

Three Rivers District Council

Gypsy, Traveller and Travelling Showpeople
LDD

Draft for Consultation

Sustainability Appraisal Report

January 2014

**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 January 2014

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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 Development Management Policies LDD and the Site Allocations 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 LDD towards sustainable development. This report should be read in conjunction with the SA Report for the Core Strategy (February 2011) and the SA Report Addendum (July 2011) which provide the evidence base for the SA as well as the assessments of the Core Strategy policy for Gypsy and Traveller Provision (Policy CP5)¹.

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.

¹ The July 2011 SA Report provides the assessment for the final version of CP5 that was amended following the examination hearings on the Core Strategy.

The Consultation Draft GTTS LDD published for consultation in February 2013 included one policy (Policy GT1) that provided safeguarding for allocated traveller sites and proposed the allocation of one new site, (GT(1): Land East of Tolpits Lane, Rickmansworth).

Following the consultation in spring 2013 the site at Tolpits Lane has been ruled out from allocation as a traveller site, and a new Consultation Draft LDD has been developed for consultation in January 2014. This new draft proposes the allocation of two sites which currently have temporary planning permission and provides safeguarding for allocated traveller sites. The two policies are detailed below.

POLICY GT1: TRAVELLER SITE ALLOCATIONS

The following sites have been identified for traveller site use:

1. Rear of 59 Toms Lane, Kings Langley
2. Land between Langleybury lane and Old House Lane, Langleybury

These sites are considered to be suitable, available and achievable for traveller use. The development of the sites will be subject to other relevant policies in the adopted development Plan and national planning policy.

These sites shall be occupied only by those persons who meet the definition of 'gypsies and travellers' in Annex 1: Glossary of the DCLG document 'Planning policy for traveller sites'.

POLICY GT2: SAFEGUARDING EXISTING AUTHORISED SITES

Existing traveller sites will be safeguarded for traveller use. These sites will continue to be safeguarded for as long as the need exists for traveller accommodations within the District:

1. The Oaklands, Bedmond Road, Bedmond
2. Fir Trees, Dawes Lane, Sarratt
3. Land Adjacent to 321B Uxbridge Road, Mill End, Rickmansworth
4. Rear of 317-319 Uxbridge Road, Mill End, Rickmansworth
5. Rear of 321 Uxbridge Road, Mill End, Rickmansworth

Any new traveller sites granted planning permission and implemented shall also be safeguarded under provisions of this policy as long as the need exists for traveller accommodation within the District.

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 full assessments for Policies GT1 and GT2 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

The assessment found that the principle of the policy to convert temporary permissions into permanent permissions will help to ensure that the needs of the travelling community are met within the District.

The assessments for the two site allocations have not identified any significant effects against the SA objectives. They have 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.

NB: it should be noted that the two sites are already occupied on a temporary basis and as a result the effects identified in the assessments will largely already exist. The change in status of the allocations, from temporary to permanent, will make the identified effects long term/permanent. The identified effects will only cease if the site is no longer required for GTTS use. In order to identify the effects associated with allocation of these sites in the LDD, the site assessments are based on the premise that non-allocation would result in the sites being returned to their former use, with allocation of the sites (as proposed in this Consultation Draft) leading to the effects identified.

Site: Rear of 59 Toms Lane, Kings Langley

The assessment identified minor positive effects against three of the SA objectives, as follows:

- ‘CO₂ emissions’ objective (SA5) - as the site is located relatively close to local services in Kings Langley and to a bus route, albeit with a relatively infrequent service, which will help to reduce the amount of additional vehicle miles generated by site occupants and therefore limit the increases in greenhouse gas emissions. The assessment did however also note that the site is not within easy walking distance of some services and this, coupled with the local topography, will encourage vehicle use from the site to make short journeys;
- ‘Sustainable Patterns of Development’ objective (SA13) – as the site is relatively well located to services and facilities in Kings Langley; and
- ‘Equity & social exclusion’ objective (SA14) - as the site is of a size large enough to help 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:

- ‘Biodiversity’ objective (SA1) - as site is greenfield and therefore allocation could result in some minor adverse effects on biodiversity;
- ‘Air quality’ objective (SA7) - as the additional vehicle trips to local services will increase airborne emissions in the local area;
- ‘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, although allocation of the site would not have a significant impact on the openness of the Green Belt at this location.

Site: Land between Langleybury lane and Old House Lane, Langleybury

The assessment identified minor positive effects against one SA objective, as follows:

- ‘Equity & social exclusion’ objective (SA14) - as the site is of a size large enough to help 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:

- ‘Biodiversity’ objective (SA1) - as site is a greenfield, woodland site, adjacent to a wildlife site and therefore allocation would result in some adverse effects on biodiversity;
- ‘CO₂ emissions’ objective (SA5) - as poor access to local services and public transport will result in occupants being reliant on vehicle use from the site, which will increase GHG emissions;

- ‘Air quality’ objective (SA7) - as the additional vehicle trips to local services will increase airborne emissions in the local area;
- ‘Soils’ and ‘Use of brownfield land’ objectives - given the greenfield nature of the site; and
- ‘Landscape’ objective (SA11) - as the site is located in the Green Belt and permanent allocation of the site would have an impact on the openness of the Green Belt at this location.
- ‘Sustainable Patterns of Development’ objective (SA13) – as the site is located some distance from services and facilities in Abbots Langley and Watford.

An uncertain effect has been identified for one objective as follows:

- ‘Health’ objective (SA12) - as the site is located very close to the M25 which could result in noise issues for the occupants of the site and also potentially health issues related to poor air quality.

3.2 Policy GT2: Safeguarding Existing Authorised Sites

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 to safeguard existing traveller sites for traveller use, for as long as the need exists for traveller accommodations in the District, has been identified as having 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 GT2 therefore further supports this finding.

As the sites listed in the policy are already allocated for gypsy and traveller use detailed site assessments have not been undertaken as part of the sustainability appraisal.

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
Biodiversity		
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"> • provide opportunities for enhancement of biodiversity? • avoid fragmentation & improve connectivity? • contribute to a wider green infrastructure strategy? • protect woodlands, hedgerows, trees and watercourses? <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) ²	
	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	
Water		
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"> • be of a sufficient size to act as an exemplar for sustainable water management? • operate within the existing capacities for water supply and wastewater treatment? • enable resolution of existing wastewater infrastructure
	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	

² 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) Would development of the site: <ul style="list-style-type: none"> • reduce the risk of flooding to people and property? • resolve an existing drainage problem?
	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	
	To promote properly maintained sustainable urban drainage systems to reduce flood risk and run off in areas outside Source Protection Zones 1 (SPZ)	
Soil		
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 ³	Would development of the site: <ul style="list-style-type: none"> • involve the loss of high quality agricultural land? • involve remediation of previously developed land?
	To limit contamination/degradation/loss of soils due to development	
Climatic Factors		
5. Reduce the impacts of climate change, with a particular focus on reducing the consumption of fossil fuels and levels of CO ₂	To minimise greenhouse gas emissions (particularly CO ₂) 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.

³ Might not always be applicable for urban boroughs, such as Watford

Objective	Criteria	Site specific questions
climate change)		
Air Quality		
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"> Promoting Green Transport Plans, including car pools, car sharing as part of new developments Ensuring services and facilities are accessible by sustainable modes of transport 	
	To ensure that development proposals do not make existing air quality problems worse	
	To address existing or potential air quality problems	
Material Assets		
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"> restore vacant / contaminated land? clean up contaminated land? involve the loss of greenfield land involve the loss of gardens? allow re-use of existing buildings?
	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"> be able to support the generation & use of renewable resources? be able to take advantage of passive solar gain through orientation? be able to minimise use of energy through design and occupation? be of a size to support waste to energy options? be able to minimise demand for primary minerals & aggregates?
	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	
	To increase recycling and composting rates and encourage easily accessible recycling systems	

Objective	Criteria	Site specific questions
	<p>as part of new developments</p> <p>To promote awareness regarding waste/recycling and renewable energy issues through education programmes in schools and the community</p>	<ul style="list-style-type: none"> • be able to use materials from nearby sources? • be able to recycle local stone to reinforce local character? <p>Is the site in a mineral safeguarding zone?</p>
Cultural Heritage		
<p>10. To identify, maintain and enhance the historic environment and cultural assets</p>	<p>To safeguard and enhance the historic environment and restore historic character where appropriate, based on sound historical evidence</p> <p>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</p> <p>To promote public education, enjoyment and access of the built heritage and archaeology</p>	<p>Could development of the site enhance features & settings of historical, archaeological or cultural importance and the enjoyment of such assets?</p> <p>Would development of the site adversely affect a Conservation Area, listed building, HP&G, area of archaeological importance, SAM, or WHIS?</p> <p>Is it likely to adversely affect a building, structure or area of heritage importance?</p>
Landscape & Townscape		
<p>11. To conserve and enhance landscape and townscape character and encourage local distinctiveness</p>	<p>To protect and enhance landscape and townscape character</p> <p>To evaluate the sensitivity of the landscape to new/inappropriate developments and avoid inappropriate developments in these areas</p> <p>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</p> <p>To minimise the visual impact of new developments</p>	<p>Would development of the site:</p> <ul style="list-style-type: none"> • have the potential to enhance the quality & diversity of open land/countryside? • lead to coalescence of existing towns/villages? • be likely to adversely affect an area of landscape importance? <p>Would development of the site affect townscapes?</p> <p>Would development of the site provide green infrastructure as part of wider strategy?</p>
Population & Human Health		
<p>12. To encourage healthier lifestyles and reduce adverse health impacts of new developments</p>	<p>To promote the health advantages of walking and cycling and community based activities</p> <p>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</p> <p>To include specific design and amenity policies to minimise noise and odour pollution, 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>	<p>Would development of the site:</p> <ul style="list-style-type: none"> • provide opportunities to extend or improve the cycle/footpath network? • affect public rights of way? • provide open space for informal and/or formal recreation? • enable enhanced access to existing open space? • provide open space for allotments? • integrate with a wider green infrastructure strategy? <p>Would the site involve locating a noisy or polluting land use next to a</p>

Objective	Criteria	Site specific questions
		sensitive land use?
13. To deliver more sustainable patterns of location of development	To reduce the need to travel through closer integration of housing, jobs and services	Would development of the site: <ul style="list-style-type: none"> • help to reduce the need to travel? Is the site within a main settlement? Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc.)
	To promote better and more sustainable access to health facilities	
Social Factors		
14. Promote equity & address social exclusion by closing the gap between the poorest communities and the rest	To include measures which will improve everyone's access to high quality health, education, recreation, community facilities and public transport	Would development of the site: <ul style="list-style-type: none"> • provide local community services & facilities e.g. education, health, leisure & recreation) or enable access to existing ones? • provide facilities that existing communities could share? • help support existing community facilities? • promote mixed tenure & mixed use? • provide business & employment space near to residents?
	To ensure facilities and services are accessible by people with disabilities and minority groups	
	To encourage people to access the learning and skills they need for high quality of life	
	To ensure that the LDF does not discriminate on the basis of disability, ethnic minority, or gender	
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	To recognise the value of the multi-cultural/faith diversity of the peoples in the region	Would development of the site include provision of religious cultural uses?
	To improve the quality of life in urban areas by making them more attractive places in which to live and work, and to visit	
	To encourage high quality design in new developments, including mixed uses, to create local identity and encourage a sense of community pride	
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: <ul style="list-style-type: none"> • reduce crime through design measures • increase the frequency of nuisance complaints and criminal / anti-social activity (noise pollution, vandalism, anti-social behaviour orders)
	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	
	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"> • lead to the loss of viable employment/jobs? • contribute employment floorspace?
	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"> • encourage provision of jobs to local people? • enable local people to work near their homes?
	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"> • support the vibrancy of the town centres • support the vibrancy of the local centres
	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

The following sites have been identified for traveller site use:

1. Rear of 59 Toms Lane, Kings Langley
2. Land between Langleybury Lane and Old House Lane, Langleybury

These sites are considered to be suitable, available and achievable for traveller use. The development of the sites will be subject to other relevant policies in the adopted development Plan and national planning policy.

These sites shall be occupied only by those persons who meet the definition of ‘gypsies and travellers’ in Annex 1: Glossary of the DCLG document ‘Planning policy for traveller sites’.

Assessment of the principles of Policy GT1

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 ₂ 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 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	Allocation of additional 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 Specific Assessment

Site: Rear of 59 Toms Lane, Kings Langley

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary
Biodiversity	-	MT	M	L	P	The site is greenfield and therefore allocation could result in some minor adverse effects on biodiversity.
Water quality	0	-	-	-	-	No direct relation to this SA objective.
Flood risk	0	-	-	-	-	No direct relation to this SA objective.
Soils	-	MT	M	L	P	The site is greenfield and therefore allocation would result in some soil sealing.
CO ₂ emissions	+	MT	M	L	P	The site is relatively close to the centre of Kings Langley and is also on a bus route, albeit with a relatively infrequent service. This will help to reduce the amount of additional vehicle miles generated by site occupants and therefore limit the increases in greenhouse gas emissions. However, the site is not within easy walking distance of some services and this, coupled with the local topography, will encourage vehicle use from the site to make short journeys.
'Climate change proof'	0	-	-	-	-	No direct relation to this SA objective. Core Strategy
Air quality	-	MT	M	L	P	Relatively poor access to local services (e.g. > 800m to the nearest local centre) coupled with the local topography will encourage vehicle use from the site and therefore increase airborne emissions in the local area.
Use of brownfield land	-	MT	M	L	P	Despite the existing occupation, the site is classified as greenfield.
Resource efficiency	0	-	-	-	-	No direct relation to this SA objective.
Historic & cultural assets	0	-	-	-	-	No direct relation to this SA objective. The site is within an area classified as 'Built up modern' within the Historic Landscape Classification.
Landscape and townscape	-	MT	M	L	P	The site is located in the Green Belt. However permanent allocation of the site would not have a significant impact on the openness of the Green Belt at this location.
Health	0	-	-	-	-	No direct relation to this SA objective.
Sustainable development patterns & accessibility	+	MT	M	L	P	The site is relatively well located to services and facilities in Kings Langley.
Equity & social exclusion	+	MT	M	L	P	This site is of sufficient size to help meet the identified needs of the gypsy and traveller communities through the life of the LDD.
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 Specific Assessment

Site: Land between Langlebury Lane and Old House Lane, Langlebury

SA Objective	Significance	Timescale	Likelihood	Scale	Permanence	Commentary
Biodiversity	-	MT	M	L	P	This is a greenfield, woodland site, adjacent to a wildlife site and therefore allocation would result in some adverse effects on biodiversity.
Water quality	0	-	-	-	-	No direct relation to this SA objective.
Flood risk	0	-	-	-	-	No direct relation to this SA objective.
Soils	-	MT	M	L	P	The site is greenfield and therefore allocation would result in some soil sealing.
CO ₂ emissions	-	MT	M	L	P	Poor access to local services and public transport will result in occupants being reliant on vehicle use from the site, which will increase GHG emissions.
'Climate change proof'	0	-	-	-	-	No direct relation to this SA objective. Core Strategy
Air quality	-	MT	M	L	P	Poor access to local services and public transport will result in occupants being reliant on vehicle use from the site, which will increase airborne emissions.
Use of brownfield land	-	MT	M	L	P	Despite the existing occupation of the site, the site is classified as greenfield.
Resource efficiency	0	-	-	-	-	No direct relation to this SA objective.
Historic & cultural assets	0	-	-	-	-	No direct relation to this SA objective. The site is within an area classified as 'Post 1950s enclosure' within the Historic Landscape Classification.
Landscape and townscape	-	MT	M	L	P	The site is located in the Green Belt and permanent allocation of the site would have an impact on the openness of the Green Belt at this location.
Health	?	-	-	-	-	The site is located very close to the M25 which could result in noise issues for the occupants of the site and also potentially health issues related to poor air quality.
Sustainable development patterns & accessibility	-	MT	M	L	P	The site is located some distance from services and facilities in Abbots Langley and Watford.
Equity & social exclusion	+	MT	M	L	P	This site is of sufficient size to help meet the identified needs of the gypsy and traveller communities through the life of the LDD.
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.

POLICY GT2: SAFEGUARDING EXISTING AUTHORISED SITES

Existing traveller sites will be safeguarded for traveller use. These sites will continue to be safeguarded for as long as the need exists for traveller accommodations within the District:

1. The Oaklands, Bedmond Road, Bedmond
2. Fir Trees, Dawes Lane, Sarratt
3. Land Adjacent to 321B Uxbridge Road, Mill End, Rickmansworth
4. Rear of 317-319 Uxbridge Road, Mill End, Rickmansworth
5. Rear of 321 Uxbridge Road, Mill End, Rickmansworth

Any new traveller sites granted planning permission and implemented shall also be safeguarded under provisions of this policy as long as the need exists for traveller accommodation within the District.

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 ₂ 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 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.