	At a strategic level, the vision is likely to provide a positive direction to address flood risk issues within and around the district.	
Soils	+	L T	M	L	T	Spatial vision objective prioritises PDL efficiency, therefore conserving top soil. Given that this strategy is for 2026, definitive short and medium term effects are envisaged and it is likely to have long term positive benefits.	
CO ₂ emissions	+	L T	M	N	P	Vision objectives uphold resource and energy efficiency, as well as promoting renewable energy - all leading to reduced fossil fuel emissions, and are therefore considered as positive. Integrated transport systems are likely to reduce CO ₂ emissions.	
'Climate change proof'	+	L T	M	L	T	Vision aims for sustainable development and matches economic growth with residential growth. A sustainable transport system will also help progress this SA objective. The vision also supports seeking opportunities to reduce effects of climate change in the existing building stock.	
Air quality	+	L T	M	R	T	Balancing provision of homes and jobs reduces the need to travel outside of district. A sustainable transport system will also help progress this SA objective.	
Use of brownfield land	+	M T	M	L	P	Spatial vision supports use of previously developed land (PDL),	
Resource efficiency	+	L T	M	N	P	Vision objectives uphold resource and energy efficiency, as well as promoting renewable energy.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommendation/ mitigation (including recommendations for lower level Local Development Documents)
Historic & cultural assets	0					No direct relation to this SA objective.	
Landscape and townscape	+	L T	M	L	T	Maintaining the Green Belt will help to preserve the landscape and local distinctiveness.	
Health	+	M T	M	R	T	Part of the vision is to achieve a prosperous, safe and healthy environment. Safeguarding the Green Belt and promoting sustainable transport will also progress this SA objective.	
Sustainable development patterns & accessibility	+	M T	M	L	T	Balancing provision of homes and jobs and promoting sustainable transport will significantly progress this SA objective.	
Equity & social exclusion	+	M T	M	L	T	The vision aims to achieve good services and facilities for all.	
Good quality housing	0					No direct relation to this SA objective.	
Community identity & participation	0					No direct relation to this SA objective.	
Crime	+	M T	M	L	T	Part of the vision is to achieve a safe environment, which should allow for the 'designing-out' of crime. The overall vision should also create a balanced, sustainable community.	
Sustainable prosperity & growth	+	M T	M	L	T	The overall impact of the vision should help achieve sustainable prosperity and growth.	
Revitalise town centres	+	M T	M	L	T	Improvements to services and facilities, securing a balanced provision between homes and jobs and promoting sustainable transport will all help to revitalise town centres.	

Spatial Strategy

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommendation/mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	?	M T	H	L	P	Unused PDL or greenfield site within a Green Belt may have created a habitat over years. Such habitats, if it exists on the sites considered for revision, will be affected negatively. As site level details are not dealt with at this stage the effect is uncertain.	
Water quality	?	M T	M	R	P	Urban extensions in the medium term are likely to add pressure to existing water resources. The Water Cycle Scoping Studies indicates that dependent on the choice of growth development scenarios in the region, the supply/demand balance may be maintained or a deficit may be experienced by 2015. Other factors such as future use, efficiency in current use is likely to maintain this balance, but in summary there is not much clarity on the development scenarios at this stage. For this reason the assessment score is uncertain.	A precautionary principle should be applied in the case of water resource usage. Therefore the plans should encourage efficiency in current usage, as well as raising standards for water efficiency performance in new buildings.
Flood risk	+					A positive synergistic effect is likely to occur with CP1 (Sustainable development).	
Soils	+	M T	H	L	P	Infilling existing development will lead to potential remediation of contaminated sites that come forward for development. This will have a significant positive effect in addressing soil pollution issues. However alteration to Green Belt to accommodate housing may result in loss of top soil, thus weakening the significant positive effect to only mild positive.	
CO ₂ emissions	+	S T	M	L	T	By intensifying development, the strategy will limit urban sprawl, thus potentially reducing travel distances (leisure, shopping and to an extent work related travel). Transport improvements (Appendix 6 of CS) are likely to support this strategy in the short term. Whilst	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommendation/ mitigation (including recommendations for lower level Local Development Documents)
	?	M T				this positive effect may stay in the short term, development in the urban extensions/ beyond the Green Belt may increase dependency on private cars. Therefore although a positive effect is likely in the short term, uncertainty over air quality implications in the medium term prevails.	
'Climate change proof'	+	M T	M	L	T	When the strategy interacts with the policy CP1 a synergistic positive effect is likely under this objective.	
Air quality	+	S T	M	M	T	Development intensification, combined with transport improvements is likely to improve or maintain existing air quality in the short term. However in the absence of appropriate support from public transport proposals along edge of settlements may add to traffic, (for example south of Abbots Langley) therefore deteriorate air quality in the medium term. For this reason, although a positive effect is likely in the short term, uncertainty over air quality implications in the medium term are predicted .	
	?	M T	M	L	T		
Use of brownfield land	+	S T	H	R	P	Infilling existing developments and use of PDL is prioritised by this policy, thereby supporting this objective.	
Resource efficiency	+	M T	M	L	T	When the strategy interacts with the policy CP1 a synergistic positive effect is likely under this objective.	
Historic & cultural assets	?					Site intensification in the short term, and longer term edge of existing settlements development, may affect any historic assets such as conservation areas/ historic buildings (for example in Abbots Langley).	
Landscape and townscape	?					Effect of Green Belt alteration and appearance of new development (housing and employment) in relation to landscape, in the short and medium term is unknown.	
Health	+	S T	M	L	T	Development intensification and accessibility improvements are likely to use existing health infrastructure, thus limiting issues relating to access to healthcare facilities. Additionally air quality improvement is likely in the short term; however access to health services and open spaces from long term edge of settlement development is unknown at this stage.	
	?	M T					
Sustainable development patterns	+	M T	M	L	T	The CS strives to limit urban sprawl and maximise intensification opportunities, thus increasing efficiency of existing land capacity and promoting compact form. Although edge of	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommendation/mitigation (including recommendations for lower level Local Development Documents)
& accessibility						settlement development is proposed for the medium to long term, the strategy does not indicate sites remote to existing settlements, thereby potentially enabling access to services for the future development. However it is noted that proposed strategic housing south of Abbots Langley appears to be away from existing town and localised negative effects may be observed for this area against this objective.	
Equity & social exclusion	0					Although the strategy is linked to social inclusion and equality, this policy is too high level to determine any detail and therefore no relationships have been identified. However it is acknowledged that core policies and development policies of the CS address these issues, particularly CP2 (Housing Supply), CP4 (Affordable Housing) and CP12 (Design).	
Good quality housing	0					Same comment as Equity and social exclusion objective.	
Community identity & participation	0					No direct relation against this objective.	
Crime	0					No direct relation against this objective.	
Sustainable prosperity & growth	+	L T	M	L & R	P	Short term intensification of existing settlements is likely to make efficient use of existing amenities and of land. Releasing unviable employment sites to mixed use will help progress housing and retail units. Strategic employment sites proposed within these settlements such as Carpenders Park, Maple Cross, Rickmansworth, Kings Langley and Abbots Langley are likely to attract potential employers, progressing growth. Although not desirable under some environmental objectives, edge of settlement development is likely to address housing and mixed use requirement of national policies.	
Revitalise town centres	+	S T	M	L	T	Development intensification, particularly for housing and commercial use is likely to increase town centre activity, provided the centre meets needs of its users. The strategy is high level therefore details such as design guidance should be linked to the strategy in order to create attractive spaces for inward investments.	

Place-shaping Policies

PSP1: Development in the principal town

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	+	MT	M	L	P	Policy aims to preserve or enhance biodiversity surrounding the town. It aims to improve public transport which could have air quality benefits and indirect positive impacts on species sensitive to air pollution.	Policy approach towards treating established species in brownfield sites in unclear, and should be addressed.
Water quality	+	MT	M	R	T	Positive synergistic effects possible when PSP1 interacts with CP1.	
Flood risk	+	LT	M	L	T	Positive cumulative effect likely with CP1.	
Soils	+	MT	M	L	T	By preserving the natural landscape and biodiversity there may be indirect positive impacts on soils.	
CO ₂ emissions	+	MT	M	N	P	Policy aims to improve public transport (bus services, strategic cycle route and cycle facilities at Rickmansworth station) which should help reduce or stabilise CO ₂ emissions. Integration of services will have a positive impact on air quality and help reduce emissions. Although positive, the CS does not specify means to discourage private transport, so falls short of a significant positive score.	Consider strengthening the policy with reference to measures to increase public transport patronage (e.g., behavioural change incentives) and to discourage private transport.
'Climate change proof'	+	MT	M	R	T	Policy position regarding adaptability to climate change effects and to reduce factors contributing to climate change is not explicit, however a cumulative positive effect likely with CP1.	
Air quality	+	MT	H	R	T	Policy aims to improve public transport (bus services, strategic cycle route and cycle facilities at Rickmansworth station) which should help reduce or stabilise air pollution levels.	Consider strengthening public transport patronage and discourage private transport.

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Use of brownfield land	++	MT	H	L	P	Policy promotes use of brownfield land within the urban area.	
Resource efficiency	+	MT	H	L	T	Policy promotes use of brownfield land within the urban area.	
Historic & cultural assets	++	MT	M	L	T	Policy aims to preserve or enhance the historic character of Rickmansworth. It also aims to improve the vitality of the centre, possibly improving the viability of facilities such as the Three Rivers Museum.	
Landscape and townscape	+	MT	M	L	P	Policy promotes use of brownfield land within the urban area. It advocates preservation and enhancement of landscape in the River Chess Valley and River Colne Valley.	
Health	+	MT	H	R	T	Policy aims to improve public transport (bus services, strategic cycle route and cycle facilities at Rickmansworth station) which should help reduce or stabilise air pollution levels. It will also indirectly promote walking and cycling as a healthy alternative to driving.	Success of this policy depends on behavioural shift from private to sustainable transport.
Sustainable development patterns & accessibility	++	MT	H	R	T	Focusing future development predominantly on sites within the urban area, on PDL, will enable existing infrastructure to be used. Improvements in sustainable transport will also enable greater accessibility.	
Equity & social exclusion	++	MT	H	L	T	Promoting a range of town centre uses including housing, employment, shopping, leisure and community uses will help to improve access to housing and services. Improvements to public transport will also enable greater accessibility.	
Good quality housing	+	MT	M	L	T	This policy does not address the nature of housing however with CP12 synergistic positive effect likely.	
Community identity & participation	?	MT	M	L	T	This policy does not explicitly address these issues – these are covered in other policies, such as CP5 (Gypsy and traveller provision).	Cumulative positive effect is possible with CP5.
Crime	?	MT	M	L	T	Crime related issues are not addressed in this policy.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Sustainable prosperity & growth	+	MT	M	L	T	Maintaining the retail core of the town centre and existing employment floorspace, together with improvements to public transport, should help progress this SA objective.	
Revitalise town centres	++	MT	M	L	T	The policy aims to maintain and enhance the vitality and viability of the town centre by promoting a range of town centre uses including housing, employment, shopping, leisure and community uses. It also aims to maintain the retail core of the centre. The policy therefore significantly progresses this SA objective.	

PSP 2: Development in the Key Centres (South Oxhey, Croxley Green, Abbots Langley, Chorleywood)

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	+	MT	M	L	P	Policy aims to preserve or enhance biodiversity. It aims to improve public transport which could have air quality benefits and indirect positive impacts on species sensitive to air pollution.	
Water quality	+	LT	M	R	T	Positive synergistic effect possible when PSP1 interacts with CP1.	
Flood risk	+	LT	M	L	T	Positive cumulative effect likely with CP1.	
Soils	+	LT	M	L	T	Policy aims to maximise PDL and limit Greenfield sites, preserving top soils. By preserving the natural landscape and biodiversity there may be indirect positive impacts on soils.	
CO ₂ emissions	+	LT	M	N	P	Policy aims to improve public transport (bus services and strategic cycle route) which should help reduce or stabilise CO ₂ emissions. Improve connectivity in the district needs to be focused on public transport connections rather than private.	Consider policies to discourage private transport and to increase public transport patronage.
'Climate change proof'	+	LT	M	R	T	Policy position regarding adaptability to climate change effects and to reduce factors contributing to climate change is not explicit, however a cumulative positive effect likely with CP1.	
Air quality	+	MT	H	R	T	Policy aims to improve public transport (bus services and strategic cycle route) which should help reduce or stabilise air pollution levels. Improved connectivity in the district needs to be focused on public transport connections rather than private.	Consider policies to discourage private transport and to increase public transport patronage.
Use of brownfield land	++	LT	H	L	P	Policy promotes use of brownfield land within the urban area.	
Resource efficiency	+	MT	H	L	T	Policy promotes use of brownfield land within the urban area.	Consider material efficiency policies such as waste hierarchy and sustainable construction.

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Historic & cultural assets	++	LT	M	L	T	Policy aims to preserve or enhance the historic cores of Abbots Langley, Croxley Green and Chorleywood.	
Landscape and townscape	+	MT	M	L	P	Policy supports protection and enhancement of local distinctiveness of the centres. Policy promotes use of brownfield land within the urban area.	
Health	++	MT	H	R	T	Policy aims to improve public transport (bus services, strategic cycle route and cycle facilities at Croxley and Chorleywood stations) which should help reduce or stabilise air pollution levels and improve accessibility to health centres. It will also indirectly promote walking and cycling as a healthy alternative to driving. Due to synergistic and secondary positive effects observed due to interaction of various aspects of this policy, and due to interface with policy CP10 (Transport), significant positive effect score assigned.	
Sustainable development patterns & accessibility	++	MT	H	R	T	Focusing future development predominantly on sites within the urban area, on PDL, will enable existing infrastructure to be used. Improvements in sustainable transport will also enable greater accessibility and encourage compact development form.	
Equity & social exclusion	+	MT	H	L	T	Improvements to public transport will enable greater accessibility. Reducing the oversupply of office provision at Leavesden Aerodrome and improving access and provision of various services, e.g. parks and nature reserves will all improve equity in the district. 45% affordable housing provision will ensure people with lower income are not excluded from housing provision.	Policy does not discuss access for disabled in public, commercial, community and residential buildings as well as in public amenity areas.
Good quality housing	+	MT	M	L	T	Policy aims at improving quality of housing stock .	Consider promoting good quality design for new developments by using guidance, such as Design Guidance.
Community identity & participation	?	MT	M	L	T	This policy does not explicitly address these issues – these are covered in other policies, such as CP5 (Gypsy and traveller provision).	Cumulative positive effect is possible with CP5.

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Crime	?	MT	M	L	T	Crime related issues are not explicitly addressed in this policy.	
Sustainable prosperity & growth	+	MT	M	L	T	Promoting a modest expansion of the retail floor space and employment provision in the key centres, together with improvements to public transport, should help progress this SA objective. The policy encourages appropriate employment area development combined with mixed use, which will enhance vibrancy in the centres.	
Revitalise town centres	+	MT	M	L	T	The policy should improve the viability of the town centres by maintaining and enhancing primary and secondary shopping frontages. It also aims for a modest expansion of the retail floor space of the centres and employment provision. The policy therefore progresses this SA objective.	Ensuring provision of basic retail facilities, as mentioned in the policy is positive. In addition, for specific comparison shopping, encourage provision of complementary services between key centres and secondary centres, to limit competing retail development.

PSP 3 Preferred Policy Approach – Development in Secondary Centres (Kings Langley, Carpenders Park, Eastbury, Maple Cross, Moor Park)

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	+	L T	M	L	T	Prioritising PDL will help to conserve Greenfield biodiversity. Policy also aims to improve public transport which could have air quality benefits and indirect positive impacts on species sensitive to air pollution.	Synergistic positive effects may be observed with air quality and health.
Water quality	+	L T	M	R	T	Positive synergistic effect possible when PSP1 interacts with CP1.	
Flood risk	+	L T	M	L	T	Positive cumulative effect likely with CP1.	
Soils	+	L T	M	L	T	By preserving the natural landscape and biodiversity there may be indirect positive effects on soils.	
CO ₂ emissions	+	L T	M	N	P	Policy aims to improve public transport (bus services and cycle facilities at stations) which should help reduce or stabilise CO ₂ emissions. An integrated approach to transport in the district needs to be focused on public transport connections rather than private.	
'Climate change proof'	+	L T	M	R	P	Policy position regarding adaptability to climate change effects and to reduce factors contributing to climate change is not explicit, however cumulative positive effect likely with CP1.	
Air quality	+	M T	H	R	T	Policy aims to improve public transport (bus services and cycle facilities at stations) which should help reduce or stabilise air pollution levels. An integrated approach to transport in the district needs to be focused on public transport connections rather than private.	
Use of brownfield land	+	L T	H	L	P	Policy promotes use of brownfield land within the urban area.	
Resource efficiency	+	M T	H	L	T	Policy promotes use of brownfield land within the urban area.	
Historic & cultural assets	+	L T	M	L	T	Policy aims to preserve or enhance the historic cores of Eastbury and Moor Park.	
Landscape and townscape	+	M T	M	L	T	Policy will preserve and enhance local distinctiveness. Policy promotes use of brownfield land within the urban area.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Health	+	M T	H	R	T	Policy aims to improve public transport (bus services and cycle facilities at Kings Langley, Moor Park and Carpenders Park stations) which should help reduce or stabilise air pollution levels. It will also indirectly promote walking and cycling as a healthy alternative to driving. Synergistic significant positive effect is likely from transport and access improvements and with development of play areas.	
Sustainable development patterns & accessibility	+	M T	H	R	T	Focusing future development predominantly on sites within the urban area, on PDL, will enable existing infrastructure to be used. Improvements in sustainable transport will also enable greater accessibility.	
Equity & social exclusion	+	M T	H	L	T	Improvements to public transport will enable greater accessibility. Improving access and provision of various services through public transport improvements will improve equity in the district. Promoting development, infrastructure and services to help tackle deprivation affecting Maple Cross and Carpenders Park will also improve social equality.	
Good quality housing	+	M T	M	L	T	This policy does not address the nature of housing, however with CP12 synergistic positive effects are likely.	
Community identity & participation	?					There is little explanation provided on the approach that will be used to improve community identity and participation.	
Crime	+	M T	M	L	T	Promoting development, infrastructure and services to help tackle deprivation affecting Maple Cross and Carpenders Park will improve social equity and possibly reduce crime. Mixed use developments are likely to ensure movement of people for long hours during the day thereby limiting the congregation of anti-social elements.	Attempt to integrate Secured by Design ¹ concept in new and regeneration projects.
Sustainable prosperity & growth	+	M T	M	L	T	Maintaining or enhancing employment provision in the secondary centres, together with improvements to public transport, should help progress this SA objective.	
Revitalise town centres	+	M T	M	L	T	The policy should improve the viability of key high streets (if not Town Centre) by maintaining and enhancing the provision of local shops. It also aims to maintain or enhance employment provision in the secondary centres. The policy therefore progresses this SA objective.	

¹ See www.securedbydesign.com

PSP 4 Preferred Policy Approach- Development in villages (Bedmond, Sarratt)

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	+	L T	M	L	T	Controlling development in the villages to protect wildlife and the Green Belt will help to conserve biodiversity. Improvements at Frogmore Meadow SSSI could also help progress this SA objective (providing there are no recreational impacts from possible increase in visitors). Policy also aims to improve bus services, which could help maintain air quality and indirect positive impacts on species sensitive to air pollution.	
Water quality	+	M T	M	R	T	Positive synergistic effect possible when PSP1 interacts with CP1.	
Flood risk	+	L T	M	L	T	Positive cumulative effect likely with CP1.	
Soils	+	L T	M	L	T	By preserving the land around villages and its associated wildlife there may be indirect positive impacts on soils.	
CO ₂ emissions	?	L T	M	N	P	Policy aims to improve village bus services, which should help reduce or stabilise CO ₂ emissions. However, increased development in Bedmond and Sarratt may increase the number of people that need to travel by car to the larger centres of the district, e.g. commuters, unless the live work distance is less. It is not possible to determine that these distances at this stage therefore uncertain score.	
'Climate change proof'	+	M T	M	R	T	Policy position regarding adaptability to climate change effects and to reduce factors contributing to climate change is not explicit, however cumulative positive effect likely with CP1.	
Air quality	?	M T	H	R	T	Policy aims to improve village bus services, which should help reduce air pollution. However, increased development in Bedmond and Sarratt may increase the amount of people that need to travel by car to the larger centres of the district, e.g. commuters.	Address potential increase in leisure or work related car travel issue through increased public transport. In addition to emissions, this aspect is relevant to mobility among poor and/or the aged.
Use of brownfield land	?	L	H	L	P	No wording in policy about using PDL, though development will be strictly controlled.	Explicitly state prioritisation

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
		T					of development on PDL.
Resource efficiency	?	M T	H	L	T	No wording in policy about using PDL, sustainable construction or other resource efficient development practice.	See above. Consider incorporating sustainable construction methods for new development, through policy wording.
Historic & cultural assets	+	L T	M	L	T	Policy aims to protect the character and heritage of the villages and the environment surrounding them.	
Landscape and townscape	+	M T	M	L	T	Policy aims to protect the character and landscape of the villages and the environment surrounding them. It also aims to protect the openness of the Green Belt.	
Health	+	M T	H	L	T	Creating a play area in Sarratt and extending provision at Bedmond Sports and Social Club site should help to progress this SA objective.	Consider linking cycling/walking routes with green infrastructure sites, which is likely to have a positive impact on healthy lifestyle.
Sustainable development patterns & accessibility	?	M T	H	L	T	Although traffic management and accessibility improvements may help to achieve greater accessibility overall, and the viability of services will be maintained, increased development in Bedmond and Sarratt may increase the amount of people that need to travel by car to the larger centres of the district, e.g. commuters.	Further detailed level documents should address mobility for the aged and disabled using public transport..
Equity & social exclusion	+	M T	H	L	T	Using a Rural Exception Site Policy approach to affordable housing should help to achieve greater equity. CP4 on Affordable Housing makes particular reference to Bedmond and Sarratt to address housing issues, a positive against this objective.	
Good quality housing	+	M T	M	L	T	This policy does not address the nature of housing, however with CP12 synergistic positive effects are likely.	
Community identity &	?	M	M	L	T	This policy does not address these issues – these are covered in other policies, such	Consider explicit reference to

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
participation		T				as CP5 (Gypsy and traveller provision).	CP5.
Crime	?	M T	M	L	T	Policy does not directly address issues of crime but aims for improving community viability which may have indirect benefits in reducing crime.	
Sustainable prosperity & growth	+	M T	M	L	T	Policy approach aims to maintain the viability of village shops and post offices, rural petrol stations, village and church halls, rural public houses and bus services. Although self-sustaining, the villages will require good access options (in addition to cars). Strengthening accessibility between the villages and key centres is therefore essential. It will also encourage residents at Bedmond to shop within the district (Abbots Langley) than losing out retail revenue to neighbouring districts.	
Revitalise town centres	+	M T	M	L	T	Small-scale development in the villages will help maintain viability of main village centres.	

CP1– Overarching policy on sustainable development

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	++	LT	M	R	T	Protecting the natural environment, using PDL and reducing all forms of pollution should have indirect positive effects on biodiversity. The policy also aims to improve the diversity of wildlife and habitats.	
Water quality	+	LT	M	R	T	Managing risk of and from pollution to water will progress this SA objective. Policy encourages prudent use of water resources, scoring positive under this objective.	Consider strengthening the policy with emphasis to water savings during operations phase of all buildings (e.g., through demand management) and by adopting appropriate Code for Sustainable Homes.
Flood risk	++	M T	M	R	T	Avoiding development in areas at risk of flooding will significantly progress this SA objective.	
Soils	++	LT	M	L	T	Managing risk of and from pollution to land will progress this SA objective, as will using PDL. Dealing with land contamination will also have a positive impact. A sequential approach to land selection for new developments, prioritising PDL will aid in protection of top soil.	
CO ₂ emissions	+	LT	H	N	P	This SA objective will be progressed by increasing energy efficiency of buildings, promoting the use of renewable energy systems and re-using and recycling building materials. Locating development in areas that aim to reduce the need to travel and promoting public transport will also progress the objective.	Consider policy wording with emphasis on 'sustainable travel' modes as alternative to car travel.
'Climate change proof'	+	M T	M	R	T	Avoiding development in areas at risk of flooding will progress this SA objective. Other design-related measures may be needed to counter the impacts of extreme weather events.	Policy could make specific reference to how development will be designed to cope with high temperatures and extreme weather events such as

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
							storms.
Air quality	+	M T	H	R	T	Reducing CO ₂ emissions and reducing the need to travel will also help to improve air quality, e.g. through reduced private vehicle trips. Policy also makes reference to managing risk of and from air pollution.	Policy should stress promotion of sustainable travel, both in terms of physical provision (e.g., cycle stands, green routes) and soft policy measures.
Use of brownfield land	++	LT	H	L	P	Policy prioritises use of PDL.	
Resource efficiency	++	LT	H	L	T	Policy advocates recycling and re-using building materials and providing opportunities for recycling and supports provision of appropriate waste infrastructure.	Policy could also make reference to mineral resources and restoration of quarries.
Historic & cultural assets	+	LT	H	L	T	Policy aims to protect the historic environment.	Renewable energy installations and other development design should take into account local distinctiveness and historic character. This is additional to protecting existing historic assets which the policy aims to do.
Landscape and townscape	++	M T	H	L	T	Policy aims to protect the natural, built and historic environment and prioritise use of PDL.	
Health	++	M T	H	L	T	Reducing CO ₂ emissions and reducing the need to travel by private car will help to improve air quality and may have public health benefits. Promoting a range of travel modes other than the private car is likely to increase walking and cycling opportunities. Although actual effects are dependent on behavioural patterns, spatially this policy makes a good attempt to bring positive effects. Synergistic and secondary effects from other aspects of the policy are likely to bring	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
						significant positive effects.	
Sustainable development patterns & accessibility	+	M T	H	L	T	Prioritising PDL, promoting public transport and locating development in order to reduce the need to travel will all help to create a sustainable development pattern.	Policy should be strengthened with climate change adaptability policies for buildings and spaces and should explicitly support provision for sustainable transport.
Equity & social exclusion	++	M T	H	L	T	Improving access to jobs, skills, services and facilities, particularly within areas of deprivation in the District and providing housing across a range of tenures and types including affordable housing will help to reduce social inequity.	
Good quality housing	+	M T	H	L	T	Buildings will be of a 'high design quality' that respects local distinctiveness.	
Community identity & participation	?	M T	H	L	T	Buildings that respect local distinctiveness may also create a local sense of place and pride. Historic buildings and the natural environment will also be protected. Although a range of tenure and housing types will be encouraged and accessibility, employment and training opportunities may increase, there are no references to ethnic and cultural diversity or inclusion.	Include wording on the need to promote ethnic and cultural diversity and inclusion.
Crime	+	M T	H	L	T	Buildings and public spaces will be designed to reduce opportunities for crime and anti-social behaviour.	
Sustainable prosperity & growth	++	M T	H	L	T	Overall effect of this policy will be to achieve sustainable growth and prosperity.	
Revitalise town centres	++	M T	H	L	T	By protecting the natural and historic environment, maintaining high levels of employment and developing a range of housing types the town centres of the district should be effectively revitalised.	

CP2 Preferred Policy Approach: Housing Supply

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	?	L T	M	R	T	Policy prescribes that development sites will not be chosen if they are likely to have a significant effect on wildlife. The prioritisation of using PDL first is also likely to benefit biodiversity. However, the 25% of the housing supply to be built on the edge of existing settlements will involve some Green Belt revisions. This may have implications for biodiversity in these areas from land take, habitat fragmentation and urban pollution issues. It may be difficult to identify impacts without details. Uncertainty may be addressed when details are available at later stages.	
Water quality	?	M T	M	R	T	There may be negative impacts on water quality and quantity from an increasing population in the district. The Water Cycle Scoping Study (2010) indicates that the in the medium term supply/demand balance may either be maintained or a deficit may occur, dependent on the two growth scenarios (the former being RSS target, which is not currently valid). In the long term, the balance prediction is dependent on other factors, such as the adoption of a high level of the Code for Sustainable Homes and increased efficiency in existing buildings. For these reasons, it is difficult to predict the impact to be either positive or negative. It is therefore critical for the Core Strategy to consider this issue and apply a precautionary principle.	Increased water demand will occur with increased housing supply therefore the strategy should suggest a mechanism to ensure that future demand does not exceed environmental capacity of the resource base. The upcoming Thames River Basin District Management Plans, The Water Cycle Scoping Study (2010) and the Hertfordshire Infrastructure and Investment Strategy (HISS for the region) should be consulted in this context.
Flood risk	0	M T	M	R	T	Increased development will have implications for flood risk and surface water run-off but policy CP1 should help mitigate negative impacts as it prioritises development in the lowest flood risk areas, as recommended in the SFRA. The negative effect will be negated by positive measures indicated in CP1 (synergistic effect), therefore	Future developments should make reference to the SFRA.

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
						neutral score.	
Soils	?	L T	M	L	T	Development along the edge of settlements is likely to consume Greenfield land. Although the policy recommends a sequential approach to use PDL first, safeguarding Greenfield sites is subject to other factors such as housing density, land availability towards the mid and end of the planning period - all unknown at this stage.	The policy should ensure application of sequential approach to re-assessment of the housing supply post 2026.
CO ₂ emissions	+	L T	M	N	P	The scoring is based on an overall effect on key sources causing CO ₂ emissions-transport and buildings in a spatial development context. Whilst the positive effect from public transport may be reduced with the inevitable increase in traffic emissions following increased housing supply, synergistic positive effect with CP1, that encourages zero carbon buildings and material efficiency, is likely to bring positive effects in reducing future emissions.	
'Climate change proof'	+	M T	M	R	T	Increased development will have implications for flood risk and surface water run-off, but policy CP1 should help mitigate negative impacts as it prioritises development in the lowest flood risk areas, as recommended in the SFRA.	
Air quality	-	M T	M	R	T	Encouraging development in areas that have good access to public transport should help maintain air quality, a positive; however increased housing supply will inevitably increase traffic therefore non-point source emissions and congestion in some areas. As the existing air quality is unlikely to be improved, and the pollution may be exacerbated with increased traffic from new developments, the likely positive effect from public transport improvements is likely to be reduced, thus a mild negative score allocated.	
Use of brownfield land	+	L T	H	L	P	Focusing development within the existing urban area helps to achieve this SA objective.	
Resource efficiency	?	M T	M	L	T	Not covered by this policy but CP1 provides the overarching policy for sustainable development.	New developments should also adopt Sustainable Construction methods (in the overall project rather than individual buildings). The

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
							sustainable methods should be extended to commercial and public buildings.
Historic & cultural assets	?	M T	M	L	T	There may be increased pressure on historic and cultural assets and it is difficult to identify impacts without details. Uncertainty may be addressed when details are available at later stages.	
Landscape and townscape	+	M T	M	L	T	New housing developments will inevitably impact on landscape and townscape but by focusing development within the existing urban area and respecting visual amenity the SA objective should be progressed.	
Health	?					Developing in areas that have good access to public transport should help achieve this SA objective indirectly through reducing air pollution from vehicles. However this may be offset in areas where more development is likely resulting in more traffic. The effect is likely to vary across each area, depending on the micro-climate and for this reason the score is uncertain.	
Sustainable development patterns & accessibility	+	M T	M	R	T	Developing on PDL in existing urban areas that have good access to public transport should help achieve this SA objective. The policy also states that development should not have a significant impact on the environment in terms of visual amenity, wildlife and flood-risk.	
Equity & social exclusion	?	M T	M	L	T	Issues of equity and social exclusion are not addressed in this policy but are covered more in policy CP1.	
Good quality housing	0	0	0	0	0	No direct relation to this SA objective.	
Community identity & participation	?	M T	M	L	T	Issues of community identity and participation are not addressed in this policy but are covered more in policy CP1.	CP2 should address community participation in housing supply process
Crime	0	0	0	0	0	No direct relation to this SA objective.	
Sustainable prosperity & growth	+	M T	M	R	T	The phasing strategy will ensure that housing supply will be spread throughout the Plan period to avoid burdens on services and infrastructure to the detriment of existing and new householders. Good access to public transport will also help progress this SA objective.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Revitalise town centres	+	M T	M	L	T	By locating development primarily within the existing urban area the town centres should maintain their viability.	

CP3 Preferred Policy Approach: Housing mix and density

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	?					Effects of the policy will be site specific depending on the biodiversity and species diversity at each site. Overall the effect is likely to be neutral but due to presence of a contextual element effect scored as uncertain.	
Water quality	0	0	0	0	0	Policy approach is not directly relevant to this SA objective.	
Flood risk	0					Increased development will have implications for flood risk and surface water run-off but policy CP1 should help mitigate negative impacts as it prioritises development in the lowest flood risk areas, as recommended in the SFRA. The negative effect will be negated by positive measures indicated in CP1 (synergistic effect), therefore neutral score.	
Soils	+	M T	M	L	T	CP1 and Spatial Strategy advocate for prioritising PDL in any development including housing mix therefore protecting top soil.	
CO ₂ emissions	+	L T	M	N	P	Development locations situated conveniently for public transport accessibility will help to maintain private vehicle emissions, including carbon dioxide. Positive synergistic effect with CP1 likely for building CO ₂ emissions.	
Climate change proof	+	M T	M	L	T	Policy indirectly supports this objective by encouraging housing location near public transport thereby reducing transport emissions.	
Air quality	0					Development locations situated conveniently for public transport accessibility will help to maintain existing air quality.	
Use of brownfield land	?	L T	M	L	P	Identification of appropriate density and efficient use of existing land may have a positive implication in saving top soil (Greenfield sites). Council's planned Design Guide SPD should uphold safeguarding new sites. As the direction of this SPD is unknown at this stage impact is uncertain.	
Resource efficiency	+	M T	M	L	T	The policy approach allows for high density development where appropriate, which should satisfy the SA objective's underlying criteria of maximising land use efficiency.	Maximise opportunity to use sustainable construction methods and renewable resources.

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Historic & cultural assets	+	M T	M	L	T	Density levels will respect areas of historic value.	
Landscape and townscape	+	M T	M	L	T	Density levels will respect areas of special landscape value.	
Health	+	M T	M	R	T	High density development in areas that are highly accessible to public transport should have health benefits if air pollution is reduced.	
Sustainable development patterns & accessibility	+	M T	M	L	T	Promoting higher densities in locations that are highly accessible to public transport, services and facilities will contribute significantly to a sustainable development pattern.	
Equity & social exclusion	+	M T	M	L	T	Housing will be provided for a range of people.	
Good quality housing	+	M T	M	L	T	Policy states that high quality residential housing will be built. CP12 will have synergistic effect with this policy.	
Community identity & participation	+	M T	M	L	T	Policy acknowledges the diversity of the district's population.	
Crime	+	M T	M	L	T	Crime issues are not specifically addressed by this policy. However cumulative effect with CP12 (Design of Development) addresses designing for crime prevention, a positive.	
Sustainable prosperity & growth	+	M T	M	L	T	Appropriate density levels for the area will help to achieve a sustainable growth for the area.	
Revitalise town centres	+	M T	M	L	T	High density development in areas that are highly accessible to public transport should help to increase accessibility to town centres and their services.	

CP4: Preferred Policy Approach: Affordable Housing

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	0					No direct relation to this SA Objective.	
Water quality	0					No direct relation to this SA Objective.	
Flood risk	0					No direct relation to this SA Objective.	
Soils	0					No direct relation to this SA Objective.	
CO ₂ emissions	0					No direct relation to this SA Objective.	
'Climate change proof'	+					Policy position regarding adaptability to climate change effects and to reduce factors contributing to climate change is not explicit, however cumulative positive effect likely with CP1.	
Air quality	0					No direct relation to this SA Objective.	
Use of brownfield land	+	S T	M	L	T	Policy encourages use of non-residential PDL. This may help protect green field sites.	
Resource efficiency	+	M T	M	L	T	By striking a balance between intermediate and social renting, the policy attempts to allocate land resource efficiently amongst the population.	
Historic & cultural assets	?					Effect of new social housing units on existing historic building character is unknown.	Policy should ensure social housing provision does not compromise on views or character of historic buildings
Landscape and townscape	0					No direct relation to this SA Objective.	
Health	0					No direct relation to this SA Objective.	
Sustainable development patterns & accessibility	?					Potential location of non-PDL sites is unknown at this stage. If these sites are away from existing or proposed public transport network, policy may have a negative effect against this objective.	
Equity & social exclusion	++	M T	M	L	T	The approach towards increased social renting followed by intermediate will benefit low income households, and should contribute to reduce deprivation.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Good quality housing	+	M T	M	L	P	CP1, CP 12 and the proposed Design SPD are likely to demand good quality from future housing developments. This policy, when combined with CP4, is likely to have a cumulative positive effect on this objective.	
Community identity & participation	+	S T	M	L	T	The Core Strategy and the Site Allocations DPD will undergo public consultation by regulation, therefore positive in terms of inclusivity.	Consider including appropriate stakeholders in the affordable housing allocation process
Crime	?					The effect of this policy against this objective is unknown.	
Sustainable prosperity & growth	?					Reducing site thresholds from existing 10 units to 1 will enable contributions from developers either as actual units or in monetary terms. This will help to advance affordable housing numbers therefore resulting in a significant positive. However, in the current economic climate, a decreased threshold may discourage developers in the short term. Therefore although significant positive exist from a social equality and economic prosperity perspective, uncertainties prevail over the financial viability of the policy from a developer's perspective. Nevertheless, the policy is long term and each case will be evaluated on its merits taking into account financial viability.	The Affordable Housing SPD to be produced should discuss viability options taking into market limitations
Revitalise town centres	+					Appropriate housing mix, if close to town centres and affordable is likely to create places to live, therefore helping revitalise town centres.	

CP5 Preferred Policy Approach: Gypsy and Traveller Provision

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	+	M T	M	L	T	There should be positive impacts on biodiversity by choosing sites that are not recognised for their wildlife value and also indirect positive impacts from avoiding areas at risk from flooding, e.g. through reducing water-borne pollution.	
Water quality	?	M T	M	L	T	Effects on water quality are uncertain.	Ensure measures in place to tackle run-off/ pollution issues.
Flood risk	+	M T	M	L	T	Avoiding areas at risk from flooding will directly help progress this SA objective.	
Soils	0	0	0	0	0	No impacts on this SA objective envisaged as long as the occupants are not located on land with potential contamination.	
CO ₂ emissions	0	0	0	0	0	No direct relation to this SA objective.	
'Climate change proof'	+	M T	M	L	T	Avoiding areas at risk from flooding will directly help progress this SA objective.	
Air quality	0	0	0	0	0	No direct relation to this SA objective.	
Use of brownfield land	?	M T	M	L	P	Use of PDL, wherever practicable, is not specified in policy wording, hence the uncertain score for this SA objective.	
Resource efficiency	?	M T	M	L	T	Possible resource efficient options such as use of PDL, density of settlements, use of local resources, or limited impact on non-renewable resources are not discussed in policy wording.	
Historic & cultural	0	0	0	0	0	No direct relation to this SA objective.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
assets							
Landscape and townscape	+	M T	M	L	T	The openness of the Green Belt and areas of landscape importance will be protected by this policy.	
Health	+	M T	M	L	T	Providing good access to health services and play areas will benefit the health of the gypsy and traveller population.	
Sustainable development patterns & accessibility	+	M T	M	L	T	Providing areas that have good access to services and the highway network should progress this SA objective. Also protecting Green Belt, the landscape and avoiding areas of flood risk should contribute positively to a sustainable development.	
Equity & social exclusion	+	M T	M	L	T	This policy provides an equitable and inclusive approach overall.	
Good quality housing	0	0	0	0	0	No direct relation to this SA objective.	
Community identity & participation	+	M T	M	L	T	This policy allows gypsies and travellers to participate in society to a greater extent.	
Crime	+	M T	M	L	T	An inclusive and participatory society should help reduce crime levels. Synergistic positive effect with CP12. Should also reduce unauthorised encampments and associated problems.	
Sustainable prosperity & growth	+	M T	M	L	T	Providing sites in or near existing settlements with access to local services, including shops, schools and healthcare should contribute to a sustainable growth.	
Revitalise town centres	+	M T	M	L	T	Providing sites in or near existing settlements may contribute to revitalising town centres.	

CP6 Preferred Policy Approach: Employment and Economic Development

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	0	0	0	0	0	No direct relation to this SA objective.	
Water quality	0	0	0	0	0	No direct relation to this SA objective.	
Flood risk	+	L T	M	L	T	Positive cumulative effect likely with CP1.	
Soils	+	L T	M	L	P	Releasing surplus employment sites for mixed use, particularly Residential is likely to result in clean up of potentially contaminated sites.	
CO ₂ emissions	0					By promoting mixed-use development, including live-work units and homeworking, and balancing economic growth with housing growth there should be less need to travel and reduced vehicle emissions of carbon dioxide. Employment locations will also be accessible to public transport. Explicit emission reduction opportunities in the context of employment (or to encourage employers to promote measures to lower emissions) are not evident, therefore a neutral score is allocated.	
'Climate change proof'	+	M T	M	R	T	Synergistic positive effect from CP1 .	
Air quality	-	M T	M	L / R	T	By promoting mixed-use development, including live-work units and homeworking, and balancing economic growth with housing growth there should be less need to travel therefore reduced future vehicle emissions. Policy requires public transport accessibility to employment locations, all positive but as the public transport presence is not very strong in the region the air quality may be maintained but unlikely to be improved. The existing air quality, without any improvements is likely to be reduced with vehicle	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
						emissions as a result of intensification of employment site opportunities. The positive effect is thus likely to be reduced to yield a mild negative effect against this objective.	
Use of brownfield land	+	L T	M	R	P	Policy support re-use of developed employment sites for other uses.	
Resource efficiency	+	L T	M	R	T	The policy promotes mixed-use development, including live-work units and homeworking, which will help to use land efficiently.	
Historic & cultural assets	0	0	0	0	0	No direct relation to this SA objective.	
Landscape and townscape	+	L T	M	R	T	By promoting mixed-use development, including live-work units and homeworking, and balancing economic growth with housing growth there should be less development pressure which could have adversely affected landscape and townscape.	
Health	?					Although access to health services and amenities is likely to improve, overall health is to an extent influenced by air quality of an area. Although live-work units for example may reduce travelling, and thus emissions, increased development is likely to add more vehicles, and therefore reduce air quality, The impact on health will be dependent on the degree of increase or decrease in emissions, which is unclear at this stage. For this reason, the score is uncertain.	
Sustainable development patterns & accessibility	+	L T	M	R	T	The inclusion of live-work units and ensuring employment areas are accessible to public transport will help achieve an overall pattern of sustainable development.	
Equity & social exclusion	+	L T	M	L	T	A diverse range of employment and mixed use development may allow a greater proportion of the potential workforce to be used and promotion of skills and learning of local workforce.	
Good quality housing	+	M T	M	L	T	Good housing design will help improve quality of the public realm and therefore increase inward investment.	
Community identity & participation	+	L T	M	L	T	Mixed use development, including the use of live-work units will help achieve a more participatory population in the district.	
Crime	+	L	M	L	T	By contributing to overall employment levels in a diverse range of jobs, crime levels	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
		T				should be reduced. Synergistic positive effect with CP12.	
Sustainable prosperity & growth	+	L T	M	R	T	By contributing to overall employment levels in a diverse range of jobs (including small, medium and large businesses), in areas accessible to public transport and with mixed use development, including the use of live-work units, will help achieve a sustainable growth in the district. Policy position on rural growth considering the scale and capacity is commendable.	
Revitalise town centres	+	L T	M	L	T	Town centres should benefit from employment provision in key employment areas, including Rickmansworth town centre.	

CP7 Preferred Policy Approach: Town Centres and Shopping

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	0	0	0	0	0	No direct relation to this SA objective.	
Water quality	0	0	0	0	0	No direct relation to this SA objective.	
Flood risk	+	L T	M	R	T	Positive synergistic effect with CP1 likely.	
Soils	0	0	0	0	0	No direct relation to this SA objective.	
CO ₂ emissions	+	L T	M	N	P	Promoting development in centrally located, accessible locations will reduce the need to travel out of the centre using private transport.	
'Climate change proof'	?					Policy's approach is not clear on its action relating to the objective.	Consider creating opportunity to encourage climate change proofing of retail and commercial spaces
Air quality	+	L T	M	L	T	Promoting development in centrally located, accessible locations will reduce the need to travel out of the centre using private transport.	
Use of brownfield land	?	L T	M	L	T	Details of development relevant to PDL are not provided in this policy. However, increased development will be guided to PDL, as described in CP1, the Overarching Policy on Sustainable Development.	
Resource efficiency	?	L T	M	L	T	Use of PDL and the density of development are not specified in this policy. However, policy CP1 and CP3 cover these issues respectively.	
Historic & cultural assets	+	M T	M	L	P	Policy respects character of existing town centres in that it requires new development to take into account type and scale of existing areas.	
Landscape and townscape	+	L T	M	R	T	By locating development centrally, resisting out of town retailing and generally resisting major convenience food floorspace proposals, landscape and townscape should largely be protected.	
Health	+	L T	M	L	T	Reduced private transport usage may have health benefits through improved air quality.	
Sustainable	+	L	M	L	T	Increased development in centrally located and accessible areas will contribute to a	Strengthening public

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
development patterns & accessibility		T				pattern of sustainable development in the town centres of the district. Maintaining focus on existing centres will increase chances for a compact centralised urban form. This form when combined with an effective public transport system and other infrastructure will have a positive effect.	transport linkage between the town centres and other parts of the towns (CP10) will have synergistic positive effect.
Equity & social exclusion	0	0	0	0	0	No direct relation to this SA objective.	
Good quality housing	0	0	0	0	0	No direct relation to this SA objective.	
Community identity & participation	0	0	0	0	0	No direct relation to this SA objective.	
Crime	+	M T	M	L	T	Policy will support and encourage retail and related activity across all major town centres that are likely to discourage anti-social congregation.	
Sustainable prosperity & growth	+	L T	M	L	T	Increased development in centrally located and accessible areas will allow the district to grow sustainably. The policy scores well in its approach towards convenience shopping which will encourage individual retailers, along with major players. Subsequent to outcome of the retail capacity study CP7 responds to the possible oversupply of large convenience shops, a positive. Policy encourages self sufficiency thus reducing need to travel, contributing to a positive score.	Consider options to encourage more leisure and night time entertainment.
Revitalise town centres	+	L T	M	L	T	Increased development in centrally located and accessible areas and resisting development out of town is likely to contribute to revitalising town centres. By protecting and enhancing Local Centres and local shops, the policy will offer a combination of large retail chains and individual entrepreneurs.	Although the policy will protect and enhance Key, District and Local centres, revitalising them requires an effort to attract inward investment. This can be achieved through integration of economic measures and public realm improvements.

CP 8 Preferred Policy Approach: Infrastructure and planning obligations

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation(including recommendations for lower level Local Development Documents)
Biodiversity	?					Policy proposes to offset loss of any resources through compensation. In terms of biodiversity, avoidance (of land-take) should be prioritised over compensation.	All options should be explored prior to resorting to a compensatory provision. Appropriate stakeholders' opinion must be sought in this compensatory provision process.
Water quality	?					Water is considered a resource and its provision (utilities) fall under the infrastructure heading. Reference to planning studies, and regulations such as SFRA, and technical options such as SUDs should be made to discuss water quality.	Consider allocating funds obtained through planning obligations (or the discretionary approach in contributions) to include water quality enhancement, in addition to protection.
Flood risk	+	M T	M	L	T	It is assumed that the policy includes prevention of and/or protection from flooding through funding from the 'discretionary' approach.	
Soils	0	0	0	0	0	No direct relation to this SA objective.	
CO ₂ emissions	?					Position of this policy in dealing with reducing emissions or reducing the effects of emissions is unclear.	
'Climate change proof'	?					Although some of the policy aspects are likely to contribute towards reducing the effects of climate change factors, there is uncertainty over approach towards the compensatory provision of an amenity.	Policy could incorporate obligations to encourage climate change proofing, of both existing and new developments (residential, commercial and public sectors). While deciding on compensating an amenity/ resource its contribution to climate change proofing must be considered (e.g., contribution towards reducing risk of flooding).
Air quality	0	0	0	0	0	No direct relation to this SA objective.	
4Use of brownfield	0	0	0	0	0	No direct relation to this SA objective.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation(including recommendations for lower level Local Development Documents)
land							
Resource efficiency	0	0	0	0	0	No direct relation to this SA objective.	
Historic & cultural assets	+	M T	M	L	T	The policy indicates that developer contribution may be sought for improvement to heritage assets- indicating a commitment to preserve the assets. It is assumed that the intention will be to preserve an asset at risk, rather than opt for a compensatory solution. .	
Landscape and townscape	?					Policy proposes compensating loss of any resources through compensation. To prevent adverse effects on landscape, infrastructure development should prioritise avoidance (of land-take) over compensation.	
Health	+	L T	M	L	T	Improvements to service linkages and creation of linked communities are likely to increase access to health services, a positive.	
Sustainable development patterns & accessibility	+	L T	M	R	P	This policy aims to safeguard or create sustainable, linked communities by making improvements to service linkages, at the same time enhancing heritage assets and improving the public realm. This policy when combined with CP1, CP3 and CP6 will bring significant positive benefits to the district..	
Equity & social exclusion	0	0	0	0	0	No direct relation to this SA objective.	
Good quality housing	0	0	0	0	0	No direct relation to this SA objective.	
Community identity & participation	?					Derivation of this preferred option policy involved public and stakeholder participation in the initial options stage (of the Core Strategy DPD), considered a positive. However, the assessment considers that some aspects covered by this policy CP8, such as compensatory provision, implementation of the discretionary approach towards funding contribution from planning applications, should include an element of consultation with appropriate stakeholders. It is likely that this approach may vary for every case (site), therefore the assessment score should be allocated on a case by case basis with further information.	Consider subjecting options within this policy to stakeholder consultation.
Crime	0	0	0	0	0	No direct relation to this SA objective.	
Sustainable prosperity	+	M	M	R	P	This policy aims to safeguard or create sustainable, linked communities.	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation(including recommendations for lower level Local Development Documents)
& growth	0	T					
Revitalise town centres	0	0	0	0	0	No direct relation to this SA objective.	

CP9: Green Infrastructure

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation(including recommendations for lower level Local Development Documents)
Biodiversity	+	M T	M	R	P	Policy will address protection of existing biodiversity, particularly address fragmentation issues and will also encourage furthering species or habitat biodiversity.	
Water quality	+	M T	M	R	T	Indirect positive benefit may occur with protection and enhancement of green infrastructure (GI), particularly those in connected to water bodies.	
Flood risk	+	M T	M	R	T	GI may be helpful in addressing flood related issues, for example some areas may serve as flood storage spaces. Retaining natural drainage through protection of the GI will help in flood management, a positive.	
Soils	+	M T	M	R	T	Top soil conservation likely through the policy.	
CO ₂ emissions	+	M T	M	R	T	Indirect effect i.e., GI includes identification of cycle tracks and walking paths which will encourage sustainable transport modes thus reducing car emissions.	
'Climate change proof'	+	M T	M	R	T	Policy recognises value of GI for adapting to and mitigating climate change.	
Air quality	+	M T	M	R	T	In addition to promoting sustainable transport means such as cycling and walking, green spaces can act as 'lungs' in an urban setting to improve air quality in the region.	
Use of brownfield land	+	M T	M	R	T	PPG 17 and GI guidance support revitalisation of existing open/ green spaces such as allotment gardens, amenity green space- all PDL therefore positive effect.	
Resource efficiency	0					No direct relation to this SA objective.	
Historic & cultural assets	+	M T	M	L	T	Policy recognises GI may incorporate heritage assets.	
Landscape and townscape	+	M T	M	R	T	Policy will help conserve and enhance key areas of landscape and biodiversity importance; and it will also support linking green spaces that is likely to add	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation(including recommendations for lower level Local Development Documents)
						more value to the existing townscape and landscape features. Overall, positive benefits are likely.	
Health	+	M T	M	R	P	A co-ordinated network of greenspaces is likely to provide opportunities for the population for walking and cycling- generally linked with good health. The GI plan likely to be produced with PPG17 and GI guidance, advocates for access to greenspaces from each neighbourhood which in turn is likely to help maintain a less stressful and happy lifestyle.	
Sustainable development patterns & accessibility	0					No direct relation to this SA objective.	
Equity & social exclusion	+	M T	M	R	T	Policy will address access to green infrastructure to all strata of the society, however arrangements for provision of access by disabled or elderly is unclear.	
Good quality housing	0					No direct relation to this SA objective.	
Community identity & participation	0					No direct relation to this SA objective.	
Crime	0					No direct relation to this SA objective.	
Sustainable prosperity & growth	+	M T	L	R	T	Positive contribution from the policy likely on holistic growth that includes health; good access to green amenity for all members of the society; and by attracting inward investment by creating visually appealing spaces.	
Revitalise town centres	?					The effect of a GI provision on a town centre is context specific, depending on the opportunities presented in a particular settlement therefore uncertain about effect on the whole district.	

CP10 Preferred Policy Approach: Transport

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	+	L T	M	R	T	There should be no direct impacts on biodiversity from the Transport Policy, although there may be indirect positive impacts from reduced traffic-associated pollution in the long-term. Freight transport policy will also be influenced by the protection of wildlife habitats.	
Water quality	0	0	0	0	0	No direct relation to this SA objective.	
Flood risk	?					Impact of run off from roads and other transport provision on internal flooding and drainage cannot be understood at a strategic level, therefore uncertain	
Soils	0	0	0	0	0	No direct relation to this SA objective.	
CO ₂ emissions	+	L T	M	N	P	The prioritisation of pedestrians, cyclists and public transport over motor vehicles should help to progress this SA objective. Major development will also be directed to areas highly accessible by sustainable transport modes. Improvements to bus routes and introduction of new bus routes, integration of transport services, are likely to encourage shift to transport modes. Improving bus accessibility across towns, between key employment sites and key centres will bring positive benefits in reducing vehicular emissions. In addition to improving bus/ shuttle services in the identified estates/areas the policy should include all villages and towns where internal sustainable transport can be strengthened (e.g., include Sarratt where access to services is identified as an issue).	The physical policies and public transport service provision should be supported with appropriate effective, reliable operations. Consider internal improvements to accessibility to services within all the centres and villages, in addition to bus service improvements between centres.
'Climate change proof'	0	0	0	0	0	No direct relation to this SA objective.	
Air quality	+	L T	M	R	P	The prioritisation of pedestrians, cyclists and public transport over motor vehicles should help to progress this SA objective. Major development will also be directed to areas highly accessible by sustainable transport modes. This will help to reduce the air pollutants or particulates associated with transport, such as NO ₂ and PM ₁₀ . The policy requires businesses to encourage sustainable travel for its employees- all of which will help limit deterioration of air quality attached with development, though impacts on air quality from	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
						motorways in District is beyond the control of the Council.	
Use of brownfield land	0	0	0	0	0	No direct relation to this SA objective.	
Resource efficiency	0	0	0	0	0	No direct relation to this SA objective.	
Historic & cultural assets	0	0	0	0	0	No direct relation to this SA objective.	
Landscape and townscape	?	L T	M	R	P	Although the Green Belt and the landscape will be protected from the impacts of freight transport, there may be negative impacts on landscape from improvements to the highway network and other infrastructural improvements.	Refer to policy CP1, Overarching Policy on Sustainable Development at the implementation stage, e.g. ensuring any new land take is on PDL
Health	+	M T	M	R	P	Reduced vehicle emissions should help reduce the incidence of harmful air pollutants such as PM ₁₀ and photochemical smog; this may reduce the incidence of asthma, bronchitis and other respiratory diseases. Prioritising cyclists and pedestrians is likely to encourage healthy lifestyle.	
Sustainable development patterns & accessibility	+	M T	M	R	P	The prioritisation of pedestrians, cyclists and public transport over motor vehicles should help to achieve sustainable development patterns where settlements have good accessibility by public transport.	
Equity & social exclusion	+	M T	M	L	T	The prioritisation of pedestrians, cyclists and public transport over motor vehicles should benefit a greater proportion of the population.	
Good quality housing	0	0	0	0	0	No direct relation to this SA objective.	
Community identity & participation	+	M T	M	L	T	The prioritisation of pedestrians, cyclists and public transport over motor vehicles should benefit a greater proportion of the population.	
Crime	0	0	0	0	0	No direct relation to this SA objective.	
Sustainable prosperity & growth	+	L T	M	R	T	The transport policy overall, with its focus on public transport will allow the region to prosper and integrate more effectively with other regions, e.g. through the Croyley rail link.	
Revitalise town centres	+	M T	M	L	T	The prioritisation of pedestrians, cyclists and public transport over motor vehicles should benefit town centres through reduced private vehicle usage and greater connectivity.	

CP11 Green Belt

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	?	M T	M	R	P	Unused PDL or greenfield site within a Green Belt may have created a habitat over years. Such habitats, if it exists on the sites considered for revision, will be affected negatively. As site level details are not dealt with at this stage the effect is uncertain.	
Water quality	0	0	0	0	0	No direct relation to this SA objective.	
Flood risk	0	0	0	0	0	No direct relation to this SA objective.	
Soils	?	M T	M	R	T	Revision of greenbelt is unlikely to improve quality of soils. On the contrary, loss of top soil may occur after alteration to the Green Belt boundary in order to accommodate development expansion.	
CO ₂ emissions	0	0	0	0	0	No direct relation to this SA objective.	
'Climate change proof'	0	0	0	0	0	No direct relation to this SA objective.	
Air quality	0	0	0	0	0	No direct relation to this SA objective.	
Use of brownfield land	+	M T	M	L	P	CP1 and spatial strategy states prioritisation of PDL in Green Belt revision, therefore synergistic positive effect.	
Resource efficiency	?	M T	M	R	T	The use of Greenfield land will not necessarily be an efficient use of resources. Without details on development density in this policy alone it is not possible to rule out possible inefficient use of resources.	
Historic & cultural assets	0	0	0	0	0	No effect against this SA objective, as long as the Green Belt alteration areas do not comprise of assets of archaeological importance.	
Landscape and townscape	?					The landscape quality of the each site that may be subject to revision is unknown and there is no clear indication on how this aspect will be dealt with whilst carrying out the Green Belt revision. The effect of such a revision may be positive, negative or neutral dependent on the site features and its surrounds features- all site specific aspects. Therefore score is uncertain.	The SPD relating to design of the development may include reference to design guidance that minimises adverse effects on the countryside and local distinctiveness from Green belt revisions.
Health	+	M	M	R	T	The openness and general extent of the Green Belt will be protected allowing	

SA Objective	Significance	Timescale	Likelihood	Scale		Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
		T					people to use the area for leisure purposes.	
Sustainable development patterns & accessibility	?	M T	M	R	T		The full extent of the minor revisions to the Green Belt would need to be known to assess the policy against this SA objective. With regards to Leavesden Aerodrome negative accessibility scores likely as the amenities such as schools and health facilities are not in the a walking catchment of the site.	
Equity & social exclusion	0	0	0	0	0		No direct relation to this SA objective.	
Good quality housing	0	0	0	0	0		No direct relation to this SA objective.	
Community identity & participation	0	0	0	0	0		No direct relation to this SA objective.	
Crime	0	0	0	0	0		No direct relation to this SA objective.	
Sustainable prosperity & growth	?						Expansion of urban form is typically regarded to increase leisure/work travel, a less sustainable option. Alteration of Green Belt is likely to result in such an expansion. Unless such future development is met with an effective and successful public transport system, the option is likely to result in a negative impact. Plan prioritises sustainable urban expansions.	
Revitalise town centres	0	0	0	0	0		No direct relation to this SA objective.	

CP12 Design of development

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation(including recommendations for lower level Local Development Documents)
Biodiversity	+	M T	M	L	T	Conservation of natural assets and respecting surrounding landscape are likely to maintain or enhance biodiversity features within development sites. .	
Water quality	0					No direct relation to this SA objective.	
Flood risk	+	M T	H	L	T	Policy specifies using flood-resistant design.	
Soils	0					Policy asks for efficient use of land, likely to limit top soil loss.	
CO ₂ emissions	+	M T	H	N	P	By incorporating provisions for passive solar energy there may be a reduction in need for artificial lighting and its associated carbon emissions.	
'Climate change proof'	+	M T	H	L	T	Policy specifies using flood-resistant design, which should make the policy more 'climate change proof.' It also specifies that buildings should be 'durable'.	Although 'resilience' is used with regard to design that takes into account climate change, policy could also make specific reference to how development will be designed to cope with high temperatures and extreme weather events such as storms.
Air quality	0					No direct relation to this SA objective.	
Use of brownfield land	0					No direct relation to this SA objective.	
Resource efficiency	+	M T	H	L	T	Innovative design is encouraged to reduce energy and waste. The efficient use of land is also encouraged.	
Historic & cultural assets	+	M T	M	L	T	Policy supports the preservation and enhancement of heritage assets.	
Landscape and townscape	+	M T	H	L	T	The retention or improvement of landscape is promoted in this policy. Local context, character and distinctiveness also taken into account.	
Health	0					Public realm improvements and improvement to open/ public space is likely to have indirect positive benefit on health and wellbeing (by encouraging walking	

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation(including recommendations for lower level Local Development Documents)
						and cycling). However there is no direct relation to this SA objective.	
Sustainable development patterns & accessibility	0					No direct relation to this SA objective.	
Equity & social exclusion	0					No direct relation to this SA objective.	
Good quality housing	+	M T	H	L	T	Various aspects of this policy help to achieve a good quality of housing through high quality design.	
Community identity & participation	0					No direct relation to this SA objective.	
Crime	+	M T	M	L	T	Design will be used to reduce opportunities for anti-social behaviour.	
Sustainable prosperity & growth	+	M T	M	L & R	P	In addition to respecting vernacular architecture, existing building massing and density, the policy is likely to enhance the public realm, a positive contribution in attracting inward investment.	
Revitalise town centres	0					No direct relation to this SA objective.	

CP 13 Preferred Policy Approach: Monitoring and delivery

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
Biodiversity	+	M T	M	R	T	Working with environmental bodies and interest groups could help identify any potential harmful impacts on biodiversity and mitigate them if necessary.	
Water quality	+	M T	M	R	T	Working with environmental bodies and interest groups could help identify any potential harmful impacts on water quality and mitigate them if necessary.	
Flood risk	+	M T	M	R	T	Working with environmental bodies and interest groups could help identify any potential harmful flood risk effects and mitigate them if necessary.	
Soils	+	M T	M	L	T	Working with environmental bodies and interest groups could help identify any potential harmful impacts on soils and mitigate them if necessary.	
CO ₂ emissions	+	M T	M	N	P	Working with environmental bodies and interest groups could help identify ways of reducing CO ₂ emissions as much as practically possible.	
'Climate change proof'	+	M T	M	L	T	A flexible Implementation Strategy that takes changes to national and regional climate change into account should help progress this SA objective.	
Air quality	+	M T	M	R	T	Working with environmental bodies and interest groups could help identify ways of reducing CO ₂ emissions as much as practically possible.	
Use of brownfield land	0	0	0	0	0	No direct relation to this SA objective.	
Resource efficiency	+	M T	M	L	T	Working with environmental bodies and interest groups could help identify the most effective ways of using resources efficiently.	
Historic & cultural assets	+	M T	M	L	T	Working with a range of partners and interest groups could help identify any potential harmful impacts on historical and cultural assets and mitigate them if necessary.	
Landscape and townscape	+	M T	M	R	P	Working with environmental bodies and interest groups could help identify any potential harmful impacts on landscape and townscape and mitigate them if necessary.	
Health	+	M T	M	L	P	Working in partnerships with health services (Local Strategic Partnership-LSP) is likely to have a positive impact under this objective.	
Sustainable	+	M	M	L	P	Fostering partnerships to address infrastructure, services and facilities	Consider adding 'number of new

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary	Recommended mitigation (including recommendations for lower level Local Development Documents)
development patterns & accessibility		T				provision and improvement will have a positive impact on sustainable development.	residences within minimum 400m walking range to key local services' as an indicator.
Equity & social exclusion	?					While a flexible implementation strategy to accommodate changes in national or regional policies may improve conditions to promote equality (e.g., pro-affordable housing) the nature of regional/national policy changes are uncertain at this stage, therefore the actual implication of this policy is unknown.	
Good quality housing	0	0	0	0	0	No direct relation to this SA objective.	
Community identity & participation	0	0	0	0	0	No direct relation to this SA objective.	
Crime	+	M T	M	L	T	Partnership with the LSP (including police) and Local Area Arrangements are likely to reduce crime (actual and perceived).	Consider including youth groups in the partnership arrangement to tackle juvenile crime.
Sustainable prosperity & growth	+	L T	M	R	T	By working with a range of partners there should be a sustained growth in the necessary infrastructure, services and facilities that underlie the economy of the district. Timely and appropriate implementation of the Three Rivers Community Strategy and the Strategic Housing Land Availability Assessment will also help deliver sustainable growth.	
Revitalise town centres	+	L T	M	L	T	By working with a range of partners and implementing the Three Rivers Community Strategy and the Strategic Housing Land Availability Assessment town centres should remain viable and sustainable.	