

Three Rivers District Council

Three Rivers Site Allocations DPD

Pre-Submission Sustainability Appraisal

January 2012

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

Three Rivers District Council
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1 Non-Technical Summary

1.1 Introduction

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

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

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

Most sites proposed in the Site Allocations DPD have been consulted as part of the Core Strategy preparation process- the Core Strategy Preferred Options Addendum, 2009 and later as a Sites Allocation DPD Issues and Options Working Note, 2010. The Addendum (2009) contained most of the current proposed housing sites and the Issues and Options Working Note (2010) listed sites for education, employment, retail and open spaces. Based on the consultation responses, and further available information, appropriate preferred sites have now been identified for the following allocation categories:

Residential;

Employment use;

Education (Secondary Schools and Primary School);

Retail use;

Publicly accessible Open Spaces;

South Oxhey and The Grove & Langelybury major development sites;

Green Belt (revision); and

Major Developed Site (Maple Lodge Wastewater Treatment Works)

Residential sites have now been included and the current Pre-Submission document also makes minor revision to the Green Belt boundary associated with the allocation of land for development. During this process some alternative sites were also considered but have not been taken forward and these are listed as part of the DPD documentation.

During 2006 a scoping process was carried out to help ensure that the Sustainability Appraisal (SA) covered the key sustainability issues relevant to the Three Rivers Core Strategy. Relevant plans and programmes were reviewed to develop a wider understanding of the issues and priorities for Three Rivers, and information about the current and future social, environmental and economic characteristics of the District was compiled. A Sustainability Appraisal Framework was drawn up, setting out Sustainability Objectives that aim to resolve the issues and problems identified. The information compiled during the scoping process - SA Scoping Report- was sent to a statutory environment bodies and was also made available on the Three Rivers District Council website. For this assessment, in order to enable bespoke site analysis, but to maintain continuity from the Core Strategy, the SA/SEA Framework of the Core Strategy SA Report has been adapted to suit site level analysis. This revised framework, Table 4.1, was circulated and views gathered from the four neighbouring Councils of Three Rivers District Council, St Albans District Council, Watford Borough Council and Dacorum Borough Council, during December 2011.

All stages prior to this Pre-Submission Version have been subject to sustainability appraisals using the SA/SEA Framework and were consulted upon with the members of the public at the Core Strategy SA Report Scoping Stage (2006); the Core Strategy Preferred Option Addendum SA (November 2009); Site Allocations Issues and Options SA Working Note (November 2010), meaning that the previous versions of Site Allocations DPD have already undergone the Sustainability Appraisal process required by The Regulation.

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

1.2 *Three Rivers Site Allocations DPD Pre-Submission version*

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

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

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

Key Sustainability Issues

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

Air Quality	Pollutant levels have decreased in the area but 5 AQMAs are declared.
Biodiversity	The District has five Sites of Special Scientific Interest (SSSIs), and nine Local Nature Reserves (LNRs)
Flood risk	Parts of the District fall under Flood Zone 2, 3a and 3b. River Chess Valley and River Colne Valley are considered flood plains. The regional SFRA produced in 2007 must be refereed to identify actual flood risk areas.
Climatic Factors	Domestic CO ₂ emissions per capita are above the regional average
Conservation Areas	There are 3 Scheduled Ancient Monuments, 22 conservation areas and 351 Listed Buildings in the District
Landscape/Townscape	Three Rivers falls into three Landscape Character Areas, "Northern Thames Basin",

	“Thames Valley” and “Chilterns”
Material Assets	The amount of household waste recycled has increased between 2001 and 2009 from 307.4 kg per household to 481.58 kg per household. In 2009/10, residents in Three Rivers recycled nearly 50% of their waste.
Population	Three Rivers population has grown from 82,840 in 2001 to 86,400 in 2008. Population projections indicate that the population as a whole will increase by 1.8% by 2021.
Water	While the Chemical quality of Rivers Chess, Colne and Ver are very good, Biological quality fluctuates between good and poor among the rivers (2008) Water resources are over abstracted in the region.
Housing	A relatively high percentage of Local Authority homes were recorded as unfit for living in (2003/04) ¹ . Some 90% of households say that their accommodation is adequate for their needs. Around 10% say that it is inadequate (Three Rivers Housing Needs Survey 2001)
Crime	In terms of violent crime per 1000 population Three Rivers is in a lower quartile compared to other Councils in England. Racial incidents were lower than the Hertfordshire average (Audit Commission, 2009)
Health Care & Education	74% of Three Rivers population state to be in generally good health (Census, 2001)
Economy & Employment	At January 2010, Three Rivers had a lower recorded figure of unemployment than for Hertfordshire, the East of England and the UK.

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

1.3 Sustainability Appraisal Framework

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

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

Environmental objectives

1. To protect, maintain and enhance biodiversity and geodiversity at all levels, including the maintenance and enhancement of Biodiversity Action Plan habitats and species in line with local targets
2. To protect, maintain and enhance water resources (including water quality and quantity) while taking into account the impacts of climate change
3. Ensure new developments do not increase flood risk
3. Ensure that new developments avoid areas which are at risk from flooding and natural flood storage areas
4. Minimise development of land with high quality soils and minimise the degradation/loss of soils due to new developments
5. Reduce the impacts of climate change, with a particular focus on reducing the consumption of fossil fuels and levels of CO₂
6. Ensure that developments are capable of withstanding the effects of climate change (adaptation to climate change)
7. Achieve good air quality, especially in urban areas
8. Maximise the use of previously developed land and buildings, and the efficient use of land
9. To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible
10. To identify, maintain and enhance the historic environment and cultural assets
11. To conserve and enhance landscape and townscape character and encourage local distinctiveness

Social objectives

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

Economic objectives

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

1.4 *Issues and Options Appraisal*

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

1.5 *Pre-Submission Preferred Options Sustainability Appraisal (this document)*

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

Severity – significant positive or negative, mild positive or negative, uncertain or neutral impact.

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

The Pre-Submission Preferred Options SAs (this document) has identified positive, negative and uncertain affects for proposals and made recommendations, wherever appropriate to strengthen policies to achieve sustainable development.

This document is now being put forward for consultation from the statutory stakeholders and from members of the public.

1.6 Pre-Submission Version Assessment Results

This section is to inform the reader of the sustainability assessment result of each of the proposed Site Allocations Policy and of the Sites, and to discuss the potential contribution from each of these policies and proposed site development towards achieving the sustainability objectives identified in section 1.3. It is to note that the assessment is a desk top based exercise and informed by the findings of - the recently adopted Core Strategy Sustainability Appraisal; plans and policies review relevant to the study topics; through the baseline information and by discussions with the Three Rivers Council Planning Team.

As part of the SA Guidance, the assessment, along with appraising the preferred option is required to assess development under a Do-nothing scenario i.e., future development without the proposed policies and site allocations. Table 1.1 summarises the assessment results for all the proposed policies along with the Do-nothing option. It is generally predicted that progressing the 'good quality housing', 'access to services', 'economic growth' and 'revitalising the town centres' SA objectives may not occur uniformly across all parishes of the District under a Do-nothing scenario. Negative environmental effects are also likely both from individual and cumulative site influence, thus resulting in overall haphazard and unplanned development.

Based on findings of the SA, most Site Allocations Policies and proposed development at the sites are likely to have significant or minor positive, and in some cases uncertain, contribution to the progression of sustainable development in the Three Rivers District Council and to the achievement of the Core Strategy objectives. However significant adverse effect is predicted by the assessment for the housing development proposed at site Killingdown Farm Building (H14). As the site is located on Agricultural Grade 2 soil, considered to be suitable for farming, a conversion of the landuse will result in potential loss of future use of the soil for agriculture purposes, thus affecting the soils SA objective. Minor negative effects have been predicted under various SA objective, dependent on the site condition and on the proposed use at each site. Reference must be made to the Assessment summary matrix to gather summary predicted effects for each site under each sustainability objective. Reference must be made to the Detailed Assessment matrix (Appendix 7 of the Site Allocations DPD Pre-Submission SA-accompanying document) for commentary on the prediction. Where it has not been possible to predict the effects (i.e. there is uncertainty) an explanation of how the uncertainty may be addressed is provided in the detailed assessment matrix.

Table 6.1 Site Allocation Policies and Sites Sustainability Assessment Summary Matrix

SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good Quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	SA20- Revitalise town centres
SA1: Housing Allocations	0	0	0	0	0	0	0	0	0	+	++	0	+	+	+
Land west of Bluebell Drive, Bedmond, H(1)	-	0	?	0	0	?	0	-	0	0	+	0	0	0	0
Adjacent Tom's Lane, King's Langley H(2)	0	0	+	0	0	+	0	0	0	-	+	0	-	0	0
Land at Three Acres, King's Langley H(3)	0	0	+	0	?	+	0	0	+	0	+	0	?	+	0
Land west of 10 Tom's Lane H(4)	-	0	-	0	0	-	0	-	0	0	+	0	0	0	+
Kings Langley Employment Area H(5)	-	?	+	0	-	+	?	0	+	+	++	0	+	+	+
Mansion House Farm Equestrian Centre H(6)	0	0	-	0	0	-	?	0	0	0	+	0	0	0	0
Former King's Head Public House H(7)	0	0	+	0	0	+	?	?	0	0	++	0	0	0	-
Leavesden Pumping Station, Abbots Langley H(8)	0	0	++	0	0	++	0	?	0	0	+	0	0	0	0
Furtherfield Depot, Abbots Langley H(9)	0	0	+	0	+	+	0	+	0	0	+	0	-	+	0
Leavesden Aerodrome, Abbots Langley H(10)	-	?	+	-	-	+	0	-	0	-	++	0	0	-	0
Hill Farm Industrial Estate H(11)	0	0	++	0	0	+	0	0	0	+	+	0	0	+	0
Langleybury House/School Langleybury H(12)	?	?	+	?	0	+	?	?	0	-	+	0	0	-	0
Royal British Legion H(13)	0	0	+	0	0	+	0	0	0	+	+	0	0	+	0
33 Baldwins Lane, Croxley Green H(14)	?	0	+	0	0	+	0	0	0	+	+	0	-	+	0
Killingdown Farm Buildings, Croxley Green H(15)	?	0	--	0	0	-	?	0	0	0	+	0	?	+	0
50-52, New Road, Croxley Green H(16)	0	0	+	0	0	+	0	0	0	+	+	0	-	+	0
Former Yorke Road School H(17)	0	0	+	0	0	+	0	0	0	+	+	0	0	+	0
Croxley Station Car park and Timber Yard H(18)	0	?	+	0	0	+	0	0	0	+	+	0	0	?	+
Bransome Lodge, Loudwater H(19)	?	0	-	0	0	-	?	?	0	?	+	0	0	?	0
Land rear of the Queen's Drive H(20)	?	0	-	0	0	-	0	0	-	+	+	0	0	+	0
Land at Arnett Close, Rickmansworth H(21)	?	0	-	0	0	-	0	0	0	+	+	0	0	+	0
Garages rear of Drillyard, Rickmansworth H(22)	0	0	+	0	0	+	0	0	0	+	+	0	0	+	0
Long Island Exchange, Rickmansworth H(23)	?	?	+	0	?	+	?	0	0	+	+	0	-	+	?
Police Station, Rickmansworth H(24)	0	0	+	0	0	+	?	0	0	+	+	0	0	0	+

SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good Quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	SA20- Revitalise town centres
Royal British Legion, Ebury Road, Rickmansworth H(25)	0	0	+	0	0	+	0	0	0	+	+	0	0	?	0
Langwood House, Rickmansworth H(26)	?	0	+	0	0	0	?	0	0	+	+	0	0	0	0
Gas works, Salter's Close H(27)	?	?	++	?	+	++	0	0	0	+	+	0	-	+	0
Bridge Motors, Rickmansworth H(28)	?	?	+	?	0	+	?	0	0	+	+	0	-	+	0
Depot, Harefield Road. Rickmansworth H(29)	?	?	+	?	0	+	?	0	0	+	+	0	-	+	0
Depot, Stockers Farm Road, Rickmansworth H(30)	?	?	+	?	-	+	?	0	0	-	?	0	-	-	0
Land south of Tolpits Lane H(31)	-	-	-	0	-	-	?	-	0	0	+	0	0	0	0
Pocklington House H(32)	0	0	+	0	?	+	?	0	-	?	+	-	0	-	0
The Fairway, Oxhey Hall H(33)	0	?	+	0	0	+	0	0	-	+	?	0	0	?	0
Crescent Club, South Oxhey H(34)	0	0	+	0	0	+	0	0	0	0	+	0	0	-	?
Jet Public House, South Oxhey H(35)	?	0	+	0	0	+	0	0	0	+	+	0	0	+	0
Little Furze School H(36)	-	0	+	-	-	+	0	-	0	+	+	0	0	?	0
Land south of St.Joseph's H(37)	-	0	+	0	?	+	0	0	0	+	-	0	0	+	+
Amenity Space at Maylands Road H(38)	?	0	-	0	0	-	0	0	?	+	+	0	0	+	0
South Oxhey Town Centre H(39)	?	?	+	?	?	+	0	?	0	+	+	+	0	+	+
Grapevine Public House (H40)	?	0	+	0	0	+	?	-	0	+	+	0	-	-	0
Land at Heysham Drive (H41)	?	0	-	0	?	-	0	-	-	+	+	0	0	-	0
Rear of Lytham Avenue (H42)	0	0	-	0	0	-	0	0	0	0	+	0	0	0	0
SA2: Employment Allocations	?	0	+	?	?	+	?	?	0	0	+	0	?	0	?
Site at Junction Park, Hunton Bridge E(c)	0		+	0	?	+	0	0	+	0	++	0	-	0	0
Carpenders Park West/Delta Gain E(d)	-	0	+	0	?	+	0	0	0	+	+	0	+	0	0
Maple Cross/Maple Lodge E(e)	-	0	+	0	?	0	?	?	0	0	0	0	+	0	0
Kings Langley E (f)	?	?	+	0	?	+	?	0	0	+	0	0	+	0	0
SA3: Education Site Allocations	0	0	0	0	0	0	0	0	0	+	0	0	0	+	0

SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good Quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	SA20- Revitalise town centres
Policy/ Site name															
Croxley Green S(d)	-	0	-	0	-	-	0	?	+	0	0	0	0	++	0
Mill End/Maple Cross/ Froghall Farm S(b)	-	0	-	-	-	0	0	?	?	0	0	0	0	++	0
Mill End/Maple Cross- land east of A405 S(a)	-	0	-	-	-	0	0	?	?	0	0	0	0	++	0
Primary school- Ashfields Aerodrome way P(a)	?	0	- +	-	-	+	0	?	?	0	0	0	0	+	0
Policy SA4: Retail Allocations	0	0	?	?	?	?	0	0	0	+	0	0	+	+	+
Rickmansworth Town Centre R(a)	0	?	+	0	- 0	+	?	?	0	0	0	0	+	+	+
South Oxhey R(b)	0	0	+	0	0	+	0	0	0	+	0	0	+	+	0
Abbots Langley R(c)	0	0	+	0	0	+	0	0	0	+	0	0	+	+	0
Chorleywood R(d)	0	0	+	0	+	+	0	0	0	+	0	0	+	+	0
Watford Road, Croxley Green R(e)	0	0	+	0	0	+	0	0	0	0	0	0	+	+	0
Moneyhill Parade, Rickmansworth R(f)	0	0	+	0	0	+	0	0	0	0	0	0	+	+	0
Croxley Green (New Road) R(g)	0	0	+	0	0	+	0	0	0	0	0	0	+	+	0
Maple Cross R(h)	0	0	+	0	0	+	0	0	0	0	0	0	+	0	0
SA5: Publicly Accessible Open Space Allocations	+	+	+	+	+	+	+	+	+	+	0	0	0	+	0
The Grove Woodland OS(a)	+	0	+	0	+	+	0	+	+	0	0	0	0	+	0
Chorleywood House Estate, Chorleywood OS(b)	?	+	+	+	+	+	+	+	++	0	0	0	0	+	0
Land north of South Way OS(c)	?	0	+	+	+	+	0	+	+	0	0	0	0	+	0
Middleton Road, Rickmansworth OS (d)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Oxhey Playing Fields OS (e)	+	0	+	0	0	+	0	0	+	0	0	0	0	+	0
Baldwins Lane, Croxley Green OS(f)	0	0	0	0	0	0	0	0	+	0	0	0	0	+	0
Croxley Wood, Croxley Green OS(g)	0	0	0	0	0	0	0	0	+	0	0	0	0	+	0
Buddleia Walk, Croxley Green OS(h)	0	0	0	0	0	0	0	0	+	0	0	0	0	+	0
Pheasant's Wood and Solomon's wood OS (i)	0	0	0	0	0	0	0	0	+	0	0	0	0	+	0
Croxley Common Moor OS(j)	?	0	0	0	0	0	0	0	+	0	0	0	0	+	0
SA6: South Oxhey	?	+	+	+	?	+	0	+	+	+	++	+	++	++	+
Option 1- No development	0	-	+	0	0	0	0	0	-	0	-	0	-	-	0
Option 2- Refurbishment only	?	-	+	0	0	0	0	0	0	0	+	0	+	0	0

SEA Objective (abridged)	SA1- Biodiversity	SA 2&3- Water	SA4- Soils	SA 5&6- Climate change	SA7- Air Quality	SA8&9- Resource efficiency	SA10- Cultural Heritage	SA11- Landscape & Townscape	SA12- Health	SA13- Sustainable locations	SA14,15&16- Good Quality Housing	SA17- Crime	SA18- Economic Growth	SA19- Fairer access to services	SA20- Revitalise town centres
Policy/ Site name															
Option 3- Part refurbishment, part redevelopment	?	?	+	0	0	0	0	+	0	+	+	0	+	+	+
Option 4- complete redevelopment	?	+	+	+	?	0	0	+	+	+	++	+	++	++	+
SA7: Langleybury & The Grove	-	?	+	0	-	?	?	?	0	0	+	0	+	0	0
GREEN BELT															
Leavesden GB(1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South of Heysham Drive, South Oxhey GB(2)	-	0	-	0	0	-	0	?	0	0	0	0	0	0	0
MAJOR DEVELOPED SITE															
SA8: Maple Lodge WwTW	0	?	0	?	-	0	0	?	?	0	0	0	0	0	0
SA9: Monitoring and Delivery	0	0	0	0	0	0	0	0	0	+	+	0	+	0	+

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 Site Allocation Policies are likely to have an overall positive impact on achieving the social and economic sustainability objectives in the District. Whilst reference must be made to the Table 1.1 and to the Detailed Assessment Matrix (Appendix 7 of the SA Report), this section discusses results of the Allocations policies.

SA1 Residential Allocation will support to achieve the District's Core Strategy Housing targets and will significantly contribute to the good quality housing and affordable housing SA objectives. Other positive effects will be to support economic growth (by enabling inward investment in the District), and help revitalise the local economy.

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

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

SA4 Retail Allocations The policy is very supportive of maintaining and improving opportunities for local economic growth and therefore will help to revitalise town centres and local centres. As all retail allocation sites will be on previously developed land they will support the soils and Brown field sustainability objectives.

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

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

By improving open space amenity surrounding the South Oxhey area, which will be accessible to the general public, positive health benefits to the local population is likely (access to maintain a healthy lifestyle).

The effect of the proposed development on air quality and biodiversity features are unclear as sufficient information is not available at this stage to enable the prediction.

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

However as parts of the site are likely to have habitats or species of biodiversity, negative effects are likely on these features. With appropriate mitigation measures the effects may be reduced or negated. Likewise as parts of the site are located on an Environment Agency designated flood zone, the effect on water is not known.

SA8 Green Belt – Of the two proposals made towards revising the Green Belt, no effect is predicted at the Leavesden site (as development has already taken place). However negative effects on soil and biodiversity features are likely to occur due to the proposed revision of the Green Belt on the Land south of Heysham Drive, South Oxhey.

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

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

1.7 Cumulative, synergistic and secondary impacts

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

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

² DCLG, DPD Guidance on Sustainability Appraisal, 2005

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

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

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

Residential sites

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

In the Non Parished Area, Land South of Tolpits Lane (H31) is located adjacent to employment land on Tolpits Lane. The residents may benefit from proximity to work place (providing they are employed at this site), but the synergistic effect on air quality and townscape is difficult to determine. If the employment site generates more traffic and the design of these buildings do not complement the proposed residential use, negative effect on air quality and townscape features are likely.

School Allocations

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

Retail Allocations

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

Mitigation Measures

Where negative or uncertain impacts are identified, appropriate mitigation measures to limit identified negative effect have been recommended. In addition, recommendations

to address uncertain impacts are discussed for each policy, both in this report and in the detailed assessment matrix. This also includes suggestions to strengthen the sustainability quotient of the Site Allocations policies.

1.8 Monitoring

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

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

Where possible the monitoring will make use of existing monitoring arrangements and link with similar monitoring regimes of the TRDC. Table 7.1 of the Site Allocations DPD Pre-Submission version sets out monitoring indicators, and a monitoring framework, that can be used in conjunction with the TRDC Annual Monitoring Report indicators. Taking these indicators into consideration a bespoke draft monitoring framework is proposed. The final monitoring framework will be developed based on specific effects identified at each of the sites included in the final submission DPD.

1.9 Next Steps

This Pre-Submission version of the Sustainability Report will accompany the Site Allocations Proposed Pre-Submission DPD . Both the Site Allocation DPD and the Sustainability Appraisal/Environment Report are being put forward for consultation with the Statutory consultees and with members of the public between January 23 2012 and March 5, 2012.

Please return responses to:

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