

Three Rivers District Council

Three Rivers Site Allocations LDD

Proposed Submission Sustainability Appraisal

Non-Technical Summary

November 2012

**Halcrow Group Limited, CH2MHill
Company, in association with TRL**

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1 Non-Technical Summary

1.1 *Introduction*

The Planning and Compulsory Purchase Act (2004) requires Sustainability Appraisals (SAs) to be carried out on local Development Plan Documents (DPDs) or Local Development Documents (LDD). In addition, the Environmental Assessment of Plans and Programmes Regulations (2004) (hereafter referred as The Regulation) require Strategic Environmental Assessments (SEA) and Sustainability Appraisals (SA) for a wide range of plans and programmes, including Local Development Documents (LDDs).

SAs and SEAs aim to help make planning more sustainable and provide for a high level of protection of the environment. It is possible to satisfy the requirements of both pieces of legislation through a single appraisal process; an approach which is taken here. Three Rivers' emerging Site Allocations Local Development Document, the Adopted Core Strategy and its other development plan documents, forms part of Three Rivers Local Plan and must be subject to both sustainability appraisal and strategic environmental assessment. The LDDs will provide a long-term vision for development in Three Rivers. Three Rivers District Council commissioned the Centre for Sustainability at TRL and Halcrow to progress the SEA/SA work in 2005.

Three Rivers District Council (TRDC) have already completed production of the Core Strategy, which was adopted in October 2011. Further level LDDs, such as the Site Allocations LDD, the accompanying document, identifies sites throughout the District for various land use purposes such as residential, schools, employment, retail, open spaces and for mixed use developments, to enable delivery of the objectives for spatial development set out in the Core Strategy DPD and of the Community Strategy.

Most sites proposed in the Site Allocations LDD have been consulted as part of the Core Strategy preparation process- the Core Strategy Preferred Options Addendum, 2009 and later as a Sites Allocation DPD Issues and Options Working Note in 2010 followed by the Site Allocations Pre-Submission (Preferred Options) in January 2012 and an Additional Site Allocations Pre-Submission (Preferred Options) in July 2012 . These documents had put forward sites for development under housing, education, employment, retail and open space land use categories. Each of these documents was consulted upon with both the statutory consultees and with members of the public. Based on the consultation responses, and further available information, the Pre-Submission Document has been refined and Site Allocation policies and Sites under the following land-use categories are being put forward for consultation as a Proposed Submission Version:

Residential;

Employment use;

Education (Secondary Schools);

Retail use;

Publicly accessible Open Spaces;

South Oxhey and The Grove & Langleybury major sites;

Green Belt (revision); and

Significant Infrastructure Site (Maple Lodge Wastewater Treatment Works)

Since the 2009 Core Strategy Preferred Options Addendum Report, a few residential sites were included in the January 2012 Pre-Submission document. That document also included minor revisions to the Green Belt boundary associated with the allocation of land for development. Further residential sites were proposed in the Additional Site Allocations Pre-Submission document in July 2012. Throughout the process of putting forward sites for allocation, a range of alternative sites were also considered but these were not taken forward- the information relating to the consideration of alternatives has been documented as part of the LDD.

During 2006 a scoping process was carried out to help ensure that the Sustainability Appraisal (SA) covered the key sustainability issues relevant to the Three Rivers Core Strategy. Relevant plans and programmes were reviewed to develop a wider understanding of the issues and priorities for Three Rivers, and information about the current and future social, environmental and economic characteristics of the District was compiled. A Sustainability Appraisal Framework was drawn up, setting out Sustainability Objectives that aim to resolve the issues and problems identified. The information compiled during the scoping process - SA Scoping Report- was sent to statutory environment bodies and was also made available on the Three Rivers District Council website.

For the Pre-Submission (Preferred Options) assessment of January 2012, in order to enable bespoke site analysis, but to maintain continuity from the Core Strategy, the SA/SEA Framework of the Core Strategy SA Report was adapted to suit site level analysis. This revised framework, Table 4.1 of the Site Allocations LDD SA Report, was circulated and views gathered from the four neighbouring Councils of Three Rivers District Council, St Albans District Council, Watford Borough Council and Dacorum Borough Council, during December 2011. This adapted Framework has been used for the Proposed Submission assessment (this document).

All stages prior to this Proposed Submission Version have been subject to sustainability appraisals using the SA/SEA Framework and were consulted upon with the members of the public at the Core Strategy SA Report Scoping Stage (2006); the Core Strategy Preferred Option Addendum SA (November 2009); Site Allocations Issues and Options SA Working Note (November 2010); Site Allocations Pre-Submission (Preferred Options January 2012) and Additional Site Allocations Pre-Submission (Preferred Options July

2012) meaning that the previous versions of Site Allocations LDD have already undergone the Sustainability Appraisal process required by The Regulation.

At the present stage, which is the Proposed Submission stage, the Site Allocations Document is subject to a sustainability appraisal and the results produced as the Site Allocations LDD SA Report. This document forms the Non-Technical Summary (NTS) of the SA Report and provides a summary, in non-technical language of the principal findings of the assessment of the Proposed Submission Document. All Proposed Submission documents, that is, the Site Allocations LDD, the Site Allocations LDD SA and the Non-Technical Summary are now put forward for consultation with the Statutory Consultees and with members of the public to invite views and comments on the reports.

1.2 Three Rivers Site Allocations LDD Proposed Submission version

The Site Allocations LDD identifies sites throughout the District for various land use purposes such as residential, schools, employment, retail, open spaces and for mixed use developments, to enable delivery of the objectives for spatial development set out in the Core Strategy DPD and of the Community Strategy. It also sets policies for each allocation category thus defining the Council’s approach whilst considering future planning applications in the District.

The Site Allocations SA Report (main report of this Non-Technical Summary) discusses the results of the sustainability assessment of these policies and of the proposed site development under each category. This assessment is a desk based analysis using information obtained through plans review, District level baseline and issues identification (following section), individual site level information collected from wider District Council’s sources, such as the Geographic Information Systems. Therefore the results are indicative and detailed analysis of each site, including site visits will be required in the future stages to ascertain the baseline and to refine the predicted results.

The SA Report documents the SA process since the Scoping Stage and suggests mitigation measures for any uncertain or negative effect identified by the assessment

Key Sustainability Issues

The main sustainability issues that are considered to be relevant at the District level within Three Rivers are illustrated below. A site level baseline analysis is documented for each site in Appendix 2a of the accompanying SA Report.

Air Quality	Pollutant levels have decreased in the area but 5 AQMAs are declared.
Biodiversity	The District has five Sites of Special Scientific Interest (SSSIs), and nine Local Nature Reserves (LNRs)
Flood risk	Parts of the District fall under Flood Zone 2,

	3a and 3b. River Chess Valley and River Colne Valley are considered flood plains. The regional SFRA produced in 2007 must be referred to identify actual flood risk areas.
Climatic Factors	Domestic CO ₂ emissions per capita are above the regional average
Conservation Areas	There are 3 Scheduled Ancient Monuments, 22 conservation areas and 351 Listed Buildings in the District
Landscape/Townscape	Three Rivers falls into three Landscape Character Areas, “Northern Thames Basin”, “Thames Valley” and “Chilterns”
Material Assets	The amount of household waste recycled has increased between 2001 and 2009 from 307.4 kg per household to 481.58 kg per household. In 2009/10, residents in Three Rivers recycled nearly 50% of their waste.
Population	Three Rivers population has grown from 82,840 in 2001 to 86,400 in 2008. Population projections indicate that the population as a whole will increase by 1.8% by 2021.
Water	While the Chemical quality of Rivers Chess, Colne and Ver are very good, Biological quality fluctuates between good and poor among the rivers (2008) Water resources are over abstracted in the region.
Housing	A relatively high percentage of Local Authority homes were recorded as unfit for living in (2003/04) ¹ . Some 90% of households say that their accommodation is adequate for their needs. Around 10% say that it is inadequate (Three Rivers Housing Needs Survey 2001)
Crime	In terms of violent crime per 1000 population Three Rivers is in a lower quartile compared

¹ In 2008, Local Authority housing stock was transferred to a Housing Association (Thrive Homes).

	to other Councils in England. Racial incidents were lower than the Hertfordshire average (Audit Commission, 2009)
Health Care & Education	74% of Three Rivers population state to be in generally good health (Census, 2001)
Economy & Employment	At January 2010, Three Rivers had a lower recorded figure of unemployment than for Hertfordshire, the East of England and the UK.

1.3 Sustainability Appraisal Framework

The Scoping Report, produced during early stages of the Core Strategy Sustainability Appraisal compiled a set of sustainability objectives, with criteria to assess future development options, all compiled as a SEA/SA Framework. This SEA/SA Framework (which forms the basis for analysis of the sites and the policies put forward in the LDD), was refined to suit the site context and was circulated for review to the neighbouring Councils (i.e., Watford Borough Council, Dacorum Borough Council and St.Albans City and District Council) along with Three Rivers District Council. Based on the responses the SA Framework has been refined and used for this round of the sustainability appraisal.

While the detailed SEA/SA Framework is set out in Table 4.1 of the main report the objectives are reiterated below:

Environmental objectives

1. To protect, maintain and enhance biodiversity and geodiversity at all levels, including the maintenance and enhancement of Biodiversity Action Plan habitats and species in line with local targets
2. To protect, maintain and enhance water resources (including water quality and quantity) while taking into account the impacts of climate change
3. Ensure new developments do not increase flood risk
3. Ensure that new developments avoid areas which are at risk from flooding and natural flood storage areas
4. Minimise development of land with high quality soils and minimise the degradation/loss of soils due to new developments
5. Reduce the impacts of climate change, with a particular focus on reducing the consumption of fossil fuels and levels of CO₂
6. Ensure that developments are capable of withstanding the effects of climate change (adaptation to climate change)

7. Achieve good air quality, especially in urban areas
8. Maximise the use of previously developed land and buildings, and the efficient use of land
9. To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible
10. To identify, maintain and enhance the historic environment and cultural assets
11. To conserve and enhance landscape and townscape character and encourage local distinctiveness

Social objectives

12. To encourage healthier lifestyles and reduce adverse health impacts of new developments
13. To deliver more sustainable patterns of location of development
14. Promote equity & address social exclusion by closing the gap between the poorest communities and the rest
15. Ensure that everyone has access to good quality housing that meets their needs
16. Enhance community identity and participation
17. Reduce both crime and fear of crime

Economic objectives

18. Achieve sustainable levels of prosperity and economic growth
19. Achieve a more equitable sharing of the benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived areas in the region
20. Revitalise town centres to promote a return to sustainable urban living

1.4 *Issues and Options Appraisal*

Three Rivers District Council consulted members of the public, statutory authorities and other relevant stakeholders on the Core Strategy DPD - Initial Issues and Options Report in June 2006 and Additional Issues and Options Paper in July 2007. This version of the Core Strategy comprised of options that lead to the development of Site Allocations Policies. In addition a separate Site Allocations Issues and Options report that identified potential sites to address specific provision like secondary schools, employment, retail, open spaces and cemeteries was produced in November 2010 and a SA Working Note accompanying the Site Allocations Issues and Options Report was put forward for public consultation in November 2010.

1.5

Pre-Submission Preferred Options Sustainability Appraisal and Additional Pre-Submission Preferred Options Sustainability Appraisal

Based on the Issues and Options SA results, stakeholder responses, findings of local and regional studies and assimilation of further information available to the Council, the Site Allocations Policies were developed and sites identified for allocation. Each policy element of the Site Allocations Preferred Option, including the Allocation Policies and individual sites were evaluated against the sustainability objectives for

Severity – significant positive or negative, mild positive or negative, uncertain or neutral impact; and

The geographical extent of the predicted effects are assumed to be typically local in nature, and are likely to be within the short and the medium term (within the plan period of 2026)

The Pre-Submission Preferred Options SAs identified positive, negative and uncertain affects for proposals and made recommendations, wherever appropriate to strengthen policies to achieve sustainable development. This document was put forward for consultation from the statutory stakeholders and from members of the public.

Further to this consultation TRDC considered and proposed new housing sites and sites for open space allocation in July 2012. As this change qualifies as a significant change, according to the Regulations, TRDC carried out a sustainability appraisal for the new sites. This was subject to consultation with members of the public and stakeholders. Reference must be made to the January 2012 and July 2012 Site Allocations Pre-Submission Documents for details on the results of the appraisals.

It is to note that the SA Guidance states that along with appraising the preferred option it is required to assess development under a 'Do-nothing' scenario i.e., future development without the proposed policies and site allocations. The Pre-Submission SA Report included assessment of a 'Do-nothing' option. It was generally predicted that progressing the 'good quality housing', 'access to services', 'economic growth' and 'revitalising the town centres' SA objectives may not occur uniformly across all Parishes of the District under a 'Do-nothing' scenario. Negative environmental effects were also likely both from individual and cumulative site impacts potentially resulting in overall haphazard and unplanned development.

1.6

Proposed Submission Sustainability Appraisal

After rounds of iteration and taking views from the consultation responses, TRDC have finalised their Site Allocations and pulled together proposed sites from the January and July versions of the Pre-Submission (Preferred options). This is now called the Proposed Submission Version.

In accordance with regulations and guidance on SEA and SA production, the changes made to the Site Allocations were assessed against the SEA Framework to find whether the proposed changes will alter any effect predicted in the previous Pre-Submission Stage SA Report.

The changes relate to alteration of housing capacity, deletion of some sites and addition of new sites. The new sites and removed sites list along with list of amended policy titles are provided below:

Policy SA1: Housing Site Allocations;

Housing site: Land west of Bluebell Drive, Bedmond - removed

Housing site: Land west of 10 Toms Lane, Kings Langley - removed

Housing site: Langleybury House/School, Langleybury - boundary altered

Housing site: Land at Armet Close, Upper Hill Rise, Rickmansworth - removed

Housing site: Langwood House, High Street, Rickmansworth - boundary altered

Housing site: Gas Works, Salters Close, Rickmansworth - boundary altered

Housing site: Depot, Harefield road - boundary altered

Housing site: Depot, Stockers Farm, Rickmansworth - boundary altered

Housing site: Land South of Tolpits Lane - boundary altered

Housing site: Land south of St. Joseph's, South Oxhey - removed

Housing site: South Oxhey Town Centre - boundary altered

Employment site: Croxley Business Park - boundary altered

Employment site: Tolpits Lane - boundary altered

Employment site: Junction Park - removed

Employment site: Carpenders Park/Delta Gain - boundary altered

Employment site: Maple cross/Maple Lodge - boundary altered

Employment site: Kings Langley Employment Area- boundary altered

Policy SA3: Education site allocations -policy words amendment

Primary school allocation: Ashfields/Aerodrome Way, Leavesden - removed

Retail allocation: New Road, Croxley Green - boundary altered

Policy SA5: Open Space Allocations - policy words amendment

All Open Space Allocations - boundary changes

Open space Allocation - Southway Playing Fields, Abbots Langley - new site included in July 2012

Open space Allocation-The Green, Croxley Green - new site included in July 2012

Open space Allocation-Harrocks Wood, Chandlers Cross - new site included in July 2012

Open space Allocation-Hill Farm Avenue, Leavesden - new site included in July 2012

The Proposed Submission SA Report also takes into account comments received from the Environment Agency and Natural England.

1.7

Proposed Submission Version Assessment Results

This section is to inform the reader of the sustainability assessment result of each of the proposed Site Allocations Policies and of the Site Allocations, and to discuss the potential contribution from each of these policies and proposed site allocations towards achieving the sustainability objectives identified in section 1.3. The assessment is a desk top based exercise and is informed by the findings of the recently adopted Core Strategy Sustainability Appraisal; plans and policies review relevant to the study topics; through the baseline information and by discussions with the Three Rivers Council Planning Team. Summary of the assessment results are presented in Table 1.1 with the detailed assessment findings being found in Appendix 7 of the Proposed Submission SA Report. Where it has not been possible to predict the effects (i.e. there is uncertainty) an explanation of how the uncertainty may be addressed is provided in the detailed assessment matrix. The **assessment key** is shown below:

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

Table 1.1 Proposed Submission Site Allocation Document Sustainability Assessment Summary Matrix

THEME	ENVIRONMENTAL							SOCIAL		ECONOMIC					
	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	SA20- Revitalise Town centre
SEA Objective (abridged)															
Policy/ Site name															
SA1: Housing Allocations	0	0	0	0	0	0	0	0	0	+	++	0	+	+	+
Adjacent Tom's Lane, Kings Langley H(1)	0	0	+	0	0	+	0	0	0	-	+	0	-	0	0
Land at Three Acres, Kings Langley H(2)	0	0	+	0	?	+	0	0	+	0	+	0	?	+	0
Kings Langley Employment Area H(3)	-	?	+	0	-	+	?	0	+	+	++	0	+	+	+
Mansion House Farm Equestrian Centre H(4)	0	0	-	0	0	-	?	0	0	0	+	0	0	0	0
Pin Wei, 35 High Street (H5)	0	0	+	0	0	+	?	?	0	0	++	0	-	0	-
Leavesden Pumping Station, Abbots Langley H(6)	0	0	++	0	0	++	0	?	0	0	+	0	0	0	0
Furtherfield Depot, Abbots Langley H(7)	0	0	+	0	+	+	0	+	0	0	+	0	-	+	0
Leavesden Aerodrome, Abbots Langley H(8)	-	?	+	-	-	+	0	-	0	-	++	0	0	-	0
Hill Farm Industrial Estate H(9)	0	0	++	0	0	+	0	0	0	+	+	0	0	+	0
Langleybury House/School Langleybury H(10)	?	0	+	?	0	+	?	?	0	-	+	0	0	-	0
Royal British Legion H(11)	0	0	+	0	0	+	0	0	0	+	+	0	0	+	0
33 Baldwins Lane, Croxley Green H(12)	?	0	+	0	0	+	0	0	0	+	+	0	-	+	0
Killingdown Farm Buildings, Croxley Green H(13)	?	0	-	0	0	-	0	0	0	0	+	0	?	+	0
50-52, New Road, Croxley Green H(14)	0	0	+	0	0	+	0	0	0	+	+	0	-	+	0
Former Yorke Road School H(15)	0	0	+	0	0	+	0	0	0	+	+	0	0	+	0
Croxley Station Car park and Timber Yard H(16)	0	?	+	0	0	+	0	0	0	+	+	0	0	?	+
Branksome Lodge, Loudwater H(17)	?	0	-	0	0	-	?	-	0	?	+	0	0	?	0
Land rear of the Queen's Drive H(18)	?	0	-	0	0	-	0	0	-	+	+	0	0	+	0
Garages rear of Drillyard, Rickmansworth H(19)	0	0	+	0	0	+	0	0	0	+	+	0	0	+	0
Long Island Exchange, Rickmansworth H(20)	?	?	+	0	?	+	?	0	0	+	+	0	-	+	?
Police Station, Rickmansworth H(21)	0	0	+	0	0	+	?	0	0	+	+	0	0	0	+

THEME	ENVIRONMENTAL								SOCIAL		ECONOMIC				
	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	SA20- Revitalise Town centre
Policy/ Site name															
Royal British Legion, Ebury Road, Rickmansworth H(22)	0	0	+	0	0	+	0	0	0	+	+	0	0	?	0
Langwood House, Rickmansworth H(23)	?	?	+	0	0	0	?	0	0	+	+	0	0	+	0
Gas works, Salter's Close H(24)	?	0	++	?	+	++	0	0	0	+	+	0	-	+	0
Bridge Motors, Rickmansworth H(25)	?	?	+	?	0	+	?	0	0	+	+	0	-	+	0
Depot, Harefield Road. Rickmansworth H(26)	?	0	+	?	0	+	?	0	0	+	+	0	-	+	0
Depot, Stockers Farm Road, Rickmansworth H(27)	?	0	+	?	-	+	?	0	0	-	?	0	-	-	0
Land south of Tolpits Lane H(28)	?	0	-	0	-	-	?	-	0	0	+	0	0	0	0
Pocklington House H(29)	0	0	+	0	?	+	?	0	-	?	+	-	0	-	0
The Fairway, Oxhey Hall H(30)	0	?	+	0	0	+	0	0	-	+	?	0	0	?	0
Crescent Club, South Oxhey H(31)	0	0	+	0	0	+	0	0	0	0	+	0	0	-	?
Jet Public House, South Oxhey H(32)	?	0	+	0	0	+	0	0	0	+	+	0	0	+	0
Little Furze School H(33)	?	0	+	-	-	+	0	-	0	+	+	0	0	?	0
Amenity Space at Maylands Road, South Oxhey H(34)	?	0	-	0	0	-	0	0	?	+	+	0	0	+	0
South Oxhey Town Centre H(35)	?	?	+	0	?	0	?	+	0	+	++	+	+	+	+
Grapevine Public House (H36)	?	0	+	0	0	+	?	-	0	+	+	0	-	-	0
Land Rear of Foxgrove Path/Heysham Drive (H37)	?	0	-	0	?	-	0	-	-	+	+	0	0	-	0
Rear of Lytham Avenue, South Oxhey (H38)	0	0	-	0	0	-	0	0	0	0	+	0	0	0	0
SA2: Employment Allocations	?	0	+	?	?	+	?	?	0	0	+	0	?	0	?
Site at Croxley Business Park E(a)	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0
Site at Tolpits Lane E(b)	0	0	0	0	0	0	0	0	+	0	0	0	+	0	0
Carpenters Park West/Delta Gain E(d)	-	?	+	0	?	+	0	0	0	+	0	0	+	0	0
Maple Cross/Maple Lodge E(e)	-	?	+	0	?	0	?	?	0	0	0	0	+	0	0
Kings Langley E (f)	?	?	+	0	?	+	?	0	0	+	0	0	+	0	0

THEME	ENVIRONMENTAL								SOCIAL		ECONOMIC				
	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	SA20- Revitalise Town centre
SEA Objective (abridged)															
Policy/ Site name															
SA3: Education Site Allocations	0	0	0	0	0	0	0	0	0	+	0	0	0	+	0
Croxley Green S(d)	-	0	-	0	-	-	0	?	+	0	0	0	0	++	0
Mill End/Maple Cross/ Froghall Farm S(b)	-	0	-	-	-	0	0	?	?	?	0	0	0	++	0
Mill End/Maple Cross- land east of A405 S(a)	-	0	-	-	-	0	0	?	?	0	0	0	0	++	0
Policy SA4: Retail Allocations	0	0	?	?	?	?	0	0	0	+	0	0	+	+	+
Rickmansworth Town Centre R(a)	0	?	+	0	-	+	?	?	0	0	0	0	+	+	+
South Oxhey R(b)	0	0	+	0	0	+	0	0	0	+	0	0	+	+	0
Abbots Langley R(c)	0	0	+	0	0	+	0	0	0	+	0	0	+	+	0
Chorleywood R(d)	0	0	+	0	+	+	0	0	0	+	0	0	+	+	0
Watford Road, Croxley Green R(e)	0	0	+	0	0	+	0	0	0	0	0	0	+	+	0
Moneyhill Parade, Rickmansworth R(f)	0	0	+	0	0	+	0	0	0	0	0	0	+	+	0
Croxley Green (New Road) R(g)	0	0	+	0	0	+	0	0	0	0	0	0	+	+	0
Maple Cross R(h)	0	0	+	0	0	+	0	0	0	0	0	0	+	0	0
SA5: Open Space Allocations	+	+	+	+	+	+	+	+	+	+	0	0	0	+	0
The Grove Woodland OS(a)	+	0	+	0	+	+	0	+	+	0	0	0	0	+	0
Chorleywood House Estate, Chorleywood OS(b)	+	+	+	+	+	+	+	+	++	0	0	0	0	+	0
Land north of South Way OS(c)	?	0	+	+	+	+	0	+	+	0	0	0	0	+	0
Middleton Road, Rickmansworth OS (d)	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0
South Oxhey Playing Fields OS (e)	+	0	+	0	0	+	0	0	+	0	0	0	0	+	0
Baldwins Lane, Croxley Green OS(f)	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0
Croxley Wood, Croxley Green OS(g)	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0
Buddleia Walk, Croxley Green OS(h)	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0
Pheasant's Wood and Solomon's wood OS (i)	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0

THEME	ENVIRONMENTAL								SOCIAL		ECONOMIC				
SEA Objective (abridged)															
Policy/ Site name	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	SA20- Revitalise Town centre
Croxley Common Moor OS(j)	?	0	+	0	0	0	0	0	+	0	0	0	0	+	0
OS(k) South Way Playing Fields, Abbots Langley	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0
OS(l) Croxley Green	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0
OS(m) Harrock's Wood	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0
OS(n) Hill Farm Avenue	+	0	+	0	0	0	0	0	+	0	0	0	0	+	0
SA6: South Oxhey	?	?	+	0	?	0	?	+	+	+	++	+	+	?	+
SA7: Langleybury & The Grove	-	?	+	0	-	?	?	?	0	0	+	0	+	0	0
		-					+								
GREENBELT															
Leavesden GB(1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SA8: Maple Lodge STW	0	?	0	?	-	0	0	?	?	0	0	0	0	0	0
		+													
SA9: Monitoring and Delivery	0	0	0	0	0	0	0	0	0	+	+	0	+	0	+

Based on findings of the SA, most Site Allocations Policies and proposed developments at the sites are likely to have significant or minor positive, and in some cases uncertain, contribution to the progression of sustainable development in Three Rivers District and to the achievement of the Core Strategy objectives. However one significant adverse effect is predicted by the assessment for the housing development proposed at site 'Killingdown Farm Building' (H13) as the site is located on Agricultural Grade 2 soil, this potentially being very productive agricultural land, and conversion of the land use will result in potential loss of future use of the soil for agriculture purposes. Minor negative effects have been predicted under various SA objectives, dependent on the site condition and on the proposed use at each site.

The Site Allocation Policies are likely to have an overall positive impact on achieving the social and economic sustainability objectives in the District. While reference to the detailed Assessment Matrix (Appendix 7 of the SA Report) for a complete assessment explanatory is recommended, this section discusses highlight results of the Site Allocations policies.

SA1 Residential Allocation will support to achieve the District's Core Strategy Housing targets and will significantly contribute to the good quality housing and affordable housing SA objectives. Other positive effects will be to support economic growth (by enabling inward investment in the District), and help revitalise the local economy. As many sites are located near wildlife sites or sites such as local nature reserves, new developments are likely to disturb protected species, if present, and affect habitats. It has not been possible to confirm these effects in this high level assessment, and in the absence of development details. For this reason, the effect of most residential site allocations against biodiversity is predicted to be uncertain. However, any negative effect should be limited, as most policies require ecological assessments, as part of the development planning applications. Similarly the risk of flooding at some proposed sites may be limited by the policies requirement to undertake appropriate assessments, as required by national planning policies.

SA2 Employment Allocation By safeguarding employment sites the Policy SA2 will help maintain economic growth levels but on the other hand on sites where mixed use is promoted, it is unclear if this will result in potential loss of some employment space that is viable. For this reason the effect of policy SA2 on economic growth is considered uncertain. However as all the proposals relating to employment sites will occur on previously developed land thus supporting soil SA objective.

SA3 Educational Allocations All the proposed sites for Secondary Schools are predicted to have significant positive effect on the community by providing access to education services, one of the areas of infrastructure deficiency. Although the individual sites proposed for this allocation are predicted to have negative or positive effects on various environmental features, for example, air quality and related emissions.

SA4 Retail Allocations The policy is very supportive of maintaining and improving opportunities for local economic growth and therefore will help to revitalise town

centres and local centres. As all retail allocation sites will be on previously developed land they will support the soils and Brown field sustainability objectives.

SA5 Open Space Allocations The policy is supportive of allocating publicly accessible open spaces in the District, thus the policy is likely to help maintain most environmental features such as biodiversity, soils, air quality, landscape features and will support to complement any cultural heritage assets in the vicinity. The policy is likely to bring benefits to the health of local population (by providing access to walking and cycling that will lead to a healthy lifestyle) and in general provide access to community amenities and services.

SA6 South Oxhey development The proposal is for the redevelopment of the South Oxhey Town centre area to improve the physical, retail and community provisions in order to revitalise the area. Overall, the proposal will bring significant positive benefits to bring economic growth and improve access to services. The proposal will help revitalise the town centre, and will help improve the townscape features along with having a positive effect on sustainable locations and health objectives.

By improving open space amenity surrounding the South Oxhey area, which will be accessible to the general public, positive health benefits to the local population is likely (access to maintain a healthy lifestyle). Short term disruption due to relocation of services during the construction period may occur, which will need mitigation.

The effect of the proposed development on air quality and biodiversity features is unclear as sufficient information is not available at this stage to enable the prediction. As the site is not far from listed buildings and cultural heritage assets, it is not clear whether the design of the proposed development will complement or enhance the heritage settings, or create a conflict. With further details at a later stage on the design, the effect against cultural heritage objective may be predicted at that stage, however without this detail at this stage it is allocated an 'uncertain' rating.

SA7 The Grove & Langleybury The commercial and residential mixed use development proposed at this site will help achieve the District's housing target, and fulfil both housing supply and affordable housing objectives. The proposal will help increase inward investments, and potentially increase job opportunities, thus support local economic growth.

However as parts of the site are likely to have habitats or species of biodiversity value, negative effects are likely on these features. With appropriate mitigation measures the effects may be reduced or negated. Likewise as parts of the site are located on an Environment Agency designated flood zone, the effect on risk of flooding is uncertain, in a scenario before the implementation of appropriate mitigation measures.

SA8 Green Belt – Of the proposal to revise the Green Belt, no effect is predicted at the Leavesden site (as development has already taken place).

SA9 Maple Lodge WwTW- this site has been designated as a Major Developed Site and the policy enables infill at the site thus potentially allowing any expansion works that may resolve the existing capacity issues at the wastewater works, thus may help addressing current water quality issues associated with the site. However negative effects on health, and on air (odour) quality is likely to continue or worsen over time.

SA10 Monitoring and Delivery The policy will help inform the Council on its progress towards achieving the housing targets, thus supportive of achieving the Core Strategy housing objectives.

1.8 Cumulative, synergistic and secondary impacts

The SA Guidance² requires that in addition to predicting the positive, negative, neutral or uncertain effect against the SEA/SA objectives, any cumulative, synergistic and secondary effect these policies will have whilst interacting with each other, or with other LDF policies. Explanation of these effects is given below

Cumulative- On its own the policy option does not have significant effect, but when combined with other policies may have significant impact;

Synergistic- Synergistic effects occur when policies interact to produce a total effect greater than effect of an individual policy e.g., interaction between habitats and humans when habitats reach their capacity;

Secondary- Indirect effects that are not a direct result of the policies, however effects may occur through complex pathways.

In the case of site allocations, the interaction between site developments and the effect such an interaction is likely to have on the overall sustainability contribution has been assessed and listed below:

Residential sites

At the Croxley Green Parish Area, a general observation is that all the local centres proposed are likely to benefit from the proposed residential development in the area-synergistic positive effect on economic growth (SA18) and on access to services (SA19) objectives.

In the Non Parished Area, Land South of Tolpits Lane (H28) is located adjacent to employment land on Tolpits Lane. The residents may benefit from proximity to work place (providing they are employed at this site), but the synergistic effect on air quality and townscape is difficult to determine: if the employment site generates more traffic and the

² DCLG, DPD Guidance on Sustainability Appraisal, 2005

design of these buildings do not complement the proposed residential use, negative effect on air quality and townscape features are likely. Conversely, the type of employment use at the site may not generate more traffic and the building design may be compatible with the current townscape setting.

School Allocations

The traffic related impacts may be exacerbated along the A Road, with co-location of the secondary school allocations at Maple Cross – S(a) and S(b), thus causing a synergistic negative effect on air quality.

Retail Allocations

In general all primary frontage allocations at Rickmansworth are likely to benefit from the residential proposals in the area- synergistic positive effect for economic growth.

1.9 ***Mitigation Measures***

Where negative or uncertain impacts are identified, appropriate mitigation measures to limit identified negative effect have been recommended. In addition, recommendations to address uncertain impacts are discussed for each policy, both in this report and in the detailed assessment matrix. This also includes suggestions to strengthen the sustainability quotient of the Site Allocations policies.

1.10 ***Monitoring***

The requirement in the SEA Regulations relating to monitoring focuses specifically on significant environmental effects of the implementation of plans and programmes, with a view to identify unforeseen adverse effects at an early stage and be able to undertake appropriate remedial action.

Once the plan is implemented, its effects on the environment are to be monitored to allow action to be taken to reduce and/or offset any significant effects on the environment.

Where possible the monitoring will make use of existing monitoring arrangements and link with similar monitoring regimes of the TRDC. Table 8.1 of the Site Allocations LDD Proposed Submission SA Report sets out monitoring indicators, and a monitoring framework, that can be used in conjunction with the TRDC Annual Monitoring Report indicators. Taking these indicators into consideration a bespoke draft monitoring framework is proposed. The final monitoring framework will be developed based on specific effects identified at each of the sites to be included in the final submission LDD.

1.11 ***Assessment of alternative sites***

The Sustainability Appraisal Guidance requires the assessment of realistic alternatives that may have considered in the process of preparation of the LDD. The results of the SA will help inform the decision to take forward or to reject the alternatives.

In the process of preparing the Site Allocations document, Three Rivers District Council put forward a number of sites at the Issues and Options Stage (November 2010) and considered more sites following that stage. Previous stages of the Sustainability Appraisal process assessed all sites considered in November 2010; the details of which are documented in Appendix 5 and 5a of the Proposed Submission SA Report. Sites put forward after the November 2010 issue were appraised by Three Rivers District Council. Further in January 2012 and July 2012, some alternative sites were considered along with the sites now being proposed. All these were appraised for their contribution to the Sustainability objectives and results presented in Appendix 6 of the Proposed Submission SA Report.

1.12

Next Steps

This Proposed Submission version of the Sustainability Report will accompany the Site Allocations Proposed Submission LDD. Both the Site Allocation LDD and the Sustainability Appraisal/Environment Report are being put forward for consultation with the Statutory consultees and with members of the public between November 9 2012 and December 21 2012.

Please return responses to:

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