

# **Three Rivers District Council**

Gypsy, Traveller and Travelling Showpeople  
LDD

Sustainability Appraisal Report

February 2013

**Halcrow Group Limited, a CH2MHill Company,  
*in association with*  
Centre for Sustainability at TRL Limited**

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## **Three Rivers District Council**

### Gypsy, Traveller and Travelling Showpeople LDD Sustainability Appraisal Report February 2013

#### **Contents Amendment Record**

This report has been issued and amended as follows:

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# 1. Introduction

## 1.1 *Background*

Three Rivers District Council (TRDC) has produced a Core Strategy, which was adopted in October 2011. This provides the over-arching strategy and policies and the long-term vision for the District. Further lower level Local Development Documents (LDD), such as the Gypsy, Traveller and Travelling Showpeople LDD (GTTS LDD) will support the Core Strategy and form a material consideration to inform decisions on future planning applications.

### 1.1.1 *Purpose of this Sustainability Report*

A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors. A Sustainability Appraisal has been undertaken for the Core Strategy, the Site Allocations LDD and the Development Management Policies LDD. The Sustainability Appraisal for the GTTS LDD adds to these previous appraisals but does not duplicate work already undertaken. It has been informed by the evidence gathering and findings of the other Sustainability Appraisals.

This report has been prepared to document the findings of the sustainability appraisal on the GTTS LDD and it provides an assessment of the contribution of the options developed towards sustainable development. This report should be read in conjunction with the SA Report for the Core Strategy (February 2011) which provides the evidence base for the SA as well as the assessment of the Core Strategy policy for Gypsies and Travellers.

## 1.2 *Gypsy, Traveller and Travelling Showpeople LDD*

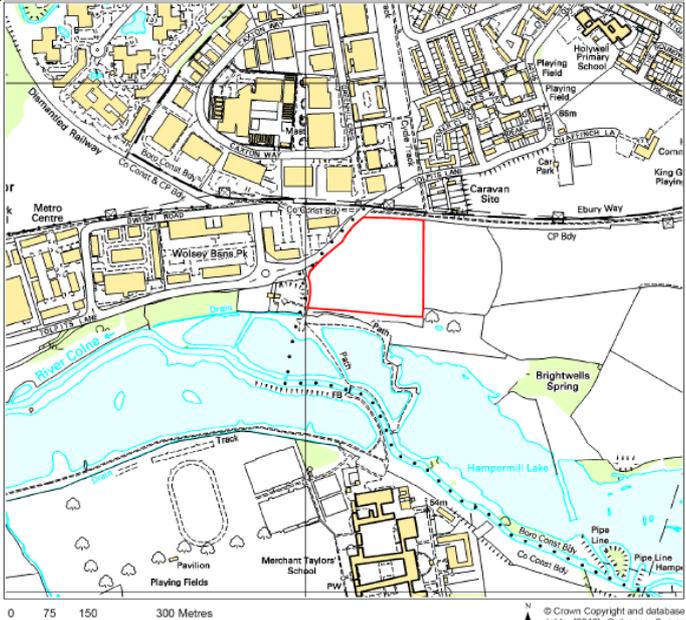
The Three Rivers Core Strategy sets out the vision and objectives for the spatial development of the area. Policy CP5 of the Core Strategy sets the criteria against which planning applications for Gypsies, Travellers and Travelling Showpeople will be assessed.

The role of the Gypsy Traveller and Travelling Showpeople LDD is to identify sites to meet the accommodation needs of Travellers in the District in accordance with national policy. The LDD includes one policy (Policy GT1) and allocates one site (GT(1): Land East of Tolpits Lane, Rickmansworth) – see below.

### **POLICY GT1: TRAVELLER SITE ALLOCATIONS**

Allocated traveller sites will be safeguarded for traveller development.

Proposals for the development of sites should have regard to Core Strategy Policy CP5.

Site Ref	GT(1)	Site	Land East of Tolpits Lane, Rickmansworth	
			<b>Current Use</b>	Agricultural (Growing hay)
			<b>Capacity</b>	3.56ha
			<b>Green Belt</b>	Yes
<p><b>Comments:</b></p> <p>The site is adjacent to residential properties and business uses.</p> <p>It is situated near the A4145 and adjacent to a wildlife site.</p> <p>There is access to education and open space but limited access to other local services. It is within walking distance of a bus service that could provide access to larger centres and more local services.</p> <p>Not all of the site will be required for development over the plan period.</p> <p>Access to the site could be achieved via the existing spur of the A4145 west of the site</p>				

## 2. Methodology

### 2.1 *Introduction*

The methodology used to undertake the assessment of the LDD is consistent with that used for the Core Strategy, the Development Management Policies LDD and the Site Allocations DPD. The methodology is detailed in Section 7 of the Core Strategy SA Report (February 2011) and summarised below.

### 2.2 *Assessment methodology*

The assessment involves the prediction of the effects of each LDD element against the SA Objectives that were developed for the Core Strategy SA and amended to make them suitable for the assessment of site allocations. The framework of objectives is provided in Appendix 1 of this report.

The assessment is expressed using the significance criteria outlined in Appendix 2.

## 3. Assessment Findings

The assessments for Policy GT1 and Site GT(1) against the sustainability appraisal objectives are documented in Appendix 2. The following sub-sections provide a summary of the assessment findings.

### 3.1 Policy GT1 - Traveller Site Allocations

This policy does not add additional site selection/approval criteria beyond those included in Core Strategy Policy CP5 and therefore its effects towards the achievement of the SA objectives is largely neutral.

However, the requirement within the policy that “*allocated traveller sites will be safeguarded for traveller development*” has positive implications for SA Objective 14, which relates to promoting equity & addressing social exclusion. A positive effect was identified against this objective for Policy CP5, and Policy GT1 therefore further supports this finding.

### 3.2 Site GT(1)

The assessment of this site has not identified any significant effects against the SA objectives. It has however predicted some potential minor positive and minor negative effects against certain SA objectives, whilst also finding some uncertain effects. These are detailed in Appendix 2 and summarised below.

The assessment identified a minor positive effect for the ‘Equity & social exclusion’ objective as the site is of a size large enough to meet the identified needs of the gypsy and traveller communities through the life of the LDD (i.e. to 2027).

Potential minor adverse effects against a range of SA objectives have been predicted, as follows:

- ‘Climate change (greenhouse gas emissions)’, ‘Air quality’, and ‘Accessibility’ objectives - as the site has limited access to local services, including local shops and the nearest primary school, and development at this location will therefore encourage additional vehicle trips;
- ‘Soils’ and ‘Use of brownfield land’ objectives - given the greenfield nature of the site; and
- ‘Landscape’ objective - as a result of the site’s location in the Green Belt, its open aspect and its proximity to rights of way.

Uncertain effects have been identified for other objectives as follows:

- ‘Biodiversity’ objective - as whilst the site is currently a grassland habitat, adjacent to a wildlife site and close to a SSSI and Local Nature Reserve, policies in other Three Rivers LDDs place safeguards against adverse effects on biodiversity;

- ‘Cultural heritage’ objective – as the south-west area of the site is located in an Archaeological Site. The effects of new development are uncertain, with policies in other Three Rivers LDDs placing safeguards against adverse effects; and
- ‘Health’ objective - as the site is crossed by an electricity transmission line, which could cause concerns for new residents in terms of the potential health impacts.

### **3.3 *Habitats Regulations Assessment***

The GTTS LDD does not contain any elements that would have implications for the original findings of the Core Strategy Habitats Regulations Assessment i.e. that there will be no adverse effect on the integrity of European sites from the implementation of the Core Strategy.

## **4. Monitoring**

It is a requirement of the SEA Regulations that measures are identified for monitoring any significant (adverse and positive) effects of implementing a plan.

Whilst this Sustainability Appraisal has not identified any potential significant effects of implementing the GTTS LDD that require individual monitoring, a monitoring framework that has been put in place for the Core Strategy SA, along with the monitoring framework for the Core Strategy itself (Core Strategy Appendix 7), will pick up any wider (cumulative) issues associated with the implementation of all the Three Rivers LDDs.

# Appendix 1

## Sustainability Appraisal Framework for the Three Rivers Gypsy, Traveller and Travelling Showpeople LDD

Objective	Criteria	Site specific questions
<b>Biodiversity</b>		
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	To protect, maintain and enhance designated wildlife and geological sites (international, national and local) and protected species to achieve favourable condition	<p>Would development of the site:</p> <ul style="list-style-type: none"> <li>• provide opportunities for enhancement of biodiversity?</li> <li>• avoid fragmentation &amp; improve connectivity?</li> <li>• contribute to a wider green infrastructure strategy?</li> <li>• protect woodlands, hedgerows, trees and watercourses?</li> </ul> <p>Is it likely that there are any protected species or habitats on or near the site?</p> <p>Would development of the site impact locally on a recognised site of geological / geomorphological importance?</p>
	To restore characteristic habitats and species, to achieve BAP targets	
	To support farming and countryside practices that enhance wider biodiversity and landscape quality by economically and socially valuable activities (e.g. grazing, coppicing, nature reserves) <sup>1</sup>	
	To manage woodlands and other habitats of value for biodiversity in a sustainable manner and protect them against conversion to other uses	
	To recognise the social/environmental value and increase access to woodlands, wildlife & geological sites and green spaces particularly near/in urban areas	
To encourage people to come into contact with, understand, and enjoy nature		
<b>Water</b>		
2. To protect, maintain and enhance water resources (including water quality and quantity) while taking into account the impacts of climate change	To raise awareness and encourage higher water efficiency and conservation by for instance promoting water reuse in new and existing developments	<p>Would development of the site:</p> <ul style="list-style-type: none"> <li>• be of a sufficient size to act as an exemplar for sustainable water management?</li> <li>• operate within the existing capacities for water supply and wastewater treatment?</li> <li>• enable resolution of existing wastewater infrastructure</li> </ul>
	To ensure water consumption does not exceed levels which can be supported by natural processes and storage systems	
	To improve chemical and biological quality and flow of rivers and encourage practices which reduce nitrate levels in groundwater	

<sup>1</sup> Not always applicable to urban boroughs, such as Watford

Objective	Criteria	Site specific questions
	To improve flow of rivers	problems?
	To reduce the number and severity of pollution incidents	
	To maintain or restore the integrity of water dependent wildlife sites in the area	
3. Ensure that new developments avoid areas which are at risk from flooding and natural flood storage areas	To avoid developments in areas being at risk from fluvial, sewer or groundwater flooding (for instance natural flood plains) while taking into account the impacts of climate change	Is the site located outside of an area at risk from flooding? (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)
	To ensure that developments, which are at risk from flooding or are likely to be at risk in future due to climate change, are sufficiently adapted	Would development of the site:
	To promote properly maintained sustainable urban drainage systems to reduce flood risk and run off in areas outside Source Protection Zones 1 (SPZ)	<ul style="list-style-type: none"> <li>• reduce the risk of flooding to people and property?</li> <li>• resolve an existing drainage problem?</li> </ul>
<b>Soil</b>		
4. Minimise development of land with high quality soils and minimise the degradation/loss of soils due to new developments	To safeguard high quality soils, such as agricultural land grades 1, 2 and 3a) from development <sup>2</sup>	Would development of the site: <ul style="list-style-type: none"> <li>• involve the loss of high quality agricultural land?</li> <li>• involve remediation of previously developed land?</li> </ul>
	To limit contamination/degradation/loss of soils due to development	
<b>Climatic Factors</b>		
5. Reduce the impacts of climate change, with a particular focus on reducing the consumption of fossil fuels and levels of CO <sub>2</sub>	To minimise greenhouse gas emissions (particularly CO <sub>2</sub> ) for instance through more energy efficient design and reducing the need to travel	Is the site of sufficient size to act as an exemplar of sustainable development?
	To promote increased carbon sequestration e.g. through increases in woodland cover	Does the site location encourage sustainable modes of travel?
	To adopt lifestyle changes which help to mitigate and adapt to climate change, such as promoting water and energy efficiency (through for instance higher levels of home insulation)	Is the site of sufficient size to provide on or off-site CHP? Is the site located such that it could be linked to an existing CHP facility? Will it develop significant renewable energy resources?
6. Ensure that developments are capable of withstanding the effects of climate change (adaptation to	To promote design measures which enable developments to withstand and accommodate the likely impacts and results of climate change (for instance through robust and weather resistant building structures)	No site specific questions. Flood risk covered in SA3.

<sup>2</sup> Might not always be applicable for urban boroughs, such as Watford

Objective	Criteria	Site specific questions
climate change)		
<b>Air Quality</b>		
7. Achieve good air quality, especially in urban areas	To reduce the need to travel by car through planning settlement patterns and economic activity in a way that reduces dependence on the car and maintains access to work and essential services for non-car-owners	<p>Would development of the site affect an AQMA or lead to its designation?</p> <p>Would development of the site be likely to improve air quality within an area of poor air quality?</p> <p>Will the proposed use increase air pollution (from traffic or industrial processes)?</p>
	To integrate land use and transport planning by for instance: <ul style="list-style-type: none"> <li>Promoting Green Transport Plans, including car pools, car sharing as part of new developments</li> <li>Ensuring services and facilities are accessible by sustainable modes of transport</li> </ul>	
	To ensure that development proposals do not make existing air quality problems worse	
	To address existing or potential air quality problems	
<b>Material Assets</b>		
8. Maximise the use of previously developed land and buildings, and the efficient use of land	To concentrate new developments on previously developed land (PDL)	<p>Is the site on previously developed land?</p> <p>Is the site capable of supporting higher density development and/or a mix of uses?</p> <p>Would development of the site:</p> <ul style="list-style-type: none"> <li>restore vacant / contaminated land?</li> <li>clean up contaminated land?</li> <li>involve the loss of greenfield land</li> <li>involve the loss of gardens?</li> <li>allow re-use of existing buildings?</li> </ul>
	To avoid use of Greenfield sites for development	
	To maximise the efficient use of land and existing buildings by measures such as higher densities and mixed use developments	
	To encourage the remediation of contaminated and derelict land and buildings	
9. To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible	To encourage maximum efficiency and appropriate use of materials, particularly from local and regional sources	<p>Would development of the site:</p> <ul style="list-style-type: none"> <li>be able to support the generation &amp; use of renewable resources?</li> <li>be able to take advantage of passive solar gain through orientation?</li> <li>be able to minimise use of energy through design and occupation?</li> </ul>
	To require new developments to incorporate renewable, secondary, or sustainably sourced local materials in buildings and infrastructure	
	To safeguard reserves of exploitable minerals from sterilisation by other developments	
	To promote renewable energy sources as part of new or refurbished developments	

Objective	Criteria	Site specific questions
	To increase recycling and composting rates and encourage easily accessible recycling systems as part of new developments	<ul style="list-style-type: none"> <li>• be of a size to support waste to energy options?</li> <li>• be able to minimise demand for primary minerals &amp; aggregates?</li> <li>• be able to use materials from nearby sources?</li> <li>• be able to recycle local stone to reinforce local character?</li> </ul> Is the site in a mineral safeguarding zone?
	To promote awareness regarding waste/recycling and renewable energy issues through education programmes in schools and the community	
<b>Cultural Heritage</b>		
10. To identify, maintain and enhance the historic environment and cultural assets	To safeguard and enhance the historic environment and restore historic character where appropriate, based on sound historical evidence	Could development of the site enhance features & settings of historical, archaeological or cultural importance and the enjoyment of such assets?  Would development of the site adversely affect a Conservation Area, listed building, HP&G, area of archaeological importance, SAM, or WHS?  Is it likely to adversely affect a building, structure or area of heritage importance?
	To promote local distinctiveness by maintaining and restoring historic buildings and areas, encouraging the re-use of valued buildings and thoughtful high quality design in housing and mixed use developments – to a density which respects the local context and townscape character, and includes enhancement of the public realm	
	To promote public education, enjoyment and access of the built heritage and archaeology	
<b>Landscape &amp; Townscape</b>		
11. To conserve and enhance landscape and townscape character and encourage local distinctiveness	To protect and enhance landscape and townscape character	Would development of the site: <ul style="list-style-type: none"> <li>• have the potential to enhance the quality &amp; diversity of open land/countryside?</li> <li>• lead to coalescence of existing towns/villages?</li> <li>• be likely to adversely affect an area of landscape importance?</li> </ul> Would development of the site affect townscapes? Would development of the site provide green infrastructure as part of wider strategy?
	To evaluate the sensitivity of the landscape to new/inappropriate developments and avoid inappropriate developments in these areas	
	To protect 'dark skies' from light pollution, and promote low energy and less invasive lighting sources while considering the balance between safety and environmental impacts	
	To minimise the visual impact of new developments	
<b>Population &amp; Human Health</b>		
12. To encourage healthier lifestyles and reduce adverse health impacts of new developments	To promote the health advantages of walking and cycling and community based activities	Would development of the site: <ul style="list-style-type: none"> <li>• provide opportunities to extend or improve the cycle/footpath network?</li> <li>• affect public rights of way?</li> <li>• provide open space for informal and/or formal recreation?</li> </ul>
	To identify, protect and enhance open spaces, such as rivers and canals, parks and gardens, allotments and playing fields, and the links between them, for the benefit of people and wildlife	
	To include specific design and amenity policies to minimise noise and odour pollution,	

Objective	Criteria	Site specific questions
	<p>particularly in residential areas</p> <p>To narrow the income gap between the poorest and wealthiest parts of the area and to reduce health differential</p>	<ul style="list-style-type: none"> <li>enable enhanced access to existing open space?</li> <li>provide open space for allotments?</li> <li>integrate with a wider green infrastructure strategy?</li> </ul> <p>Would the site involve locating a noisy or polluting land use next to a sensitive land use?</p>
13. To deliver more sustainable patterns of location of development	<p>To reduce the need to travel through closer integration of housing, jobs and services</p> <p>To promote better and more sustainable access to health facilities</p>	<p>Would development of the site:</p> <ul style="list-style-type: none"> <li>help to reduce the need to travel?</li> </ul> <p>Is the site within a main settlement?</p> <p>Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc.)</p>
<b>Social Factors</b>		
14. Promote equity & address social exclusion by closing the gap between the poorest communities and the rest	<p>To include measures which will improve everyone's access to high quality health, education, recreation, community facilities and public transport</p> <p>To ensure facilities and services are accessible by people with disabilities and minority groups</p> <p>To encourage people to access the learning and skills they need for high quality of life</p> <p>To ensure that the LDF does not discriminate on the basis of disability, ethnic minority, or gender</p>	<p>Would development of the site:</p> <ul style="list-style-type: none"> <li>provide local community services &amp; facilities e.g. education, health, leisure &amp; recreation) or enable access to existing ones?</li> <li>provide facilities that existing communities could share?</li> <li>help support existing community facilities?</li> <li>promote mixed tenure &amp; mixed use?</li> <li>provide business &amp; employment space near to residents?</li> </ul>
15. Ensure that everyone has access to good quality housing that meets their needs	Promote a range housing types and tenure, including high quality affordable and key worker housing	Would development of the site secure afford affordable homes and/or Lifetime Homes?
16. Enhance community identity and participation	<p>To recognise the value of the multi-cultural/faith diversity of the peoples in the region</p> <p>To improve the quality of life in urban areas by making them more attractive places in which to live and work, and to visit</p> <p>To encourage high quality design in new developments, including mixed uses, to create local identity and encourage a sense of community pride</p>	Would development of the site include provision of religious cultural uses?
17. Reduce both crime and fear of crime	To reduce all levels of crime with particular focus on violent, drug related, environmental and racially motivated crime	Could development of the site:

Objective	Criteria	Site specific questions
	To plan new developments to help reducing crime and fear of crime through thoughtful design of the physical environment, and by promoting well-used streets and public spaces	<ul style="list-style-type: none"> <li>• reduce crime through design measures</li> <li>• increase the frequency of nuisance complaints and criminal / anti-social activity (noise pollution, vandalism, anti-social behaviour orders)</li> </ul>
	To support government-sponsored crime/safety initiatives, maximising the use of all tools available to police, local authorities and other agencies to tackle anti-social behaviour	

Economic Factors		
18. Achieve sustainable levels of prosperity and economic growth	To support an economy in the Authority which draws on the knowledge base, creativity and enterprise of its people	Would development of the site: <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• contribute employment floorspace?</li> </ul>
	To promote and support economic diversity, small and medium sized enterprises and community-based enterprises	
	To support the economy with high quality infrastructure and a high quality environment	
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	To encourage local provision of and access to jobs and services	Would development of the site: <ul style="list-style-type: none"> <li>• encourage provision of jobs to local people?</li> <li>• enable local people to work near their homes?</li> </ul>
	To improve the competitiveness of the rural economy [not applicable for urban boroughs, such as Watford]	
20. Revitalise town centres to promote a return to sustainable urban living	To promote the role of local centres as centres for sustainable development providing services, housing and employment, drawing on the principles of urban renaissance	Would development of the site: <ul style="list-style-type: none"> <li>• support the vibrancy of the town centres</li> <li>• support the vibrancy of the local centres</li> </ul>
	To encourage well-designed mixed-use developments in the heart of urban areas, create viable and attractive town centres that have vitality and life, and discourage out-of-town developments	

## Appendix 2: Assessments

The assessment is expressed using the significance criteria outlined 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

The effects are assessed in terms of geographic and temporal scale, permanence of effect and likelihood of occurrence. The criteria, along with the abbreviations used in the assessment tables, are as follows:

- Geographic scale relates to predicting effects that will have an effect at a national (N), regional (R) or local (L) level.
- Temporal scale relates to effects that are likely to be in the short term (0-10 years) (ST); medium term (10 -20 years) (MT) and long term (over 20 years) (LT).
- Permanence criteria- Temporary (T) or Permanent (P).
- Likelihood of occurrence – high (H), medium (M) or low (L).

### Policy GT1: Traveller Site Allocations

Allocated traveller sites will be safeguarded for traveller development.

Proposals for the development of sites should have regard to Core Strategy Policy CP5.

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary
Biodiversity	0	-	-	-	-	No direct relation to this SA objective. Core Strategy Policy CP5 provides criteria relating to biodiversity.
Water quality	0	-	-	-	-	No direct relation to this SA objective.
Flood risk	0	-	-	-	-	No direct relation to this SA objective. Core Strategy Policy CP5 provides criteria relating to flood risk.
Soils	0	-	-	-	-	No direct relation to this SA objective.
CO <sub>2</sub> emissions	0	-	-	-	-	No direct relation to this SA objective.
'Climate change proof'	0	-	-	-	-	No direct relation to this SA objective. Core Strategy Policy CP5 provides criteria relating to climate change adaptation (flood risk).
Air quality	0	-	-	-	-	No direct relation to this SA objective.
Use of brownfield land	0	-	-	-	-	No direct relation to this SA objective.
Resource efficiency	0	-	-	-	-	No direct relation to this SA objective.
Historic & cultural assets	0	-	-	-	-	No direct relation to this SA objective.
Landscape and townscape	0	-	-	-	-	No direct relation to this SA objective. Core Strategy

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary
						Policy CP5 provides criteria relating to the openness of the Green Belt and areas of landscape importance.
Health	0	-	-	-	-	No direct relation to this SA objective. Core Strategy Policy CP5 provides criteria relating to good access to healthcare.
Sustainable development patterns & accessibility	0	-	-	-	-	No direct relation to this SA objective. Core Strategy Policy CP5 provides criteria relating to access to services.
Equity & social exclusion	+	MT	M	L	P	Safeguarding allocated traveller sites will ensure that the needs of the travelling community are met.
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	0	-	-	-	-	No direct relation to this SA objective.
Revitalise town centres	0	-	-	-	-	No direct relation to this SA objective.

## Site GT1 Land East of Tolpits Lane, Rickmansworth

NB: This site assessment deals with site specific factors and not the general principle of providing sites for gypsies, travellers and travelling showpeople. Those are covered in the assessments of Core Strategy Policy CP5 and Policy GT1 above.

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary
Biodiversity	?	MT	M	L	P	This is a greenfield site adjacent to the Hamper Mill Lakes County Wildlife Site and close to the Croxley Common Moor SSSI and Local Nature Reserve. There will be loss of grassland habitat, but overall the effect on biodiversity is considered to be uncertain as policies in other Three Rivers LDDs (e.g. DM 6 Biodiversity, Trees, Woodlands, Watercourses and Landscaping) place safeguards against adverse effects on biodiversity.
Water quality	0	-	-	-	-	No direct relation to this SA objective.
Flood risk	0	-	-	-	-	The site is adjacent to a flood risk area.
Soils	-	MT	M	L	P	The site is greenfield and therefore development would result in soil sealing.
CO <sub>2</sub> emissions	-	MT	M	L	P	Poor access to local services will encourage vehicle use from the site and increase GHG emissions.
'Climate change proof'	0	-	-	-	-	No direct relation to this SA objective.
Air quality	-	MT	M	L	P	Poor access to local services will encourage vehicle use from the site and increase airborne emissions.
Use of brownfield land	-	MT	M	L	P	The site is greenfield.
Resource efficiency	0	-	-	-	-	No direct relation to this SA objective.
Historic & cultural assets	?	MT	M	L	P	The south-west area of the site is located in the 'River Colne Settlement' Archaeological Site. The effects of new development are uncertain, with policies in other Three Rivers LDDs (e.g. DM3 The Historic Built Environment) placing safeguards against adverse effects.
Landscape and townscape	-	MT	M	L	P	The site is in the Green Belt and development would have an impact on the openness of the Green Belt in this location.  Views from the rights of way adjacent to the site would be adversely affected by new development.
Health	?	MT	M	L	P	An electricity transmission line crosses the site which could cause concerns for new residents.
Sustainable development patterns & accessibility	-	MT	M	L	P	Whilst the site is within walking distance of a bus stop it has limited access to local services, including local shops and the nearest primary school.
Equity & social exclusion	+	MT	M	L	P	This site is large enough to meet the identified needs of the gypsy and traveller communities through the life of the LDD (i.e. to 2027).
Good quality housing	0	-	-	-	-	No direct relation to this SA objective.

<b>SA Objective</b>	<b>Significance</b>	<b>Timescale</b>	<b>Likelihood</b>	<b>Scale</b>	<b>Permanence</b>	<b>Commentary</b>
Community identity & participation	0	-	-	-	-	No direct relation to this SA objective.
Crime	0	-	-	-	-	No direct relation to this SA objective.
Sustainable prosperity & growth	0	-	-	-	-	No direct relation to this SA objective.
Revitalise town centres	0	-	-	-	-	No direct relation to this SA objective.