

# **Three Rivers District Council**

Three Rivers Core Strategy

Sustainability Appraisal Adoption Statement

October 2011

**Halcrow Group Limited *in association with*  
Centre for Sustainability at TRL**

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## Abbreviations

DPD	Development Plan Document
EC	European Commission
EU	European Union
ODPM	Office of the Deputy Prime Minister
PDL	Previously Developed Land
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SPD	Supplementary Planning Document

# 1 Introduction

- 1.1 Three Rivers District Council (Three Rivers) adopted its Core Strategy DPD on 17 October 2011. During the DPD preparation process, Three Rivers conducted the Sustainability Appraisal and Strategic Environment Assessment (SEA/SA) process in parallel. It also undertook the Habitat Regulations Assessment to assess the potential impacts of the plan on internationally important conservation sites such as Natura 2000 sites.
- 1.2 SEA/SA identifies the social, environmental and economic impacts of a strategy and suggests ways to avoid or minimise negative impacts and maximise positive impacts. It is required by the Planning and Compulsory Purchase Act 2004, and also incorporates the strategic environmental assessment (SEA) requirements of the European 'Strategic Environmental Assessment' Directive, transposed into UK legislation through the Environmental Assessment of Plans and Programmes Regulations 2004. This report fulfils one of the requirements of this Regulation (2004) i.e., of the last Stage, namely documentation of the decision making process.
- 1.3 HRA assesses the impacts on the Natura 2000 network of internationally important nature conservation sites. It is required by the European 'Habitats Directive', transposed into UK legislation through the Conservation of Habitats and Species Regulations 2010 (and previous similar legislation). The Habitats Directive applies the precautionary principle to designated sites: plans can only be permitted if it has been shown that they will not adversely affect the designated sites, or else can go ahead only under limited and stringent requirements regarding findings of no alternatives, imperative reasons of overriding public interest and provision of compensatory measures.
- 1.4 Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations') requires that, as soon as reasonably practicable after the adoption of a plan for which an SA/SEA has been carried out, the planning authority must make a copy of the plan publicly available alongside a copy of the SA report and an 'SA statement'; and inform the public and consultation bodies about the availability of these documents. The consultation bodies are English Heritage, Natural England and the Environment Agency. The SEA/SA statement must explain
  - a. how the SA/environmental report has been taken into account;
  - b. how sustainability/environmental considerations have been integrated into the plan;
  - c. the reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with;
  - d. how consultation opinions on the SA/environmental report of the public, consultation bodies and where appropriate other European Member States have been taken into account; and

e. the measures that are to be taken to monitor the significant sustainability/environmental effects of the implementation of the plan or programme.

- 1.5 This Sustainability Appraisal Adoption Statement has been produced to fulfil the Environmental Assessment of Plans and Programmes Regulations 2004 requirements. It also discusses the conclusions of the Habitats Regulation Assessment and how results of this assessment have been taken account into the Core Strategy.
- 1.6 Core Strategy Examination Hearing Sessions took place in June 2011. As a result of the Hearing, Three Rivers made changes to Policy CP5 Gypsy and Traveller Provision. An Addendum to the SA Report was produced in July 2011 to reflect the changes i.e., to maintain the Regional Spatial Strategy Targets. Further to this the Inspector's Examination Report produced in September 2011 concluded that the Three Rivers Core Strategy has met all the legal requirements relating to the Sustainability Appraisal and the Habitats Regulation Assessment. A few minor changes were made to the Core Strategy, none of which were considered to have significant effect on the results of the sustainability appraisal.

## 2 How the Environmental/ Sustainability Considerations have been integrated into the Three Rivers Core Strategy

- 2.1 The relevant Planning legislation requires development of the Core Strategy to be systematically informed by the Sustainability Appraisal process.
- 2.2 Initial stages of the SEA/SA process involved a scoping process when the sustainability issues relevant to Three Rivers were identified. This was a joint exercise between four South West Hertfordshire local authorities, namely, Dacorum Borough Council, St.Albans District Council, Watford Borough Council and Three Rivers District Council, in order to gain efficiencies at the Scoping stage. Policies, plans and programmes from the International level to the local level were reviewed to inform the analysis of the existing and future economic, environmental and social characteristics of the area, as well as how these characteristics may be shaped due to other policies. The scoping stage also involved establishing the baseline and trends to understand the context and sustainability issues. The scoping report was prepared in 2006 and updated twice in 2009 and 2010.
- 2.3 The scoping process resulted in development of a SEA/SA Framework which was used in assessing the effects the proposed plans will have on the economic, environmental and social features of the region. Table 2.1 shows the high level objectives used in the framework. Each of these objectives was supported by a series of detailed sub-objectives.

**Table 2.1 SEA/SA Framework**

SA theme	SA Objectives
Biodiversity	To protect and enhance biodiversity
Water quality and quantity	Maintain/enhance water quality and limit water consumption
	Ensure new developments do not increase flood risk
Soils protection	Minimise the loss of valuable soils
Climatic factors (climate change)	Reduce the emissions of CO <sub>2</sub> and other greenhouse gases
	Ensure development is 'climate change proof'
Air Quality	Achieve good air quality, especially in urban areas
Material Assets/Resource efficiency	Maximise the use of previously developed land
	To use natural resources efficiently
Cultural Heritage	To maintain and enhance historic and cultural assets
Landscape	Conserve and enhance regional diversity and local distinctiveness
Population and Human Health	Encourage healthy lifestyles
Sustainable locational development	To deliver more sustainable patterns of location of development, including employment and housing
Equality and social exclusion	Promote equity & address social exclusion by closing the gap

SA theme	SA Objectives
	between the poorest communities and the rest
Access to good quality housing	Ensure that everyone has access to good quality housing that meets their needs
Community identity and participation	Enhance community identity and participation
Crime and fear of crime	Reduce both crime and fear of crime
Sustainable prosperity and growth	Achieve sustainable levels of prosperity and growth
Fairer access to services and social equity	To achieve a more equitable sharing of the benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived area in the region
Revitalise town centres	To revitalise town centres to promote a return to sustainable urban living

### SEA/SA Stages and Corresponding Core Strategy DPD Stages

- 2.4 Further to the Scoping Stage, the sustainability impacts of the Core Strategy (including the Vision, Objectives, Spatial Strategy and Core Policies) were subsequently assessed at each stage of plan making i.e., Initial Issues and Options; Supplementary Issues and Options Report; Preferred Options; Further Preferred Options; Pre-Submission Stage; Addendum to Pre-Submission Stage and Final DPD. The SEA/SA was conducted at each stage by Halcrow, and quality reviewed by C4S at TRL. The SEA/SA predicted minor and significant effect of each policy on all of the SA Objectives, thus presenting the implication of each policy on the environmental, social and economic components of the District (and where possible, the region). The SEA/SA also made recommendations on how to improve the sustainability of the proposals for identified positive effects, or to mitigate negative effects. Section 3 explains how the SEA/SA influenced the Core Strategy.

### Habitats Regulation Assessment

- 2.5 A Habitat Regulations Assessment was conducted as an independent study alongside the SA/SEA for TRDC, sharing information with the SA/SEA where applicable. In November 2007, a Habitat Regulations Assessment (HRA) Screening Report was prepared to comply with the UK's Habitats Regulations<sup>1</sup>. Screening is required where a plan, alone or 'in combination' with other plans, could affect Natura 2000 Sites (Special Protection Areas for birds – SPAs, Special Areas of Conservation for habitats - SACs) following Article 6(3) of the European Habitats Directive.
- 2.6 The first phase of this screening involved an analysis of Three Rivers Issues and Options to ascertain any likely significant effects that may compromise the conservation objectives of nearby Natura 2000 sites. At this stage it was concluded that

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<sup>1</sup> These regulations have since been updated and are now termed the *Conservation of Habitats and Species Regulations 2010*.

on its own the Issues and Options may not pose a threat to any SACs themselves, but may do in combination with other plans and programmes that are relevant to the wider region and this needed investigation. Therefore, Burnham Beeches SAC was the relevant site to this screening as it is the closest Natura 2000 site to Three Rivers, lying approximately 9.5km from the district boundary.

- 2.7 After identifying the relevant Natura 2000 site for Three Rivers the next phase of the HRA involved examining all other plans, programmes and projects that may affect the Burnham Beeches SAC in conjunction with Three Rivers Issues and Options. This included the Issues and Options papers of St Albans District Council, Dacorum Borough Council and Watford Borough Council. The principle possible impacts on Burnham Beeches SAC were deemed to be water shortage and recreation disturbance due to increased housing in the district.
- 2.8 The HRA screening report, in agreement with Natural England, concluded that Three Rivers Issues and Options are not likely to cause any significant effects on any Natura 2000 sites, either alone or in combination with other plans and programmes. It was therefore considered, in consultation with Natural England, the statutory consultee, that a full Appropriate Assessment was not necessary.
- 2.9 A review was carried out at the Core Strategy Proposed Submission Document (June 2010) and the Core Strategy Further Proposed Changes (October 2010) stages, to examine whether the detailed policies (not available at the Initial Issues and Options Stage) altered the position of the HRA conclusion. It was concluded that there were no significant changes to the Core Strategy that were likely to impact on Burnham Beeches SAC and the housing allocation for the district has decreased since the Core Strategy Issues and Options stage. There was therefore no need to conduct an Appropriate Assessment.

### 3 How the Sustainability Appraisal process has informed and influenced the Core Strategy

- 3.1 Since the Initial Options Stage, the SA has influenced and shaped Core Strategy policies through review of the policy wording, to enhance the chances of achieving sustainable development. For example at the Initial Issues and Options SA made several recommendations, including linking Housing Mix and Density to highly accessible locations. This recommendation was explicitly taken into account for Policy CP3: Housing Mix and Density.
- 3.2 While many recommendations from the SA may have influenced shaping the policies, cases where there was an explicit response are listed below. The following table indicates each stage input from the Sustainability appraisal that influenced the Core Strategy.

Stage	Recommendations	Changes to policies
Initial Issues and Options	Link housing mix and density to good accessibility (such as public transport) to encourage 'compact form'	Core Policy 3 Housing Mix and Density, explicitly makes this reference
	Encourage training of local workforce	Core Policy 6: Employment and Economic Development, of the further Stage DPD included recommendations to promote skills and learning of local workforce
	Climate change adaptability issues relating to flood risk, resource use must be considered	Overarching Core Policy 1: Sustainable Development Policy covers most of the recommendations
	Show improved commitment to addressing energy and resource efficiency through introducing BREEAM/ CEEQUAL requirements	Targets set for Code for Sustainable Homes Level for future development from 2016 in further DPD stages
	Encourage water efficiency in future build	Core Policy 12: Design of Development in future DPD stages supports design and technical intervention to address the issue
Supplemental Issues and Options	Recommendation supports mixed use development, but recognises some uses may not be compatible with residential use	Core Policy 6: Employment and Economic Development, supports mixed use
	Consideration to townscape is recommended alongside promotion of town centre viability.	Core Policy 7: Town Centres and Shopping addressed appropriateness and scale of future development in relation to the townscape character.
	Encourage use of sustainable construction techniques	Overarching Core Policy 1: Sustainable Development Policy covers most of the recommendations

Stage	Recommendations	Changes to policies
Preferred Options	PSP4 should strengthen links between secondary and key centres	PSP4 supports public transport links between Rickmansworth and other centres
	Energy efficiency targets to extend to non-residential units with BREEAM/CEEQUAL	Overarching Core Policy 1: Sustainable Development sets requirements for future residential and non-residential development to encourage renewable energy generation and to work towards a zero carbon target
	CP2 Housing Supply should ensure application of sequential approach to housing beyond 2021	Policy application extended to 2026
	CP1 Avoid PDL sites with established habitats	Overarching Core Policy 1 encourages PDL use, but taking into view significant biodiversity
Draft Pre-Submission i.e., before Pre-Submission document was finalised	Consider criteria based policy to identify potential development sites that may be at a risk of flooding	Development Site criteria were added to the Spatial Strategy
	Include policies that supports the need of multi-cultural faith population	Core Policy CP8 Infrastructure and Planning Obligations includes provision for faith facilities

- 3.3 The appraisal at each stage made recommendations, particularly with regard to mitigation to address any predicted negative or uncertain effects for each policy. These measures were taken forward by Three Rivers for various policies, including the Place Shaping Policies, and the Core Policies relating to Sustainable Development, Housing Mix and Density, Design and Infrastructure and Planning Obligations.
- 3.4 On their own, the Core Strategy Policies were found to generally contribute positively to the sustainable development of Three Rivers; however cumulatively these policies will have even wider positive effects. The SA influenced the Core Strategy to make an explicit statement to reflect the interaction between the policies i.e., Spatial Strategy paragraph 3.17 states that '*All development will need to be in accordance with policies in the Core Strategy and subsequent Local Development Documents*' For example, while the Place Shaping Policies for Rickmansworth will be the natural place of reference in the Core Strategy, reference must be made to other Core Policies such as Sustainable Development, Transport and Infrastructure, in order to take a holistic view of future development.
- 3.5 The Core Strategy Preferred Options Report and the introductory chapter of the Final SA Report provide detailed documentation on the SA comments to Core Strategy Policies, and how the Core Strategy Policies responded to the recommendations.

## 4 Why options were taken forward in the light of other alternatives considered

- 4.1 The SA appraised the plans at each stage of development, but of most relevance in terms of ‘alternatives’ appraisal were the Initial Issues and Options and Supplementary Issues and Options Stages.
- 4.2 It is not the purpose of the SA to choose the alternatives, instead to aid in the decision making process. True to this guidance, all stages of the SA clearly listed the effect of each policy option, and Three Rivers took the findings in order to select the alternative they considered was realistic, informed by evidence documents.

### Initial Issues and Options

- 4.3 The initial Issues and Options Report listed 14 Issues and contained alternative options for each Issue. Options were considered for the following themes:
- Spatial Strategy- Intensification of housing development, steering development away from Greenfield/ greenbelt vs. residential / mixed use development on employment land
  - Density- limiting residential density (or) developments to meet specific density guidelines (or) developments to meet density guidelines based on accessibility
  - Housing type and supply: Our comment that housing supply should be linked to employment opportunities available locally to reduce out-commuting informed the decision making process
  - Affordable Housing delivery, setting higher or lower threshold limits
  - Additional provision for Gypsies and Travellers
  - Town centre and Local shopping centres- Promote vitality and high density of existing centres, protect existing centres, or allow a flexible approach
  - Delivering an improved and integrated transport system
  - Enhance public open spaces providing health benefits
  - Protecting and maintaining biodiversity
  - Reduce pollution and energy consumption- new developments to incorporate energy efficient measures vs. to incorporate 20% reduction target – our SA scored positively under the second option, and further recommended for including rating systems such as BREEAM and Code for Sustainable Homes- – these recommendations were subsequently incorporated into the Core Strategy
  - Holistic approach to waste management

- Infrastructure provision
  - Reducing crime rates
  - Conservation and Heritage
- 4.4 Overall the initial Issues and Options Paper was found to perform well against many of the SEA/SA objectives. Its commitment to energy efficiency and promotion of sustainable design was considered particularly significant as these factors will help meet objectives relating to climate change and natural resources. A detailed appraisal of the options is presented in Appendix 4 of the Final SA Report. In most cases the most sustainable option has been progressed.

### **Supplementary Issues and Options**

- 4.5 Following some revisions and additions to the Issues and Options Paper, a Supplemental Issues and Options Paper was produced in July 2007 and subject to consultation. The Supplemental Issues and Options paper was developed to take account of the following gaps identified within the 2006 Core Strategy Issues and Options Paper:

- The Generic Development Control Policies
- The Implementation and Monitoring Strategy
- Strategic Transport Issues

- 4.6 In addition, three changes were made to the original 2006 Core Strategy Issues and Options Paper due to the publication of Planning Policy Statement 3 and the revision of the Regional Spatial Strategy, both in December 2006. These changes were:

- Additional housing development options- ‘To increase the capacity of sites within the urban area’; or ‘To identify new housing sites’.
- Broad locations for employment
- Broad locations for retail development

Although intensification of urban areas was considered more sustainable at the Initial Issues and Options Stage, with further information at the Supplementary Issues and Options stage, a variation to the housing development option and new housing sites were found to be more sustainable. Despite this a negative effect on soil objectives was predicted due to infrastructure capacity issues. This assessment helped Three Rivers determine their preferred option.

### **Preferred Options**

- 4.7 Most options were firmed up at the Preferred Options Stage, with further evidence base information being made available during this stage of the development plan

process. Topics where the SA informed decision making are identified below. Reference must be made to the Core Strategy Preferred Options Report for a detailed note on why certain alternatives were progressed and how the SA informed this decision.

- **Housing mix-** The Sustainability Appraisal found that linking the level of density with the level of accessibility was the most beneficial. Setting levels too low may end up forcing development towards green field or Green Belt sites. High density options can also lead to social problems without careful attention to design.
- **Economic Development and Employment Land** – The SA found that employment areas should be retained to support local economic growth and employment land should be spread evenly throughout the District to help with reducing out-commuting, thus preserving local economic growth. Specifically, the option to release Croxley Business Park was not taken forward in order to support local growth.
- **Town Centres and Shopping** – While appraising three options on growth of shopping centres, and the Town centre, the SA found that spreading development amongst all five key centres in the District was potentially the most sustainable in so far as encouraging the viability of all town and shopping centres.

#### **Pre-Submission**

- 4.8 In October 2010, through the Further Proposed Changes (to the Pre-Submission document) Three Rivers altered their Housing target numbers following the announcement of the new government on abolition of the Regional Spatial Strategies and that Local Authorities could progress their targets. The alteration made by Three River was to alter housing target from the proposed East of England Regional Spatial Strategy (RSS) target of 5,000 new houses between 2001 and 2026 to 4,500 new houses for the same time period.

Three Rivers also altered the Travellers Pitches requirements from the RSS target of 15 pitches by 2011 and further 13 pitches by 2021. As they had delivered planning permissions for 13 pitches by 2011, the target till 2021 was revised to 7 pitches.

The SA in both cases did not find any significant alteration to the already predicted effects, either positive or negative.

### **Submission**

- 4.9 Following Hearing Sessions in June 2011, the Planning Inspector recommended reinstatement of the RSS targets of the Gypsy and Travellers pitches in CP 5 Gypsy and Traveller Provision. Three Rivers responded by applying this change. The Sustainability Appraisal found that updated Core Policy 5 Gypsy and Traveller enhanced its contribution towards the Equity and Social Exclusion Objective to result in a predicted significant positive effect.

### **Conclusions of the SA**

- 4.10 The SA concluded that overall, the policies will have positive effect on most sustainability objectives, particularly by encouraging sustainable construction; mitigating flood risk situation; maintaining or enhancing the character of townscapes; supporting housing; and employment land provision. Cumulative positive effects are most likely with the Green Infrastructure provision that will complement transport policies supporting sustainable modes, such as walking and cycling, which in turn will benefit the health of the population. Likewise CP12: Design of Development is likely to influence future development patterns resulting in maintenance or enhancement of townscape or cultural heritage, as well as creating visually appealing developments that may attract inward investors bringing local economic growth. This may also help enhance a sense of place, thus community pride and social interaction and cohesiveness.
- 4.11 Minor negative effects were predicted for air quality with increased housing and employment provision, although it is acknowledged that transport and other Core Policies have contributed to limiting this negative effect. Negative synergistic effects were predicted for biodiversity, when Three Rivers will attempt to fulfil the housing needs targets near out of edge settlement areas, but the effects may not be uniform across all edge of settlements, and should be viewed on a case by case basis, dependent on the biodiversity features of each site.

## 5 How the consultation responses have been taken into account

- 5.1 The SEA Directive requires consultation of documents at various stages of the SA process to inform the plan preparation process. This includes consulting with Statutory Consultees, key stakeholders and with the members of the public at different stages.
- 5.2 In 2006, the SA Scoping Report was subject to a consultation with Statutory Consultees i.e., Countryside Agency, English Nature (both now merged as Natural England), English Heritage and the Environment Agency. The aim of the scoping consultation was to ensure that all the relevant issues were identified and discussed at an early stage of the process so that they could be addressed during the SA and plan making. All responses received, pertaining to the Plans, Policies, Programmes Review, Baseline and the SEA/SA Framework were considered and where applicable helped in improving the SEA/SA Framework. A detailed account of the comments from each consultees is documented in Appendix 3 of the SA Report. The comments mainly related to including various Plans and Policies to the Initial Scoping Report; incorporating appropriate flood risk information to the baseline; and incorporating qualitative evaluation for the effects on historic and cultural heritage.
- 5.3 Further stage SA Reports such as the Initial Issues and Options SA Note, Preferred Options SA Report, Further Preferred Options SA Report, Pre-Submission SA Report were issued for public and stakeholder consultation along with the appropriate stage DPD Reports. No comments on the SA Reports were received.
- 5.4 When the Further Changes to Pre-Submission DPD and SA Report were issued for consultation in October 2010, two similar comments were received relating to the SA process i.e., the SA did not predict the effects of the alternatives in the light of amendment of the Housing targets from the original RSS targets. The comments and responses are documented in the Final SA Report-Introduction chapter. The SA response to the comment was that of the five alternatives (contained in a background paper used to inform Further Changes) only two were considered 'realistic' by Three Rivers- one being the option taken forward i.e., Draft East of England target (4,500 units between 2001 and 2026) and East of England Policy H1 i.e., RSS target (5,000 units between 2001 and 2026). These targets were already put forward in the Issues and Options Stage, and were appraised for their sustainability performance. Although DCLG Guidance to SA of Local Development Documents suggests appraisal of realistic alternatives (the adopted procedure in the SA), for completeness purposes, an appraisal of the five alternatives were conducted and added to the SA Report.
- 5.5 No SA related comments were received at the Submission Stage.

## 6 Monitoring Arrangements

### Monitoring of significant environmental effects

- 6.1 The SEA Directive requires the SA Report to identify monitoring measures for significant (adverse and positive) environmental effects of the plan. The SA of the Three Rivers Core Strategy SA identified 39 separate significant positive effects (on 20 of the SA objectives), 185 positive effects, 2 negative effects (minor) and 55 uncertain impacts.

The negative effects related to air quality deterioration with increased housing supply and employment growth- in both cases increased traffic affecting air quality are likely to be inevitable. A synergistic negative effect is likely on biodiversity features (on specific cases) when additional housing units are developed in the medium term to the long term at the edge of settlements.

It is likely that monitoring could help reduce the likelihood of occurrence of the predicted negative effects. Likewise the forecast uncertain effects may be addressed with a dynamic monitoring mechanism that may trigger appropriate action. There are likely to be several benefits in monitoring any environmental effects arising from the implementation of the Core Strategy policies, including:

- Identifying when action should be taken to reduce or offset any potential negative environmental effects of the plan;
- Enhancing understanding of how the environment is changing in the District;
- Tracking whether the plan has any unforeseen environmental effects; and
- Providing baseline data for future SAs/SEAs.

### Monitoring Measures

- 6.2 The monitoring measures recommended in this report should be adopted alongside the Core Strategy. The framework should be reviewed at regular intervals to adapt to any changes in monitoring methods.

Table 6.1 presents a monitoring framework that should be seen in conjunction with the Annual Monitoring Report of TRDC. The monitoring framework in Table 6.1 has been produced based on the Core Strategy Monitoring Framework, however cross-reference between these and other frameworks is recommended in the future.

Effect or indicator to be monitored	Information required / Indicator	Information source	Information quality, gaps (& solution)
Biodiversity	BAP species monitoring	Natural England Specialist environmental groups i.e. RSPB, wetlands trusts etc	To be determined
	Change in areas and populations of biodiversity importance, includes: i) change in priority habitats and species (in type) and ii) change in area designated for their intrinsic environmental value including sites of international, regional, sub-regional or local significance.	Annual Monitoring report  Biodiversity Monitoring Centre	Currently partially monitored (gaps in relation to species to be addressed with HBRC). Currently monitored
	Change in quality condition status of designated sites, e.g. from air pollutant deposition	Natural England, Air Pollution Information System <a href="http://www.apis.ac.uk">www.apis.ac.uk</a>	Consultation for joint action with Natural England/ other stakeholders
	Number of planning permissions affecting designated wildlife sites	TRDC	To be determined
	Percentage of planning applications with provision or funding of green infrastructure, wildlife areas or alternative green space (Natural England ANGSt standard)	TRDC	To be determined
Air Quality	Number of air quality problem 'hotspots'	TDC	To be determined
	Percent of people travelling to work by private car and van	Census 2011 records (when available)	To be determined
	Number of people living within the AQMA	TDC	To be determined
	Number of days per year where air pollution is moderate or high	TDC Air Quality Reviews	To be determined
Maintain/Enhance Water Quality	Number of planning permissions granted contrary to the advice of the Environment Agency on water quality or water abstraction grounds	Environment Agency	Currently monitored
Flood Risk	Number of planning permissions granted contrary to the advice of the Environment Agency on flood risk grounds	Three Rivers District Council (TDC)	Currently monitored
Greenhouse Gas Emissions/ Resource Efficiency	Renewable energy installed by type	Three Rivers District Council (TDC)	Currently partially monitored, gaps in relation to domestic installations.
	CO2 emissions per dwelling	Defra/ DTI/ DECC	To be determined
Use of Brownfield Sites	Percentage of new dwellings on previously developed land	TDC	Currently monitored
Historic & Cultural Assets	No. of conservation areas, Historic Environment Character Zones, Listed Buildings, and locally listed buildings	TDC English Heritage	Currently monitored
	Number of historic assets in district on English Heritage's 'at risk' register	English Heritage	To be determined
	Number of planning applications affecting historic assets	TDC	To be determined

Effect or indicator to be monitored	Information required / Indicator	Information source	Information quality, gaps (& solution)
Landscape and Townscape	No. of conservation areas, Historic Environment Character Zones, Listed Buildings, and locally listed buildings (local output indicator) % Conservation Areas covered by Appraisals	English Heritage  Local Indicator	Currently monitored

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