



Hertsmere Borough Council

**Interim Sustainability
Appraisal**

Hertsmere Local Plan

Final report

Prepared by LUC

March 2024

DRAFT

Hertsmere Borough Council

**Interim Sustainability Appraisal
Hertsmere Local Plan**

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Chapter 1

Introduction

1.1 This Interim Sustainability Appraisal has been prepared by LUC on behalf of Hertsmere Borough Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Hertsmere Local Plan. The Interim SA provides an appraisal of a newly identified development approach and a number of new and amended site options that have been identified since the last iteration of the SA. A full updated SA report, incorporating the work included in this Interim SA, will be prepared at the next stage of plan-making.

Context for the Hertsmere Local Plan

1.2 Hertsmere is located in southern Hertfordshire on the outer fringes of London and borders the London Boroughs of Barnet, Harrow and Enfield as well as Welwyn Hatfield, Three Rivers, Watford and St Albans Councils. The population of the Borough is primarily concentrated within the four main settlements of Borehamwood & Elstree, Potters Bar, Bushey and Radlett, in addition to a number of smaller settlements including Shenley, Elstree (Village), South Mimms, Aldenham, Letchmore Heath, Patchetts Green and Ridge. The Borough has good road and rail links with mainline stations at Elstree and Borehamwood, Potters Bar and Radlett (with Bushey just outside the Borough), as well the M25 running through the Borough with three junctions (22, 23 and 24), the M1, A1(M) and A41.

1.3 Nearly 80% of the 100km² (38.6 sq. miles) of the Borough comprises land in the Metropolitan Green Belt. Minor amendments to the Green Belt boundary were made in 2016, following the adoption of the Site Allocations and Development Management Policies Plan, resulting in the former Shenley Hospital site (developed for housing in the 1990s) being taken out of the Green Belt as well as an area of safeguarded land for employment (approximately 17 hectares) at Rowley Lane, Borehamwood, along with a number of smaller boundary alterations.

1.4 Hertsmere has a population of around 107,800, with a high employment rate and a large proportion of small businesses. The area remains a major hub for UK and international film and TV production in the form of Elstree Studios and BBC Elstree, both located in Borehamwood. A

number of nationally significant research institutions are also based in the Borough including the National Institute for Biological Standards and Control (NIBSC), Bio Products Laboratory and Cancer Research UK/University College London.

1.5 Hertsmeere Borough Council declared a climate emergency in September 2019. The Council has pledged to achieve net zero carbon emissions no later than 2050.

The Local Plan

1.6 Hertsmeere Borough Council is currently preparing a new Local Plan to guide development in the Borough for at least the next 16 years. Once adopted, the new Local Plan will replace the existing Hertsmeere Local Plan (2012-2027) which consists of the Core Strategy (adopted January 2013), the Elstree Way Corridor Area Action Plan (adopted July 2015), the Site Allocations and Development Management Policies Plan (adopted November 2016) and the Policies Map (published November 2016).

1.7 The new Local Plan will set out the vision and objectives for the future of Hertsmeere up to 2041, and reconsiders housing and employment needs. It will allocate sites for housing, employment and other forms of development and will set out development management policies for the Borough up to 2041.

1.8 A number of studies are being prepared to support the Local Plan, many of which are being undertaken jointly with neighbouring authorities in South West Hertfordshire, who form part of a common Housing Market Area and Functional Economic Market Area. Supporting studies include the South West Hertfordshire Local Housing Needs Assessment (2020), Housing and Economic Land Availability Assessment (2024), South West Hertfordshire Strategic Housing Market Assessment (2016), Gypsy and Traveller Accommodation Needs Study (2017) and other studies covering areas such as retail, leisure and economy, flood risk, sport and recreation, landscape and water. These will be taken into account in the SA where appropriate.

1.9 To date, the Council has undertaken the following stages of plan making:

- Issues and Options (November 2017) accompanied by the Issues and Options SA Report.
- Potential Sites for Housing and Employment (October 2018) accompanied by the Potential Sites SA Report.

- Call for Employment Sites (March 2021).

- Draft Local Plan (Regulation 18) document (2021).

1.10 Following the Issues and Options consultation in 2021, progress on the Local Plan was put on hold. Hertsmeere Borough Council then published an updated Local Development Scheme in 2023. This Interim SA accompanies the updated Regulation 18 Local Plan that is being published for consultation in April 2024.

1.11 The Council intends to publish the Regulation 19 Plan before the end of 2024, with Examination of the plan taking place in 2025.

Sustainability Appraisal and Strategic Environmental Assessment

1.12 Under the Planning and Compulsory Purchase Act 2004, SA is mandatory for Development Plan Documents. For these documents it is also necessary to conduct an environmental assessment in accordance with the Strategic Environmental Assessment (SEA) Regulations (as amended)¹. The SEA Regulations remain in force post-Brexit and it is a legal requirement for the Local Plan to be subject to SA and SEA throughout its preparation.

1.13 The Levelling Up and Regeneration Act (2023) received royal assent in October 2023 and sets out the direction for planning, making provisions to support the levelling-up agenda. As part of this, it seeks to streamline the planning process, including through a reform of existing EU-generated systems of SA/SEA, Habitats Regulations Assessment (HRA) and Environmental Impact Assessment (EIA), which will eventually be replaced by a simpler process known as 'Environmental Outcomes Reports'. However, secondary legislation is required to introduce the new regime and at present the requirement to undertake SEA remains in force.

1.14 SA and SEA are tools used at the plan-making stage to assess the likely effects of the plan when judged against reasonable alternatives. SEA considers only the environmental effects of a plan, while SA considers the plan's wider economic and social effects in addition to its potential environmental impacts. SA should meet all of the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, so a separate SEA should not be required. An approach which satisfies the requirements for both SA and SEA is advocated in the Government's Planning Practice Guidance (PPG)². Practitioners can comply with the requirements of the SEA Regulations through a single

¹ The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633) as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232) and The Environmental Assessment

of Plans and Programmes (Amendment) Regulations 2020 (SI 2020/1531)

² [Department for Levelling Up, Housing and Communities \(2015, updated 2020\) Strategic environmental assessment and sustainability appraisal](#)

integrated SA process – this is the process that is being undertaken in Hertsmere. From here on, the term ‘SA’ should therefore be taken to mean ‘SA incorporating the requirements of the SEA Regulations’.

Structure of this Report

1.15 This section has introduced the SA process for the Hertsmere Local Plan and the purpose of this Interim SA. The remainder of the document is structured into the following sections:

- **Chapter 2: Appraisal of Development Options** updates the appraisal of reasonable alternative development approaches that was previously presented in Appendix G of the 2021 Sustainability Appraisal Report to include a new sixth option.
- **Chapter 3: Site Appraisals** presents the appraisals of new and amended development site options that have been identified since the 2021 Sustainability Appraisal Report.
- **Chapter 4: Next Steps** sets out the next stages of the Local Plan and SA processes.

1.16 The main body of the document is supported by a number of appendices as follows:

- **Appendix A** presents the assumptions that were applied during the appraisal of the site options.
- **Appendix B** presents the detailed SA matrices for the new and amended housing and employment site options.
- **Appendix C** presents the updated historic environment appraisals that have informed the assessments for SA Objective 7 (Historic Environment).

Chapter 2

Development Approaches

This chapter considers the development approaches for the Hertsmere Local Plan.

2.1 The following reasonable alternative development approaches were previously appraised in the SA Report for the Issues and Option consultation in 2018:

- Option 1: Redevelopment of urban brownfield sites.
- Option 2: Growth through new garden suburbs.
- Option 3: Supporting larger rural communities and growth of key villages.
- Option 4: Meeting the needs of other villages.
- Option 5: New garden village.

2.2 The appraisal assumes that each option will provide a similar level of development. As each option could only provide for a limited number of homes and therefore the Council confirmed that multiple options would need to be taken forward in order to meet the full objectively assessed housing need.

2.3 Since the appraisal of these five options, a sixth hybrid approach has been identified by the Council:

- Option 6: A balanced approach delivering sustainable growth across all locations (as identified previously in Options 1-5), whilst protecting strongly performing Green Belt.

2.4 This chapter presents an appraisal of the new option and also revises and updates where necessary the appraisal of the first five options, given the time that has passed since this work was originally completed. The likely effects of the options are summarised below and in **Table 2.1**.

Chapter 2
Development Approaches

Interim Sustainability Appraisal
March 2024

Table 2.1: SA findings for the reasonable alternative development approaches

Development Approach	SA 1: Education	SA 2: Services	SA 3: Housing Provision	SA 4: Community Cohesion	SA 5: Health	SA 6: Soil and Minerals	SA 7: Historic Environment	SA 8: Landscape	SA 9: Greenhouse Gas Emissions	SA 10: Biodiversity and Geodiversity	SA 11: Water Quality and Quantity	SA 12: Flooding	SA 13: Air Quality	SA 14: Energy Efficiency	SA 15: Economy
Option 1: Redevelopment of brownfield sites	++	++	++	++	++	+	+/-?	+/-	++/-	+	-?	0?	++/-?	0	++
Option 2: Growth through new garden suburbs	++	++	++	++	++	-	-?	-?	+/-	+/-?	-?	-?	+/-?	0	+
Option 3: Supporting larger rural communities – growth of key villages	++	++	++	++	++	-	-?	-?	+/-	+/-?	-?	-?	+/-	0	+++?
Option 4: Meeting the needs of other villages	++	++	++	++	++	-?	-?	-?	+/-	+/-?	-?	-?	+/-?	0	+++?
Option 5: New garden village	++	++	++	++	++	-	--?	--?	--/+?	--/+?	+/-	-	+/-	0	++
Option 6: A balanced approach delivering sustainable growth across all locations (as identified previously in Options 1-5), whilst protecting strongly performing Green Belt.	++	++	++	++	++	+/-	+/-?	+/-	++/-	+/-?	-?	-?	++/-?	0	++

Summary of SA findings

2.5 Each of the five options presented in the Draft Local Plan were assessed as having the potential for significant positive effects on **SA Objective 1 (Education)**. This was due to the fact that each option seeks to provide additional primary and/or secondary school places, and in some cases at least one new primary or secondary school.

2.6 Option 6 is also likely to provide additional primary and/or secondary school places, and in some cases at least one new primary or secondary school. A significant positive effect for **SA Objective 1 (Education)** is also therefore expected.

2.7 Each of the five options presented in the Draft Local Plan was also assessed as having the potential for a significant positive effect on **SA Objective 2 (Services)**. This is partly due to the fact that each option makes provision for a range of services including education, healthcare, open space, leisure, recreation and community facilities. Proposed improvements to pedestrian/cycle connectivity, bus services and local and wider strategic highway networks under each of these options, also contribute towards the significant positive effect for this objective.

2.8 Option 6 is also likely to make provision for a range of services including education, healthcare, open space, leisure, recreation and community facilities, including improvements to pedestrian/cycle connectivity, bus services and local and wider strategic highway networks. A significant positive effect for **SA Objective 2 (Services)** is also therefore expected.

2.9 Each of the five options presented in Draft Local Plan was assessed as having the potential for a significant positive effect on **SA Objective 3 (Housing Provision)**, due to the nature of the proposed development which would help provide new homes to meet the identified need in the Borough. It was assumed for all options that new housing developments would include an appropriate proportion of affordable housing and a mix that meets local needs. Sites that would provide 11 homes or more in urban areas and those which would provide six homes or more in rural areas are expected to provide affordable housing in line with national affordable housing thresholds and therefore are likely to have a significant positive effect.

2.10 Option 5 was assessed as having the potential for a significant positive effect, although this was considered to be uncertain. This was because it proposed the development of a new garden village, which is likely to have a longer lead-in time. As such, housing might not be able to be provided through this option until later in the plan period or beyond.

2.11 A significant positive effect is also expected for option 6 in relation to the provision of new homes.

2.12 Each of the five options presented in Draft Local Plan was assessed as having the potential for a significant positive effect on **SA Objective 4 (Community Cohesion)**, due to each of them involving areas of search that are located within one of the 20% most deprived areas in terms of barriers to housing and services. With regard to crime prevention, the effect of development will not be influenced by the location of the development planned for through the Local Plan but by the detailed proposals for each site, as well as other factors beyond the control of the Local Plan. Option 5 proposes the development of a new garden village, which creates greater opportunities to design out crime.

2.13 The new Option 6 is also expected to have a significant positive effect on this objective as it will also locate development in the 20% most deprived areas, given that it involves a blend of the previous five options.

2.14 Each of the five options presented in the Draft Local Plan were assessed as having the potential for a significant positive effect for **SA Objective 5 (Health)**. This is because each option states that provision will be made for additional healthcare as well as leisure and recreation facilities. Furthermore, improvements to pedestrian and cycle connectivity could encourage active travel, therefore increasing physical activity of residents. In addition, improved public transport services, may reduce inequalities by enhancing accessibility and reducing reliance on the private car.

2.15 Option 6 is also expected to have a significant positive effect as this option is expected to make provision for additional healthcare as well as leisure and recreation facilities.

2.16 No significant effects were identified in relation to **SA Objective 6 (Soil and Minerals)**. All but one of the five options (Option 1) presented in the Draft Local Plan was found to have a minor negative effect due to the fact that these development approaches would most likely result in a loss of greenfield land. Additionally, much of the Borough (around 86%) is located within a Minerals Safeguarding Area, therefore all options may result in the sterilisation of mineral resources. Option 4 was found to have a potential but uncertain minor negative effect because its actual effects will depend on the exact location of development, as some areas of search included in the option are outside of the Minerals Safeguarding Area. Option 1 was considered to have a minor positive effect because it seeks to maximise the redevelopment of brownfield land.

2.17 While option 6 is assessed as having the potential for a minor negative effect as it allows for a mix of development locations, including those on greenfield land, this effect is mixed with a minor positive effect as development will also

take place on brownfield land, helping to reduce soil erosion by preserving agricultural land.

2.18 With regards to **SA Objective 7 (Historic Environment)** all options include areas of search that are located within close proximity to Listed Buildings, archaeological sites and in some cases Conservation Areas. Development is generally expected to have a negative effect on these features as it may harm the features themselves or their settings. The effect is uncertain because the actual effect will depend on the exact location, scale, design and layout of the new development. This negative effect is considered minor for all options, except Option 5, as, due to the scale of development in one particular location, it is considered that significant negative effects, such as development on, or within the setting of, an archaeological site is likely to be unavoidable. Option 1 has been identified as having a potential but uncertain mixed minor positive and minor negative effect, as it may lead to regeneration of degraded land by locating growth in more sustainable locations, which could improve the settings of historic and heritage assets.

2.19 Similarly, Option 6 is assessed as having the potential for a mixed minor positive and minor negative effect. More dispersed development is likely to have the opposite effect to option 5 as smaller scale development in each location might make negative effects more avoidable. The effect is uncertain as the location of development is not certain.

2.20 Option 5 was assessed as having the potential for a significant negative effect on **SA Objective 8 (Landscape)** although this was uncertain. This is because Option 5 proposes the development of a new garden village, which will have a significant effect on the landscape due to its scale and location in a rural area. Although development of a garden village will result in the loss of Green Belt land, its design and the enhancement of green infrastructure could help to avoid coalescence with surrounding settlements and ensure an attractive settlement in-keeping with the character of nearby settlements.

2.21 Option 1 was assessed as having the potential for a mixed minor positive and minor negative effect. This is because the redevelopment of brownfield sites will involve a significant increase in densities in central locations, which could have an adverse effect on the quality of the townscape. However, redevelopment of brownfield land could enhance the townscape by regenerating urban areas. In addition, the development of brownfield sites helps safeguard the countryside and landscape by reducing the extent to which Greenfield and Green Belt land needs to be built on.

2.22 The remaining three options presented in the Issues and Options document are assessed as having minor positive effects on this SA objective, as they provide for a mix of

development locations, focussed near existing settlements and existing brownfield land.

2.23 Option 6 is expected to have a mixed minor positive and minor negative effect. Delivering sustainable growth across all locations may still have some effect on the landscape and townscape, however smaller-scale growth in more locations may minimise the potential for effects and the option involves protecting the strongly performing Green Belt which will help to protect the landscape character.

2.24 Option 1 was assessed as having the potential for a mixed significant positive and negative effect with regards to **SA Objective 9 (Greenhouse Gas Emissions)**. This is due to the fact it makes provision for pedestrian/cycle connectivity, bus services and electric charging points, but the development of up to 3,000 homes is expected to increase the number of cars on the road overall. Option 5 on the other hand was assessed as having the potential for a mixed minor positive and significant negative effect but this was uncertain. The reason it was not expected to have a significant positive effect is that unlike Option 1, it does not make provision for electrical charging points and is not located on brownfield land within close proximity to a range of services. Option 5 proposes the development of a new garden village, meaning that its effects are uncertain as details of public transport links are not known at this stage.

2.25 The remaining three options presented in the Draft Local Plan were assessed as having a mixed minor positive and negative effect on this SA objective, as they provide for additional sustainable transport but may also result in increased vehicle movements.

2.26 Option 6 was assessed as having the potential for a mixed significant positive and minor negative effect as it is expected that it will also provide pedestrian/cycle connectivity, bus services and electric charging points. However, the scale of development is likely to increase the number of cars on the road overall.

2.27 Option 5 was assessed as having the potential for a mixed minor positive and significant negative effect on **SA Objective 10 (Biodiversity and Geodiversity)** although this was uncertain. This is due to the area of search being located within close proximity to a number of designated nature conservation sites, which may be lost, damaged or degraded as a result of development. However, this option states that enhancements will be made to green infrastructure, which may enhance areas of habitat. The effect is uncertain as it depends on the exact location and detailed design proposals of development. Option 1 was found to have a minor positive effect as development on brownfield land is less likely to be within or near to a sensitive biodiversity site, although it is recognised that brownfield sites can still harbour valuable biodiversity.

2.28 The remaining four options presented in the Issues and Options document are assessed as having a potential but uncertain mixed minor positive and negative, effect on this SA objective as there is likely to be a loss of greenfield land, however development on brownfield land, and potential to provide additional green infrastructure.

2.29 Option 6 was assessed as having the potential for a mixed minor positive and minor negative effect although this was uncertain, as whilst it will avoid locating development in the strongly performing areas of Green Belt which may minimise development on greenfield sites and therefore minimise impacts on biodiversity, it is expected that development will have some level of impact on sensitive biodiversity sites regardless.

2.30 No significant effects were identified in relation to **SA Objective 11 (Water Quality and Quantity)**. For all options presented in the Issues and Options document, it is uncertain how sufficient wastewater infrastructure will be provided and how sufficient water will be provided, given the limited water supply in the Borough. Options 1, 2, 3 and 4 were found to have a potential but uncertain minor negative effect, as these options include areas of search within or near to Source Protection Zones.

2.31 Option 5 was assessed as having the potential for a mixed (minor positive and minor negative) effect. This is because, although all issues relating to Options 1, 2, 3 and 4 above apply, the scale and nature of a new garden village is likely to provide funding for new infrastructure and will allow the whole development to be planned in a comprehensive manner, considering the challenges of water supply and treatment.

2.32 It is assumed that Option 6 will also locate areas of search within or near to Source Protection Zones as it will involve development across all locations considered in options 1-5 and therefore a potential but uncertain minor negative effect is identified.

2.33 Option 5 was assessed as having the potential for a minor negative effect on **SA Objective 12 (Flooding)** because the development of a new garden village is expected to involve a large area of greenfield land loss, significantly increasing the amount of impermeable surfaces and reducing the drainage ability of the ground. Option 1, on the other hand, was found to have a potential but uncertain negligible effect because the redevelopment of brownfield sites is not likely to result in an increase in surface water flooding, although this depends on the existing permeability and location of brownfield land. The remaining options presented in the Issues and Options document were assessed as having the potential for a minor negative effect although this was uncertain, as there is potential for small areas of development to be located in Flood Zones 2 or 3.

2.34 A potential but uncertain minor negative effect is also identified for option 6 as there is potential for small areas of development to be located in Flood Zones 2 or 3.

2.35 Option 1 was assessed as having the potential for a mixed significant positive and minor negative effect on **SA Objective 13 (Air Quality)** although this was uncertain. This is because Option 1 makes provision for more sustainable transport modes and focuses on redevelopment of urban brownfield sites, which are more likely to be located near existing services and facilities, therefore reducing the need to travel by car. It also provides for electric vehicle charging points, which may encourage the use of electric vehicles. However, the development of up to 3,000 homes is inevitably expected to increase the number of cars on the road. Furthermore, the industrial development proposed by this option may also have an adverse effect on local air quality. The uncertainty is due to the fact it is unknown whether these brownfield sites will be located in Air Quality Management Areas (AQMAs) and what the industrial uses will be. Options 3 and 5 were found to have a mixed minor positive and minor negative effect, while the Options 2 and 4 were found to have a potential but uncertain mixed minor positive and minor negative effect, as they propose improvements to the wider strategic highway network.

2.36 Option 6 is assessed as having the potential for a mixed significant positive and minor negative effect as locating development across the borough could direct development to areas which would reduce the need to travel by car. This effect is uncertain as the option does not preclude sites within AQMAs or prioritise sites with sustainable transport links.

2.37 With regards to **SA Objective 14 (Energy Efficiency)**, energy use will largely be influenced by design, layout and construction methods, therefore the influence of the location/distribution of development on this SA objective is considered to be negligible.

2.38 All but one of the options (Option 2) presented in the Issues and Options document was as having the potential for a significant positive effect on **SA Objective 15 (Economy)**. This is due to each option proposing the development of a neighbourhood/village centre or in some cases, commercial and industrial development. Additionally, Option 5 proposes the development of a new office / high tech business park while Option 3 states that the extension of Shenley and Elstree could incorporate additional local employment opportunities. Each option would include high speed broadband network improvements which will improve opportunities for home working. The effects of Options 3 and 4 are uncertain as these options may only provide more limited employment opportunities via new services and facilities (rather than larger business/employment sites). Option 3 includes 'potential' expansion of local business parks and

Option 4 includes 'potential' business growth around South Mimms Services, therefore it is not guaranteed that such business growth and the associated employment generation would be delivered. Option 2 was found to have a minor positive effect as new employment opportunities are expected to be limited in number.

It is assumed that option 6 will promote the development of a neighbourhood/village centre or commercial and industrial development, and as such, a significant positive effect is expected.

Chapter 3

Summary of SA findings for the new and amended site options

This chapter summarises the SA findings for the new and amended site options.

3.1 This chapter summarises the likely sustainability effects of each of the reasonable alternative housing and employment site options identified since the last iteration of the SA. The detailed appraisal matrices for each site are presented in **Appendix B**.

3.2 The approach taken to the SA of the site options is consistent with the site appraisals carried out earlier in the SA process, as reported in the 2021 SA Report. The assumptions used to inform the appraisal of site options can be found in **Appendix A**. The appraisal of each site against SA objective 7 (Historic Environment) was informed by historic environment appraisals for each site, which are presented in **Appendix C**.

Housing Sites

SA Objective 1: Education

3.3 The majority of the housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity. The effects are recorded as uncertain because it is unknown whether individual schools will have capacity.

3.4 Twelve sites were assessed as having a significant positive effect against this objective. This is due to the fact that some of them are strategic sites that will provide at least one education facility, whilst others are located within 1km of a secondary school and 500m of a primary school.

3.5 No sites were assessed as having a significant negative effect against this objective because no sites are located more than 1km from a secondary school and/or more than 500m from a primary school.

3.6 The remaining sites were assessed as having a minor negative effect against this objective because they are located within 1km of a secondary school in a settlement with no secondary school capacity.

SA Objective 2: Services

3.7 The majority of the housing site options are expected to result in minor positive effects because they fall within an area with 'medium/high' accessibility as assessed by HBC within the HELAA. Sites are assessed for their proximity to local services such as community facilities and local centres.

3.8 Eleven sites were assessed as having a significant positive effect against this objective because they fall within an area with 'very high' or 'high' accessibility and/or would provide over 500 new homes and therefore are expected to make provision for a new local centre with shops, services and small business units.

3.9 The remaining sites are expected to have a negligible effect against this objective.

SA Objective 3: Housing Provision

3.10 All housing site options will have positive effects against this SA objective due to the nature of the development proposed. The majority of the housing sites were assessed as having a minor positive effect against this objective because although they would be providing new homes, they would be providing fewer than 500 new homes.

3.11 The remaining sites, all of which are strategic sites, were assessed as having a significant positive effect against this objective. This is because they would provide over 500 new homes and therefore would make a major contribution to housing delivery within the plan area.

SA Objective 4: Community Cohesion

3.12 Almost all of the new and amended housing site options are expected to have a minor positive effect against this objective because they are either located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation, or within close proximity of a town, local or neighbourhood centre.

3.13 Ten sites are expected to have a significant positive effect against this objective because they are located within one of the 20% most deprived areas with regard to the 'Barriers to housing and services' domain of the English Indices of Deprivation and also fall within 100m of a town, local or neighbourhood centre. Alternatively, the sites make provision for community spaces including open space, leisure, recreation and community facilities. Some of the strategic sites will - be expected to provide a new local centre. The remaining sites are expected to have a negligible effect against this objective.

SA Objective 5: Health

3.14 Over half of the housing sites were assessed as having a mixed significant positive and minor negative effect against this objective because, although they are located within 800m of an open space, sport and recreation facility which could be used by new residents to engage in active recreation, they are also located within close proximity (200m) of Hertsmere's strategic road network. This could have an adverse effect on health in terms of noise and air pollution. The development of some sites could also result in the loss of a public facility, including open space. The effect against just under one third of all sites is recorded as uncertain minor negative effect due to the fact they may result in the loss of facilities.

3.15 All other sites are assessed as having a mixed significant positive and minor negative effect against this objective because although they tend to be located within close proximity of an open space, sport and recreation facility, they are not necessarily located within walking distance of an NHS GP surgery or hospital with capacity for new patients. They may also be in close proximity (200m) to Hertsmere's strategic road network. Uncertain minor negative effects were recorded against a small number of these sites because they may result in the loss of facilities.

SA Objective 6: Soil and Minerals

3.16 The majority of the site options are expected to have a minor negative effect against this objective because they are entirely or mainly located on greenfield land but only a small proportion comprise some of the best and most versatile agricultural land (Grades 1, 2 and 3). Many of them are also located within, or within 250m of a Minerals Consultation Area.

3.17 A small number of sites are expected to have a mixed minor positive and minor negative effect against this objective because although they are within or within 250m of a Mineral Consultation Area, they are entirely or mainly located on brownfield land which represents a more efficient use of land compared with development on greenfield land. This would also reduce the loss of agricultural land.

SA Objective 7: Historic Environment

3.18 Six of the sites are highly sensitive in relation to the Historic Environment. Significant negative uncertain effects have been predicted for these sites; typically, as a result of the potential for substantial harm to designated heritage assets located within or in close proximity to them.

3.19 Minor negative effects that equate to either substantial or lesser harm to non-designated assets of low significance, or to less than substantial harm to assets of higher importance, are predicted for twenty-two of the sites. These effects relate to either setting impacts to designated assets or physical and

setting impacts to non-designated assets. Where there are physical impacts to heritage assets, the authority's historic environment advisers should be consulted as to the requirements of an appropriately staged programme of works.

3.20 A small number of sites have been identified as having negligible effects on the historic environment either physically or in terms of setting. It should be noted that all effects on the historic environment are considered to be uncertain as they frequently depend on the exact location, size and design of development. Additionally, there is always the risk of encountering previously unknown archaeological remains within a site.

SA Objective 8: Landscape

3.21 Twenty-three sites were assessed as having minor positive effects on this objective as they are on brownfield or degraded land, as set out in the Landscape Sensitivity Assessment. Four sites were assessed as having a minor negative effect against this objective because they fall within an area which is of low-moderate or moderate sensitivity to residential development.

3.22 Six sites are expected to have a minor negative effect against this objective because they fall within an area with moderate-high or high sensitivity to residential development according to the Landscape Sensitivity Assessment. Development of some of these sites may also contribute to settlement coalescence.

3.23 Twenty sites are expected to have mixed significant negative and minor positive effects against this objective because although enhancements to the green infrastructure network (including parks, green spaces and other natural features) are required at the strategic sites, which would enhance visual amenity, these sites fall within an area with moderate-high or high sensitivity to the relevant type of development, and may also result in settlement coalescence. Alternatively, some of these sites comprise brownfield or degraded land.

3.24 Seven sites were assessed as having a mixed minor positive and minor negative effect, because although enhancements to the green infrastructure network (including parks, green spaces and other natural features) are required at the strategic sites, which would enhance visual amenity, these sites fall within an area with low-moderate to high sensitivity.

3.25 The remaining sites are expected to have a negligible effect against this objective.

SA Objective 9: Greenhouse Gas Emissions

3.26 Thirty-seven sites were assessed as having a minor negative effect because they are within walking distance of only one sustainable transport mode.

3.27 Seventeen sites were assessed as having a minor positive effect against this objective because they are within walking distance of two sustainable modes of transport.

3.28 Twelve sites were assessed as having a significant negative effect against this objective because they are not located within walking distance of any sustainable transport links.

3.29 Minor negative effects are also recorded where sites may provide for sustainable transport but there is uncertainty around delivery and the potential level of car use.

SA Objective 10: Biodiversity and Geodiversity

3.30 Two of the sites (HEL-1030-22 Porters Park Golf Club, Site 3 and HEL-1062-22 Land Between Heathbourne Cottage and Oak Lodge) were assessed as having a significant negative effect against this objective because they are located in areas of Watling Chase Community Forest.

3.31 The remaining sites are expected to have a negligible effect against this objective due to their distance from designated sites.

SA Objective 11: Water Quality and Quantity

3.32 All of the new site options have been assessed as having potential but uncertain minor negative effects against this objective because they all fall within a Source Protection Zone.

SA Objective 12: Flooding

3.33 The sub-criteria for SA Objective 12 consider the percentages of sites within Flood Zone 2 and Flood Zone 3. Two site options are expected to have a significant negative effect against this objective because they contain over 25% of land within Flood Zone 3: HEL-1023-22 197, Darkes Lane, Potters Bar and HEL-0507-22 Land at Kendall Hall Farm.

3.34 Four site options (HEL204 Stantgate Crescent, HEL-1001-22 South East of Merry Hill Road, HEL-1052-22 Land at Hill Farm and HEL-1028-22 Porters Park Golf Club, Site 1) are expected to have a minor negative effect against this objective because they either contain more than 25% of land within Flood Zone 2 or a smaller area (5% to 25%) within Flood Zone 3.

3.35 The remaining sites are expected to have a negligible effect against this objective as they are located outside of the areas of high flood risk in Hertsmere.

SA Objective 13: Air Quality

3.36 None of the sites are located within an AQMA and no site has been identified as being located on roads closely connected to AQMAs and therefore being likely to generate traffic that passes through these AQMAs. All sites are therefore considered to have a negligible effect on this objective.

SA Objective 14: Energy Efficiency

3.37 All of the new and amended residential site options are expected to have negligible effects against this objective as the achievement of the objective will be determined more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development, than by the location of new development. The effects are recorded as uncertain for around one third of these sites because, due to their size, there is potential to incorporate renewable energy production and energy efficiency measures.

SA Objective 15: Economy

3.38 Four of the residential sites are expected to have a significant positive effect because they will deliver 750 homes or more, and therefore would be expected to make provision for employment land.

3.39 The remaining residential sites are expected to have a mixed minor positive and minor negative effect. Minor positive effects are recorded where sites are located:

- within or further than 800m of a sustainable transport link and/or a town or local centre; or
- within 501-1,000m or 1,0001-2,000m of an existing or key employment area, and 500m from an existing local employment site.

3.40 Minor negative effects are recorded where sites may result in the loss of an existing employment area.

Employment Sites

3.41 Due to their potential use as sites for new employment use, all six new employment site options are considered to have negligible effects in relation to **SA Objective 1: Education, SA Objective 2: Services and SA Objective 3: Housing Provision**. None of the employment site options are within one of the 20% most deprived areas within the Borough; therefore all would also have negligible effects on **SA Objective 4: Community Cohesion**. The sites would also all have negligible effects on **SA Objective 14: Energy Efficiency** as effects will depend on the specific design of sites rather than their location.

3.42 All seven employment sites are considered to have significant positive effects in relation to **SA Objective 15: Economy**, as they all have the potential to provide large scale employment space (over 0.5ha).

3.43 All seven sites are also considered to have the potential for significant negative effects on **SA objective 13: Air Quality** due to their location near AQMAs or the amount of potential additional traffic anticipated on the major road networks. This effect is considered to be uncertain, due to the uncertainty around the type of employment use on each site, and the type of vehicle movements that may be required at each site.

3.44 One site option, HEL-1012-22 Pages Farm, is expected to have significant negative effects on **SA Objective 5: Health and SA Objective 8: Landscape**, and a minor negative effect on **SA Objective 10: Biodiversity and Geodiversity**, due to being in a more rural, less well-connected location, and in close proximity to at least one designated site. The other employment sites are considered to have negligible effects on **SA Objective 5: Health and SA Objective 10: Biodiversity**, due to their brownfield locations.

3.45 All sites have a mixed minor positive and minor negative effect on **SA Objective 6: Soils and Minerals**. All sites are within areas of consultation for minerals, but all sites are also predominantly on brownfield land.

3.46 Just over half of the sites are expected to have a minor potential effect on **SA Objective 7: Historic Environment** that equate to either substantial or lesser harm to non-designated assets of low significance, or to less than substantial harm to assets of higher importance. These effects relate to either setting impacts to designated assets or physical and setting impacts to non-designated assets. Where there are physical impacts to heritage assets, the authority's historic environment advisers should be consulted as to the requirements of an appropriately staged programme of works.

3.47 A small number of sites have been identified as having negligible effects on the historic environment either physically or in terms of setting. It should be noted that all effects on the historic environment are considered to be uncertain as they frequently depend on the exact location, size and design of development. Additionally, there is always the risk of encountering previously unknown archaeological remains within a site.

3.48 Most of the sites are expected to have a minor positive effect on **SA Objective 8: Landscape** due to their brownfield location. The other sites are located on greenfield land with varying degrees of sensitivity to development, resulting in major negative or major negative with mixed minor positive appraisal scores.

3.49 All of the employment sites, except for HEL 171 and HEL -1064-22 would have a negligible effect on SA Objective 11: Water **Quality** and quantity as these sites are outside of an SPZ. HEL 171 and HEL 1064-22 are within an SPZ and would have a minor effect on water quality, The effect is uncertain as the impacts may be mitigated or avoided at later stages of the plan process.

3.50 All sites would have a negligible effect on **SA Objective 12: Flooding**, as there is no more than 25% of any site within Flood Zone 2 and less than 5% of any site within Flood Zone 3.

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Summary of SA findings for the new and amended site options

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Table 3.1: SA findings for the new and amended housing and employment site options

ID	Location	SA 1: Education	SA 2: Services	SA 3: Housing Provision	SA 4: Community	SA 5: Health	SA 6: Soil and Minerals	SA 7: Historic Environment	SA 8: Landscape	SA 9: Greenhouse Gas Emissions	SA 10: Biodiversity and Geodiversity	SA 11: Water Quality and Quantity	SA 12: Flooding	SA 13: Air Quality	SA 14: Energy Efficiency	SA 15: Economy
Housing Site options																
HEL 152	Lyndhurst Farm	+	-	+	+	++/-	-?	-	-	-	--?	-?	0	0	0	+/-
HEL164	Fenny Slade, Potters Bar	-	+	+	+	++/-	-	-?	--	--	0	-?	0	0	0	+/-
HEL204	Land at Stangate Crescent, Borehamwood	+?	+	+	+	++/-	0	0?	--/+	--	0	-?	-	0	0	+/-
HEL213	Land rear of The Ridgeway, Radlett	+?	+	+	+	++/-	0	-?	+	--	0	-?	0	0	0	+/-
HEL221	Rabley Green, East of Shenley	++	++	++	++	++/-	-	--?	-	-	-	-?	0	0	0	++
HEL234a	Well Cottage, Wagon Road, Potters Bar	+	+	+	+	++/-	-	-?	+	-	0	-?	0	0	0	+/-
HEL234b	Well Cottage, Dancers Hill Road (White	+	+	+	+	++/-	-	0?	+	-	0	-?	0	0	0	+/-

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	House Site), Potters Bar															
HEL321	Land Formerly Part of Earl and Cross Keys Farm (south), South Mimms	-	0	+	+	++/-	-	--?	+	-	0	-?	0	0	0	+/-
HEL337a	Land east of Farm Way, Bushey	+	+	+	+	++/-	-	0?	-?	-	0	-?	0	0	0	+/-
HEL341	Land West of Allum Lane, Borehamwood	+	+	+	+	++/-	-	-	+	-	0	-?	0	0	0	+/-
HEL350Y	Harperbury Hospital revised (S) (S2B), Shenley	-	0	+	+	++/-	-	-	--/+	-	0	-?	0	0	0	+/-
HEL354	Land North of Fox Hollows, Shenley	-	0	+	+	++/-	-	-	--/+	-	0	-?	0	0	0	+/-
HEL501	Adjoining (Fenny Slade), Potters Bar	+	+	+	+	++/-	-	-?	+	-	0	-?	0	0	0	+/-
HEL504	East of St Albans Road, South Mimms	-	0	+	+	++/-	-	-	+	-	0	-?	0	0	0	+/-

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HEL507	Kendal Hall Farm, Radlett	+	+	+	+	++/-	-	-?	--/+	+	0	-?	0	0	0	+/-
HEL512	Norwegian Barn, Elstree	+	+	+	+	++/-	-	-	--	--	0	-?	0	0	0	+/-
HEL514	Radlett Park Golf Course, Borehamwood	++	++	++	++	++/-	-	--	+	-	0	-?	--	0	0	++
HEL515	South of Rectory Farm Savills, Shenley	-	0	+	+	++/-	-	--	--/+	-	0	-?	-	0	0	+/-
HEL902	Land to rear of 31-61 Blanche Lane, South Mimms	-	0	+	+	++/-	-	-?	+	-	0	-?	0	0	0	+/-
HEL908	Oakmere Youth and Community Centre, Potters Bar	+	+	+	+	++/-	-	0/?	+	-	0	-?	0	0	0	+/-
HEL909	Potters Bar Fire Station, Potters Bar	+	+	+	+	++/-	-	0/?	+	+	0	-?	0	0	0	+/-
HEL910	The Park, ESC, Potters Bar	+	+	+	+	++/-	-	--/?	+	-	0	-?	0	0	0	+/-

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HEL911	Elm Court Community Centre, Potters Bar	+	+	+	+	++/-	-	0?	+	+	0	-?	0	0	0	+/-
HEL-0231-22	Starveacres, 16 Watford Road, Radlett	+	+	+	+	++/-	-	-	--/+	+	0	-?	0	0	0	+/-
HEL-0360-22	Land South of Radlett Lane, Shenley	++	++	++	++	++/-	-	-	--/+	-	0	-?	0	0	0	++
HEL-0507-2	Land at Kendall Hall Farm, Radlett	++	++	++	++	++/-	-	-	--/+	+	0	-?	--	0	0	++
HEL-0511-2	Land West of Vale Avenue, Borehamwood	+	+	+	+	++/-	-	0?	+	-	0	-?	0	0	0	+/-
HEL-0905-22	Bushey Hall Golf Club, Bushey Hall Drive	++	++	++	++	++/-	-	-	--	+	0	-?	0	0	0	++
HEL-1001-22	Land to South East of Merry Hill Road, Bushey	++	+	+	++	++/-	-	-/?	--	--	0	-?	-	0	0	+/-
HEL-1003-22	Land at Magnolia Drive, Bushey	-	+	+	+	++/-	-	-	-	-	0	-?	0	0	0	+/-

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HEL-1005-22	Land Rear of Catterick Way, Borehamwood	+	+	+	+	++/-	-	0/?	+	-	0	-?	0	0	0	+/-
HEL-1006-22	26-30 Theobald Street Borehamwood	+	+	+	+	++/-	-	-/?	+	+	0	-?	0	0	0	+/-
HEL-1107-22	Kemp Place, Bushey	+	+	+	+	++/-	-	-/?	-?	-	0	-?	0	0	0	+/-
HEL-1008-22	Land at Holly Cottage, Well End Road, Borehamwood	+	+	+	+	++/-	-	--	+	-	0	-?	0	0	0	+/-
HEL-1009-22	Instalcom House, Manor Way, Borehamwood	+	+	+	+	++/-	-	0/?	+	-	0	-?	0	0	0	+/-
HEL-1010-22	Ham Farm, Hogg Lane, Elstree	+	+	+	+	++/-	-	--/?	-	--	0	-?	0	0	0	+/-
HEL-1011-22	Edgewarebury House Farm Elstree Hill South	+	+	+	+	++/-	0	--	+/-	-	0	-?	0	0	0	+/-
HEL-1013-22	Land east of Kailas (formerly the Marians),	+	+	+	+	++/-	-	-	--/+	--	0	-?	0	0	0	+/-

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	Barnet Lane, Elstree - Site B															
HEL-1014-22	Land east of Kailas (formerly the Marians), Barnet Lane, Elstree - Site D	+	+	+	+	++/-	-	-	--/+	+	0	-?	0	0	0	+/-
HEL-1015-22	The Leys, Barnet Lane, Elstree	+	+	+	+	++/-	-	--	--	--	0	-?	0	0	0	+/-
HEL-1018-22	Oxhey Option 2: Land at Paddock Road Allotments, Watford	+	+	+	+	++/-	-	-/?	0	+	0	-?	0	0	0	+/-
HEL-1020-22	The Fields, Theobald St, Radlett	+	+	+	+	++/-	0	-	--/+	-	0	-?	0	0	0	+/-
HEL-1021-22	Land north of Radlett Road, Radlett	+	+	+	+	++/-	-	-	--/+	-	0	-?	0	0	0	+/-
HEL-1023-22	197 Darkes Lane, Potters Bar	+	+	+	+	++/-	-	-	0	+	0	-?	--	0	0	+/-

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HEL-1024-22	Land North of Mount Way and Manor Way, Potters Bar	+	+	+	+	++/-	-	-	+/-	+	0	-?	0	0	0	+/-
HEL-1025-22	Rydal Mount Lodge, Potters Bar	+	+	+	+	++/-	-	-	+/-	+	0	-?	0	0	0	+/-
HEL-1026-22	Land west of Watling Street, Borehamwood	++	++	+	++	++/-	0	--/?	+	--	0	-?	0	0	0	+/-
HEL-1027-22	Land & Garages Rear of 38-40 Watling Street, Borehamwood	+	+	+	+	++/-	-	-?	+	+	0	-?	0	0	0	+/-
HEL-1028-22	Porters Park Golf Club, Site 1,	+	+	+	+	++/-	-	-?	+/-	+	0	-?	-	0	0	+/-
HEL-1029-22	Porters Park Golf Club, Site 2	+	+	+	+	++/-	-	-?	+/-	+	0	-?	0	0	0	+/-
HEL-1030-22	Porters Park Golf Club, Site 3	+	+	+	+	++/-	-	-?	+/-	+	--	-?	0	0	0	+/-
HEL-1031-22	Porters Park Golf Club, Site 4	+	+	+	+	++/-	-	-?	+/-	-	0	-?	0	0	0	+/-

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HEL-1032-22	Land at Battlers Green Farm, Radlett	++	++	++	++	++/-	-	-/?	--/+	-	0	-?	0	0	0	+/-
HEL-1033-22	Land at Wild Farm, Shenley	++	++	++	++	++/-	-	-	--/+	-	0	-?	0	0	0	+/-
HEL-1034-22	Shenleybury House, Shenley	-	0	+	+	++/-	-	0/?	--/+	-	0	-?	0	0	0	+/-
HEL-1035-22	The White Hart, St Albans Road, South Mimms	-	0	+	+	++/-	-	--	+	-	0	-?	0	0	0	+/-
HEL-1036b-22	Land at Stephenson Way, Bushey	++	++	+	++	++/-	-	-	-	-	0	-?	0	0	0	+/-
HEL-1050-22	Land South of Merry Hill Road, Bushey	+	+	+	+	++/-	-	-/?	--	-	0	-?	0	0	0	+/-
HEL-1051-22	Land North of Barnet Lane, Elstree, Borehamwood,	+	+	+	+	++/-	-	-	+	-	0	-?	0	0	0	+/-
HEL-1052-22	Land at Hill Farm, West of Watling	++	++	+	++	++/-	-	-/?	--/+	-	0	-?	-	0	0	+/-

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	Street, Radlett, WD7 7HO															
HEL-1053-22	Land South of Mimms Lane, Shenley	-	0	+	+	++/-	-	--/?	--/+	-	0	-?	0	0	0	+/-
HEL-1055-22	Home Farm, Radlett	++	++	++	++	++/-	-	--/?	--/+	--	0	-?	0	0	0	++
HEL-1061-22	Land South of Radlett Lane and East of Wilton Farm Cottages, Shenley	-	0	+	+	++/-	-	-/?	--/+?	-	0	-?	0	0	0	+/-
HEL-1062-22	Land Between Heathbourne Cottage and Oak Lodge, Bushey	+	+	+	+	++/-	-	-/?	-	--	--	-?	0	0	0	+/-
HEL-1063-22	Former Walled Garden / Tennis Courts, Kendall Hall Farm, Radlett	+	+	+	+	++/-	0	--/?	--/+	--	0	-?	0	0	0	+/-
HEL-1106-22	Canada Life, Potters Bar	+	+	+	+	0	+/-	-	+	-?	0	-?	0	--?	0	+/-
Employment Site options																

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HEL171	Land North of Centennial Park	0	0	0	0	0	-	-	--	--?	0	-?	0	--?	0	++
HEL-1012-22	Pages Farm, Dagger Lane., Elstree	0	0	0	0	-	-	0/?	--?	-?	-	0	0	--?	0	++
HEL-1036d-22	Land at Stephenson Way, Bushey	0	0	0	0	0	+/-	-?	+	-?	0	0	0	--?	0	++
HEL-1038-22	NAWT Tylers Way, Watford	0	0	0	0	0	+/-	-?	+	-?	0	0	0	--?	0	++
HEL-1039-22	203-205 Watling Street, Radlett	0	0	0	0	0	+/-	+/-	--/+	+	0	-?	0	--?	0	++
HEL-1041-22	The Waterfront Business Park, Elstree Road, Elstree	0	0	0	0	0	+/-	-?	+	-?	0	0	0	--?	0	++
HEL-1064-22	Land surrounding Kendall Hall Farm, Bushey	0	0	0	0	0	-	--?	--/+	+	0	-?	0	--?	0	++

Chapter 4

Next Steps

4.1 This Interim SA has considered the new hybrid spatial option (Option 6) as well as the new and amended site options that have been identified since 2021. The findings of the Interim SA will be incorporated within the next iteration of the full Sustainability Appraisal Report for the Hertsmere Local Plan.

4.2 The Local Plan will include a number of strategic and development management-style policies to guide future development in the Borough. These policies are expected to go a long way to mitigating adverse effects identified in terms of any site options that are eventually allocated.

4.3 This Interim SA will be available for consultation alongside the Draft Local Plan (sites only) for a period of eight weeks. Responses to the consultation will be reviewed and addressed in future iterations of the Sustainability Appraisal.

4.4 The findings of the SA and the outcomes of the consultation will be taken into account by the Council as it prepares the next iteration of the Local Plan. The SA will then be updated to reflect that version of the Local Plan and further consideration will be given to potential mitigation measures as well as the approach to monitoring the likely significant effects of the plan.

LUC
March 2024

Appendix A

SA Assumption Table

This table sets out the assumptions and sub-criteria used to appraise the sites within the Interim SA. The same assumptions were used in the SA of the Draft Plan 2021, and will be reviewed as part of the preparation for the full SA of the Hertsmere Draft Local Plan.

Appendix A
SA Assumption Table

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Table A.1: SA Assumption Table

Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	No/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (--)
SA Objective 1: To improve access to education, training, opportunities for lifelong learning and employability					
HOUSING ALLOCATIONS Distance to and capacity of educational facilities.	<=1km from secondary AND <=500m from at least one primary school in a settlement with capacity ³⁴⁵ . OR Provision of new facilities (including all sites providing 500 homes or more).	<=1km from at least one secondary school OR <=500m from at least one primary/infant/junior school in a settlement with capacity ⁶⁷⁸⁹ . OR <=1km from a college or other education or training facility.	N/A	<=1km from at least one secondary school AND/OR <=500m from at least one primary/infant/junior school in a settlement without sufficient capacity ¹⁰¹¹ .	>1km from secondary AND >500m from at least one primary school. OR Loss of facilities.
SA Objective 2: To ensure ready access to essential services and facilities for all residents					
HOUSING ALLOCATIONS Proximity to services/facilities/assets.	The site falls mostly within an area with very high or high accessibility (score of 20.01 to 30.00).	The site falls mostly within an area with medium/high accessibility (score of 15.01 to 20.00).	The site falls mostly within an area with Medium accessibility (score of 10.01 to 15.00).	The site falls mostly within an area with low accessibility (score of 5.01 to 10.00).	The site falls mostly within an area with very low accessibility (score of 0.00 to 5.00).

³ Primary schools: marked as green in Hertfordshire County Council's school capacity data for 2022-23 intake (Surplus of Shortage of Year R Places (%)).

⁴ Secondary schools: marked as green in Hertfordshire County Council's school capacity data for 2028-29 intake (Surplus of Shortage of Year 7 Places (%)).

⁵ Uncertainty is added because there are schools which do have capacity for expansion but it is unknown which of these schools this applies to. This assumption makes use of information provided by HCC on settlements that do or don't have school capacity.

⁶ Primary schools: marked as green in Hertfordshire County Council's school capacity data for 2022-23 intake (Surplus of Shortage of Year R Places (%)).

⁷ Secondary schools: marked as green in Hertfordshire County Council's school capacity data for 2028-29 intake (Surplus of Shortage of Year 7 Places (%)).

⁸ Uncertainty is added because there are schools which do have capacity for expansion but it is unknown which of these schools this applies to. This assumption makes use of information provided by HCC on settlements that do or don't have school capacity.

⁹ If the site is within 1km of a secondary school in a settlement with capacity but not within 500m of a primary school or vice versa, a minor positive effect will apply.

¹⁰ Primary schools: marked as amber or red in Hertfordshire County Council's school capacity data for 2022-23 intake (Surplus of Shortage of Year R Places (%)).

¹¹ Secondary schools: marked as amber or red in Hertfordshire County Council's school capacity data for 2028-29 intake (Surplus of Shortage of Year 7 Places (%)).

Appendix A
SA Assumption Table

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Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	No/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (--)
	OR Provision of new local centre (including all sites providing 500 homes or more).	OR Provision of new services/facilities but not a new local centre (including all sites providing between 250 and 500 homes).			OR Loss of a facility ¹² .
SA Objective 3: To ensure the provision of housing, including affordable housing and a mix that meets local needs					
HOUSING ALLOCATIONS Delivery of affordable housing.	Significantly contributes to the delivery of housing (500 dwellings or more).	Contributes to the delivery of housing (fewer than 500 dwellings).		N/A	N/A
SA Objective 4: To improve community cohesion by reducing and preventing crime and deprivation, as well as providing sufficient community spaces					
HOUSING ALLOCATIONS Reducing and preventing crime.	N/A	N/A	Levels of crime and fear of crime will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible (0).	N/A	N/A

¹² Any public facility, specifically schools, GP surgeries, hospitals and open space.

Appendix A
SA Assumption Table

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Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	No/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (--)
HOUSING ALLOCATIONS Access to housing and services.	Allocation located within one of the 20% most deprived areas within the Borough ('Overall – Barriers to housing and services' domain of English Indices of Deprivation). AND Allocation within 100m of a town, local or neighbourhood centre.	Allocation located within one of the 20% most deprived areas within the Borough ('Overall – Barriers to housing and services' domain of English Indices of Deprivation). OR Allocation within 100m of a town, local or neighbourhood centre.	All other allocations.	N/A	N/A
EMPLOYMENT ALLOCATION Access to employment.		Allocation located within one of the 20% most deprived areas within the Borough ('Overall – Employment Deprivation' domain of English Indices of Deprivation).	All other allocations.	N/A	N/A
SA Objective 5: To improve population's health and reduce inequalities					
HOUSING ALLOCATIONS Distance to nearest NHS GP surgery or hospital.	Provision of new healthcare facility.	<=800m from nearest NHS GP surgery or hospital. OR Site will include additional healthcare provision.	N/A	>800m from nearest NHS GP surgery or hospital. OR	N/A

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SA Assumption Table

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Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	No/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (--)
				Site is located outside of Potters Bar and Bushey Village ¹³ . OR Site is located within or adjacent to an existing or permitted employment area.	
HOUSING ALLOCATIONS Distance to nearest sport/recreational facility or open space/Local Green Space.	<=800m from open space, sport or recreation facility. OR Provision of new sport/recreation facility or new open space.	<=400m from PRoW but >800m of open space sport & recreation facility.	N/A	Site containing PRoW (-?).	>800 m from open space, sport or recreation facility and >400 m from PROW. OR Loss of existing facility (not including PRoW) ¹⁴ .
HOUSING AND EMPLOYMENT ALLOCATIONS Development allocations that are adjacent to strategic road network (motorway or 'A' roads) or are within close proximity of waste management facilities.	N/A	N/A	All other allocations.	Site within 500m of an Anaerobic Digestion facility. OR Within 250m of any other waste management facility.	Site within 200m of an A road or Motorway.

¹³ Communication from Herts Valleys Clinical Commissioning Group to Hertsmere Borough Council indicates that Potters Bar and Bushey Village are the only settlements in the Borough thought to have capacity for new patients.

¹⁴ The Council would require any development to either retain or divert away from any PRoW running through the site.

Appendix A
SA Assumption Table

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Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	No/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (--)
SA Objective 6: To safeguard soil quantity and quality including reducing contamination and prioritising previously developed land, as well as protecting mineral resources					
HOUSING AND EMPLOYMENT ALLOCATIONS Agricultural grade of land.	N/A	N/A	N/A	Significant proportion (>=25%) of allocation on Grade 3 agricultural land. OR Site consists partly of Grades 1 or 2 agricultural land, but less than 25% of site.	Significant proportion (>=25%) of allocation on Grade 1 or 2 agricultural land.
HOUSING AND EMPLOYMENT ALLOCATIONS Greenfield or brownfield land.	N/A	Allocation entirely or mainly (>50%) on brownfield land.	N/A	Allocation entirely or mainly (>=50%) on greenfield land.	N/A
HOUSING AND EMPLOYMENT ALLOCATIONS Minerals Consultation Area.	N/A	N/A	Allocation is not within 250m of a Minerals Consultation Area.	Allocation is within 250m of a Minerals Consultation Area.	N/A
SA Objective 7: To protect and, where appropriate, enhance heritage assets and their settings					
HOUSING AND EMPLOYMENT ALLOCATIONS Impact on known heritage assets, including nationally and locally listed buildings,	N/A	Beneficial effects are challenging to register and only in rare circumstances can a new development make a positive contribution to the significance of a heritage asset – for example, by	Development would not physically change any designated or non-designated heritage assets and would conserve their setting, resulting in no change to the heritage asset's	A minor negative effect occurs where allocation has the potential to cause minor effects to assets of high or medium significance as a consequence of setting change; and/ or, where	A significant negative effect occurs where, as result of allocation, assets of medium or high significance are subject to a significant degree of

Appendix A
SA Assumption Table

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Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	No/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (--)
conservation areas, scheduled monuments, registered parks and gardens, registered battlefields, and non-designated assets.		removing harmful elements of its current setting, to better-reveal its character and significance. (Typically, it may only improve the visual and experiential qualities of an asset's context – however, this is a townscape and visual rather than an historic environment consideration.)	significance, or the way in which it is perceived or understood.	assets of low significance may experience physical or setting change, resulting in any degree of effect (minor to significant).	effect, via setting or physical change.
SA Objective 8: To maintain and enhance the quality of countryside and landscape					
HOUSING AND EMPLOYMENT ALLOCATIONS Outside settlement boundaries; Landscape sensitivity.	N/A	Site is on brownfield or degraded land ¹⁵ .	Area has low sensitivity to relevant type of development ¹⁶ according to the Landscape Sensitivity Assessment.	Area has low-moderate or moderate sensitivity to relevant type of development according to the Landscape Sensitivity Assessment.	Area has moderate-high or high sensitivity to relevant type of development according to the Landscape Sensitivity Assessment.
HOUSING AND EMPLOYMENT ALLOCATIONS Within settlement boundaries: Townscape.	N/A	Site is on degraded brownfield land.	Site is on brownfield land that is not degraded (i.e. site is in current/recent alternative use). OR A negligible effect with uncertainty (0?) should be	A minor negative effect with uncertainty (-?) should be recorded for sites that would lead to a loss of landscape features (e.g. green space or water bodies) or would be out of keeping with the	N/A

¹⁵ Effect will be mixed with a negative effect, depending on the landscape sensitivity of the area.

¹⁶ As advised by Hertsmere Borough Council, drawing on the HELAA and professional judgement.

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SA Assumption Table

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Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	No/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (--)
			recorded for other sites that do not consist of brownfield land but would not lead to a loss of landscape features and would be in keeping with the scale of surrounding development.	scale of surrounding development.	
HOUSING AND EMPLOYMENT ALLOCATIONS Settlement coalescence.	N/A	N/A	A negligible effect with uncertainty (0?) occurs when the allocation is outside the settlement boundary but unlikely to contribute towards settlement coalescence. Uncertainty as the actual effect will depend on the design, layout and landscaping of the new development. OR When an allocation is within an existing urban area or far away from neighbouring settlements, it's likely to have a negligible effect with no uncertainty (0).	A minor negative effect with uncertainty (-?) occurs when the allocation is outside the settlement boundary and may contribute towards coalescence of two or more settlements. Uncertainty as the actual effect will depend on the design, layout and landscaping of the new development.	A significant negative effect with uncertainty (--?) occurs when the allocation is outside the settlement boundary and would join two or more settlements. Uncertainty as the actual effect will depend on the design, layout and landscaping of the new development.
SA Objective 9: To reduce greenhouse gas emissions, including a reduced dependence on the private car					

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SA Assumption Table

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Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	No/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (--)
HOUSING AND EMPLOYMENT ALLOCATIONS Distance to public transport ¹⁷¹⁸ .	Within walking distance of 3 or more sustainable transport links (within 400m of a bus stop, 1km of a railway station and 400m of a cycle route).	Within walking distance of 2 sustainable transport links (within 400m of a bus stop, 1km of a railway station and 400m of a cycle route).	N/A	Within walking distance of 1 sustainable transport link (within 400m of a bus stop, 1km of a railway station or 400m of a cycle route).	Not within walking distance of any sustainable transport links (within 400m of a bus stop, 1km of a railway station or 400m of a cycle route).
SA Objective 10: To protect and enhance biodiversity and geodiversity					
ALL ALLOCATIONS Distance (impacts on) to: National or local designated wildlife site (SSSI, NNR, LNR, LWS, Eco-site, HMWT reserve), BAP Priority Habitats, Ancient Woodland or Regionally Important Geological Site. Impacts on international designated wildlife sites as assessed via the HRA and taken into account in the SA Report.	N/A	N/A	All other allocations.	Significant proportion of allocated land (>=25%) is on undesignated greenfield land. OR Allocated land is <=100m from a designated site (other than SSSI) or ancient woodland ¹⁹ . OR Site is adjacent to a RIGS.	Significant negative effect (--) if significant proportion of allocated land (>=25%) lies within designated site or includes an area of ancient woodland. OR Allocated land is <=100m from an SSSI. OR Significant negative effect with uncertainty (--?) if significant proportion of allocated land (>=25%) lies within an SSSI Impact

¹⁷ Effects on all employment allocations will have associated uncertainty because there are some employment uses that contribute more to greenhouse gas emissions than others (e.g. manufacturing and logistics tend to have greater greenhouse gas emissions), but the specific employment use is unknown at this stage.

¹⁸ Effects recorded against strategic sites will be uncertain because although larger sites may have more potential to incorporate renewable energy production and energy efficiency measures, it is unknown whether these will be incorporated in development.

¹⁹ Uncertainty is added if the designated site is an Ecosite as, whilst these are considered to be of value for their semi-natural habitat features or species interest, their wider biodiversity value is uncertain.

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SA Assumption Table

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Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	No/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (--)
					Risk Zone for the relevant type of development. Uncertainty relates to whether potentially significant negative effects can be mitigated. OR Site contains a RIGS.
SA Objective 11: To improve water quality and manage water resources sustainably					
HOUSING AND EMPLOYMENT ALLOCATIONS Allocations located within a Source Protection Zone (SPZ)	N/A	N/A	All other allocations.	Minor negative effect with uncertainty (-?) if site falls within an SPZ.	N/A
SA Objective 12: To minimise the risk of flooding taking account of climate change					
ALL ALLOCATIONS Allocations on brownfield or greenfield land and within flood zones.	N/A	N/A	<5% of site within Flood Zone 3. AND/OR <25% within Flood Zone 2 or proposed use classified as 'water compatible development'.	>=25% of site within Flood Zone 2. OR Smaller area (5% to 25%) within Flood Zone 3.	>=25% of site within Flood Zones 3a or 3b.
SA Objective 13: To improve local air quality					

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SA Assumption Table

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Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	No/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (--)
HOUSING AND EMPLOYMENT ALLOCATIONS Development allocations that are within, or directly connected via road, to one of the Air Quality Management Areas (AQMA) in the Borough ²⁰ .	N/A	N/A	Not within an AQMA or likely to generate traffic that uses an AQMA route as its primary access.	N/A	Within an AQMA or likely to generate traffic that uses an AQMA route as its primary access.
SA Objective 14: To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy					
HOUSING AND EMPLOYMENT ALLOCATIONS Energy consumption and potential for renewable energy use.	N/A	N/A	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore, the effects of the potential allocations on this SA	N/A	N/A

²⁰ Effects on all employment allocations will have associated uncertainty because there are some employment uses that contribute more to air pollution than others (e.g. manufacturing and logistics tend to have greater greenhouse gas emissions), but the specific employment use is unknown at this stage.

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SA Assumption Table

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Site Assessment Criteria	Significant Positive Effect (++)	Minor Positive Effect (+)	No/Negligible Effect (0)	Minor Negative Effect (-)	Significant Negative Effect (--)
			objective will be assumed to be negligible (0).		
SA Objective 15: Facilitate a sustainable and growing economy for the Borough that creates economic and employment opportunities, as well as providing for vital and viable town centres					
HOUSING ALLOCATIONS Proximity to town centres.	N/A	Allocation is within 800m of a sustainable transport link (bus stop, railway stations or cycle paths). AND/OR Allocation is within 800m of a Town or Local Centre.	N/A	Allocation is further than 800m from the nearest sustainable transport link (bus stop, railway station or cycle path). AND/OR Allocation is further than 800m from a Town or Local Centre.	N/A
HOUSING ALLOCATIONS Proximity to employment opportunities.	<=500m from an existing employment area or key employment site. OR Provision of new employment (including all sites providing 750 homes or more).	501-1000m from an existing or key employment area. OR <=500m from an existing local employment site.	N/A	1001-2000m from an existing or key employment area AND further than 500m from an existing local employment site. OR Loss of existing employment area.	>2000m from an existing or key employment area.
EMPLOYMENT ALLOCATIONS Site size.	Allocation is large (more than 0.5ha in size).	Allocation is small (0.5ha in size or smaller).	N/A	N/A	N/A

Appendix B

Site Appraisals

This section contains the summary site appraisals for each site assessed within the main report.

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Site Appraisals

Interim Sustainability Appraisal
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Employment Sites

HEL 171: Land North of Centennial Park

SA Objective	HEL 171	Justification
SA1: Education	0	Employment sites are considered to have a negligible effect on this objective.
SA2: Services	0	Employment sites are considered to have a negligible effect on this objective.
SA3: Housing Provision	0	Employment sites are considered to have a negligible effect on this objective.
SA4: Community Cohesion	0	Site HEL171 is not located within one of the 20% most deprived areas in terms of access to employment within the Borough; therefore a negligible effect is likely.
SA5: Health	0	Site HEL 171 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. It is not adjacent to Hertsmere's strategic road. Overall, a negligible effect is likely on this objective.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	--	The landscape appraisal reflects the landscape sensitivity scores within the HELAA and the development of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	--?	Site HEL 171 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL 171 is not located within a Source Protection Zone. A negligible effect is therefore likely.

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SA Objective	HEL 171	Justification
SA11: Water Quality and Quantity	-?	Site HEL 171 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 171 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	--?	Site HEL 171 is not located within an AQMA; however it is still likely to generate traffic that uses an AQMA route as its primary access. A significant negative but uncertain effect is therefore likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 171 is not expected to have an effect on this SA objective.
SA15: Economy	++	Site HEL 171 is a large site of over 0.5ha. A significant positive effect is therefore likely.

HEL-1012-22: Pages Farm, Dagger Lane., Elstree

SA Objective	HEL-1012-22	Justification
SA1: Education	0	Employment sites are considered to have a negligible effect on this objective.
SA2: Services	0	Employment sites are considered to have a negligible effect on this objective.
SA3: Housing Provision	0	Employment sites are considered to have a negligible effect on this objective.
SA4: Community Cohesion	0	Site HEL-1012-22 is not located within one of the 20% most deprived areas in terms of access to employment within the Borough; therefore a negligible effect is likely.
SA5: Health	0	Site HEL-1012-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. It is not adjacent to Hertsmere's strategic road. Overall, a negligible effect is likely on this objective.

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SA Objective	HEL-1012-22	Justification
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	0?	Please see full historic environment appraisal.
SA8: Landscape	--?	The landscape appraisal reflects the landscape sensitivity scores within the HELAA and the development of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-?	Site HEL-1012-22 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	-	Site HEL-1012-22 lies adjacent to Watling Chase Community Forest Local Nature Reserve. A minor negative effect is therefore likely.
SA11: Water Quality and Quantity	0	Site HEL-1012-22 is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	Site HEL-1012-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	--?	Site HEL-1012-22 is not located within an AQMA; however it is still likely to generate traffic that uses an AQMA route as its primary access. Traffic moving to and from the site is likely to travel along Aldenham Road which connects to the AQMA at Elstree. A significant negative but uncertain effect is therefore likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1012-22 is not expected to have an effect on this SA objective.
SA15: Economy	++	Site HEL-1012-22 is a large site of 10ha. A significant positive effect is therefore likely.

HEL-1036d-22: Land at Stephenson Way, Bushey

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SA Objective	HEL-1036d-22	Justification
SA1: Education	0	Employment sites are considered to have a negligible effect on this objective.
SA2: Services	0	Employment sites are considered to have a negligible effect on this objective.
SA3: Housing Provision	0	Employment sites are considered to have a negligible effect on this objective.
SA4: Community Cohesion	0	Site HEL-10136d-22 is not located within one of the 20% most deprived areas in terms of access to employment within the Borough; therefore a negligible effect is likely.
SA5: Health	0	Site HEL-1036d-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. It is not adjacent to Hertsmere's strategic road. Overall, a negligible effect is likely on this objective.
SA6: Soil and Minerals	+/-	This is a brownfield site; however it falls within a Minerals Consultation Area. Overall, a mixed (minor positive and minor negative) effect is likely.
SA7: Historic Environment	-?	Please see separate heritage appraisal.
SA8: Landscape	+	The landscape appraisal reflects the landscape sensitivity scores within the HELAA and the development of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-?	Site HEL-1036d-22 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL-1036d-22 does not lie within close proximity of any biodiversity or geodiversity designations which may be affected by development at the site. A negligible effect is therefore likely.
SA11: Water Quality and Quantity	0	Site HEL-1036d-22 is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	Site HEL-1036d-22 contains a small area of land (less than 5%) within Flood Zone 3. Therefore, a negligible effect is likely.
SA13: Air Quality	--?	Site HEL-1036d-22 is not located within an AQMA, however it is still likely to generate traffic that uses an AQMA route as its primary access. A significant negative but uncertain effect is therefore likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.

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SA Objective	HEL-1036d-22	Justification
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore, site HEL-1036d-22 is not expected to have an effect on this SA objective.
SA15: Economy	++	HEL-1038-22 is a large allocation that is over 0.5ha in size. A significant positive effect is therefore likely.

HEL-1038-22: NAWT Tylers Way, Watford

SA Objective	HEL-1038-22	Justification
SA1: Education	0	Employment sites are considered to have a negligible effect on this objective.
SA2: Services	0	Employment sites are considered to have a negligible effect on this objective.
SA3: Housing Provision	0	Employment sites are considered to have a negligible effect on this objective.
SA4: Community Cohesion	0	Site HEL-1038-22 is not located within one of the 20% most deprived areas in terms of access to employment within the Borough; therefore a negligible effect is likely.
SA5: Health	0	Site HEL-1038-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, it is located adjacent to Hertsmere's strategic road network (A41), where high pollution levels and noise disturbance could have an adverse effect on users of the employment site. Overall, a significant negative effect is likely.
SA6: Soil and Minerals	+/-	This is a brownfield site; however it falls within a Minerals Consultation Area. Overall, a mixed (minor positive and minor negative) effect is likely.
SA7: Historic Environment	-?	Please see separate appraisal.
SA8: Landscape	+	The site is primarily brownfield land and a minor positive effect is expected.

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SA Objective	HEL-1038-22	Justification
SA9: Greenhouse Gas Emissions	-?	Site HEL-1038-22 is located within 400m of one sustainable transport link. As such, a minor negative but uncertain effect is likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL-1038-22 does not lie within close proximity of any biodiversity or geodiversity designations which may be affected by development at the site. A negligible effect is therefore likely.
SA11: Water Quality and Quantity	0	Site HEL-1038-22 is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	Site HEL-1038-22 contains a small area of land (less than 5%) within Flood Zone 3. Therefore, a negligible effect is likely.
SA13: Air Quality	--?	Site HEL-1038-22 is not located within an AQMA, however it is still likely to generate traffic that uses an AQMA route as its primary access. The edge of the site is bordered by the A41 which leads directly to Hartspring Lane AQMA. A significant negative but uncertain effect is therefore likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore, site HEL-1038-22 is not expected to have an effect on this SA objective.
SA15: Economy	++	HEL-1038-22 is a large allocation that is approximately 1.6ha in size. A significant positive effect is therefore likely.

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HEL-1039-22: 203-205 Watling Street, Radlett

SA Objective	HEL-1039-22	Justification
SA1: Education	0	Employment sites are considered to have a negligible effect on this objective.
SA2: Services	0	Employment sites are considered to have a negligible effect on this objective.
SA3: Housing Provision	0	Employment sites are considered to have a negligible effect on this objective.
SA4: Community Cohesion	0	Site HEL-1039-22 is not located within one of the 20% most deprived areas in terms of access to employment within the Borough; therefore a negligible effect is likely.
SA5: Health	0	Site HEL-1039-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, it is located adjacent to Hertsmere's strategic road network (A41), where high pollution levels and noise disturbance could have an adverse effect on users of the employment site. Overall, a significant negative effect is likely.
SA6: Soil and Minerals	+/-	This is a brownfield site; however it falls within a Minerals Consultation Area. Overall, a mixed (minor positive and minor negative) effect is likely.
SA7: Historic Environment	+/-	Please see separate appraisal.
SA8: Landscape	--/+	The landscape appraisal reflects the landscape sensitivity scores within the HELAA and the development of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+?	Site HEL-1039-22 is located within 400m of two sustainable transport links. As such, a minor positive but uncertain effect is likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL-1039-22 does not lie within close proximity of any biodiversity or geodiversity designations which may be affected by development at the site. A negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1039-22 is located within a Source Protection Zone. A minor negative effect is therefore likely but uncertain.

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SA Objective	HEL-1039-22	Justification
SA12: Flooding	0	Site HEL-1039-22 is outside of any areas of high flood risk; therefore a negligible effect is likely.
SA13: Air Quality	--?	Site HEL-1039-22 is not located within an AQMA; however it is still likely to generate traffic that uses an AQMA route as its primary access. A significant negative but uncertain effect is therefore likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1039-22 is not expected to have an effect on this SA objective.
SA15: Economy	++	Site HEL-1039-22 is a large allocation that is over 0/5ha in size. Overall, a significant positive effect is likely.

HEL-1041-22: The Waterfront Business Park, Elstree Road, Elstree

SA Objective	HEL-1041-22	Justification
SA1: Education	0	Employment sites are considered to have a negligible effect on this objective.
SA2: Services	0	Employment sites are considered to have a negligible effect on this objective.
SA3: Housing Provision	0	Employment sites are considered to have a negligible effect on this objective.
SA4: Community Cohesion	0	Site HEL-1041-22 is not located within one of the 20% most deprived areas in terms of access to employment within the Borough; therefore a negligible effect is likely.
SA5: Health	--	Site HEL-1041-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, it is located adjacent to Hertsmere's strategic road network, where high pollution levels and noise disturbance could have an adverse effect on users of the employment site. Overall, a significant negative effect is likely.

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SA Objective	HEL-1041-22	Justification
SA6: Soil and Minerals	+/-	This is a brownfield site; however it falls within a Minerals Consultation Area. Overall, a mixed (minor positive and minor negative) effect is likely.
SA7: Historic Environment	-?	Please see separate appraisal.
SA8: Landscape	+	The landscape appraisal reflects the landscape sensitivity scores within the HELAA and the development of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-?	Site HEL-1041-22 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL-1041-22 does not lie within close proximity of any biodiversity or geodiversity designations which may be affected by development at the site. A negligible effect is therefore likely.
SA11: Water Quality and Quantity	0	Site HEL-1041-22 is not located within a Source Protection Zone. A negligible effect is therefore likely.
SA12: Flooding	0	Site HEL-1041-22 is outside of any areas of high flood risk; therefore a negligible effect is likely.

HEL-1064-22: Land surrounding Kendall Hall Farm, Bushey

SA Objective	HEL-1064-22	Justification
SA1: Education	0	Employment sites are considered to have a negligible effect on this objective.
SA2: Services	0	Employment sites are considered to have a negligible effect on this objective.
SA3: Housing Provision	0	Employment sites are considered to have a negligible effect on this objective.

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SA Objective	HEL-1064-22	Justification
SA4: Community Cohesion	0	Site HEL-1064-22 is not located within one of the 20% most deprived areas in terms of access to employment within the Borough; therefore a negligible effect is likely.
SA5: Health	0	Site HEL-1064-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, it is located adjacent to Hertsmere's strategic road network, where high pollution levels and noise disturbance could have an adverse effect on users of the employment site. Overall, a significant negative effect is likely.
SA6: Soil and Minerals	-	This is a greenfield site; and it falls within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	--?	Please see separate heritage appraisal.
SA8: Landscape	--/+	The landscape appraisal reflects the landscape sensitivity scores within the HELAA and the development of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+?	Site HEL-1064-22 is located within 400m of two sustainable transport links. As such, a minor positive effect is likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL-1064-22 does not lie within close proximity of any biodiversity or geodiversity designations which may be affected by development at the site. A negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1064-22 is located within a Source Protection Zone. A minor negative uncertain effect is therefore likely.
SA12: Flooding	0	Site HEL-1064-22 is outside of any areas of high flood risk; therefore a negligible effect is likely.
SA13: Air Quality	--?	Site HEL-1064-22 is not located within an AQMA; however it is still likely to generate traffic that uses an AQMA route as its primary access. A significant negative but uncertain effect is therefore likely. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1064-22 is not expected to have an effect on this SA objective.
SA15: Economy	++	Site HEL-1064-22 is a large allocation that is over 0.5ha. Overall, a significant positive effect is likely.

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Large Sites

HEL221 Rabley Green, East of Shenley

SA Objective	HEL 221	Justification
SA1: Education	++	Large site are considered to have a major effect on this objective, through provision of new education facilities.
SA2: Services	++	Large site are considered to have a major effect on this objective, through provision of services.
SA3: Housing Provision	++	Large site are considered to have a major effect on this objective, providing a positive contribution to housing need.
SA4: Community Cohesion	++	Site HEL221 is not located within one of the 20% most deprived areas in terms of access to employment within the Borough; therefore a negligible effect is likely.
SA5: Health	++/-	Site HEL221 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. However, it is located adjacent to Hertsmere's strategic road network, where high pollution levels and noise disturbance could have an adverse effect on users of the employment site. Overall, a significant negative effect is likely.
SA6: Soil and Minerals	-	This is a brownfield site; however it falls within a Minerals Consultation Area. Overall, a mixed (minor positive and minor negative) effect is likely.
SA7: Historic Environment	--?	Please see separate appraisal.
SA8: Landscape	-	The landscape appraisal reflects the landscape sensitivity scores within the HELAA and the development of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL221 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	-	Site HEL221 does not lie within close proximity of any biodiversity or geodiversity designations which may be affected by development at the site. A negligible effect is therefore likely.

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SA Objective	HEL 221	Justification
SA11: Water Quality and Quantity	-?	Site HEL221 is located within a Source Protection Zone. A minor negative uncertain effect is therefore likely.
SA12: Flooding	0	Site HEL221 is outside of any areas of high flood risk; therefore a negligible effect is likely.
SA13: Air Quality	0	Site HEL221 is not located within an AQMA; therefore a negligible effect is likely
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL221 is not expected to have an effect on this SA objective.
SA15: Economy	++	Site HEL221 will deliver over 750 homes, along with additional services, and it is considered a significant positive effect is likely.

HEL514 Radlett Park Golf Course, Borehamwood

SA Objective	HEL 514	Justification
SA1: Education	++	Large site are considered to have a major effect on this objective, through provision of new education facilities.
SA2: Services	++	Large site are considered to have a major effect on this objective, through provision of services.
SA3: Housing Provision	++	Large site are considered to have a major effect on this objective, providing a positive contribution to housing need.
SA4: Community Cohesion	++	Site HEL514, as a large site, is expected to have a major positive contribution to this objective, through the provision of community services.
SA5: Health	++/-	Site HEL514 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. It is located within 800m of open space and within 200m of the strategic road network. Therefore, a mixed major positive and minor negative effect is expected.
SA6: Soil and Minerals	-	This is a greenfield site; and it falls within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	--?	Please see separate appraisal.

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SA Objective	HEL 514	Justification
SA8: Landscape	-	The landscape appraisal reflects the landscape sensitivity scores within the HELAA and the development of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL514 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is likely.
SA10: Biodiversity and Geodiversity	-	Site HEL514 lies within close proximity of a designation which may be affected by development at the site. A minor negative effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL514 is located within a Source Protection Zone. A minor negative uncertain effect is therefore likely.
SA12: Flooding	0	Site HEL514 is outside of any areas of high flood risk; therefore a negligible effect is likely.
SA13: Air Quality	0	Site HEL514 is not located within an AQMA; therefore a negligible effect is likely
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL221 is not expected to have an effect on this SA objective.
SA15: Economy	++	Site HEL514 will deliver over 750 homes, along with additional services, and it is considered a significant positive effect is likely.

HEL-0360-22 Land South of Radlett Lane, Shenley

SA Objective	HEL-0360-22	Justification
SA1: Education	++	Large site are considered to have a major effect on this objective, through provision of new education facilities.
SA2: Services	++	Large site are considered to have a major effect on this objective, through provision of services.

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SA Objective	HEL-0360-22	Justification
SA3: Housing Provision	++	Large site are considered to have a major effect on this objective, providing a positive contribution to housing need.
SA4: Community Cohesion	++	Site HEL-0360-22, as a large site, is expected to have a major positive contribution to this objective, through the provision of community services.
SA5: Health	++/-	Site HEL-0360-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. It is located within 800m of open space and within 200m of the strategic road network. Therefore, a mixed major positive and minor negative effect is expected.
SA6: Soil and Minerals	-	This is a greenfield site; and it falls within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see separate appraisal.
SA8: Landscape	--/+	The landscape appraisal reflects the landscape sensitivity scores within the HELAA and the development of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-0360-22 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative effect is likely.
SA10: Biodiversity and Geodiversity	0	Site HEL-0360-22 does not lie within close proximity of a designation which may be affected by development at the site. A negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-0360-22 is located within a Source Protection Zone. A minor negative uncertain effect is therefore likely.
SA12: Flooding	0	Site HEL-0360-22 is outside of any areas of high flood risk; therefore a negligible effect is likely.
SA13: Air Quality	0	Site HEL-0360-22 is not located within an AQMA; therefore a negligible effect is likely
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-0360-22 is not expected to have an effect on this SA objective.

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SA Objective	HEL-0360-22	Justification
SA15: Economy	++	Site HEL-0360-22 will deliver over 750 homes, along with additional services, and it is considered a significant positive effect is likely.

HEL-0507-22 Land at Kendall Hall Farm, Radlett

SA Objective	HEL-0507-22	Justification
SA1: Education	++	Large site are considered to have a major effect on this objective, through provision of new education facilities.
SA2: Services	++	Large site are considered to have a major effect on this objective, through provision of services.
SA3: Housing Provision	++	Large site are considered to have a major effect on this objective, providing a positive contribution to housing need.
SA4: Community Cohesion	++	Site HEL-0507-22, as a large site, is expected to have a major positive contribution to this objective, through the provision of community services.
SA5: Health	++/-	Site HEL-0507-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. It is located within 800m of open space and within 200m of the strategic road network. Therefore, a mixed major positive and minor negative effect is expected.
SA6: Soil and Minerals	-	This is a greenfield site; and it falls within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see separate appraisal.
SA8: Landscape	--/+	The landscape appraisal reflects the landscape sensitivity scores within the HELAA and the development of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-0507-22 is located within 400m of two sustainable transport links. As such, a minor positive effect is likely.

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SA Objective	HEL-0507-22	Justification
SA10: Biodiversity and Geodiversity	0	Site HEL-0507-22 does not lie within close proximity of a designation which may be affected by development at the site. A negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-0507-22 is located within a Source Protection Zone. A minor negative uncertain effect is therefore likely.
SA12: Flooding	0	Site HEL-0507-22 is outside of any areas of high flood risk; therefore a negligible effect is likely.
SA13: Air Quality	0	Site HEL-0507-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL221 is not expected to have an effect on this SA objective.
SA15: Economy	++	Site HEL-0507-22 will deliver over 750 homes, along with additional services, and it is considered a significant positive effect is likely.

HEL-0905-22 Bushey Hall Golf Club, Bushey Hall Drive

SA Objective	HEL-0905-22	Justification
SA1: Education	++	Large site are considered to have a major effect on this objective, through provision of new education facilities.
SA2: Services	++	Large site are considered to have a major effect on this objective, through provision of services.
SA3: Housing Provision	++	Large site are considered to have a major effect on this objective, providing a positive contribution to housing need.
SA4: Community Cohesion	++	Site HEL-0905-22, as a large site, is expected to have a major positive contribution to this objective, through the provision of community services.

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SA Objective	HEL-0905-22	Justification
SA5: Health	++/-	Site HEL-0905-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. It is located within 800m of open space and within 200m of the strategic road network. Therefore, a mixed major positive and minor negative effect is expected.
SA6: Soil and Minerals	-	This is a greenfield site; and it falls within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see separate appraisal.
SA8: Landscape	--	The landscape appraisal reflects the landscape sensitivity scores within the HELAA and the development of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-0905-22 is located within 400m of two sustainable transport links. As such, a minor positive effect is likely.
SA10: Biodiversity and Geodiversity	0	Site HEL-0905-22 lies within close proximity of a designation which may be affected by development at the site. A minor negative effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-0905-22 is located within a Source Protection Zone. A minor negative uncertain effect is therefore likely.
SA12: Flooding	0	Site HEL-0905-22 is outside of any areas of high flood risk; therefore a negligible effect is likely.
SA13: Air Quality	0	Site HEL-0905-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-0905-22 is not expected to have an effect on this SA objective.
SA15: Economy	++	Site HEL-0905-22 will deliver over 750 homes, along with additional services, and it is considered a significant positive effect is likely.

HEL-1055-22 Home Farm, Radlett

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SA Objective	HEL-1055-22	Justification
SA1: Education	++	Large site are considered to have a major effect on this objective, through provision of new education facilities.
SA2: Services	++	Large site are considered to have a major effect on this objective, through provision of services.
SA3: Housing Provision	++	Large site are considered to have a major effect on this objective, providing a positive contribution to housing need.
SA4: Community Cohesion	++	Site HEL-1055-22, as a large site, is expected to have a major positive contribution to this objective, through the provision of community services.
SA5: Health	++/-	Site HEL-1055-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. It is located within 800m of open space and within 200m of the strategic road network. Therefore, a mixed major positive and minor negative effect is expected.
SA6: Soil and Minerals	-	This is a greenfield site; and it falls within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	--?	Please see separate appraisal.
SA8: Landscape	--/+	The landscape appraisal reflects the landscape sensitivity scores within the HELAA and the development of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	--	Site HEL-1055-22 is not located within 400m of any sustainable transport link (bus stops). As such, a major negative effect is likely.
SA10: Biodiversity and Geodiversity	0	Site HEL-1055-22 does not lie within close proximity of a designation which may be affected by development at the site. A negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1055-22 is located within a Source Protection Zone. A minor negative uncertain effect is therefore likely.
SA12: Flooding	0	Site HEL-1055-22 is outside of any areas of high flood risk; therefore a negligible effect is likely.
SA13: Air Quality	0	Site HEL-1055-22 is not located within an AQMA; therefore a negligible effect is likely

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SA Objective	HEL-1055-22	Justification
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1055-22 is not expected to have an effect on this SA objective.
SA15: Economy	++	Site HEL-1055-22 will deliver over 750 homes, along with additional services, and it is considered a significant positive effect is likely.

Smaller Sites

HEL 152 Lyndhurst Farm

SA Objective	HEL 152	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	-	HEL 152 is expected to result in minor negative effects as it is within an area with 'low' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL152 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL 152 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 152 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.

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SA Objective	HEL 152	Justification
SA8: Landscape	-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL 152 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	--?	Site HEL 152 is located within a designated site and has potential for significant negative effects. The effects are uncertain as development may avoid or mitigate impacts.
SA11: Water Quality and Quantity	-?	Site HEL 152 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 152 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 52 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 171 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 152 is considered to have mixed minor positive and minor negative effects, as development will take place in proximity to a sustainable transport link, however the location of the site is not

HEL 164 Fenny Slade, Potters Bar

SA Objective	HEL 164	Justification
SA1: Education	-	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity. HEL164 is not within close proximity of either a primary or secondary school and minor negative effects are expected.
SA2: Services	+	HEL 164 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.

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SA Objective	HEL 164	Justification
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL164 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL 164 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 164 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site falls within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	--	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	--	Site HEL 164 is not located within 400m of any sustainable transport link. As such, a major negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL 164 is not located within a designated site and there are anticipated to be negligible effects.
SA11: Water Quality and Quantity	-?	Site HEL 164 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 164 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 164 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 164 is not expected to have an effect on this SA objective.

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SA Objective	HEL 164	Justification
SA15: Economy	+/-	Site HEL 164 is considered to have mixed minor positive and minor negative effects, as development will take place in proximity to a sustainable transport link, however the location of the site is not

HEL204 Land at Stangate Crescent, Borehamwood

SA Objective	HEL 204	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL 204 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL204 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL 204 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 204 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	0	This brownfield site does not fall within a Minerals Consultation Area. Overall, negligible effect is likely.
SA7: Historic Environment	0?	Please see full historic environment appraisal.
SA8: Landscape	--/+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	--	Site HEL 204 is not located within 400m of any sustainable transport link. As such, a major negative effect is identified.

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SA Objective	HEL 204	Justification
SA10: Biodiversity and Geodiversity	0	Site HEL 204 is not located within a designated site.
SA11: Water Quality and Quantity	-?	Site HEL 204 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	-	Site HEL 204 is within an area of medium flood risk area and a minor negative effect is therefore likely.
SA13: Air Quality	0	Site HEL 204 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 171 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 204 is considered to have mixed minor positive and minor negative effects, as development will take place in proximity to a sustainable transport link, however the location of the site is not

HEL213 Land rear of The Ridgeway, Radlett

SA Objective	HEL 213	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL 213 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL213 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.

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SA Objective	HEL 213	Justification
SA5: Health	++/-	Site HEL213 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL213 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	0	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA.
SA9: Greenhouse Gas Emissions	--	Site HEL213 is not located within 400m of any sustainable transport links. As such, a major negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL 213 is not located within a designated site.
SA11: Water Quality and Quantity	-?	Site HEL 213 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 213 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 213 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 213 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 213 is considered to have mixed minor positive and minor negative effects, as development will take place in proximity to a sustainable transport link, however the location of the site is not

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HEL234a Well Cottage, Wagon Road, Potters Bar

SA Objective	HEL 204	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL 234a is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL234a is located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL 234a is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 234a on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	0	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL 234a is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL 234a is not located within a designated site.
SA11: Water Quality and Quantity	-?	Site HEL 234a is located within a Source Protection Zone. A minor negative effect is likely but uncertain.

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SA Objective	HEL 204	Justification
SA12: Flooding	0	Site HEL 234a is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 234a is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 234a is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 234a is considered to have mixed minor positive and minor negative effects.

HEL234b Well Cottage, Dancers Hill Road (White House Site), Potters Bar

SA Objective	HEL 234b	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL 234b is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL234b is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL234b is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 234b on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	0	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.

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SA Objective	HEL 234b	Justification
SA7: Historic Environment	0?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL 234b is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL 234b is not located within a designated site.
SA11: Water Quality and Quantity	-?	Site HEL 234b is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 234b is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 234b is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 234b is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 234b is considered to have mixed minor positive and minor negative effects.

HEL321 Land Formerly Part of Earl and Cross Keys Farm (south), South Mimms

SA Objective	HEL 321	Justification
SA1: Education	-	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity. The site is considered to have negative effects on this objective due to the distance to primary and secondary schools.
SA2: Services	0	HEL 321 is expected to result in negligible effects.

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SA Objective	HEL 321	Justification
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL321 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL 321 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 152 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	--?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL 321 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL 321 is not located within a designated site..
SA11: Water Quality and Quantity	-?	Site HEL 321 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 321 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 321 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 321 is not expected to have an effect on this SA objective.

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SA Objective	HEL 321	Justification
SA15: Economy	+/-	Site HEL 321 is considered to have mixed minor positive and minor negative effects, as development will take place in proximity to a sustainable transport link, however the location of the site is not

HEL337a Land east of Farm Way, Bushey

SA Objective	HEL 337a	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL 337a is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL337a is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL 337a is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 337a on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	0	Please see full historic environment appraisal.
SA8: Landscape	-?	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL 337a is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.

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SA Objective	HEL 337a	Justification
SA10: Biodiversity and Geodiversity	0	Site HEL 337a is not located within a designated site.
SA11: Water Quality and Quantity	-?	Site HEL 337a is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 337a is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 337a is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 337a is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 337a is considered to have mixed minor positive and minor negative effects.

HEL 341 Land West of Allum Lane, Borehamwood

SA Objective	HEL 341	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL 341 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL341 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.

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SA Objective	HEL 341	Justification
SA5: Health	++/-	Site HEL 341 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 341 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL 341 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL341 is not located within a designated site.
SA11: Water Quality and Quantity	-?	Site HEL 341 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 341 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 341 is not located within an AQMA; therefor a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 341 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 341 is considered to have mixed minor positive and minor negative effects, as development will take place in proximity to a sustainable transport link, however the location of the site is not

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HEL350Y Harperbury Hospital revised (S) (S2B), Shenley

SA Objective	HEL 350Y	Justification
SA1: Education	-	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	0	HEL 350Y is expected to result in negligible effects on this objective.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL350Y is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL350Y is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 350Y on this objective is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	--/+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL 350Y is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL 350Y is not located within a designated site..
SA11: Water Quality and Quantity	-?	Site HEL 350Y is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 350Y is outside of high flood risk areas and a negligible effect is therefore likely.

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SA Objective	HEL 350Y	Justification
SA13: Air Quality	0	Site HEL 350Y is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 350Y is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 152 is considered to have mixed minor positive and minor negative effects.

HEL354 Land North of Fox Hollows

SA Objective	HEL 354	Justification
SA1: Education	-	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	0	HEL 351 is expected to have a negligible effect on this objective.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL354 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL 354 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 354 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.

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SA Objective	HEL 354	Justification
SA8: Landscape	--/+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL 354 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL 354 is not located within a designated site and effects are considered to be negligible.
SA11: Water Quality and Quantity	-?	Site HEL 354 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 354 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 354 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 354 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 152 is considered to have mixed minor positive and minor negative effects.

HEL501 Adjoining (Fenny Slade), Potters Bar

SA Objective	HEL 501	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL 501 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.

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SA Objective	HEL 501	Justification
SA4: Community Cohesion	+	Site HEL501 is located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL 501 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 501 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL 1501 is located within 400m of one sustainable transport link. As such, a minor negative but uncertain effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL 501 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL 501 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 501 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 501 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 501 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 501 is considered to have mixed minor positive and minor negative effects.

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HEL504 East of St Albans Road, South Mimms

SA Objective	HEL 504	Justification
SA1: Education	-	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity. This site is expected to have a minor negative effect due to the distance of primary and secondary schools.
SA2: Services	0	HEL 504 is expected to result in a negligible effect against this objective.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL 504 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL 504 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 1504 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL 504 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL504 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL 152 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 152 is outside of high flood risk areas and a negligible effect is therefore likely.

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SA Objective	HEL 504	Justification
SA13: Air Quality	0	Site HEL 52 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 171 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 152 is considered to have mixed minor positive and minor negative effects, as development will take place in proximity to a sustainable transport link, however the location of the site is not

HEL507 Kendal Hall Farm, Radlett

SA Objective	HEL 507	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL 507 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL507 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL 507 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 507 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.

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SA Objective	HEL 507	Justification
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	--/+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL 507 is located within 400m of two sustainable transport links. As such, a minor positive effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL 507 is located within a designated site and has potential for significant negative effects. The effects are uncertain as development may avoid or mitigate impacts.
SA11: Water Quality and Quantity	-?	Site HEL 507 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 507 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 507 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 507 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 152 is considered to have mixed minor positive and minor negative effects.

HEL512 Norwegian Barn, Elstree

SA Objective	HEL 512	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL 512 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.

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SA Objective	HEL 512	Justification
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL512 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL 512 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 512 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	--	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	--	Site HEL 512 is not located within 400m of any sustainable transport link. As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL 512 is not located within a designated site and negligible effects are likely.
SA11: Water Quality and Quantity	-?	Site HEL 152 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 152 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 52 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 171 is not expected to have an effect on this SA objective.

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SA Objective	HEL 512	Justification
SA15: Economy	+/-	Site HEL 152 is considered to have mixed minor positive and minor negative effects, as development will take place in proximity to a sustainable transport link, however the location of the site is not

HEL515 South of Rectory Farm Savills, Shenley

SA Objective	HEL 515	Justification
SA1: Education	-	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity. This site will have minor negative effects on SA1 due to the distance to primary and secondary schools.
SA2: Services	0	HEL 515 is expected to result in negligible effects against this objective.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL515 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL 515 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 515 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	--	Please see full historic environment appraisal.

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SA Objective	HEL 515	Justification
SA8: Landscape	--/+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL 515 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL 515 is not located within a designated site and therefore a negligible effect is likely.
SA11: Water Quality and Quantity	-?	Site HEL 515 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	-	Site HEL 515 is within an area of medium flood risk areas and a minor negative effect is therefore likely.
SA13: Air Quality	0	Site HEL 515 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 515 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 515 is considered to have mixed minor positive and minor negative effects.

HEL902 Land to rear of 31-61 Blanche Lane, South Mimms

SA Objective	HEL 902	Justification
SA1: Education	-	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	0	HEL 902 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.

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SA Objective	HEL 902	Justification
SA4: Community Cohesion	+	Site HEL902 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL 902 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 902 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL 902 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL 902 is not located within a designated site and therefor a negligible effect is likely.
SA11: Water Quality and Quantity	-?	Site HEL 902 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 902 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL902 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 902 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 902 is considered to have mixed minor positive and minor negative effects, as development will take place in proximity to a sustainable transport link, however the location of the site is not

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HEL908 Oakmere Youth and Community Centre, Potters Bar

SA Objective	HEL 908	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL 908 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL908 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL 908 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 152 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	0?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL 908 is located within 400m of one sustainable transport link (bus stops). As such, a minor negative but uncertain effect is identified. The effect is recorded as uncertain because the actual effect will depend on the employment use proposed at the site.
SA10: Biodiversity and Geodiversity	0	Site HEL 908 is not located within a designated site and therefore a negligible effect is likely.
SA11: Water Quality and Quantity	-?	Site HEL 152 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 152 is outside of high flood risk areas and a negligible effect is therefore likely.

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SA Objective	HEL 908	Justification
SA13: Air Quality	0	Site HEL 52 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 908 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 908 is considered to have mixed minor positive and minor negative effects, as development will take place in proximity to a sustainable transport link, however the location of the site is not

HEL909 Potters Bar Fire Station, Potters Bar

SA Objective	HEL 909	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL 909 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL909 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL 909 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 909 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.

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SA Objective	HEL 909	Justification
SA7: Historic Environment	0?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL 909 is located within 400m of two sustainable transport links. As such, a minor positive effect is identified
SA10: Biodiversity and Geodiversity	0	Site HEL 909 is not located within a designated site and therefore a negligible effect is likely.
SA11: Water Quality and Quantity	-?	Site HEL 909 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 909 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 909 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 909 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 909 is considered to have mixed minor positive and minor negative effects.

HEL910 The Park, ESC, Potters Bar

SA Objective	HEL 910	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL 910 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.

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SA Objective	HEL 910	Justification
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL910 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL910 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 910 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	--?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL 910 located within 400m of one sustainable transport link (bus stops). As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL 911 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL 911 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 911 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 911 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 910 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 911 is considered to have mixed minor positive and minor negative effects.

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HEL911 Elm Court Community Centre, Potters Bar

SA Objective	HEL 911	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL 911 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL911 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL911 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL 152 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	0?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL 911 located within 400m of two sustainable transport links (bus stops). As such, a minor positive effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL 911 is not located within a designated site and a negligible effect is therefore likely.

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SA Objective	HEL 911	Justification
SA11: Water Quality and Quantity	-?	Site HEL 911 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL 911 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL 911 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 911 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 911 is considered to have mixed minor positive and minor negative effects.

HEL-0231-22 Starveacres, 16 Watford Road, Radlett

SA Objective	HEL 0231 22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-0231-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-0231-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-0231-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-0231-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.

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SA Objective	HEL 0231 22	Justification
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	--/+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-0231-22 is located within 400m of two sustainable transport links. As such, a minor positive effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-0231-22 is not located within a designated site.
SA11: Water Quality and Quantity	-?	Site HEL-0231-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-0231-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-0231-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site 0231-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL 0231-22 is considered to have mixed minor positive and minor negative effects.

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HEL-0511-22 Land West of Vale Avenue, Borehamwood

SA Objective	HEL-0511-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-0511-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-0511-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-0511-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-0511-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	0?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-0511-22 is located within 400m of one sustainable transport link. As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-0511-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-0511-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.

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SA Objective	HEL-0511-22	Justification
SA12: Flooding	0	Site HEL-0511-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-0511-22 is not located within an AQMA; therefor a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-0511-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site is considered to have mixed minor positive and minor negative effects.

HEL-1001-22 Land to South East of Merry Hill Road, Bushey

SA Objective	HEL 1001 22	Justification
SA1: Education	++	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1001-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	++	Site HEL-1001-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1001-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1001-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.

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SA Objective	HEL 1001 22	Justification
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	--	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	--	Site HEL-1001-22 is not located within 400m of any sustainable transport link. As such, a major negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1001-22 is not located within a designated site.
SA11: Water Quality and Quantity	-?	Site HEL-1001-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	-	Site HEL-1001-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1001-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1001-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1001-22 is considered to have mixed minor positive and minor negative effects.

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HEL-1003-22 Land at Magnolia Drive, Bushey

SA Objective	HEL-1003-22	Justification
SA1: Education	-	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1003-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1003-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1003-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1003-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1003-22 is located within 400m of one sustainable transport link. As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1003-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.

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SA Objective	HEL-1003-22	Justification
SA12: Flooding	0	Site HEL-1003-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1003-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 171 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1003-22 is considered to have mixed minor positive and minor negative effects.

HEL-1005-22 Land Rear of Catterick Way, Borehamwood

SA Objective	HEL-1005-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	-	HEL-1005-22 is expected to result in minor negative effect as it is within an area with 'low' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1005-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1005-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1005-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.

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SA Objective	HEL-1005-22	Justification
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1005-22 is located within 400m of one sustainable transport link. As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1005-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1005-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1005-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1005-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1005-22 is considered to have mixed minor positive and minor negative effects.

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HEL-1006-22 26-30 Theobald Street Borehamwood

SA Objective	HEL-1006-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1006-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1006-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1006-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1006-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-1006-22 is located within 400m of two sustainable transport links. As such, a minor positive effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1006-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.

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SA Objective	HEL-1006-22	Justification
SA12: Flooding	0	Site HEL-1006-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1006-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1006-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1006-22 is considered to have mixed minor positive and minor negative effects.

HEL-1107-22 Kemp Place, Bushey

SA Objective	HEL-1107-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1107-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1107-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1107-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1107-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.

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SA Objective	HEL-1107-22	Justification
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	-?	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1107-22 is located within 400m of one sustainable transport link . As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1107-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	-	Site HEL-1107-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1107-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1107-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1107-22 is considered to have mixed minor positive and minor negative effects.

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HEL-1008-22 Land at Holly Cottage, Well End Road, Borehamwood

SA Objective	HEL-1008-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1008-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1008-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1008-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1008-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	--	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1008-22 is located within 400m of one sustainable transport link . As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1008-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.

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SA Objective	HEL-1008-22	Justification
SA12: Flooding	-	Site HEL-1008-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1008-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 171 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1008-22 is considered to have mixed minor positive and minor negative effects.

HEL-1009-22 Instalcom House, Manor Way, Borehamwood

SA Objective	HEL-1009-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1009-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1009-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1009-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1009-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.

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SA Objective	HEL-1009-22	Justification
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	0?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1009-22 is located within 400m of one sustainable transport link . As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1009-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	-	Site HEL-1009-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1009-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1009-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1009-22 is considered to have mixed minor positive and minor negative effects.

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HEL-1010-22 Ham Farm, Hogg Lane, Elstree

SA Objective	HEL-1010-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1010-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1010-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1010-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1010-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	--?	Please see full historic environment appraisal.
SA8: Landscape	-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	--	Site HEL-1010-22 is not located within 400m of a sustainable transport link. As such, a major negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1010-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.

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SA Objective	HEL-1010-22	Justification
SA12: Flooding	-	Site HEL-1010-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1010-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL 171 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1010-22 is considered to have mixed minor positive and minor negative effects.

HEL-1011-22 Edgewarebury House Farm, Elstree Hill South

SA Objective	HEL-1011-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1011-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1011-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1011-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1011-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.

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SA Objective	HEL-1011-22	Justification
SA6: Soil and Minerals	0	The site does not fall within a Minerals Consultation Area. Overall, a negligible effect is likely.
SA7: Historic Environment	--	Please see full historic environment appraisal.
SA8: Landscape	+/-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1011-22 is located within 400m of one sustainable transport link . As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1011-22 is located within a designated site and has potential for significant negative effects. The effects are uncertain as development may avoid or mitigate impacts.
SA11: Water Quality and Quantity	-?	Site HEL-1011-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	-	Site HEL-1011-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1011-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1011-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1011-22 is considered to have mixed minor positive and minor negative effects.

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HEL-1013-22 Land east of Kailas (formerly the Marians), Barnet Lane, Elstree - Site B

SA Objective	HEL-1013-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1013-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1013-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1013-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1013-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	--/+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	--	Site HEL-1013-22 is not located within 400m of a sustainable transport link. As such, a major negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1013-22 is located within a designated site and has potential for significant negative effects. The effects are uncertain as development may avoid or mitigate impacts.
SA11: Water Quality and Quantity	-?	Site HEL-1013-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.

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SA Objective	HEL-1013-22	Justification
SA12: Flooding	-	Site HEL-1013-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1013-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1013-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1013-22 is considered to have mixed minor positive and minor negative effects.

HEL-1014-22 Land east of Kailas (formerly the Marians), Barnet Lane, Elstree - Site D

SA Objective	HEL-1014-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1014-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1014-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1014-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1014-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.

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SA Objective	HEL-1014-22	Justification
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	--/+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-1014-22 is located within 400m of two sustainable transport links . As such, a minor positive effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1014-22 is located within a designated site and has potential for significant negative effects. The effects are uncertain as development may avoid or mitigate impacts.
SA11: Water Quality and Quantity	-?	Site HEL-1014-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	-	Site HEL-1014-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1014-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1014-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1014-22 is considered to have mixed minor positive and minor negative effects.

HEL-1015-22 The Leys, Barnet Lane, Elstree

SA Objective	HEL-1015-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1015-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.

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SA Objective	HEL-1015-22	Justification
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1015-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1015-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1015-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	--	Please see full historic environment appraisal.
SA8: Landscape	--	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	--	Site HEL-1015-22 is not located within 400m of a sustainable transport link. As such, a major negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1015-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1015-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	-	Site HEL-1015-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1015-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1011-22 is not expected to have an effect on this SA objective.

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SA Objective	HEL-1015-22	Justification
SA15: Economy	+/-	Site HEL-1015-22 is considered to have mixed minor positive and minor negative effects.

HEL-1018-22 Oxhey Option 2: Land at Paddock Road Allotments, Watford

SA Objective	HEL-1018-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1018-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1018-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1018-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1018-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	0	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-1018-22 is located within 400m of two sustainable transport links. As such, a minor positive effect is identified.

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SA Objective	HEL-1018-22	Justification
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1018-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	-	Site HEL-1018-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1018-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1018-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1018-22 is considered to have mixed minor positive and minor negative effects.

HEL-1020-22 The Fields, Theobald St, Radlett

SA Objective	HEL-1020-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1020-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1020-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.

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SA Objective	HEL-1020-22	Justification
SA5: Health	++/-	Site HEL-1020-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1020-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	0	Overall, a negligible effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	--/+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1020-22 is located within 400m of one sustainable transport link . As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1020-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	-	Site HEL-1020-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1020-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1020-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1020-22 is considered to have mixed minor positive and minor negative effects.

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HEL-1021-22 Edgwarebury House Farm Elstree Hill South

SA Objective	HEL-1021-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1021-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1021-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1021-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1021-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	--/+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1021-22 is located within 400m of one sustainable transport link . As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1021-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.

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SA Objective	HEL-1021-22	Justification
SA12: Flooding	-	Site HEL-1021-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1021-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1021-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1021-22 is considered to have mixed minor positive and minor negative effects.

HEL-1023-22 197 Darkes Lane, Potters Bar

SA Objective	HEL-1023-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1023-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1023-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1023-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1023-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.

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SA Objective	HEL-1023-22	Justification
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	0	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-1023-22 is located within 400m of two sustainable transport links . As such, a minor positive effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1023-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	--	Site HEL-1023-22 is in an area of high flood risk areas and a significant negative effect is therefore likely.
SA13: Air Quality	0	Site HEL-1023-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1023-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1023-22 is considered to have mixed minor positive and minor negative effects.

HEL-1024-22 Land North of Mount Way and Manor Way, Potters Bar

SA Objective	HEL-1024-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1024-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.

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SA Objective	HEL-1024-22	Justification
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1024-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1024-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1024-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	+/-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-1024-22 is located within 400m of two sustainable transport links . As such, a minor positive effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1024-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	-	Site HEL-1024-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1024-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1024-22 is not expected to have an effect on this SA objective.

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SA Objective	HEL-1024-22	Justification
SA15: Economy	+/-	Site HEL-1024-22 is considered to have mixed minor positive and minor negative effects.

HEL-1025-22 Rydal Mount Lodge, Potters Bar

SA Objective	HEL-1025-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1025-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1025-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1025-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1025-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This site partly comprises of agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	+/-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-1025-22 is located within 400m of two sustainable transport links . As such, a minor positive effect is identified.

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SA Objective	HEL-1025-22	Justification
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1025-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	-	Site HEL-1025-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1025-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1025-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1025-22 is considered to have mixed minor positive and minor negative effects.

HEL-1026-22 Land west of Watling Street, Borehamwood

SA Objective	HEL-1026-22	Justification
SA1: Education	++	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	++	HEL-1026-22 is expected to result in minor positive effects as it is within an area with 'high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	++	Site HEL-1026-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a major positive effect is likely.

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SA Objective	HEL-1026-22	Justification
SA5: Health	++/-	Site HEL-1026-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1026-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	0	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	--?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	--	Site HEL-1026-22 is not located within 400m of a sustainable transport link. As such, a significant negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1026-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1026-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1026-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1026-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1026-22 is considered to have mixed minor positive and minor negative effects.

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HEL-1027-22 Porters Park Golf Club, Site 1

SA Objective	HEL-1027-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1027-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1027-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1027-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1027-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	+/-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-1027-22 is located within 400m of two sustainable transport links. As such, a minor positive effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1027-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.

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SA Objective	HEL-1027-22	Justification
SA12: Flooding	-	Site HEL-1027-22 is within an area of medium flood risk areas and a minor negative effect is therefore likely.
SA13: Air Quality	0	Site HEL-1027-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1027-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1027-22 is considered to have mixed minor positive and minor negative effects.

HEL-1028-22 Porters Park Golf Club, Site 2

SA Objective	HEL-1028-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1028-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1028-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1028-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1028-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.

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SA Objective	HEL-1028-22	Justification
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	+/-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-1028-22 is located within 400m of two sustainable transport links. As such, a minor positive effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1028-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1028-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1028-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1028-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1028-22 is considered to have mixed minor positive and minor negative effects.

HEL-1029-22 Porters Park Golf Club, Site 2

SA Objective	HEL-1029-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.

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SA Objective	HEL-1029-22	Justification
SA2: Services	+	HEL-1029-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1029-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1029-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1029-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	+/-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-1029-22 is located within 400m of two sustainable transport links . As such, a minor positive effect is identified.
SA10: Biodiversity and Geodiversity	--	Site HEL-1029-22 is located within a designated site and has potential for significant negative effects. The effects are uncertain as development may avoid or mitigate impacts.
SA11: Water Quality and Quantity	-?	Site HEL-1029-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1029-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1029-22 is not located within an AQMA; there for a negligible effect is likely.

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SA Objective	HEL-1029-22	Justification
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1029-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1029-22 is considered to have mixed minor positive and minor negative effects.

HEL-1030-22 Porters Park Golf Club, Site 3

SA Objective	HEL-1030-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1030-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1030-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1030-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1030-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.

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SA Objective	HEL-1030-22	Justification
SA8: Landscape	+/-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-1030-22 is located within 400m of two sustainable transport links. As such, a minor positive effect is identified.
SA10: Biodiversity and Geodiversity	--	Site HEL-1003-22 is located within a designated site and a significant negative effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1030-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1030-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1030-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1030-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1030-22 is considered to have mixed minor positive and minor negative effects.

HEL-1031-22 Porters Park Golf Club, Site 4

SA Objective	HEL-1031-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1031-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.

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SA Objective	HEL-1031-22	Justification
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1031-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1031-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1031-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	+/-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1031-22 is located within 400m of one sustainable transport link. As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1031-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1031-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1031-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1031-22 is not expected to have an effect on this SA objective.

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SA Objective	HEL-1031-22	Justification
SA15: Economy	+/-	Site HEL-1031-22 is considered to have mixed minor positive and minor negative effects.

HEL-1032-22 Land at Battlers Green Farm, Radlett

SA Objective	HEL-1032-22	Justification
SA1: Education	++	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	++	HEL-1032-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	++	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	++	Site HEL-1032-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1032-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1032-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	--/+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1032-22 is located within 400m of one sustainable transport link. As such, a minor negative effect is identified.

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SA Objective	HEL-1032-22	Justification
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1032-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1032-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1032-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1032-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1032-22 is considered to have mixed minor positive and minor negative effects.

HEL-1033-22 Land at Wild Farm, Shenley

SA Objective	HEL-1033-22	Justification
SA1: Education	++	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	++	HEL-1033-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	++	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	++	Site HEL-1033-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.

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SA Objective	HEL-1033-22	Justification
SA5: Health	++/-	Site HEL-1033-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1033-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	--/+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1033-22 is located within 400m of one sustainable transport link . As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1033-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1033-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1033-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1033-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1033-22 is considered to have mixed minor positive and minor negative effects.

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HEL-1034-22 Edgwarebury House Farm Elstree Hill South

SA Objective	HEL-1034-22	Justification
SA1: Education	-	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity. This site is expected to have a minor negative effect due to the distance to primary and secondary schools.
SA2: Services	0	HEL-1034-22 is expected to result in negligible effects against this objective.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1034-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1034-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1034-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	--?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1034-22 is located within 400m of one sustainable transport link. As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1034-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.

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SA Objective	HEL-1034-22	Justification
SA12: Flooding	0	Site HEL-1034-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1034-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1034-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1034-22 is considered to have mixed minor positive and minor negative effects.

HEL-1035-22 The White Hart, St Albans Road, South Mimms

SA Objective	HEL-1035-22	Justification
SA1: Education	-	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity. This site is expected to have a minor negative effect due to the distance to primary and secondary schools.
SA2: Services	0	HEL-1035-22 is expected to result in negligible effects against this objective.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1035-22 is not located within one of the 20% most deprived areas in terms of "Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1035-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1035-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.

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SA Objective	HEL-1035-22	Justification
SA7: Historic Environment	--?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1035-22 is located within 400m of one sustainable transport link. As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1035-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1035-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1035-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1035-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1035-22 is considered to have mixed minor positive and minor negative effects.

HEL-1036b-22 Land at Stephenson Way, Bushey

SA Objective	HEL-1036b-22	Justification
SA1: Education	++	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.

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SA Objective	HEL-1036b-22	Justification
SA2: Services	++	HEL-1036b-22 is expected to result in minor positive effects as it is within an area with 'high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	++	Site HEL-1036b-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1036b-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1036b-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1036b-22 is located within 400m of one sustainable transport link. As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1036b-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1036b-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1036b-22 is not located within an AQMA; there for a negligible effect is likely.

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SA Objective	HEL-1036b-22	Justification
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1036b-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1036b-22 is considered to have mixed minor positive and minor negative effects.

HEL-1050-22 Land South of Merry Hill Road, Bushey

SA Objective	HEL-1050-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1050-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1050-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1050-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1050-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.

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SA Objective	HEL-1050-22	Justification
SA8: Landscape	--	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-1050-22 is located within 400m of two sustainable transport links. As such, a minor positive effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1050-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1050-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1050-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1050-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1050-22 is considered to have mixed minor positive and minor negative effects.

HEL-1051-22 Land North of Barnet Lane, Elstree, Borehamwood,

SA Objective	HEL-1051-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1051-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.

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SA Objective	HEL-1051-22	Justification
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1051-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1051-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1051-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	+	Site HEL-1051-22 is located within 400m of two sustainable transport links. As such, a minor positive effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1051-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1051-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1051-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1051-22 is not expected to have an effect on this SA objective.

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SA Objective	HEL-1051-22	Justification
SA15: Economy	+/-	Site HEL-1051-22 is considered to have mixed minor positive and minor negative effects.

HEL-1052-22 Land at Hill Farm, West of Watling

SA Objective	HEL-1052-22	Justification
SA1: Education	++	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	++	HEL-1052-22 is expected to result in major positive effects as it is within an area with 'high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	++	Site HEL-1052-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1052-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1052-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.
SA8: Landscape	-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1052-22 is located within 400m of one sustainable transport link . As such, a minor negative effect is identified.

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SA Objective	HEL-1052-22	Justification
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1052-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1052-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1052-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1052-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1052-22 is considered to have mixed minor positive and minor negative effects.

HEL-1053-22 Land South of Mimms Lane, Shenley

SA Objective	HEL-1053-22	Justification
SA1: Education	-	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity. This site is expected to have a minor negative effect on the objective due to the distance to primary and secondary schools.
SA2: Services	0	HEL-1061-22 is expected to result in negligible effect.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1053-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.

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SA Objective	HEL-1053-22	Justification
SA5: Health	++/-	Site HEL-1053-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1053-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	--?	Please see full historic environment appraisal.
SA8: Landscape	--/+?	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1053-22 is located within 400m of one sustainable transport link. As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1053-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1053-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1053-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1053-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1053-22 is considered to have mixed minor positive and minor negative effects.

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HEL-1061-22 Land South of Radlett Lane and East of Wilton Farm Cottages, Shenley

SA Objective	HEL-1061-22	Justification
SA1: Education	-	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity. This site is expected to have a minor negative effect on the objective due to the distance to primary and secondary schools.
SA2: Services	0	HEL-1061-22 is expected to result in negligible effect.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1061-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1061-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1061-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	--/+?	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1061-22 is located within 400m of one sustainable transport link. As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1061-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.

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SA Objective	HEL-1061-22	Justification
SA12: Flooding	0	Site HEL-1061-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1061-22 is not located within an AQMA; there for a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1061-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1061-22 is considered to have mixed minor positive and minor negative effects.

HEL-1062-22 Land Between Heathbourne Cottage and Oak Lodge, Bushey

SA Objective	HEL-1062-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	+	HEL-1062-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1062-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1062-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1062-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	-	This greenfield site partly comprises of Grade 3 agricultural land. The site does not fall within a Minerals Consultation Area. Overall, a minor negative effect is likely.

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SA Objective	HEL-1062-22	Justification
SA7: Historic Environment	-?	Please see full historic environment appraisal.
SA8: Landscape	-	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	--	Site HEL-1062-22 is not located within 400m of a sustainable transport link. As such, a major negative effect is identified.
SA10: Biodiversity and Geodiversity	--	Site HEL-1062-22 is located within a designated site and has potential for significant negative effects.
SA11: Water Quality and Quantity	-?	Site HEL-1062-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1062-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1062-22 is not located within an AQMA; therefore a negligible effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1062-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1062-22 is considered to have mixed minor positive and minor negative effects.

HEL-1063-22 Former Walled Garden / Tennis Courts, Kendall Hall Farm, Radlett

SA Objective	HEL-1063-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.

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SA Objective	HEL-1063-22	Justification
SA2: Services	It+	HEL-1063-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1063-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services" in the English Indices of Deprivation, therefor a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1063-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1063-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	0	This greenfield site partly comprises of brownfield land. The site does not fall within a Minerals Consultation Area. Overall, a negligible effect is likely.
SA7: Historic Environment	--?	Please see full historic environment appraisal.
SA8: Landscape	--/+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	--	Site HEL-1063-22 is not located within 400m of a sustainable transport link. As such, a major negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1063-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1063-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	0	Site HEL-1063-22 is not located within an AQMA; there for a negligible effect is likely.

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SA Objective	HEL-1063-22	Justification
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1063-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1063-22 is considered to have mixed minor positive and minor negative effects.

HEL-1106-22 Canada Life, Potters Bar

SA Objective	HEL-1106-22	Justification
SA1: Education	+	Housing sites are expected to have a minor positive effect on this objective because they are located within close proximity of either a primary or a secondary school (but not both) in a settlement that has been identified as having primary and/or secondary school capacity.
SA2: Services	-	HEL-1106-22 is expected to result in minor positive effects as it is within an area with 'medium/high' accessibility as assessed by HBC within the HELAA.
SA3: Housing Provision	+	All housing sites are considered to have a positive effect against this objective. The effect of this site is minor positive as it provides less than 500 homes.
SA4: Community Cohesion	+	Site HEL-1106-22 is not located within one of the 20% most deprived areas in terms of 'Barriers to housing and services' in the English Indices of Deprivation, therefore a minor positive effect is likely.
SA5: Health	++/-	Site HEL-1106-22 is not located within 500m of an anaerobic digestion facility or within 250m of any other waste management facility. The effect of HEL-1106-22 on this site is mixed major positive and minor negative. The site is within 800m of open space but is also within 200m of the strategic road network.
SA6: Soil and Minerals	+/-	This site is brownfield land. The site does not fall within a Minerals Consultation Area. Overall, a mixed minor positive and minor negative effect is likely.
SA7: Historic Environment	-	Please see full historic environment appraisal.

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SA Objective	HEL-1106-22	Justification
SA8: Landscape	+	The landscape score reflects the landscape sensitivity assessment within the HELAA, and the use of greenfield or brownfield land.
SA9: Greenhouse Gas Emissions	-	Site HEL-1106-22 is located within 400m of one sustainable transport link. As such, a minor negative effect is identified.
SA10: Biodiversity and Geodiversity	0	Site HEL-1003-22 is not located within a designated site and a negligible effect is therefore likely.
SA11: Water Quality and Quantity	-?	Site HEL-1106-22 is located within a Source Protection Zone. A minor negative effect is likely but uncertain.
SA12: Flooding	0	Site HEL-1106-22 is outside of high flood risk areas and a negligible effect is therefore likely.
SA13: Air Quality	--?	Site HEL-1106-22 is located within an AQMA; there for a significant negative effect is likely.
SA14: Energy Efficiency	0	The location of housing and employment allocations will not have an effect on levels of domestic energy consumption and the potential for renewable energy use. These factors are influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is incorporated into development. Therefore site HEL-1006-22 is not expected to have an effect on this SA objective.
SA15: Economy	+/-	Site HEL-1106-22 is considered to have mixed minor positive and minor negative effects.

Appendix C

Historic Environment Appraisals

This section contains individual assessments for each site considered in the main report.

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
HEL164	Fenny Slade	<p>The site is located within the former hunting park of Enfield Chase (HER Ref: MHT30757). This asset may be subject to physical affects due to the development.</p> <p>Within c.230m of the site is the supposed location of a Roman Road (HER Ref: MHT4645). This asset is unlikely to be affected as a result of setting change caused by this development.</p> <p>Ridge and Furrow (HER Ref: MHT10803) was recorded c.75m north of the site. The archaeological potential of the site is unknown.</p>	<p>There are no designated assets within the site.</p> <p>There are no designated assets within 500m of the site.</p>	-/?
HEL204	Land at Stangate Crescent	<p>No known non-designated assets within the site.</p> <p>Directly west of the A1 Barnet By-pass with only one LLB c. 400m south: Safe Store Stirling Way. 1930s Early Modern movement commercial / industrial RNLI depot with offices developed with Stirling Way. Unlikely to impact setting due to intervening commercial / industrial development between them.</p> <p>Archaeological potential unclear.</p>	<p>No designated assets within the site.</p> <p>No designated assets within the 500m buffer.</p>	0/ ?
HEL213	Land rear of The Ridgeway	<p>No known non-designated assets within the site.</p> <p>To the north are 2 LLBs within the housing development, also includes the site of Loom Farm. One is 29 The Ridgeway (modern timber frame house). The second is 29A Loom Lane (1960s private house) sited in an archaeological site. Archaeological site is where two Romano-British pottery group lime kilns were found (making Verulamium region products).</p>	<p>No designated assets within the site.</p> <p>Setting effects to CA and associated HAs. One of the principal features of the CA, at south end, is the green character, with tree canopy, banked verges and historic housing to Loom Lane and Wooded dells (Cobden Hill, Wellhouse Dell and Moses Dell). Main access to site is currently</p>	-/?

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		<p>Roman ditches and pottery located to the south-west of the archaeological site nr Cobden Hill / Watling Street (former Roman road). Associated watching brief and excavation at Charnwood within the area. One further housing development find is a prehistoric flint axe.</p> <p>To the south in Moses Dell are the remains of a brickworks (chalk pit, brick pit & lime kiln). To the west are cropmarks of ditches and pits.</p> <p>Archaeological potential – high.</p>	<p>down Loom Lane. A key view is towards open land from the SW footpath from the track leading to Moses Dell brickworks and limekilns.</p> <p>2 LBs just in setting. Cat and Fiddle PH (GII), within CA. Minor adverse impact as screened by housing. To the north-east 29A Loom Lane (GII), also LLB, within archaeological site. Potential adverse impact to setting.</p> <p>Within buffer to the west is 1 GII barn, part of a group of 5 LBs forming Batlers Green. Immediately adjacent to the site boundary is GII* Battlers Green House. Potential adverse impact to setting.</p>	
HEL221	Rabley Green	<p>Within the site:</p> <p>To the east 2 LLBs and HER features (see LBs) associated with Rabley Park and Rabley Park Farm House. Former Rabley Gardens within site, connected with Rabley Park (MHT31566) on opposite side of Parkhorse Lane, with obelisk (MHT31566). Rabley Park, originally a small post-medieval estate, the house rebuilt in the mid-19th century in a slightly different position, and the grounds landscaped. Filming location for The Avengers (Elstree Film Studios to the east).</p> <p>Further west, central within the site, are 2 chalk pits (MHT9211 & MHT9212) and brickmaking works (MHT9210 site of brickfields and brick works, MHT5963 Brickworks), which give evidence to former Shenley industry in area. Buildings in Shenley, including Elliot's Farm House and farmsteads, refronted in brick</p>	<p>Within site:</p> <p>An extensive site running from CA boundary to M25. Shenley CA just overlaps north-west corner of site. CA based on recognisable traces of hamlet and rural setting, with rural arm to east and west of London Road and views from adjacent fields between Rectory Lane and Mimms Lane, around Shenley Hill and adjacent farms. A key view is from Rectory Lane towards Elliot's Farm and Manor Cottages, from Shenley Ridge. Adverse impact on CA.</p> <p>At western end of the site two GII LBs (& LLBs) directly impacted: Rabley Park Farm House (NHLE 113543, GII -</p>	--/?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		<p>presumably from brickworks on site. Archaeological potential - medium to high. Within setting: To the north HER features associated with LB Shenley Lodge (see LB) and GII milestones: brick pillar wall box. Also Ridge Hill and course of Old London Road. To the east, as well as Rabley Park, a WWII anti-tank ditch. Another anti-tank obstacle south of St Catherine's farm. Also a fieldwalking survey undertaken for pipeline within c. 500m buffer.</p> <p>2 chalk pits, N of Foxhollow Farm (MHT9213 & MHT7000)</p> <p>Directly east, within CA, a group of HER features relating to GII historic farmsteads and Shenley Hill (Elliot's Farm, Shenley Hill, decoy pond, Shenley Hill farm and barn (see LBs and LLBs): Harris lane common land, Shenley Hill moat, the Rookery and further common land. Amenity land associated with key CA views. Further south-east along Harris Lane are further LLBs within the CA.</p> <p>Directly south of the site is Ravenscroft Farm with potential manorial site, with medieval quernstone find. Also St Catherine's farm. Further south are common land (The Green) and other cropmark or linear features.</p> <p>Archaeological impact – high across full site.</p>	<p>Post-medieval farmstead) and Barn 15m west of Rabley Park Farm House (NHLE 1103544, GII). Both connected with Rabley Park sited opposite on Packhorse Lane. Potential for both adverse impact on physical fabric and setting.</p> <p>Within setting:</p> <p>Directly north of the site: Shenley Lodge (NHLE 1308293 and LLB with associated outbuildings), and 2 GII milestones. Adverse impact to setting as historically associated grounds to Shenley Lodge, however M25 lies directly to the east with modern housing development adjacent. Also Grassfield (NHLE 1103513 and LLB – C18 house) within c. 20m of site. Adverse impact to setting.</p> <p>Directly east, within CA, are a range of grouped LBs significant to CA, between Rectory Lane and Mimms Lane. Comprise GII LBs: three historic farmsteads and a small country house set in farmland (Shenley Hill farmhouse and barn, which have 'apparent aesthetic appeal'. GII C16 Elliot's Farm House (NHLE 152998), oldest building in CA. GII C18 Manor Cottages (NHLE 1103512). Shenley Hall (NHLE 1175524) GII C17 Shenley Hill Farm House (NHLE 1103510) and barn (NHLE 1308336).</p> <p>Directly south of the site, c. 35m, is Ravenscroft Farm GII Barn 35m N-W of</p>	

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
			Ravenscroft Farm. With HER finds associated with manorial lands. Site potentially formed part of historic farmlands and manorial site. Adverse impact to setting.	
HEL234a	Well Cottage, Wagon Road	<p>The southern half of the site is located within the post medieval Enfield Chase hunting park (HER Ref: MHT30757). This asset may experience physical effects as a result of this development.</p> <p>Located between c.33m and c.455m from the site are numerous examples of post medieval dwellings and farm buildings. These assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>c.65m east of the site and c.450m north west of the site lie the location of a post medieval animal pound and a possible medal manorial site respectively. These assets are unlikely to be affected as a result of setting change caused by this development</p> <p>The archaeological potential of the site is unknown.</p>	<p>There are no designated heritage assets within the site.</p> <p>The Wrotham registered park and garden (NHLE Ref: 1000254) is located c.11m south west of the site. Due to the dense tree line which forms the boundary of this park and creates a sense of enclosure, this asset is unlikely to be affected as a result of setting change caused by this development.</p> <p>The listed buildings pertaining to Wrotham Park are unlikely to be affected as a result of setting change caused by this development.</p> <p>The listed Duke of York public house (grade II, NHLE: 1103566), c.27m north east of the site, and Ganwick House (grade II, NHLE Ref: 1174705), c.90m south east of the site, represent examples of a post medieval public house and dwelling respectively. To the west and north west of the site between c.350m and c.430m of the site, a listed church (grade II, NHLE Ref: 1174278), almshouse (grade II, NHLE: 1346940) and farm complex (grade II, NHLE: 1174316 and 1103553). These assets</p>	-/?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
			are unlikely to be affected as a result of setting change caused by this development.	
HEL234b	Well Cottage, Dancers Hill Road (White House Site)	<p>There are no known non-designated heritage assets within the site.</p> <p>The post medieval Enfield Chase hunting park (HER Ref: MHT30757) is located c.105m south east of the site. This asset is unlikely to be affected as a result of setting change caused by this development.</p> <p>Located between c.10m and c.410m from the site are numerous examples of post medieval dwellings and farm buildings. These assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>c.154m south east of the site and c.300m north west of the site lie the location of a post medieval animal pound and a possible medieval manorial site respectively. These assets are unlikely to be affected as a result of setting change caused by this development</p> <p>The archaeological potential of the site is unknown.</p>	<p>There are no designated heritage assets within the site.</p> <p>The Wrotham registered park and garden (NHLE Ref: 1000254) is located c.11m south west of the site. Due to the dense tree line which forms the boundary of this park and creates a sense of enclosure, this asset is unlikely to be affected as a result of setting change caused by this development.</p> <p>The listed buildings pertaining to Wrotham Park are unlikely to be affected as a result of setting change caused by this development.</p> <p>The listed Duke of York public house (grade II, NHLE: 1103566), c.93m north east of the site, and Ganwick House (grade II, NHLE Ref: 1174705), c.315m south east of the site, represent examples of a post medieval public house and dwelling respectively. To the south west, west and north west of the site between c.230m and c.316m of the site, a listed church (grade II, NHLE Ref: 1174278), almshouse (grade II, NHLE: 1346940) and farm complex (grade II, NHLE: 1174316 and 1103553). These assets are unlikely to be affected as a result of setting change caused by this development.</p>	0/ ?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
HEL321	Land Formerly Part of Earl and Cross Keys Farm (south)	In site: no known assets. In buffer: LLBs immediately south, part of Area 3 of South Mimms CA. Semi-detached houses along St Giles' Avenue. Will experience setting change due to removal of rural setting, and introduction of new architectural styles. Within 500m: a variety of post medieval HER features recorded, such as field boundaries, a brick bridge, house, vicarage and Friend's meeting house and burial ground. Archaeological potential unknown.	In site: site overlaps boundary of Area 1, South Mimms Conservation Area which will experience physical change from development. In 500m buffer: St Giles's Church (gl, NHLE ref: 1174342) and associated wall to front (gII, NHLE ref: 1295782) and other LLs within village will experience setting change, introducing urban elements in the immediate village surroundings.	--/?
HEL337a	Land east of Farm Way, Bushey	There are no known non-designated heritage assets within the site. The site of a post medieval farmstead (HER Ref: MHT30215) is located c.454m north of the site. The site of a post medieval brickfield is located c.477m south of the site. These assets are unlikely to be affected as a result of setting change caused by this development. A locally listed farm building pertaining to Tylers Farm (HER Ref: 1346912) is located c.320m south east of the site. This asset is unlikely to be affected as a result of setting change caused by this development. An early bronze age flint arrow yeah (HER Ref: MHT10371) and a Neolithic polished flint axe (HER Ref: MHT10370) were recovered c.485m south west and c.300m east of the site respectively. The archaeological potential of the site is unknown.	There are no designated assets within the site. The listed Tylers Farm House (grade II, NHLE: Ref: 1346912) lies c.295m south east of the site. This asset is unlikely to be affected as a result of setting change caused by this development.	0/ ?
HEL341	Land West of Allum Lane	Part of the site is located within archaeological site ARCH-17 with Roman and medieval ceramic recovered between c.2m and c.92m of the site (HER Ref: MHT952, 13585 and 24838). Additional Iron age HER Ref: 950) and Roman HER Ref: MHT791 and 1517) ceramic and possible clay pit (HER	Elstree Conservation Area (HER Ref: CON-24) and its constituent listed buildings lie c.105m west of the site. These assets are unlikely to be affected as a result of setting change caused by this development.	-

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		<p>Ref:MHT15013) have been recovered c.220m and c.450m from the site respectively. A prehistoric flint implement (HER Ref: MHT951) has also been recovered c.62m from the site. Other archaeological sites are located c.383m south (HER Ref: ARCH-18) and c.146m west (HER Ref: ARCH-The archaeological potential of the site is high.</p> <p>Within c.380m the site lie a detached post medieval house (HER Ref: MHT13586), post medieval pond (HER Ref: 16316), Rectory (HER Ref: MHT10089), and the grounds of Barham House (HER Ref: MHT16308) containing an ice house (HER Ref: MHT5924). These assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>The locally listed and non-listed post medieval buildings associated with the Elstree CA are located between c.123m and c.840m from the site. These assets are unlikely to be affected as a result of setting change caused by this development.</p>	<p>The registered park and garden of Aldenham House (NHLE Ref: 1000902) lies c.147m west of the site</p> <p>The listed Nicoll farm house (grade II, NHLE Ref: 1174074) and associated barn and byre (grade II, NHLE Ref: 1103585) are located c.205m from the site. These assets are unlikely to be affected as a result of setting change caused by this development.</p>	
HEL350Y	Harperbury Hospital revised (S) (S2B) AMENDED POST PSHE	<p>There are no known non-designated heritage assets within the site.</p> <p>Development may affect elements of the setting which may make a positive contribution to the significance of the remnants of the Porters post medieval park (HER Ref: MHT16051) which the site abuts. This is due to the enclosure of the park to the north</p> <p>Between c.225m and c.500m of the site there are the sites of medieval or post medieval fish ponds (HER Ref: MHT17822), post medieval chalk pits (HER Ref: MHT17827), farmstead (HER Ref: MHT30315) model farm (HER Ref: MHT9128) and country</p>	<p>There are no designated heritage assets within the site.</p> <p>Development may affect elements of the setting which may make a positive contribution to the significance of the stable range south of Harperbury hospital (grade II, NHLE Ref: 1033361) located c.117m north of the site. This is due to the removal of rural/ agricultural space which contributes to its significance.</p> <p>Harper House (grade II, NHLE Ref: 1033362) and London Coal Duty Marker (grade II, NHLE</p>	-

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		<p>house (HER Ref: MHT15365). These assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>A World War Two anti-tank ditch runs southeast to west of the site and is c.347m from the site at its closest point. This asset is unlikely to be affected as a result of setting change caused by this development.</p> <p>The a possible Roman tile kiln (HER Ref MHT700) and prehistoric flint implements (HER Ref: MHT4550) were recovered c.197m west and c.361m south west of the site respectively while cropmarks for ditches (HER Ref: MHT17823) and an enclosure (HER Ref: MHT17824) are located c.392m and c.480m north east of the site respectively. The archaeological potential of the site is low-moderate.</p>	<p>Ref:1175360) is located 434m west of the site and c.344m north east of the site respectively. These assets are unlikely to be affected as a result of setting change caused by this development.</p>	
HEL354	Land North of Fox Hollows	<p>Within site: 2 chalk pits (MHT9213 & MHT7000) around 200m north of Foxhollow Farm. Archaeological potential - medium.</p> <p>Within setting:</p> <p>North of site HER features associated with LB Shenley Lodge (see LB). North-west of the site is the site of a folly (associated with Shenley Lodge) and cropmarks of boundary ditch.</p> <p>are 2 chalk pits (MHT9211 & MHT9212) and brickmaking works (MHT9210 site of brickfields and brick works, MHT5963 Brickworks), which give evidence to former Shenley industry in area. Buildings in Shenley, including Elliot's Farm House and farmsteads, refronted in brick presumably from brickworks on site.</p>	<p>No designated assets within the site.</p> <p>Within setting: To the north is Shenley Lodge (NHLE 1308293 and LLB with associated outbuildings). To the west is Grassfield (NHLE 1103513 and LLB).</p> <p>South-west of the site two GII LBs (& LLBs) impacted: Rabley Park Farm House (NHLE 113543, GII - Post-medieval farmstead) and Barn 15m west of Rabley Park Farm House (NHLE 1103544, GII). Both connected with Rabley Park sited opposite on Packhorse Lane. Potential for both adverse impact on physical fabric and setting.</p>	-

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		To the south-east HER features (see LBs) associated with Rabley Park and Rabley Park Farm House. Connected with Rabley Park (MHT31566) on opposite side of Parkhorse Lane, with obelisk (MHT31566). Rabley Park, originally a small post-medieval estate, the house rebuilt in the mid-19th century in a slightly different position, and the grounds landscaped. Filming location for The Avengers.		
HEL501	Adjoining (Fenny Slade)	<p>The site is located within the post medieval Enfield Chase hunting park (HER Ref: MHT30757). This asset may be subject to physical effects due to this development.</p> <p>The supposed line of a Roman road is located c.289m south of the site. This asset is unlikely to be affected as a result of setting change caused by this development.</p> <p>The archaeological potential of the site is unknown.</p>	<p>There are no designated assets within the site.</p> <p>There are no designated assets within 500m of the site.</p>	-/?
HEL504	East of St Albans Road	<p>In site: no known assets.</p> <p>In buffer: LLBs immediately north, part of Area 4 of South Mimms CA. Semidetached houses along St Giles' Avenue will experience setting change due to removal of rural setting, and introduction of new architectural styles. Within 500m: a variety of post medieval HER features recorded, such as field boundaries, a brick bridge, house, vicarage and Friend's meeting house and burial ground. Archaeological potential unknown.</p>	<p>In site: no known assets.</p> <p>In buffer: the site shares a boundary with Area 3 and Area 4 of the South Mimms Conservation Area (HER Ref: CON-6) to the north and west. Area 3 consists of semidetached locally listed buildings and Area 4 is largely rural open plots. These areas of the CA may experience setting change from development. Other LBs in the CA are unlikely to experience setting change as they are 250m west across woodland. To east - LBs in Bridgefoot unlikely to experience setting change as M1 in between.</p>	-/?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
HEL507	Kendal Hall Farm	No known assets are located within the site. Locally listed buildings located within the southern part of the conservation area (see designated assets) and to the east of the site. Their significance might be affected by it. Similar changes relates to non-designated farmsteads (GLHER ref: 12994). Specifically, introducing urban elements, it might affect the rural character of them. No further known assets are predicted to be affected due to their preservation underground or their nature (e.g. bridge). Moderate to low Roman, medieval and post-medieval archaeological potential is predicted considering archaeological remains located in the vicinity.	No designated assets are located within the site. At the approximate distance of 200m, a country house (grade II listed, NHLE ref: 1296293) is located. Part of the landscape park related to the country house is still appreciable despite the conversion of the complex into a school. The site might affect the rural and remote character of the original design, resulting in change of the asset's significance. Cobden Hill is the southernmost part of the main Radlett settlement and features a transition between open land and the more urban centre of Radlett with elements of naturalistic landscape. The site might affect the naturalistic character and appearance of the conservation area, including the two locally listed building located within its southern part.	-
HEL512	Norwegian Barn	<p>Within the site there are cropmarks of ridge and furrow agriculture (HER Ref: MHT108303). Cropmarks of a post medieval trackway (HER Ref: MHT18029) are also present c.80m west of the site, Medieval pottery (HER Ref: MHT9941 and 788-9) has been recovered between c.255m and c.500m of the site while Roman tile (HER Ref: MHT9233) has been recovered c.275m north west of the site. The site of a medieval ditch(HER Ref: MHT16153) is also present c.430m north east of the site. Two archaeological sites (HER Ref: ARCH-25and ARCH-18) are located between c.400 and c.400m north east and north west of the site. The archaeological potential of the site is high.</p> <p>Within 500m of the site there are numerous locally listed buildings pertaining to the Elstree CA as well as post medieval</p>	<p>There are no designated assets within the site.</p> <p>Development may affect elements of the setting which may make a positive contribution to the significance of The Lays (grade II*, NHLE Ref: 1263392) c.52m north east of the site. This is due to the removal of rural/agricultural land.</p> <p>The other grade II listed elements which constitute the grounds of The Lays (NHLE Ref: 1250201, 12502203, 1390733-5) are unlikely to be affected as a result of setting change caused by this development as the relationship with the main house, and access roads are maintained in the case of the coach house lodges, and gate</p>	-

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		<p>dwellings outside of the CA. These assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>The site of a post medieval brickworks and dwelling (HER Ref: MHT13110-1) located c.277m and c.450m north east of the site. These assets are unlikely to be affected as a result of setting change caused by this development.</p>	<p>piers, are maintained.</p> <p>The Elstree Conservation Area (HER Ref: CON-23) and its constituent listed buildings are located c.214m from the site. These assets are unlikely to be affected as a result of setting change caused by this development.</p>	
HEL514	Radlett Park Golf Course	No known assets are located within site. The site might physically affect the non-designated assets and remains of cottage (GLHER ref: 12978) and a bridge (GLHER ref: 5935), and undated linear features and enclosures. Moderate Roman, medieval and post-medieval archaeological potential is predicted.	No designated assets are located within the site. Listed buildings located to the south of the site (NHLE ref: 1174052,1103584, 1103585,1174074) are part of an urban context. The presence of further urban elements are not predicted to significantly affect the assets' significance. The public house (NHLE ref: 1103627) to the west and the barn (NHLE ref: 1173309) are not predicted to experience significant changes due to the site. Aldenham House is a grade II registered park and garden (NHLE ref: 1000902) which contains an arboretum and ornamental gardens, 18th century parkland all part of the setting for two country houses. The site is predicted to affect the asset's character and setting.	--
HEL515	South of Rectory Farm Savills	<p>No known non-designated assets within the site.</p> <p>Archaeological potential – medium. Linear settlement development. Directly south is Shenley's medieval triangular core (which developed from Rectory Lane / Pound Lane south along London Road).</p>	<p>No designated assets within the site.</p> <p>Character Area 1 of Shenley CA, overlaps south-east corner of the site and runs around south boundary. Site overlooks Shenley (from Shenley Ridge). Key view: rectory lane offers good views to surrounding countryside,</p>	--

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		<p>Several LLBs running south of site boundary (PH and outbuilding, cottages, Arden cottage), with village pound, all relate to archaeological potential. Also C19 water works site. Further LLBs running north to south down London road. Represent dev of settlement with important transport link, (former coaching inns on London road).</p> <p>To the west, associated with Porters Park</p> <p>Porters Park to the west, with 1 LLB within c. 500m buffer – The Gingerbread House (former lodge). Associated outside the buffer with a number of Porters Park LLBs (comprising Mansion House and associated buildings, and those buildings associated with Shenley Hospital). Western end of park partly re-developed for housing further north but phased history of site still legible to directly north and north-west.</p>	<p>particularly with LLB Arden Cottage at junction to Harris Lane and Rectory Lane. From Rectory Lane towards Shenley Hill and another nr junction of Rector Lane and Pound Lane towards cottages and towards village pond and lock-up. Likely to have adverse impact on setting.</p> <p>Several LBs south of site along London Road / Pound Lane. Cluster of LBs forming triangular med / post-med heart of Shenley (GII lock-up, 4-5 Pound Lane, Rosemount). With further number of LBs south along London Road. Most running along ridge. Potential impact to setting of earliest historic core and buildings.</p> <p>Directly east of the site are a range of grouped LBs, significant to CA, between Rectory Lane and Mimms Lane. Comprise GII LBs: three historic farmsteads and a small country house set in farmland (Shenley Hill farmhouse and barn, which have 'apparent aesthetic appeal'. GII C16 Elliots Farm House (NHLE 152998), oldest building in CA. GII C18 Manor Cottages (NHLE 1103512). Shenley Hall (NHLE 1175524) GII C17 Shenley Hill Farm House (NHLE 1103510) and barn (NHLE 1308336).</p>	
HEL902	Land to rear of 31-61 Blanche Lane	<p>No known non-designated assets within the site.</p> <p>3 LLBs (1 an LB), mixed with late C20 housing, north of the site c. 20m and forming a screen from Blanche Lane to the site.</p>	<p>Site located adjacent (east, c. 50m) to the M25. Included in southern end of South Mimms Conservation Area (with high number of LBs). 1LB c. 20m north of the site, separated from adjacent LLBs by late-C20 development.</p>	-/?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		Archaeological potential – possibly low.	<p>Potential adverse impact to CA and views from GI St Giles's church (looking south-west across to M25), and potential minor impact on setting of GII Cedar House.</p> <p>Ridge Conservation Area and designated assets west of the site separated by M25 are likely to have minor impact.</p>	
HEL908	Oakmere Youth and Community Centre	<p>No known non-designated assets within the site.</p> <p>Within Enfield Chase (Royal hunting deer park (med, post-med), disparked 1777 with land dispersed and enclosed. East of site (c. 140m) are potential ridge and furrow (grassmarks) (MHT18099). North of site finds spots within housing development (Mesolithic flint blade, burin, flint core, flint flake and a roman find). Archaeological potential - low to medium.</p>	<p>No designated assets within the site.</p> <p>Within setting: No CAs within c. 500m buffer. Site surrounded to north, east and south by post-war development and Oakmere Primary School. M25 c. 600m to the south. Across fields to the east and screened by woods, outside c. 500m buffer, is GII The Hook House (NHLE 1173884), unlikely to have adverse impact on setting.</p>	0/ ?
HEL909	Potters Bar Fire Station	<p>Within site is a C20 Fire and ambulance station (HER asset MHT10727). Archaeological potential – low.</p> <p>Directly south within c. 30m are 2 LLBs (war memorial and cemetery lychgate). To the east, overlying c. 500m buffer, are a range of LLBs sites on 'The Walk' and 'High Street'. To the west are C19 railway buildings (bridge and PH). N-E: St Mary's & All Saints Church Hall, The Walk Potters Bar (x3 buildings). Unlikely to have adverse impact on setting.</p>	<p>No designated assets within the site.</p> <p>Within setting: Royds Potters Bar CA partially lies within c. 500m but visually separated by railway line. Unlikely to have adverse impact.</p> <p>3 LBs (all LLBs) to the east overlying c. 500m buffer. C19 Ladbrooke School and Forecourt Hall (GII) and 2 PHs (GII) further south. Unlikely to have impact on setting due to modern urban development along the high street and to the west.</p>	0/ ?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
HEL910	The Park, ESC	<p>No known non-designated assets within the site.</p> <p>Within setting: Directly east is early C20 Church of St Mary the Virgin and All Saints and attached and adjacent church hall, all three LLBs pre-WWI development. Directly north a further group of LLBs – 80, 82 & 84 High Street (1920s post-war development) and 86 High Street (1920s bank with George V pillar post box to north elevation) representing burst in post-war construction. Likely adverse impact on setting of LLBs. Archaeological impact - potential for former church remains.</p> <p>There are a few LLBs along the High Street with a dense cluster directly north of site within 120m (late C19 75, 77 & 79 High Street; 1930s 88-110 High Street). These collectively represent development of High Street from small settlement to its expansion in C18 and C19 with advent of turnpikes and railway line.</p> <p>The walk (road) to the north is associated with south boundary of former 'Parkfield' (country house with landscapes grounds, and east lodge (MHT16551), home of Marryatt family). Park survives as public park, with notable finds (roman tile kiln and artefact scatter).</p> <p>Boundary to Enfield Chase site on east side of High Street, with flint finds to the north-east. Site of toll house and coaching inn to north.</p>	<p>Within site: Two separate but related sites – north and south - divided by Goodacre Close road. Fronting the High Street is GII 1860s Ladbrooke School and Forecourt Hall (NHLE 1103528, and LLB, known as The Park). One of few C19 buildings surviving along the High Street. Represents dev of town from to mid C19, following arrival of the railway, for expanding community. High level of impact, with potential for partial / full demolition, with loss of further historic high street buildings.</p> <p>Within setting: No CA within c. 500m buffer of CA. Range of GII north and south along the High Street. Nearest include GII C18 Salisbury house (NHLE 1346906) c. 75m east. Adverse impact on setting with loss of historic high street buildings. GII war memorial (NHLE 1174621) within 120m north-east. Further north-east GII Oakdale Manor (NHLE 1103568). 2 GII PHs to south of earlier date. Potential adverse impact with loss of phased development of High Street.</p>	--/?
HEL911	Elm Court Community Centre	<p>No known non-designated assets within the site, but there is an unidentified heritage asset: C19 Elm Court with cottage and later extensions (formerly with house, lodge, cottage and landscaped grounds), now a community centre. Potential LLB*?) potentially</p>	<p>No designated assets within the site.</p> <p>C20 housing development around the site. Little if no impact.</p>	-/?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		<p>lost with demolition.</p> <p>Archaeological potential – low but site associated as land tied to Myllyots Manor. Medieval pottery find (MHT13235) Xm to south of King Charles the Martyr Church. Xm to west, within c. 500m buffer is site of Myllyots Manor (moated site and other post-med features) with Roman sherd finds.</p> <p>Within 500m buffer is LLB (1950s commercial shops) on corner of Darkes Lane / Mutton Lane in similar style to LLB 69-111 Darkes Lane).</p>		
HEL-0231-22	Starveacres, 16 Watford Road, Radlett	<p>No known non-designated assets present within the site.</p> <p>Within 500m: A variety of HER features are recorded including earthworks of medieval ploughing; cropworks of ridge and furrow; sites of post-med settlement and the site of a medieval manor house. There are also findspots recorded such as neolithic flints.</p> <p>The site therefore has medium archaeological potential for remains of a range of medieval and post-medieval agricultural and domestic activities.</p> <p>Various LLBs located in built-up core of Radlett, c.300m north of site - assessed as part of Radlett CA.</p>	<p>No designated assets are present in the site.</p> <p>Radlett (North) Conservation Area containing groups of listed and locally-listed buildings, c.300m east of site.</p> <p>Site does not appear to contribute to the significance of CA or its component LBs and LLBs. Development is unlikely to affect the understanding or appreciation of their significance.</p> <p>Darnells Barn, Watford Rd (NHLE 1103624) c.200m east of site. Converted barn now within suburb, intervening development prevents experience of change at site.</p>	-
HEL-0360-22	Land South of Radlett Lane, Shenley	<p>Within the site, a WW2 Anti-Tank ditch (HER Ref: MHT10234) is present as it crosses the site in two locations. An associated pillbox (HER Ref: MHT6605) also exists to the south of the site. These may be subject to physical affects due to the</p>	<p>No designated heritage assets lie within the Site. Shenley Conservation Area (HER Ref: CON-8) containing groups of listed and locally-listed buildings lies c.10m north and c.170m-320m</p>	-

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		<p>development.</p> <p>Additional pillboxes exist along the route of the anti-tank ditch as it extends beyond the site. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>The site of a former post medieval park and garden (HER Ref: MHT16051) exists c.10m north of the site, much of which has been developed. The significance of this asset is unlikely to be affected as a result of setting change caused by this development.</p> <p>An archaeological site (HER Ref: ARCH-27) focused on the London Road in Shenley is located c.340m east of the site. The wider archaeological potential within the site is unknown.</p> <p>Various LLBs located in built-up core of Shenley - assessed as part of Shenley CA.</p>	<p>east of the site. Development is unlikely to affect the understanding or appreciation of their significance as the site does not contribute to the significance of the CA or its component LBs and LLBs.</p> <p>Development may affect elements of the setting which may make a positive contribution to the significance of LB 'Barn About 20 Meters South West of Numbers 1 And 2 Auriol Farm Cottages' (Grade, NHLE Ref: 1308236), located c.370m south east of the site, due to loss of its agricultural surrounds.</p>	
HEL-0507-22	Land at Kendall Hall Farm, Radlett	<p>Within the site lies the site of a post medieval farmstead (HER Ref: MHT15557). Upstanding elements of this asset may be subject to physical effects as a result of the development.</p> <p>There are multiple locations of possible moated sites and possible medieval manorial site which lie between c.55m and c.230m from the site. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>Between c.220m and c.270m east of the site are the sites of post medieval farmsteads as well as cottages. The significance of</p>	<p>There are no designated heritage assets within the site.</p> <p>Between c.40m and c.390m from the site there are three LBs representing a post medieval public house, barn and country house. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>The Radlett South Conservation Area (HER Ref: Con-10) and several of its component LLBs and</p>	-

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		<p>these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>There are a series of features pertaining to the railway line to the east of the site, the nearest of which is the Railway Bridge south of Radlett (HER Ref: MHT5580). The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>The Roman road of Watling Street, A5183 (HER Ref: MHT14339) is located c.6m west of the site and c.63m south west is the location of the post medieval Grubb's Lane. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>Within the site lie cropmarks for ditches (HER Ref: MHT18031-3) a possible track way (HER Ref: MHT18034), and a possible settlement (HER Ref: MHT18027). The crop marks of additional ditches and the find spots of medieval pottery are also present within 500m of the site. The archaeological potential of the site is high.</p>	<p>LB is located c.180m north of the site. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>The Aldenham House registered park and garden (NHLE Ref: 1000902) and associated LLB is located c.22m west of the site. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p>	
HEL-0510-22	Melbury Stables, Hilfield Lane South	<p>There are no known non-designated heritage assets within the site.</p> <p>The site of a former post medieval farmstead (HER Ref: MHT18711) is located c.80m north west of the site. There is also a post medieval cottage located c.26m north west. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>Find spots for Roman ceramic (HER Ref: MHT941) and</p>	<p>There are no designated heritage assets within the site.</p> <p>There are three grade II listed examples of post medieval dwellings located within c.250m of the site (NHLE 1296023, 1346919, and 1096108). The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p>	0/ ?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		Mesolithic flints (HER Ref: MHT939) are located c.105m and c.125m west of the site respectively. The archaeological potential of the site is unknown.		
HEL-0511-22	Land West of Vale Avenue, Borehamwood	<p>There are no known non-designated assets within the site.</p> <p>Within 500m of the site lies a number of post medieval assets. These include the former location of Elstree Brick and Tile Works (HER Ref: MHT5891), clay pits (HER Ref:2054), a rail tunnel (HER Ref: MHT5550), and a slightly moved post medieval post box (HER Ref: MHT5223). The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>Find spots for early prehistoric worked flints (HER Ref: MHT6239)and medieval tile (HER Ref: MHT953) are located c.205m east and south east respectively. The archaeological potential of the site is unknown.</p>	<p>There are no designated assets within the site.</p> <p>There are no designated assets within 500m of the site.</p>	0/ ?
HEL-0905-22	Bushey Hall Golf Club, Bushey Hall Drive	<p>The site is a 19th century golf course and world war one and two training ground and contains the location of an icehouse. These may be subject to physical affects due to the development.</p> <p>Out to 500m from the site lies numerous LLBs which mostly pertain to the post medieval period as. Development may effect elements of the setting which may make a positive contribution to the significance of the locally listed Nissen huts (HER Ref: 110339) c.30m east of the site due to the obscuring of the relationship these Nissen huts had with the open training field provided by the golf course.</p> <p>Within this 500m there also exists the location of numerous 20th century features including a primary school, an orphanage and a</p>	<p>No designated heritage assets lie within the Site.</p> <p>Listed buildings are present between 300m and 500m form the site representing post medieval and 20th century ecclesiastical and educational facilities as well as gate piers and coal duty boundary markers. Development is unlikely to affect the understanding or appreciation of their significance.</p>	-

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		US airforce headquarters. Also present are the former sites of post medieval structures including a printing works, country house, and farmstead. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.		
HEL-1001-22	Land to South East of Merry Hill Road	<p>Within the site lies an historic lane which leads from Merry Hill Road to Mary Hill Spring, traversing the site from north east to south west. This may be subject to physical affects due to the development.</p> <p>Standing examples of post medieval settlement and the site of a brickworks are present in the surrounding landscape of the site. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>An archaeological site (HER Ref: ARCH-24) focused on the Bushey High Street is located c.435m north of the site. Archaeological potential of site unknown.</p> <p>Numerous LLBs, predominantly representing post medieval dwellings, offices and agricultural buildings. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p>	<p>No designated assets lie within the site.</p> <p>c.310m north of the site lies Bushey conservation area (HER Ref: CON-14) containing groups of listed and locally listed buildings. Development is unlikely to affect the understanding or appreciation of their significance as the site does not contribute to the significance of the CA or its component LBs and LLBs.</p> <p>Development may affect elements of the setting which may make a positive contribution to the significance of LB Haydon Hill (Grade II, NHLE Ref: 1103578) c.290m north west, due to the alteration of the intentional countryside views from this asset.</p>	-/?
HEL-1003-22	Land at Magnolia Drive	<p>No known non-designated heritage assets lie within the site.</p> <p>Locally listed buildings are situated c.190m from the site. Out to 500m, these largely consist of post medieval dwellings as well as a library and school. The significance of these assets are unlikely to be affected as a result of setting change caused by this development</p>	<p>No designated assets lie within the site.</p> <p>There is a complex of listed buildings located between c.80m and c.110m from the site representing ecclesiastical sites, dwellings, a public house and horse trough forming part of the Lake Conservation Area (HER Ref: CON-11). The significance of these assets are unlikely</p>	-

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		<p>Also present out to 500m are the exist the locations of a 20th century cable marker, 19th century water pump and well, as well as an 18th century public house. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>There are multiple findspots that have produced roman pottery and palaeolithic flints suggesting that the site may have low archaeological potential.</p>	<p>to be affected as a result of setting change caused by this development.</p> <p>The Lake Conservation Area (HER Ref: CON-11) containing listed and locally-listed buildings lies c.50m south of the site Development is unlikely to affect the understanding or appreciation of their significance as the site does not contribute to the significance of the CA or its component LBs and LLBs</p>	
HEL-1005-22	Land Rear of Catterick Way	<p>No known non-designated heritage assets lie within the site.</p> <p>c.115m north of the site lies the locally-listed building St Michaels and All Angels Church (HER Ref: 109961). The site does not contribute to the significance of the LLB and as such the development is unlikely to affect the understanding or appreciation of this asset.</p> <p>The site of post-medieval farmsteads and early 20th century sewage works are located between c.350 and c.470m of the site. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>The archaeological potential of the site is unknown.</p>	<p>No designated assets lie within the site.</p> <p>No designated assets lie within 500m of the site.</p>	0/ ?
HEL-1006-222	26-30 Theobald Street Borehamwood WD6 4SE	<p>Within site lies the approximate location of Borehamwood animal pond. This asset may be subject to physical affects due to this development.</p> <p>Within 500m of the site exists the former locations of 19th-20th century industrial buildings. This includes a former complex such buildings c.70m to c.180m east of the. The significance of these</p>	<p>No designated assets lie within the site.</p> <p>A number of LBs are present within c.500m of the site and represent dwellings, including a manor house, and a complex of farm buildings c.270m north of the site. Development is unlikely to affect the understanding or appreciation of</p>	-/?

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		<p>assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>A late 20th century railroad is located c.120m west of the site and features associated foot and road bridges along its route. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>Within the vicinity of the site exist a collection of LLBs pertaining to dwellings, schools, public houses, and a BBC studio. Development is unlikely to affect the understanding or appreciation of their significance as the site does not contribute to their significance.</p> <p>Archaeological remains pertaining to either a Roman structure or a post-medieval garden house are also present c.230m east of the site. There is a low-moderate potential to encounter archaeological remains for the post medieval and 20th century periods.</p>	<p>their significance as the site does not contribute to their significance.</p>	
HEL-1007-22	Land East of Green Street	<p>There are no known non-designated assets within the site.</p> <p>Between c.325m and c.500m from the site, the site of a number of post medieval features are present. These include a series of farmsteads, cottages, manor, the site of a former hamlet, and two road side wastes. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>The archaeological potential of the site is unknown.</p>	<p>There are no designated assets within the site.</p> <p>There are no designated assets within 500m of the site.</p>	0/ ?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
HEL-1008-22	Land at Holly Cottage, Well End Road	<p>No known non-designated heritage assets lie within the site.</p> <p>Between c80m and c.430m from the site exist the sites of post medieval dwellings, farm buildings and an informal parkland, as well as field boundary crop marks. Also located within this range are locally listed buildings pertaining to post medieval farm complexes and dwellings. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>The archaeological potential of the site is unknown.</p>	<p>No designated assets lie within the site.</p> <p>Within c.430m of the site exist multiple listed farm buildings, a dwelling and a walled garden dating to the post medieval period. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>Development may affect elements of the setting which may make a positive contribution to the significance of Wheatsheaf Farm House (Grade II, NHLE Ref: 109419) and Well End Lodge (HER Ref: 110155), c.45m north and west of the site respectively due to the loss of agricultural surrounds.</p>	--
HEL-1009-22	Instalcom House, Manor Way	<p>No known non-designated heritage assets lie within the site.</p> <p>A locally-listed building 4 Elstree Way, Borehamwood 1930's office block (HER Ref: 110023) is located c.300m north east of the site. The site does not contribute to the significance of the LLB and as such the development is unlikely to affect the understanding or appreciation of the asset.</p> <p>c.45m and c.470m north west of the site lies the location of a post medieval farmstead (HER Ref: MHT16353) and 20th century film studio (HER Ref: MHT7155). The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p>	<p>No designated assets lie within the site.</p> <p>No designated assets lie within 500m of the site.</p>	0/ ?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		The archaeological potential of the site is unknown.		
HEL-1010-22	Ham Farm, Hogg Lane, Elstree	<p>No known non-designated heritage assets lie within the site.</p> <p>Within 180m of the site exists the former site of a manor house, a post medieval road and associated hamlet as well as post medieval road from Elstree to Aldenham. From 180m to 500m of the site a post medieval public house and features pertaining to the Aldenham House parkland. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>The archaeological potential of the site is unknown.</p>	<p>Within the site lies LLBs pertaining to 19th century Ham Farmhouse and its associated farm buildings (HER Ref: 110319 and 110318). These may be subject to physical affects due to the development.</p> <p>Within the vicinity of the site are LBs comprising a post medieval dwelling (grade II, NHLE Ref: 1346894), the scheduled monument Penne's Place moated site (NHLE Ref: 1013001) and its associated archaeological site 'Butterfly Lane' (HER Ref: ARCH-13). The significance of these assets are unlikely to be affected as a result of setting change caused by this development</p> <p>Development may affect elements of the setting which may make a positive contribution to the significance of Aldenham House (grade II*, NHLE Ref:1346891), c.270m east and its 19th/20th century registered park and garden 'Aldenham House' (grade II, NHLE Ref: 1000902) which extends c.15m east and south of the site LB 'Barn About 20 Meters South West of Numbers 1 And 2 Auriol Farm Cottages' (Grade, NHLE Ref: 1308236), due to the restriction of the remaining open countryside views westwards, in particular those from Aldenham House towards the avenue of mature Turkey Oaks that forms part of the RPG.</p>	--/?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
HEL-1011-22	Edgwarebury House Farm Elstree Hill South	<p>No known non-designated heritage assets lie within the site.</p> <p>Within c.5m of the site there are the remains of a Roman road. Out to 500m though primarily focused on the High Street (A5183) north of the site there is evidence of medieval occupation, the sites of Post medieval houses, school chapel and forge. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>Although Elstree Archaeological Site (HER Ref: ARCH-25) exists c.260m north of the site, the archaeological potential of the site is unknown.</p>	<p>Within the site lies Elstree Conservation Area (HER Ref: CON-24) and the locations of the 19th century Edgware Bury and associated Farm Buildings (HER Ref: 110300-2). These may be subject to physical affects due to the development.</p> <p>Within the vicinity of the site are the locations of LBs a LLBs associated with the CA representing largely 18th and 19th century domestic structures. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>The grade II 19th/20th century registered park and garden 'Aldenham House' and its arboretum with ornamental gardens (NHLE Ref: 1000902) extends to c.450m north of the site. The site does not contribute to the significance of the RPG. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p>	--
HEL-1013-22	Land east of Kailas (formerly the Marians), Barnet Lane, Elstree - Site B	<p>No known non-designated heritage assets lie within the site.</p> <p>Within c.150m of the site there is the site of a medieval ditch and post medieval dwellings. Out to 500m the sites of a post medieval estate and brickworks are also present. Also present are LLBs pertaining to manors, country houses and rural dwelling. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p>	<p>Within the site there is the ARCH-18 archaeological site.</p> <p>Between c.150m and c.265m of the site lies a series of LBs and LLBs related to The Leys country house (grade II*, NHLE Ref: 1263392) and its grounds. Also present is the Elstree Conservation Area (HER Ref: CON-24) c.214m west of the site. The significance of these assets</p>	-

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		Due to the presence of a defined archaeological site within the site as well as medieval pottery find spots c.35m, c.145m and c.167m from the site, the potential for archaeology is high.	are unlikely to be affected as a result of setting change caused by this development.	
HEL-1014-22	Land east of Kailas (formerly the Marians), Barnet Lane, Elstree - Site D	<p>Within the site lies a post medieval house and grounds. The remains of this asset may be subject to physical affects due to the development.</p> <p>Within c.150m of the site there is the site of a medieval ditch and post medieval dwellings. Out to 500m the sites of a post medieval estate and brickworks are also present. Also present are LLBs pertaining to manors, country houses and rural dwellings .The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>Due to the defined archaeological site abutting the boundary of this sites well as medieval pottery find spots c.85m, c.185m and c.300m from the site, the potential for archaeology is moderate.</p>	<p>No designated assets lie within the site.</p> <p>Between c.270m and c.410m of LBs and LLBs related to The Leys country house (grade II*, NHLE Ref: 1263392) and its grounds. The Elstree Conservation Area (HER Ref: CON-24) is located c.230m west of the site. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p>	-
HEL-1015-22	The Leys, Barnet Lane, Elstree	Within the site lies the country house complex (see NHLE ref: 1263392) includes locally listed buildings that would be physically affected by the site. Within the wider landscape the site may affect the significance of Edgwarebury Hotel, locally listed, a late 19th century villa complex (online is recorded as 16th century Tudor mansion, but it is not present in the 1st edition OS map). Specifically, the site will affect the rural character of the villa, designed to be isolated from the urban fabric. Medieval archaeological features and buildings are recorded, as well as post-medieval vicarage, structures, detached houses and findspots. They are not predicted to be	There are five listed buildings are located within the Site and belong to an early 19th century Arts and Crafts country house complex (NHLE ref: 1263392), which includes listed coach house (NHLE ref: 1250201), gates (NHLE ref: 1390734), a lodge (NHLE ref: 1390735), and garden structures (NHLE ref: 1390733). Outside: the site might affect the medieval, Georgian and Victorian character and appearance of Elstree Conservation Area, located to the north-west of the Site. The entrance gates (NHLE ref: 1250203) to the country house lie just outside of	--

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		affected by the site. Medieval and post-medieval archaeological potential.	the site and its significance will be affected by it, breaking the relationship with the building complex and so affecting the asset's understanding.	
HEL-1018-22	Oxhey Option 2: Land at Paddock Road Allotments, Watford	Within the site lies a Late Victorian covered reservoir and associated buildings are marginally within the site and so will be physically affected by the site construction. Within the wider landscape two locally listed buildings are located to the north-east and not predicted to be affected by the site. Other non-designated assets include prehistoric finds, medieval to post-medieval agricultural features, brick kilns and a mill, and post-medieval post-box and boundary market. These are not predicted to be affected. Medieval and post-medieval archaeological potential.	None known within Site. Outside: Late 19th century Victorian Gothic style villa (NHLE ref: 1101593) with related lodge (NHLE ref: 1174337) located to the south and Haydon Hill mansion house (NHLE ref: 1103578) and related garden wall (NHLE ref: 1174008) located to the north-east of the site might be affected by it. Specifically, part of the asset's significance lies in their remoteness and rural character. The site will introduce a further urban element of distraction impacting to the character of them. Bushey High Street Conservation Area's character and appearance might be affected by the site too.	-/?
HEL-1020-22	The Fields, Theobald St	Within: Early 19th century farmhouse largely unaltered. The site will physically affect the non-designated farmhouse. Potential for post-medieval domestic and agricultural archaeology remains also related to the nearby below ground asset Tykes Water Farm farmhouse. Outside: post-medieval locally listed cottages are located to the south-west of the site at the approximate distance of 60m. Furthermore, post-medieval railway bridges, a hedge bank, and houses and farmhouses are located within the 500m buffer. The site might marginally distract from the appreciation of the locally listed cottages. No further setting changes are predicted to affect the non-designated assets listed.	No designated assets lie within the site. Outside: no designated assets within the 500m buffer	-

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HEL-1021-22	Land north of Radlett Road, Radlett	<p>Within site: Approximate site of medieval gallows on very edge of site boundary.</p> <p>Within the buffer: Med - post med moated site approx 400m south of site unlikely to experience setting change.</p> <p>Archaeological potential from gallow site.</p>	<p>None known within the site.</p> <p>Within the buffer: LBs at Keprow Farm (Farm House gII NHLE ref: 1103618, The Nook gII nhle ref: 1173135, barns gII NHLE ref: 1103619 & 1173142 , granary gII nhle ref: 1173156) 50m west of site boudary. No physical changes, but will experience setting change and affects to significance through loss of relationship with historic farmland setting. LBs at Edge Grove School and Blackbirds Farm unlikely to experience change to setting.</p>	-
HEL-1023-22	197 Darkes Lane	<p>Within: a locally listed house constructed in 1924 and designed by the architect CWS Smith lies within the site. It retains significant early 20th century character and features. Several other locally listed buildings are located in the vicinity and no significant effects are predicted to derive from the site. Medieval manorial centres and moats, post-medieval bridge and railway located in the study area are not predicted to be affected by the site. The site will have a physical impact on the locally listed building with a possible total loss of the asset's significance.</p>	<p>No known designated assets lie within the site.</p> <p>Outside: Drakes Lane West Potters Bar Conservation Area and three listed buildings are located within the study area. the listed building consist of a late 16th century barn and house (grade II listed, NHLE ref: 103537), an early 20th century Queen Anne style (grade II listed, NHLE ref:1295701) and an early 20th century Arts and Crafts style (grade II listed, NHLE ref: 1346938). Due to intervening developments, railway and the density of the urban fabric, no significant effects are predicted to derive from the site. Conservation area and lists buildings' significance is predicted to be fully appreciable and understandable, despite the site development.</p>	-
HEL-1024-22	Land North of Mount Way and Manor Way	<p>None known assets lie within the site. Outside: medieval moat, medieval/post-medieval farmstead, post-medieval brickfield, modern terrace, and military/defensive structures are recorded within the 500m buffer. Of those, marginal significance changes</p>	<p>No designated assets lie within the site. Outside: four listed buildings include 20th century houses (NHLE ref: 1346938, 1295701) a 19th century duty marker</p>	-

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		are predicted for the farmstead (HER ref: 16965) of possible medieval origin and post-medieval layout. The farmstead is located to the north of the site. The site will break the visual relationship between the farm complex and the local village, marginally affecting the historical connection. Medieval and post-medieval archaeological potential.	(grade II listed, NHLE ref: 1251117) and a 19th century villa (grade II listed NHLE ref: 1380272) . Due to the intervening developments and the values of the heritage assets, no changes are predicted to affect their significance. 18th century Registered Park and Garden Gobions (grade II listed, NHLE ref: 1000495) is located approximately 500m to the north of the site; whereas the Darker Lane West Potters Bar Conservation Area is located immediately to the south of the Site. Both assets significance is predicted to be affected by the site. In the case of the register park and garden, the site will introduce a further element of urban distraction for the appreciation of the landscape park. In the case of the conservation area, the vicinity of the site might affect the character and appearance.	
HEL-1025-22	Rydal Mount Lodge	None known assets lie within the site. Outside: non-designated assets recorded within the study area consist of post-medieval below ground farmstead and cottage, of which setting is not appreciable at the current state. Therefore, the asset's significance is not predicted to be affected. Archaeological potential is predicted to be mostly related to post-medieval agricultural activity (low).	Within: no designated asset. Outside: The Royds Potters Bar Conservation Area is located at the approximate distance of 150m to the north of the site. Although intervening developments and vegetation might screen in part the intervisibility between the site and the asset, the development within the site might represent a distraction from the appreciation of the character and appearance of the conservation area, mostly featured by early 20th century "veranda" style house designed and built by Edward Hicks.	-
HEL-1026-22	Land west of Watling Street	None known assets lie within the site. Outside: In the country house/ school location a possible medieval manor house and a possible moat are located; furthermore, to the south-east a moat,	No designated asset lie within the site. Outside: Late 19th century barn and cowhouse (grade II listed, NHLE ref:1103523) are located to the	--/?

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		<p>part of a HSB archaeological site, is located. Post-medieval assets and sites also include farmsteads, milestone, bridge brickworks and features. No significance changes are predicted to derive from the site for these assets because of the nature of the assets or their conservation below ground. Watling Street is a Roman road located immediately to the east of the site. The site might contain part a segment of it and related Roman occupation remains. Moderate potential for Roman and medieval occupation remains is predicted.</p>	<p>south of the site. The significance of the barn and the cowhouse is understandable and appreciable within the farm complex; the site is not predicted to affect the relationship with the farm's surrounding. An early 19th century public house (grade II listed, NHLE ref: 1103615) is located to the north of the site. Part of the asset's significance lies in its relationship with the settlement of Radlett settlement. Mid-18th century country house building is located to the south of the site. Part of the country house landscape park is still appreciable regardless the later change of land use (now school complex). The site might add a urban element in the originally rural and remote character of the designed country house complex. The Radlett Conservation Area lies to the north of the site. Cobden Hill is the southernmost part of the main Radlett settlement and features a transition between open land and the more urban centre of Radlett with elements of naturalistic landscape. The site might affect the naturalistic character and appearance of the conservation area, including the four locally listed building located within its southern part.</p>	
HEL-1027-22	Land & Garages Rear of 38-40 Watling Street	<p>None known assets lie within the site. Outside: Watling Street (HER ref: 14339) is a Roman road located immediately to the east of the site. There are several locally listed buildings mostly located along Watling Street and largely belonging to the late post-medieval settlement phase. Their significance is not predicted to significantly affected by the site, which might be</p>	<p>Within: the site is located within Radlett (North) Conservation Area, which has a largely residential and commercial character and includes buildings of different date and appearance. The site might affect the appearance and character of the asset</p>	-/?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		<p>perceived as further addition to the variety of buildings forming the urban fabric. Further non-designated assets are located within the study area and include post-medieval bridges, railway station, post-medieval houses in landscape parks and gardens a modern pillbox and a post box. The landscape parks and gardens are not predicted to be marginally affected due to intervening development and the extent of the site. Their significance will not be affected by the site. Several others are preserved below ground; therefore, their significance is not predicted to be affected by the site. The site might contain part a segment of Watling Street, Roman road and related Roman occupation remains. Medieval manorial sites are also recorded. Moderate potential for Roman, medieval and post-medieval occupation remains.</p>	<p>depending on the design. Thus, the significance of the asset also lies in the variety of styles and use of the buildings, a further addition to this plurality might not result in significant negative effects on the asset's setting, if accurately designed and planned. There are six listed building located principally along Watling Street including a 19th century house (grade II listed, NHLE ref: 164101, 1103626), 18th century cottages (grade II listed, NHLE ref:1103645) a late 17th century barn (grade II listed, NHLE ref:1103624) a 20th century War Memorial (grade II listed, NHLE ref:124623)and a 19th century Coal Duty Marker (grade II listed NHLE ref:1296274). None of these asset's significance is predicted to be significantly affected by the site due to location of the assets and intervening developments. The listed buildings significance is predicted to remain fully understandable and appreciable despite the site development.</p>	
HEL-1028-22	Porters Park Golf Club, Site 1	<p>Within: the site lies within the south-west of a post-medieval landscape park (HER ref: 16051). Archaeological remains related to the park management and occupation might be preserved below ground. Outside: a medieval manor centre and post-medieval farmstead are recorded and preserved below ground. Post-medieval farmstead, gravel pits, parks and gardens are located within the study area; whereas a post-medieval icehouse, a modern pillbox, a tank trap and an anti-tank ditch are located within the park boundary. None of the assets listed are predicted to be significantly affected by the site. The park and the possible below ground archaeological remains will be</p>	<p>Within: there are no designated assets. Outside: there are no designated assets.</p>	-/?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		physically affected by the site's development. However, the effects are not predicted to significantly affect hitherto known heritage assets located within it, nor the significance of the park which will remain fully appreciable and understandable. Moderate medieval and post-medieval archaeological potential.		
HEL-1029-22	Porters Park Golf Club, Site 2	Within: the site lies within the south-west of a post-medieval landscape park(HER ref: 16051). Archaeological remains related to the park management and occupation might be preserved below ground. Outside: two medieval manor centres and post-medieval farmstead are recorded and preserved below ground. Post-medieval farmstead, extractive area, parks and gardens are located within the study area; whereas a post-medieval icehouse, a modern pillbox, a tank trap and an anti-tank ditch are located within the park boundary. None of the assets listed are predicted to be significantly affected by the site. However, the park and the possible below ground archaeological remains will be physically affected by the site's development. The effects are not predicted to significantly effect hitherto known heritage assets located within it nor the significance of the park which will remain fully appreciable and understandable. The visual relationship of defensive/military elements is predicted to be mostly preserved. Moderate medieval and post-medieval archaeological potential.	Within: there are no designated assets. Outside: there are no designated assets.	-/?
HEL-1030-22	Porters Park Golf Club, Site 3	Within: the site lies within the south-west of a post-medieval landscape park(HER ref: 16051). Archaeological remains related to the park management and occupation might be preserved below ground. Outside: two medieval manor centres and post-medieval farmstead are recorded and preserved below ground. Post-medieval farmstead, extractive area, parks and gardens are located within the study area; whereas a post-medieval icehouse, a modern pillbox, a tank trap and an anti-tank ditch are	Within: there are no designated assets. Outside: there are no designated assets.	-/?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		located within the park boundary. None of the assets listed are predicted to be significantly affected by the site. However, the park and the possible below ground archaeological remains will be physically affected by the site's development. The effects are not predicted to significantly effect hitherto known heritage assets located within it nor the significance of the park which will remain fully appreciable and understandable. The visual relationship of defensive/military elements is predicted to be mostly preserved. Moderate medieval and post-medieval archaeological potential.		
HEL-1031-22	Porters Park Golf Club, Site 4	Within site: remains of post-med landscape park and gardens (Shenley Park). Within buffer: to east of site, locally listed buildings - agricultural buildings part of country house estate (e.g. stable block, greenhouse, dairy), which may experience setting change through development of open setting. However, significance of buildings mostly derived from relationship with The Mansion. Remains of post med ice house NW of site, WWII pillbox and anti-tank ditch unlikely to experience impact from setting change. Archaeological potential.	None known within site. Shenley Conservation Area containing groups of listed and locally listed buildings starts 80m east of site. Area 3 of CA relates to The Mansion (gll, NHLE ref: 1346958) (not in buffer) and associated buildings such cottage and kitchen garden, Porters Park (gll, NHLE ref: 1103511) 350m NE of site. All designated assets in buffer have potential to experience setting effects.	-/?
HEL-1032-22	Land at Battlers Green Farm	Within the site: post medieval crop marks. Within the buffer: Med - post med moated site immediately south of site. Also, chalk pit, site of gallows, paelolithic and Roman find spots. Archaeological potential	None known within site. Within the buffer: LBs in Battlers Green (farm houses and timber frame barns) immediately to south of site boundary. Potential to experience setting change through from development of 690 dwellings. Round Bush Conservation containing groups of listed and locally-listed buildings, c.350m south west of site. Site does not appear to contribute to significance of CA or its component LBs and LLBs. Development is unlikely to affect the understanding or	-/?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
			appreciation of their significance. LBs at Keprow Farm and Edge Grove School unlikely to experience change to setting.	
HEL-1033-22	Land at Wild Farm, Shenley	In site: Crop marks, pits/ditch/probable rectilinear and square enclosures. Within buffer: SW - site of medieval manor house and moat, possible manorial centre of Manor of Weld, later incorporated into Porter's Park. Medieval/post-medieval ponds. Archaeological potential.	Within site: London Coal Duty marker on boundary of site to NW. Within buffer: GII* listed church to NE in Shenleybury. Setting already affected by housing SW of church, in line of sight between church and site. Shenley Conservation Area containing groups of listed and locally listed buildings starts 400m south of site. Area 3 of CA relates to The Mansion (gII, NHLE ref: 1346958) (550m from site) and associated buildings such cottage and kitchen garden, Porters Park (gII, NHLE ref: 1103511) 800 S of site. The CA is unlikely to experience setting change due to intervening development.	-
HEL-1034-22	Shenleybury House	None known within site. SW - site of medieval manor house and moat, possible manorial centre of Manor of Weld, later incorporated into Porter's Park. Medieval/post-medieval ponds. E - Ridge and furrow. documented medieval/manorial centre. Archaeological potential.	None known within site. Within buffer: GII* listed church to NE in Shenleybury. Setting already affected by housing SW of church, in line of sight between church and site. Shenley Conservation Area containing groups of listed and locally listed buildings starts 400m south of site. Area 3 of CA relates to The Mansion (gII, NHLE ref: 1346958) (550m from site) and associated buildings such cottage and kitchen garden, Porters Park (gII, NHLE ref: 1103511) 800 S of site. The CA is unlikely to experience setting change due to intervening development.	0/ ?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
HEL-1035-22	The White Hart, St Albans Road	<p>Within the site there is the former location of a turnpike post. This asset is unlikely to experience physical affects to the development as it is no longer extant.</p> <p>Between c.44m and c.500m from the site there is a high concentration of post medieval features associated with the South Mimms CA as well as an anti tank ditch (HER Ref: MHT10234) and anti tank obstacle (HER Ref: MHT10552) c.375m north west of the site. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>Due to the known post medieval activity within the site and the fact that the archaeological site ARCH-20 abuts the boundary of the site, the site has moderate archaeological potential.</p>	<p>The site is located within South Mimms conservation area (HER Ref: CON-6) and within the site there is a listed public house, The White Hart (grade II, NHLE Ref: 1346931). This asset may be subject to physical affects due to the development.</p> <p>Development may affect elements which may make a positive contribution to the South Mimms Conservation Area due to preventing Key Viewpoint 3 as identified in the 2020 draft appraisal for South Mimms conservation area.</p> <p>Within 500m there are numerous post medieval LB and LLBs associated with the South Mimms conservation area (HER Ref: CON-6). These represent post medieval dwellings, an almshouse and a parish church. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p>	--
HEL-1036b-22	Land at Stephenson Way, Bushey	<p>No known non-designated heritage assets lie within the site.</p> <p>Within between 150m and 500m of the site are the locally listed buildings associated with Bushey Hall Farm, a locally listed Holy Trinity Church, as well as the site of post medieval a farmstead, watermill and fish pond. Also present are 20th century pill boxes and anti tank obstacles. The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p>	<p>No designated assets lie within the site.</p> <p>Within 150m of the site there is the Bushey Hall Farm archaeological site (HER Ref: ARCH-10) and the moated site at Bushey Hall Farm (NHLE Ref: 1005510). The significance of these assets are unlikely to be affected as a result of setting change caused by this development.</p> <p>Development may affect elements of the setting</p>	-

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		A Roman coin recovered from the site boundary. In addition to the Bushey Hall Farm archaeological site located c.38m south west of the site, the potential for archaeology is low-moderate.	which may make a positive contribution to the significance of Bushey Hall Farm House (grade II, NHLE Ref: 1103591) and Well End Lodge (HER Ref: 110155), c.105m south west of the site due to the loss of agricultural surrounds.	
HEL-1039-22	203-205 Watling Street	No known assets within in the site. Locally listed buildings situated within Radlett CA unlikely to experience effects. Watling Street of medium importance. Medium archaeological potential due to location next to Watling Street.	None within site. Situated directly adjacent to Radlett CA. The site is situated adjacent to Watling Street a renown Roman Road which runs through Radlett CA and forms a significant part of the CA's special interest. The site is located outside of the main high street and was formerly the site of a petrol station. New development may be experienced as a part of the existing urban development and create the potential for positive effects.	+/-
HEL-1050-22	Land South of Merry Hill Road, Bushey	No known assets within in the site or within buffer that will experience effects or harm as a result of the development. Low archaeological potential.	None within the site. GII listed C20 building just N of the site, potential to experience setting effects. The Lake CA situated 200m NE of the site, its special interest is derived from the assets which form up adjacent to the main thoroughfare linking Bushey Heath to the village of Bushy. The site will not impact the significance or setting of the CA or its assets.	-/?
HEL-1051-22	Land North of Barnet Lane, Elstree, Borehamwood, Herts, WD6 3RH	Site has two findspots associated with medieval pottery and is located directly adjacent to an Area of High Archaeological Potential. There is the potential for archaeological remains to be physically impacted.	No designated assets are within the site but the site borders the Elstree CA. The site likely forms a part of the CA's setting and development will possibly effect the underlying character which forms apart of its significance.	-

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
HEL-1052-22	Land at Hill Farm, West of Watling Street, Radlett, WD7 7HO	Former WW2 anti-tank ditch believed to run through the NE end of the site. Potential for physical damage to asset. Several findspots within adjacent fields which could imply a higher level of archaeological potential. Locally-listed post-medieval outbuildings associated with LB farmhouse only 250m away could experience changes to setting.	No designated assets within the site. Potential for setting effects due to the cluster of GII listed farm buildings at The Dutch Barn. Further potential setting effects at Hill Farm House GII Timber-Framed farm house 250m west of site.	-/?
HEL-1053-22	Land South of Mimms Lane, Shenley	Within site: Shenley Hill med. moat. Potentially contributes to the significance of adjacent Shenley CA (west) informing development of historic settlement and Shenley Hill estate to the north (GII listed Shenley Hall and Shenley Hill farmhouse and barn). Archaeological potential - medium.	No designated assets within the site. Within setting: Contributes to setting of Shenley CA (c. 15m north and east of the site, separated by road) and its component LBs and LLBs - 20 listed (GII) and numerous local-listed buildings. Potential to inform phases of historic settlement development and Shenley Hill estate to the north. The junction of Harris Lane and Mimms Lane looking E towards Shenley Hill farm buildings and farmland beyond is a key CA view. Likely to have adverse impact to CA. Contributes to the significance of GII Shenley Hill farmhouse and barn c. 30m north (as historically associated farmland), with associated post-med HER features. GII barn (NHLE 284961) identified as earliest building in the CA. Shenley Hill is further north sited on plateau (now replaced by C20 LB Shenley Hill country house, with Lutyens addition) with potential views over the site. Development will result in change to setting, altering relationship to Shenley Hill farmstead and the wider Shenley Hill estate.	--/?

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			<p>West of the site are public playing fields (former common land), open fields to south and east, and suburban post-war housing c. 60-150m further south and south-west. Site characterised and screened by well-developed trees. Low height C20 buildings on site (business / agricultural use). Open fields to the west.</p> <p>Cumulative master plan dev. proposals directly north-east (HEL221 Rabley Green) and north-west (HEL515).</p>	
HEL-1055-22	Home Farm, Radlett	<p>No known non-designated assets within the site.</p> <p>Medium archaeological potential to north-east (Battlers Green).</p>	<p>No designated assets within the site.</p> <p>Two CAs, with LBs and LLBs, lie partially within c.500m radi. Letchmore Heath CA to the south-west has 1LB / LLB (GII cottages) and 1LLB within c.500m. Unlikely to be setting effects. Radlett (South) CA (to the north-east) has 1LB/LLB (GII PH) and 5 LLBs (houses and farm) within c.500m. There is 1LB (GII 1960s house) adjacent to Radlett (South) also within c. 500m. Some potential setting effects to CA and HAs, but unlikely due to intervening woodland and built-up suburban edge of Radlett to open fields.</p> <p>Two LBs south-east. Little Kendall Farm (GII barn and cowhouse), with associated Little Kendals Wood. Development will have adverse effect on the rural setting and alter the relationship between associated farmland and</p>	--/?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
			<p>farmhouse. Unlikely, setting effects to Radlett Preparatory School (GII former Kendal Hall country house) due to separation by Watling Street (former Roman Road).</p> <p>Immediately north-east of site is a grouping of 5 LBs forming Battlers Green. Immediately adjacent to the site boundary are GII* Batlers Green House and GII barn. Development directly adjacent to this grouping of LBs (particularly GII*) is likely to have an adverse effect on their setting and alter legibility of their historical development and function.</p>	
HEL-1061-2	Land Adjoining Pounding House, 67 London Road, Shenley	<p>No known non-designated assets within the site.</p> <p>Archaeological potential – possibly low.</p> <p>Former site of Shenley Grange to the south with former walled garden (within c. 100m).</p> <p>15 LLBs within Porters Park to the north (1 also LB) which form associated country house buildings and landscape to Porters Park. May experience setting change with cumulative development south of Radlett Lane, but not by HEL-1061-2 directly. Shenley water tower has views towards the open fields, although set within modern housing development itself. Most of the LLBs are screened by woodland from site. Likely to have minor impact.</p> <p>Range of LLBs down both sides of London Road (east by c.</p>	<p>No designated assets within the site.</p> <p>Shenley Conservation Area directly north (c. 20m) and east (c. 100m), with key views from Radlett Lane beyond estate cottages towards Porters Park. Radlett Lane identified as one giving 'spectacular views' to the open countryside to the south. Likely to have adverse impact on setting of conservation area.</p> <p>Setting impact to 2 GII LBs within Porters Park (a post-med park and garden, now Shenley Park to the north opposite Radlett Lane): GII Mansion (outside c. 500m) and garden cottage with walled kitchen garden (see associated LLB buildings also). Both identified in CA.</p>	-/?

Appendix C
Historic Environment Appraisals

Interim Sustainability Appraisal
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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		200m). Northern end of the site screened by woodland and hedging. Potential for some impact.	Likely to have minor adverse impact on 5 LBs within CA on London Road and Pound Lane.	
HEL-1062-22	Land Between Heathbourne Cottage and Oak Lodge, Bushey	<p>No known non-designated assets within the site.</p> <p>East, within c. 50m LLB (& HER point MHT16126) - C19 Old Heathbourne (house, garden). Impact to setting of NDHA, but potentially minor as site enclosed by woodland to the south and large housing to the north. Around c. 100m east from site is mid-C19 Heathbourne House (HER point (MHT133354: Country House, about 1858 by Henry Maudsley).</p> <p>North c. 100m LLB Three Valley Water Reservoir and Pumping Station. Unlikely to have impact. Bushey Heath to the south.</p> <p>Archaeological potential – medium. West, outside c. 500m buffer, is site of Bright or Bride Street Hamlet in open fields to the west. Roman tile and Mesolithic flint find outside of c. 500m buffer to the north.</p> <p>Opposite side of the M25 – site of the Danziger Film Studios. And Northern Line Depot and Aircraft Factory.</p>	<p>No designated assets within the site. Within setting: No CA within c. 500m buffer. Bushey Heath CA c. 600m from site.</p> <p>Around 450m north of site is a cluster of LBs which form mid-C19 Reveley Lodge (former country house, extended late C19) with associated buildings, coach house, stables and boiler house (NHLE 1096108 & 1096109). Minor adverse impact to setting.</p> <p>Outside of c. 500 buffer is GII Rosary Priory High School (C19 former large house). Potential views across to the site from 5 storey square tower and 7-storey octagonal tower.</p>	-/?
HEL-1063-22	Former Walled Garden / Tennis Courts, Kendall Hall Farm, Radlett	<p>No known non-designated assets within the site. but potential curtilage listing if currently unidentified NDHA.</p> <p>Archaeological potential – High.</p> <p>C.68m south-west is the possible manorial site of Kendall and c. 85m north-west an associated post-med pond or possible moated site.</p> <p>Connections with former wider estate - to Kendall Hall Farm and</p>	<p>Potential curtilage listing. Site incorporates walled garden (not identified, visible from aerial views) and forms part of the former landscaped grounds to GII & LLB C18 Kendal Hall Country House c. 100m south (now Radlett Preparatory School). Likely significant effect to legibility of historic development of GII Kendal manor / country house.</p> <p>Radlett (South) CA marginally overlaps within</p>	--/?

Appendix C
Historic Environment Appraisals

Interim Sustainability Appraisal
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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		<p>Little Kendall Farm (on opposite side of Watling Street - Roman road - to the west.</p> <p>Railway line and associated C19 features (culvert and bridges) to north-east and south-west c.170m. Site of LLB (post-med farmstead / Little Organ Hall) on opposite site of railway and separated.</p>	c.500m at northern end (no LBs within). Unlikely to have significant impact on CA.	
HEL1064	Land surrounding Kendall Hall Farm	<p>Within the site is C18 Kendal Hall Farmstead (attached to Kendal Hall) and grass-mark trackway for Kendall Hall Farm.</p> <p>Site wraps around C18 Kendal country house (see designated assets), which is a possible manorial site with an associated post-medieval pond or possible moated site to the north.</p> <p>East, c. 400m, is an archaeological site containing a moated site within Little Kendalls Wood. Associated with GII LB and LLB Kendal House just outside the c. 500m buffer, and which perhaps forms part of wider estate connections.</p> <p>Also east (further south on opposite side to A5183, Watling Street) within c. 35m, is LLB Medburn School (Phillimore House, former Brewers' Company Charity School).</p> <p>To the north is a milestone on Watling Street and 2 LLBS within the CA: Within c. 400m LLB C18 65 Chantry Cottage, (built on site of former C16 chantry chapel - chapel of ease) and within c. 430m LLB Cobden Hill Farm (No 57). Chalk pits to the west of these.</p> <p>To the west, adjacent to the site, the site of Tykeswater Cottages and the Midland railway line with associated C19 features</p>	<p>No designated assets within the site. Potential to have minor setting effects to green character of south end of CA, with associated HAs, with loss of Kendal woodland and vegetative screening.</p> <p>West boundary adjoins GII (& LLB) C18 Kendal Hall. The site forms part of the former landscaped grounds to the hall (now Radlett Preparatory School), with Kendal Wood, woodland avenue, fishpond, walled gardens and walkway. Significant effect to legibility of historic development of GII Kendal manor / country house.</p> <p>South-east, within c. 200m, is GII Aldenham House RPG. Likely to have adverse impact on setting of RPG.</p>	--/?

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Historic Environment Appraisals

Interim Sustainability Appraisal
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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		(culvert, bridges, footbridge). Further south are agricultural features (grass marks of buried ditches and cut features) associated with Kendal Hall Farm. On the opposite side of the railway line is the LLB Organ Hall Cottages, and site of Tykes Water Farm and Little Organ Hall.		
HEL1036d	Land North of Stephenson Way, Bushey	<p>In the north of the site (adjacent to A41 and Topgolf Watford) are finds associated with a medieval building and C13 pottery. There is potential historic landownership with scheduled and GII Bushey Hall Farm to the south. C20 pillbox broadly central within the site.</p> <p>Within setting: Directly south is the site of a post-medieval corn / paper watermill (demolished c.1840). The site formed part of the water mill complex. Potential loss of historic landscape connections with development. South-east, c. 60-100m, is Bushey Hall Farm (see Des Assets) which is an archaeological site (HER: Arch-10), with a range of features. A moated and manorial site of high-status C15 house with late-C17 water garden (demolished C18). Identified as a group of LLBs, also. Also includes C20 pillbox and anti-tank obstacles within the archaeological site and to the north-east a further pillbox site.</p> <p>To the South-West: roman coin of Caracalla found within c. 200m. Further south-east within c. 500m is LLB Holy Trinity Church.</p> <p>East of the site, c. 350m, is Bushey Lodge Farm. North, overlapping the c. 500m buffer is a further archaeological site (ornamental gardens to Wall Hall).</p>	<p>No designated assets within the site.</p> <p>Within setting:</p> <p>South, around c. 100m, across the A4008, is the scheduled moated site of Bushey Hall Farm (NHLE 1005510 - OCN) and GII Bushey Hall Farm House (C17 / C18 with C19 alterations directly east of the scheduling). Adjacent wildwoods form part of the historic landscape to the farm house. Although the A4008 has an adverse impact on the setting further loss of historic woodland and associated farmland may negatively impact setting further.</p>	-/?

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Site ID	Site Name/Location	Non-designated assets	Designated assets	SA
		Archaeological potential: medium to high		