

**HERTSMERE LOCAL PLAN
Development Plan Document**

**SITE ALLOCATIONS AND
DEVELOPMENT MANAGEMENT
POLICIES – PRE-SUBMISSION DRAFT**

**Sustainability Appraisal (Incorporating
Strategic Environmental Assessment)**

July 2015

Quality Control

HERTSMERE LOCAL PLAN
Development Plan Document

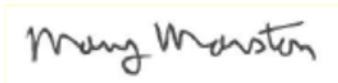
SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES – PRE-SUBMISSION DRAFT

Sustainability Appraisal (Incorporating Strategic Environmental Assessment)

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The Landscape Partnership is registered with the Landscape Institute, the Royal Town Planning Institute, and is a member of the Institute of Environmental Management and Assessment

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Non-technical Summary

The New Hertsmere Local Plan

The new Local Plan for Hertsmere will help to direct, plan and manage development in the Borough up to 2027. The Local Plan will consist of a number of documents which will supersede the current Local Plan adopted in 2003. This Site Allocations and Development Management Policies (SADMP) Development Plan Document (DPD) is one of these documents, which sits alongside the Hertsmere Core Strategy and the Elstree Way Corridor Area Action Plan which is due to be adopted on 8 July 2015.

The Core Strategy sets out the broad planning framework for the Borough and was adopted in January 2013 following extensive consultation, sustainability appraisal and testing at Public Examination. The SADMP DPD must be in accordance with the Core Strategy.

This Sustainability Appraisal report has been prepared to inform and accompany the Pre-Submission Draft SADMP DPD. This Sustainability Appraisal (SA) updates the SA of the Consultation draft, and assesses the likely social, economic and environmental effects of the DPD.

The Site Allocations and Development Management Policies DPD

The SADMP DPD will help to deliver the objectives of the Core Strategy. The 'Site Allocations' element will establish the principle that a suitable form of development can be located on a particular site. It will not give permission to any particular proposal, which will still need to be secured through the planning application process. Notwithstanding, the key test for any planning application is whether it accords with an adopted DPD. It is HBC's intention to allocate sites which have the potential to enable development to take place without undue delay.

The 'Development Management Policies' aspect of the DPD sets out the criteria that all planning applications are to be considered against. The policies will enable the delivery of the objectives and long term vision for the Borough as set out in the Core Strategy.

The Hertsmere Core Strategy 2013

The Core Strategy sets out the Council's vision and strategy for the Borough for a period of fifteen years (to 2027) and includes a variety of overarching spatial policies to guide future development and land use in the Borough. The Council has committed to undertake a review of the Core Strategy within three years of its adoption in cooperation with neighbouring authorities, and in order to meet the required housing and employment level. The document sets the parameters for the SADMP DPD and deals with issues including identifying those settlements where new homes will be built, how much land needs to be set aside for business uses and the amount of off-street parking required for new development. The review of the strategic issues and commissioning of key evidence with neighbouring authorities began in late 2014 and will continue beyond the planned adoption of SADMP.

What is sustainability appraisal (SA) and Strategic Environmental Assessment?

SA is mandatory under Sections 19(5) and 39(2) of the Planning and Compulsory Purchase Act 2004. It is used to ensure that the emerging plan helps to implement the principles of sustainable development through the integration of social, environmental and economic issues, and provides an opportunity to improve the plan or policy or to ensure that it is more effective in meeting the aims of sustainable development. An environmental assessment is also required under European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment' (the Strategic Environmental Assessment Directive). This SA meets the requirements of the Directive by incorporating Strategic Environmental Assessment (SEA) within the wider appraisal of the draft plan against environmental, social and economic objectives for the borough, and includes a consideration of alternatives to proposed site allocations and policies.

The Need for Habitats Regulations Assessment (HRA)

Under Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive), local planning authorities are required to assess the effects of land-use plans against the conservation objectives of designated European Sites and to ascertain whether it would adversely affect the integrity of that site. The need for HRA in Hertsmere Borough was considered during the preparation of the Core Strategy. This exercise concluded that as there are no Natura 2000 sites in Hertsmere or within reasonable proximity to the Borough which could trigger an HRA, there was no requirement to undertake such an assessment of the Core Strategy. These circumstances have not changed as a result of the modifications, HRA for the SADMP is not considered necessary.

Methodology

The table below sets out the stages that could be adopted for an SA.

SADMP Stage 1: Pre-production – Evidence gathering
SA stages and tasks
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
A1: Identifying other relevant policies, plans and programmes, and sustainable development objectives.
A2: Collecting baseline information.
A3: Identifying sustainability issues and problems.
A4: Developing the SA framework.
A5: Consulting on the scope of the SA.
SADMP Stage 2: Production – Prepare draft SADMP
SA stages and tasks
Stage B: Developing and refining options and assessing effects
B1: Testing the SADMP objectives against the SA framework.
B2: Developing the SADMP options.
B3: Predicting the effects of the draft SADMP.
B4: Evaluating the effects the draft SADMP.
B5: Considering ways of mitigating adverse effects and maximising beneficial effects.
B6: Proposing measures to monitor the significant effects of implementing the SADMP.
Stage C: Preparing the Sustainability Appraisal Report
C1: Preparing SA Report.
Stage D: Consulting on draft SADMP and Sustainability Appraisal Report
D1: Public participation on the SA Report and the draft SADMP.
D2: Assessing significant changes.
D3: Making decisions and providing information.
SADMP Stage 3: Adoption
SA stages and tasks
Stage E: Monitoring the significant effects of implementing the SADMP
E1: Finalising aims and methods for monitoring.
E2: Responding to adverse effects.

The Council is now at 'Stage D' of this process.

Sustainability Objectives

The Core Strategy SA identifies Sustainability Objectives for the Borough. All future DPD's and associated SA's need to have regard to, or be consistent with, these objectives.

<i>Social Objectives</i>
<i>1. To improve educational achievement, training and opportunities for lifelong learning and employability</i>
<i>2. To ensure ready access to essential services and facilities for all residents</i>
<i>3. To improve the quality and affordability of housing</i>

<i>4. To reduce poverty and social exclusion and promote equality of opportunities</i>
<i>5. To reduce and prevent crime, fear of crime and anti-social behaviour</i>
<i>6. To improve the population's health and reduce inequalities both geographically and demographically</i>
Environmental Objectives
<i>7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites</i>
<i>8. To reduce contamination and safeguard soil quality and quantity</i>
<i>9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community</i>
<i>10. To maintain and enhance the quality of the countryside</i>
<i>11. To reduce dependence on private car and achieve a modal shift to more sustainable modes of transport</i>
<i>12. To protect and enhance wildlife habitats, which are important on an international national and local scale</i>
<i>13. To improve the quality of surface and ground waters</i>
<i>14. To minimise water consumption</i>
<i>15. To minimise the risk of flooding taking account of climate change</i>
<i>16. To improve local air quality</i>
<i>17. To reduce greenhouse gas emissions</i>
<i>18. To minimise the need for energy, increase energy efficiency and to increase the use of renewable energy</i>
<i>19. To reduce the generation of waste and encourage re-use and recycling of waste</i>
Economic Objectives
<i>20. To provide a prosperous, balanced and stable economy</i>
<i>21. To sustain and enhance the viability and vitality of town centres</i>

Sustainability Issues

The 2011 Core Strategy SA identified the following series of 'sustainability issues' for the borough.

Local skills shortage – this is recognised as a key priority at a regional level to ensure that the skills of the local population are matched to the available job opportunities which can result in detrimental impact on employment levels.

High levels of car usage/reliance on the private car – compared to walking, cycling and public transport use in the Borough.

Vulnerability of landscape/agricultural use – approximately 80% of the Borough is Green Belt. Whilst the Council in the past has been able to achieve the vast majority of new dwellings on previously developed land, green belt is likely to come under considerable pressure for development with the potential housing target set for Hertsmere in the draft Regional Spatial Strategy (RSS) for the east of England. (This issue remains relevant. However, the RSS has now been revoked and housing targets are set out at a Borough wide level in the Core Strategy and updated in the SADMP DPD. Housing development and other growth is generally directed to the urban areas by policies in both of these local documents.)

Pressures on urban character – from the need to accommodate additional development over the plan period.

Increasing energy efficiency and renewable energy sources – the amount of energy obtained in the East of England from renewable sources is low (0.45%) compared with the UK average of 2%. (Noted that these are 2011 statistics)

Traffic congestion and growth – and associated impacts on increased congestion, deterioration in air quality, increases in greenhouse gas emissions and pressures on existing infrastructure capacity in Hertsmere.

Water supply and demand – water availability is likely to be a constraint to large-scale development in Hertsmere influencing water supply for people and habitats and biodiversity. The trend for this is likely to worsen with the predicted increase in population.

Reducing waste and increasing recycling – This is a borough wide issue.

Pressure of ecological assets – development pressure can pose a threat designated and non-designated areas, particularly where they occur within built up areas. Surveys of key species have revealed falling numbers at the regional level.

Lack of a range of housing that is affordable – Hertsmere is the second least affordable borough in Hertfordshire for a person on an average income. High demand for housing in the Borough is likely to continue to fuel rising house prices leading to a further widening of the income/house price gap.

Combating poverty and social exclusion – smaller pockets of deprivation in North Bushey, Potters Bar and the Battlers Green area of Radlett.

Reducing the fear of crime – crime and fear of crime rate highest in opinion surveys amongst Hertsmere's residents as areas requiring improvements in their local neighbourhood.

Sustainability of the Pre Submission Draft SADMP DPD

The Core Strategy contains a comprehensive suite of policies, both thematic and in some cases area / site specific. The role of the SADMP DPD is to set out site allocations and policies for determining planning applications and will, collectively, be the basis for decision making on new development and the use of land.

This review of the draft SADMP DPD against the SA Objectives confirms that the Plan is building appropriately on the Core Strategy. It also identifies a number of changes made subsequent to the publication of the CD that strengthen specific policies. No significant adverse impacts have been identified arising out of the draft policies or allocations.

Main Modifications to the Pre-Consultation Draft

The main modifications comprise the addition of 8 new policies, bringing the total to number of policies to 51. Two policies have been amalgamated (SADM 9 and 10) and a number of other policies have been revised and or renumbered. Additional policies are identified below:

- SADM4 – Small sites for Affordable Housing
- SADM9 – Strategically Important Business Locations and Loss of Office Accommodation
- SADM12 – Landscape Character
- SADM17 – Watercourses
- SADM20 – Waste Storage in New Development
- SADM34 – Provision for Faith Communities
- SADM39 – The Road Hierarchy
- SADM42 – Aviation Safeguarding

In addition, site H11 – Potters Bar bus garage has been deleted and 2 new site allocations are proposed:

- H11 (replacement) – Elton House, Elton Way, Bushey (102 units)
- H12 – First Place Nurseries, Falconer Road, Bushey (10 units)

The rationale for these changes is discussed briefly in the commentary provided at Section 5 of this document and in the Report of Consultation.

Other changes to proposals include:

- Policy SADM 25: Change to Green Belt at Heath Road deleted
- Policy SADM 33: Site C1 (Paddock Road Cemetery) deleted; new site C1 (SunnyBank School Open Space) added as specific proposal.

Alternatives

The effects of not implementing the SADMP

The Regulations require an Environmental Report (such as an SAR) to include information relating to the likely evolution of the environment without the implementation of the plan that is being assessed.

Were the SADMP not to be implemented, the Core Strategy and saved Local Plan policies would guide development until such time as a more detailed DPD could be adopted. Notwithstanding, it is a requirement of the Core Strategy to have a more detailed DPD in place and as such would be pursued by the Council.

The Core Strategy (and to some extent the saved policies of the 2003 Local Plan) have been subject to SA and have been operating as the development control framework in the Borough for a period of time. The Core Strategy deals with many aspects of the planning of the Borough in greater detail than most strategic DPD's. This is particularly relevant in regard to the identification of employment land. Further, the Core Strategy advocates directing housing growth to accessible urban locations. As such, it is considered unlikely that significant adverse strategic environmental impacts would arise in the absence of the SADMP DPD. Notwithstanding, clearly it is preferable to have the more detailed DPD in place to set a clear and defensible framework for specific Development Management decisions over the next 15 years.

Strategic Options

Whilst the Local Plan Core Strategy sets out a series of overarching spatial policies for the Borough, given the evolution of the Plan, the size of Hertsmere (38 square miles) and its characteristics, the Core Strategy has addressed some aspects of planning in detail. Whilst in terms of housing, the Core Strategy proposes an accessible urban growth strategy directing development to the main settlements, in the case of employment land for example, it identifies specific areas and sites proposed for that use. In the earlier stages of Core Strategy preparation, the SA assessed a number of growth options for the Borough over the plan period. Whilst it is not the role of any SA to determine which growth option should be chosen (rather that is for the LPA through the formulation plan production to do so), the SA should help to identify the positive and negative sustainability credentials of each option.

The growth options over the 15 year period of the plan that were considered, are set out in the table below:

Hertsmere Growth Options to 2027

Housing Growth	Housing Distribution	Employment Growth and Distribution
1. 2,300 dwellings; 2. 3,200 dwellings; 3. 3,900 dwellings; 4. 5,300 dwellings; and 5. 6,750 dwellings.	1: Maintain the current policy position (Borehamwood / Potters Bar first) 2: Flatten / remove hierarchy 3: Accessibility based approach 4: Market led / do nothing 5: Rural expansion 6: Substantial Urban Intensification	1: Do not allow the release of any existing designated employment land 2: Allow the release of existing employment land with no compensatory designations 3: Designate new business park / extension to an Employment Area 4: Safeguard land for a new business park / extension to an Employment Area within the built up areas of an existing settlement 5: Safeguard land for a new business park elsewhere 6: Safeguard land for an extension of the Stirling Way / Station Close / Otterspool Way / Centennial Park Employment Area 7: Safeguard land for an extension to existing employment area of Elstree Way, Borehamwood and Cranborne Road, Potters Bar.

Housing Growth - Option 3 was taken forward in the Core Strategy as it performed well in economic and social terms. However, its environmental performance was originally assessed as being lower than that for option 2 due to a higher level of land take involved, including some use of greenfield land within the Green Belt.

Notwithstanding this original assessment, it has been found by HBC through further assessment of potential housing land supply, that the Borough's housing need over the plan period can mostly be accommodated on sites outside of the Green Belt. The Elstree Way Corridor Area Action Plan (2015) provides more housing potential than originally envisaged: this is because the Elstree Way Employment Area has been reduced further in size, allowing for the recycling of more, underused employment land and regeneration.

Housing Distribution – Option 3 was assessed as the most sustainable option which seeks to focus development in the most accessible locations in Hertsmere which are Potters Bar, Borehamwood and to a lesser extent Radlett and Bushey.

Employment Growth and Distribution - Option 7 was found to be the most sustainable option because the proposed extensions of employment areas in Borehamwood and Potters Bar would help keep enough employment land available over the Plan period. Safeguarding land for employment at Elstree Way is particularly beneficial, as Borehamwood is the main settlement in the Borough, and increasing employment opportunities there will benefit a larger proportion of the local population. In addition, the proposed extensions would have limited impacts on the openness of the Green Belt and have good connectivity with Borehamwood and Potters Bar.

The adopted Core Strategy Policies were framed around these preferred options and as such were subject to SA at that stage. The SADMP DPD is considered to accord with the Core Strategy.

Strategic options have therefore already been suitably assessed, and the proposed policies are considered consistent with these strategic options.

Alternatives to the SADMP Policies

This SA report has systematically considered each policy or allocation and identified whether there are reasonable alternatives that should be addressed. Further detail is provided at Sections 4 and 6 of this report.

Contents

1	<u>CONSULTING ON THE SUSTAINABILITY APPRAISAL REPORT</u>	1
1.1	INTRODUCTION	1
1.2	RESPONDING TO THIS CONSULTATION	1
2	<u>INTRODUCTION AND BACKGROUND</u>	2
2.1	THE NEW HERTSMERE LOCAL PLAN	2
2.2	THE SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DPD	2
2.3	THE HERTSMERE CORE STRATEGY 2013	2
2.4	THE HERTSMERE LOCAL PLAN 2003	5
2.5	SUSTAINABLE DEVELOPMENT	5
2.6	REQUIREMENT FOR SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT	5
2.7	THE NEED FOR HABITATS REGULATIONS ASSESSMENT (HRA)	7
3	<u>METHODOLOGY AND BASELINE</u>	8
3.1	STAGES OF SA/SEA	8
3.2	RELEVANT PLANS, POLICIES AND PROGRAMMES	8
3.3	SADMP DPD EVIDENCE BASE	9
3.4	HERTSMERE BOROUGH: SUSTAINABILITY BASELINE	9
3.5	RELEVANCE OF SA WORK UNDERTAKEN BY HBC TO DATE	10
3.6	ASSESSMENT OF SIGNIFICANCE METHODOLOGY	13
4	<u>REVIEW OF THE SADMP DPD POLICIES</u>	14
4.1	THE DRAFT SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES	14
5	<u>SUMMARY FINDINGS OF THE SA OF THE DRAFT POLICIES</u>	61
5.1	INTRODUCTION	61
5.2	SUMMARY OF PERFORMANCE OF DRAFT POLICIES AGAINST THE SA OBJECTIVES	61
6	<u>SUMMARY</u>	71
6.1	SUSTAINABILITY OF THE SUBMISSION DRAFT SADMP DPD	71
6.2	ALTERNATIVES	71
6.3	MONITORING	73

Appendix A - Relevant Plans Policies and Programmes

Appendix B – Sustainability Assessment Framework from Hertsmere Revised Core Strategy for Submission to the Secretary of State Sustainability Appraisal Report (November 2011)

Appendix C – Consultation Draft SADMP Policies

Appendix D – Pre-submission Draft SADMP Policies

Appendix E – SADMP DPD Assessment Tables

Appendix F – Draft Monitoring Framework

1 Consulting on the Sustainability Appraisal Report

1.1 Introduction

- 1.1.1 The Local Plan for Hertsmere will help to direct, plan and manage development in the Borough up to 2027. The Local Plan will consist of a number of documents which will supersede the current Local Plan adopted in 2003. The Site Allocations and Development Management Policies (SADMP) Development Plan Document (DPD) is one of these documents.
- 1.1.2 This Sustainability Appraisal report has been prepared to inform and accompany the Pre-Submission Draft SADMP DPD. The Sustainability Appraisal (SA) predicts and assesses the social, economic and environmental effects of the DPD.
- 1.1.1 Hertsmere Borough Council (HBC) is now consulting on the policies and content of the Pre-Submission Draft DPD and the SA.

1.2 Responding to this consultation

- 1.2.1 Both this SA document and the DPD are available on HBC's website at:
- 1.2.2 <https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/Site-Allocations-and-Development-Management-PoliciesDPD.aspx>
- 1.2.3 Representations on the documents can be made in the following ways:
- By email to local.plan@hertsmere.gov.uk
 - By writing to HBC at Policy and Transport team, Planning and Building Control Unit, Hertsmere Borough Council, Elstree Way, Borehamwood, Herts, WD6 1WA.
 - By completing a consultation response form. You can request a form by contacting HBC on 020 8207 2277. All forms should be returned to Policy and Transport Team at the above address.
 - Fax HBC on 020 8207 7444 - marked for the attention of the Policy and Transport team.
 - If you have any questions or would like clarification on any aspect of the SA report, please contact the HBC Policy and Transport team
local.plan@hertsmere.gov.uk
Tel: 020 8207 2277
- 1.2.4 The consultation period will run from 3rd August to 14th September 2015. If necessary, amendments will be made to the Pre-Submission Draft DPD and SA report prior to submission to a government Inspector for Examination.

2 Introduction and Background

2.1 The New Hertsmere Local Plan

- 2.1.1 Local Planning Authorities are required to produce a Local Plan (formerly called a Local Development Framework (LDF)). The new Local Plan will help direct, plan for and manage development in the Borough up to 2027 and replace the previous 2003 Local Plan. The Local Plan will be made up of a number of DPD's including the SADMP, the Hertsmere Core Strategy and the emerging Elstree Way Corridor Area Action Plan.
- 2.1.2 The Core Strategy sets out the broad planning framework for the Borough and was adopted in January 2013 following extensive consultation, sustainability appraisal and testing at Public Examination. The SADMP DPD must be in accordance with the Core Strategy.

2.2 The Site Allocations and Development Management Policies DPD

- 2.2.1 The SADMP DPD will help to deliver the objectives of the Core Strategy. The 'Site Allocations' element will establish the principle that a suitable form of development can be located on a particular site. It will not give permission to any particular proposal, which will still need to be secured through the planning application process. Notwithstanding, the key test for any planning application is whether it accords with an adopted DPD. It is HBC's intention to allocate sites which have the potential to enable development to take place without undue delay.
- 2.2.2 The 'Development Management Policies' aspect of the DPD sets out the criteria that all planning applications are to be considered against. The policies will enable the delivery of the objectives and long term vision for the Borough as set out in the Core Strategy.

2.3 The Hertsmere Core Strategy 2013

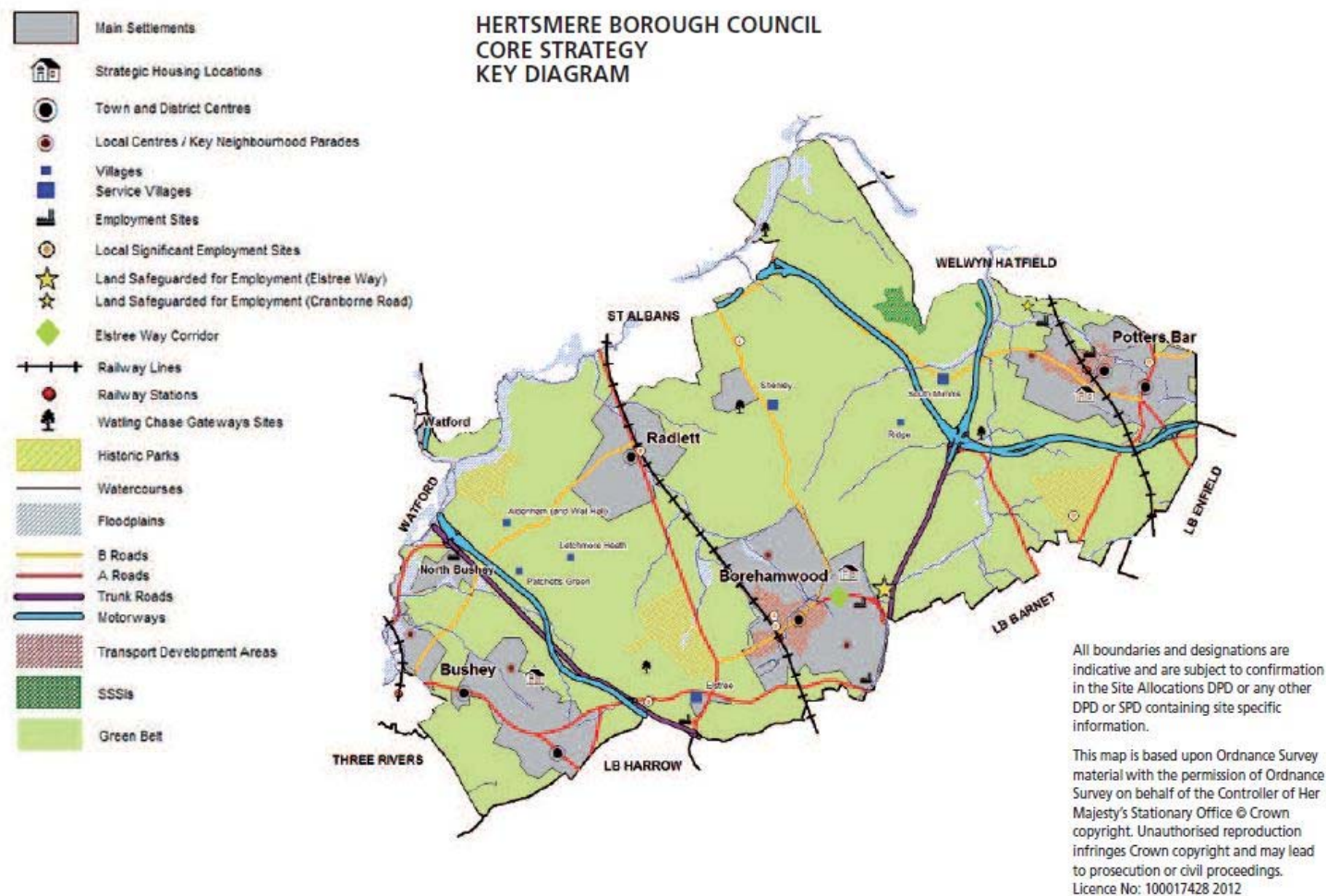
- 2.3.1 The Core Strategy sets out the Council's vision and strategy for the Borough for a period of fifteen years (to 2027) and includes a variety of overarching spatial policies to guide future development and land use in the Borough. The Council has committed to undertake a review of the Core Strategy within three years of its adoption in cooperation with neighbouring authorities, and in order to meet the required housing and employment level. The document sets the parameters for the SADMP DPD and deals with issues including identifying those settlements where new homes will be built, how much land needs to be set aside for business uses and the amount of off-street parking required for new development.
- 2.3.2 The Core Strategy has identified a series of objectives for the Borough from which the various policies within it flow. The SADMP DPD has the same objectives and will 'interpret' the Core Strategy policies in greater detail providing potential locations for development and a platform for the delivery of the objectives.

Core Strategy Objectives

- 1. To provide the spatial policies necessary to deliver the land use requirements of the Hertsmere Together Community Strategy.*
- 2. To protect the Green Belt and its role in preventing urban sprawl and the coalescence of towns.*
- 3. To maintain an adequate supply of suitable land, focused on brownfield sites within the principal towns, to accommodate expected development needs and supporting community infrastructure.*
- 4. To work towards meeting the community's need for Affordable Housing.*
- 5. To address issues arising from climate change, and all types of flooding and to take advantage of water and other natural resources responsibly.*
- 6. To improve environmental and streetscape quality in town centres and protect and enhance the built heritage of Hertsmere.*

- 7. To protect and enhance the environment in Hertsmere by addressing local causes and impacts of pollution.*
- 8. To raise levels of access by seeking development in locations not dependent on access by car and by requiring the provision of physically accessible transport interchanges and other buildings.*
- 9. To promote safe and healthy communities, respecting the diverse needs of the whole Borough.*
- 10. To support businesses of all sizes and to help promote local skills, focusing on areas of deprivation, education and training.*
- 11. To provide a planning framework which promotes sustainable and competitive economic performance, in support of jobs growth requirements.*
- 12. To safeguard and enhance the role of the town and district centres in Hertsmere, steering commercial developments, which attract a large number of people toward the most accessible locations.*
- 13. To protect and enhance local biodiversity.*
- 14. To secure efficient land use through well-designed development reflecting the size, pattern and character of settlements in Hertsmere.*
- 15. To promote rural diversification and through the Watling Chase Greenways Strategy, sustainable access to the wider countryside.*

- 2.3.3 A settlement hierarchy is set out in the Core Strategy with Borehamwood as the principal town, followed by Potters Bar, Bushey and Radlett, then Shenley, Elstree and South Mimms. Development is directed to these settlements by the policies in the Core Strategy. The Council continues to have a five-year land supply of housing sites and it is not envisaged that any strategic or significant housing development in the Green Belt would need to be considered within the plan period.
- 2.3.4 The focus for employment will continue to be in town centres and in and adjacent to the Borough's designated Employment Areas, at land safeguarded for employment development. No need has been identified to allocate new areas of land for employment purposes and the Council will seek to direct significant new industrial and warehousing development to designated brownfield locations in Borehamwood, Potters Bar and Bushey. Major new office developments will be directed to town centres and other locations with good public transport accessibility and sufficient infrastructure.
- 2.3.5 The objectives, policies and content of the Core Strategy were subject to extensive consultation and community participation prior to adoption. In addition, an SA was prepared to test whether the policies being considered were consistent with the Council's sustainability objectives. These objectives consider a range of important social, economic and environmental issues which need to be met if the document is to be regarded as genuinely sustainable, as well as consistent with the wider aims of the Council's Community Strategy. The SA incorporated the requirements of the EU Strategic Environmental Assessment Directive and Habitats Directive and the recommendations put forward in the SA, influenced the final form of the policies in the Core Strategy.

Hertsmere Core Strategy 2013: Key Diagram.

2.4 The Hertsmere Local Plan 2003

- 2.4.1 Whilst the 2003 Local Plan will ultimately be replaced, some of the policies from it remain 'saved'. For example, policy M14 allocated land at South Mimms (Bignell's Corner) as a Special Policy Area relating to land where significant development has taken place at junction 23 of the M25, including motorway services. The SADMP DPD will take forward this allocation and replace the old policy with a new one.

2.5 Sustainable Development

- 2.5.1 The delivery of sustainable development underpins the UK planning system. The Government's National Planning Policy Framework - March 2012 (NPPF), requires planning policies, development plans and decisions on development proposals to be consistent with the principles of sustainable development. Sustainable development involves ensuring that when activities such as development takes place, a balance is made between what are often very different social, environmental and economic needs.

2.6 Requirement for Sustainability Appraisal and Strategic Environmental Assessment

What is a sustainability appraisal?

- 2.6.1 SA is mandatory under Sections 19(5) and 39(2) of the Planning and Compulsory Purchase Act 2004. It is used to ensure that the emerging plan helps to implement the principles of sustainable development through the integration of social, environmental and economic issues, and provides an opportunity to improve the plan or policy or to ensure that it is more effective in meeting the aims of sustainable development. The completion of an appropriate sustainability appraisal is one of the 'tests of soundness' by which Development Plan Documents will be judged when they are subject to an examination later on in the production process.

SA and Strategic Environmental Assessment

- 2.6.2 An environmental assessment is also required under European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment' (the Strategic Environmental Assessment Directive). This environmental assessment is known as Strategic Environmental Assessment (SEA). In England the SEA Directive has been translated into The Environmental Assessment of Plans and Programmes Regulations 2004 ('the Regulations'). The requirements of the Directive are met by carrying out a Sustainability Appraisal, which promotes sustainable development through the integration of social, environmental and economic considerations into the plan preparation process. The SA Report must, however, show that the SEA Directive's requirements have been met and this is achieved through sign-posting the places in the SA Report where the information required by the directive is provided. This is provided in Table 2.1 below.

Table 2.1: Schedule of SEA Requirements

Requirements of the Directive and the Regulations	Where Covered in Report
<p>Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated.</p> <p>The information to be given is:</p>	
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Chapters 2, 4 and Appendix A
b) The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme	Chapters 3 and 6
c) The environmental characteristics of areas likely to be significantly affected	Chapter 3
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC and 92/43/EEC	Chapter 3
e) The environmental protection objectives established at international, community or national level which are relevant to the programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapters 2 and 3
f) The likely significant effects on the environment, including: short, medium and long term; permanent and temporary; positive and negative; secondary, cumulative and synergistic effects on issues such as: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Chapter 5 and Appendix D
g) The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	Chapter 5
h) An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Chapter 6
i) A description of measures envisaged concerning monitoring (in accordance with regulation 17)	Chapter 6 and Appendix F
j) A non-technical summary of the information provided under the above headings	Non-technical Summary (at front of document)
Consultation with:	
Authorities with environmental responsibility when deciding on the scope and level of detail of the information to be included in the environment report	Undertaken at an earlier stage in the Local Plan review process.
Authorities with environmental responsibility and the public to be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan and accompanying environmental report before its adoption	Complied with at Consultation draft stage, and consultation will be undertaken again at Pre-submission draft stage.
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country	N/A
Taking the environmental report and the results of the consultations into account in decision making	To be addressed at a later date

Requirements of the Directive and the Regulations	Where Covered in Report
Provision of information on the decision: When the plan or programme is adopted the public and any countries consulted must be informed and the following made available: The plan or programme as adopted A statement summarising how environmental considerations have been integrated into the plan or programme in accordance with the requirements of the legislation The measures decided concerning monitoring	To be addressed at a later date
Monitoring of the environmental effects of the plan or programmes implementation must be undertaken	To be addressed at a later date

2.7 The Need for Habitats Regulations Assessment (HRA)

- 2.7.1 Under Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive), local planning authorities are required to assess the effects of land-use plans against the conservation objectives of designated European Sites and to ascertain whether it would adversely affect the integrity of that site. This requirement has been transcribed into UK legislation through regulation 48 of The Conservation (Natural Habitats &c) Regulations 1994 (as amended) and other Regulations and Guidance issued by government. European sites include Special Areas of Conservation (SAC) and Special Protection Areas (SPA). These European designated sites are known collectively as Natura 2000 sites.
- 2.7.2 The need for HRA in Hertsmere Borough was considered during the preparation of the Core Strategy. This exercise concluded that as there are no Natura 2000 sites in Hertsmere or within reasonable proximity to the Borough which could trigger an HRA, there was no requirement to undertake such an assessment of the Core Strategy. As such, and on the basis that these circumstances have not changed HRA for the SADMP is not considered necessary.

3 Methodology and Baseline

3.1 Stages of SA/SEA

3.1.1 The Planning Advisory Service provides some guidance on SA (replacing the 2005 government guidance on 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents'). SA/SEA is an iterative process which should identify and report on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined. The intention is that SA/SEA is fully integrated into the plan-making process from the earliest stages, both informing and being informed by it.

3.1.2 The table below sets out the stages that have been followed in this SA. Consultation on this document which accompanies the SADMP DPD, now represents Stage D of the process.

Table 3.1 – SA Stages

SADMP Stage 1: Pre-production – Evidence gathering	
SA stages and tasks	
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	
A1: Identifying other relevant policies, plans and programmes, and sustainable development objectives.	
A2: Collecting baseline information.	
A3: Identifying sustainability issues and problems.	
A4: Developing the SA framework.	
A5: Consulting on the scope of the SA.	
SADMP Stage 2: Production – Prepare draft SADMP	
SA stages and tasks	
Stage B: Developing and refining options and assessing effects	
B1: Testing the SADMP objectives against the SA framework.	
B2: Developing the SADMP options.	
B3: Predicting the effects of the draft SADMP.	
B4: Evaluating the effects the draft SADMP.	
B5: Considering ways of mitigating adverse effects and maximising beneficial effects.	
B6: Proposing measures to monitor the significant effects of implementing the SADMP.	
Stage C: Preparing the Sustainability Appraisal Report	
C1: Preparing SA Report.	
Stage D: Consulting on draft SADMP and Sustainability Appraisal Report	
D1: Public participation on the SA Report and the draft SADMP.	
D2: Assessing significant changes.	
D3: Making decisions and providing information.	
SADMP Stage 3: Adoption	
SA stages and tasks	
Stage E: Monitoring the significant effects of implementing the SADMP	
E1: Finalising aims and methods for monitoring.	
E2: Responding to adverse effects.	

3.2 Relevant Plans, Policies and Programmes

3.2.1 The plans, policies and programmes considered relevant to the SA for the Draft SADMP DPD are provided at **Appendix A** of this document. Notable changes to the initial detailed review of plans, policies and programmes as presented as part of the Core Strategy SA 2011 are:

- Publication of The National Planning Policy Framework in 2012 (replacing most Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs)).
- The Localism Act 2011 has been enacted.
- The East of England Plan has been revoked.
- The Hertsmere Core Strategy has been adopted and which has been subject to SA and is supported by a robust evidence base.

3.3 SADMP DPD Evidence Base

- 3.3.1 The Draft SADMP DPD draws on a comprehensive evidence base from the Core Strategy including - a Strategic Housing Land Availability Assessment (SHLAA), Viability study - Development Economics Study, Strategic Housing Market Assessment, Housing needs survey, Gypsy and Traveller accommodation needs survey, Identification of potential Gypsy and Traveller sites, Employment Land Reviews and Employment site allocations report, Retail topic paper, Town centres and shopping study, Green Spaces Study, Infrastructure topic paper, Strategic Flood Risk Assessment, Green infrastructure plans, Open space study and Faith Communities Needs Assessment. The SHLAA has subsequently been updated several times, most recently in 2015.
- 3.3.2 In addition further evidence base papers have been prepared by HBC to inform preparation of the SADMP DPD relating to – Housing Allocations, Gypsy and Traveller Sites, Village Envelopes, Green Belt Sites Review, Bushey Heath MOD Housing Special Character Area and Transport Development Areas. The SA is able to draw on this evidence base to inform judgments about the significance of sustainability impacts.

3.4 Hertsmere Borough: Sustainability Baseline¹

- 3.4.1 The Core Strategy, associated evidence base documents and SA describe in detail the characteristics of the Borough, which is summarised here.
- 3.4.2 Hertsmere is a mainly rural Borough situated immediately to the north of London. 80% of the 38 square mile Borough is Green Belt land, with the four main settlements of Borehamwood, Bushey, Potters Bar and Radlett constituting the only urbanised areas - though substantial redevelopment of the former hospital site in the Green Belt has meant that the village of Shenley has taken on a more suburban character. The majority of the Borough's residents live in these settlements.
- 3.4.3 The Borough is well connected to London and the rest of the country. The M25 and M1 motorways and the A1 all run through the Borough, which is also serviced by main line rail services stopping at Potters Bar, Radlett and Borehamwood. However, some problems are caused by road links being better than access to public transport, particularly in terms of east to west transportation, which is reflected in high levels of car ownership and traffic congestion.
- 3.4.4 The current population of 100,000 is expected to grow to over 116,000 in 2028. Within this the proportion of pensioners is expected to rise significantly. The Borough is not as diverse as its neighbouring areas of Watford and North London, but it is more so than most other parts of Hertfordshire. In Hertsmere around seventy six per cent of the population are white British, compared to the figure of just fewer than eighty one per cent for Hertfordshire as a whole. One notable feature of Hertsmere is its relatively large Jewish population which has integrated well into the local community and which comprises 14% of the local population. There is also a growing south Asian community, making up 6.5% of the population.
- 3.4.5 Levels of deprivation amongst minority groups are low when compared to many urban areas. Hertsmere is generally prosperous and parts of the Borough are amongst the most affluent areas in the country. As a result life expectancy is good and house prices are well above the national average. However, there are some pockets of deprivation; Cowley Hill Ward in Borehamwood is one of the most deprived in Hertfordshire. The Council has a vision to implement new and improved security measures and provide updated/new visual features such as street furniture and planting which will help to create an improved quality of life for residents.
- 3.4.6 Although the increase in crime rates for household burglary and vehicle crime have been above the average rate for the Region in some years and fear of crime remains an issue, recorded crime is not at a high level in Hertsmere.
- 3.4.7 Hertsmere has a good number of jobs and in June 2014 the level of unemployment stood at 4.5%. The knowledge-based sector is particularly strong and, although a number of major employers have chosen to locate in the Borough, Hertsmere has a high concentration of small businesses and entrepreneurs. An active film and television industry also exists around

¹ Reference: Hertsmere Core Strategy 2013 and Hertsmere Borough Council

Borehamwood. However, the Borough is a net exporter of labour with 57% of the resident workforce commuting out of the Borough. This is due to the pull of London and nearby centres such as Hemel Hempstead and Welwyn Garden City.

- 3.4.8 The Borough has a number of retail centres. The most important and active being Borehamwood and Darkes Lane, Potters Bar, whilst Radlett and Bushey Heath are characterised by their specialist retail outlets. The main competition for these retail centres comes from Brent Cross, the Watford Intu Centre, Hatfield Galleria and London Colney Retail Park alongside town centres in neighbouring districts. The attraction of bigger centres has meant that prestigious non-food multiples are poorly represented in Hertsmere, although the indications are that this is changing.
- 3.4.9 80% of the Borough is Green Belt and the Council attaches importance to the protection of this open land. The majority of the Borough is located within the Watling Chase Community Forest and despite its proximity to London, there is a predominantly rural character to much of the Borough. Other natural assets include Sites of Special Scientific Interest, Nature Reserves, Wildlife and Protected Species Sites, and three historic parks including Wrotham Park, south of Potters Bar.
- 3.4.10 Other localities in the Borough also feature historically and architecturally important areas and buildings. Hertsmere has over 330 listed buildings, gardens or structures, 16 Conservation Areas and four Scheduled Ancient Monuments. This historic fabric contributes to the character of the Borough's towns and villages. The list of locally important buildings contains around 400 properties.
- 3.4.11 Borehamwood, Hertsmere's principal town, has an historic association with film and television production going back to the early part of the twentieth century. At one time there were six major studios located in and around the town, and the production of films such as Star Wars and the first three Indiana Jones films is still a source of pride. Currently studio space is still in active use for film and television production in three locations in the borough.

3.5 Relevance of SA work undertaken by HBC to date

Generally

- 3.5.1 A substantial body of work relating to the SA of the Core Strategy has been undertaken. An SA of the Core Strategy was undertaken in November 2011² and subsequently updated in response to modifications required to be made to the Core Strategy following the Independent Examination into its soundness³. This has influenced the content and, therefore, the effect of the Core Strategy policies. Of particular relevance to the SADMP DPD are those Core Strategy policies relating to settlement hierarchy and the urban growth strategy. As such these policies have been found to be sustainable and it is not the purpose of the SADMP SA to re-test this.
- 3.5.2 Although the SADMP DPD is to be subject to SA/SEA, the SEA Directive makes provision for the avoidance of duplication where plans and programmes form part of a hierarchy.
- "Where plans and programmes form part of a hierarchy, Member States shall, with a view to avoiding duplication of the assessment, take into account the fact that the assessment will be carried out, in accordance with this Directive, at different levels of the hierarchy....."* Article 4(3)
- 3.5.3 Clearly the SADMP DPD forms part of a hierarchy of plans where robust SA has been undertaken for the Core Strategy. The Core Strategy Scoping Report and SA is therefore considered to be relevant in the assessment of policies within this plan.
- 3.5.4 The SADMP SA will be concerned with:
- Ensuring that the site allocations that are ultimately put forward in the DPD are found to accord with Sustainability Objectives and that consideration is given to any reasonable alternatives;

² Hertsmere Borough Council, Revised Core Strategy Development Plan Document, Sustainability Appraisal Report, November 2011

³ Hertsmere Revised Core Strategy, Proposed Main Modifications, Sustainability Appraisal Note, August 2012

- Ensuring that the development management policies promote and support the Sustainability Objectives described below.

Sustainability Objectives

3.5.5 The Core Strategy SA identifies Sustainability Objectives for the Borough. All future Development Plan Documents (DPD) and associated SA's need to have regard to, or be consistent with, these objectives. They are set out in Table 3.2 below:

Table 3.2: Sustainability Objectives

<i>Social</i>
<i>1. To improve educational achievement, training and opportunities for lifelong learning and employability</i>
<i>2. To ensure ready access to essential services and facilities for all residents</i>
<i>3. To improve the quality and affordability of housing</i>
<i>4. To reduce poverty and social exclusion and promote equality of opportunities</i>
<i>5. To reduce and prevent crime, fear of crime and anti-social behaviour</i>
<i>6. To improve the population's health and reduce inequalities both geographically and demographically</i>
<i>Environmental</i>
<i>7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites</i>
<i>8. To reduce contamination and safeguard soil quality and quantity</i>
<i>9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community</i>
<i>10. To maintain and enhance the quality of the countryside</i>
<i>11. To reduce dependence on private car and achieve a modal shift to more sustainable modes of transport</i>
<i>12. To protect and enhance wildlife habitats, which are important on an international national and local scale</i>
<i>13. To improve the quality of surface and ground waters</i>
<i>14. To minimise water consumption</i>
<i>15. To minimise the risk of flooding taking account of climate change</i>
<i>16. To improve local air quality</i>
<i>17. To reduce greenhouse gas emissions</i>
<i>18. To minimise the need for energy, increase energy efficiency and to increase the use of renewable energy</i>
<i>19. To reduce the generation of waste and encourage re-use and recycling of waste</i>
<i>Economic</i>
<i>20. To provide a prosperous, balanced and stable economy</i>
<i>21. To sustain and enhance the viability and vitality of town centres</i>

3.5.6 The Sustainability Objectives remain relevant to the SADMP DPD. Paragraph 3.133 of the SA Report for the November 2011 submission version of the Core Strategy indicates:

"These objectives will form the framework against which all DPDs and SPDs arising from Hertsmere's Local Development Framework will be assessed to evaluate whether or not they are likely to have a significant positive or negative effect and to ensure that the identified social, economic and environmental effects are given due consideration in the plan making process."

- 3.5.7 The policies and sites contained within the Draft SADMP DPD will be assessed against these Objectives. As a consequence, the SA Framework utilised for the Core Strategy SA will also be utilised for this SA. The Framework is provided at **Appendix B**.

Sustainability Issues

- 3.5.8 The 2011 Core Strategy SA identified a series of 'sustainability issues' for the borough. These are set out below with relevant updates.

Table 3.3 Sustainability Issues

<i>Sustainability Issues</i>
<p>1. <i>Local skills shortage – this is recognised as a key priority at a regional level to ensure that the skills of the local population are matched to the available job opportunities which can result in detrimental impact on employment levels.</i></p> <p>2. <i>High levels of car usage/reliance on the private car – compared to walking, cycling and public transport use in the Borough.</i></p> <p>3. <i>Vulnerability of landscape/agricultural use – approximately 80% of the Borough is Green Belt. Whilst the Council in the past has been able to achieve the vast majority of new dwellings on previously developed land, green belt is likely to come under considerable pressure for development with the potential housing target set for Hertsmere in the draft RSS14. (This issue remains relevant. However, the RSS has now been revoked and housing targets are set out at a Borough wide level in the Core Strategy and updated in the SADMP DPD. Housing development and other growth is generally directed to the urban areas by policies in both of these local documents.)</i></p> <p>4. <i>Pressures on urban character – from the need to accommodate additional development over the plan period.</i></p> <p>5. <i>Increasing energy efficiency and renewable energy sources – the amount of energy obtained in the East of England from renewable sources is low (0.45%) compared with the UK average of 2%. (Noted that these are 2011 statistics)</i></p> <p>6. <i>Traffic congestion and growth – and associated impacts on increased congestion, deterioration in air quality, increases in greenhouse gas emissions and pressures on existing infrastructure capacity in Hertsmere.</i></p> <p>7. <i>Water supply and demand – water availability is likely to be a constraint to large-scale development in Hertsmere influencing water supply for people and habitats and biodiversity. The trend for this is likely to worsen with the predicted increase in population.</i></p> <p>8. <i>Reducing waste and increasing recycling – Borough wide issue.</i></p> <p>9. <i>Pressure of ecological assets – development pressure can pose a threat designated and non-designated areas, particularly where they occur within built up areas. Surveys of key species have revealed falling numbers at the regional level.</i></p> <p>10. <i>Lack of a range of housing that is affordable – Hertsmere is reportedly the least affordable district in Hertfordshire for a person on an average income. High demand for housing in the Borough is likely to continue to fuel rising house prices leading to a further widening of the income/house price gap.</i></p> <p>11. <i>Combating poverty and social exclusion – smaller pockets of deprivation in North Bushey, Potters Bar and the Battlers Green area of Radlett.</i></p> <p>12. <i>Reducing the fear of crime – crime and fear of crime rate highest in opinion surveys amongst Hertsmere's residents as areas requiring improvements in their local neighbourhood.</i></p>

- 3.5.9 These sustainability issues remain relevant to the assessment of the SADMP DPD.

Saved Local Plan Policies

- 3.5.10 As noted above, some policies from the 2003 Local Plan have been 'saved' through the adoption of the Core Strategy. Whilst the policies of the Core Strategy have been subject to SA, it could only be implied that saved Local Plan policies have been subject to SA through the adoption process and there is no documented evidence of this taking place. As such, any saved Local Plan Policies that are carried thorough into the SADMP DPD, will be fully assessed in this SA.

3.6 Assessment of Significance Methodology

3.6.1 Existing SA guidance recognises that the most familiar form of SA prediction and evaluation is generally broad-brush and qualitative. It is recognised that quantitative predictions are not always practicable and broad-based and qualitative predictions can be equally valid and appropriate. Examples of the prediction and evaluation techniques for assessing significance of effects are expert judgement, dialogue with stakeholders and public participation, geographical information systems, reference to legislation and regulations and environmental capacity.

3.6.2 A full set of both the Consultation and Pre-submission draft SADM policies are reproduced at **Appendices C and D** respectively to this document. The results of the detailed assessment of the potential effects predicted to arise as a result of the implementation of the SADM Plan are set out in the assessment tables in Appendix E. The findings of the assessment are summarised in section 5 of this report highlighting any significant effects. The assessment of effects is denoted using the following system of symbols:

+++	Strongly positive
++	Moderately positive
+	Slightly positive
0	No effect
-	Slightly negative
--	Moderately negative
---	Strongly negative
+/-	Combination of positive and negative effects / neutral effect

3.6.3 For the purposes of analysing the results of the assessment, significant effects are those which result in 'strongly positive' or 'strongly negative' effects.

3.6.4 In some cases a '0 No effect' may be attributed in the assessment because the SA Objective is not relevant to the particular policy. In these circumstances no commentary is necessary.

4 Review of the SADMP DPD Policies

4.1 The Draft Site Allocations and Development Management Policies

4.1.1 This section of the SA considers how the draft policies from the DPD have been assessed. The background to many of the policies are embedded in the 2003 Local Plan and the 2013 adopted Core Strategy. In the main, the SADMP DPD policies are found to be consistent with the Core Strategy and it is considered appropriate to identify to what extent a policy may have already been subject to SA testing previously (in accordance with Section 39(2) of the Planning and Compulsory Purchase Act 2004 and the SEA Directive) to avoid unnecessary repetition in this SA.

4.1.2 The approach to how each policy has been assessed in this SA is identified below.

Policy SADM1 - Housing Allocations			
Part or all of the following sites, which are identified on the Policies Map, are allocated for housing development:			
Ref. No.	Site	Site Specific Requirements	Estimated Number of Dwellings
H1	Directors Arms Public House, Ripon Way, Borehamwood	<i>Mixed residential development incorporating flats and houses. A high quality design is required on this prominent corner plot. A building height of up to 4 storeys may be achievable fronting the roundabout. The number and layout of existing accesses should be rationalised. Future access should not prejudice the safe and effective use of the adjoining roundabout junction. Some appropriately designed public amenity space should be provided within the site. Current usage of garage courts must be investigated and if necessary alternative parking provision identified. Access to the private garage r/o Cranes Way should be retained. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied.</i>	26
H2	Gas Holders site, Station Road, Borehamwood	<i>Flatted residential development. A building height of up to 4 storeys may be acceptable fronting Station Road. The height and design of building to the rear of the site must not harm the amenity of occupants of neighbouring two storey properties. A flood risk assessment is required in support of any planning application. Contamination and remediation strategy to be provided. The Retort House, a locally important building, should be retained. Design should integrate linking paths between H2, H3 and surrounding roads. Development must be located outside Flood Zones 2 and 3 (on the sequential approach) to avoid placing vulnerable development in areas of highest flood risk. Proposals should if possible de-culvert and enhance Borehamwood Brook Main River. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied.</i>	43
H3	Land to the south of Elstree and Borehamwood Station	<i>Mixed residential development incorporating flats and houses. A building height of 3 storeys is acceptable on parts of the site. The height and design of buildings must not harm the amenity of the occupiers of neighbouring two storey properties. The primary vehicular access should be taken from Station Road, and a convenient pedestrian link provided to the station. Design should integrate linking paths between H2, H3 and surrounding</i>	43

		<i>roads. A noise and vibration assessment is required: relevant mitigation measures must ensure a satisfactory residential living environment. Proposals should if possible de-culvert and enhance the watercourse running through the site. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied. Planning permission has been granted for residential development for 43 units.</i>	
H4	Land at Bushey Hall Golf Club, Bushey	<i>Flats and houses will be acceptable. Development should be no more than two storeys, though there may be opportunities for accommodation within roof spaces. The priority is to ensure an open, treed setting that protects the Green Belt. The re-provision of a clubhouse and parking in a landscaped setting compatible with the Green Belt is required. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied.</i>	13
H5	Land at Rossway Drive, Bushey	<i>A mix of houses to be provided including a majority of 2 and 3 bedroom properties. The site layout should provide significant areas of open space in order to enhance the openness of the Green Belt. A master plan is required to guide the detailed planning of the site. The master plan should include the parcel of land to the immediate south of the site, as this could potentially become available for housing development in the longer term. Developer contributions may be required to address wider traffic issues in the area. Setting of the Grade II Tyler's Farm House to the north west should be protected and enhanced. A planning permission has been granted for residential development for 82 units.</i>	82
H6	Hertswood Upper School, Thrift Farm Lane, Borehamwood	<i>Mixed residential development, incorporating flats and houses and a number of sheltered/extra-care units which must be provided in agreement with the Council. Vehicular access is preferred from Shenley Road and Studio Way. Convenient pedestrian links to be provided to the south and to the Hertswood Lower School site. All site accesses to be provided in line with the Highway Authority's technical guidance. A transport assessment is required to show that the cumulative impact on the highways network, taking into account planned development in the Elstree Way Corridor, can be adequately mitigated. Protected trees should be retained and, if any are lost, they should be replaced. The watercourse should be deculverted and enhanced if possible. A Flood Risk Assessment is required. Sustainable drainage system to be agreed. A sustainable drainage system is to be agreed. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied. Leisure and public amenity space to be provided on site. Residential development is linked to and must enable the development of new school facilities and other key community facilities in line with Core Strategy Policy CS19 on the Hertswood Lower School site. Relocation of Hertswood Upper School, playing fields, the Hertswood Centre and The Ark Theatre to the Hertswood Lower School site. Proposals should minimise any reduction in the overall quantity of playing field provision and its effect; improvements to the quality and accessibility of playing field and sports provision will be required as part</i>	276

		<i>of any agreed mitigation strategy. Programme of development on the two sites to be considered against Policy CS19 (Key Community Facilities) and agreed, in particular, to ensure that (i) the proper level of school facilities, including playing fields, is available throughout the development period, (ii) there are local facilities available to allow the satisfactory operation of theatre activities throughout the development period, and (iii) the provision of the replacement theatre premises is made at the earliest possible opportunity.</i>	
H7	Land at Lincolnsfield, Bushey	<i>Building coverage should be limited so as to ensure no greater impact on the openness of the Green Belt. A flood risk assessment should be submitted in support of any planning application. Development must be located outside Flood Zones 2 and 3 (on the sequential approach). Preliminary Risk Assessment required (Source Protection Zone 2) if potential for contamination on site exists. Development to deculvert and enhance the King George Drain main river running through the site as far as possible. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied. Protected trees should be retained and development limited to unused land and offset by removal of derelict buildings. As the site may contain significant heritage assets, Historic England should be consulted: survey and recording of any features of historic interest required. Planning permission has been granted for residential development for 23 units.</i>	23
H8	Europcar House, Aldenham Road, Bushey	<i>The design and layout of the new development should create a stronger building line, improve the street scene and provide a better relationship with other surrounding properties. Development should largely be no more than two storeys, although there may be opportunities for accommodation within roof spaces or some 3 storey development. A back to back arrangement should be achieved wherever possible. Semi-detached and/or terraced properties should front Aldenham Road. A mix of houses and flats could be acceptable subject to compliance with all other policies and development guidance. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied.</i>	19
H9	Former Sunny Bank School, Potters Bar	<i>Housing development should respect and as appropriate protect and enhance the character of the surrounding area, in particular the setting of The Royds Conservation Area and the relationship with the Green Belt and its landscape. Development should provide a continuation of the existing established building lines so as to fit with the established grain of development in the surrounding area. Dwellings should be either detached or semi-detached with spacious plots including front and rear gardens. Building heights should not exceed two storeys. Large flatted blocks will not be acceptable. Measures to mitigate any intrusive noise and pollution emanating from the M25 must be provided. Accesses may be taken from Field View Road, Sunny Bank Road and/or Meadow Way although it is expected that the primary access will be via Field View Road. Pedestrian and cycle access should be provided through the site to the remaining education facility.</i>	31

		<i>The layout should include a minimum of 1.4ha of open space which will thereafter be treated as Local Green Space for planning policy purposes (Proposal C1 in SADM33). The developer will be required to make a contribution towards the cost of implementation and maintenance of this open space. The space must be usable, well-designed and safely and conveniently accessible from the surrounding housing area. It should enable formal sports use unless satisfactory off-site replacement playing field provision is secured or demonstrated not to be required. The developer will be required to produce a master plan indicating how the whole site is proposed to be laid out. Inter alia, this will show how the existing educational support centre (which may be retained) can be integrated in the layout and brought forward for housing at a later date.</i>	
H10	Birchville Court and adjoining haulage yard, Heathbourne Road, Bushey Heath	<i>Flats and/or houses will be acceptable, with a mix of two and three storeys. The layout and design should allow for open views within the site and reinforce the sense of openness adjoining the Green Belt. Existing trees should be retained and supplemented. Development should not harm the setting of the adjoining listed building County End. Consideration should be given to incorporating the adjoining garden land within the development. If this is not possible, the site layout should allow for future access to the adjoining garden land and not prejudice the future development of this area.</i>	17
H11	Elton House, Elton Way, Bushey	<i>Flatted development using existing access onto Elton Way. Full parking standards to be met. Carefully designed and usable communal amenity space required. The Council has approved planning application 14/0911/FUL for 102 units and prefers this to a conversion of the existing building on the site.</i>	102
H12	First Place Nurseries, Falconer Road, Bushey	<i>Removal of former swimming pool building (currently used by the Nursery) and associated hardstanding. Development of residential units to be situated nearer to Falconer Road thereby reducing the impact on the openness of the Green Belt. Needs to meet requirements of Core Strategy Policy CS19 Key community facilities in respect of the current Nursery use.</i>	10
	TOTAL HOUSING ALLOCATIONS:		685
<i>Development proposals must meet the site specific requirements and all relevant policies within the Local Plan, including Policy SADM31 on design.</i>			
<i>The Council will also require the applicant to demonstrate that the necessary infrastructure required to support proposals will be delivered. This includes appropriate community infrastructure.</i>			
<p>Policies CS1 and CS2 of the Core Strategy make provision for the supply and distribution of new homes across the Borough. The housing required over the plan period is considered to be largely deliverable on urban sites or on Green Belt previously developed land (PDL), which was found to be in accordance with SA objectives, and broadly acceptable in planning terms. As such, it is considered that the principle of this policy has already been subject to SA, and any further consideration of alternatives are not necessary. The overall effect of the draft policy has been considered against the SA Objectives for completeness.</p> <p>HBC is proposing to allocate sites in this policy for the provision of 685 dwellings. These sites have all been identified in the Council's SHLAA as deliverable and have been subject to some form of</p>			

consideration of their planning and sustainability credentials, including Green Belt and environmental constraints.

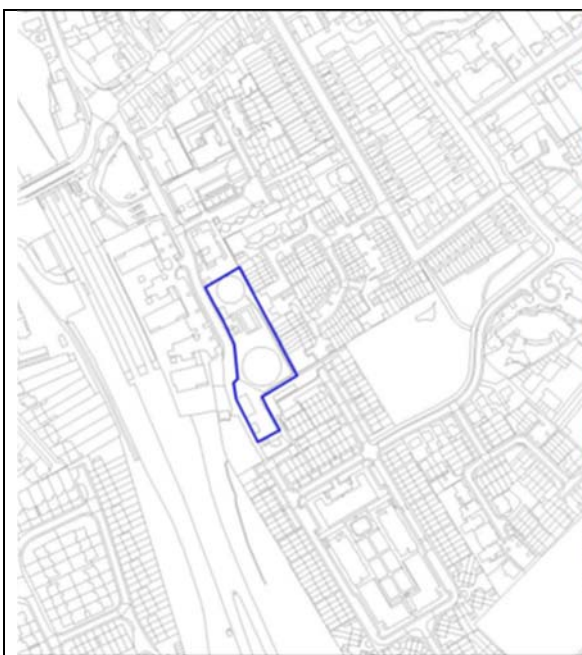
The number of dwellings the allocations can deliver take into account the housing provision (up to a further 1000 units) identified within the Elstree Way Corridor (which are the subject of a separate Area Action Plan and SA). The allocated sites in the SADMP DPD meet a threshold of being able to provide for at least 10 dwellings. Smaller sites have not been included, though there are smaller sites in the SHLAA that will contribute to housing land supply. The characteristics and sustainability issues relating to each of the proposed allocations are described below:

H1. Directors Arms Public House, Ripon Way, Borehamwood



The site constitutes urban Previously Developed Land (PDL). The site is located within a recognised accessibility zone, meaning that the site has good access to public transport facilities and within walking distance to local services, in particular local convenience shops and a community centre. The building is locally listed. However this designation does not preclude their demolition, and in this instance the opportunity to provide housing in a suitable location is likely to outweigh the local listed status.

H2. Gas Holders Site, Station Road, Borehamwood



The site constitutes urban PDL and is located within a 10 minute walking distance of Borehamwood Town centre, Train Station, a primary school and food store. There are also frequent bus services within five minutes walking distance of the site providing access to secondary schools and a GP surgery.

The existing gas holders and other structures on-site are locally listed. Unlike listed buildings, however, this does not preclude their demolition and in this instance, the opportunity to provide housing in a suitable location would be likely to outweigh this locally listed status of the gas holders. The site is contaminated as a result of its use as a gasworks. This does not preclude its development for housing, provided it is remediated to an acceptable standard.

H3. Land to the south of Elstree and Borehamwood Station, Borehamwood

The site constitutes urban land (non PDL) consisting of existing scrub and trees and benefits from planning permission. It is located adjacent to Elstree and Borehamwood Station and four railway lines. As such, this site may be impacted by adverse noise emissions. The site owners have undertaken a noise and vibration assessment indicating that development of this site can be achieved provided noise mitigation is implemented. The site also slopes steeply at the southern end toward the railway lines.

The site is located within a 10 minute walking distance of Borehamwood Town centre, Borehamwood Train Station, a primary school and food store. There are also frequent bus services within five minutes walking distance of the site providing access to secondary schools and a GP surgery.

H4. Land at Bushey Hall Golf Club, Bushey

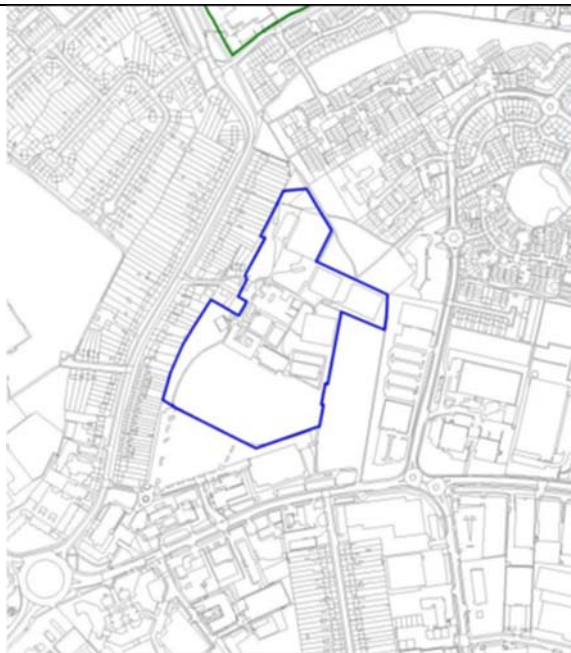
The site constitutes Green Belt PDL situated adjacent to the existing urban area and characterised by established residential development. The Council propose to remove the site from the Green Belt under policy SADM23.

The site is considered to be a sustainable location for housing development given that it is located within a 10 minute walking distance of Bushey Hall Road neighbourhood parade, a primary school, a secondary school and food store. There are also bus services within five minutes walking distance of the site providing access to Bushey & Oxhey Station and Watford.

H5. Land at Rossway Drive

The site primarily consists of Green Belt PDL and benefits from planning permission. The principle of using the majority of this site for residential use has previously been considered acceptable by HBC. The site is located within ten minutes walking distance of a secondary school, but no other services or amenities. There are no public transport services within a five minute walk of this site.

The boundary of the proposed allocation seeks to ensure that isolated development does not come forward within the Green Belt. It would include some open space and can take account of the quality of the environment at the site.

H6. Hertswood Upper School, Thrift Farm Lane

The site constitutes urban PDL. It is located in the existing urban area of Borehamwood close to the town centre and other local services although just outside of any Residential Accessibility Zone. The only access to the site is Thrift Farm Lane which is a single track road. The site is currently a secondary school and accommodates playing fields.

H7. Land at Lincolnsfield, Bushey

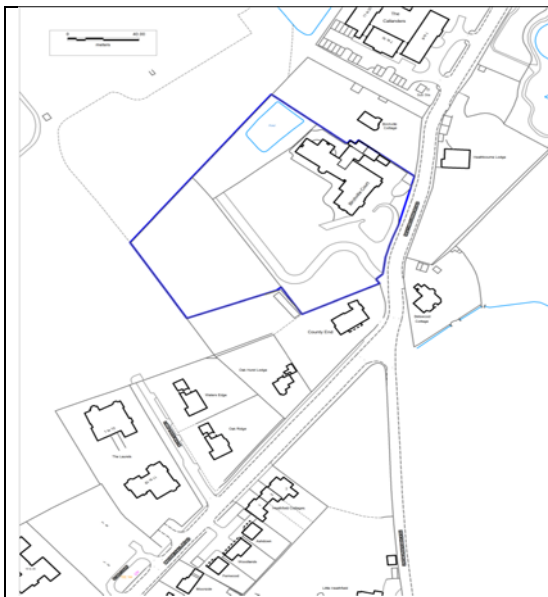
The site constitutes Green Belt settlement PDL and benefits from planning permission. It is located within a 10-12 minute walking distance of Bushey Hall Road neighbourhood parade, a primary school, a secondary school and food store. There are also frequent bus services within five minutes walking distance of the site providing access to Bushey.

H8. Europcar House, Aldenham Road, Bushey

The site constitutes urban PDL and is located within 10 minutes walking distance of Bushey Town centre, a primary school, a secondary school and food store. There are also bus services within five minutes walking distance of the site providing access to Bushey and Oxhey Station and other services and amenities in Bushey and Watford.

H9. Former Sunny Bank School, Potters Bar

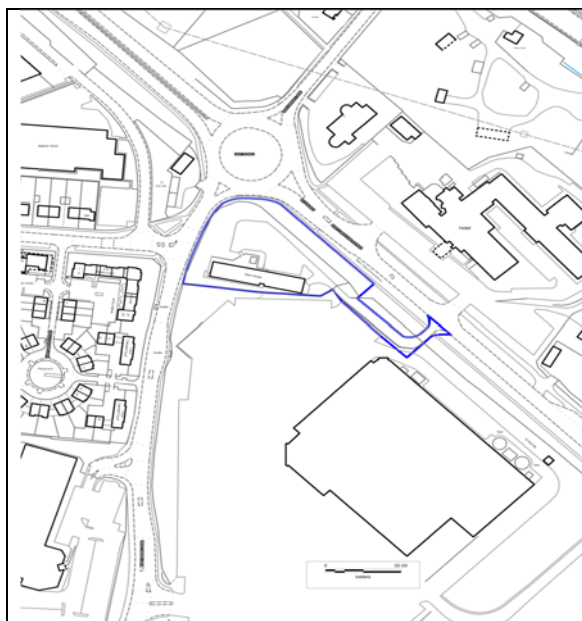
The site constitutes Green Belt PDL and is within walking distance of a primary school, a GP practice, retail centre and a food store. Furthermore, it is within five minutes walking distance of a bus route which enables users to gain access to services and amenities within Potters Bar.

H10. Birchville Court, Heathbourne Road, Bushey Heath

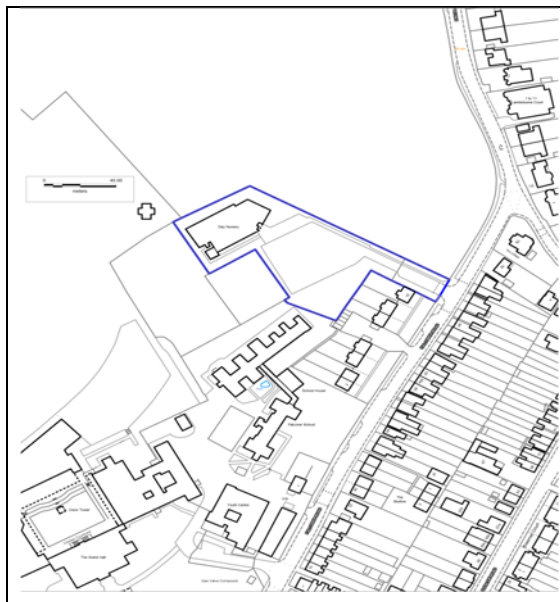
The site forms part of designated safeguarded land for housing in the Hertsmere Local Plan. It is proposed to be released from safeguarding as part of this Plan.

This site is located within a 10 minute walking distance of Bushey Heath district centre, a food store, primary school and GP Surgery. There are also frequent bus services within five minutes walking distance of the site providing access to other services and amenities in Bushey Heath and further afield.

County End, a grade II listed building is situated adjacent to the site. The setting of the listed building would need to be considered as part of any development proposals.

H11. Elton House, Elton Way, Bushey

This site occupies a strategic 'gateway' location on land bounded by the A41 Western Avenue to the west and Hartspring Lane to the east, with good access to shops, local facilities, bus routes, and open space. The redevelopment of the site for housing will mean the loss of existing office floorspace but is supported by the council. Flatted development using the existing access onto Elton Way was consented in 2014.

H12. First Place Nurseries, Falconer Road, Bushey

The site constitutes Green Belt PDL and includes the former swimming pool building. Part of the site will be excluded from the development and there will be a requirement to demolish the swimming pool building and re-instate the cleared site to open space.

That part of the site which is to be redeveloped is located on the urban fringe, close to a residential area and adjacent to local amenities. The site will remain in the Green Belt (Key Green Belt Site Bushey Academy).

The proposed allocations described above have been individually appraised.

Alternatives have been considered at each stage in the plan making process, up to and including the preparation of the Pre-Submission Draft. These include sites submitted by third parties through representations on the consultation draft SADM and call for sites for the updated SHLAA. Where potential site allocations proposed in response to publication of the Consultation Draft have been rejected this is because they would not accord with Core Strategy policy for the

Green Belt or make the most efficient use of previously developed land, because they were not considered deliverable, or because there was an over-riding case for retaining the existing allocation or policy in relation to the site.

These sites are listed below:

Borehamwood

- Croxdale Road sports pitches (current proposed allocation as Major Green Space)
- Elstree Distribution Park (current proposed allocation for employment)
- Borehamwood Mail Delivery Office (not currently available)
- Land east of Cowley Hill (Green Belt)
- Land East of Well End Road (Green Belt)
- SHLAA site S52 (Green Belt, adjoining Hertswood Lower School site)

Bushey

- The Paddock (current proposed allocation as Local Green Space)
- land at County End (currently safeguarded, proposed to be returned to urban area but too small to be allocated as a site under SADM1)
- Hartsbourne Golf and Country Club (Green Belt)

Potters Bar

- r/o Staggy Ridge flats (Green Belt)
- land east of Baker Street (Green Belt)
- land west of Barnet Road (Green Belt)
- Potters Bar Golf course (Green Belt)
- LB Enfield land SE of Potters Bar (Green Belt)

Radlett

- Starveacres (currently safeguarded)
- r/o The Warren (Green Belt)

Shenley

- land adjoining Wilton End Cottage (Green Belt)

South Mimms

- land adjacent St Albans Road and Blackhorse Lane – Plots A and B (Green Belt)

Elstree

- land off Watford Road (Green Belt)
- Fortune Oaks (Green Belt)

Aldenham

- Patchetts Green Equestrian Centre (Green Belt)
- land south of Watford Road and Aldenham Reservoir (Green Belt – to enable retention/development of the Reservoir as a community facility)

None of the rejected sites are required to meet the Borough Council's housing allocation to 2027. The sustainability of 'reasonable alternatives' is considered further at Section 5 of this report.

Policy SADM2 Safeguarded Land for Housing

The following sites are identified as Safeguarded Land for Housing on the Policies Map:

- a) Land east of Farm Way Bushey;***
b) Land bounded by Heathbourne Road, Windmill Lane and Clay Lane Bushey;
and

c) Starveacres, 16 Watford Road, Radlett.

These sites will only be released for housing in the event that a review of this Plan indicates that there is insufficient land available within the then defined urban area and/or consistent with Local Plan and national planning policy, to meet longer term housing needs. Until that time the sites will be treated as if they are in the Green Belt: there will be a presumption against their inappropriate development.

This policy stems from Policy H4 of the 2003 Local Plan which states:

"In order to ensure the long term protection of Green Belt boundaries it is proposed that the following sites be released from the Green Belt and identified as Safeguarded Land on the Proposals Map:

- (i) Haydon Dell Farm, Bushey;*
- (ii) Land East of Farm Way, Bushey;*
- (iii) Land bounded by Heathbourne Road, Windmill Lane and Clay Lane, Bushey;*
- (iv) 16 Watford Road, Radlett;*
- (v) Byron Avenue/Vale Avenue, Borehamwood;*
- (vi) West Herts. College Annexe, William Street, Bushey.*

These sites will only be released for housing in the event that a review of this Plan indicates that there is insufficient land available from within the then defined urban area to meet longer term, post 2011, housing needs. Until such time a review of this Plan shows that the sites are needed, there will be a presumption against their inappropriate development."

Both the proposed policy and the sites referenced within policy have been appraised against Sustainability Objectives.

Policy SADM3 - Residential Developments

Proposals which would result in the net loss of satisfactory residential units or accommodation will not be permitted. Replacement residential unit(s) will be required where existing housing is to be demolished as part of any redevelopment scheme for alternative uses.

The redevelopment of sites for residential use will be supported in existing urban areas, subject to the requirements of relevant development plan policies. In particular, development within residential areas must be of a scale and design which respect its immediate surroundings including the local pattern of development, not result in a tandem development layout and as far as possible improve the quality of the area.

Proposals which would result in the net loss of affordable housing units will not be permitted. Where exceptionally a net reduction in units is to be demonstrated to be unavoidable, applications should:

- (i) provide at least an equivalent floorspace of affordable housing; and***
- (ii) achieve an appropriate mix of housing types and tenures in line with local housing need.***

For any development which provides a new flat or flats, the following principles will apply:

- (i) each flat should be self-contained with access direct from a street frontage or a common entrance hall;***

- (ii) each flat should provide a good standard of accommodation and internal space;*
(iii) suitable communal or private garden provision should be made for each flat.

Where planning permission is required, the conversion of existing homes, offices or other buildings, to

- a) smaller self-contained units or*
b) houses or buildings in multiple occupation (Use Class C4 or sui generis)

will be refused planning permission if :

- (i) there would be insufficient off-street parking provision (in line with the Parking Standards SPD) and the potential effect on the adjoining highway would be unsatisfactory;*
(ii) the size of garden space would be inadequate or access to it would be difficult;
(iii) there would be inadequate provision for the storage and collection of waste, or
(iv) there would be more than 1 in 5 conversions in a defined row of houses.

All development should be consistent with Hertsmere's Planning and Design Guide SPD (and any successor document).

This policy, as amended following publication of the Consultation Draft, has been subject to SA against Sustainability Objectives.

Policy SADM4 - Small Sites for Affordable Housing

On sites of between 5 and 10 residential units (inclusive), the Council will seek financial contributions to support the delivery of Affordable Housing. Contributions will be sought in the form of commuted payments, calculated on the basis set out in the Affordable Housing SPD and any subsequent update.

This is a new policy added subsequent to publication of the Consultation Draft and has been appraised against SA objectives.

Policy SADM5 - Gypsy, Traveller and Travelling Showpeople Sites

Existing provision

The Gypsy and Traveller sites listed in Table 2 will be protected for their existing use. Proposals which would result in the net loss of pitches will not be permitted.

New provision

New pitches will be provided on the following sites:

<i>Reference</i>	<i>Site</i>	<i>Estimated pitches</i>
<i>GT1</i>	<i>Sandy Lane HCC traveller site, Bushey</i>	<i>3 additional</i>
<i>GT2</i>	<i>Gullimore Farm, Sandy Lane, Bushey</i>	<i>4 (regularised)</i>
<i>GT3</i>	<i>Chapman's Yard, Elton Way, Bushey</i>	<i>2 (regularised)</i>

In addition, the Council will:

- i. support planning applications for the provision of new Gypsy and traveller pitches on appropriate new or existing sites;*

- and*
ii. make further provision as needed through the review of the Core Strategy

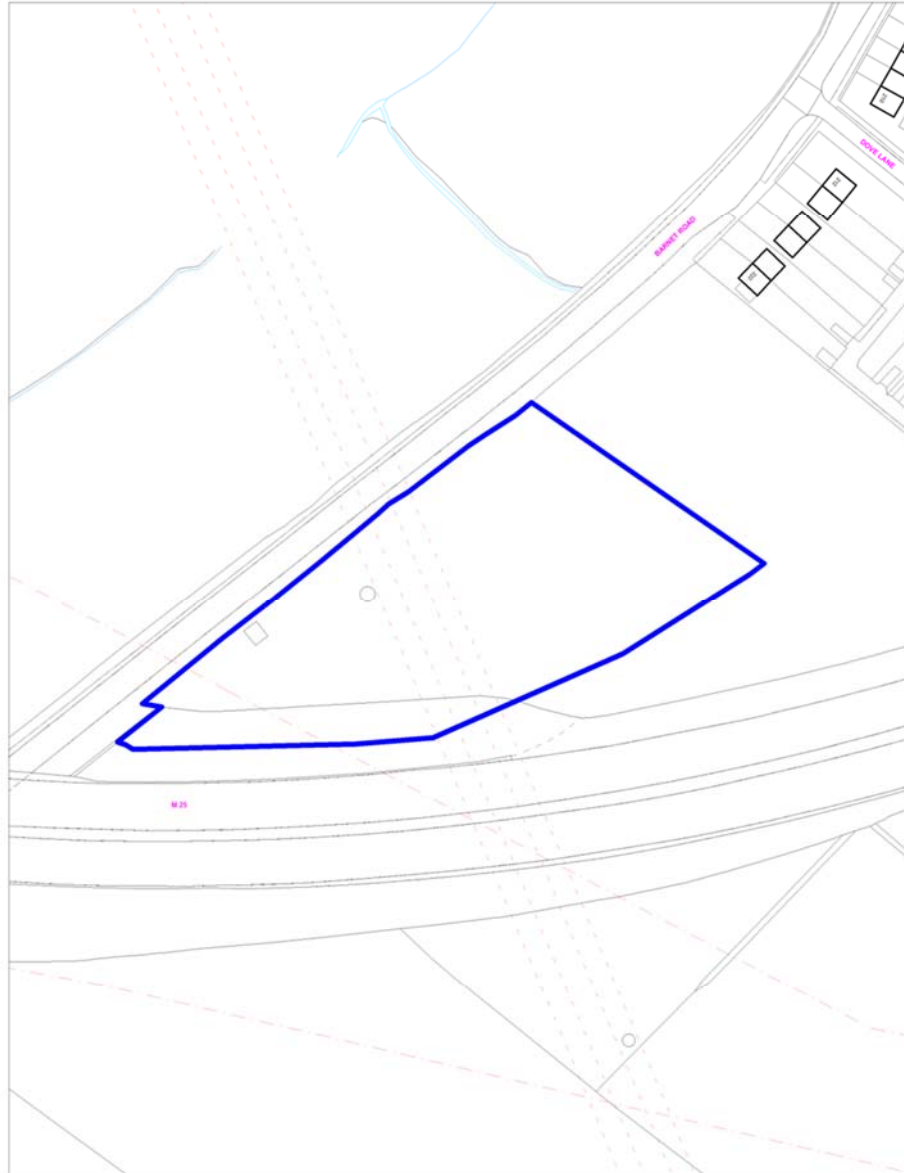
All new pitches should meet the criteria of Core Strategy Policy CS6.

[Table 2: Existing Authorised Gypsy and Traveller Sites]

Site	Number of authorised pitches
Brookes Place, Potters Bar (formerly known as the 'Pylon Site')	25 permanent pitches
South Mimms transit site, Bignells Corner, South Mimms	1 permanent pitch and 15 transit pitches
Land adjacent to Shenleybury Cottages, Shenley	1 permanent pitch
Sandy Lane HCC traveller site, Bushey	30 permanent pitches
One Acre, Hilfield Lane, Aldenham	1 permanent pitch
The Conifers, Elton Way, Bushey	1 temporary pitch

Maps of the existing and proposed sites are provided below (Policy numbers on the maps refer to Consultation Draft SADM):

Existing Authorised Gypsy & Traveller Sites
Policy SADM 4: Brookes Place, Potters Bar (Formally known as the Pylon Site)

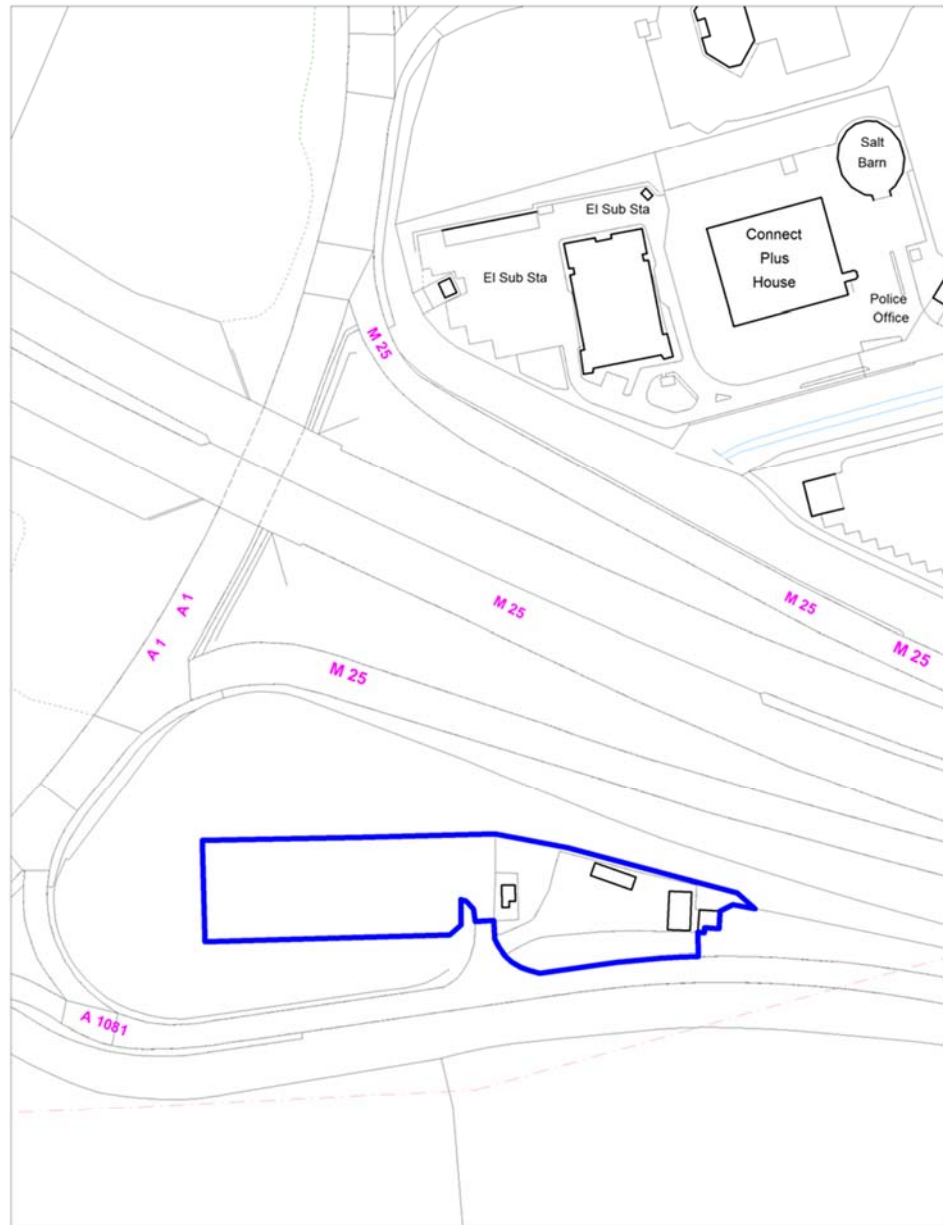


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Scale 1:1000

Existing Authorised Gypsy & Traveller Sites
Policy SADM 4: South Mimms Transit Site, Bignells Corner, South Mimms

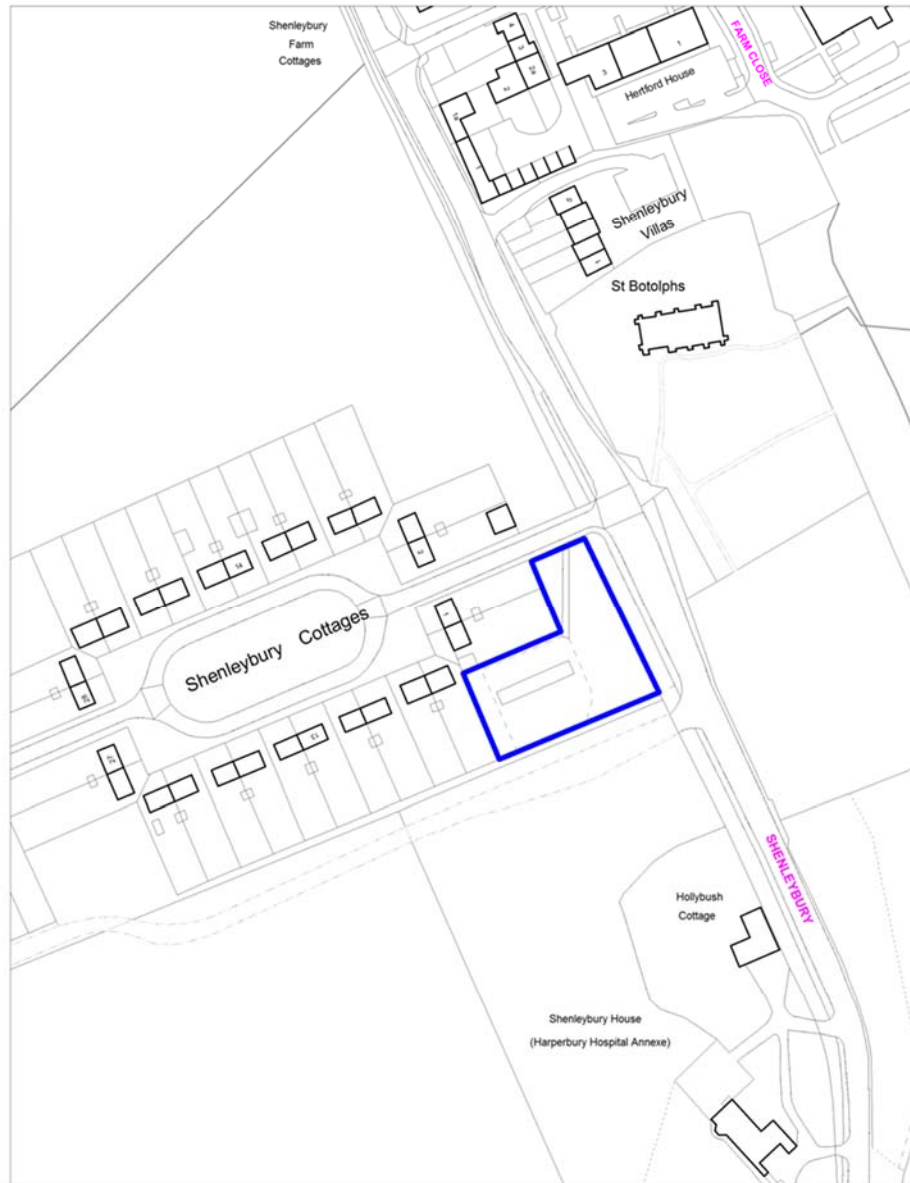


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Existing Authorised Gypsy & Traveller Sites
Policy SADM 4: Woodlands Yard, Shenleybury Cottages, Shenley

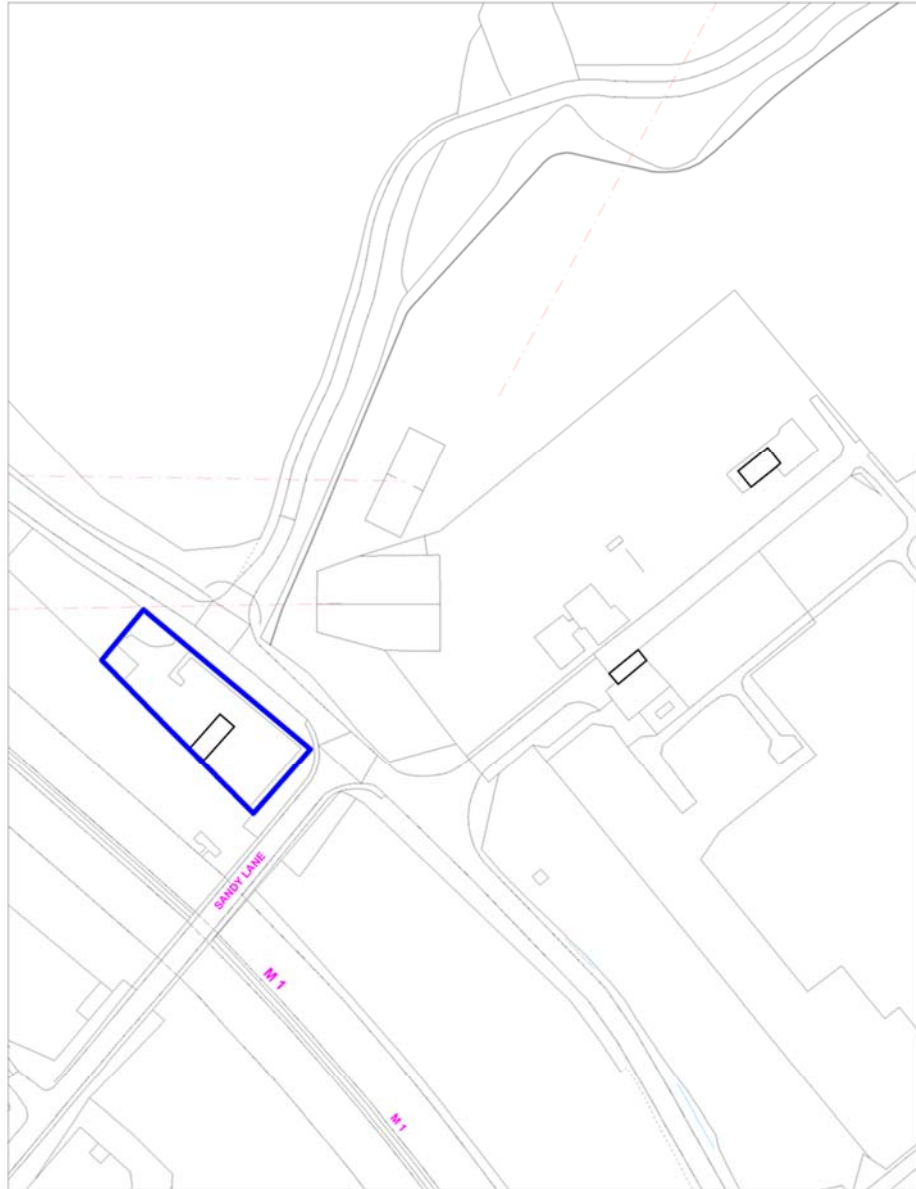


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Existing Authorised Gypsy & Traveller Sites
Policy SADM 4: One Acre, Hillfield Lane, Aldenham



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Existing Authorised Gypsy & Traveller Sites
Policy SADM 4: The Conifers, Elton Way, Bushey



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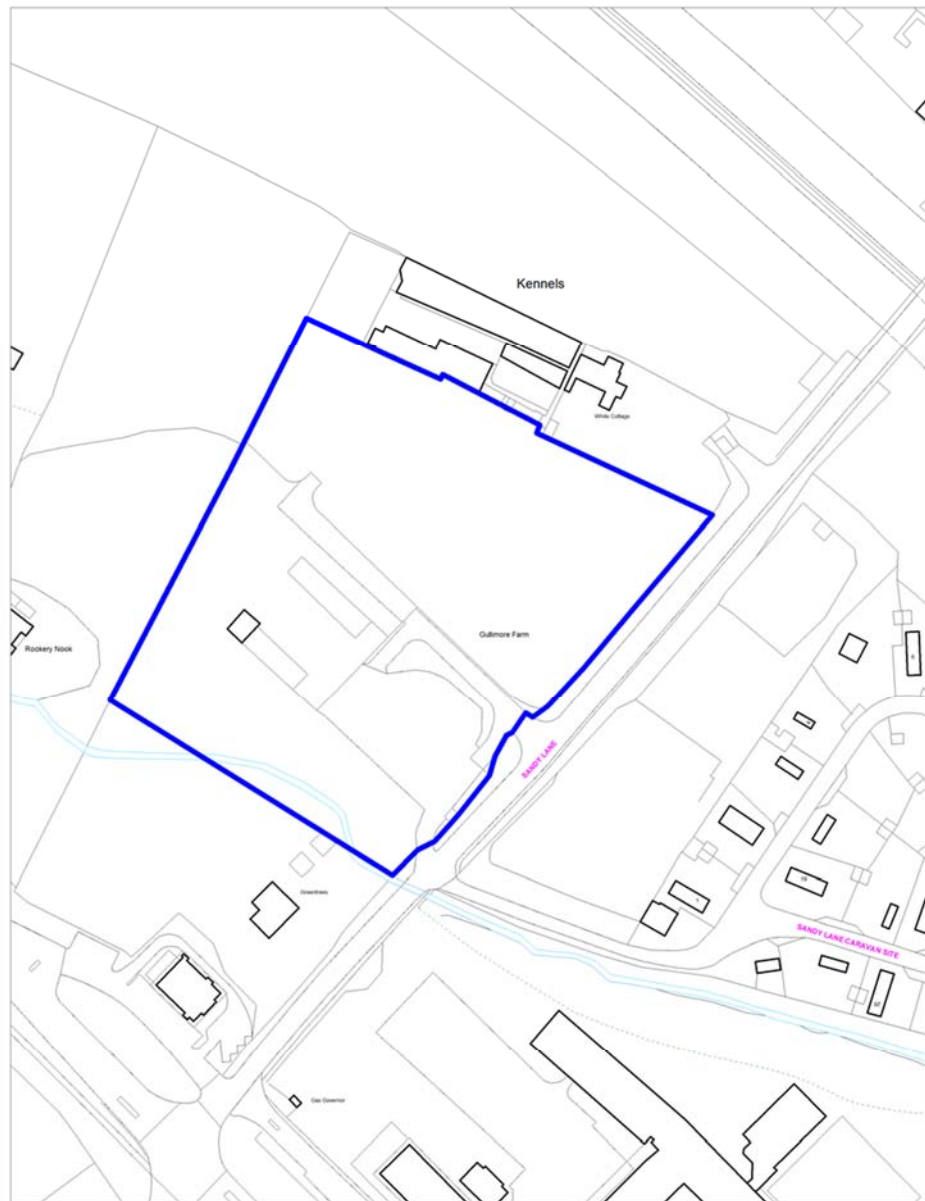
Existing Authorised Gypsy & Traveller Sites
Policy SADM4: Sandy Lane HCC Traveller Site, Bushey
Proposed new Gypsy and Traveller provision GT1 Sandy Lane HCC Traveller Site,
Bushey



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Proposed new Gypsy and Traveller provision
Policy SADM4: GT2 Gullimore Farm, Sandy Lane, Bushey

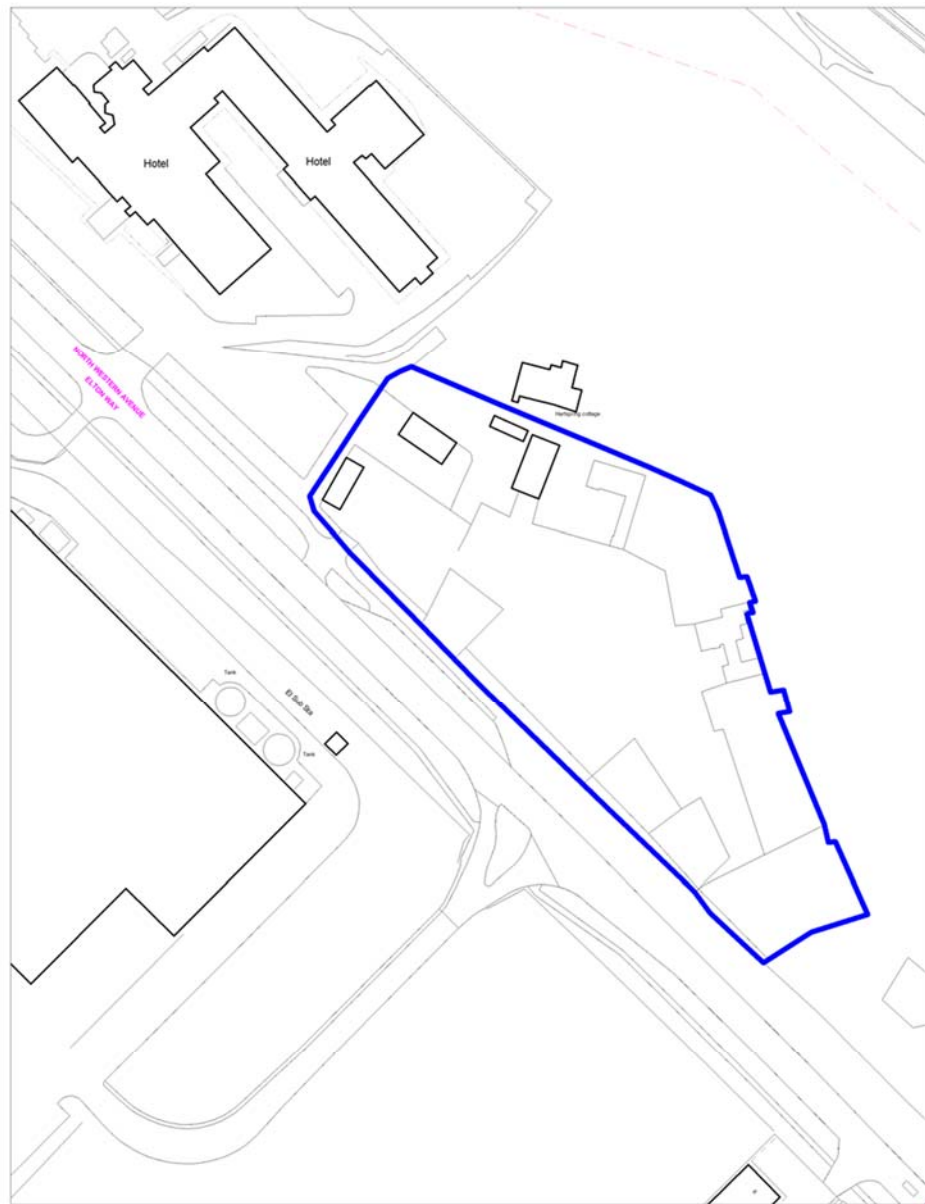


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Proposed new Gypsy and Traveller provision
Policy SADM4: GT3 Chapman's Yard, Elton Way, Bushey



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The proposed policy is in accordance with Policy CS6 in the Core Strategy.

Policy SADM5 seeks to protect existing traveller sites (identified in Table 2) that are currently authorised through valid planning permissions, to prevent their loss to alternative development. Given that these sites benefit from planning consents it is considered unnecessary to subject each site to SA.

New sites are identified in the Policy which involve a small intensification of the existing site at Sandy Lane and the other two entail regularisation of as yet unauthorised but tolerated accommodation. Given the small number of pitches associated with each of these allocations, it is considered that their use would not give rise to significant effects in relation to sustainability objectives and therefore do not require to be assessed individually. A number of alternatives were considered and assessed at pre-Consultation Draft stage but not progressed.

The policy as amended following publication of the Consultation Draft has been tested against the Sustainability Objectives alongside the previous Consultation Draft version of the policy.

Policy SADM6 - Employment Areas

The following sites identified on the Policies Map are allocated as Employment Areas:

- a) Elstree Way, Borehamwood;***
- b) Stirling Way, Borehamwood;***
- c) Cranborne Road, Potters Bar;***
- d) Station Close, Potters Bar; and***
- e) Otterspool Way, Bushey.***

Further policy requirements for these sites are set out in Policy CS8 and Policy CS10 of the Core Strategy:

This policy is consistent with and should be read alongside Policy CS8 of the Core Strategy. The principle of the policy is well established and does not require to be considered against any strategic alternatives.

Both the policy and the employment sites have been subject to SA against the Sustainability Objectives.

Policy SADM7 - Key Employment Site

The following site identified on the Policies Map is allocated as a Key Employment Site.

- Centennial Park, Elstree***

Infilling, additions or redevelopment for employment purposes will be acceptable provided they comply with Policy SADM 27. Further policy requirements are set out in Policy CS8 of the Core Strategy.

This policy is consistent with and should be read alongside Policy CS8 of the Core Strategy. Policy CS8 and the retention / allocation of Centennial Park was informed by HBC's Employment Site Allocations Report, November 2011. Therefore the principle of the policy is well established has been subject to SA testing previously and does not require to be considered against any strategic alternatives.

For completeness, SADM7 has been subject to SA against Sustainability Objectives.

Policy SADM8 Locally Significant Employment Sites

The following sites identified on the Policies Map are allocated as Locally

Significant Employment Sites:

- **Wrotham Business Park;**
- **Borehamwood Enterprise Centre and adjoining sites;**
- **Theobald Court and adjoining sites, Borehamwood;**
- **Lismirrane Industrial park, Elstree;**
- **Hollies Way Business park, Potters Bar;**
- **Beaumont Gate, Radlett; and**
- **Farm Close sites, Shenley.**

Further policy requirements for these sites are set out in policy CS9 of the Core Strategy.

This policy is consistent with and should be read alongside Policy CS9 of the Core Strategy. Policy CS9 of the Core Strategy was informed by HBC's Local Significant Employment Sites, LDF Supporting Study 2008 (and subsequently updated in 2010). The boundaries of the sites subject of SADM8 were included in this assessment. All of the sites are well established benefitting from planning permission, currently accommodate business uses and constitute PDL. Any alternatives to this would likely consist of greenfield sites (including possibly in the green belt). On this basis it is considered unnecessary to give any further consideration to alternatives. The policy overall, and each site individually, has been appraised against Sustainability Objectives. The appraisal was informed by the findings of the 2008 and 2010 (Local Significant Employment Sites LDF Supporting) Studies.

Policy SADM9 – Strategically Important Business Locations and Loss of Office Accommodation

Where planning permission or prior approval is required, change of use to residential use will be resisted in the following Strategically Important Business Locations:

- i) Employment Areas listed in Policy SADM6;**
- ii) the Key Employment site in Policy SADM7;**
- iii) Locally Significant Employment Sites listed in Policy SADM8, and**
- iv) Existing office buildings (or parts of buildings) elsewhere in the Borough which exceed 500 square metres floorspace unless it can be demonstrated that the premises are no longer suitable for and have been marketed effectively for continued B1(a) use.**

This is a new policy added subsequent to publication of Consultation Draft and has been subject to SA against Sustainability Objectives.

Policy SADM10 - Safeguarded Land for Employment Development

The following sites are identified as safeguarded land for employment development on the Policies Map:

- a) Land adjacent to the Cranborne Road Employment Area**
- b) Land on Rowley Lane adjacent to the Elstree Way Employment Area.**

These sites will only be released for employment purposes in the event that a review of this Plan indicates that there is insufficient suitable land available within the then defined urban area and/or consistent with Local Plan and national planning policy, to meet longer term employment needs. Until that time they will

be treated as if they are in the Green Belt: inappropriate development will not be approved, except in very special circumstances.

The Holiday Inn site, at the southern end of the safeguarded land at Rowley Lane contains a significant amount of previously developed land and buildings: any proposal for development on this site will be considered on its individual merits within the context of the current appearance and use of the site and other relevant policies in this Plan.

The land adjacent to Cranborne Road Employment Area was defined as Safeguarded land through Policy B3 of the 2003 Local Plan. Policy B3 was saved through adoption of the Core Strategy. The land at Rowley Lane to be safeguarded for employment purposes is a new allocation which is identified under Policy CS13 of the Core Strategy.

Both sites were subject to assessment in HBC's LDF Employment Site Allocations Report in November 2011. Notwithstanding, the policy and sites to which it refers have been appraised against Sustainability Objectives, as informed by the 2011 Employment Site Allocations Report.

Policy SADM11 – Biodiversity and Habitats

Sites of Special Scientific Interest (SSSI), Regionally Important Geological Sites (RIGS), Local Nature Reserves (LNR) and Local Wildlife Sites are identified on the Policies Map. These sites and their boundaries are reviewed by the responsible organisations from time to time: the Policies Map will be updated where necessary over the plan period to reflect any such decisions.

Development that would adversely affect any such site or a protected species (UK or European Law, or identified for conservation by the Hertfordshire Biodiversity Action Plan) will not normally be permitted in accordance with legislation and planning policy guidance.

The Council will expect developers to avoid significant harm to sites of importance for ecology, geology and biodiversity by relocating their proposed development

- a) on an appropriate alternative site, or***
- b) elsewhere within the same site (where the harm would be avoided).***

Where this cannot be achieved, planning permission will be refused unless:

- a) adequate mitigation measures can be employed, which will outweigh the harm caused; or, as a last resort***
- b) adequate compensatory measures will be provided and the benefits of the development are clearly shown to outweigh the harm to the natural environment,***

The acceptability of any development proposal will further be assessed with regard to:

- (i) the level of impact that the development proposal would have on the ecological interest of the habitat concerned and the wider ecological network;***
- (ii) the opportunity available to create, incorporate, enhance, or restore habitats or biodiversity as part of the development;***
- (iii) arrangements for the future maintenance and management of the wildlife or habitat affected by the proposal;***
- (iv) the detailed design of the proposal including its conformity with the Biodiversity, Trees and Landscape SPD.***

The Council will work in partnership with the Hertfordshire Local Nature Partnership, Hertfordshire Environmental Records Centre, the Wildlife Trust and Natural England to minimise the impacts on biodiversity, habitats and geodiversity in Hertsmere.

This policy, as amended following publication of the Consultation Draft, has been subject to assessment against Sustainability Objectives.

Policy SADM12 – Landscape Character

Development will be managed to help conserve, enhance and/or restore the character of the wider landscape across the borough.

Individual proposals will be assessed for their impact on landscape features to ensure that they conserve or improve the prevailing landscape quality, character and condition, including as described in the Hertfordshire Landscape Character Assessments. The location and design of development and its landscaping will respect local features and take opportunities to enhance habitats and green infrastructure links. Landscaping schemes should use native species which are appropriate to the area.

This policy, added subsequent to publication of the Consultation Draft, has been subject to assessment against Sustainability Objectives.

Policy SADM13 – Trees and Landscaping

Planning permission will be refused for development which would result in the loss, or likely loss, of:

- i) trees subject to a Tree Preservation Order; or***
- ii) any healthy, high quality trees and/or hedgerows that make a valuable contribution to the amenity or environment of the area in which they are located.***

All development affecting trees, hedgerows and other plants or landscaping should comply with the Biodiversity, Trees and Landscape SPD and BS5837 (or any subsequent guidance). This includes the requirement for appropriate landscaping schemes and, if necessary, replacement trees.

Where possible, the Council will make additional Tree Preservation Orders to ensure that existing trees, or groups of trees, which are healthy and contribute to the amenity of the area, are retained and protected.

This policy, as amended following publication of the Consultation Draft, has been subject to assessment against Sustainability Objectives.

Policy SADM14 – The Water Environment

The natural environment of watercourses and areas of water will be improved wherever possible through Policy SADM17. Watercourse, including culverts, land adjacent to rivers, functional floodplains and flood storage areas should be restored to their natural state.

New built development will normally be directed to Flood Zone 1, in preference to Flood Zones 2, 3a and 3b shown on the Policies Map. New development will not be permitted in Flood Zone 3b, as defined by the Strategic Flood Risk Assessment, and redevelopment of previously developed land in Zone 3b will only be permitted if the proposals are for a compatible use.

Reservoirs and water attenuation areas which help reduce flood risk downstream will be retained.

Development will support the effective use of sewerage infrastructure and water supply in accordance with Policy SADM18.

Development that would be likely to pollute the aquifer or unduly affect the water table will not be granted permission. Where there may be a risk to groundwater the criteria adopted will be as described in the Environment Agency's publication 'Groundwater protection: Principles and practice (GP3)' (as amended).

This policy, as amended following publication of the Consultation Draft, has been subject to assessment against Sustainability Objectives.

Policy SADM15 – Flood Risk

The risk of flooding will be avoided and reduced by:

- a) locating development within areas of lower flood risk through the application of the sequential test and then applying an exception test in line with the National Planning Policy Framework (NPPF); and***
- b) ensuring that development proposals in flood risk areas actively manage and reduce flood risk by applying the sequential approach at site level.***

Where new development is proposed in a flood risk area, a site specific Flood Risk Assessment will be required. This must take into account the risk associated with all types of flooding.

Development must satisfy the following principles:

- (i) It must not increase the risk of flooding elsewhere.***
- (ii) Within sites at risk of flooding, the most vulnerable parts of the proposed development should be located in areas of lowest flood risk, unless there are overriding reasons to prefer different locations.***
- (iii) Floor levels of development in Flood Zones 2 and 3 should be situated above the 1% (1 in 100 years) plus climate change predicted maximum water level, plus a minimum watertight depth of 300mm above the normal water level.***
- (iv) Development at risk from any form of flooding should be flood resilient and resistant, with safe access and escape routes: it should also be demonstrated that residual risks can be safely managed.***
- (v) Development should incorporate appropriate flood resilient features and flood mitigation measures.***
- (vi) Where possible the footprint of existing buildings should be reduced.***

- (vii) Any necessary flood protection or mitigation measure should not have an undue impact on nature conservation, landscape character, recreation or other important matter.*
- (viii) There should be no net loss in flood storage on site.*
- (ix) Flood flow routes should be preserved.*
- (x) Where possible, flood storage should be maximised through the use of green infrastructure and sustainable drainage systems.*
- (xi) The risk from all types of flooding should be reduced as a consequence of development, wherever possible.*

Where necessary, planning permission will be conditional upon flood protection and/or runoff control measures being operative before other site works.

This policy, as amended following publication of the Consultation Draft, has been subject to assessment against Sustainability Objectives.

Policy SADM16 – Sustainable Drainage Systems

The design of new development should include sustainable drainage measures.

In particular, the Council will require the introduction of sustainable drainage (SuDS) on all developments of 10 residential units or 1,000 square metres of floorspace (or more). The drainage scheme should provide the most sustainable option from the SuDS hierarchy. Measures should attenuate water runoff at source (e.g. through attenuation ponds, filter strips, swales) and achieve multiple benefits (including management of flood risk and surface water pollution, amenity and biodiversity).

The drainage scheme will:

- i) achieve the greenfield runoff rate, or as close to it as practicable;*
- ii) provide a 1 in 100 year attenuation taking into account climate change;*
- iii) provide arrangements for future maintenance and management.*

Major proposals should also comply with the principles and standards set out by the Lead Local Flood Authority for SuDS.

This policy, as amended following publication of the Consultation Draft, has been subject to assessment against Sustainability Objectives.

Policy SADM17 – Watercourses

Development on sites that contain a watercourse or are situated next to a watercourse will comply with the following principles:

- i) Development will not culvert a watercourse nor build over a culverted watercourse.*
- ii) The natural environment of the watercourse and areas of water will be conserved or improved.*
- iii) A minimum 9m wide undeveloped buffer zone will be provided from the top of the bank of any watercourse.*
- iv) Opportunities should be provided to support river restoration and enhancement within the catchment of the watercourse.*
- v) The opportunity to refurbish and/or renew existing assets (e.g. bridges, culverts and river walls) should be provided to ensure their*

- vi) *lifetime is commensurate with the lifetime of the development (an assessment of the condition of the assets will be required).***
A Water Framework Directive (WFD) assessment will be required for proposals involving works which would have a direct impact on a river (e.g. re-alignment of a river or work to bridges).

This is a new policy added subsequent to publication of Consultation Draft and has been subject to SA against Sustainability Objectives.

Policy SADM18 –Water Supply and Waste Water

Development proposals must take into account the demand for off-site water service infrastructure.

In particular, developers will be required to demonstrate that there is adequate waste water capacity on and off the site to satisfactorily serve the development.

The Council will support development proposals where:

- (i) sufficient infrastructure capacity already exists; or***
- (ii) extra capacity can be provided in time to serve the development.***

Water efficiency measures should be incorporated into the development. For residential development, efficiency measures should enable a maximum potable water usage of 110 litres per person per day to be achieved. The design of non-residential building development should enable achievement of the BREEAM 'Excellent' standard or the best practice level of the Association for Environment Conscious Building Water Standards or equivalent.

This policy, as amended following publication of the Consultation Draft, has been subject to assessment against Sustainability Objectives.

Policy SADM19 - Mineral Consultation Area

Within the Mineral Consultation Area shown on the Policies Map, building or other development will not be permitted to sterilise or prevent the future extraction of the mineral resource. The Council will seek the advice of Hertfordshire County Council as the Mineral Planning Authority on any significant proposal which may affect the resource.

Subject to assessment against Sustainability Objectives.

Policy SADM20 – Waste Storage in New Development

Adequate provision for the storage of waste (which includes recycling facilities) will be fully integrated within the design and layout of new development.

New development will be supported where:

- i) full provision is made within the curtilage of the development site;***
- ii) waste storage areas are readily accessible by occupiers and by local waste collection agencies allowing easy removal and replacement of bins;***

- iii) waste storage areas would not obstruct pedestrian, cyclist or driver sight lines;*
- iv) the siting or design of waste storage areas would not result in any adverse impact to the amenity of occupiers; and*
- v) the conditions of the Planning and Design Guide SPD and the Technical Note for Waste Storage Provision Requirements for New Residential Developments are satisfied.*

This is a new policy added subsequent to publication of Consultation Draft and has been subject to SA against Sustainability Objectives.

***Policies:
SADM21 Environmental Pollution and Development
SADM22 Hazardous Substances***

These Policies have been subject to SA against Sustainability Objectives.

Policy SADM23 - Green Belt Boundary

The amended boundary of the Green Belt, to which Policy CS13 (Core Strategy) and Policy SADM23 apply, is shown on the Policies Map.

Policy SADM23 flows from Policy CS13 of the Core Strategy which has previously been subject to SA. The Council has undertaken a review of the Green Belt Boundary (Review of Local Green Belt Boundary Alterations, March 2013) which forms part of the evidence base for this DPD. The supporting text relating to SADM23 now proposes a number of modifications to the Green Belt boundary (the majority of which will remove land from the designation), namely:

- Remove Colney Fields, Barnet Road from the Green Belt;
- Remove the Spire Hospital, Heathbourne Road from the Green Belt; and
- Redraw the boundary around Oakbank; 5-23 (odd nos.) Watling Street; First Place Nursery; and 10 Cobden Hill to form a more logical boundary.

The proposal in the Consultation Draft to remove land at Heath Road from the Green Belt has been deleted from the pre-Submission Draft

The following sites are allocated for housing development in Policy SADM1 and have been removed from the Green Belt:

- Print Works at Bushey Hall Golf Course, Bushey;
- Former Sunny Bank School, Potters Bar;

The following land is designated as Safeguarded Land for Employment Development in Policy SADM10 and is removed from the Green Belt:

- Land on Rowley Lane adjacent to the Elstree Way Employment Area, Borehamwood

Following a review of safeguarded land for housing, land at Byron Avenue/Vale Avenue, Borehamwood is returned to full Green Belt status.

None of the boundary adjustments are found to conflict with the purpose of the Green Belt as set out in the NPPF. They have the combined effect of making the Green Belt boundary more defensible in certain locations, and removing sites from the Green Belt which are now significantly developed.

The policy and the proposed adjustments have been subject to testing against Sustainability Objectives.

Policy SADM24 - Village Envelopes

Village envelopes are shown on the Policies Map for parts of Elstree, Shenley and South Mimms. The areas defined by the village envelopes are part of the Green Belt, within which limited infilling may be appropriate. Such infilling will be considered appropriate if it complies with Core Strategy Policy CS13 and other relevant plan policies.

This policy is in accordance with Policies CS2, CS13 and paragraph 3.14 of the Core Strategy. (The Policy is informed by the HBC evidence base study entitled 'Village Envelopes' dated April 2013).

The policy has been assessed in this SA against the Sustainability Objectives alongside each proposed village envelope.

Policy SADM25 - Key Green Belt Sites

The following Key Green Belt Sites are identified on the Policies Map:

- a) Aldenham School, Letchmore Heath***
- b) Bio Products Laboratory, Dagger Lane, Aldenham***
- c) Blackbirds Sewage Works, Oakridge Lane, Aldenham***
- d) The Bushey Academy, formerly Bushey Hall School, London Road, Bushey***
- e) Bushey Meads School, Coldharbour Lane, Bushey***
- f) Dame Alice Owen's School, Sawyers Lane, Potters Bar***
- g) Electricity Transforming Station, Hilfield Lane***
- h) Elstree Aerodrome, Hogg Lane, Elstree***
- i) Haberdashers' Aske's School (Boys), Aldenham Road, Elstree***
- j) Haberdashers' Aske's School (Girls), Aldenham Road, Elstree***
- k) Cancer Research UK, formerly Imperial Cancer Research Fund, Blanche Lane***
- l) National Institute for Biological Standards and Control (NIBSC), Blanche Lane***
- m) Hertswood Lower School, formerly Nicholas Hawksmoor School and Sports Centre, Cowley Hill, Borehamwood***
- n) Queen's School, Aldenham Road, Bushey***
- o) Purcell School, Aldenham Road, Bushey***
- p) St Margaret's School, Merry Hill Road, Bushey***
- q) Willows Farm Village, London Colney***

Continuation of the existing use is supported.

Infilling or redevelopment may be appropriate within the defined 'envelope' area in each site, taking full account of the following factors:

- (i) the impact on the openness of the Green Belt and the purpose of including land within it;***
- (ii) the impact of proposals on any playing fields;***
- (iii) the impact on wildlife and the ecological network;***
- (iv) the impact on any heritage asset;***
- (v) the impact on the amenity of adjacent properties;***

- (vi) the proposal being ancillary to, or support an existing or approved use on the site;**
- (vii) the impact of the relocation or introduction of a hard surfaced area such as car park or playground; and**
- (viii) whether the proposal would lead to any significant increase in motorised traffic generation.**

Green Transport Plans should accompany planning applications for any significant development at these sites.

The submission of long term plans for Key Green Belt Sites indicating future investment and development is encouraged. In cases where comprehensive development of the site is proposed, a planning brief should be prepared in consultation with the local planning authority.

A number of the Key Green Belt Sites (KGBS) were identified on the 2003 Local Plan proposals map as Major Developed Sites in the Green Belt and addressed by Policy C18.

Policy C13 in the Core Strategy recognises the KGBS's identifying that they are suitable locations for appropriate infilling.

Policy CS13 (previously draft Policy CS12) was the subject of some detailed consideration at the Examination of the Core Strategy. The Inspector recommended a number of modifications to Policy CS13 as originally drafted, which was subject to detailed assessment in the SA of the Core Strategy Proposed Main Modifications in August 2012 and which was subsequently adopted. The principle of draft policy SADM25 is therefore in accordance with the Core Strategy and the consideration of any alternatives to it are not required.

The effect of the policy will be twofold:

i) **To make minor adjustments to the existing KGBS 'development envelopes'** where any development within these, will be subject to the requirements set out in the NPPF, and consideration of a development brief where substantive redevelopment is being contemplated. As such, it is not considered necessary to subject each minor envelope adjustment to SA, rather it is appropriate to consider the cumulative impact which would arise as a consequence of the implementation of the policy as a whole.

ii) **To introduce four new KGBS's (namely - Blackbirds Sewage Works, Oakridge Lane, Aldenham; Electricity Transforming Station, Hilfield Lane; Elstree Aerodrome, Hogg Lane, Elstree; and Willows Farm Village, London Colney).** These sites have been subject to SA in this document.

The policy as amended, with new criteria relating to playing fields, ecology and heritage added subsequent to consultation, has been appraised against Sustainability Objectives.

Policy SADM26 - South Mimms Special Policy Area

Within the Special Policy Area defined on the Policies Map planning permission will only be granted for development for facilities for the movement of people and goods on the motorway network, including those supporting the immediate needs of drivers, passengers and their vehicles and activities relating to the management, operation and maintenance of the strategic road network.

Uses primarily for sleeping, rest and refreshment should be located at least 250 metres from elevated and ground level primary road carriageways and 100 metres from such carriageways in cuttings. Other uses or operations, including alterations to the road network, should be located in less sensitive locations.

New development proposals should as far as possible:

- (i) improve vehicular and pedestrian circulation within the site for users of the Motorway Service Area and for through traffic; and***
- (ii) incorporate tree planting to screen the site and improve environmental quality.***

Proposals will not be supported which:

- (i) exacerbate existing traffic or environmental conditions;***
- (ii) have an adverse impact on the safe and effective operation of the strategic road network;***
- (iii) prejudice the rationalisation and improvement of the area, or***
- (iv) are located in the flood plain of Mimmshall Brook.***

The former Charleston Paddocks site will be held in reserve for activities relating to the management, operation and maintenance of the strategic road network.

The Council will prepare a development brief to guide the improvement and rationalisation of the land uses within the Special Policy Area in liaison with the relevant organisations.

This policy stems from Policy M14 of the 2003 Local Plan which allocated land for motorway services within a Special Policy Area (SPA) at Bignell's Corner. The SPA does not appear to have been specifically addressed through the Core Strategy or assessed in the associated SA, although Policy M14 has been saved and the area subject of the SPA has been substantially developed over the years. The principle of the policy is therefore well established and the land is substantially developed. The policy has been assessed against the Sustainability Objectives.

Policies:

SADM27 Development Standards in the Green Belt
SADM28 Diversification and Development Supporting the Rural Economy
SADM29 Watling Chase Community Forest
SADM30 Heritage Assets

These policies, including amendments to SADM27 and SADM30 made following publication of the Consultation Draft, have been subject to SA against Sustainability Objectives.

Policy SADM31 – Design Principles

The Council will support development which:

- (i) makes a positive contribution to the built and natural environment;***
- (ii) recognises and complements the particular local character of the area in which it is located, and***
- (iii) results in a high quality design.***

In order to achieve a high quality design, a development must:

- (i) respect, enhance or improve the visual amenity of the area by virtue of its scale, mass, bulk, height, urban form; and***

- (ii) have limited impact on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook, privacy, light, nuisance and pollution.***

For major proposals development should also:

- (i) retain, enhance or create a high quality public or semi-public realm, in line with Hertsmere's Streetscape Manual or successor document;***
- (ii) enhance legibility through the spatial pattern of development;***
- (iii) create a sense of place by complementing the local character, pattern of development or distinctiveness of its surroundings; and***
- (iv) ensure an appropriate degree of functionality in terms of internal space, accessibility for users, facility provision and waste storage.***

For advertisements proposals should also:

- i. be sensitively located within the street scene;***
- ii. be well designed and relate carefully to the scale, design and architectural features of any building on which they are placed;***
- iii. include only illumination which is well designed and appropriate to the character, scale and design of the building on which it is placed and the area in which it is situated; and***
- iv. not have a detrimental impact on public safety.***

All development should comply with Hertsmere's Planning and Design Guide SPD (and any successor document).

This policy as amended following publication of the Consultation Draft has been subject to assessment against Sustainability Objectives.

Policy SADM32 – Bushey Heath MOD Housing Area

In order to preserve the special character of the Bushey Heath MOD housing area defined on the Policies Map, new development should satisfy the following principles:

- (i) new development must respect the pattern, rhythm, spacing and open setting of the area;***
- (ii) new development should be sited on a plot that reflects existing plot sizes and must not result in disproportionate plot coverage.;***
- (iii) new development must not disrupt the rhythm of existing front building lines or significantly alter existing sky gaps;***
- (iv) new development must complement the design of existing buildings by virtue of its height, scale, bulk, materials and in particular roof design, front projections and ridge and eaves heights;***
- (v) new development should make provision for the retention of soft landscaping between the road and building and respect the open layout of front cartilages;***
- (vi) new development must ensure that existing trees which make a positive contribution to the character of the area are retained;***
- (vii) additions to dwellings should not dominate or overbear the original proportions of the dwelling.***

This is a new policy (i.e. it is not carried through from the 2003 Local Plan or adopted Core Strategy) that has been informed by an assessment of this area undertaken by HBC (Site Allocations Evidence Base, Special Character Area Appraisal for the Bushey Heath MOD Area, 2013).

The policy relates to an MoD housing development that is located in Bushey Heath which appears to be good example of a cohesive form of mid to late 20th Century planned development. The area was assessed as not being of sufficient quality to be a Conservation Area. The policy set out above is proposed in order to control and manage development having regard to the special qualities of the area.

The policy has been assessed against Sustainability Objectives.

Policy SADM33 – Key Community Facilities

Proposals for the provision or enhancement of community facilities will be supported provided:

- (i) they will principally serve a local community or meet a wider, unmet need which cannot be accommodated elsewhere;***
- (ii) they are appropriately located and designed having regard to other plan policies, particularly Policies SP1, CS13, CS24 and CS27, and the amenity of adjoining occupiers and the local area;***
- (iii) they are or can be made accessible by public transport, walking and cycling;***
- (iv) where appropriate, they are designed to be able to accommodate a range of community uses and users;***
- (v) in the case of new schools, there is a clear need for the provision of additional capacity which cannot be met through the expansion of existing schools; and***
- (vi) they satisfy the terms of Policy CS25 and provide for an appropriate amount of car parking in line with the Parking Standards SPD.***

Specific proposals which are not already the subject of a site-specific planning brief are identified on the Policies Map:

<i>Ref</i>	<i>Site</i>	<i>Proposal</i>	<i>Site Requirements</i>
<i>C1</i>	<i>Former Sunny Bank School, Potters Bar</i>	<i>Provision of new public open space</i>	<i>1.4ha of open space (thereafter to be treated as Local Green Space for planning policy purposes) to be provided within site H9 (SADM1). The space must be usable, well-designed and safely and conveniently accessible from the surrounding housing area. It should enable formal sports use unless satisfactory off-site replacement playing field provision is secured or demonstrated not to be required. Developer will be required to make a contribution towards the cost of implementation and maintenance of this open space.</i>
<i>C2</i>	<i>Hertswood Lower School, Cowley Hill, Borehamwood</i>	<i>Provision of new and/or refurbished school facilities</i>	<i>The site is to be used for the consolidation of Hertswood Academy and any other educational facilities that may be necessary to serve the immediate local area</i>

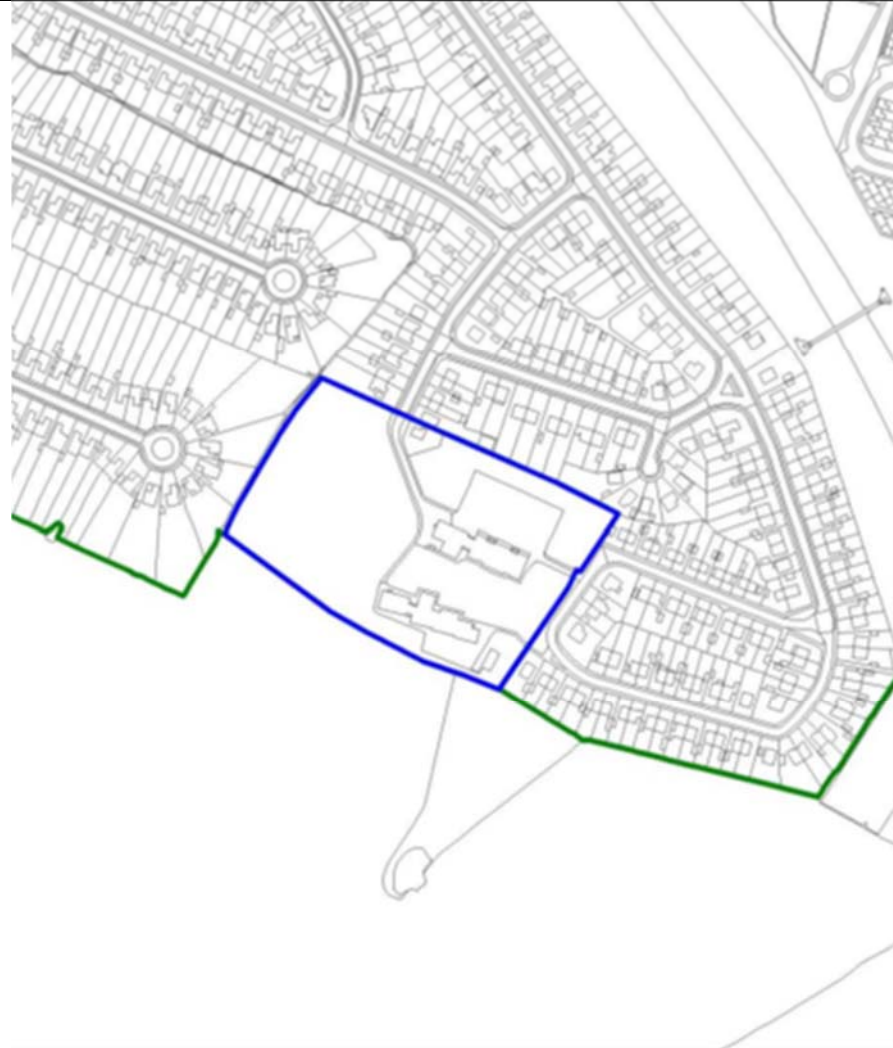
			<p><i>Buildings should be concentrated in one part of the site. Open space and landscaping should provide a soft edge with and visual links to the wider Green Belt. A transport statement is required to show how the cumulative impact on the highways network can be adequately mitigated.</i></p> <p><i>The proposal is linked to the residential development of Hertswood Upper School, Proposal H6 (see Policy SADM1), This includes the relocation of Hertswood Upper School playing fields, the Hertswood Centre and The Ark Theatre to the Hertswood Lower School site. Proposals should minimise any reduction in the overall quantity of playing field provision and its effect; improvements to the quality and accessibility of playing field and sports provision will be required as part of any agreed mitigation strategy. Programme of development on the two sites to be considered against Policy CS19 (key community facilities) and agreed in particular, to ensure that (i) the proper level of school facilities, including playing fields, is available throughout the development period, (ii) there are local facilities available to allow the satisfactory operation of theatre activities throughout the development period, and (iii) the provision of the replacement theatre premises is made at the earliest possible opportunity. The playing fields are to be made available for community use on a basis to be agreed with the Council.</i></p>
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The policy generally seeks the provision of new or enhanced community facilities such that they provide a public benefit. Any development should be in accordance with relevant policies in the Core Strategy.

The policy identifies two specific proposals (Policy numbers on the maps refer to Consultation Draft SADM):

C1. Former Sunny Bank School, Potters Bar

The site lies within a densely built up area with significant open space deficiency; retention of the existing playing fields or similar will within the site will contribute to much needed local provision.



C2. Hertswood Lower School

The site is identified as a Key Green Belt Site Under Policy SADM25. It is a well-established educational resource within the Borough situated in the Green Belt immediately adjoining the edge of Borehamwood.

Key Community Facilities
Policy SADM 29 : Hertswood Lower School, Cowley Hill, Borehamwood



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Scale 1:1250

Former Proposal C1: Former Watford Depot site in the Consultation Draft has been deleted in the pre Submission Draft

Policy SADM 33 (including the new proposal C1) has been subject to SA against Sustainability Objectives.

Policy SADM34 – Provision for Faith Communities

The provision or enhancement of facilities in which faith communities can meet and worship will be permitted in accordance with Policy SADM33. Wherever possible, this accommodation should be designed to provide flexibly for existing and future needs. Applications for the erection of structures and symbols related to or required for religious practices will be considered in terms of their impact on amenity and highway safety.

The joint use or re-use of a building or site with other user groups is encouraged, where appropriate and particularly where it would secure the continued and effective use of the community facility.

The potential loss, reduction or displacement of any facility will be controlled under Policy CS19

This is a new Policy added subsequent to publication of the Consultation Draft and has been subject to assessment against Sustainability Objectives.

Policies:

SADM35 Major Green Space

SADM36 Local Green Space

SADM37 Minor Amenity Land

SADM38 New and Improved Public Open Space

These have been subject to SA against Sustainability Objectives.

Policy SADM39 The Road Hierarchy

Hertfordshire County Council's current road hierarchy is shown on the Policies Map: it will be updated during the plan period to accord with the latest version of the local highway authority's road hierarchy. New and existing roads will be used as effectively as possible in accordance with their role in the road hierarchy. The accommodation of accesses and improvements will be guided by Policy SADM41 and the principles set out in the Local Transport Plan for each category of road.

This is a new Policy added subsequent to publication of the Consultation Draft and has been subject to assessment against Sustainability Objectives.

Policy SADM40 Transport Development Areas

Transport Development Areas at Borehamwood and Potters Bar are defined on

the Policies Map.

The TDA's (Policy numbers on the maps refer to Consultation Draft SADM) are:

Transport Development Areas
Policy SADM 34 : Borehamwood

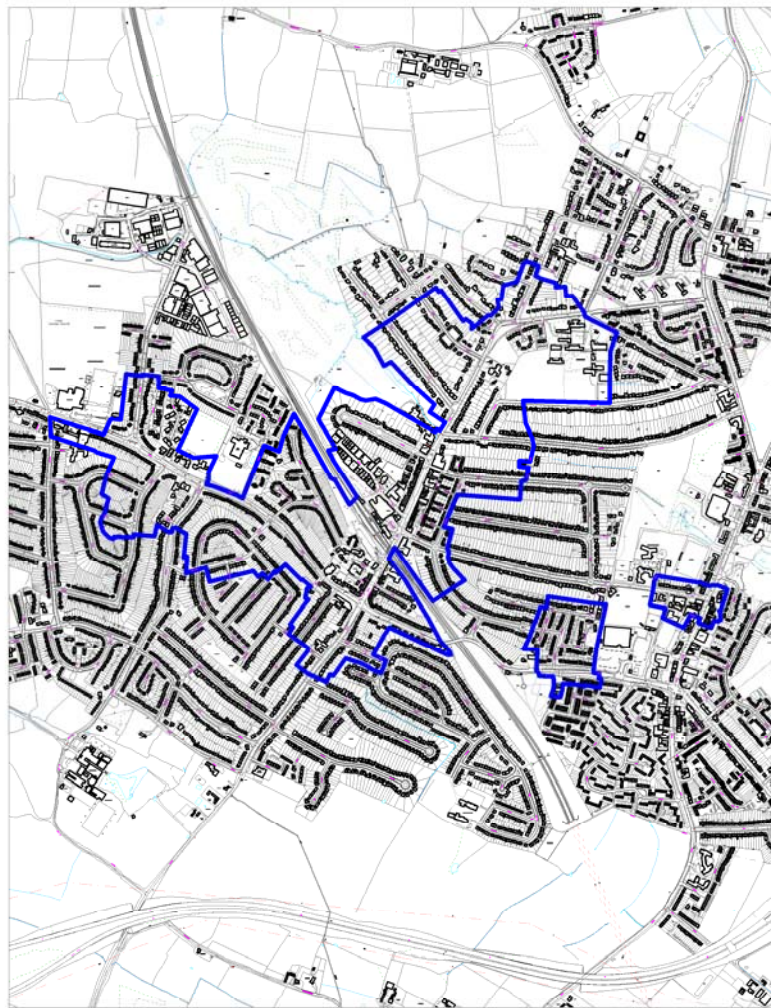


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Transport Development Areas
Policy SADM 34 : Potters Bar



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This policy is in accordance with Policy CS24 of the Core Strategy. It has been assessed in this SA against Sustainability Objectives.

Policy SADM41 – Highway and Access Criteria for New Development***The Council will supported development provided:***

- (i) it can be accessed by a range of transport modes including, where appropriate, public and other sustainable transport modes;***
- (ii) it provides safe and convenient links through the site and within the site and enables access to adjoining routes and services for all users;***
- (iii) it will not harm the safety of any users of the highway network, cause or add significantly to road congestion or unduly harm the flow of vehicles;***
- (iv) the proposed design and layout give priority to pedestrians, cyclists and other non-vehicle users and provide for safe and convenient:***
 - a) movement, circulation, parking, manoeuvring and picking up or dropping off;***
 - b) accommodation of larger vehicles including emergency and servicing vehicles and/or coaches where required and***
 - c) site access for all users (including adequate visibility splays);***
- (v) off-street car and cycle parking is provided in accordance with Core Strategy Policy CS25 and the Parking Standards SPD; and***
- (vi) for major trip generating schemes, the applicant provides a Transport Statement or Transport Assessment (prepared in compliance with guidance issued by the Council and local highway authority), which demonstrates that the scheme accords with the policies in the Local Plan.***

Where development may be expected to have negative impacts, appropriate mitigation measures will be required at the developer's expense.

This is a generic Development Management Policy, amended since the publication of the Consultation Draft, and has been subject to SA against Sustainability Objectives.

Policy SADM42 – Aviation Safeguarding***The Council will consult with the Elstree Airport Licensee on relevant proposals for development. It will only permit development proposals which***

- (i) will not compromise the aerodrome's operational integrity and general safety; and***
- (ii) are compatible with the continued use of the site as an aerodrome***

The Council will consult the Heathrow Airport Operator on proposals for wind turbine development within the safeguarding zone around Heathrow Airport shown on the official safeguarding map.

This is a new Policy added subsequent to publication of the Consultation Draft and has been subject to assessment against Sustainability Objectives.

Policy SADM43 Town and District Centres

The boundaries of town and district centres are shown on Policies Map i.e:

- **Borehamwood Town Centre**
- **Potters Bar Darkes Lane Local Town Centre**
- **Potters Bar High Street District Centre**
- **Radlett Watling Street District Centre**
- **Bushey High Street District Centre**
- **Bushey Heath High Road District Centre**

The Council will support proposals to improve the facilities, functions and environment of these centres whenever appropriate. Specific proposals are identified on the Policies Map as follows:

Policy 42 identifies two specific proposals (Policy numbers on the maps refer to Consultation Draft SADM):

TC1. 29-59 Shenley Road and 61-71 Shenley Road, Borehamwood

Town Centre Proposals
Policy SADM 36 : TC1, Shenley Road



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Scale 1:500

A mix of town centre uses is proposed. Active frontages on ground floor fronting Shenley Road, consistent with the range of uses sought in secondary frontages in Policy CS28 and Policy SADM45. Upper floor(s) may be residential and/or office. Design should respect the existing pattern of development along Shenley Road. A general building height of 3 storeys is appropriate. New retail and commercial units should be serviced from the rear. Car parking should also be provided at the rear.

TC2. Radlett Service Station/Regency House, Former Fire Station and Burrell & Co

Town Centre Proposals
Policy SADM 36 : TC2, Radlett



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Scale 1:500

A mix of town centre uses is proposed.

Retail/commercial uses on ground floor fronting Watling Street. Community uses required on part of the site to replace former community use. Upper floor(s) may be residential and/or office. Comprehensive redevelopment is preferred, though the site could come forward in stages. Building should not exceed two storeys fronting Watling Street, though it may be possible to utilise roof voids and/or basement space. Design should respect the character and enhance the setting of the adjacent conservation area. Consistent and co-ordinated design required across the whole site. Flood risk assessment required. Noise mitigation measures required for residential (and any other noise sensitive) use.

New development must also accord with Policy CS27 in the Core Strategy, including the need for impact assessments. In particular the Council will require the submission of an impact assessment for retail, office and leisure proposals in excess of:

- a) 2,500 square metres on the edge of Borehamwood Town Centre;***
- b) 1,000 square metres elsewhere in Borehamwood; and***
- c) 500 square metres on the edge of a Local Town Centre, or District Centre or anywhere else in the Borough.***

This Policy has been amended subsequent to publication of the Consultation Draft and has been assessed against Sustainability Objectives.

Policy SADM 44 Primary Frontages

In the primary shopping frontages (defined on the Policies Map) the Council will seek to ensure that Class A1 (retail shops) predominate in ground floor units.

The Council will control any proposal requiring consent in a primary frontage on the following basis:

- i) the retail function should remain predominant or be enhanced;*
- ii) the new use should support the retail function; and*
- iii) there would be clear benefits for the vitality and viability of the frontage and the centre generally.*

Proposals for Class A4 (drinking establishments) and A5 (hot food takeaways) uses, betting shops and pay-day loan shops, or for uses with a non-active frontage at street level, will not be supported in Primary Frontages.

This Policy, as amended following publication of the Consultation Draft, has been assessed against Sustainability Objectives, together with SADM 45, which shares similar aims and objectives, to avoid repetition.

Policy SADM 45 Secondary Frontages

In the secondary shopping frontages (defined on the Policies Map) the Council will seek to maintain and encourage class A1 (retail shops), A2 (financial and professional services) and A3 (restaurants and cafés) uses in ground floor units. Proposals for other main town centre uses, including A4 (drinking establishments), A5 (hot food takeaway) and D2 (assembly and leisure) will be supported provided that they would not harm the vitality or viability of the frontage and the centre generally. The new use will be expected to maintain an active frontage at street level.

This Policy, as amended following publication of the Consultation Draft, has been assessed against Sustainability Objectives, together with SADM 44, which shares similar aims and objectives, to avoid repetition.

Policy SADM46 Smaller Centres, Parades and Individual Shops

The Council will, as far as possible, protect class A1 shops within the following designated areas: Local Centres, Key Neighbourhood Parades, Neighbourhood Centres, Neighbourhood Parades, and Individual Shops.

Where consent is required, however, proposals that would result in the loss of a shop will be permitted provided:

- (i) the function of any key shopping area would be sustained;*
- (ii) local residents would still have access to a range and choice of essential shops within the centre, parade or within reasonable walking distance; or in the case of smaller centres and parades there is more than one class A1 use remaining; or there is clear evidence to demonstrate that there is no*

demand for continued class A1 use and the unit has been marketed effectively for such use; and
(iii) *the replacement use would be beneficial to the local community.*

This Policy, as amended following publication of the Consultation Draft, has been assessed against Sustainability Objectives.

Policy SADM47 Retail and Commercial Development in Shenley

The Council will support small scale development within Classes A1, A2, A3, A4, A5 in the following locations:

- a) Andrews Close Neighbourhood Centre and its immediate vicinity, excluding the designated Major Green Space at Porters Park Drive; and*
 - b) along the east side of that part of London Road which falls within the Shenley village envelope.*
- provided it can be demonstrated that it would primarily serve and benefit the local community.*

Policy 47 has been assessed against Sustainability Objectives.

Policy (Town Centres and shopping):

SADM48 Controlling Non Retail Uses
SADM49 Night-time and Evening Uses

Policies 48 (as amended following publication of the Consultation Draft to include control of takeaways near schools) and 49 share similar aims and objectives, and have been assessed together against Sustainability Objectives to avoid repetition.

Policy SADM50 Opportunities for Residential Use

The change of use to residential accommodation of ground floor premises will be permitted if :

- (i) the unit is long term vacant;*
- (ii) there is clear evidence to demonstrate that there is no demand for continued retail or commercial use;*
- (iii) the unit has been marketed effectively for such use;*
- (iv) the site is either outside any designated Key Shopping Area (ref. Table 3: Shopping Hierarchy) or at the outer periphery of a designated Secondary Frontage and would not create or perpetuate a break in the active frontage;*
- (v) local residents would still have access to a range and choice of essential shops and services within the centre or parade, or within reasonable walking distance;*
- (vi) in the case of neighbourhood centres and parades and individual shops it is not the last remaining A1 use;*

- (vii) the use of the unit for residential purposes is consistent with the function and character of the area;***
- (viii) the design of the new frontage is of a high standard which both meets the needs of future occupiers and is sensitive to the appearance of nearby shop fronts; and***
- (ix) high quality self-contained residential accommodation with a high standard of amenity for occupiers would be provided, consistent with other policies and standards relating to housing and design.***

This Policy, as amended in the light of changes to GPDO, has been assessed against Sustainability Objectives.

Policy SADM51 Shop fronts

Permission will be granted for well-designed shop fronts which respect the street scene and follow the guidance set out in the Planning and Design Guide SPD.

This Policy has been assessed against Sustainability Objectives.

5 Summary Findings of the SA of the Draft Policies

5.1 Introduction

- 5.1.1 The assessment of the draft policies is presented in the tables in **Appendix C** and has been undertaken in accordance with the methodology previously described in this document. The summary findings are presented below.

5.2 Summary of Performance of Draft Policies against the SA Objectives

Policy SADM1 Housing Allocations

- 5.2.1 The policy is consistent with Policies CS1 and CS2 of the Core Strategy. Because the proposed allocations generally constitute urban sites and consist of PDL, the policy performs well against Sustainability Objectives. A significant effect is predicted to emerge in regard to improving the quality and affordability of housing and further moderate positive effects are predicted in regard to reducing poverty and social exclusion and making efficient use of PDL.

- 5.2.2 There is the potential for adverse impacts to surface and ground waters, air quality, an increase in greenhouse gas emissions, energy requirements and the generation of waste. Notwithstanding, these are the likely consequences of any major development and as such can be addressed through appropriate mitigation measures or be controlled through other policies in the Core Strategy or SADMP.

- 5.2.3 In regard to the sustainability credentials of each allocation, the following matters are noted:

Directors Arms Public House, Ripon Way – The site performs well against sustainability objectives relating to quality and affordability of housing. The loss of the public house, which is locally listed, means a negative effect is identified in regard to historic buildings and the provision of services to local communities. However, on balance, no significant adverse effects are identified.

Gas Holders Site, Station Road – The site is PDL and has the potential to deliver 43 dwellings and therefore performs well against relevant criteria in this regard. The site accommodates some buildings/ structures that benefit from local heritage listing status. Overall however, no significant adverse effects are identified.

Land to the south of Elstree and Borehamwood Station – The site is urban greenfield land with good access to public transport and other facilities. Planning permission has been granted for 43 dwellings which will have a significant positive effect. No significant adverse effects are identified.

Land at Print Works and buildings, Bushey Hall Golf Club, Bushey – This site is PDL in the Green Belt but would represent a natural rounding off of the urban area. The site has good access to public transport facilities which provides access to shops and services locally. It is proposed that the site could accommodate a modest residential development (13 dwellings) and no significant adverse effects are identified.

Land at Rossway Drive, Bushey – The site is Green Belt PDL and benefits from planning permission for a residential development of 82 dwellings. The site performs relatively poorly against some sustainability objectives but the form of future development which has been consented on the site will ensure this allocation does not result in isolated development within the Green Belt.

Hertswood Upper School, Thrift Farm Lane – This would be a major allocation potentially accommodating 276 dwellings. As such, significant positive effects would arise in regard to improving the quality and affordability of housing. Other positive effects are identified in regard to development on PDL and the delivery of a prosperous and well balanced economy. Potential adverse effects will be mitigated through re-provision of a secondary school (with community theatre and leisure centre) elsewhere in Borehamwood.

Land at Lincolnsfield, Bushey – Whilst the site is within the Green Belt, it does constitute PDL and has good access to public transport. The site has been identified as being able to

accommodate a modest number of dwellings and as such, no significant adverse effects are identified.

Europcar House, Aldenham Road, Bushey – The site is urban PDL and has good access to public transport. The site has been identified as being able to accommodate a modest number of dwellings and as such, no significant adverse effects are identified.

Former Sunny Bank School, Potters Bar – The site is PDL in the Green Belt. It has good accessibility to services and public transport and has the potential to deliver a substantial residential development. Part of the school is currently vacant and part of the site is identified for the provisions of POS under SADM 33. Re-development for housing will have a positive significant effect.

Birchville Court, Heathbourne Road, Bushey Heath – The site is PDL with good access to services and public transport. The setting of a grade II listed building may be affected by development of the site and this is identified as an adverse effect. Overall, no significant adverse effects are identified.

Elton House, Elton Way, Bushey - The site constitutes urban PDL with good access to services and public transport; the former office building on this site has planning permission for 102 dwellings. It is located within walking distance of bus routes and Bushey High Street, with a range of convenience shops and community facilities, schools and Bushey Railway station, with fast links to London. The site has the potential to deliver a substantial residential development and a positive significant effect is identified in this regard.

First Place Nurseries, Falconer Rd, Bushey – The site is located within the Green Belt but constitutes PDL. It is located within walking distance from bus routes and Bushey Town centre shops and services, it is well related to existing development in terms of the Green Belt's stated purposes, and it is sustainable. That part of the site which is currently occupied by the former swimming pool building will be returned to open space; this and the re-development for housing will have a significant positive effect.

5.2.4 It is noted that the proposed housing allocation on the site of Potters Bar garage, which was included in the Consultation Draft SADM, has been deleted as the land is no longer available for development.

5.2.5 Other potential site allocations have been rejected on policy grounds or because they fall below the 10 unit threshold, and because they would not be in conformity with the Core Strategy they have not been separately appraised but they have been considered through the 2015 SHLAA update. However, it should be noted that sites which would involve the release of open land in the Green Belt would be scored as having negative effects when appraised against Sustainability Objectives 7, 9 and 10, because they would not make the most efficient use of previously developed land, nor would they protect and enhance landscape character and/or maintain and enhance the quality of the countryside.

5.2.6 Potential sites within the urban area would be expected to score well against Sustainability Objectives. Three sites are currently being actively promoted (Croxdale Road sports pitches and Elstree Distribution Centre in Borehamwood, and The Paddock in Bushey). None are considered to be available for housing development; Croxdale Road and The Paddock are allocated for open space and Elstree Distribution Centre is allocated for employment purposes in the Submission Draft SADM.

SADM2 Safeguarded Land for Housing

5.2.7 This policy relates to land that may come forward for development in the long term if other sites identified in the Local Plan are not delivered.

5.2.8 In terms of the proposed Safeguarded sites:

Land east of Farm Way - is greenfield land on the edge of Bushey. Whilst this site, on the face of it, is not in the most sustainable location, it is served by a food store, secondary school, and bus service.

Land bounded by Heathbourne Rd – this site is urban PDL, situated 10 minutes from Bushey Heath district centre and well served by a food store, primary school, GP surgery and frequent bus service.

Starveacres, 16 Watford Road Radlett – the site is greenfield land, but 10 minutes from Radlett Town Centre, a primary school, GP surgery and bus service and rail services.

- 5.2.9 Overall the policy and the sites perform poorly against SA objectives relating to efficient use of PDL, open countryside and landscape character but perform well against criteria relating to the delivery of housing and affordability. No significant adverse effects are identified and in any event, these sites would only come forward following a review of the Local Plan and are unlikely to be developed at this point due to the Borough's current housing land supply. When the Local Plan is reviewed, there may be some merit in considering the sustainability credentials of alternative sites to ascertain if any would be more favourable.

SADM3 Residential Developments

- 5.2.10 The policy seeks the retention or replacement of housing on urban sites and therefore performs well against Sustainability Objectives. The policy has been strengthened by the addition of new criteria which will prevent the loss of affordable housing and provide for an appropriate house type and tenure mix. A significant effect is predicted to emerge in regard to improving the quality and affordability of housing and further moderate positive effects in regard to reducing poverty and social exclusion and making efficient use of PDL.

SADM4 Small Sites for Affordable Housing

- 5.2.11 The policy, added subsequent to publication of the Consultation Draft, retains the intention of adopted policy CS4 Affordable Housing in seeking a financial contribution towards affordable housing from developments of between 5 and 10 residential units, and performs well against social Sustainability Objectives. Provided there is a mechanism for securing additional low cost and/or social rented units from these contributions, it should increase the quantity of affordable housing in the Borough. No significant adverse effects have been identified.

SADM5 Safeguarding Gypsy, Traveller and Travelling Showpeople Sites

- 5.2.12 The policy seeks to safeguard and extend an authorised existing Gypsy and Traveller site and to authorise currently unauthorised sites, and makes further provision as needed through the next Core Strategy Review. It is consistent with Policy CS6 of the Core Strategy.
- 5.2.13 The Policy is expected to deliver a number of positive effects in regard to access to facilities. No significant adverse effects have been identified.

SADM6 Employment Areas

- 5.2.14 Overall, potential positive effects will arise in regard to access to services, promoting equality of opportunity, efficient use of PDL and benefits to the vitality and viability of town centres. A significant positive effect is anticipated in regard to providing a prosperous, balanced and stable economy.
- 5.2.15 There is the potential for adverse impacts to surface and ground waters, local air quality, an increase in greenhouse gas emissions, energy requirements and the generation of waste. These are the likely consequences of any major development and as such can be addressed through appropriate mitigation measures or be controlled through other policies in the Core Strategy or SADMP.
- 5.2.16 The review of the employment area boundaries will see an overall loss of employment land (9 hectares) in relation to this policy. However, through policy SADM8, additional employment land will be safeguarded (Rowley Lane and Cranborne Road) if it is required.

SADM7 Key Employment Site

- 5.2.17 Centennial Park is substantially developed and situated in the Green Belt. Positive effects will arise in regard to the efficient use of PDL and supporting the delivery of a prosperous, balanced and stable economy.

- 5.2.18 Weaknesses are identified in regard to impacts on landscape character and the countryside given its Green Belt location. However, overall no significant adverse effects are identified in regard to the policy.

SADM8 Locally Significant Employment Sites (LSES)

- 5.2.19 This policy identifies boundaries for the LSES's. These designations are also described under policy CS9 of the Core Strategy. The sites subject of this policy, are long established benefiting from planning permission for a range of B use classes. In terms of sustainability objectives, the sites perform well in that they are all PDL; are generally in sustainable urban locations and where not, benefit from public transport services; all of the sites provide the potential to offer employment opportunities to the residents of Hertsmere. Some minor negative effects have been identified in terms of impacts on heritage features and the Green Belt.

- 5.2.20 Overall, no significant adverse effects are identified in regard to this policy and as such, to seek alternatives to it would likely mean identifying sites on greenfield / Green Belt land.

SADM9 Strategically Important Business Locations and Loss of Office Accommodation

- 5.2.21 This policy, added subsequent to publication of the Consultation Draft, seeks to resist the loss of office floor space in key business locations and on larger sites throughout the borough. It aims to maintain the quality and quantity of employment opportunities in the Borough, and scores positively in terms of likely effects when appraised against economic and social objectives. However, the policy allows for evidence based exceptions and the effects of this will be monitored.

SADM10 Safeguarded Land for Employment Development

- 5.2.22 The policy performs well in regard to the efficient use of PDL and supporting the delivery of a prosperous, balanced and stable economy.

Land adjacent Cranborne Road Employment Area – The site is mainly greenfield and performs poorly against relevant sustainability objectives. Whilst Potters Bar Town Centre is not readily accessible by foot, there is a local parade of shops within walking distance of the site. There are also local bus services near to the site.

Land at Rowley Lane – The site performs well against sustainability objectives in that it contains PDL and sits in close proximity to an existing employment area. The site has good accessibility to Borehamwood Town Centre to the west and the strategic road network. Notwithstanding, the land is within the Green Belt (albeit it is bounded to the east by the A1) and is partially affected by flood zone 2. Overall, the site represents a logical extension to the Elstree Employment Area and would not adversely impact on the integrity of the Green Belt.

The Holiday Inn site – The site offers further scope for re-use of PDL and performs well against all sustainability objectives.

- 5.2.23 Overall no significant adverse effects are identified in relation to the sites and in any event, these sites would only come forward for B class development following a review of the Local Plan.

SADM11 Biodiversity and Habitats

- 5.2.24 This policy has been substantially re-drafted subsequent to publication of the Consultation Draft and is an amalgamation of two previous policies. It both reflects the protection which protected sites and species are afforded in law and sets out the approach which developers are expected to take to ensure that harm is avoided. It is predicted to deliver moderate to significant beneficial effects in regard to the protection of wildlife habitats and community well-being, with no likely adverse impact on economic objectives.

SADM12 – Landscape Character

- 5.2.25 Given the nature of the policy it is likely to contribute positively to objectives relating to landscape character and the quality of open countryside, and further reinforces the aims of Policy SADM11 by promoting the use of native species and habitat enhancements where opportunities arise.

SADM13 Trees and Landscaping

- 5.2.26 The policy benefits from minor amendments made subsequent to publication of the Consultation Draft and has the potential to contribute positively to environmental objectives relating to the protection of trees wherever they are important to visual amenity and the street scene, and to enhance landscaping schemes in new development. It is likely to result in a minor to moderate beneficial effect.

SADM14 – The Water Environment

- 5.2.27 This policy has evolved from Consultation Draft versions of policy which sought to avoid increasing the risk of flooding, consistent with Policy CS16 of the Core Strategy. It strengthens protection for natural water features, and the water environment, and performs well against SA objectives relating to the management of watercourses, ground and surface waters, and flood risk.

SADM15 Flood Risk

- 5.2.28 This policy has been substantially re-drafted subsequent to publication of the Consultation Draft further elaborates policy for avoiding or reducing the risk of flooding and requires flood risk arising from new development to be assessed and addressed, consistent with Policy CS 16, the NPPF, and Environment Agency advice. Implementation of the policy will reinforce the positive effects associated with current best practice, and ensure that development in areas at higher risk incorporates flood resilience, whilst allowing appropriately designed development to occur. The overall effect is likely to be beneficial.

SADM16 Sustainable Drainage Systems

- 5.2.29 The policy benefits from amendments made subsequent to publication of the Consultation Draft and aims to ensure SUDS are incorporated into all new development particularly 'major' development. It elaborates the approach established in Policy CS16, so that attenuation measures must comply with the highest possible standards, and has the potential to contribute positively to environmental objectives.

SADM17 Watercourses

- 5.2.30 This policy has been added subsequent to publication of the Consultation Draft, albeit it builds on earlier versions of policy. The policy strengthens protection for water courses and requires new development to be assessed, where necessary, for compliance with the Water Framework Directive. Implementation of the policy has the potential to achieve positive effects, for example where existing infrastructure is renewed and/ or natural features are restored in tandem with development.

SADM18 Water Supply and Waste Water

- 5.2.31 The policy benefits from drafting changes made subsequent to publication of the Consultation Draft and implementation has the potential to achieve positive environmental effects, for example by promoting measures aimed at minimising water consumption in new development, although there is clearly some overlap between the effects of this policy and similar requirements in Building Regulations.

SADM19 Mineral Consultation Area

- 5.2.32 Some slightly positive effects are identified relating to the delivery of housing and the economy through the protection of mineral resources, although largely, the effect of the policy is identified as neutral.

SADM20 Waste Storage in New Development

- 5.2.33 This policy has been added subsequent to publication of the Consultation Draft, and relates to the design of waste storage space in new development. Some minor positive effects are identified.

SADM21 Environmental Pollution and Development

- 5.2.34 The policy has been re-titled subsequent to publication of the Consultation Draft but the policy remains largely unchanged. Overall, the policy performs well against SA Objectives relating to the

impact of emissions to air, land and water, and the delivery of well planned, healthy and prosperous communities.

SADM22 Hazardous substances

- 5.2.35 There is clearly some overlap between the effects of this policy and those of the Planning (Hazardous Substances) Act 1990 in regulating operations involving the storage and/or transportation of hazardous substances. Overall, the policy performs well against SA Objectives relating to environmental protection (notably emissions to air, land and water) and the delivery of healthy communities.

SADM23 Green Belt Boundary

- 5.2.36 The policy proposes a number of adjustments to the Green Belt (GB) Boundary. The effects of each adjustment are described below:

Remove the Print Works at Bushey Hall Golf Course from the GB – This site is substantially developed. It does not meet a number of the objectives of the GB designation as set out in the NPPF and clearly fails to meet the test of openness. By modifying the boundary it potentially offers a further brownfield resource that could accommodate residential development. No significant adverse effects are identified.

Remove Colney Fields, Barnet Road from the GB – The site is green field, land locked and dominated by road infrastructure relating to the M25 and a large shopping park, accessed from St Albans District. The site has planning permission for the development of a hotel. It is severed from the main part of the GB by the M25 slip road and has no prospect of meeting the relevant purposes of the GB as set out in the NPPF. No significant adverse effects are identified.

Remove the Spire Hospital, Heathbourne Road from the GB – This site is substantially developed and represents a natural extension to the urban area of Bushey. It does not meet the objectives of the GB. No significant adverse effects are identified.

Redraw boundary around Oakbank; 5-23 (odd no.s) Watling Street; First Place Nursery; and 10 Cobden Hill to form a more logical boundary – Land in the vicinity of the cemetery that is proposed to be removed from the GB is bounded to the east by the squash and tennis club also in the GB. As such, removal of the land from the GB would not affect countryside character or the openness of the GB. Removal of land at the rear of the flats at Oakbank from the GB will raise the prospect that development could come forward where it adjoins land that is open in nature and within the GB. As such potential adverse effects could arise in regard to impacts on the character and openness of the countryside, albeit they are not considered to be significant. The removal of No 10 Cobden Hill from the GB is a logical in that it is surrounded by build development on all sides.

Former Sunny Bank School, Potters Bar - This site is substantially developed and represents a natural rounding off of the urban area (which bounds the site on 3 sides). As such, the provision of public open space and removal of the land from the GB would not affect countryside character or the openness of the GB. The allocation of the site under SADM1 for residential purposes (with public open space) will give rise to a positive effect in relation to the objective of improving the quality and affordability of housing.

Land on Rowley Lane adjacent to the Elstree Way Employment Area - Overall, the site represents a logical extension to the Elstree Employment Area. A substantial portion of the land is developed and is bounded by the A1 to the east which dominates the landscape in this location. As such, removal of the land from the Green Belt would not harm the overall designation.

- 5.2.37 It is noted that the proposed removal of land at Heath Road from the Green Belt which was included in the Consultation Draft SADM, has been deleted. The Consultation Draft SA report considered that the site contributed towards the openness of the GB, and that it would be more likely that development would come forward on the land which could adversely impact upon the openness and character of the countryside if removed from the GB.
- 5.2.38 It is considered that cumulatively, the removal of land from the Green Belt will not have an overall adverse effect on the designation. Some slight negative effects are identified in regard to effects

on the countryside and the landscape but the sites being removed from the Green Belt constitute PDL.

- 5.2.39 Overall no significant adverse effect is identified.

SADM24 Village envelopes

- 5.2.40 Village envelopes have been identified for the three larger settlements of Elstree, Shenley and South Mimms to ensure infill development is directed to these more sustainable locations and away from lower order settlements which accommodate fewer services and facilities.

- 5.2.41 The provision of the village envelopes will give greater certainty to the delivery of infill housing and potentially affordable housing within each village and therefore improve the quality and affordability of housing. Over time, this could lead to a larger population and greater demand for services / facilities within each settlement. This is particularly important for South Mimms which is not as well served by facilities as the other two villages. The Council will be able to identify areas of amenity green space within the village envelope which will provide additional services / facilities for local residents, which contributes positively to the relevant sustainability objective.

- 5.2.42 Whilst there is the potential for minor adverse effects eg in regard to landscape, open countryside and development on greenfield land, all of the settlements are conservation areas and any new development would need to have regard to other relevant planning policies. No significant adverse effects are identified in regard to sustainability.

SADM25 Key Green Belt Sites

- 5.2.43 The minor adjustments to the development envelopes of the KGBS's are not considered to have a significant adverse effect on the integrity of the Green Belt. There will be no loss of greenfield land. Whilst some negative effects could arise in regard to impacts on landscape character and the countryside, development will be contained within / close to existing built establishments.

- 5.2.44 Similarly, there are no significant adverse effects identified relating to the designation of the four new KGBS's under this policy.

SADM26 South Mimms Special Policy Area

- 5.2.45 This policy is carried over from the 2003 Local Plan and benefits from new provisions added subsequent to the Consultation Draft publication which explicitly strengthen environmental safeguards for the Policy Area.

- 5.2.46 South Mimms is an important strategic facility and the policy is likely to generate employment and performs well against objectives relating to service provision and the delivery of a prosperous, balanced and stable economy. The policy performs less well against objectives relating to protecting landscape character, dependence on use of the car and air quality, but these impacts are intrinsic to the very nature of the operations that take place within the SPA (as a motorway service area and associated development).

SADM27 Development Standards in the Green Belt

- 5.2.47 Positive effects are identified in regard to objectives relating to landscape character and the countryside.

- 5.2.48 No significant adverse effects have been identified.

SADM28 Diversification and Development Supporting the Rural Economy

- 5.2.49 Some slight positive effects are identified in regard to objectives relating to affordability of housing, equality of opportunity, provision of a prosperous, balanced and stable economy.

- 5.2.50 No significant adverse effects have been identified.

SADM29 Watling Chase Community Forest

- 5.2.51 A number of positive effects have been identified in regard to objectives relating to access to facilities, healthy communities, landscape character, and biodiversity.

5.2.52 No significant adverse effects are identified.

SADM30 Heritage Assets

5.2.53 A significant positive effect is identified against this policy in relation to the SA Objective to protect cultural heritage.

5.2.54 No significant adverse effects are identified.

SADM31 Design principles

5.2.55 The policy benefits from new provisions added subsequent to the Consultation Draft publication which are specifically concerned with the design of advertisements and the need for development to recognise and complement the particular local character of the area in which it is located. The policy performs well against objectives relating to environmental safeguards, and by seeking to enhance the public realm, it has the potential to prevent and/ or reduce the fear of crime, improve access to community facilities, and help grow a prosperous, balanced and stable economy.

5.2.56 No significant adverse effects are identified.

SADM32 Bushey Heath MOD Housing Area

5.2.57 Moderate positive effects are identified in relation to protecting and enhancing landscape (townscape) character and cultural features.

5.2.58 No significant adverse effects are identified.

SADM33 Key Community Facilities

5.2.59 Significant positive effects are identified in regard to objectives relating to community well-being, including the delivery of educational and training opportunities, and essential services and facilities. Part C1 of the policy makes provision for the development of 1.4ha of Public Open Space on the site of former Sunny Bank School. The policy performs well against both environmental and social objectives. The consolidation of educational facilities at Hertswood Lower School, as provided for under part C2 of this policy, coupled to provisions relating to playing field provision, will contribute to the significant positive effects referred to above.

5.2.60 Overall, no significant adverse effects are identified in relation to the policy.

SADM34 Provision for Faith Communities

5.2.61 This policy has been added subsequent to publication of the Consultation Draft and performs well against social objectives by providing for cultural diversity in meeting the faith needs of communities. Moderate positive effects are identified in terms of the potential benefits to the wider community, as well as faith communities who may benefit more directly from the policy.

5.2.62 No significant adverse effects are identified.

SADM35 Major Green Space, SADM36 Local Green Space, SADM37 Minor Amenity Land, SADM38 New and Improved Public Open Spaces

5.2.63 A number of positive effects are identified in regard to this suite of policies relating to the provision of services and facilities to local communities, improving the population's health, protecting landscape character, reducing the fear of crime maximising biodiversity opportunities.

5.2.64 No significant adverse effects are identified.

SADM39 The Road Hierarchy

5.2.65 This policy has been added subsequent to publication of the Consultation Draft, after Hertsmere BC raised the issue of whether the SADM DPD should contain a policy which seeks the effective use of the road hierarchy (either through modification of an existing draft policy or a new policy), particularly if the effect of such a policy were to bring about positive sustainability benefits.

5.2.66 The SA report of the Consultation Draft commented that such a policy would not need to address strategic planning matters such as the location of new growth and development in the Borough, as this is already addressed through policies in the Core Strategy and the emerging SADMP DPD,

but could provide clarity about how new development should relate to the road hierarchy, and aid the Development Management process.

5.2.67 It was suggested that the objectives of the road hierarchy should be to complement the provisions in Policy SADM35 (d)) and ensure new and existing roads were used as effectively as possible in accordance with their role in the road hierarchy, whilst directing new development to the appropriate category of road in the road hierarchy.

5.2.68 The Policy requires that new accesses, and access improvements, will be guided by the principles set out in the Local Transport Plan for each category of road. Modest sustainability benefits in terms of reduced congestion and associated reductions in emissions and improved air quality are predicted, and further positive effects could arise as a consequence in regard to improving the populations' health. Where improvements to existing highway access can be secured, there is also the potential for improved public safety and modest economic benefits. No significant adverse effects are identified.

SADM40 Transport Development Areas

5.2.69 This policy seeks to focus higher density development in 'higher accessibility' zones at Borehamwood and Potters Bar. As and when implemented it should give rise to positive effects against the SA Objectives relating to access to services and facilities, reducing social exclusion, improving health, reducing dependence on the private car, potentially reducing adverse impacts on air quality and reducing greenhouse gas emissions, making a positive contribution to the local economy and enhancing the vitality and viability of town centres.

SADM41 Access and Movement

5.2.70 The policy benefits from new provisions added subsequent to the Consultation Draft publication which prioritises public safety and accessibility to sustainable transport modes.

5.2.71 It performs well against objectives relating to access to services and facilities, reducing social exclusion, improving health, reducing dependence on the private car, potentially reducing adverse impacts on air quality and reducing greenhouse gas emissions, and making a positive contribution to the local economy.

5.2.72 No significant adverse effects are identified.

SADM42 Aviation Safeguarding

5.2.73 Elstree aerodrome is a CAA licenced privately operated airfield which serves business, leisure, training and emergency service needs. It makes a significant to the local economy but does not benefit from official safeguarding, and currently there is no formal requirement for consultation.

5.2.74 This policy will strengthen support for the continued operation of the aerodrome by putting in place a policy for safeguarding airspace which will ensure that in future, consultation takes place where development proposals may impact operational airspace. It will also reinforce the existing consultation requirement which applies to wind turbine development within the 30Km radius official safeguarding area for Heathrow Airport.

SADM43 Town and District Centres

5.2.75 Policy 36 identifies two locations (29 - 73 Shenley Road, Borehamwood and three adjacent sites in Radlett, namely - Radlett Service Station/Regency House, Former Radlett Fire Station, and Burrell & Co) where specific measures are proposed to improve the range of retail and community uses and the built environment in these areas. The policy also establishes thresholds for retail impact assessment, introduced subsequent to publication of the consultation draft, and these measures will help to contribute to the significant positive effects identified above.

SADM44 Primary Frontages, SADM45 Secondary Frontages

5.2.76 Both these policies benefit from new provisions added subsequent to the Consultation Draft publication and aimed at safeguarding the viability of retail frontages and maintaining vitality in the street scene. These policies have therefore been assessed together as their combined effect

strengthens their performance against SA objectives, in particular they should help deliver positive effects in terms of maintaining a thriving, mixed economy, and prosperous town centres.

5.2.77 Overall, no significant adverse effects are identified.

SADM46 Smaller Centres, Parades and Individual Shops

5.2.78 This policy also benefits from amendments made subsequent to Consultation Draft publication which strengthens the protection given to A1 retail units so that in future change of use will only be permitted where compliance with the policy criteria is appropriately evidenced. Whilst the effects of this policy will be diluted somewhat by recent changes to the Use Classes Order, it should help maintain access to local services and facilities, reduce dependence on the private car and provide support for local traders, and their contribution to a mixed and stable economy; hence the policy delivers positive effects in terms of both social and economic objectives.

5.2.79 No significant adverse effects are identified.

SADM47 Retail and Commercial Development in Shenley

5.2.80 A number of positive effects are identified including in regard to access to services and facilities, utilising PDL, reducing dependence on the private car and providing a prosperous, balanced and stable economy.

5.2.81 No significant adverse effects are identified.

SADM48 Controlling Non-Retail Uses, SADM49 Night-time and Evening Uses

5.2.82 Positive effects are identified, which include access to services and facilities, utilising PDL, reducing dependence on the private car, providing a prosperous, balanced and stable economy and enhancing the viability and vitality of town centres. In addition, provision (v) of this policy, which aims to restrict the proliferation of hot food take-aways in the vicinity of secondary schools and was added subsequent to publication of the Consultation Draft, could give rise to health benefits, as and when applied.

5.2.83 No significant adverse effects are identified.

SADM50 Opportunities for Residential Use

5.2.84 This policy benefits from the addition of new policy criteria added subsequent to the Consultation Draft publication, the effect of which will be to strengthen the protection given to A1 retail units so that in future the conversion of shops to residential use will only be permitted where compliance with the policy criteria is appropriately evidenced.

5.2.85 Likely positive effects include a slight increase in the availability and affordability of housing and increased re-use of PDL, as well as benefits to local residents and the economy where A1 units are retained and access to local services and facilities is maintained; overall the policy delivers positive effects in terms of both social and economic objectives.

5.2.86 No significant adverse effects are identified.

SADM51 Shop Fronts

5.2.87 Positive effects are identified which include access to services and facilities, protecting historic buildings, providing a prosperous, balanced and stable economy and enhancing the viability and vitality of town centres. No significant adverse effects are identified.

6 Summary

6.1 Sustainability of the Submission Draft SADMP DPD

- 6.1.1 The Core Strategy contains a comprehensive suite of policies, both thematic and in some cases area/ site specific. The role of the SADMP DPD is to set out site allocations and policies for determining planning applications and will, collectively, be the basis for decision making on new development and the use of land. The challenge is to avoid repetition and duplication between the Core Strategy and SADMP but also to ensure consistency between the two.
- 6.1.2 This review of the draft SADMP DPD against the SA Objectives suggests that it is building appropriately on the Core Strategy, and that modifications made subsequent to the publication of the Consultation Draft have generally strengthened the performance of the DPD against SA objectives. All the proposed allocations involve the development of previously developed land, and no significant adverse impacts have been identified arising out of the draft policies or allocations. At this stage in the process no further recommendations have been made in regard to amendments to policies.

6.2 Alternatives

The Effects of not implementing the SADMP

- 6.2.1 The Regulations require an Environmental Report (such as this SA report) to include information relating to the likely evolution of the environment without the implementation of the plan that is being assessed.
- 6.2.2 Were the SADMP not to be implemented, the Core Strategy and saved Local Plan policies would guide development until such time as a more detailed DPD could be adopted. Notwithstanding, it is a requirement of the Core Strategy to have a more detailed DPD in place and as such would be pursued by the Council.
- 6.2.3 The Core Strategy (and to some extent the saved policies of the 2003 Local Plan) have been subject to SA and have been operating as the development control framework in the Borough for a period of time. The Core Strategy deals with many aspects of the planning of the Borough in greater detail than most strategic DPD's. This is particularly relevant in regard to the identification of employment land. Further, the Core Strategy advocates directing housing growth to accessible urban locations. As such, it is considered unlikely that significant adverse environmental impacts would arise in the absence of the SADMP DPD. Notwithstanding, clearly it is preferable to have the more detailed DPD in place to set a clear and defensible framework for specific Development Management decisions over the next 15 years, and the conclusion of this SA report is that the overall effect of the SADMP is likely to be positive in terms of the plan's contribution to social, economic and environmental objectives.

Strategic Options

- 6.2.4 Whilst the Local Plan Core Strategy sets out a series of overarching spatial policies for the Borough, given the evolution of the Plan, the size of Hertsmere (38 square miles) and its characteristics, the Core Strategy has addressed some aspects of planning in detail. Whilst in terms of housing, the Core Strategy proposes an accessible urban growth strategy directing development to the main settlements, in the case of employment land for example, it identifies specific areas and sites proposed for that use. In the earlier stages of Core Strategy preparation, the SA assessed a number of growth options for the Borough over the plan period. Whilst it is not the role of any SA to determine which growth option should be chosen (rather that is for the LPA through the formulation plan production to do so), the SA should help to identify the positive and negative sustainability credentials of each option.
- 6.2.5 The growth options over the 15 year period of the plan that were considered, are set out in the table below:

Table 4.1 Hertsmere Growth Options to 2027

Housing Growth	Housing Distribution	Employment Growth and Distribution
1. 2,300 dwellings; 2. 3,200 dwellings; 3. 3,900 dwellings; 4. 5,300 dwellings; and 5. 6,750 dwellings.	1: Maintain the current policy position (Borehamwood / Potters Bar first) 2: Flatten / remove hierarchy 3: Accessibility based approach 4: Market led / do nothing 5: Rural expansion 6: Substantial Urban Intensification	1: Do not allow the release of any existing designated employment land 2: Allow the release of existing employment land with no compensatory designations 3: Designate new business park / extension to an Employment Area 4: Safeguard land for a new business park / extension to an Employment Area within the built up areas of an existing settlement 5: Safeguard land for a new business park elsewhere 6: Safeguard land for an extension of the Stirling Way / Station Close / Otterspool Way / Centennial Park Employment Area 7: Safeguard land for an extension to existing employment area of Elstree Way, Borehamwood and Cranborne Road, Potters Bar.

6.2.6 **Housing Growth** - Option 3 was taken forward in the Core Strategy as it performed well in economic and social terms. However, its environmental performance was originally assessed as being lower than that for option 2 due to a higher level of land take involved, including some use of greenfield land within the Green Belt. Notwithstanding this original assessment, it has been found by HBC through further assessment of potential housing land supply, that the Borough's housing need over the plan period can mostly be accommodated on sites outside of the Green Belt. The Elstree Way Corridor Area Action Plan (2014) provides more housing potential than originally envisaged. This is because the Elstree Way Employment Area has been reduced further in size, allowing for the recycling of more underused employment land and subsequent regeneration.

6.2.7 **Housing Distribution** – Option 3 was assessed as the most sustainable option which seeks to focus development in the most accessible locations in Hertsmere which are Potters Bar, Borehamwood and to a lesser extent Radlett and Bushey.

6.2.8 **Employment Growth and Distribution** - Option 7 was found to be the most sustainable option because the proposed extensions of employment areas in Borehamwood and Potters Bar would help keep enough employment land available over the Plan period. Safeguarding land for employment at Elstree Way is particularly beneficial, as Borehamwood is the main settlement in the Borough, and increasing employment opportunities there will benefit a larger proportion of the local population. In addition, the proposed extensions would have limited impacts on the openness of the Green Belt and have good connectivity with Borehamwood and Potters Bar.

6.2.9 The adopted Core Strategy Policies were framed around these preferred options and as such were subject to SA at that stage. The SADMP DPD is considered to accord with the Core Strategy. It is considered that strategic options have therefore already been suitably assessed.

Alternatives to the SADMP Policies

6.2.10 Policy alternatives have been considered at key stages in the development of the Plan, as is appropriate, and the approach to the appraisal of individual policies is set out in Section 4 of this report. In summary, the effects of not implementing the SADMP Policies have been considered, strategic alternatives have been assessed as part of the Core Strategy process, and earlier drafts of the Site Allocations SADMP Policies have also been assessed.

6.2.11 A number of potential site allocations have been considered. All have been appraised in broad sustainability terms through the Strategic Housing Land Availability Assessment (SHLAA), and in the consideration of responses to the Consultation Draft SADMP. Those sites which have not been selected have been rejected because they would involve the release of Green Belt land, because

they do not accord with the policies of the 2013 adopted Core Strategy, or draft SADMP or because their deliverability is in doubt. Sections 4 and 5 provide further comment on the consideration of alternatives.

- 6.2.12 Hertsmere BC has indicated that it is likely that there will be a need to consider revisions to the Green Belt boundary when the Local Plan review commences. A study will be commissioned later in 2015 to reassess the contribution of land to the Green Belt, and this will form part of the evidence base when future development options are considered.

6.3 Monitoring

- 6.3.1 The SEA Directive states that *"member states shall monitor the significant environmental effects of the implementation of plans and programmes.....in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action"* (Article 10.1). In addition, the Environmental Report should provide information on a *"description of the measures envisaged concerning monitoring"* (Annex I (i)) (Stage E).
- 6.3.2 SA monitoring must cover significant social and economic effects as well as significant environmental effects and it involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant effects (both positive and negative) being monitored. In line with the SEA Directive, these significant effects should be monitored during the implementation of the SADMP DPD.
- 6.3.3 In order to establish whether the SADMP results in the impacts that were predicted in the SA, and to comply with the SEA Directive, there is a need to set out a monitoring framework. This monitoring framework concentrates on the significant effects of the policies. It will also provide data to inform any future SA of the SADMP, if for example it is updated. An initial monitoring framework has been drafted and provided in Appendix F and largely draws on data that will already be collected in relation to the monitoring of the SA for the Core Strategy.

Appendix A

Relevant Plans Policies and Programmes

International Plans, Policies and Programmes

Kyoto Protocol to the UN Framework Convention on Climate Change (1998)
 The World Summit in Sustainable Development, Johannesburg (2002)
 Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
 Bonn Convention on Conservation of Migratory Species (1979)
 Conservation of Natural Habitats and Wild Fauna and Flora (Directive 92/43/EC) (The Habitats Directive)
 EC White Paper: Adapting to climate change: Towards a European framework for action 2009
 EU Rural Development Policy 2007-2013
 EU Thematic Strategy on Air Quality (2005)
 Groundwater Directive (GWD) (2006/118/EC)
 Waste Framework Directive (2006/12/EC)
 EU Air Quality Framework Directive (96/62/EC)
 EU Directive to Promote Electricity from Renewable Energy (2001/77/EC)
 EU Water Framework Directive (00/60/EC)
 EU Sustainable Development Strategy 2006
 EU Spatial Development Perspective 1999
 EU Sixth Environmental Action Programme of the European Community 2002-2012
 European Biodiversity Strategy, 1998

National Plans, Policies and Programmes

Securing the Future - UK Sustainable Development Strategy 2005
 Working with the grain of Nature - A biodiversity strategy for England 2002
 UK Climate Change Programme (2006)
 Environment Agency (2001) Water Resources for the Future - A Strategy for England & Wales
 DEFRA (2004) Making space for water: Developing a new Government strategy for flood and coastal erosion risk management in England.
 UK Air Quality Strategy 2007
 DEFRA (2004) The First Soil Action Plan for England: 2004-2006
 Waste Strategy for England (2007, DEFRA)
 Energy White Paper: Our energy Future – creating a low carbon economy
 Saving lives: Our Healthier Nation White Paper
 The Future of Transport – White Paper
 Climate Change Act 2008
 Sustainable Communities – Building for the Future (ODPM 2003)
 Good Practice Guidance on Planning for Tourism (DCLG, 2006)
 National Planning Policy Framework, 2012
 Planning Practice Guidance 2015
 Localism Act 2011

Regional Plans, Policies and Programmes

Our Environment, Our Future: The Regional Environmental Strategy for the East of England (July 2003)
 Revised Regional Housing Strategy for the East of England 2005-2010
 A Shared Vision: The regional economic strategy for the East of England (2004)
 A Housing Strategy for the London Commuter Belt 2005-2008
 Sustainable Futures: The Integrated Regional Strategy for the East of England
 A Sustainable Development Framework for the East of England (Oct 2001)
 Regional Social Strategy: A strategy to achieve a fair and inclusive society
 Living with climate change in the East of England (Feb 2003/Sep 2003)
 Creating Sustainable Communities In the East of England

Towns and Cities - Strategy and Action Plan: Urban Renaissance

County Plans, Policies and Programmes

Hertfordshire Structure Plan 1991-2011
Hertfordshire Structure Plan Alterations 2001-2016 Deposit Draft Version, February 2003
Hertfordshire Local Transport Plan 2006/07 to 2010/11
Hertfordshire's Local Transport Plan 2006/07 - 2010/11 SEA Report
Hertfordshire Accessibility Planning Strategy 2006/07 - 2010/11
Hertfordshire Economic Development Strategy 2006-2010
A Community Strategy for Hertfordshire 2004-2010
The Hertfordshire Environmental Strategy (June 2001)
Hertfordshire Waste Core Strategy 2002-2024
Waste Development Plan Issues and Options Paper September 2004
Hertfordshire Waste Site Allocations and Development Management Policies (2014)
Draft SEA Scoping Report for Hertfordshire's Municipal Waste Management Strategy
Hertfordshire Minerals Local Plan Second Deposit Draft 2003
Enjoy! A cultural strategy for Hertfordshire 2002-2007
Hertfordshire Local Area Agreement
Hertfordshire 2021: A Bright Future (Sustainable Community Strategy)
A 50 Year Vision for the Wildlife and Natural Habitats of Hertfordshire

Local Plans, Policies and Programmes

Hertsmere Core Strategy Adopted 2013 (and associated evidence base)
Hertsmere Core Strategy Sustainability Appraisal
Hertsmere Together Community Strategy First Review 2006-2020
Hertsmere Local Plan 2003
Smile - a cultural and leisure strategy for Hertsmere
Hertsmere Contaminated Land Strategy
Hertsmere Environmental Strategy 2004
Hertsmere Borough Council Best Value Performance Plan 2005-2006
A Corporate Plan for Hertsmere
Crime, disorder and drugs reduction strategy for Hertsmere
Hertsmere Housing Strategy 2004-2007
Hertsmere Supplementary Planning Guidance: Monitoring and Review – Sustainability Indicators (2003)
Hertsmere Air Quality Review
Hertsmere Planning and Design Guidance SPD (parts A, C, E 2006; part D 2013; part F 2011)
Hertsmere Affordable Housing SPD (2008) and (2014)
Hertsmere Parking Standards SPD (2013) and (2014)
Hertsmere Biodiversity Trees and Landscape SPD (2010)
Statement of Community Involvement (2006) and (2014)
Hertsmere Community Strategy 2006-2020
Radlett District Centre – Key Locations Planning Brief SPD (2011)
Elstree Way Corridor Area Action Plan
Bhaktivedanta Manor planning brief SPD 2012
Planning Obligations SPD 2010 superceded by Developer Contributions Framework December 2014
Creative Hertsmere Economic Development Strategy 2014
Hertsmere Local Development Scheme

Appendix B

Core Strategy Sustainability Framework

SA Framework

No	SA Objective	Potential Indicators	Target	SEA Topics
Social				
1	To improve educational achievement, training and opportunities for lifelong learning and employability	% of economically active population with no qualifications	Decrease during plan period	Population
		% of economically active population with NVQ3 or higher qualifications	Increase during plan period	
		% of adults with basic numeracy and literacy skills	No target identified	
2	To ensure ready access to essential services and facilities for all residents*	Proximity of services to population - % of population within threshold distance from services-	Increase year on year	Population, Human Health
		% of Borough deficient in various types of open space	Decrease during plan period	
		% of new development within 1 km of good public transport links	% increase year on year during plan period.	
3	To improve the quality and affordability of housing	% of dwellings not meeting the 'decent homes' standard	Decrease year on year	Population, Material Assets, Human Health
		House price to income ratio	Decrease year on year	
		Number of people on housing waiting list and average time on list	Decrease year on year	
		% of affordable housing	Sites more than 15 units or greater than 0.5ha proportion of affordable housing should comprise 40% of total housing.	
4	To reduce poverty and social exclusion and promote equality of opportunities	% of people claiming job seekers allowance who have done so for a year or more	Decrease during plan period	Population
		% of under 16's living in income deprived families	Decrease during plan period	
5	To reduce and prevent crime, fear of crime and anti-social behaviour	Total crime per 1000 population	Decrease year on year	Population, Human Health
		Crime by type (vehicle, burglary, violent) per 1000 population	Decrease year on year	
		Fear of crime: % of residents that feel safe/very safe living in Hertsmere	Increase year on year	
6	To improve population's health and reduce inequalities both geographically and demographically*	Life expectancy (by gender)	Increase during plan period	Population, Human Health
		General health: % of people describing their health as a) Good, b) Fairly Good, c) Not Good	Increase % describing their health as good during plan period	

No	SA Objective	Potential Indicators	Target	SEA Topics
		Death rate by type (CHD, cancer, suicide, accidents) per 1000 population	Decrease rate during plan period	
Environmental				
7	To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	Total ha of Green Belt land	Zero change year on year	Soil, Biodiversity
		Net change of ha of Greenfield land from previous year	Zero change year on year	
		% of new development built on previously developed land	100%	
		Number of empty properties	Decrease number of empty homes on the housing register	
		% of new housing built at more than 30 dwellings per hectare	100%	
8	To reduce contamination and safeguard soil quality and quantity	Agricultural land by grade (ha)	Target not appropriate	Soil
		% of planning permissions granted resulting in loss of grades 1,2 and 3a agricultural land	Zero loss during plan period	
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	Number and % of listed buildings in good condition, at risk or lost	Increase % in good condition	Landscape, Heritage
		Number and % of ancient monuments in good condition, at risk or lost	Increase % in good condition	
		Total ha of Areas of Outstanding Natural Beauty	Target not appropriate	
		Total area of Conservation Areas	Zero change year on year	
		Net change of ha of Outstanding Natural Beauty from previous year	Zero change year on year	
10	To maintain and enhance the quality of countryside and landscape*	Area and type of landscape character areas	Target not appropriate	
		Landscape character areas (quality/quantity) affected by proposals/policies (using LCA tool)	No net loss in area of landscape character areas	
		Total ha of Green Belt	Target not appropriate	
		Net change of ha of Green Belt from previous year	Zero change year on year	
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes*	% of households with 0, 1 or 2+ vehicles	No target identified	Air, Climatic Factors
		Average number of vehicles per household	No target identified	

No	SA Objective	Potential Indicators	Target	SEA Topics
		Modal split for journeys to work, shopping, school and leisure	To increase the percentage of journeys to work by non –car modes year on year	
		% population working from home	Increase year on year	
		Length of greenways/cycleways per head of population	Increase year on year	
		% of footways and cycleways that are assessed as easy to use	Increase year on year	
		Number of green travel plans	Increase during plan period	
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale*	Number, area and condition of international, national, regional and locally designated sites	No loss of sites and improve condition during plan period	Biodiversity, Fauna, Flora
		Population of protected species including wild and farmland birds	Increase during plan period	
		Number, area and condition of all BAP habitats	No loss of sites and improve condition during plan period	
		Number of proposals which provide opportunities for building-in beneficial features as part of good design	% increase year on year	
		Number of proposals resulting in the potential loss or damage to designated sites	Decrease year on year	
13	To improve the quality of surface and ground waters*	River biological and chemical water quality classification	Good quality status to be achieved by 2010 Source: Water Framework Directive	Water, Biodiversity, Fauna, Flora
		Number of developments incorporating Sustainable Urban Drainage Systems	100%	
14	To minimise water consumption	Water consumption per capita (l/head/day)	Decrease during plan period	Water
		Number of planning applications promoting water saving devices or recycling of greywater	100%	
15	To minimise the risk of flooding taking account of climate change*	Number of properties affected by flood risk	Decrease during plan period	Water
		% of new development in flood risk areas	% change year on year.	
16	To improve local air quality*	Number of days when air pollution is moderate or high for PM10	To meet National Air Quality Standards	Air
		Levels of main air pollutants	To meet National Air Quality Standards	
		Number and area of Air Quality Management Areas	Decrease year on year	

No	SA Objective	Potential Indicators	Target	SEA Topics
17	To reduce greenhouse gas emissions*	CO2 emissions per sector	To help contribute towards the UK target of 20% reduction in CO2 emissions by 2010	Air, Climatic Factors
		CO2 emissions per capita		
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	% of energy generated from renewable sources	10% of 1,000sqm or 50+ dwellings as per RSS	Climatic Factors, Material Assets
		Number of planning applications promoting energy efficient design and/or renewable energy	To help contribute towards the UK target of 10% renewable energy target by 2010	
19	To reduce the generation of waste and encourage re-use and recycling of waste	Household, commercial, construction, demolition and industrial tonnage per year	Reduce tonnages year on year	Climatic Factors, Material Assets
		% of waste arisings by type recycled	To recycle or compost at least 30 % of municipal waste by 2010 and 33% of municipal waste by 2015 Source: UK Waste Strategy, 2000	
		% of waste arisings by type composted	To recycle or compost at least 30 % of municipal waste by 2010 and 33% of municipal waste by 2015 Source: UK Waste Strategy, 2000	
		% of waste arisings by type landfilled	By 2010 to reduce biodegradable municipal waste landfilled to 75% of that produced in 1995; by 2013 50% and 2020 35%. Source: UK Waste Strategy, 2000	
Economic				
20	To provide a prosperous, balanced and stable economy*	Breakdown by employment sector	Target not appropriate	Population, Material Assets
		Number of new VAT registrations per year	Increase year on year	
		Net change in VAT registered businesses from previous year	Increase year on year	
		Gross Value Added per worker	Increase year on year	
		Unemployment rate (%)	Decrease year on year	
21	To sustain and enhance the viability and vitality of town centres	Vacant floorspace	Decrease during plan period	Population
		Net loss of retail floorspace	% change year on year	
		Number and type of planning permissions in town centres	Target not appropriate	
		% retail floorspace in centre vs out-of-centre	Increase	

* - Indicates SEA objectives that consider cumulative effects

Appendix C

Consultation Draft SADM Policies

Policy SADM1 - Housing Allocations			
Part or all of the following sites, which are identified on the Policies Map, are allocated for housing development:			
Ref. No.	Site	Site Specific Requirements	Estimated Number of Dwellings
H1	Directors Arms Public House, Ripon Way, Borehamwood	Mixed residential development incorporating flats and houses. A high quality design is required on this prominent corner plot. A building height of up to 4 storeys may be achievable fronting the roundabout.	26
H2	Gas Holders site, Station Road, Borehamwood	Flatted residential development. A building height of up to 4 storeys may be acceptable fronting Station Road. The height and design of building to the rear of the site must not harm the amenity of occupants of neighbouring two storey properties. A flood risk assessment is required in support of any planning application. Contamination and remediation strategy to be provided. The Retort House, a locally important building, should be retained.	43
H3	Land to the south of Elstree and Borehamwood Station	Mixed residential development incorporating flats and houses. A building height of 3 storeys is acceptable on parts of the site. The height and design of buildings must not harm the amenity of the occupiers of neighbouring two storey properties. The primary vehicular access should be taken from Station Road, and a convenient pedestrian link provided to the station. A noise and vibration assessment is required: relevant mitigation measures must ensure a satisfactory residential living environment.	50
H4	Land at Bushey Hall Golf Club, Bushey	Flats and houses will be acceptable. Development should be no more than two storeys, though there may be opportunities for accommodation within roof spaces. The priority is to ensure an open, treed setting that protects the Green Belt.	13
H5	Land at Rossway Drive, Bushey	A mix of houses to be provided including a majority of 2 and 3 bedroom properties. The site layout should provide significant areas of open space in order to enhance the openness of the Green Belt. A master plan is required to guide the detailed planning of the site. The master plan should include the parcel of land to the immediate south of the site, as this could potentially become available for housing development in the longer term.	61
H6	Hertswood Upper School, Thrift Farm Lane, Borehamwood	Mixed residential development, incorporating flats and houses and a number of sheltered/extra-care units which must be provided in agreement with the Council. Vehicular access is preferred from Shenley Road and Studio Way. Convenient pedestrian links to be provided to the south and to the Hertswood Lower School site. All site accesses to be provided in line with the Highway Authority's technical guidance. A transport assessment is required to show that the cumulative impact on the highways network, taking into account planned development in the Elstree Way Corridor, can be adequately mitigated.	276

		Protected trees should be retained and, if any are lost, they should be replaced. Sustainable drainage system to be agreed with Hertfordshire County Council. Leisure and public amenity space to be provided on site. Residential development is linked to and must enable the development of new school facilities on the Hertswood Lower School site. Relocation of Hertswood Upper School, playing fields and The Ark Theatre to the Hertswood Lower School site. Programme of development on the two sites to be agreed to enable the immediate replacement of the theatre and ensure the proper level of school facilities, including playing fields, is available throughout the development period	
H7	Land at Lincolnsfield, Bushey	Building coverage should be limited to enhance the openness of the Green Belt. A flood risk assessment should be submitted in support of any planning application. Protected trees should be retained and development limited to unused land and offset by removal of derelict buildings.	11
H8	Europcar House, Aldenham Road, Bushey	The design and layout of the new development should create a stronger building line, improve the street scene and provide a better relationship with other surrounding properties. Development should be no more than two storeys, although there may be opportunities for accommodation within roof spaces. A back to back arrangement should be achieved wherever possible. Semi-detached and/or terraced houses should front Aldenham Road.	19
H9	Former Sunny Bank School, Potters Bar	Housing development should respect the character of the surrounding area, particularly the adjacent conservation area. Dwellings should be either detached or semi-detached with spacious plots including front and rear gardens. Building heights should not exceed two storeys. Large flatted blocks will not be acceptable. Accesses may be taken from Field View Road, Sunny Bank Road and/or Meadow Way. Development should provide a continuation of the existing established building lines. The remaining educational/community uses must be satisfactorily relocated. A minimum of 1.4ha should be provided and managed as a public open space. This must be usable, well-designed and safely and conveniently accessible from the surrounding housing area. The public open space will be treated as Local Green Space for planning policy purposes thereafter.	43
H10	Birchville Court and adjoining haulage yard, Heathbourne Road, Bushey Heath	Flats and/or houses will be acceptable, with a mix of two and three storeys. The layout and design should allow for open views within the site and reinforce the sense of openness adjoining the Green Belt. Existing trees should be retained and supplemented.	39
H11	Potters Bar Bus Garage, High Street, Potters Bar	The bus depot use must be suitably relocated by the bus operator. Mixed residential development incorporating flats and houses. Building heights of 2-4 storeys are appropriate. The design and layout should ensure that the effects of noise and any other pollution from the adjoining Hollies Way Industrial Park are	70

		mitigated, and a satisfactory level of amenity provided for future residential occupiers.	
	TOTAL UNITS FROM HOUSING ALLOCATION SITES:		651
Development proposals must meet the site specific requirements and all relevant policies within the Local Plan, including Policy SADM27 on design.			
The Council will also require the applicant to demonstrate that the necessary infrastructure required to support proposals will be delivered. This includes appropriate community infrastructure.			

Policy SADM2 - Safeguarded Land for Housing

The following sites are identified as Safeguarded Land for Housing on the Policies Map:

- a) Land east of Farm Way, Bushey;
- b) Land bounded by Heathbourne Road, Windmill Lane and Clay Lane, Bushey; and
- c) Starveacres, 16 Watford Road, Radlett.

These sites will only be released for housing in the event that a review of this plan indicates that there is insufficient land available from within the then defined urban area to meet longer term housing needs. Until that time the sites will be treated as if they are in the Green Belt: there will be a presumption against their inappropriate development.

Policy SADM3 - Residential Developments

Proposals which would result in the net loss of satisfactory residential units or accommodation will not be permitted. Replacement accommodation will be sought where it is necessary for homes to be demolished as part of a redevelopment scheme.

The redevelopment of sites for residential use will be supported in existing urban areas, subject to the requirements of relevant development plan policies.

In particular, development on existing residential gardens must respect its immediate surroundings, and as far as possible improve the quality of the area. Such proposals will only be supported by the Council where they comply with the requirements set out in the Planning and Design Guide SPD.

For any development which provides a new flat or flats, the following principles will apply:

- (i) each flat should be self-contained with access direct from a street frontage or a common entrance hall; and
- (ii) suitable communal or private garden provision should be made for each flat.

The conversion of larger homes to smaller self-contained units or houses or buildings in multiple occupation (Use Class C4 or *sui generis*) will be refused planning permission if :

- (v) they fail to meet the minimum floor space requirements set out in the Planning and Design Guide SPD;
- (vi) there would be insufficient off-street parking provision in line with the Parking Standards SPD and the potential effect on the adjoining highway would be unsatisfactory;
- (vii) the size of garden space would be inadequate or access to it would be difficult; or
- (viii) there would be more than 1 in 5 conversions in a defined row of houses.

Policy SADM4 - Gypsy, Traveller and Travelling Showpeople Sites

Existing provision

The Gypsy and Traveller sites listed in Table 2 will be protected for their existing use. Proposals which would result in the net loss of pitches will not be permitted.

New provision

New pitches will be provided on the following sites:

Reference	Site	Estimated pitches
GT1	Sandy Lane HCC traveller site, Bushey	3 additional
GT2	Gullimore Farm, Sandy Lane, Bushey	4 (regularised)
GT3	Chapman's Yard, Elton Way, Bushey	2 (regularised)

The Council will also consider whether there is scope for any further pitches to be provided on existing Gypsy and Traveller sites.

All new pitches should meet the criteria of Core Strategy Policy CS6.

Policy SADM5 - Employment Areas

The following sites identified on the Policies Map are allocated as Employment Areas. Detailed policy requirements for these sites are set out in Policy CS8 and Policy CS10 of the Core Strategy:

- a) Elstree Way, Borehamwood;
- b) Stirling Way, Borehamwood;
- c) Cranborne Road, Potters Bar;
- d) Station Close, Potters Bar; and
- e) Otterspool Way, Bushey.

Policy SADM6 - Key Employment Site

The following site identified on the Policies Map is allocated as a Key Employment Site. Policy requirements for this site are set out in Policy CS8 of the Core Strategy:

- Centennial Park, Elstree

Infilling, additions or redevelopment for employment purposes will be acceptable provided it complies with Policy SADM 23.

Policy SADM7 - Locally Significant Employment Sites

The following sites identified on the Policies Map are allocated as Locally Significant Employment Sites. Detailed policy requirements for these sites are set out in Policy CS9 of the Core Strategy:

- a) Wrotham Business Park;
- b) Borehamwood Enterprise Centre and adjoining sites;
- c) Theobald Court and adjoining site, Borehamwood;
- d) Lismirrane Industrial Park, Elstree;
- e) Hollies Way Business Park, Potters Bar;
- f) Beaumont Gate, Radlett; and
- g) Farm Close sites, Shenley.

Policy SADM8 - Safeguarded Land for Employment Development

The following sites are identified as safeguarded land for employment development on the Policies Map:

- a) Land adjacent to the Cranborne Road Employment Area

b) Land on Rowley Lane adjacent to the Elstree Way Employment Area.

These sites will be released for employment purposes in the event that a review of this Plan indicates that there is insufficient land available from within the then defined urban area to meet longer term employment needs. Until that time they will be treated as if they are in the Green Belt.

Policy SADM9 – Biodiversity and Habitat Sites

Sites of Special Scientific Interest (SSSI), Regionally Important Geological Sites (RIGS), Local Nature Reserves (LNR) and Wildlife Sites are identified on the Policies Map. These sites and their boundaries are reviewed by the responsible organisations from time to time: the Policies Map will be updated where necessary over the plan period to reflect any such decisions.

Policy SADM10 – Biodiversity and Habitats

Development that would adversely affect a Site of Special Scientific Interest (SSSI), Local Nature Reserve (LNR), Wildlife Site or protected species under UK or European Law, or identified for conservation by the Hertfordshire Biodiversity Action Plan will not normally be permitted.

The Council will consider the acceptability of development proposals having regard to:

- (i) the designation, status and nature conservation value of the site
- (ii) the level of protection that the development proposal offers to the wildlife or habitat affected;
- (iii) the ability to create, incorporate, enhance, or restore habitats or biodiversity;
- (iv) the future management of the wildlife or habitat affected by the proposal;
- (v) the availability of alternative development sites where the impact on wildlife or habitats would be less; and
- (vi) the detailed design of the proposal including its conformity with the Biodiversity, Trees and Landscape SPD.

The Council will also consider whether the benefits of the development would clearly outweigh the harmful impact on wildlife or habitats.

The Council will work in partnership with the Hertfordshire Local Nature Partnership, Hertfordshire Biological Records Centre, the Wildlife Trust and Natural England to minimise the impacts on biodiversity, habitats and geodiversity in Hertsmere.

Policy SADM11 – Trees, Landscaping and Development

Planning permission will be refused for development which would result in the loss, or likely loss, of:

- iii) trees subject to a Tree Preservation Order; or
- iv) any healthy, high quality trees and/or hedgerows that make a valuable contribution to the amenity of the area in which they are located

Where possible, Tree Preservation Orders will be made to ensure that existing trees, or groups of trees, which are healthy and contribute to the amenity of the area, are retained and protected.

The Council will have regard to the Biodiversity, Trees and Landscape SPD (or any subsequent guidance) and BS5837 in the determination of planning applications affecting trees or hedgerows. This includes the requirement for appropriate landscaping schemes and, if necessary, replacement trees.

Policy SADM12 – Flood Zones

New built development will normally be directed to Flood Zone 1, in preference to Flood Zones 2, 3a and 3b shown on the Policies Map. The Council will follow the technical guidance to the NPPF when

assessing the effect of development on flood risk and the type of development that is appropriate in a particular flood zone.

Policy SADM13 – Water, Drainage and Flood Risk

The natural environment of water courses and areas of water will at least be maintained.

Where possible, watercourses including culverts, land adjacent to rivers, functional floodplains and flood storage areas will be restored to their natural state.

The risk of flooding will not be worsened and, where possible, will be improved as a consequence of development. Where development is proposed in an area at risk of flooding, a flood risk assessment (FRA) and/or drainage impact study will be required from the applicant. An FRA or drainage impact study may also be required where the development is not in an area at risk of flooding but where a risk might be created as a consequence of the development. An applicant may also be required to provide details of the measures proposed to control runoff from the site.

Where necessary, planning permission will be conditional upon flood protection and/or runoff control measures being operative in advance of other site works.

Reservoirs and water attenuation areas which help reduce flood risk downstream will be retained.

Development that would be likely to pollute the aquifer or unduly affect the water table will not be granted permission. Where there may be a risk to groundwater the criteria adopted will be as described in the Environment Agency's publication 'Groundwater protection: Principles and practice (GP3)' (as amended).

Policy SADM14 – Sustainable Urban Drainage Systems

Development proposals will be required to comply with the principles and standards set out by the Lead Local Flood Authority for Sustainable Urban Drainage Systems (SuDS). The Council expects applicants to incorporate information on SuDS as part of any planning application to ensure that any required SuDS approval can be assessed concomitantly from the Lead Local Flood Authority.

Policy SADM15 – Water Supply and Waste Water

Development proposals must take into account the demand for off-site water service infrastructure. The Council will support applications where:

- (v) sufficient infrastructure capacity already exists; or
- (vi) extra capacity can be provided in time to serve the development

Policy SADM16 – Mineral Consultation Area

Within the Mineral Consultation Area shown on the Policies Map, building or other development will not be permitted to sterilise or prevent the future extraction of the mineral resource. The Council will seek the advice of Hertfordshire County Council as the Mineral Planning Authority on any significant proposal which may affect the resource.

Policy SADM17 – Promoting Healthy Environments

Development should not result in any adverse impact to public health or wellbeing, or significantly add to contamination or pollution, taking into account the situation following any mitigation and remediation

measures. Development proposals will be judged against the principles below and any future Contaminated Land, Air Quality or Noise and Vibration SPD.

Air

- (i) Development which would significantly exacerbate poor air quality in Air Quality Management Areas will not be permitted.
- (ii) Sensitive development that is proposed to be located in or adjacent to Air Quality Management Areas will be permitted provided:
 - i the impacts of poor air quality will not result in an undue impact on health; and
 - ii satisfactory mitigation measures are included alongside the application.

Land

- (i) Development on land that is known to be or suspected to be contaminated (or polluted) will only be permitted where a contaminated land assessment shows that the proposed development would not be likely to result in a threat to the health of the future users or occupiers of the site after any remediation measures are taken into account.
- (ii) The use of the site must be considered compatible with the level of pollution or contamination that is present or would be present after remediation measures are taken into account.
- (iii) Remediation measures should, where necessary, identify provision for the Environmental Health Department to monitor the site.

Noise and vibration

- (i) New residential development should not be exposed to existing significant sources of noise pollution, unless it can be shown that mitigation measures would be successful in reducing noise impacts to an acceptable level.
- (ii) Development which would create increases in background noise levels should be sited away from noise-sensitive development as far as possible: in addition, noise mitigation measures should be taken to ensure there is no increase in background noise levels beyond the site boundary.
- (iii) The Council will use the more detailed criteria and guidance in Appendix B to interpret these principles.

Light

- (i) Lighting installations should be suitable for the area in which they are situated and not harm the amenity of residents or the natural environment.
- (ii) Well-designed lighting installations are considered to be those that use the minimum lighting intensity and hours of operation for security purposes, minimise light spillage and do not cause harm to local ecology or dazzle drivers.

Odour

Development which potentially could create polluting odours should be designed with appropriate controls to ensure that there would be no odour detectable beyond the site boundary.

Policy SADM18 – Hazardous Substances

In determining applications under the Planning (Hazardous Substances) Act 1990 and associated regulations particular regard will be paid to the following:

- (i) the means of transporting any hazardous material to and from the application site;
- (ii) the level and type of any pollution likely to be caused;
- (iii) the impact on adjoining occupiers and other land uses in the vicinity;
- (iv) the need to ensure that no long term land contamination takes place which could prevent an acceptable after use of the site; and
- (v) the relationship of the site to existing undertakings in the vicinity where the storage of hazardous materials takes place or is permitted, or where hazardous industrial processes are undertaken.

Policy SADM19 - Green Belt Boundary

The amended boundary of the Green Belt, to which Policy CS13 (Core Strategy) and Policy SADM23 apply, is shown on the Policies Map.

Policy SADM20 - Village Envelopes

Village envelopes are shown on the Policies Map for parts of Elstree, Shenley and South Mimms. The areas defined by the village envelopes are part of the Green Belt, within which limited infilling may be appropriate. Such infilling will be considered appropriate if it complies with Core Strategy Policy CS13 and other relevant plan policies.

Policy SADM21 - Key Green Belt Sites

The following Key Green Belt Sites are identified on the Policies Map:

- a) Aldenham School, Letchmore Heath
- b) Bio Products Laboratory, Dagger Lane, Aldenham
- c) Blackbirds Sewage Works, Oakridge Lane, Aldenham
- d) The Bushey Academy, formerly Bushey Hall School, London Road, Bushey
- e) Bushey Meadows School, Coldharbour Lane, Bushey
- f) Dame Alice Owen's School, Sawyers Lane, Potters Bar
- g) Electricity Transforming Station, Hilfield Lane, Elstree
- h) Elstree Aerodrome, Hogg Lane, Elstree
- i) Haberdashers' Aske's School (Boys), Aldenham Road, Elstree
- j) Haberdashers' Aske's School (Girls), Aldenham Road, Elstree
- k) Cancer Research UK, formerly Imperial Cancer Research Fund, Blanche Lane, Potters Bar
- l) National Institute for Biological Standards and Control (NIBSC), Blanche Lane, Potters Bar
- m) Hertswood Lower School, formerly Nicholas Hawksmoor School and Sports Centre, Cowley Hill, Borehamwood
- n) Queen's School, Aldenham Road, Bushey
- o) Purcell School, Aldenham Road, Bushey
- p) St Margaret's School, Merry Hill Road, Bushey
- q) Willows Farm Village, London Colney

Their continued use is supported.

Infilling or redevelopment may be appropriate within the defined 'envelope' area in each site, taking full account of the following factors:

- (i) the impact on the openness of the Green Belt and the purpose of including land within it;
- (ii) whether the proposal would be ancillary to, or support an existing or approved use on the site;
- (iii) the impact on the amenity of adjacent properties;
- (iv) the impact of the relocation or introduction of a hard surfaced area such as car park or playground; and
- (v) whether the proposal would lead to any significant increase in motorised traffic generation.

Green Transport Plans should accompany planning applications for any significant development at these sites.

The submission of long term plans for Key Green Belt Sites indicating future investment and development is encouraged. In cases where comprehensive development of the site is proposed, a planning brief should be prepared in consultation with the local planning authority.

Policy SADM22 - South Mimms Special Policy Area

Within the Special Policy Area defined on the Policies Map planning permission will only be granted for development for facilities for the movement of people and goods on the motorway network, including those supporting the immediate needs of drivers, passengers and their vehicles.

Uses primarily for sleeping, rest and refreshment should be located at least 250 metres from elevated and ground level primary road carriageways and 100 metres from such carriageways in cuttings. Other uses or operations, including alterations to the road network, should be located in less sensitive locations.

New development proposals should as far as possible:

- (i) improve vehicular and pedestrian circulation within the site for users of the Motorway Service Area and for through traffic; and
- (ii) incorporate tree planting to screen the site and improve environmental quality.

Proposals will not be supported which:

- (i) exacerbate existing traffic or environmental conditions;
- (ii) prejudice the rationalisation and improvement of the area, or
- (iii) are located in the flood plain of Mimms Brook.

The former Charleston Paddocks site will be held in reserve for motorway service uses to assist the rationalisation of the area.

The Council will prepare a development brief to guide the improvement and rationalisation of the land uses within the Special Policy Area in liaison with the relevant organisations.

Policy SADM23 – Development Standards in the Green Belt

The Council will assess all applications for development in the Green Belt to ensure they comply with the following principles:

- (i) developments should be located as unobtrusively as possible and advantage should be taken of site contours and landscape features in order to minimise the visual impact;
- (ii) buildings should be grouped together: isolated buildings in the countryside should be avoided;
- (iii) existing open and green space in the area, including garden areas, should be retained;
- (iv) the scale, height and bulk of the development should be sympathetic to, and compatible with, its landscape setting and not be harmful to the openness of the Green Belt;
- (v) developments should use materials which are in keeping with those of the locality, and, where modern materials are acceptable, they should be unobtrusive;
- (vi) existing trees, hedgerows and other features of landscape and ecological interest should be retained and enhanced in order to enrich the character and extent of woodland in the Community Forest in line with PolicySADM11;
- (vii) the viability and management of agricultural sites should not be undermined, there also being a strong presumption against development which would fragment a farm holding.

The scale of development will be controlled. In particular:

- (i) a replacement building (which is for the same use) must not be materially larger than the one it replaces;
- (ii) an extension or alteration to a building must not individually or cumulatively be disproportionate to the original building; the addition(s) must be subordinate to the original;
- (iii) limited infilling or redevelopment on a previously developed site must have no greater impact on the openness or character of the Green Belt than the existing permanent development.

In judging scale the Council will make a comparison between the existing and proposed development having regard to:

- i. the proposed change in floor space;
- ii. the proposed changes to the site coverage of building and hardstanding;
- iii. the proposed changes in height and orientation of development; and
- iv. the proposed change and intensity of the use(s) and the buildings at the site.

A like for like replacement in terms of building is not necessarily acceptable. The nature and intensity of the new use, its effect on amenity and landscape and local character will be important considerations.

Policy SADM24 – Diversification and Development supporting the Rural Economy

Proposals for the diversification of farm enterprises or for forestry, equestrianism or other rural business, which involve new building and/or works, will be supported, provided:

- the site is of a lower agricultural land grade (i.e. Grade 3b, 4, 5 or non-agricultural); or
- there is a robust case that overrides the need to protect agricultural land of a higher quality; and/or
- there is a reliable prospect that the land will be restored to at least its original quality.

Equestrian facilities should connect to and enhance the network of Greenways and bridleways.

New dwellings for agricultural, forestry or equestrian holdings will be permitted where it is demonstrated that:

- the holding is economically viable and has long term prospects;
- there is a proven need for a worker to be on site ; and
- there is no other reasonable alternative.

All development, which is supported in principle under this policy, must also satisfy the requirements of Policy SADM23.

Policy SADM25 – Watling Chase Community Forest

The Watling Chase Community Forest and its gateway sites are indicated on the Policies Map. The Forest Plan and supplementary planning guidance will be material considerations in the determination of planning applications in the Forest area. The Forest Plan also provides the framework for formulating and implementing projects in partnership with the Countryside Management Service, Natural England, Forestry Commission and the other local authorities.

Policy SADM26 – Heritage Assets

Planning applications will be considered in accordance with the NPPF.

Applicants are encouraged to seek informal advice about their proposals before submitting an application.

When applications are submitted for proposals affecting any heritage asset the applicant must clearly explain what the proposal is for and provide sufficient detail to allow for an informed decision to be made. This should be done through appropriately detailed plans and drawings, and by providing a written design and access statement. For listed buildings this should also include an historic building appraisal: drawings should show the building as existing and as proposed.

When assessing proposals, the Council will have regard to the significance of the heritage asset and the potential harm to it.

The development proposal should protect, conserve and where possible enhance the significance, character and appearance of the historic asset and its setting. The scale, design, use and character of the proposal will be taken into account, as well as the detailed provisions following.

Conservation Areas

In conservation areas the Council will seek to:

- (i) retain buildings, structures and historic features;
- (ii) retain important open spaces and views ;

- (iii) avoid the cumulative effect of smaller scale proposals harming the area; and
- (iv) obtain improvements which enhance the area.

In particular, proposals resulting in the loss of buildings and structures in conservation areas will not be permitted unless:

- i. the building or structure is beyond economic repair; or
- ii. Its removal or replacement would be beneficial to the character or appearance of the area.

The Council will also take into account any additional guidance provided by a Conservation Area Appraisal.

Listed Buildings

The Council will not support development proposals which would materially harm the setting of, or endanger the fabric of a listed building. Listed Building Consent will not be granted for alterations or extensions that would be detrimental to the special architectural or historic character of a listed building.

Archaeology

The Council expects features of known or potential archaeological interest to be surveyed, recorded and wherever possible retained. Developers will therefore be required to undertake an archaeological field assessment and submit a report on the findings before the Council will grant planning permission. Where a proposal would affect archaeological remains and it is considered acceptable for the development to proceed, conditions will be imposed to ensure that the remains are properly recorded, and where practicable, preserved and enhanced, and the results analysed and published.

Buildings of Local Interest

Development proposals affecting a building included on this list will be expected to maintain or improve the appearance and character of the building, and its setting. The demolition of buildings on the list will not be supported.

Historic Parks and Gardens

For proposals relating to historic parks and gardens the Council will consider:

- (i) whether the proposal conserves and, where possible, enhances the significance, character or appearance of the heritage asset and its setting.
- (ii) the potential harm to the historic asset; and
- (iii) the scale, design, character and materials of the proposed development.

Battlefield

Development on or affecting the setting of the site of the Battle of Barnet (1471) will not be permitted.

Policy SADM27 – Design Principles

The Council will support development which:

- (iv) makes a positive contribution to the built and natural environment; and
- (v) results in a high quality design.

In order to achieve a high quality design, a development must:

- i. respect, enhance or improve the visual amenity of the area by virtue of its scale, mass, bulk, height, urban form; and
- ii. have limited impact on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook, privacy, light, nuisance and pollution.

For major proposals development should also;

- (v) retain, enhance or create a high quality public or semi-public realm, in line with Hertsmere's Streetscape Manual or successor document;
- (vi) enhance legibility through the spatial pattern of development;
- (vii) create a sense of place by complementing the local character, pattern of development or distinctiveness of its surroundings; and
- (viii) ensure an appropriate degree of functionality in terms of internal space, accessibility for users, facility provision and waste storage.

All development should comply with Hertsmere's Planning and Design Guide (and any successor document).

Policy SADM28 – Bushey Heath MOD Housing Area

In order to preserve the special character of the Bushey Heath MOD housing area defined on the Policies Map, new development should satisfy the following principles:

- (i) new development must respect the pattern, rhythm, spacing and open setting of the area;
- (ii) new development should be sited on a plot that reflects existing plot sizes and must not result in disproportionate plot coverage.;
- (iii) new development must not disrupt the rhythm of existing front building lines or significantly alter existing sky gaps;
- (iv) new development must complement the design of existing buildings by virtue of its height, scale, bulk, materials and in particular roof design, front projections and ridge and eaves heights;
- (v) new development should make provision for the retention of soft landscaping between the road and building and respect the open layout of front cartilages;
- (vi) new development must ensure that existing trees which make a positive contribution to the character of the area are retained;
- (vii) additions to dwellings should not dominate or overbear the original proportions of the dwelling.

Policy SADM29 – Key Community Facilities

Proposals for the provision or enhancement of community facilities will be supported provided:

- (vii) they will principally serve a local community;
- (viii) they are appropriately located and designed having regard to other plan policies, particularly Policies SP1, CS13, CS24 and CS27, and the amenity of adjoining occupiers;
- (ix) they are accessible by public transport, walking and cycling;
- (x) they offer access for all;
- (xi) where appropriate, they are designed to be able to accommodate a range of community uses and users; and
- (xii) they satisfy the terms of Policy CS25 and provide for an appropriate amount of car parking in line with the Parking Standards SPD.

Specific proposals are identified on the Policies Map as follows:

Reference	Site	Proposal	Site Requirements
C1	Former Watford Depot site, Paddock Road, Oxhey, near Watford	Provision of a cemetery	Specific regard should be paid to car parking, access and the level of any ancillary development. The proposal should be designed to respect and enhance the character and openness of the Green Belt.
C2	Hertswood Lower School, Cowley Hill, Borehamwood	Provision of new and/or refurbished school facilities	The site is to be used for the consolidation of Hertswood Academy and any other educational facilities that may be necessary to serve the immediate local area

			<p>Buildings should be concentrated in one part of the site. Open space and landscaping should provide a soft edge with visual links to the wider Green Belt.</p> <p>The proposal is linked to the residential development of Hertswood Upper School, Proposal H6 (see Policy SADM1), This includes the relocation of Hertswood Upper School playing fields and The Ark Theatre to the Hertswood Lower School site. Programme of development on the two sites to be agreed to enable the immediate replacement of the theatre and ensure the proper level of school facilities, including playing fields, is available throughout the development period</p>
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Policy SADM30 – Major Green Space

Development proposals, which would result in the loss of a Major Green Space identified on the Policies Map or detract from its open character, will not be permitted unless exceptional circumstances can be demonstrated.

Proposals will not be considered acceptable unless they:

- (i) are ancillary to the use of the space or to any buildings on that land;
- (ii) will enhance activities associated with the open nature of the space;
- (iii) are appropriate in scale; and
- (iv) will contribute positively to the setting and quality of the space.

Policy SADM31 – Local Green Space

Development proposals, which would result in the loss of a Local Green Space defined on the Policies Map or would have a negative impact on the features which make it locally significant, will not be permitted unless very special circumstances can be demonstrated.

Proposals will not be considered acceptable unless they:

- (i) are ancillary to the use of the space or to any buildings on that land;
- (ii) will enhance activities associated with the use of the space;
- (iii) are appropriate in scale; and
- (iv) will contribute positively to the setting and quality of the space.

Policy SADM32 – Minor Amenity Land

Development proposals which would result in the loss of minor amenity land that contributes to the character and visual amenity of an area will not be permitted unless it can be demonstrated that the benefits of development to the area clearly outweigh the loss.

Policy SADM33 – New and Improved Public Open Spaces

Developments in excess of 50 residential units or 2,500 sq.m. gross external floorspace, or where a specific need has been identified by the Council, are required to provide public open space on site. This shall be provided in addition to private amenity space and landscaping; it shall be fully accessible without any restrictions and maintained in perpetuity. If public open space cannot be provided on site or the required amount cannot be provided on site in full, and where the proposal has over-riding planning benefits, a financial contribution may be sought towards the provision of new public open space or enhancements to existing spaces as an alternative.

Public open space provision must maximise biodiversity benefits. New or improved public open space shall incorporate areas of biodiversity habitat complementing surrounding habitats and supporting the Hertfordshire Biodiversity Action Plan. Species chosen for planting across the space must maximise the biodiversity benefit.

Public open space should normally be green public open space, such as a public park. Areas of new and/or improved hard landscaped public open space, such as civic space, may be considered appropriate instead of green public open space, particularly in town centres. In such cases it must be demonstrated that the provision of green public open space is not possible or appropriate. Biodiversity benefits should be maximised where appropriate for civic spaces and other hard landscaped public open space.

Policy SADM34 – Transport Development Areas

Transport Development Areas at Borehamwood and Potters Bar are defined on the Policies Map.

Policy SADM35 – Access and Movement

Development will be supported provided:

- (a) there is adequate space for safe movement within the site for:
 - i. circulation, parking and picking up or dropping off passengers where the development would result in a high number of shorter stays;
 - ii. the manoeuvring of personal and larger vehicles such as emergency vehicles; and
 - iii. pedestrians and non-motorised vehicles;
- (b) there is safe and convenient access, with adequate visibility splays for both motorised and non-motorised users;
- (c) there is adequate off-street car parking in compliance with Core Strategy Policy CS25;
- (d) for major schemes a transport assessment shows that:
 - i. the scheme (in conjunction with any cumulative impacts of development within the local area) would not result in a significant increase in vehicular movements that would strain the capacity of the main road or transport network, taking into account all mitigation measures; and
 - ii. the scheme maximises cycle, pedestrian and greenway provision through its layout and links to existing routes and services; and
- (e) the construction of the scheme would not harm the safety and flow of vehicles and other users of the highway network.

Policy SADM36 – Town and District Centres

The boundaries of town and district centres are shown on Policies Map for:

- Borehamwood Town Centre
- Potters Bar Darkes Lane Local Town Centre
- Potters Bar High Street District Centre
- Radlett Watling Street District Centre
- Bushey High Street District Centre
- Bushey Heath High Road District Centre

The Council will support proposals to improve the facilities, functions and environment of these centres whenever appropriate. New development must also accord with Policy CS27 in the Core Strategy. Specific proposals are identified on the Policies Map as follows:

Reference	Address	Proposal	Planning requirements
TC1	29-59 Shenley Road and 61-71 Shenley Road, Borehamwood	Mix of town centre uses	Active frontages on ground floor fronting Shenley Road, consistent with the range of uses sought in secondary frontages in Policy CS28 and Policy SADM38. Upper floor(s) may be residential and/or office. Design should respect the existing pattern of development along Shenley Road. A general building height of 3 storeys is appropriate. New retail and commercial units should be serviced from the rear. Car parking should also be provided at the rear.
TC2	Radlett Service Station/Regency House, Former Fire Station and Burrell & Co	Mix of town centre uses	Retail/commercial uses on ground floor fronting Watling Street. Community uses required on part of the site to replace former community use. Upper floor(s) may be residential and/or office. Comprehensive redevelopment is preferred, though the site could come forward in stages. Building should not exceed two storeys fronting Watling Street, though it may be possible to utilise roof voids and/or basement space. Design should respect the character and enhance the setting of the adjacent conservation area. Consistent and co-ordinated design required across the whole site. Flood risk assessment required. Noise mitigation measures required for residential (and any other noise sensitive) use.

Policy SADM37 – Primary Frontages

In the primary shopping frontages (defined on the Policies Map) the Council will seek to ensure that class A1 shops predominate in ground floor units. Proposals that would result in the loss of a class A1 shop will only be supported where:

- (i) there is clear evidence to demonstrate that there is no demand for continued class A1 use and the unit has been marketed effectively for such use; and
- (ii) there would be clear benefits arising from the proposal for the vitality and viability of the frontage and the centre generally.

Policy SADM38 – Secondary Frontages

In the secondary shopping frontages (defined on the Policies Map) the Council will seek to maintain and encourage class A1, A2 and A3 uses in ground floor units. Proposals for other main town centre uses including A4 and A5 will be supported provided that they do not harm the vitality or viability of the frontage and the centre generally.

Policy SADM39 – Smaller Centres, Parades and Individual Shops

The Council will protect class A1 shops within the following designated areas: Local Centres, Key Neighbourhood Parades, Neighbourhood Centres, Neighbourhood Parades, and Individual Shops.

Proposals that would result in the loss of a class A1 use in these locations will only be supported where:

- (i) there is clear evidence to demonstrate that there is no demand for continued class A1 use and the unit has been marketed effectively for such use; or
- (ii) in the case of smaller centres and parades there is more than one class A1 use remaining;
- (iii) local residents would still have access to a range and choice of essential shops within the centre, parade or within reasonable walking distance; and
- (iv) the replacement use would be beneficial to the local community.

Policy SADM40 – Retail and Commercial Development in Shenley

The Council will support small scale development within class A1, A2, A3, A4, A5 in the following locations:

- c) Andrews Close Neighbourhood Centre and its immediate vicinity, excluding the designated Major Green Space at Porters Park Drive; and
- d) along the east side of that part of London Road which falls within the Shenley village envelope.

provided it can be demonstrated that it would primarily serve and benefit the local community.

Policy SADM41 – Controlling Non-Retail Uses

The Council will also consider the following factors in determining applications for non-retail uses:

- (i) the nature of the operation and the number of such occupiers within the centre, parade or frontage and the local area generally;
- (ii) the concentration or clustering of such operators within the centre, parade or frontage and the local area generally;

- (iii) the likely effects of the proposal, whether individually or cumulatively, in terms of noise, odours, traffic, parking, general disturbance or problems of disorder and nuisance; and
- (iv) the likely impacts of the proposal, whether individually or cumulatively, on the retail image of the area in which it is located.

Policy SADM42 – Night-time and Evening Uses

The Council will in addition consider the following factors in determining planning applications for evening economy uses, including entertainment, late night retailing and eating and drinking establishments :

- (i) whether the proposal supports the creation of a balanced evening economy;
- (ii) the likely effects of the proposal, whether individually or cumulatively, in terms of noise, traffic, parking, general disturbance or problems of disorder and nuisance;
- (iii) the design of the development, as it relates to public safety, crime prevention and the reduction of anti-social behaviour;
- (iv) arrangements for mitigating pollution, including noise, odours and emissions;
- (v) access arrangements for people of all ages and abilities;
- (vi) whether adequate levels of parking and public transport would be available during the hours of operation; and
- (vii) whether the day-time use would detract from the character and amenity of the surrounding shops and services (i.e. by providing a blank frontage due to closure during the day rather than maintaining an active street frontage)

Policy SADM43 - Opportunities for Residential Use

The change of use of long-term vacant ground floor units to residential accommodation may be considered acceptable where:

- (i) there is clear evidence to demonstrate that there is no demand for continued retail or commercial use and the unit has been marketed effectively for such use;
- (ii) the site is not within an allocated Primary Frontage as defined in the Policies Map;
- (iii) local residents would still have access to a range and choice of essential shops within the centre or parade, or within reasonable walking distance;
- (iv) the use of the unit for residential purposes is consistent with the function and character of the area; and
- (v) high quality self-contained residential accommodation with a high standard of amenity for occupiers would be provided, consistent with other policies and standards relating to housing and design.

Policy SADM44 – Shop Fronts

Permission will be granted for well-designed shop fronts which respect the street scene and follow the guidance set out in Part F of the Planning and Design Guide SPD.

Appendix D

Proposed Pre-Submission Draft SADM Policies

Policy SADM1 - Housing Allocations			
Part or all of the following sites, which are identified on the Policies Map, are allocated for housing development:			
Ref. No.	Site	Site Specific Requirements	Estimated Number of Dwellings
H1	Directors Arms Public House, Ripon Way, Borehamwood	Mixed residential development incorporating flats and houses. A high quality design is required on this prominent corner plot. A building height of up to 4 storeys may be achievable fronting the roundabout. The number and layout of existing accesses should be rationalised. Future access should not prejudice the safe and effective use of the adjoining roundabout junction. Some appropriately designed public amenity space should be provided within the site. Current usage of garage courts must be investigated and if necessary alternative parking provision identified. Access to the private garage r/o Cranes Way should be retained. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied.	26
H2	Gas Holders site, Station Road, Borehamwood	Flatted residential development. A building height of up to 4 storeys may be acceptable fronting Station Road. The height and design of building to the rear of the site must not harm the amenity of occupants of neighbouring two storey properties. A flood risk assessment is required in support of any planning application. Contamination and remediation strategy to be provided. The Retort House, a locally important building, should be retained. Design should integrate linking paths between H2, H3 and surrounding roads. Development must be located outside Flood Zones 2 and 3 (on the sequential approach) to avoid placing vulnerable development in areas of highest flood risk. Proposals should if possible de-culvert and enhance Borehamwood Brook Main River. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied.	43
H3	Land to the south of Elstree and Borehamwood Station	Mixed residential development incorporating flats and houses. A building height of 3 storeys is acceptable on parts of the site. The height and design of buildings must not harm the amenity of the occupiers of neighbouring two storey properties. The primary vehicular access should be taken from Station Road, and a convenient pedestrian link provided to the station. Design should integrate linking paths between H2, H3 and surrounding roads. A noise and vibration assessment is required: relevant mitigation measures must ensure a satisfactory residential living environment. Proposals should if possible de-culvert and enhance the watercourse running through the site. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied. Planning	43

		permission has been granted for residential development for 43 units.	
H4	Land at Bushey Hall Golf Club, Bushey	Flats and houses will be acceptable. Development should be no more than two storeys, though there may be opportunities for accommodation within roof spaces. The priority is to ensure an open, treed setting that protects the Green Belt. The re-provision of a clubhouse and parking in a landscaped setting compatible with the Green Belt is required. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied.	13
H5	Land at Rossway Drive, Bushey	A mix of houses to be provided including a majority of 2 and 3 bedroom properties. The site layout should provide significant areas of open space in order to enhance the openness of the Green Belt. A master plan is required to guide the detailed planning of the site. The master plan should include the parcel of land to the immediate south of the site, as this could potentially become available for housing development in the longer term. Developer contributions may be required to address wider traffic issues in the area. Setting of the Grade II Tyler's Farm House to the north west should be protected and enhanced. A planning permission has been granted for residential development for 82 units.	82
H6	Hertswood Upper School, Thrift Farm Lane, Borehamwood	<p>Mixed residential development, incorporating flats and houses and a number of sheltered/extra-care units which must be provided in agreement with the Council. Vehicular access is preferred from Shenley Road and Studio Way. Convenient pedestrian links to be provided to adjoining open space, to the nearby greenway, to the south and to the Hertswood Lower School site. All site accesses to be provided in line with the Highway Authority's technical guidance. A transport assessment is required to show that the cumulative impact on the highways network, taking into account planned development in the Elstree Way Corridor, can be adequately mitigated. Protected trees should be retained and, if any are lost, they should be replaced. The watercourse should be deculverted and enhanced if possible. A Flood Risk Assessment is required. A sustainable drainage system is to be agreed. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied. Leisure and public amenity space to be provided on site.</p> <p>Residential development is linked to and must enable the development of new school and other key community facilities in line with Core Strategy Policy CS19 on the Hertswood Lower School site. Relocation of Hertswood Upper School, playing fields, the Hertswood Centre and The Ark Theatre to the Hertswood Lower School site. Proposals should minimise any reduction in the overall quantity of playing field provision and its effect; improvements to the quality and accessibility of playing field and sports provision will be required as part of any agreed mitigation strategy. Programme of development on the two sites to be considered against Policy CS19</p>	276

		(Key Community Facilities) and agreed, in particular, to ensure that (i) the proper level of school facilities, including playing fields, is available throughout the development period, (ii) there are local facilities available to allow the satisfactory operation of theatre activities throughout the development period, and (iii) the provision of the replacement theatre premises is made at the earliest possible opportunity.	
H7	Land at Lincolnsfield, Bushey	Building coverage should be limited so as to ensure no greater impact on the openness of the Green Belt. A flood risk assessment should be submitted in support of any planning application. Development must be located outside Flood Zones 2 and 3 (on the sequential approach). Preliminary Risk Assessment required (Source Protection Zone 2) if potential for contamination on site exists. Development to deculvert and enhance the King George Drain main river running through the site as far as possible. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied. Protected trees should be retained and development limited to unused land and offset by removal of derelict buildings. As the site may contain significant heritage assets, Historic England should be consulted: survey and recording of any features of historic interest required. Planning permission has been granted for residential development for 23 units.	23
H8	Europcar House, Aldenham Road, Bushey	The design and layout of the new development should create a stronger building line, improve the street scene and provide a better relationship with other surrounding properties. Development should largely be no more than two storeys, although there may be opportunities for accommodation within roof spaces or some 3 storey development. A back to back arrangement should be achieved wherever possible. Semi-detached and/or terraced properties should front Aldenham Road. A mix of houses and flats could be acceptable subject to compliance with all other policies and development guidance. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied.	19
H9	Former Sunny Bank School, Potters Bar	Housing development should respect and as appropriate protect and enhance the character of the surrounding area, in particular the setting of The Royds Conservation Area and the relationship with the Green Belt and its landscape. Development should provide a continuation of the existing established building lines so as to fit with the established grain of development in the surrounding area. Dwellings should be either detached or semi-detached with spacious plots including front and rear gardens. Building heights should not exceed two storeys. Large flatted blocks will not be acceptable. Measures to mitigate any intrusive noise and pollution emanating from the M25 must be provided. Accesses may be taken from Field View Road, Sunnybank Road and/or Meadow Way although it is expected that the primary access will be via Field View Road. Pedestrian and cycle access should be provided through the site to the remaining education facility.	31

		The layout should include a minimum of 1.4ha of open space which will thereafter be treated as Local Green Space for planning policy purposes (Proposal C1 in SADM33). The developer will be required to make a contribution towards the cost of implementation and maintenance of this open space. The space must be usable, well-designed and safely and conveniently accessible from the surrounding housing area. It should enable formal sports use unless satisfactory off-site replacement playing field provision is secured or demonstrated not to be required. The developer will be required to produce a master plan indicating how the whole site is proposed to be laid out. Inter alia, this will show how the existing educational support centre (which may be retained) can be integrated in the layout and brought forward for housing at a later date.	
H10	Birchville Court and adjoining haulage yard, Heathbourne Road, Bushey Heath	Flats and/or houses will be acceptable, with a mix of two and three storeys. The layout and design should allow for open views within the site and reinforce the sense of openness adjoining the Green Belt. Existing trees should be retained and supplemented. Development should not harm the setting of the adjoining listed building County End. Consideration should be given to incorporating the adjoining garden land within the development. If this is not possible, the site layout should allow for future access to the adjoining garden land and not prejudice the future development of this area.	17
H11	Elton House, Elton Way, Bushey	Flatted development using existing access onto Elton Way. Full parking standards to be met. Carefully designed and usable communal amenity space required. The Council has approved planning application 14/0911/FUL for 102 units and prefers this to a conversion of the existing building on the site.	102
H12	First Place Nurseries, Falconer Road, Bushey	Removal of former swimming pool building (currently used by the Nursery) and associated hardstanding. Development of residential units to be situated nearer to Falconer Road thereby reducing the impact on the openness of the Green Belt. Needs to meet requirements of Core Strategy Policy CS19 Key community facilities in respect of the current Nursery use.	10
TOTAL UNITS FROM HOUSING ALLOCATION SITES:			685
<p>Development proposals must meet the site specific requirements and all relevant policies within the Local Plan, including Policy SADM31 on design.</p> <p>The Council will also require the applicant to demonstrate that the necessary infrastructure required to support proposals will be delivered. This includes appropriate community infrastructure.</p>			

Policy SADM2 - Safeguarded Land for Housing

The following sites are identified as Safeguarded Land for Housing on the Policies Map:

- a) Land east of Farm Way, Bushey;
- b) Land bounded by Heathbourne Road, Windmill Lane and Clay Lane, Bushey; and

c) Starveacres, 16 Watford Road, Radlett.

These sites will only be released for housing in the event that a review of this plan indicates that there is insufficient suitable land available, within the then defined urban area and/or consistent with Local Plan and national planning policy, to meet longer term housing needs. Until that time the sites will be treated as if they are in the Green Belt: there will be a presumption against their inappropriate development.

Policy SADM3 - Residential Developments

Proposals which would result in the net loss of satisfactory residential units or accommodation will not be permitted. Replacement residential unit(s) will be required where existing housing is to be demolished as part of any redevelopment scheme for alternative uses.

The redevelopment of sites for residential use will be supported in existing urban areas, subject to the requirements of relevant development plan policies.

In particular, development within residential areas must be of a scale and design which respect its immediate surroundings including the local pattern of development, not result in a tandem development layout and as far as possible improve the quality of the area.

Proposals which would result in the net loss of affordable housing units will not be permitted. Where exceptionally a net reduction in units is demonstrated to be unavoidable, applications should

- (iii) provide at least an equivalent floorspace of affordable housing; and
- (iv) achieve an appropriate mix of housing types and tenures in line with local housing need.

For any development which provides a new flat or flats, the following principles will apply:

- (iii) each flat should be self-contained with access direct from a street frontage or a common entrance hall
- (iv) each flat should provide a good standard of accommodation and internal space; and
- (v) suitable communal or private garden provision should be made for each flat.

Where planning permission is required, the conversion of existing homes, offices or other buildings, to

- a) smaller self-contained units or
- b) houses or buildings in multiple occupation (Use Class C4 or *sui generis*)

will be refused planning permission if :

- (ix) there would be insufficient off-street parking provision (in line with the Parking Standards SPD) and the potential effect on the adjoining highway would be unsatisfactory;
- (x) the size of garden space would be inadequate or access to it would be difficult;
- (xi) there would be inadequate provision for the storage and collection of waste, or
- (xii) there would be more than 1 in 5 conversions in a defined row of houses.

All development should be consistent with Hertsmere's Planning and Design Guide SPD (and any successor document).

Policy SADM4 – Small Sites for Affordable Housing

On sites of between 5 and 10 residential units (inclusive), the Council will seek financial contributions to support the delivery of Affordable Housing. Contributions will be sought in the form of commuted payments, calculated on the basis set out in the Affordable Housing SPD and any subsequent update

Policy SADM5 - Gypsy, Traveller and Travelling Showpeople Sites

Existing provision

The Gypsy and Traveller sites listed in Table 2 will be protected for their existing use. Proposals which would result in the net loss of pitches will not be permitted.

New provision

New pitches will be provided on the following sites:

Reference	Site	Estimated pitches
GT1	Sandy Lane HCC traveller site, Bushey	3 additional
GT2	Gullimore Farm, Sandy Lane, Bushey	4 (regularised)
GT3	Chapman's Yard, Elton Way, Bushey	2 (regularised)

In addition, the Council will:

- i. support planning applications for the provision of new Gypsy and Traveller pitches on appropriate new or existing sites; and
- ii. make further provision as needed through the review of the Core Strategy.

All new pitches should meet the criteria of Core Strategy Policy CS6.

Policy SADM6- Employment Areas

The following sites identified on the Policies Map are allocated as Employment Areas:

- a) Elstree Way, Borehamwood;
- b) Stirling Way, Borehamwood;
- c) Cranborne Road, Potters Bar;
- d) Station Close, Potters Bar; and Otterspool Way, Bushey.

Further policy requirements for these sites are set out in Policy CS8 and Policy CS10 of the Core Strategy.

Policy SADM7- Key Employment Site

The following site identified on the Policies Map is allocated as a Key Employment Site:

- Centennial Park, Elstree

Infilling, additions or redevelopment for employment purposes will be acceptable provided they comply with Policy SADM27. Further policy requirements are set out in Policy CS8 of the Core Strategy.

Policy SADM8- Locally Significant Employment Sites

The following sites identified on the Policies Map are allocated as Locally Significant Employment Sites:

- a) Wrotham Business Park;
- b) Borehamwood Enterprise Centre and adjoining sites;
- c) Theobald Court and adjoining site, Borehamwood;
- d) Lismirrane Industrial Park, Elstree;
- e) Hollies Way Business Park, Potters Bar;
- f) Beaumont Gate, Radlett; and
- g) Farm Close sites, Shenley.

Further policy requirements for these sites are set out in Policy CS9 of the Core Strategy.

Policy SADM9 – Strategically Important Business Locations and Loss of Office Accommodation

Where planning permission or prior approval is required, change of use to residential use will be resisted in the following Strategically Important Business Locations:

- (i) Employment Areas listed in Policy SADM6;
- (ii) The Key Employment site in Policy SADM7;
- (iii) Locally Significant Employment Sites listed in Policy SADM8, and
- (iv) Existing office buildings (or parts of buildings) elsewhere in the Borough which exceed 500 square metres floorspace unless it can be demonstrated that the premises are no longer suitable for and have been marketed effectively for continued B1(a) use.

Policy SADM10- Safeguarded Land for Employment Development

The following sites are identified as safeguarded land for employment development on the Policies Map:

- a) Land adjacent to the Cranborne Road Employment Area
- b) Land on Rowley Lane adjacent to the Elstree Way Employment Area.

These sites will be released for employment purposes in the event that a review of this Plan indicates that there is insufficient suitable land available within the then defined urban area and/or consistent with Local Plan and national planning policy, to meet longer term employment needs. Until that time they will be treated as if they are in the Green Belt: inappropriate development will not be approved, except in very special circumstances.

The Holiday Inn site, at the southern end of the safeguarded land at Rowley Lane, contains a significant amount of previously developed land and buildings: any proposal for development on this site will be considered on its individual merits within the context of the current appearance and use of the site and other relevant policies in this Plan.

Policy SADM11 – Biodiversity and Habitats

Sites of Special Scientific Interest (SSSI), Regionally Important Geological Sites (RIGS), Local Nature Reserves (LNR) and Local Wildlife Sites are identified on the Policies Map. These sites and their boundaries are reviewed by the responsible organisations from time to time: the Policies Map will be updated where necessary over the plan period to reflect any such decisions

Development that would adversely affect any such site or a protected species (UK or European Law, or identified for conservation by the Hertfordshire Biodiversity Action Plan) will not normally be permitted in accordance with legislation and planning policy guidance.

The Council will expect developers to avoid significant harm to sites of importance for ecology, geology and biodiversity by relocating their proposed development

- a) on an appropriate alternative site, or
- b) elsewhere within the same site (where the harm would be avoided).

Where this cannot be achieved, planning permission will be refused unless:

- a) adequate mitigation measures can be employed, which will outweigh the harm caused; or, as a last resort
- b) adequate compensatory measures will be provided and the benefits of the development are clearly shown to outweigh the harm to the natural environment,

The acceptability of any development proposal will further be assessed with regard to:

- (vii) the level of impact that the development proposal would have on the ecological interest of the habitat concerned and the wider ecological network;
- (viii) the opportunity available to create, incorporate, enhance, or restore habitats or biodiversity as part of the development;
- (ix) arrangements for the future maintenance and management of the wildlife or habitat affected by the proposal;
- (x) the detailed design of the proposal including its conformity with the Biodiversity, Trees and Landscape SPD.

The Council will work in partnership with the Hertfordshire Local Nature Partnership, Hertfordshire Environmental Records Centre, the Wildlife Trust and Natural England to minimise the impacts on biodiversity, habitats and geodiversity in Hertsmere.

Policy SADM12 – Landscape Character

Development will be managed to help conserve, enhance and/or restore the character of the wider landscape across the borough.

Individual proposals will be assessed for their impact on landscape features to ensure that they conserve or improve the prevailing landscape quality, character and condition, including as described in the Hertfordshire Landscape Character Assessments. The location and design of development and its landscaping will respect local features and take opportunities to enhance habitats and green infrastructure links. Landscaping schemes should use native species which are appropriate to the area.

Policy SADM13 – Trees, Landscaping and Development

Planning permission will be refused for development which would result in the loss, or likely loss, of:

- i) trees subject to a Tree Preservation Order; or
- ii) any healthy, high quality trees and/or hedgerows that make a valuable contribution to the amenity or environment of the area in which they are located.

All development affecting trees, hedgerows and other plants or landscaping should comply with the Biodiversity, Trees and Landscape SPD and BS5837 (or any subsequent guidance). This includes the requirement for appropriate landscaping schemes and, if necessary, replacement trees.

Where possible, the Council will make additional Tree Preservation Orders to ensure that existing trees, or groups of trees, which are healthy and contribute to the amenity of the area, are retained and protected.

Policy SADM14 – The Water Environment

The natural environment of watercourses and areas of water will be improved wherever possible through Policy SADM17. Watercourses, including culverts, land adjacent to rivers, functional floodplains and flood storage areas should be restored to their natural state.

New built development will normally be directed to Flood Zone 1, in preference to Flood Zones 2, 3a and 3b shown on the Policies Map. New development will not be permitted in Flood Zone 3b, as defined by the Strategic Flood Risk Assessment, and redevelopment of previously developed land in Zone 3b will only be permitted if the proposals are for a compatible use.

Reservoirs and water attenuation areas which help reduce flood risk downstream will be retained.

Development will support the effective use of sewerage infrastructure and water supply in accordance with Policy SADM18.

Development that would be likely to pollute the aquifer or unduly affect the water table will not be granted permission. Where there may be a risk to groundwater the criteria adopted will be as described in the Environment Agency's publication 'Groundwater protection: Principles and practice (GP3)' (as amended).

Policy SADM15 – Flood Risk

The risk of flooding will be avoided and reduced by:

- a) locating development within areas of lower flood risk through the application of the sequential test and then applying an exception test in line with the National Planning Policy Framework (NPPF); and
- b) ensuring that development proposals in flood risk areas actively manage and reduce flood risk by applying the sequential approach at site level.

Where new development is proposed in a flood risk area, a site specific Flood Risk Assessment will be required. This must take into account the risk associated with all types of flooding.

Development must satisfy the following principles:

- (i) It must not increase the risk of flooding elsewhere.
- (ii) Within sites at risk of flooding, the most vulnerable parts of the proposed development should be located in areas of lowest flood risk, unless there are overriding reasons to prefer different locations.
- (iii) Floor levels of development in Flood Zones 2 and 3 should be situated above the 1% (1 in 100 years) plus climate change predicted maximum water level, plus a minimum watertight depth of 300mm above the normal water level.
- (iv) Development at risk from any form of flooding should be flood resilient and resistant, with safe access and escape routes: it should also be demonstrated that residual risks can be safely managed.
- (v) Development should incorporate appropriate flood resilient features and flood mitigation measures.
- (vi) Where possible the footprint of existing buildings should be reduced.
- (vii) Any necessary flood protection or mitigation measure should not have an undue impact on nature conservation, landscape character, recreation or other important matter.
- (viii) There should be no net loss in flood storage on site.
- (ix) Flood flow routes should be preserved.
- (x) Where possible, flood storage should be maximised through the use of green infrastructure and sustainable drainage systems.
- (xi) The risk from all types of flooding should be reduced as a consequence of development, wherever possible.

Where necessary, planning permission will be conditional upon flood protection and/or runoff control measures being operative before other site works.

Policy SADM16 – Sustainable Drainage Systems

The design of new development should include sustainable drainage measures.

In particular, the Council will require the introduction of sustainable drainage (SuDS) on all developments of 10 residential units or 1,000 square metres of floorspace (or more). The drainage scheme should provide the most sustainable option from the SuDS hierarchy. Measures should attenuate water runoff at source (e.g. through attenuation ponds, filter strips, swales) and achieve multiple benefits (including management of flood risk and surface water pollution, amenity and biodiversity). The drainage scheme will:

- (i) achieve the greenfield runoff rate, or as close to it as practicable;
- (ii) provide a 1 in 100 year attenuation taking into account climate change;
- (iii) provide arrangements for future maintenance and management.

Major proposals should also comply with the principles and standards set out by the Lead Local Flood Authority for SuDS.

Policy SADM17 – Watercourses

Development on sites that contain a watercourse or are situated next to a watercourse will comply with the following principles:

- (i) Development will not culvert a watercourse nor build over a culverted watercourse.
- (ii) The natural environment of the watercourse and areas of water will be conserved or improved.
- (iii) A minimum 9m wide undeveloped buffer zone will be provided from the top of the bank of any watercourse.
- (iv) Opportunities should be provided to support river restoration and enhancement within the catchment of the watercourse.
- (v) The opportunity to refurbish and/or renew existing assets (e.g. bridges, culverts and river walls) should be provided to ensure their lifetime is commensurate with the lifetime of the development (an assessment of the condition of the assets will be required).
- (vi) A Water Framework Directive (WFD) assessment will be required for proposals involving works which would have a direct impact on a river (e.g. re-alignment of a river or work to bridges).

Policy SADM18 – Water Supply and Waste Water

Development proposals must take into account the demand for off-site water service infrastructure.

In particular, developers will be required to demonstrate that there is adequate waste water capacity on and off the site to satisfactorily serve the development.

The Council will support development proposals where:

- (i) sufficient infrastructure capacity already exists; or
- (ii) extra capacity can be provided in time to serve the development.

Water efficiency measures should be incorporated into the development. For residential development, efficiency measures should enable a maximum potable water usage of 110 litres per person per day to be achieved. The design of non-residential building development should enable achievement of the BREEAM

'Excellent' standard or the best practice level of the Association for Environment Conscious Building Water Standards or equivalent.

Policy SADM19 – Mineral Consultation Area

Within the Mineral Consultation Area shown on the Policies Map, building or other development will not be permitted to sterilise or prevent the future extraction of the mineral resource. The Council will seek the advice of Hertfordshire County Council as the Mineral Planning Authority on any significant proposal which may affect the resource.

Policy SADM20 – Waste Storage in New Development

Adequate provision for the storage of waste (which includes recycling facilities) will be fully integrated within the design and layout of new development.

New development will be supported where:

- i) full provision is made within the curtilage of the development site;
- ii) waste storage areas are readily accessible by occupiers and by local waste collection agencies allowing easy removal and replacement of bins;
- iii) waste storage areas would not obstruct pedestrian, cyclist or driver sight lines;
- iv) the siting or design of waste storage areas would not result in any adverse impacts to the amenity of occupiers; and
- v) the conditions of the Planning and Design Guide SPD and the Technical Note for Waste Storage Provision Requirements for New Residential Developments are satisfied.

Policy SADM21 – Promoting Healthy Environments

Development should not result in any adverse impact to public health or wellbeing, or significantly add to contamination or pollution, taking into account the situation following any mitigation and remediation measures. Development proposals will be judged against the principles below and any future Contaminated Land, Air Quality or Noise and Vibration SPD.

Air

- (i) Development which would significantly exacerbate poor air quality in Air Quality Management Areas will not be permitted.
- (ii) Sensitive development that is proposed to be located in or adjacent to Air Quality Management Areas will be permitted provided:
 - i the impacts of poor air quality will not result in an undue impact on health; and
 - ii satisfactory mitigation measures are included alongside the application.

Land

- (i) Development on land that is known to be or suspected to be contaminated (or polluted) will only be permitted where a contaminated land assessment shows that the proposed development would not be likely to result in a threat to the health of the future users or occupiers of the site after any remediation measures are taken into account.
- (ii) The use of the site must be considered compatible with the level of pollution or contamination that is present or would be present after remediation measures are taken into account.

(iii) Remediation measures should, where necessary, identify provision for the Environmental Health Department to monitor the site.

Noise and vibration

(i) New residential development should not be exposed to existing significant sources of noise pollution, unless it can be shown that mitigation measures would be successful in reducing noise impacts to an acceptable level.

(ii) Development which would create increases in background noise levels should be sited away from noise-sensitive development as far as possible: in addition, noise mitigation measures should be taken to ensure there is no increase in background noise levels beyond the site boundary.

(iii) The Council will use the more detailed criteria and guidance in Appendix B to interpret these principles.

Light

(i) Lighting installations should be appropriate for the area in which they are situated and not harm the amenity of residents or the natural environment.

(ii) Well-designed lighting installations are considered to be those that use the minimum lighting intensity and hours of operation for security purposes, minimise light spillage and glare and do not cause harm to local ecology or dazzle drivers.

Odour

Development which potentially could create polluting odours should be designed with appropriate controls to ensure that there would be no odour detectable beyond the site boundary.

Policy SADM22– Hazardous Substances

In determining applications under the Planning (Hazardous Substances) Act 1990 and associated regulations particular regard will be paid to the following:

- (i) the means of transporting any hazardous material to and from the application site;
- (ii) the level and type of any pollution likely to be caused;
- (iii) the impact on adjoining occupiers and other land uses in the vicinity;
- (iv) the need to ensure that no long term land contamination takes place which could prevent an acceptable after use of the site; and
- (v) the relationship of the site to existing undertakings in the vicinity where the storage of hazardous materials takes place or is permitted, or where hazardous industrial processes are undertaken.

Policy SADM23 - Green Belt Boundary

The amended boundary of the Green Belt, to which Policy CS13 (Core Strategy) and Policy SADM23 apply, is shown on the Policies Map.

Policy SADM24 - Village Envelopes

Village envelopes are shown on the Policies Map for parts of Elstree, Shenley and South Mimms. The areas defined by the village envelopes are part of the Green Belt, within which limited infilling may be appropriate. Such infilling will be considered appropriate if it complies with Core Strategy Policy CS13 and other relevant plan policies.

Policy SADM25 - Key Green Belt Sites

The following Key Green Belt Sites are identified on the Policies Map:

- a) Aldenham School, Letchmore Heath
- b) Bio Products Laboratory, Dagger Lane, Aldenham
- c) Blackbirds Sewage Works, Oakridge Lane, Aldenham
- d) The Bushey Academy, formerly Bushey Hall School, London Road, Bushey
- e) Bushey Meads School, Coldharbour Lane, Bushey
- f) Dame Alice Owen's School, Sawyers Lane, Potters Bar
- g) Electricity Transforming Station, Hilfield Lane, Elstree
- h) Elstree Aerodrome, Hogg Lane, Elstree
- i) Haberdashers' Aske's School (Boys), Aldenham Road, Elstree
- j) Haberdashers' Aske's School (Girls), Aldenham Road, Elstree
- k) Cancer Research UK, formerly Imperial Cancer Research Fund, Blanche Lane, Potters Bar
- l) National Institute for Biological Standards and Control (NIBSC), Blanche Lane, Potters Bar
- m) Hertswood Lower School, formerly Nicholas Hawksmoor School and Sports Centre, Cowley Hill, Borehamwood
- n) Queen's School, Aldenham Road, Bushey
- o) Purcell School, Aldenham Road, Bushey
- p) St Margaret's School, Merry Hill Road, Bushey
- q) Willows Farm Village, London Colney

Continuation of the existing use is supported.

Infilling or redevelopment may be appropriate within the defined 'envelope' area in each site, taking full account of the following factors:

- (i) the impact on the openness of the Green Belt and the purpose of including land within it;
- (ii) the impact of proposals on any playing fields;
- (iii) the impact on wildlife and the ecological network;
- (iv) the impact on any heritage asset;
- (v) the impact on the amenity of adjacent properties;
- (vi) the proposal being ancillary to, or supporting an existing or approved use on the site;
- (vii) the impact of the relocation or introduction of a hard surfaced area such as car park or playground; and
- (viii) whether the proposal would lead to any significant increase in motorised traffic generation.

Green Transport Plans should accompany planning applications for any significant development at these sites.

The submission of long term plans for Key Green Belt Sites indicating future investment and development is encouraged. In cases where comprehensive development of the site is proposed, a planning brief should be prepared in consultation with the local planning authority.

Policy SADM26- South Mimms Special Policy Area

Within the Special Policy Area defined on the Policies Map planning permission will only be granted for development for facilities for the movement of people and goods on the motorway network, including those supporting the immediate needs of drivers, passengers and their vehicles and activities relating to the management, operation and maintenance of the strategic road network.

Uses primarily for sleeping, rest and refreshment should be located at least 250 metres from elevated and ground level primary road carriageways and 100 metres from such carriageways in cuttings. Other uses or operations, including alterations to the road network, should be located in less sensitive locations.

New development proposals should as far as possible:

- (i) improve vehicular and pedestrian circulation within the site for users of the Motorway Service Area and for through traffic; and
- (ii) incorporate tree planting to screen the site and improve environmental quality.

Proposals will not be supported which:

- (i) exacerbate existing traffic or environmental conditions;
- (ii) have an adverse impact on the safe and effective operation of the strategic road network;
- (iii) prejudice the rationalisation and improvement of the area, or
- (iv) are located in the flood plain of Mimmshall Brook.

The former Charleston Paddocks site will be held in reserve for activities relating to the management, operation and maintenance of the strategic road network.

The Council will prepare a development brief to guide the improvement and rationalisation of the land uses within the Special Policy Area in liaison with the relevant organisations.

Policy SADM27– Development Standards in the Green Belt

The Council will assess all applications for development in the Green Belt to ensure they comply with the following principles:

- (i) developments should be located as unobtrusively as possible and advantage should be taken of site contours and landscape features in order to minimise the visual impact;
- (ii) buildings should be grouped together: isolated buildings in the countryside should be avoided;
- (iii) existing open and green space in the area, including garden areas, should be retained;
- (iv) the scale, height and bulk of the development should be sympathetic to, and compatible with, its landscape setting and not be harmful to the openness of the Green Belt;
- (v) developments should use materials which are in keeping with those of the locality, and, where modern materials are acceptable, they should be unobtrusive;
- (vi) existing trees, hedgerows and other features of landscape and ecological interest should be retained and enhanced in order to enrich the character and extent of woodland in the Community Forest in line with Policy SADM13;
- (vii) the viability and management of agricultural sites should not be undermined, there also being a strong presumption against development which would fragment a farm holding.

The scale of development will be controlled. In particular:

- (i) a replacement building (which is for the same use) must not be materially larger than the one it replaces;
- (ii) an extension or alteration to a building must not individually or cumulatively be disproportionate to the original building¹; the addition(s) must be subordinate to the original;
- (iii) limited infilling or redevelopment on a previously developed site must have no greater impact on the openness or purpose of the Green Belt than the existing permanent development.

In judging scale the Council will make a comparison between the existing and proposed development having regard to:

- i. the proposed change in floor space;
- ii. the proposed change in the volume of development the proposed changes to the site coverage of building and hardstanding;
- iii. the proposed changes in height and orientation of development; and
- iv. the proposed change and intensity of the use(s) and the buildings at the site.

A like for like replacement in terms of building is not necessarily acceptable. The nature and intensity of the new use, its effect on amenity, landscape and the purpose of the Green Belt in that locality will be important considerations.

Footnote: 1 The original building is defined as the building that was in existence on 1 July 1948, or if built after 1 July 1948, as so built. For fuller definition see Glossary. The definition of extension, alteration, original or replacement building in relation to this criterion may include a basement level.

Policy SADM28 – Diversification and Development supporting the Rural Economy

Proposals for the diversification of farm enterprises or for forestry, equestrianism or other rural business, which involve new building and/or works, will be supported, provided:

- the site is of a lower agricultural land grade (i.e. Grade 3b, 4, 5 or non-agricultural); or
- there is a robust case that overrides the need to protect agricultural land of a higher quality; and/or
- there is a reliable prospect that the land will be restored to at least its original quality.

Equestrian facilities should connect to and enhance the network of Greenways and bridleways.

New dwellings for agricultural, forestry or equestrian holdings will be permitted where it is demonstrated that:

- the holding is economically viable and has long term prospects;
- there is a proven need for a worker to be on site ; and
- there is no other reasonable alternative.

All development, which is supported in principle under this policy, must also satisfy the requirements of Policy SADM27.

Policy SADM29 – Watling Chase Community Forest

The Watling Chase Community Forest and its gateway sites are indicated on the Policies Map. The Forest Plan and supplementary planning guidance will be material considerations in the determination of planning applications in the Forest area. The Forest Plan also provides the framework for formulating and implementing projects in partnership with the Countryside Management Service, Natural England, Forestry Commission and the other local authorities.

Policy SADM30– Heritage Assets

Planning applications will be considered in accordance with the NPPF.

When applications are submitted for proposals affecting any heritage asset the applicant must clearly explain what the proposal is for and provide sufficient detail to allow for an informed decision to be made.

When assessing proposals, the Council will have regard to the significance of the heritage asset and the potential harm to it.

The Council will not support development proposals which fail to protect, conserve or where possible enhance the significance, character and appearance of the heritage asset and its setting. The scale, design, use and character of the proposal will be taken into account, as well as the detailed provisions following.

Conservation Areas

In Conservation Areas the Council will seek to:

- (i) retain buildings, structures and historic features;
- (ii) retain important open spaces and views ;
- (iii) avoid the cumulative effect of smaller scale proposals harming the area; and
- (iv) obtain improvements which enhance the area.

In particular, proposals resulting in the loss of buildings and structures in Conservation Areas will not be permitted unless:

- i. the building or structure is beyond economic repair; or

- ii. Its removal or replacement would be beneficial to the character or appearance of the area.

The Council will also take into account any additional guidance provided by a Conservation Area Appraisal including buildings identified as making a positive contribution to the Conservation Area.

Listed Buildings

The Council will not support development proposals which would materially harm the setting, or endanger the fabric of a listed building. Listed Building Consent will not be granted for alterations or extensions that would be detrimental to the special architectural or historic character of a listed building.

Archaeology

The Council expects features of known or potential archaeological interest to be surveyed, recorded and wherever possible retained. Developers will therefore be required to undertake an archaeological field assessment and submit a report on the findings before the Council will grant planning permission. Where a proposal would affect archaeological remains and it is considered acceptable for the development to proceed, conditions will be imposed to ensure that the remains are properly recorded, and where practicable, preserved and enhanced, and the results analysed and published.

List of Locally Important Buildings

Development proposals affecting a building included on this list will be expected to maintain or improve the appearance and character of the building, and its setting. The demolition of buildings on the list will not therefore be supported.

Historic Parks and Gardens

For proposals relating to registered or locally important historic parks and gardens the Council will consider:

- (i) whether the proposal conserves and, where possible, enhances the significance, character or appearance of the heritage asset and its setting.
- (ii) the potential harm to the historic asset; and
- (iii) the scale, design, character and materials of the proposed development.

Battlefield

Development on or affecting the setting of the site of the Battle of Barnet (1471) will not be permitted.

Policy SADM31 – Design Principles

The Council will support development which:

- (i) makes a positive contribution to the built and natural environment;
- (ii) recognises and complements the particular local character of the area in which it is located, and
- (iii) results in a high quality design.

In order to achieve a high quality design, a development must:

- (i) respect, enhance or improve the visual amenity of the area by virtue of its scale, mass, bulk, height, urban form; and
- (ii) have limited impact on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook, privacy, light, nuisance and pollution.

For major proposals development should also:

- (i) retain, enhance or create a high quality public or semi-public realm, in line with Hertsmere's Streetscape Manual or successor document;

- (ii) enhance legibility through the spatial pattern of development;
- (iii) create a sense of place by complementing the local character, pattern of development or distinctiveness of its surroundings; and
- (iv) ensure an appropriate degree of functionality in terms of internal space, accessibility for users, facility provision and waste storage.

For advertisements proposals should also:

- (i) be sensitively located within the street scene;
- (ii) be well designed and relate carefully to the scale, design and architectural features of any building on which they are placed;
- (iii) include only illumination which is well designed and appropriate to the character, scale and design of the building on which it is placed and the area in which it is situated; and
- (iv) not have a detrimental impact on public safety.

All development should comply with Hertsmere's Planning and Design Guide (and any successor document).

Policy SADM32– Bushey Heath MOD Housing Area

In order to preserve the special character of the Bushey Heath MOD housing area defined on the Policies Map, new development should satisfy the following principles:

- (i) new development must respect the pattern, rhythm, spacing and open setting of the area;
- (ii) new development should be sited on a plot that reflects existing plot sizes and must not result in disproportionate plot coverage;
- (iii) new development must not disrupt the rhythm of existing front building lines or significantly alter existing sky gaps;
- (iv) new development must complement the design of existing buildings by virtue of its height, scale, bulk, materials and in particular roof design, front projections and ridge and eaves heights;
- (v) new development should make provision for the retention of soft landscaping between the road and building and respect the open layout of front curtilages;
- (vi) new development must ensure that existing trees which make a positive contribution to the character of the area are retained;
- (vii) additions to dwellings should not dominate or overbear the original proportions of the dwelling.

Policy SADM33 – Key Community Facilities

Proposals for the provision or enhancement of community facilities will be supported provided:

- (i) they will principally serve a local community or meet a wider, unmet need which cannot be accommodated elsewhere;
- (ii) they are appropriately located and designed having regard to other plan policies, particularly Policies SP1, CS13, CS24 and CS27, and the amenity of adjoining occupiers and the local area;
- (iii) they are or can be made accessible by public transport, walking and cycling;
- (iv) where appropriate, they are designed to be able to accommodate a range of community uses and users;
- (v) in the case of new schools, there is a clear need for the provision of additional capacity which cannot be met through the expansion of existing schools; and
- (vi) they satisfy the terms of Policy CS25 and provide for an appropriate amount of car parking in line with the Parking Standards SPD.

Specific proposals which are not already the subject of a site-specific planning brief are identified on the Policies Map:

Reference	Site	Proposal	Site Requirements
C1	Former Sunny Bank School, Potters Bar	Provision of new public open space	1.4ha of open space (thereafter to be treated as Local Green Space for planning policy purposes) to be provided within site H9 (SADM1). The space must be usable, well-

			designed and safely and conveniently accessible from the surrounding housing area. It should enable formal sports use unless satisfactory off-site replacement playing field provision is secured or demonstrated not to be required. Developer will be required to make a contribution towards the cost of implementation and maintenance of this open space.
C2	Hertswood Lower School, Cowley Hill, Borehamwood	Provision of new and/or refurbished school facilities	<p>The site is to be used for the consolidation of Hertswood Academy and any other educational facilities that may be necessary to serve the immediate local area</p> <p>Buildings should be concentrated in one part of the site. Open space and landscaping should provide a soft edge with and visual links to the wider Green Belt. A transport statement is required to show how the cumulative impact on the highways network can be adequately mitigated.</p> <p>The proposal is linked to the residential development of Hertswood Upper School, Proposal H6 (see Policy SADM1), This includes the relocation of Hertswood Upper School, playing fields, the Hertswood Centre and The Ark Theatre to the Hertswood Lower School site.</p> <p>Proposals should minimise any reduction in the overall quantity of playing field provision and its effect; improvements to the quality and accessibility of playing field and sports provision will be required as part of any agreed mitigation strategy. Programme of development on the two sites to be considered against Policy CS19 (key community facilities) and agreed, in particular, to ensure that (i) the proper level of school facilities, including playing fields, is available throughout the development period, (ii) there are local facilities available to allow the satisfactory operation of theatre activities throughout the development period, and (iii) the provision of the replacement theatre premises is made at the earliest possible opportunity. The playing fields are to be made available for community use on a basis to be agreed with the Council.</p>

Policy SADM34 – Provision for Faith Communities

The provision or enhancement of facilities in which faith communities can meet and worship will be permitted in accordance with Policy SADM33. Wherever possible, this accommodation should be designed to provide flexibly for existing and future needs. Applications for the erection of structures and symbols related to or required for religious practices will be considered in terms of their impact on amenity and highway safety.

The joint use or re-use of a building or site with other user groups is encouraged, where appropriate and particularly where it would secure the continued and effective use of the community facility.

The potential loss, reduction or displacement of any facility will be controlled under Policy CS19.

Policy SADM35 – Major Green Space

Development proposals, which would result in the loss of a Major Green Space identified on the Policies Map or detract from its open character, will not be permitted unless exceptional circumstances can be demonstrated.

Where exceptional circumstances can be demonstrated, proposals will not be considered acceptable unless they:

- (i) are ancillary to the use of the space or to any buildings on that land;
- (ii) will enhance activities associated with the open nature of the space;
- (iii) are appropriate in scale; and
- (iv) will contribute positively to the setting and quality of the space.

Policy SADM36 – Local Green Space

Development proposals, which would result in the loss of a Local Green Space defined on the Policies Map or would have a negative impact on the features which make it locally significant, will not be permitted unless very special circumstances can be demonstrated.

Where exceptional circumstances can be demonstrated, proposals will not be considered acceptable unless they:

- (i) are ancillary to the use of the space or to any buildings on that land;
- (ii) will enhance activities associated with the use of the space;
- (iii) are appropriate in scale; and
- (iv) will contribute positively to the setting and quality of the space.

Policy SADM37 – Minor Amenity Land

Development proposals which would result in the loss of minor amenity land that contributes to the character and visual amenity of an area will not be permitted unless it can be demonstrated that the benefits of development to the area clearly outweigh the loss.

Policy SADM38 – New and Improved Public Open Spaces

Developments in excess of 50 residential units or 2,500 sq.m. gross external floorspace, or where a specific need has been identified by the Council, are required to provide public open space on site. This

shall be provided in addition to private amenity space and landscaping; it shall be fully accessible without any restrictions and maintained in perpetuity. If public open space cannot be provided on site or the required amount cannot be provided on site in full, and where the proposal has over-riding planning benefits, a financial contribution may be sought towards the provision of new public open space or enhancements to existing spaces as an alternative.

Public open space provision must maximise biodiversity benefits. New or improved public open space shall incorporate areas of biodiversity habitat complementing surrounding habitats and supporting the Hertfordshire Biodiversity Action Plan. Species chosen for planting across the space must maximise the biodiversity benefit. Public open space must also provide local land drainage benefits and may include a Sustainable Drainage System.

Public open space should normally be green public open space, such as a public park. Areas of new and/or improved hard landscaped public open space, such as civic space, may be considered appropriate instead of green public open space, particularly in town centres. In such cases it must be demonstrated that the provision of green public open space is not possible or appropriate. Biodiversity benefits should be maximised where appropriate for civic spaces and other hard landscaped public open space.

Policy SADM39 – The Road Hierarchy

Hertfordshire County Council's current road hierarchy is shown on the Policies Map: it will be updated during the plan period to accord with the latest version of the local highway authority's road hierarchy. New and existing roads will be used as effectively as possible in accordance with their role in the road hierarchy. The accommodation of accesses and improvements will be guided by Policy SADM41 and the principles set out in the Local Transport Plan for each category of road.

Policy SADM40 – Transport Development Areas

Transport Development Areas at Borehamwood and Potters Bar are defined on the Policies Map.

Policy SADM41 – Highway and Access Criteria for New Development

The Council will support development provided that:

- (i) it can be accessed by a range of transport modes including, where appropriate, public and other sustainable transport modes;
- (ii) it provides safe and convenient links through the site and within the site and enables access to adjoining routes and services for all users;
- (iii) it will not harm the safety of any users of the highway network, cause or add significantly to road congestion or unduly harm the flow of vehicles;
- (iv) the proposed design and layout give priority to pedestrians, cyclists and other non-vehicle users and provide for safe and convenient:
 - a) movement, circulation, parking, manoeuvring and picking up or dropping off;
 - b) accommodation of larger vehicles including emergency and servicing vehicles and/or coaches where required and
 - c) site access for all users (including adequate visibility splays);

- (v) off-street car and cycle parking is provided in accordance with Core Strategy Policy CS25 and the Parking Standards SPD; and
- (vi) for major trip generating schemes, the applicant provides a Transport Statement or Transport Assessment (prepared in compliance with guidance issued by the Council and local highway authority), which demonstrates that the scheme accords with the policies in the Local Plan

Where development may be expected to have negative impacts, appropriate mitigation measures will be required at the developer's expense.

Policy SADM42 – Aviation Safeguarding

The Council will consult with the Elstree Airport Licensee on relevant proposals for development. It will only permit development proposals which

- (i) will not compromise the aerodrome's operational integrity and general safety; and
- (ii) are compatible with the continued use of the site as an aerodrome

The Council will consult the Heathrow Airport Operator on proposals for wind turbine development within the safeguarding zone around Heathrow Airport shown on the official safeguarding map.

Policy SADM43 – Town and District Centres

The boundaries of town and district centres are shown on Policies Map i.e.:

- Borehamwood Town Centre
- Potters Bar Darkes Lane Local Town Centre
- Potters Bar High Street District Centre
- Radlett Watling Street District Centre
- Bushey High Street District Centre
- Bushey Heath High Road District Centre

The Council will support proposals to improve the facilities, functions and environment of these centres whenever appropriate. Specific proposals are identified on the Policies Map as follows:

Reference	Address	Proposal	Planning requirements
TC1	29-59 Shenley Road and 61-71 Shenley Road, Borehamwood	Mix of town centre uses	Active frontages on ground floor fronting Shenley Road, consistent with the range of uses sought in secondary frontages in Policy CS28 and Policy SADM38. Upper floor(s) may be residential and/or office. Design should respect the existing pattern of development along Shenley Road. A general building height of 3 storeys is appropriate. New retail and commercial units should be serviced from the rear. Car parking should also be provided at the rear.
TC2	Radlett Service Station/Regency House, Former Fire Station and Burrell & Co	Mix of town centre uses	Retail/commercial uses on ground floor fronting Watling Street. Community uses required on part of the site to replace former community use. Upper floor(s) may be residential and/or office. Comprehensive redevelopment is

			<p>preferred, though the site could come forward in stages. Building should not exceed two storeys fronting Watling Street, though it may be possible to utilise roof voids and/or basement space. Design should respect the character and enhance the setting of the adjacent Conservation Area. Consistent and co-ordinated design required across the whole site. Flood risk assessment required. Noise mitigation measures required for residential (and any other noise sensitive) use.</p>
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New development must also accord with Policy CS27 in the Core Strategy, including the need for impact assessments. In particular the Council will require the submission of an impact assessment for retail, office and leisure proposals in excess of:

- 2,500 square metres on the edge of Borehamwood Town Centre;
- 1,000 square metres elsewhere in Borehamwood; and
- 500 square metres on the edge of a Local Town Centre, or District Centre or anywhere else in the Borough.

Policy SADM44 – Primary Frontages

In the primary shopping frontages (defined on the Policies Map) the Council will seek to ensure that class A1 shops predominate in ground floor units. The Council will control any proposal requiring consent in a primary frontage on the following basis:

- the retail function should remain predominant or be enhanced;
- the new use should support the retail function; and
- there would be clear benefits for the vitality and viability of the frontage and the centre generally.

Proposals for Class A4 (drinking establishments) and A5 (hot food take-aways) uses, betting shops and pay-day loan shops or for uses with a non-active frontage at street level, will not be supported in Primary Frontages.

Policy SADM45 – Secondary Frontages

In the secondary shopping frontages (defined on the Policies Map) the Council will seek to maintain and encourage class A1 (retail shops), A2 (financial and professional services) and A3 (restaurants and cafes) uses in ground floor units. Proposals for other main town centre uses, including A4 (drinking establishments), A5 (hot food take-away) and D2 (assembly and leisure) will be supported provided that they would not harm the vitality or viability of the frontage and the centre generally. The new use will be expected to maintain an active frontage at street level.

Policy SADM46 – Smaller Centres, Parades and Individual Shops

The Council will, as far as possible, protect class A1 shops within the following designated areas: Local Centres, Key Neighbourhood Parades, Neighbourhood Centres, Neighbourhood Parades, and Individual Shops.

Where consent is required, however, proposals that would result in the loss of a shop will be permitted provided:

- (i) the function of any Key Shopping Area would be sustained;
- (ii) local residents would still have access to a range and choice of essential shops within the centre, parade or within reasonable walking distance; or in the case of smaller centres and parades there is more than one class A1 use remaining; or there is clear evidence to demonstrate that there is no demand for continued class A1 use and the unit has been marketed effectively for such use; and
- (iii) the replacement use would be beneficial to the local community.

Policy SADM47 – Retail and Commercial Development in Shenley

The Council will support small scale development within class A1, A2, A3, A4, A5 in the following locations:

- a) Andrews Close Neighbourhood Centre and its immediate vicinity, excluding the designated Major Green Space at Porters Park Drive; and
- b) along the east side of that part of London Road which falls within the Shenley village envelope.

provided it can be demonstrated that it would primarily serve and benefit the local community.

Policy SADM48– Controlling Non-Retail Uses

The Council will also consider the following factors in determining applications for non-retail uses:

- (i) the nature of the operation and the number of such occupiers within the centre, parade or frontage and the local area generally;
- (ii) the concentration or clustering of such operators within the centre, parade or frontage and the local area generally;
- (iii) the likely effects of the proposal, whether individually or cumulatively, in terms of noise, odours, traffic, parking, general disturbance or problems of disorder and nuisance; and
- (iv) the likely impacts of the proposal, whether individually or cumulatively, on the retail image of the area in which it is located, and
- (v) in the case of hot food take-aways, which may fall partly or wholly within Class A5, their proximity to local secondary-age schools.

Policy SADM49 – Night-time and Evening Uses

The Council will in addition consider the following factors in determining planning applications for evening economy uses, including entertainment, late night retailing and eating and drinking establishments :

- (i) whether the proposal supports the creation of a balanced evening economy;
- (ii) the likely effects of the proposal, whether individually or cumulatively, in terms of noise, traffic, parking, general disturbance or problems of disorder and nuisance;

- (iii) the design of the development, as it relates to public safety, crime prevention and the reduction of anti-social behaviour;
- (iv) arrangements for mitigating pollution, including noise, odours and emissions;
- (v) access arrangements for people of all ages and abilities;
- (vi) whether adequate levels of parking and public transport would be available during the hours of operation; and
- (vii) whether the day-time use would detract from the character and amenity of the surrounding shops and services (i.e. by providing a blank frontage due to closure during the day rather than maintaining an active street frontage).

Policy SADM50 - Opportunities for Residential Use

The change of use to residential accommodation of ground floor premises will be permitted if :

- (i) the unit is long term vacant;
 - (ii) there is clear evidence to demonstrate that there is no demand for continued retail or commercial use;
 - (iii) the unit has been marketed effectively for such use;
 - (iv) the site is either outside any designated Key Shopping Area (ref. Table 3: Shopping Hierarchy) or at the outer periphery of a designated Secondary Frontage and would not create or perpetuate a break in the active frontage;
 - (v) local residents would still have access to a range and choice of essential shops and services within the centre or parade, or within reasonable walking distance;
 - (vi) in the case of neighbourhood centres and parades and individual shops it is not the last remaining A1 use;
 - (vii) the use of the unit for residential purposes is consistent with the function and character of the area;
 - (viii) the design of the new frontage is of a high standard which both meets the needs of future occupiers and is sensitive to the appearance of nearby shopfronts; and
- high quality self-contained residential accommodation with a high standard of amenity for occupiers would be provided, consistent with other policies and standards relating to housing and design.

Policy SADM44 – Shop Fronts

Permission will be granted for well-designed shop fronts which respect the street scene and follow the guidance set out in the Planning and Design Guide SPD.

Appendix E

SADMP DPD Assessment Tables

Policy SADM1 Housing Allocations		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	The provision of housing has the potential to contribute to the delivery of further educational capacity in the Borough through S106 / CIL.
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	+++	The delivery of a mix of housing through this policy will make a positive contribution to this objective.
4. To reduce poverty and social exclusion and promote equality of opportunities	++	The delivery of a mix of affordable / social housing through this policy will make a positive contribution to this objective.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	This policy enables new development to be delivered. Provided development is in accordance with Policy SADM27 and other Core Strategy Policies relating to the delivery of good design, the policy will make a positive contribution to this objective.
6. To improve population's health and reduce inequalities both geographically and demographically	+	New housing will be of a good quality which has the potential to have a positive effect on health. Locating new housing, part of which will be affordable, in deprived areas will also help reduce health inequalities.
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	++	The policy is likely to have a positive effect given that the majority of the sites are PDL.
8. To reduce contamination and safeguard soil quality and quantity	-/+	Construction activities may have the potential to liberate contaminants. Notwithstanding, this is a short term adverse impact associated with any mixed use development scenario and through the Development Management process and application of Policy CS15 of the Core Strategy, development projects will require the removal of any contaminants.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	The policy is unlikely to have an adverse effect on landscape character and cultural heritage. There are other policies in the Core Strategy and the SADMP DPD that will ensure delivery of development that has regard to these matters.
10. To maintain and enhance the quality of countryside and landscape	+	The sites are in urban locations.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	-/+	Additional development / growth is likely to lead to greater demand for car based journeys. However, the proposed allocations are situated in accessible urban locations which are in accordance with the approach to the distribution of development as advocated by the Core Strategy. This has the potential to contribute positively to this objective.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	There are no international, national or local wildlife designations which would be adversely affected by the redevelopment of the proposed allocations.
13. To improve the quality of surface and ground waters	-/+	There is the potential for adverse impacts to surface and ground water during the construction period and therefore in the short term.
14. To minimise water consumption	-/+	There is the potential for increased water consumption through higher density development. Whilst there is insufficient information at this stage to assess likely levels of water consumption it is considered that it would not lead to a significant negative effect.
15. To minimise the risk of flooding taking account of climate change	-/+	Implementation of the policy is unlikely to increase flood risk. Development will be subject to tests under SADM16 'SUDS'.
16. To improve local air quality (AQ)	-/+	Increased levels of development will bring growth to any area, an increased population and the likelihood of additional traffic. However, the allocations are dispersed, whilst being situated in urban locations, do not focus a significant number of dwellings in a single location and as such, there is unlikely to be an overall adverse impact on AQ.
17. To reduce greenhouse gas emissions (GGE)	-/+	Additional housing with increased energy demand and potentially more vehicle movement may lead to increased greenhouse gas emissions. However, directing new development to urban centres will help promote the use of sustainable transport modes and

Policy SADM1 Housing Allocations		
SA objective	Impact	Commentary
		reduce the reliance on the private car. Further, energy demand would be reduced through adherence to policy CS17 (Energy and CO2 Reductions).
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	New development will create additional energy demand. However, in accordance with the Core Strategy, new development will require to be energy efficient.
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	New development will generate waste during construction and operation. This is an inevitable consequence of additional housing development.
20. To provide a prosperous, balanced and stable economy	++	Additional house building is likely to have direct minor positive effects through providing additional employment in the house building industry. The provision of housing contributes positively towards the delivery of sustainable mixed use communities.
21. To sustain and enhance the viability and vitality of town centres	+	Some of the allocations are located close to Town Centres which may increase 'footfall' contributing towards their vitality.

Policy SADM1 Housing Allocations Site Assessment Matrix (Sites H1 – H6)						
H1. Directors Arms Public House, Ripon Way H2. Gas Holders site, Station Road H3. Land to the south of Elstree and Borehamwood Station H4. Land at Bushey Hall Golf Club, Bushey H5. Land at Rossway Drive, Bushey H6. Hertswood Upper School, Thrift Farm Lane						
SA objective	Site H1	Site H2	Site H3	Site H4	Site H5	Site H6
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	+	+	+	0	-/+
2. To ensure ready access to essential services and facilities for all residents	+	++	+	0	0	+
3. To improve the quality and affordability of housing	++	++	+++	++	+++	+++
4. To reduce poverty and social exclusion and promote equality of opportunities	+	+	+	+	+	++
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0	0	0	+
6. To improve population's health and reduce inequalities both geographically and demographically	+	+	+	+	+	+
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	+	+	-	+	+	+
8. To reduce contamination and safeguard soil quality and quantity	0	+	0	0	+	-/+
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	-/+	0	0	-/+	0
10. To maintain and enhance the quality of countryside and landscape	0	0	0	0	-/+	0
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	-/+	-/+	-/+	-/+	--	+
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	0	0	0	0
13. To improve the quality of surface and ground waters	-/+	-/+	-/+	-/+	-/+	-/+
14. To minimise water consumption	-/+	-/+	-/+	-/+	-/+	-/+
15. To minimise the risk of flooding taking account of climate change	0	0	0	0	0	0
16. To improve local air quality (AQ)	0	0	0	0	0	-
17. To reduce greenhouse gas emissions (GGE)	-/+	-/+	-/+	-/+	-/+	-/+
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	-/+	-	-/+	-/+	-/+
19. To reduce the generation of waste and encourage re-use and recycling of waste	-/+	-/+	-/+	-/+	-/+	-/+
20. To provide a prosperous, balanced and stable economy	+	+	+	+	+	+
21. To sustain and enhance the viability and vitality of town centres	+	+	+	+	0	+

Policy SADM1 Housing Allocations						
Site Assessment Matrix (Sites H6 – H11)						
H7. Land at Lincoln Field, Bushey H8. Europcar House, Aldenham Road, Bushey H9. Former Sunny Bank School, Potters Bar H10. Birchville Court, Heathbourne Road, Bushey Heath H11. Elton House, Bushey H12. First Place Nurseries, Bushey						
SA objective	Site H7	Site H8	Site H9	Site H10	Site H11	Site H12
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	+	-	+	0	0
2. To ensure ready access to essential services and facilities for all residents	0	0	--	0	0	0
3. To improve the quality and affordability of housing	++	++	++	++	++	+
4. To reduce poverty and social exclusion and promote equality of opportunities	+	+	+	+	+	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	+	+	+	+	+	+
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	+	+	+	+	++	+
8. To reduce contamination and safeguard soil quality and quantity	-/+	-/+	-/+	-/+	-/+	-/+
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-	0	0	-	0	0
10. To maintain and enhance the quality of countryside and landscape	-/+	0	0	0	0	-/+
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	-/+	+	+	+	+	0
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	0	0	0	0
13. To improve the quality of surface and ground waters	-/+	-/+	-/+	-/+	-/+	-/+
14. To minimise water consumption	-/+	-/+	-/+	-/+	-/+	-/+
15. To minimise the risk of flooding taking account of climate change	0	0	0	0	0	0
16. To improve local air quality (AQ)	0	0	0	0	0	0
17. To reduce greenhouse gas emissions (GGE)	-/+	-/+	-/+	-/+	-/+	-/+
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	-/+	-/+	-/+	-/+	-/+
19. To reduce the generation of waste and encourage re-use and recycling of waste	-/+	-/+	-/+	-/+	-/+	-/+
20. To provide a prosperous, balanced and stable economy	+	+	+	+	+	+
21. To sustain and enhance the viability and vitality of town centres	0	0	0	0	0	0

Policy SADM2 Safeguarded Land for Housing		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	-/+	Negligible – but potential to contribute positively to this objective over the long term.
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	+	The delivery of a mix of housing through this policy will make a positive contribution to this objective in the long-term.
4. To reduce poverty and social exclusion and promote equality of opportunities	+	The delivery of a mix of affordable / social housing through this policy will make a positive contribution to this objective.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	New housing will be of a good quality which has the potential to have a positive effect on health. Locating new housing, part of which will be affordable, in deprived areas will also help reduce health inequalities.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	-/+	Some of the sites do constitute PDL however some are also green field albeit in / or in close proximity to an urban location.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	Potential to have adverse impacts on the green belt.
10. To maintain and enhance the quality of countryside and landscape	-/+	Potential to have adverse impacts on the green belt
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	-/+	Increased levels of development will bring growth to any area, an increased population and the likelihood of additional traffic. However, the allocations are dispersed, whilst being situated in urban locations, do not focus a significant number of dwellings in a single location and as such there is unlikely to be an overall adverse impact on AQ.
17. To reduce greenhouse gas emissions (GGE)	-/+	Additional housing with increased energy demand and potentially more vehicle movement may lead to increased greenhouse gas emissions. However, directing new development to urban centres will help promote the use of sustainable transport modes and reduce the reliance on the private car. Further, energy demand would be reduced through adherence to policy CS17 (Energy and CO2 Reductions).

Policy SADM2 Safeguarded Land for Housing		
SA objective	Impact	Commentary
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	New development will create additional energy demand. However, in accordance with the Core Strategy, new development will require to be energy efficient.
19. To reduce the generation of waste and encourage re-use and recycling of waste	-/+	New development will generate waste during construction and operation. This is an inevitable consequence of additional housing development.
20. To provide a prosperous, balanced and stable economy	+	Additional house building is likely to have direct minor positive effects through providing additional employment in the house building industry. The provision of housing contributes positively towards the delivery of sustainable mixed use communities.
21. To sustain and enhance the viability and vitality of town centres	+	Some of the allocations are located close to Town Centres which may increase 'footfall' contributing towards their vitality but impact is likely to be marginal.

Policy SADM2 Safeguarded Land for Housing			
Site Assessment Matrix			
a. Land east of Farm Way Bushey; b. Land bounded by Heathbourne Road, Windmill Lane and Clay Lane; and c. 16 Watford Road (Starveacres), Radlett.			
SA objective	Site a	Site b	Site c
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	0	0
2. To ensure ready access to essential services and facilities for all residents	0	0	0
3. To improve the quality and affordability of housing	+	+	+
4. To reduce poverty and social exclusion and promote equality of opportunities	+	+	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	+	+	+
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	-	+	-
8. To reduce contamination and safeguard soil quality and quantity	0	0	0
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/0	-/0	-/0
10. To maintain and enhance the quality of countryside and landscape	-	0	-/0
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	0	0
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	0
13. To improve the quality of surface and ground waters	0	0	0
14. To minimise water consumption	-/+	-/+	-/+
15. To minimise the risk of flooding taking account of climate change	0	0	0
16. To improve local air quality (AQ)	0	0	0
17. To reduce greenhouse gas emissions (GGE)	-/+	-/+	-/+
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	0	0
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	-	-
20. To provide a prosperous, balanced and stable economy	+	+	+
21. To sustain and enhance the viability and vitality of town centres	+	+	+

Policy SADM3 Residential developments		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	++	The retention of residential units (both market and affordable) as sought through this policy will make a positive contribution to this objective.
4. To reduce poverty and social exclusion and promote equality of opportunities	++	The retention / replacement of a mix of affordable / social housing to a high specification through this policy will make a positive contribution to this objective.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	Provided development is in accordance with Policy SADM31 and other Core Strategy Policies relating to the delivery of good design, the policy will make a positive contribution to this objective.
6. To improve population's health and reduce inequalities both geographically and demographically	+	New housing will be of a good quality which has the potential to have a positive effect on health. Locating new housing, part of which will be affordable, in deprived areas will also help reduce health inequalities.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+++	The policy is likely to have a positive effect given that development is directed to urban locations.
8. To reduce contamination and safeguard soil quality and quantity	-/+	Construction activities may have the potential to liberate contaminants. Notwithstanding, this is a short term adverse impact associated with any mixed use development scenario and through the Development Management process and application of Policy CS15 of the Core Strategy, development projects will require the removal of any contaminants.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	The policy is unlikely to have an adverse effect on landscape character and cultural heritage. There are other policies in the Core Strategy and the SADMP DPD that will ensure delivery of development that has regard to these matters.
10. To maintain and enhance the quality of countryside and landscape	+	Development is directed to accessible urban locations which are in accordance with the approach to the distribution of development as advocated by the Core Strategy. This has the potential to contribute positively to this objective.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Development is directed to accessible urban locations which are in accordance with the approach to the distribution of development as advocated by the Core Strategy. This has the potential to contribute positively to this objective.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	The policy directs growth to urban locations in accordance with the Core Strategy.
13. To improve the quality of surface and ground waters	+	There is the potential for adverse impacts to surface and ground water during the construction period.
14. To minimise water consumption	+	There is the potential for increased water consumption through higher density development. Whilst there is insufficient information at this stage to assess likely levels of water consumption it is considered that it would not lead to a significant negative effect.
15. To minimise the risk of flooding taking account of climate change	-/+	Implementation of the policy is unlikely to increase flood risk. Development will be subject to tests under SADM16 'SUDS'.

Policy SADM3 Residential developments		
SA objective	Impact	Commentary
16. To improve local air quality (AQ)	-/+	Increased levels of development will bring growth to any area, an increased population and the likelihood of additional traffic. However, growth is directed to urban accessible locations.
17. To reduce greenhouse gas emissions (GGE)	-/+	Additional housing with increased energy demand and potentially more vehicle movements may lead to increased greenhouse gas emissions. However, directing new development to urban centres will help promote the use of sustainable transport modes and reduce the reliance on the private car. Further, energy demand would be reduced through adherence to policy CS17 (Energy and CO2 Reductions).
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	New development will create additional energy demand. However, in accordance with the Core Strategy, new development will require to be energy efficient.
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	New development will generate waste during construction and operation. This is an inevitable consequence of additional housing development. However, in accordance with the Core Strategy, new development will be required to make provision for waste minimisation and recycling during construction phase and following occupation.
20. To provide a prosperous, balanced and stable economy	-/+	Additional house building is likely to have direct minor positive effects through providing additional employment in the house building industry. The provision of housing contributes positively towards the delivery of sustainable mixed use communities.
21. To sustain and enhance the viability and vitality of town centres	+	Directing the majority of residential development within the main settlements / urban areas may increase footfall in the town centres, increasing their vitality.

SADM4 Small Sites for Affordable Housing		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	++	Increases funding for affordable housing and likely to improve overall provision
4. To reduce poverty and social exclusion and promote equality of opportunities	+	Increased access to affordable housing should reduce social exclusion and help promote equality of opportunity
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	Improved affordability should reduce inequalities and good quality housing is strongly linked to improved health outcomes
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	Many smaller sites or developments are likely to involve PDL or conversions of existing buildings
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	+	New development enabled by this policy will need to comply with more stringent water efficiency requirements
15. To minimise the risk of flooding taking account of climate change	-/+	Unlikely to increase flood risk and new development will need to incorporate sustainable urban drainage measures
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM5 Gypsy, Traveller and Travelling Showpeople Sites		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	++	The sites are located within reasonable proximity to key local services. This will ensure access to services and facilities for this section of the community. The policy contributes positively to this objective.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	++	The policy will contribute to the social inclusion of the gypsy and traveller community. The policy seeks to promote equality of opportunities by locating sites within reasonable proximity to key local services.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	Allocating specific sites will contribute to safeguarding against certain crimes. In addition, this policy has the potential to reduce fear of crime through ensuring sites are properly planned and managed.
6. To improve population's health and reduce inequalities both geographically and demographically		
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	The allocated sites are PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	Gypsy and Traveller sites have the potential to generate waste.
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM6 Employment Areas		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	Employment development may provide opportunities for apprenticeships.
2. To ensure ready access to essential services and facilities for all residents	+	Focusing new employment use in existing established employment areas will ensure good accessibility to employment and services and facilities.
3. To improve the quality and affordability of housing	+	The policy (and corresponding Core Strategy Policy CS8) allows for the release of some employment land for new housing which would contribute positively to this objective.
4. To reduce poverty and social exclusion and promote equality of opportunities	+	Employment development will provide opportunities for local people potentially reducing worklessness. Directing new employment development to the areas with good accessibility will also help promote equality of opportunities for those without access to a private car.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The provision of employment in accessible / sustainable locations may encourage walking and cycling. Provision of employment to local people may have positive effects on mental wellbeing and improved self-esteem.
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	++	The policy is likely to have a positive effect given that all of the sites are PDL.
8. To reduce contamination and safeguard soil quality and quantity	-/+	Construction activities may have the potential to liberate contaminants. Notwithstanding, this is a short term adverse impact associated with any mixed use development scenario and through the Development Management process and application of Policy CS15 of the Core Strategy, development projects will require the removal of any contaminants.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	The policy is unlikely to have an adverse effect on landscape character and cultural heritage. There are other policies in the Core Strategy and the SADMP DPD that will ensure delivery of development that has regard to these matters.
10. To maintain and enhance the quality of countryside and landscape	+	The sites are in urban locations.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	The proposed allocations are situated in accessible urban locations which has the potential to reduce the need for travelling.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	There are no international, national or local wildlife designations which would be adversely affected by the redevelopment of the proposed allocations (although it is noted that Cranborne Road Industrial Estate is situated next to a Local Nature Reserve).
13. To improve the quality of surface and ground waters	-/+	There is the potential for adverse impacts to surface and ground water during the construction period and therefore in the short term.
14. To minimise water consumption	-/+	There is the potential for increased water consumption through higher density development. Whilst there is insufficient information at this stage to assess likely levels of water consumption it is considered that it would not lead to a significant negative effect.
15. To minimise the risk of flooding taking account of climate change	-/+	Implementation of the policy is unlikely to increase flood risk. Development will be subject to tests under SADM16 'SUDS'.
16. To improve local air quality (AQ)	-/+	Increased levels of development will bring growth to any area, an increased population and the likelihood of additional traffic. Possible reduction in car use and the need to travel due to provision of employment land in established settlements should benefit local air quality overall.
17. To reduce greenhouse gas emissions (GGE)	-/+	Additional employment development will increase energy demand and potentially more vehicle movements may lead to increased greenhouse gas emissions. However, directing new development to urban areas will help promote the use of

Policy SADM6 Employment Areas		
SA objective	Impact	Commentary
		sustainable transport modes and reduce the reliance on the private car. Further, energy demand would be reduced through adherence to policy CS17 (Energy and CO2 Reductions).
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	New development will create additional energy demand. However, in accordance with the Core Strategy, new development will require to be energy efficient.
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	New development will generate waste during construction and operation. This is an inevitable consequence of additional development.
20. To provide a prosperous, balanced and stable economy	+++	The provision of employment land to provide a platform for employment opportunities makes a significant positive contribution to this objective.
21. To sustain and enhance the viability and vitality of town centres	++	The release of constrained employment sites within town centres for alternative forms of development may have benefits for town centre vitality and viability through enabling beneficial alternative uses.

Policy SADM6 Employment Areas					
(Site Assessment Matrix)					
a.	Elstree Way, Borehamwood				
b.	Stirling Way, Borehamwood				
c.	Cranborne Road, Potters Bar				
d.	Station Close, Potters Bar				
e.	Otterspool Way, Bushey				
SA objective	Site a	Site b	Site c	Site d	Site e
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	+	+	+	+
2. To ensure ready access to essential services and facilities for all residents	+	+	+	+	+
3. To improve the quality and affordability of housing	+	+	+	+	+
4. To reduce poverty and social exclusion and promote equality of opportunities	+	+	+	+	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	+	+	+	+	+
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	++	++	+	++	++
8. To reduce contamination and safeguard soil quality and quantity	-/+	-/+	-/+	-/+	-/+
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	0	0	0	0
10. To maintain and enhance the quality of countryside and landscape	+	+	-/+	+	+
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	+	+	+	+
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	-/0	0	0
13. To improve the quality of surface and ground waters	-/+	-/+	-/+	-/+	-/+
14. To minimise water consumption	-/+	-/+	-/+	-/+	-/+
15. To minimise the risk of flooding taking account of climate change	0	0	0	0	0
16. To improve local air quality (AQ)	-/+	-/+	-/+	-/+	-/+
17. To reduce greenhouse gas emissions (GGE)	-/+	-/+	-/+	-/+	-/+
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	-/+	-/+	-/+	-/+
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	-	-	-	-
20. To provide a prosperous, balanced and stable economy	++	++	++	++	++
21. To sustain and enhance the viability and vitality of town centres	++	+	+	++	0

Policy SADM7 Key Employment Site		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	Employment development may provide opportunities for apprenticeships.
2. To ensure ready access to essential services and facilities for all residents	+	Focusing new employment use in existing established employment areas will ensure good accessibility to employment and services and facilities (although it is noted that Centennial Park is more isolated from the urban area than other employment allocations).
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	+	Employment development will provide opportunities for local people potentially reducing worklessness.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The provision of employment in accessible / sustainable locations may encourage walking and cycling. Provision of employment to local people may have positive effects on mental wellbeing and improved self-esteem.
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	++	The policy is likely to have a positive effect given that the site is PDL.
8. To reduce contamination and safeguard soil quality and quantity	-/+	Construction activities may have the potential to liberate contaminants. Notwithstanding, this is a short term adverse impact associated with any mixed use development scenario and through the Development Management process and application of Policy CS15 of the Core Strategy, development projects will require the removal of any contaminants.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	The policy is unlikely to have an adverse effect on landscape character and cultural heritage. There are other policies in the Core Strategy and the SADMP DPD that will ensure delivery of development that has regard to these matters.
10. To maintain and enhance the quality of countryside and landscape	-	The site is detached from the urban area.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	The allocations is situated in a relatively accessible location.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	There are no international, national or local wildlife designations which would be adversely affected by the redevelopment of the proposed allocations (although it is noted that Cranborne Road Industrial Estate is situated next to a Local Nature Reserve).
13. To improve the quality of surface and ground waters	-/+	There is the potential for adverse impacts to surface and ground water during the construction period and therefore in the short term.
14. To minimise water consumption	-/+	There is the potential for increased water consumption through higher density development. Whilst there is insufficient information at this stage to assess likely levels of water consumption it is considered that it would not lead to a significant negative effect.
15. To minimise the risk of flooding taking account of climate change	-/+	Implementation of the policy is unlikely to increase flood risk. Development will be subject to tests under SADM16 'SUDS'.
16. To improve local air quality (AQ)	-/+	Increased levels of development will bring growth to any area, an increased population and the likelihood of additional traffic. Possible reduction in car use and the need to travel due to provision of employment land in established settlements should benefit local air quality overall.
17. To reduce greenhouse gas emissions (GGE)	-/+	Additional employment development will increase energy demand and potentially more vehicle movements may lead to increased greenhouse gas emissions. However, directing new development to urban areas will help promote the use of

Policy SADM7 Key Employment Site		
SA objective	Impact	Commentary
		sustainable transport modes and reduce the reliance on the private car. Further, energy demand would be reduced through adherence to policy CS17 (Energy and CO2 Reductions).
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	New development will create additional energy demand. However, in accordance with the Core Strategy, new development will require to be energy efficient.
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	New development will generate waste during construction and operation. This is an inevitable consequence of additional development.
20. To provide a prosperous, balanced and stable economy	++	The provision of employment land to provide a platform for employment opportunities makes a positive contribution to this objective.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM8 Locally Significant Employment Sites		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	+	Some potential for employment opportunities
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	++	The sites are all PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	Unlikely to be any adverse effect.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0/-	One of the sites (Wrotham Business Park) is within a historic park and garden and close to a number of listed buildings.
10. To maintain and enhance the quality of countryside and landscape	0/-	Some of the sites are within the Green Belt.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Sites are situated within urban areas with good access to public transport / more isolated sites all have public transport links.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	One of the sites (Beaumont Gate) sits partially within flood zone 3.
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+++	Provision of a supply of smaller business sites across the Borough will have a significant positive effect on providing a prosperous, balanced and stable economy by protecting the employment generating uses.
21. To sustain and enhance the viability and vitality of town centres	+	Minor positive effect given that retention of smaller business units may help to maintain the mix of uses within town centres (where employment currently exists) maintaining economic activity.

Policy SADM8 Locally Significant Employment Sites							
Site Assessment Matrix							
<ul style="list-style-type: none"> Wrotham Business Park (Site a); Borehamwood Enterprise Centre and adjoining sites (Site b); Theobald Court and adjoining sites (Site c); Lismirrane Industrial park (Site d); Hollies Way Business park (Site e); Beaumont Gate (Site f); and Farm Close sites (Site g) 							
SA objective	Site a	Site b	Site c	Site d	Site e	Site f	Site g
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	0	0	0	0	0	0
2. To ensure ready access to essential services and facilities for all residents	0	0	0	0	0	0	0
3. To improve the quality and affordability of housing	0	0	0	0	0	0	0
4. To reduce poverty and social exclusion and promote equality of opportunities	+	+	+	+	+	+	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0	0	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	0	0	0	0	0	0	0
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	++	++	++	++	++	++	++
8. To reduce contamination and safeguard soil quality and quantity	0/-	0/-	0	0/-	0/-	0	0
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-	0	0	0	0	0	-
10. To maintain and enhance the quality of countryside and landscape	-	0	0	-	0	0	-
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	++	++	+	++	++	+
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	0	0	0	0	0
13. To improve the quality of surface and ground waters	0	0	0	0	0	0	0
14. To minimise water consumption	0	0	0	0	0	0	0
15. To minimise the risk of flooding taking account of climate change	0	0	0	0	0	-	0
16. To improve local air quality (AQ)	0	0	0	0	0	0	0
17. To reduce greenhouse gas emissions (GGE)	0	0	0	0	0	0	0
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	0	0	0	0	0	0
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	0	0	0	0	0	0
20. To provide a prosperous, balanced and stable economy	+	++	+	++	+	+	+
21. To sustain and enhance the viability and vitality of town centres	0	+	+	0	0	+	0

Policy SADM9 Strategically Important Business Locations and Loss of Office Accommodation		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	++	The retention of office space in employment areas and other key locations will contribute to local employment opportunities and should help maintain access to local services
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	+	The retention of local B1 employment floor space in key locations across the Borough will help promote equality of opportunity
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	++	The retention of B1 employment sites/ floor space will help deliver a prosperous, balanced and stable economy.
21. To sustain and enhance the viability and vitality of town centres	+	The retention of B1 employment sites/ floor space as part of a mix of town centre uses will help sustain commercial vitality and viability.

Policy SADM10 Safeguarded Land for Employment Development		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	Employment development may provide opportunities for apprenticeships.
2. To ensure ready access to essential services and facilities for all residents	+	Focusing new employment uses adjacent to established employment areas will ensure good accessibility to employment and services and facilities.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	+	Employment development will provide opportunities for local people potentially reducing worklessness.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The provision of employment in accessible / sustainable locations may encourage walking and cycling. Provision of employment to local people may have positive effects on mental wellbeing and improved self-esteem.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	-/+	The Rowley Lane site constitutes PDL. The land at Cranborne Road is partially PDL but in the main represents a greenfield extension into open countryside (Green Belt).
8. To reduce contamination and safeguard soil quality and quantity	-/+	Construction activities may have the potential to liberate contaminants. Notwithstanding, this is a short term adverse impact associated with any development scenario and through the Development Management process and application of Policy CS15 of the Core Strategy, development projects will require the removal of any contaminants.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	The 2 sites are within the Green Belt, however any impact on the openness and overall function of the Green Belt would be minimal.
10. To maintain and enhance the quality of countryside and landscape	-/+	The sites are in the Green Belt. However, Rowley lane is PDL and contained by the A1 and Cranborne Road will have a minimal impact on the Green Belt.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	The allocations are assessed as being situated in a relatively accessible locations.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	There are no international, national or local wildlife designations which would be adversely affected by the redevelopment of the proposed allocations (although it is noted that Cranborne Road Industrial Estate is situated next to a Local Nature Reserve).
13. To improve the quality of surface and ground waters	-/+	There is the potential for adverse impacts to surface and ground water during the construction period and therefore in the short term.
14. To minimise water consumption	-/+	There is the potential for increased water consumption through higher density development. Whilst there is insufficient information at this stage to assess likely levels of water consumption it is considered that it would not lead to a significant negative effect.
15. To minimise the risk of flooding taking account of climate change	-/+	Implementation of the policy is unlikely to increase flood risk. Development will be subject to tests under SADM16 'SUDS',
16. To improve local air quality (AQ)	-/+	Increased levels of development will bring growth to any area, an increased population and the likelihood of additional traffic. Possible reduction in car use and the need to travel due to provision of employment land in established settlements should benefit local air quality overall.
17. To reduce greenhouse gas emissions (GGE)	-/+	Additional employment development will increase energy demand and potentially more vehicle movements may lead to increased greenhouse gas emissions. However, directing new development to urban areas will help promote the use of sustainable transport modes and reduce the reliance on the private car. Further, energy demand would be reduced through adherence to policy CS17 (Energy and CO2 Reductions).

Policy SADM10 Safeguarded Land for Employment Development		
SA objective	Impact	Commentary
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	New development will create additional energy demand. However, in accordance with the Core Strategy, new development will require to be energy efficient.
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	New development will generate waste during construction and operation. This is an inevitable consequence of additional development.
20. To provide a prosperous, balanced and stable economy	++	The provision of employment land to provide a platform for employment opportunities would make a positive contribution to this objective in the long-term.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM810 Safeguarded Land for Employment Development Site Assessment Matrix: a) Land Adjacent to Cranborne Road Employment Area b) Land at Rowley Lane		
SA objective	Site a	Site b
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	+
2. To ensure ready access to essential services and facilities for all residents	+	+
3. To improve the quality and affordability of housing	0	0
4. To reduce poverty and social exclusion and promote equality of opportunities	+	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	0	+
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	-/+	-/+
8. To reduce contamination and safeguard soil quality and quantity	-/+	-/+
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	-/+
10. To maintain and enhance the quality of countryside and landscape	-/+	-/+
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	-/+	+
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0
13. To improve the quality of surface and ground waters	-/+	-/+
14. To minimise water consumption	-/+	-/+
15. To minimise the risk of flooding taking account of climate change	0	0
16. To improve local air quality (AQ)	-/+	-/+
17. To reduce greenhouse gas emissions (GGE)	-/+	-/+
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	-/+	-/+
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	-
20. To provide a prosperous, balanced and stable economy	++	++
21. To sustain and enhance the viability and vitality of town centres	0	0

Policy SADM11 –Biodiversity and Habitats		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Protected nature conservation sites can contribute positively to landscape character. Protection and retention of such sites will make a positive contribution to this objective.
10. To maintain and enhance the quality of countryside and landscape	+	Most nature conservation sites are situated in the countryside and their retention and protection will make a positive contribution to this objective.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+++	The retention and protection of biodiversity and nature conservation sites will have a significant positive effect on protecting habitats of national and local importance.
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Protection of the natural environment and retention of designated sites could have a slightly positive effect by attracting tourism and recreation uses of designated areas.
21. To sustain and enhance the viability and vitality of town centres	0	

SADM12 Landscape Character		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The protection and enhancement of areas of open countryside should have positive effect in terms of maintaining access to green space which can be beneficial to health
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+++	The protection and enhancement of landscape character and cultural features will have significant positive effects in terms of safeguarding locally important landscapes which are valued by the community.
10. To maintain and enhance the quality of countryside and landscape	++	The protection and enhancement of areas of open countryside will help safeguard the quality of locally important landscapes and will have a positive environmental effect
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Protection of valued landscapes has the potential to attract tourism and recreation uses and to contribute positively to this objective.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM13 – Trees, Landscaping and Development		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Protection and retention of trees can contribute positively to landscape character.
10. To maintain and enhance the quality of countryside and landscape	+	Protection and retention of trees can contribute positively to the countryside and its landscape.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	Trees have the potential to provide valuable habitat for protected and other species.
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Positive effects on the amenity of local communities could arise from the implementation of this policy.
21. To sustain and enhance the viability and vitality of town centres	0	

SADM14 The Water Environment		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	+	Implementation of the policy should help protect groundwater and reduce the risk of pollution
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	The policy should help to secure improvements to the natural water environment, and where the restoration of naturally functioning water courses and flood plains is achieved as a result, implementation would contribute to the enhancement of landscape character
10. To maintain and enhance the quality of countryside and landscape	+	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	+	The policy should help to secure improvements to the natural water environment, and where water quality is improved as a result, implementation would contribute to this objective
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	+	The policy should help to secure improvements to the natural water environment, and where flood risk is reduced as a result, implementation would contribute to this objective
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM15 Flood Risk		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	National flood risk planning policy states a preference for PDL to be developed before greenfield sites.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	The policy should help to secure improvements to the natural water environment, and where the restoration of naturally functioning flood plains is achieved as a result, implementation would contribute to the enhancement of landscape character
10. To maintain and enhance the quality of countryside and landscape	+	The policy should help to secure improvements to the natural water environment, and where the restoration of naturally functioning flood plains is achieved as a result, implementation would contribute to the enhancement of landscape character
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	+	Interaction between this policy and CS16 of the Core Strategy will contribute to this objective.
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	++	Reference to the NPPF will ensure flood risk is considered through planning applications and implementation of development principles should help minimise flood risk
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Flooding can have significant adverse effects for local economies. Ensuring that adequate protection from the risk of on and off-site flooding will have a positive effect on providing a balanced and stable economy.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM16 Sustainable Drainage		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	
13. To improve the quality of surface and ground waters	+	The policy will lead to suitably designed SUDS schemes in any new development
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	+	Implementation of the policy will ensure flood risk has been considered and designed for in any new development.
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

SADM17 Watercourses		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	The policy should help to secure improvements to the natural water environment, and where the restoration of naturally functioning water courses is achieved as a result, implementation would contribute to the enhancement of landscape character
10. To maintain and enhance the quality of countryside and landscape	+	The policy should help to secure improvements to the natural water environment, and where the restoration of naturally functioning water courses is achieved as a result, implementation would contribute to the enhancement of landscape character
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	
13. To improve the quality of surface and ground waters	+	Implementation of the policy would require new development to avoid adverse impacts on watercourses and should help to secure improvements
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	+	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM18 – Water supply and Waste Water		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The requirement for appropriately serviced development in regard to water supply and wastewater disposal contributes positively to this objective.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	+	The requirement for suitable wastewater disposal as part of any new development contributes positively to this objective.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	+	The requirement for suitable wastewater disposal as part of any new development contributes positively to this objective.
14. To minimise water consumption	+	Consideration of sufficient capacity in regard to water supply under this policy contributes positively towards this objective.
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM19 – Mineral Consultation Area		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	+	The protection of minerals (sand and gravel in this case) through the operation of this policy will contribute towards the supply of raw materials for the building and construction sector.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Mineral extraction could lead to the creation of jobs and contribute to the supply of raw materials for the building / construction industry.
21. To sustain and enhance the viability and vitality of town centres	0	

SADM20 Waste Storage in New Development		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	Implementation of this policy will ensure residents in new development have ready access to waste collection services
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	++	Implementation of this policy will encourage recycling of waste which will contribute positively to this objective
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM21 – Environmental Pollution and Development		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	++	Implementation of the policy should ensure that new development has considered the health of the local and wider population.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	Implementation of the policy would contribute to the efficient use of PDL through remediation of contamination.
8. To reduce contamination and safeguard soil quality and quantity	+	The necessary assessments required under this policy will contribute positively towards this objective.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	++	New development proposals will need to take into account emissions to air from vehicular traffic and give consideration to forms of sustainable transport.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	Some indirect positive effects on protected species through minimisation of noise and air quality impacts.
13. To improve the quality of surface and ground waters	+	The requirement to remediate contaminated land could indirectly contribute positively to this.
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	++	New development proposals will need to take into account emissions to air from vehicular traffic and give consideration to forms of sustainable transport.
17. To reduce greenhouse gas emissions (GGE)	++	New development proposals will need to take into account emissions to air from vehicular traffic and give consideration to forms of sustainable transport.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Implementation of the policy should deliver well planned and healthy built environments which will contribute positively to this objective.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM22 – Hazardous substances		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	Controls over hazardous substances will contribute positively to the delivery of healthy communities.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	+	Suitable controls over development involving hazardous substances will reduce the risk of ground contamination.
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	+	Suitable controls over development involving hazardous substances will reduce the risk of contamination of the water environment.
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Operation of the policy should ensure pollution to air is controlled. The Policy could be explicitly worded in this regard.
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy_SADM23 Green Belt boundary		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	+	The release of some land from the Green Belt could provide the opportunity to deliver additional housing.
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	The policy will remove PDL from the Green Belt and provide the potential to deliver a modest amount of developable land.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	The sites being removed from the Green Belt are PDL and situated close to urban areas. Their removal is considered to have a neutral impact on the landscape.
10. To maintain and enhance the quality of countryside and landscape	-/+	The sites being removed from the Green Belt are PDL and situated close to urban areas. Their removal is considered to have a neutral impact on the countryside.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	There is the potential to provide some additional housing and growth on sites removed from the Green Belt and the impact is considered to be positive but minor.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM23 Green Belt boundary**Site Assessment Matrix**

- Remove the Print Works at Bushey Hall Golf Course from the Green Belt (site a);
- Remove Colney Fields, Barnet Road from the Green Belt (site b);
- Remove the Spire Hospital, Heathbourne Road from the Green Belt (site c); and
- Redraw boundary around Oakbank; 5-23 (odd no.s) Watling Street; First Place Nursery; and 10 Cobden Hill to form a more logical boundary (site d).
- Former Sunny Bank School, Potters Bar (site e);
- Land on Rowley Lane adjacent to the Elstree Way Employment Area, Borehamwood (site f).

SA objective	Site a	Site b	Site c	Site d	Site e	Site f
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	0	0	0	0	0
2. To ensure ready access to essential services and facilities for all residents	0	0	0	0	0	0
3. To improve the quality and affordability of housing	+	0	+	+	++	0
4. To reduce poverty and social exclusion and promote equality of opportunities	0	0	0	0	0	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	0	0	+	0	0	0
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	+	+	+	+	0	+
8. To reduce contamination and safeguard soil quality and quantity	0	0	0	0	0	0
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	0	+	-/+	0	-/+
10. To maintain and enhance the quality of countryside and landscape	+	+	+	-/+	-/+	-/+
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	0	0	0	0	0
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	0	0	0	0
13. To improve the quality of surface and ground waters	0	0	0	0	0	0
14. To minimise water consumption	0	0	0	0	0	0
15. To minimise the risk of flooding taking account of climate change	0	0	0	0	0	0
16. To improve local air quality (AQ)	0	0	0	0	0	0
17. To reduce greenhouse gas emissions (GGE)	0	0	0	0	0	0
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	0	0	0	0	0
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	0	0	0	0	0
20. To provide a prosperous, balanced and stable economy	+	+	+	+	0	++
21. To sustain and enhance the viability and vitality of town centres	0	0	0	0	0	0

Policy SADM24 Village envelopes		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	The delivery of additional housing in the long term may lead to an increased demand and therefore the provision of more local / community services and facilities. The ability for the council to designate areas of amenity land within the village envelope will help to improve the level of services and facilities for the local community.
3. To improve the quality and affordability of housing	++	The policy will encourage a small amount of infill development.
4. To reduce poverty and social exclusion and promote equality of opportunities	+	The provision of affordable housing will contribute positively towards this objective.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	-/+	May lead to a small amount of infill development on greenfield sites but the impact is not considered to be significantly adverse.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	There is unlikely to be any overall adverse impact on the landscape associated with infill development in Elstree, Shenley and South Mimms.
10. To maintain and enhance the quality of countryside and landscape	-/+	There is unlikely to be any overall adverse impact on the countryside / Green Belt associated with infill development in Elstree, Shenley and South Mimms.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	-/+	
20. To provide a prosperous, balanced and stable economy	+	The policy has some potential, through the provision of limited development and the influx of new families, to maintain / bring vitality to the three settlements.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM24 Village envelopes			
Assessment Matrix			
SA objective	Elstree	Shenley	South Mimms
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	0	0
2. To ensure ready access to essential services and facilities for all residents	+	+	+
3. To improve the quality and affordability of housing	++	++	++
4. To reduce poverty and social exclusion and promote equality of opportunities	+	+	+
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	0	0	0
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	-/+	-/+	-/+
8. To reduce contamination and safeguard soil quality and quantity	0	0	0
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	-/+	-/+
10. To maintain and enhance the quality of countryside and landscape	-/+	-/+	-/+
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	0	0
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	0	0
13. To improve the quality of surface and ground waters	0	0	0
14. To minimise water consumption	0	0	0
15. To minimise the risk of flooding taking account of climate change	0	0	0
16. To improve local air quality (AQ)	0	0	0
17. To reduce greenhouse gas emissions (GGE)	0	0	0
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	0	0
19. To reduce the generation of waste and encourage re-use and recycling of waste	-/+	-/+	-/+
20. To provide a prosperous, balanced and stable economy	+	+	+
21. To sustain and enhance the viability and vitality of town centres	0	0	0

Policy SADM25 Key Green Belt Sites		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	KGBSs which make provision for learning and employment opportunities within the borough will make a positive contribution.
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	The policy identifies institutions within the Green Belt which constitute PDL and where some limited development could take place in accordance with other Local Plan Policies and the NPPF. The effect of the policy would be to continue to protect the integrity of the Green Belt and greenfield sites from development.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	Whilst the allocation of KGBS's may lead to some development within their envelopes, heritage assets will be protected and this is not considered to give rise to a significant adverse impact.
10. To maintain and enhance the quality of countryside and landscape	-/+	Whilst the allocation of KGBS's may lead to some development within their envelopes, this is not considered to give rise to a significant adverse impact.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM25 Key Green Belt Sites (Site Assessment Matrix)				
a. Blackbirds Sewage Works, Oakridge Lane, Aldenham b. Electricity Transforming Station, Hilfield Lane c. Elstree Aerodrome, Hogg Lane, Elstree d. Willows Farm Village, London Colney				
SA objective	Site a	Site b	Site c	Site d
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	0	0	+
2. To ensure ready access to essential services and facilities for all residents	+	+	0	+
3. To improve the quality and affordability of housing	0	0	0	0
4. To reduce poverty and social exclusion and promote equality of opportunities	0	0	0	0
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	0	0	0
6. To improve population's health and reduce inequalities both geographically and demographically	0	0	0	0
7. To make the most efficient use of previously developed land (PDL) and existing buildings before Greenfield sites	+	+	+	+
8. To reduce contamination and safeguard soil quality and quantity	0	0	0	0
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	-/+	-/+	-/+
10. To maintain and enhance the quality of countryside and landscape	-/+	-/+	-/+	-/+
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	0	0	-
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	-/+	0	0
13. To improve the quality of surface and ground waters	0	0	0	0
14. To minimise water consumption	0	0	0	0
15. To minimise the risk of flooding taking account of climate change	0	0	0	0
16. To improve local air quality (AQ)	0	0	0	-
17. To reduce greenhouse gas emissions (GGE)	0	0	0	-
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	0	0	0
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	0	0	-
20. To provide a prosperous, balanced and stable economy	+	+	0	+
21. To sustain and enhance the viability and vitality of town centres	0	0	0	0

Policy SADM26 South Mimms Special Policy Area		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	++	Provides hotel and other services.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	+	There is the potential for some employment to arise from it.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	-/+	The Special Policy Area (SPA) is in the main PDL with an element of greenfield land in the southern portion.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	-/+	The SPA is in the Green Belt and is unlikely to enhance landscape character. Notwithstanding, the intent of the spatial allocation and its boundary helps to maintain the quality of the countryside, particularly as the site is existing, and by ensuring the area doesn't sprawl.
10. To maintain and enhance the quality of countryside and landscape	-/+	The SPA is in the Green Belt and is unlikely to enhance landscape character. Notwithstanding, the intent of the spatial allocation and its boundary helps to maintain the quality of the countryside, particularly as the site is existing, and by ensuring the area doesn't sprawl.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	--	Clearly the purpose of the SPA is to provide support for facilities for the movement of people and goods but inevitably does not perform well against this objective.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	-/+	Regard must be had to the presence of Mimmshall Brook.
13. To improve the quality of surface and ground waters	-/+	Regard must be had to the presence of Mimmshall Brook.
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	-/+	Part of the SPA is floodplain.
16. To improve local air quality (AQ)	--	Given the nature of the allocation, which is to provide support for facilities for the movement of people and goods, it does not perform well against this objective.
17. To reduce greenhouse gas emissions (GGE)	--	Given the nature of the allocation, which is to provide support for facilities for the movement of people and goods, it does not perform well against this objective.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	-	Given the uses that are situated and allowed for in the SPA, there is the potential for waste to be generated. Notwithstanding, this can be appropriately managed.
20. To provide a prosperous, balanced and stable economy	++	The facility has the potential to generate local employment.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM27 – Development Standards in Green Belt		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	++	The policy seeks development proposals that will not have an adverse impact on landscape character.
10. To maintain and enhance the quality of countryside and landscape	++	The policy seeks development proposals that will not have an adverse impact on the Green Belt and landscape character.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM28 – Diversification and Development Supporting the Rural Economy		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	+	The policy supports the development of dwellings for agricultural and equestrian workers.
4. To reduce poverty and social exclusion and promote equality of opportunities	+	The policy seeks diversification of businesses which could lead to some employment.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	The policy seeks diversification of businesses which could lead to some employment.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM29 – Watling Chase Community Forest		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	Access to the Community Park via the Gateway sites provides an important recreational facility for residents of the Borough.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	Access to this recreational resource will help to contribute positively to this objective.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Development proposals will need to have a beneficial impact on the Community Forest in accordance with the Forest Plan.
10. To maintain and enhance the quality of countryside and landscape	+	Development proposals will need to have a beneficial impact on the Community Forest in accordance with the Forest Plan.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	The Community Forest accommodates numerous habitats.
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM30 – Heritage Assets		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	+	The policy seeks to support retention and protection of heritage assets (depending upon their importance) which can be of benefit to all sectors of society.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+++	The policy details sites, buildings and locations of heritage or archaeological value, including unidentified archaeological remains. Effects are expected to be significant due to the strong safeguards stipulated by the policy read alongside Policy CS14 of the Core Strategy.
10. To maintain and enhance the quality of countryside and landscape	+	Some heritage assets are situated in the countryside and the policy will contribute positively towards this objective.
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM31 – Design Principles		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	The policy includes a requirement for development to seek to deliver high quality public realm which will be of benefit to local residents..
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The policy includes reference to the HBC Planning and Design Guide which addresses appropriate levels of security in new development.
6. To improve population's health and reduce inequalities both geographically and demographically	+	The provision of high quality buildings and functioning open spaces will contribute to a feeling of well-being for the residents of the area and brings some positive health benefits.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	The policy seeks the delivery of a high quality public realm and townscape.
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	The policy seeks accessible designs for new development.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Enhanced public realm and increased usage has the potential to deliver a well-functioning sustainable mixed community.
21. To sustain and enhance the viability and vitality of town centres	+	The implementation of this policy will help secure high quality design in development and advertisements, which in retail frontages in particular will contribute positively to town centre vitality

Policy SADM32 Bushey Heath MOD Housing Area		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The retention of a good high quality built environment will make a marginal (positive) contribution towards this objective.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	++	The policy will protect the special character of the area (as defined in the Character Area Appraisal) and contribute positively to this objective.
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM33 Key Community Facilities		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+++	The policy will support the delivery of educational or training facilities including consolidation of the Hertswood Academy. As such, there are likely to be significant permanent positive effects depending on the successful implementation of this policy.
2. To ensure ready access to essential services and facilities for all residents	+++	This policy lends strong support to the provision or dual use of community facilities. As such, there are likely to be significant permanent positive effects depending on the successful implementation of this policy.
3. To improve the quality and affordability of housing	+	The provision of facilities to support housing growth has an indirect beneficial effect on this objective.
4. To reduce poverty and social exclusion and promote equality of opportunities	++	A flexible approach to community facilities provision may have positive effects on this objective as community and leisure facilities can be important social hubs. The likelihood, scale and magnitude of these positive effects will depend on the location of facilities within identified deprived areas.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The policy in supporting the provision or enhancement of new community facilities can play a crucial role in combating crime. 'Boredom' is often cited as a cause for certain criminal activities.
6. To improve population's health and reduce inequalities both geographically and demographically	+	This policy provides a mechanism for the pro-active provision of additional facilities that may include health care, sporting and leisure opportunities in the Borough.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	The policy will support the delivery of POS in conjunction with the re-development of the former Sunny Bank school, which will contribute indirectly to this objective by making efficient use of PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	The creation of 1.4Ha of POS at the Sunny Bank School site, as provided for under C1 of this policy, has the potential to reduce car travel by creating new recreational green space for use by local residents.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

SADM34 Provision for Faith Communities		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	

SADM34 Provision for Faith Communities		
SA objective	Impact	Commentary
2. To ensure ready access to essential services and facilities for all residents	+	The implementation of this policy has the potential to reduce car travel by supporting the provision of places of worship on sites which would serve local faith communities.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The implementation of this policy has the potential to reduce inequalities by supporting the provision of places of worship which would serve local faith communities.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	The implementation of this policy has the potential to contribute to this objective by supporting the re-use of a site or building as a place of worship.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	The implementation of this policy has the potential to reduce car travel by supporting the provision of places of worship on sites which would serve local faith communities.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM35 Major Green Space		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The retention of a good quality open / public spaces will make a positive contribution towards this objective.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	The policy will contribute towards this objective where a Major Green Space may form part of the landscape character of an area.
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	Potential for positive effect
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM36 Local Green Space		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The retention of a good quality open / public spaces will make a positive contribution towards this objective.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	The policy will contribute towards this objective where a Local Green Space may form part of the landscape character of an area.
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	Potential for positive effect
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM37 Minor Amenity Land		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	The retention of a good quality open / public spaces will make a (marginal) positive contribution towards this objective.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SAD38 New and Improved Public Open Spaces		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	The policy includes a requirement for new development to include Public Open Space (POS) which will be of benefit to local residents.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The policy seeks provision of accessible open spaces. These will be required to be incorporated into development which has regard to HBC's design SPD and which would lead to a safer built environment.
6. To improve population's health and reduce inequalities both geographically and demographically	+	The provision of high quality buildings and functioning open spaces will contribute to a feeling of well-being for the residents of the area and brings some positive health benefits.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	+	The policy requires new POS to maximise biodiversity benefits.
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	+	Policy requires new POS to provide local land drainage benefits
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

SADM39 The Road Hierarchy		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	The policy seeks to optimise the highway network capacity which should contribute positively to this objective.
21. To sustain and enhance the viability and vitality of town centres	0	

Policy SADM40 Transport Development Areas		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	+	Improved accessibility for all by public transport and non-motorised forms of transport to facilities (and employment opportunities) may have some indirect positive effects as it may enable or improve access to education and training.
2. To ensure ready access to essential services and facilities for all residents	++	The creation of TDA's and the focus of major trip generating development in areas of high public transport accessibility are likely to have permanent positive effects.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	+	Focusing development in the most accessible locations should help to improve opportunities for social engagement and promote a more equitable pattern of development and investment.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	+	Focusing development in the TDA's is likely to provide greater access to more sustainable forms of transport including walking and cycling which can lead to health benefits.
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	++	Focusing development in the TDA's is likely to provide greater access to more sustainable forms of transport including walking, cycling and public transport reducing dependence on the car.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Reduction in private car use will have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	0	Reduction in private car use will have a positive effect on reducing GGE.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	++	Good accessibility and an efficient transport system will make a positive contribution to the local economy.
21. To sustain and enhance the viability and vitality of town centres	+	The promotion of alternatives to the car is likely to have an indirect positive effect on the viability and vitality of town centres by making town centres less car dominant and more accessible local communities.

Policy SADM41 – Highway Access Criteria for New Development		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	The policy seeks to ensure vehicular movements do not adversely impact the highway network capacity and to provide greater access to more sustainable forms of transport including walking and cycling and links to greenways.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Where modal shift is achieved, this policy should contribute to a reduction in private car use which will have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	+	Where modal shift is achieved, this policy should contribute to a reduction in private car use which will have a positive effect on reducing GGE
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	0	
21. To sustain and enhance the viability and vitality of town centres	0	

SADM42 Aviation Safeguarding		
SA objective	Impact	
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	++	This policy has the potential to contribute positively to this objective.
21. To sustain and enhance the viability and vitality of town centres	+	Potential for wider 'multiplier' benefits to the local economy

SADM43 Town and District Centres		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	++	This policy will provide ready access to facilities and services in the most sustainable locations.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The provision of safe and attractive town centre environments should help to reduce the fear and incidence of crime.
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	By focussing on town centres, development will be directed to PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Delivery of a high quality retail / commercial environment which respects historic assets has the potential to contribute positively to this objective.
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	By seeking to improve the vitality of the town centres and directing growth to them should result in people not having to travel far for retail and leisure. There is potential for these policies to reduce the dependence on private car use.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Reduction in private car use can have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	+	Reduction in private car use can have a positive effect on reducing GGE.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	-/+	Development and growth within the town centres will give rise to waste. This can be appropriately managed.
20. To provide a prosperous, balanced and stable economy	+++	This policy has the potential to support the vitality of town centres, raise their profile and therefore their use, contributing towards a balanced and stable economy.
21. To sustain and enhance the viability and vitality of town centres	+++	This policy in combination with those in the Core Strategy will support the development / growth of the town centres contributing positively to this objective.

SADM44 Primary Frontages, SADM 45 Secondary Frontages		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	++	This policy will secure the retention of A1 retail uses which will contribute positively to this objective.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The provision of attractive street level environments should help to reduce the fear and incidence of crime.
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Delivery of a high quality retail / commercial environment which respects historic assets has the potential to contribute positively to this objective.
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	++	The retention of A1 retail uses within retail frontages has the potential to reduce car dependency and contribute positively to this objective.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Reduction in private car use can have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	+	Reduction in private car use can have a positive effect on improving GGE.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	++	The retention of A1 retail uses within retail frontages has the potential to contribute positively to this objective.
21. To sustain and enhance the viability and vitality of town centres	+	Likely positive effect where primary and secondary frontages are adjacent to town centres

SADM46 Smaller Centres, Parades and Isolated Shops		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	++	Where retail uses are retained, this policy will retain access to local services and contribute positively to this objective.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	By focussing on local and neighbourhood centres development will be directed to PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Providing services and facilities locally has the potential to reduce car journeys.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Reduction in private car use can have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	+	Reduction in private car use can have a positive effect on reducing GGE.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	++	The policy has the potential to support the vitality of local neighbourhoods contributing towards a balanced and stable economy.
21. To sustain and enhance the viability and vitality of town centres	0	

SADM 47 Retail and Commercial Development in Shenley		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	The policy will provide ready access to facilities and services in Shenley
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	0	
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	Development will be directed to PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Providing services in the settlement centre has the potential to reduce the dependence on private car use.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Reduction in private car use can have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	+	Any reduction in private car use will have a positive effect on reducing GGE.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	The policy has the potential to provide services within Shenley and support the vitality of the settlement centre contributing towards a balanced and stable economy.
21. To sustain and enhance the viability and vitality of town centres	0	

SADM48 Controlling Non-Retail Uses & SADM49 Night-time and Evening Uses		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	The policies will provide ready access to facilities and services in the most sustainable locations. The potential for night time and evening uses will extend this appeal.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The provision of safe and attractive town centre environments should help to reduce the fear and incidence of crime. Policy SADM41 seeks to ensure any night time activities do not give rise to anti-social behaviour.
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	By focussing on town centres, development will be directed to PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	By seeking to improve the vitality of the town centres, directing growth to them and encouraging an evening economy, should result in people not having to travel far for retail and leisure. There is potential for these policies to reduce the dependence on private car use.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Reduction in private car use can have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	+	Reduction in private car use can have a positive effect on reducing GGE.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	-/+	Development and growth within the town centres will give rise to waste. This can be appropriately managed.
20. To provide a prosperous, balanced and stable economy	+	The policies in combination have the potential to control development and support the vitality of town centres contributing towards a balanced and stable economy.
21. To sustain and enhance the viability and vitality of town centres	+	The policy in combination with other SADM policies and those in the Core Strategy will support the viability and vitality of the town centres and contribute positively to this objective.

SADM50 Opportunities for Residential Use		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	0	
3. To improve the quality and affordability of housing	+	The policy introduces the prospect for residential accommodation to replace long-term vacant units which could help to meet housing needs and improve the affordability of housing.
4. To reduce poverty and social exclusion and promote equality of opportunities	+	The potential to provide affordable housing / housing in urban areas could contribute positively towards this objective.
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The provision of attractive street level environments should help to reduce the fear and incidence of crime.
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	+	By focussing on town centres, development will be directed to PDL.
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0	
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	+	Focusing development in the urban / town / neighbourhood centres has the potential to reduce the dependence on private car use.
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	+	Reduction in private car use can have a positive effect on improving air quality.
17. To reduce greenhouse gas emissions (GGE)	+	Reduction in private car use can have a positive effect on reducing GGE.
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	-/+	Development will give rise to waste but this should not give rise to adverse impact if appropriately managed.
20. To provide a prosperous, balanced and stable economy	+	The policy has the potential to support the vitality of town centres contributing towards a balanced and stable economy.
21. To sustain and enhance the viability and vitality of town centres	+	The policy in combination with other SADM policies and those in the Core Strategy will support the viability and vitality of the town centres and contribute positively to this objective.

SADM51 Shop fronts		
SA objective	Impact	Commentary
1. To improve educational achievement, training and opportunities for lifelong learning and employability	0	
2. To ensure ready access to essential services and facilities for all residents	+	Good design and delivery of a high quality retail / commercial environment has the potential to contribute positively to this objective.
3. To improve the quality and affordability of housing	0	
4. To reduce poverty and social exclusion and promote equality of opportunities	0	
5. To reduce and prevent crime, fear of crime and anti-social behaviour	+	The provision of safe and attractive town centre environments should help to reduce the fear and incidence of crime.
6. To improve population's health and reduce inequalities both geographically and demographically	0	
7. To make the most efficient use of previously developed land and existing buildings before Greenfield sites	0	
8. To reduce contamination and safeguard soil quality and quantity	0	
9. To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	+	Good design and delivery of a high quality retail / commercial environment has the potential to contribute positively to this objective.
10. To maintain and enhance the quality of countryside and landscape	0	
11. To reduce dependence on private car and achieve modal shift to more sustainable transport modes	0	
12. To protect and enhance wildlife and habitats which are important on an international, national and local scale	0	
13. To improve the quality of surface and ground waters	0	
14. To minimise water consumption	0	
15. To minimise the risk of flooding taking account of climate change	0	
16. To improve local air quality (AQ)	0	
17. To reduce greenhouse gas emissions (GGE)	0	
18. To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	0	
19. To reduce the generation of waste and encourage re-use and recycling of waste	0	
20. To provide a prosperous, balanced and stable economy	+	Good design and delivery of a high quality retail/ commercial environment has the potential to contribute positively to this objective.
21. To sustain and enhance the viability and vitality of town centres	+	Good design and delivery of a high quality retail/ commercial environment has the potential to contribute positively to this objective.

Appendix F

Draft Monitoring Framework

No	SA Objective	Potential Indicators	Applicable to monitor for SADMP?	Collect data specifically for SADMP?
Social				
1	To improve educational achievement, training and opportunities for lifelong learning and employability	% of economically active population with no qualifications	Yes	Yes
		% of economically active population with NVQ3 or higher qualifications	Yes	Yes
		% of adults with basic numeracy and literacy skills	Yes	Yes
2	To ensure ready access to essential services and facilities for all residents	Proximity of services to population - % of population within threshold distance from services-	Yes	No
		% of Borough deficient in various types of open space	No	No
		% of new development within 1 km of good public transport links	Yes	Yes
3	To improve the quality and affordability of housing	% of dwellings not meeting the 'decent homes' standard	Yes	No
		House price to income ratio	Yes	No
		Number of people on housing waiting list and average time on list	Yes	No
		% of affordable housing	Yes	Yes
4	To reduce poverty and social exclusion and promote equality of opportunities	% of people claiming job seekers allowance who have done so for a year or more	Yes	No
		% of under 16's living in income deprived families	Yes	No
5	To reduce and prevent crime, fear of crime and anti-social behaviour	Total crime per 1000 population	Yes	No
		Crime by type (vehicle, burglary, violent) per 1000 population	Yes	No
		Fear of crime: % of residents that feel safe/very safe living in Hertsmere	Yes	No
6	To improve population's health and reduce inequalities both geographically and demographically	Life expectancy (by gender)	Yes	No
		General health: % of people describing their health as a) Good, b) Fairly Good, c) Not Good	Yes	No
		Death rate by type (CHD, cancer, suicide, accidents) per 1000 population	Yes	No
Environmental				
7	To make the most efficient use of previously land developed land and existing buildings before Greenfield sites	Total ha of Green Belt land	No	No
		Net change of ha of Greenfield land from previous year	Yes	No
		% of new development built on previously developed land	Yes	No
		Number of empty properties	Yes	No

No	SA Objective	Potential Indicators	Applicable to monitor for SADMP?	Collect data specifically for SADMP?
		% of new housing built at more than 30 dwellings per hectare	Yes	Yes
8	To reduce contamination and safeguard soil quality and quantity	Agricultural land by grade (ha)	No	No
		% of planning permissions granted resulting in loss of grades 1,2 and 3a agricultural land	No	No
		% of planning permissions granted requiring remediation of contaminated land	Yes	Yes
9	To protect and enhance landscape character, historic buildings, archaeological sites and cultural features of importance to the community	Number and % of listed buildings in good condition, at risk or lost	No	No
		Number and % of ancient monuments in good condition, at risk or lost	No	No
		Total ha of Areas of Outstanding Natural Beauty	No	No
		Total area of Conservation Areas	No	No
		Net change of ha of Outstanding Natural Beauty from previous year	No	No
		% of planning permissions granted requiring improvements to cultural features and their settings	Yes	Yes
10	To maintain and enhance the quality of countryside and landscape	Area and type of landscape character areas	No	No
		Landscape character areas (quality/quantity) affected by proposals/policies (using LCA tool)	No	No
		Total ha of Green Belt	No	No
		Net change of ha of Green Belt from previous year	No	No
11	To reduce dependence on private car and achieve modal shift to more sustainable transport modes	% of households with 0, 1 or 2+ vehicles	Yes	Yes
		Average number of vehicles per household	Yes	Yes
		Modal split for journeys to work, shopping, school and leisure	Yes	Yes
		% population working from home	Yes	Yes
		Length of greenways/cycleways per head of population	Yes	Yes
		% of footways and cycleways that are assessed as easy to use	Yes	Yes
		Number of green travel plans	Yes	Yes
12	To protect and enhance wildlife and habitats which are important on an international, national and local scale	Number, area and condition of international, national, regional and locally designated sites	No	No
		Population of protected species including wild and farmland birds	Yes	No
		Number, area and condition of all BAP habitats	No	No

No	SA Objective	Potential Indicators	Applicable to monitor for SADMP?	Collect data specifically for SADMP?
		Number of proposals which provide opportunities for building-in beneficial features as part of good design	Yes	Yes
		Number of proposals resulting in the potential loss or damage to designated sites	No	No
13	To improve the quality of surface and ground waters	River biological and chemical water quality classification	Yes	No
		Number of developments incorporating Sustainable Urban Drainage Systems	Yes	Yes
14	To minimise water consumption	Water consumption per capita (l/head/day)	Yes	No
		Number of planning applications promoting water saving devices or recycling of greywater	Yes	Yes
15	To minimise the risk of flooding taking account of climate change	Number of properties affected by flood risk	No	No
		% of new development in flood risk areas	No	No
		Number of developments incorporating Sustainable Urban Drainage Systems	Yes	Yes
16	To improve local air quality	Number of days when air pollution is moderate or high for PM10	Yes	No
		Levels of main air pollutants	Yes	No
		Number and area of Air Quality Management Areas	Yes	No
17	To reduce greenhouse gas emissions	CO2 emissions per sector	Yes	No
		CO2 emissions per capita	Yes	No
18	To minimise the need for energy, increase energy efficiency, and to increase the use of renewable energy	% of energy generated from renewable sources	Yes	Yes
		Number of planning applications promoting energy efficient design and/or renewable energy	Yes	Yes
19	To reduce the generation of waste and encourage re-use and recycling of waste	Household, commercial, construction, demolition and industrial tonnage per year	Yes	No
		% of waste arisings by type recycled	Yes	No
		% of waste arisings by type composted	Yes	No
		% of waste arisings by type landfilled	Yes	No
Economic				
20		Breakdown by employment sector	Yes	No

No	SA Objective	Potential Indicators	Applicable to monitor for SADMP?	Collect data specifically for SADMP?
	To provide a prosperous, balanced and stable economy	Number of new VAT registrations per year	Yes	No
		Net change in VAT registered businesses from previous year	Yes	No
		Gross Value Added per worker	Yes	No
		Unemployment rate (%)	Yes	No
21	To sustain and enhance the viability and vitality of town centres	Vacant floorspace	Yes	No
		Net loss of retail floorspace	Yes	No
		Number and type of planning permissions in town centres	No	No
		% retail floorspace in centre vs out-of-centre	Yes	No