



Dacorum Local Development Framework Core Strategy – Submission Stage

**Compendium of Sustainability Appraisal Assessments
of
Potential Strategic Sites and Local Allocations by
Settlement**

June 2012

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Foreword by Dacorum Borough Council

This document is a compendium of sustainability information for sites and locations: it has been collated from a number of different documents, each prepared by the Council's independent sustainability advisers. Sustainability appraisal has been an iterative process, and the compendium therefore contains the most recent sustainability assessments of strategic sites, local (greenfield) allocations and greenfield alternatives considered by the Council. It includes sites put forward by landowners.

The role of the sustainability assessments was to objectively consider the performance of a number of sites or locations against an agreed sustainability framework and to help the Council to select its preferred choice of new development sites on greenfield land.

The choice of development locations or the number of locations was not simply a matter of achieving a good score against the sustainability appraisal framework.

Sustainability assessment provided an analysis of a site's advantages (pluses) and disadvantages (minuses), and a comparison between sites. It did not consider the relative importance of particular factors, or weight to be attached to a particular factor in a particular place. Comparisons were not necessarily like for like. Size of site, for example, varies and so therefore will impact.

Other considerations also influenced the selection, including:

- national planning policy;
- the effect on the Green Belt;
- the relative need for the development and its compliance with and support for the settlement hierarchy and other policies in the Core Strategy (which have been subject to separate sustainability appraisal); and
- the views of local communities and advice from key stakeholders.

A separate technical document prepared by Dacorum Borough Council - 'Assessment of Potential Local Allocations and Strategic Sites' (June 2012) - contains a summary of the relevant sustainability assessment and a consideration of these other factors.

The Council's decisions on the selection of strategic sites and local (greenfield) allocations were then subject to a final sustainability appraisal: i.e. in the Sustainability Appraisal Report, which accompanies the Core Strategy for its examination.

The full Sustainability Appraisal Report appraises the Council's choice of strategy and policy, and its choice of strategic sites and local allocations. It comprises the Sustainability Appraisal Report dated September 2011 and an Addendum published in June 2012.

1 Introduction

1.1 Background

Dacorum Borough Council published its Pre-Submission Core Strategy for Consultation in November 2011 and this was accompanied by a Sustainability Appraisal Report, which provided details of the assessments undertaken for the numerous strategic and local allocation sites included within the Pre-Submission. An Addendum to this SA Report was produced in June 2012 to update the sustainability appraisal in order to reflect changes made to the Core Strategy prior to the Submission stage.

During the development of the Core Strategy numerous stages of assessment have been undertaken for strategic sites and local allocations and which have been reported in various SA Reports, Working Notes and Addendums as follows:

- Core Strategies [Dacorum and St Albans] Supplementary Issues and Options Paper: Growth at Hemel Hempstead – SA Working Note, November 2006
- Emerging Core Strategy – SA Working Note, June 2009
- Additional Strategic Development Locations and Sites Assessment – SA Working Note Addendum, February 2010
- Additional Strategic Development Locations and Sites Assessment – SA Working Note Addendum, April 2010
- Draft Core Strategy – SA Report, November 2010
- Pre Submission Core Strategy – SA Report, September 2011
- Additional and Amended Local Allocations Assessment – SA Report Addendum, June 2012

All of the reports listed above are available to view on the Dacorum Borough Council website.

In order to make it easier to understand which potential sites for development have been considered across the Borough, and when, this document brings together all of these assessments into one place. Where a site has been assessed against the SA Framework at more than one stage during the development of the Core Strategy, only the most up to date assessment is provided in this document.

NB: The information provided in this document does not provide any new assessment or analysis of the sites.

1.2 Document structure

This document and its accompanying appendices provide details of the site assessments sub-divided for each settlement, in chronological order i.e. from the earliest assessment stage through to the most recent. This main document replicates the information provided in the main SA Working Notes, SA Reports and Addendums, whilst the appendices to this document include the detailed assessments that were included in the appendices of the various earlier reports.

1.3 Methodology

Full details of the methodologies used at each stage can be found in the original SA documents. The methodology used to assess the Core Strategies Supplementary Issues and Options Paper: Growth at Hemel Hempstead in November 2006 examined the main sustainability constraints specific to the individual locations. These constraints were identified in the Core Strategy Supplementary Issues and Options paper (DBC & SADC, 2006) and are closely linked to the Objectives within the SA Framework.

The methodology used to assess the sites from 2009 onwards is described below. It should be noted that all of the Growth at Hemel sites assessed using the 2006 methodology that were considered to warrant further consideration as the plan developed have since been assessed using the post 2009 methodology.

The appraisal approach undertaken utilised the SA/SEA Framework Objectives that were developed for the Sustainability Appraisal Scoping Report for Dacorum Borough Council. The sites have been assessed against the SA/SEA framework objectives in terms of their overall performance ranked from 'very sustainable' to 'very unsustainable', using the scoring criteria outlined below.

Significance Assessment	Description
✓✓	Very sustainable - Option is likely to contribute significantly to the SA/SEA objective
✓	Sustainable - Option is likely to contribute in some way to the SA/SEA objective
?	Uncertain - It is uncertain how or if the Option impacts on the SA/SEA objective
-	Neutral - Option is unlikely to impact on the SA/SEA objective
x	Unsustainable - Option is likely to have minor adverse impacts on the SA/SEA objective
xx	Very unsustainable - Option is likely to have significant adverse impacts on the SA/SEA objective

2 Hemel Hempstead

2.1 Core Strategies Supplementary Issues and Options Paper: Growth at Hemel Hempstead – November 2006

An overview of the site assessments is presented in Table 1. The key for this table is as follows. The full assessments follow.

Key to Potential Urban Extension Sites Appraisal Tables	
P	Present at the proposed site (or within distance stated)
A	Absent at the proposed site (or within distance stated)
	Positive Attribute of proposed site (no constraint to urban expansion)
	Negative attribute of proposed site (constraint to urban expansion)

The sites assessed (and their site ID) are as follows:

- | | |
|---------------------|--------------------------------------|
| 1. Bunkers Park | 10. Grovehill and Woodhill Farm |
| 2. Nash Mills | 11. Holtsmere End |
| 3. Shendish | 12. a Woodend Farm |
| 4. Felden | 12. b Woodend Farm |
| 5. Boxmoor | 13. Breakspear Way |
| 6. Pouchen End | 14. a Leverstock Green - Westwick |
| 7. Gadebridge North | 14. b Leverstock Green – Blackwater |
| 8. Old Town | 14. c Leverstock Green – Corner Farm |
| 9. Marchmont Farm | |

An example of the site assessment and interpretation of tables is provided below:

P	E.g. a primary school is located within 600m of a proposed site – it is therefore easily accessible to the proposed site and is not a constraint for urban expansion.
A	E.g. there are no primary schools located within 600m of a proposed site – it is therefore not easily accessible to the proposed site and poses a constraint for urban expansion.
P	E.g. a Site of Special Scientific Interest is located within/partly within a proposed site – it therefore poses a constraint for urban expansion.
A	E.g. a Site of Special Scientific Interest is not located within or partly within a proposed site – therefore no constraints for urban expansion are present.

The review of constraints recognised that for many of the potential sites there is a lack of appropriate services within easy reach. However for those sites large enough to accommodate a new neighbourhood, many of these facilities would be provided as part of the development (“The Neighbourhood Concept”).

An overview of the assessment of each of the potential sites follows alongside the questions posed in the Supplementary Issues and Options Paper for growth at Hemel Hempstead.

Note: As this consultation was undertaken jointly with St Albans City and District Council, some of the sites considered fell either partly or wholly outside of the Dacorum area. Assessments for sites outside of Dacorum Borough have been included here for completeness. They are not development options available for allocation by Dacorum Borough Council.

Table 1: Overview of Constraints and Opportunities – Proposed Sites for Urban Extension

Site ID	Constraints and Opportunities: Environmental Designations													Constraints and Opportunities: Key Services and Accessibility										Land Uses																
	Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	Site of Special Scientific Interest / LNR	Listed Buildings	Employment Area	Within 2000m of Employment Area	Primary school	Within 600m of Primary School	Within 800m of a Local Centre	Within 5000m of a Local Centre	Within 200m of Town Centre	Within 1000m of Railway Station	Doctors Surgery	Within 800m of Doctor's Surgery	Public Open Space	Common Land	Agricultural Land Grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines Poly	BPA Lines region	Buncefield Oil Depot	Buncefield Buffer (190m, 250m, 350m)	Hazardous Substances	Greenbelt				
1	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	A	P	P	P	A	A	A	A	P	A	P	A	P	A	A	A	A	A	A	A	A	A	A	P	
2	A	A	A	A	A	P	P	A	A	A	A	P	P	P	A	P	P	P	P	A	P	A	A	A	A	A	A	P	A	P	A	P	A	A	A	A	A	A	P	
3	P	A	A	A	A	A	A	A	A	A	A	A	A	A	P	A	P	P	P	A	P	A	A	A	A	A	A	P	A	A	A	A	A	A	A	A	A	A	A	P
4	A	A	A	A	A	A	A	A	A	A	P	A	A	A	P	A	A	P	P	A	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P
5	A	A	A	A	P	P	P	P	A	A	P	A	A	A	P	A	P	P	P	P	P	A	P	A	P	A	P	A	A	A	A	P	A	A	A	A	A	A	A	P
6	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	P	P	A	A	A	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P
7	A	A	A	A	A	A	A	A	A	A	P	A	A	A	A	A	P	P	P	P	A	A	A	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P
8	A	A	A	A	P	A	A	A	A	A	P	A	A	A	P	A	P	P	P	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P
9	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	A	P	P	P	P	A	A	A	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P
10	A	A	A	A	A	A	A	A	A	A	A	A	P	A	P	A	P	P	P	P	A	A	A	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P
11	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	A	P	P	P	P	A	A	A	P	A	A	A	A	A	A	A	A	A	P	P	A	A	A	A	P
12a	A	A	A	A	A	A	A	A	A	A	P	A	A	P	A	P	P	P	P	A	A	A	P	A	A	P	A	A	P	A	A	A	A	P	P	A	A	A	A	P
12b	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	A	A	A	A	P	A	A	A	A	A	A	P	A	A	A	A	A	A	A	A	A	A	A	A	P
13	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	A	A	A	A	P	A	A	A	A	A	A	A	P	A	A	A	A	A	P	A	A	A	A	A	P
14a	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	A	P	P	P	P	A	A	A	A	A	A	A	P	A	A	A	A	A	P	A	A	A	A	A	P
14b	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	A	A	P	P	P	A	A	A	A	A	A	A	P	A	A	A	A	P	A	A	A	A	A	A	P
14c	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	A	A	A	P	A	A	A	A	A	A	A	A	P	A	A	P	A	A	P	P	A	A	A	A	P

*Where sites are listed as recommended for further consideration (Y), the site comments/constraints should be referred to.

Question 10: Do you support a new neighbourhood at Bunkers Park?

Overview

Environment: In terms of the environmental designations and constraints examined, the Bunker's Park site does not present any conflict.

Key Services and Accessibility: Bunker's Park is located to the south east of the Hemel Hempstead town area and is reasonably well located in terms of access to employment areas (within 2000m), local primary schools (within 600m) and local town centres for key services (within 800m). However, there is currently no access to a doctor's surgery (within 800m), and the nearest railway station is in excess of 1000m, which may pose accessibility or sustainable transport problems.

Land Uses: Bunker's Park is almost entirely an area of public open space, which, if developed upon, would be a loss for local communities. The land has been classed as Grade 2 agricultural land (very good) which would usually be protected for agricultural uses. The site lies within the sand and gravel belt. Any development on the site will lead to the sterilisation of minerals, limiting their extraction potential in the future. The site is within the Bedmond Plateau and Upper Glade Valley character areas

Additional Information from Issues and Options Paper (DBC, 2006): The area is large enough to accommodate a new neighbourhood. Road infrastructure is poor, and providing new roads, and/or widening lanes would have a local impact. Public transport infrastructure would also have to be planned. The site is fully located within the greenbelt.

The Bunker's Park site presents a number of constraints, including an area of public open space, Grade 2 agricultural land and has is part of the sand and gravel belt (potential for future mineral extraction)

Question 11: Do you support expansion of Nash Mills?

Overview

Environment: The Nash Mills site conflicts with flood zones in categories 2 and 3 (running through the centre of the site). As the majority is the high-risk category 3, development of residential areas should not be permitted. The Red Lion Public House (London Road, King's Langley) is a listed building located to the north west of the site. However, it is unlikely that this building would be affected by any development.

Key Services and Accessibility: The north area of the site contains part of the Nash Mills employment area, and therefore provides potential employment opportunities. The site is also located close to key services, including local primary schools (within 600m), local shopping centres (within 800m) and is within close proximity to a railway station (within 1000m). However, the nearest Doctor's surgery is in excess of 800m, which may pose problems when trying to access health care from any future development.

Land Use: Nash Mills is located within the sand and gravel belt. Any development on the site will lead to the sterilisation of minerals, limiting their extraction potential in the future. It is also within close proximity of the British Pipeline Agency (BPA) pipelines, which may lead to restrictions on location of development. The site is within the Upper Glade Valley character area

Additional Information from Issues and Options Paper (DBC, 2006): As the Green Belt is narrow at this location, development would lead to coalescence with the settlement of Rucklers Lane and/or housing in Lower Road to the south, effectively merging Hemel Hempstead with Kings Langley. There are existing road networks, but an increase in traffic on these routes may increase difficulties (DBC, 2006). The area adjoins bus routes between Kings Langley and Hemel Hempstead. The site is fully

located within the greenbelt.

A large proportion of the Nash Mills site contains high-risk flood zone (zones 2 and 3). As the site is situated in the sand and gravel belt, there is potential for future mineral extraction and it is also in the Bulbourne Valley character area, all constraints to development for residential purposes.

Question 12: Do you think a new neighbourhood should be built at Shendish?

Overview

Environment: A site of archaeological interest slightly overlaps the Shendish site to the west. However, damage or disruption to this site could easily be avoided. There are no other conflicts with environmental designations or constraints examined.

Key Services and Accessibility: Shendish is located to the south of the Hemel Hempstead area and is well located in terms of access to employment sites (within 2000m), local primary schools (within 800m), local shopping centres (within 800m) and a railway station (within 1000m). However, the nearest Doctor's surgery is in excess of 800m, which may pose problems when trying to access health care from any future development.

Land Uses: Shendish is located in the sand and gravel belt. Any development on the site will lead to the sterilisation of minerals, limiting their extraction potential in the future. The site is within the Upper Glade Valley character area

Additional Information from Issues and Options Paper (DBC, 2006): New road infrastructure and a railway bridge are considered necessary. However, the local highway authority does not consider that new access at junctions to London Road can be satisfactorily achieved. Development at the Shendish site would effectively merge Hemel Hempstead with the settlement at Rucklers Lane. The site is fully located within the greenbelt.

The main constraints for this site include its positioning within the sand and gravel belt, posing a threat for future mineral extraction (sterilisation of resources), potential visual intrusion, its location within the Bulbourne Valley, and merging of settlements. There is potentially a problem relating to lack of access to healthcare (doctor's surgery) facilities, but as a new neighbourhood is proposed, this would likely to be overcome through the 'Neighbourhood Concept.'

Question 13: Do you support expansion of the residential area at Felden?

Overview

Environment: The north west area of the Felden site coincides with a wildlife site, grassland south of Roughdown common.

Key Services and Accessibility: In terms of access to key services, the site is well located for access to employment zones (within 2000m), local centres (800m) and a railway station (within 1000m). However, basic services, including local primary schools and doctor's surgeries are in excess of 600m and 800m respectively. The site is within the Lower Bulbourne Valley and Bovingdon and Chipperfield Plateau character areas.

Additional Information from Issues and Options Paper (DBC, 2006): Access to the area is limited as major transport routes surround it, including primary roads and the railway. The site is fully located within the greenbelt.

The Felden site is poor in terms of accessibility to key services (notably primary school and doctors surgery). The site also conflicts with a wildlife site,

which may be disturbed or destroyed by residential extension.

Question 14: For a range of landscape and environmental reasons we conclude that new development in the Bulbourne Valley outwards from Boxmoor is not appropriate. Do you agree?

Overview

Environment: A river runs through the Boxmoor site from west to east, which has resulted in flood zones in categories 2 and 3 covering the central area of the site. The majority of the area is in the high-risk category, and therefore development of residential areas should not be permitted within this zone. There is a conservation area that overlaps with the western end of the site, and two wildlife sites (Harrison's Moor and Boxmoor Common cover a considerable proportion of Boxmoor. There is also a regionally important geological site covering the south of the site. It would prove difficult to avoid these important environmental assets when considering future residential development of the site.

Key Services and Accessibility: In contrast, the site is well located in terms of access to key services, including employment sites (within 2000m), local primary schools (within 600m), local centres (within 800m) and Hemel Hempstead town centre (within 2000m), a railway station (within 1000m) and a doctor's surgery (within 800m).

Land Uses: The southern area of the site is currently common land, which, if developed upon, would be a loss for local communities. The site is within the Lower Bulbourne Valley character area. The site is fully located within the greenbelt.

Despite the accessibility benefits, there are a number of environmental (flood zone 2 and 3, conservation area, RIGS, Wildlife Area) and land use (common land and location within the Bulbourne Valley) constraints present at the Boxmoor site.

Question 15: Do you think a new neighbourhood should be built at Pouchen End?

Overview

Environment: The Pouchen End site is located to the west of the Hemel Hempstead area. In terms of the environmental designations and constraints examined, the Pouchen End site does not present any conflict

Key Services and Accessibility: Although the Pouchen End site has good access to local primary schools (within 600m), local centres (within 800m) and doctor's surgeries (within 800m), it is not within close proximity to employment areas or a railway station.

Land Uses: The site is within the Lower Bulbourne Valley and Little Heath Uplands character areas

Additional Information from Issues and Options Paper (DBC, 2006): The neighbourhood would not lead to the merging of settlements, but it would be close (Winkwell and Bourne End). The site is fully located within the greenbelt.

As Pouchen End is being considered for a new neighbourhood, accessibility to key service constraints could be overcome through the provision of new services. Although Pouchen End does not present any conflict with the environmental constraints examined, half of the site lies within the Bulbourne Valley character area.

Question 16: Do you think a new neighbourhood should be built north of Gadebridge?

Environment: The Gadebridge North site conflicts to the north east with the Dell Wood wildlife (also site of ancient semi-natural woodland). However, careful planning could ensure that the site is not disturbed or destroyed.

Key Services and Accessibility: Gadebridge North is located to the north west of the Hemel Hempstead centre and benefits from access to local primary schools (within 600m), local centres and Hemel Hempstead town centre (within 800m and 2000m respectively) and doctor's surgeries (within 800m). However, employment sites and railways stations are not within close proximity of the site.

Land Uses: The site is within the High Glade Valley and Little Heath Uplands character areas. The site is fully located within the greenbelt.

Additional Information from Issues and Options Paper (DBC, 2006): Road access is difficult to the site, and existing roads are unable to accommodate significant levels of additional traffic. Development would not be very well rated to the town and Hemel Hempstead would come close to merging with Potten End.

Constraints at Gadebridge North include conflicts with a wildlife site and area of ancient semi-natural woodland, and accessibility to key services/opportunities (employment, medical facilities). It is also in a dry valley area.

Question 17: Do you think the Old Town should be expanded northwards into:

(a) the smaller area immediately adjoining?

(b) the larger area beyond Fletcher Way?

Overview

Environment: The Old Town site is located to the north of Hemel Hempstead. A conservation area and wildlife site (How Grove) overlaps with the site to the north and south, however, development could easily avoid these areas.

Key Services and Accessibility: It is reasonably well located in terms of access to employment areas (within 2000m), local primary schools (within 600m) and local town centres and Hemel Hempstead for key services (within 800m and 2000m respectively). However, there is currently no access to a doctor's surgery (within 800m), and the nearest railway station is in excess of 1000m, which may pose accessibility or sustainable transport problems.

Land uses: The site is within the High Glade Valley character area. The site is fully located within the greenbelt.

Old Town is constrained by the presence of a conservation area and wildlife site that encroach the site, and that it is located within the Gade Valley character area. Access to healthcare (doctor's surgery) may also prove to be problematic.

Question 18: Should Grovehill be extended through development at Marchmont Farm?

Overview

Environment: The Marchmont farm site does not have any conflicts with environmental

designations or areas examined.

Key Services and Accessibility: It is well located in terms of access to employment sites (within 2000m), local primary schools (within 600m), local centres and Hemel Hempstead town centre (800m and 2000m respectively) and doctor's surgeries (within 800m). Access to a railway station is restricted as it is in excess of 1000m from the site.

Land Uses: The site is within the High Glade Valley character area. The site is fully located within the greenbelt.

Marchmont Farm is constrained by its location in the wider Gade Valley character area.

Question 19: Do you think a new neighbourhood should be built north of Grovehill and Woodhall Farm?

Overview

Environment: The Grovehill and Woodhall Farm conflicts slightly with a Grade II listed building (Barn at Little Lovett's End Farm, Dodd's Land), which is located to the north of the site. The site does not have any other conflicts with environmental designations or areas examined.

Key Services and Accessibility: It is well located in terms of access to employment sites (within 2000m), local primary schools (within 600m), local centres and Hemel Hempstead town centre (800m and 2000m respectively) and doctor's surgeries (within 800m). Access to a railway station is restricted as it is in excess of 1000m from the site.

Land Uses: The site is within the Revel End Plateau and Gaddesdon Row character areas. The site is fully located within the greenbelt.

Additional Information: The site is in a dry vally which wraps around existing development. It is considered that development at the site would not fit in with the form of the town and would result in the loss of valuable recreation opportunities.

The main constraint at Grovehill and Woodhall Farm is the listed building to the north of the site, although careful planning could avoid conflict. It is also situated in a dry valley, where development would present a conflict in terms of going against the form of the town. Development may also lead to loss of recreational opportunities.

Question 20: Do you think a new neighbourhood should be built east of Woodhall Farm?

Overview

Environment: In terms of the environmental designations and constraints examined, the Holtsmere End site does not present any conflict.

Key Services and Accessibility: It is well located in terms of access to employment sites (within 2000m), local primary schools (within 600m), local centres and Hemel Hempstead town centre (800m and 2000m respectively) and doctor's surgeries (within 800m). Access to a railway station is restricted as it is in excess of 1000m from the site.

Land Uses: The British Pipeline Agency (BPA) line also runs through the site. The site is within the Upper Veal Valley and Revel End Plateau character areas. The site is fully located within the greenbelt.

The main constraint at Holtsmere End is the presence of the oil pipeline which runs through the site, although this is only expected to affect the layout of any

future development.

Question 21: Do you support the development of:

- (a) one new neighbourhood;**
- (b) two new neighbourhoods; or**
- (c) nothing at Wood End Farm?**

Site 12a: Woodend Farm (New Neighbourhood)

Overview

Environment: The first site at Woodend Farm conflicts with the disused railway (Hemel Hempstead) Wildlife site to the north. However, with careful planning, development causing disruption or destruction to the wildlife site could be avoided if the proposed site boundaries were tightened.

Key Services and Accessibility: Woodend Farm is located to the north east of the Hemel Hempstead town area and is reasonably well located for access to employment sites (the Swallowdale/North East Hemel Hempstead employment area covers the west of the site), local primary schools (within 600m), local centres (within 800m) and doctor's surgeries (within 800m). Access to a railway station is in excess of 1000m.

Land Uses: Half of the site is classed as grade 2 (very good) agricultural land, and should normally be protected for agricultural use due to it being best quality and versatile land. The British Pipeline Agency (BPA) line also runs through the site. The site is within the Upper Vea Valley and Buncefield Plateau character areas. The site is partially located within the greenbelt; the west half is located on Greenfield land.

Additional Information from Issues and Options Paper (DBC, 2006): new development could include a park and ride facilities, cycle and pedestrian links. New road infrastructure would have to be planned. Electricity transmission lines also cross the site – health concerns would entail rerouting and/or a buffer left to any new residential development.

The northern area of the site containing part of a wildlife site, and the southern half of the site is Grade 2 Agricultural Land. The oil pipeline also runs through the site, although this is only expected to affect the layout of any future development.

Site 12b: Woodend Farm (New Neighbourhood)

Overview

Environment: The second Woodend farm site is to the east of the first. There are no conflicts with the environmental constraints or designations examined.

Key Services and Accessibility: Due to its easterly location, the site is not within close proximity to primary schools, railway station or doctor's surgery, and local centres are in excess of 2000m (not including Hemel Hempstead).

Land Uses: Half of the site is classed as grade 2 (very good) agricultural land, and should normally be protected for agricultural use due to it being best quality and versatile land. The site is within the Upper Vea Valley and Buncefield Plateau character areas. The site is fully located within the greenbelt.

Additional Information from Issues and Options Paper (DBC, 2006): new development could include a park and ride facilities, cycle and pedestrian links. New road infrastructure would have to be planned. Electricity transmission lines also cross

the site – health concerns would entail rerouting and/or a buffer left to any new residential development.

Woodend Farm (12b) site is currently constrained by the lack of, or access to, key services and opportunities (schools, healthcare, public transport, local shops), although the 'Neighbourhood Concept' is likely to aid provision of such services.

Question 22: Should land off Breakspear Way be designated as an extension of the Maylands business area?

Overview

Environment: In terms of the environmental designations and constraints examined, the Breakspear Way site does not present any conflict.

Key Services and Accessibility: The site is located within 2000m of employment sites, but a large distance from local centres (5000m) and is not within close proximity of primary schools, doctor's surgeries or a railway station.

Land Uses: The entire site is classed as grade 2 agricultural land, and therefore should normally be protected for agricultural use. The BPA pipelines are within close proximity of the site. It is also with 150m of the Buncefield oil depot. The site is within the Buncefield Plateau character area. The site is fully located within the greenbelt.

Additional Information from Issues and Options Paper (DBC, 2006): The area lies between the M1 and Buncefield Oil Depot.

The Breakspear Way site is situated on Grade 2 agricultural land, and is also constrained by the oil pipelines that run through the site, although this is only expected to affect the layout of any future development.

Question 23: If this land is designated in this manner, should it:

- (a) be available for development during the plan period (i.e. before 2021); or**
- (b) held in reserve for development after 2021?**

If the land off Breakspear Way is chosen as a suitable site for employment, whether or not it should be considered for development before or after 2021 will depend on what other sources of employment are available. However, as a general principle, developing this site up to the M1 motorway should be held off until all other options are exhausted.

Question 24: Do you support the development of:

the following neighbourhoods

- (a) Westwick (east of Westwick Row)**
 - (b) Blackwater (south east of the town)**
 - (c) Corner Farm (further to the south east)**
- or, nothing at Leverstock Green**

Site 14a: Leverstock Green – Westwick (New Neighbourhood)

Overview

Environment: There are no conflicts with environmental designations or constraints examined for the Westwick site at Leverstock Green.

Key Services and Accessibility: It is located to the west of the Hemel Hempstead area and is reasonably well placed in terms of access to employment areas (within 2000m), primary schools (within 600m), and local centres (within 800m). Railway stations are in excess of 1000m and doctor's surgeries 800m.

Land Uses: A very small section to the south of the site has been classed as grade 2 agricultural land and the east of the site is within the BPA pipeline region. The site is within the St Stephens Plateau and Buncefield Plateau character areas. The site is fully located within the greenbelt.

Additional Information from Issues and Options Paper (DBC, 2006): There is an area of Ancient semi-natural woodland (Blackwater Wood) which lies south of Blackwater Lane, and areas of woodland, which are inhabited by badgers.

The Westwick site at Leverstock Green does not present any constraints in terms of the environmental designations or constraints examined, but it does conflict with ancient semi-natural woodland, and access to key services and opportunities (doctor's surgery, public transport) may be problematic, although the 'Neighbourhood Concept' may help to overcome these constraints through provision of such services. It is also situated on Grade 2 agricultural land. The oil pipelines also run close to the boundary of the site, although this is only expected to affect the layout of any future development.

Site 14b: Leverstock Green – Blackwater (New Neighbourhood)

Overview

Environment: There are no conflicts with environmental designations or constraints examined for the Blackwater site at Leverstock Green.

Key Services and Accessibility: The site is located close to employment areas (within 2000m) and local centres (within 800m), but other key services, including primary schools, doctor's surgeries and railway station are more difficult to access (in excess of 600m, and 800m respectively).

Land Uses: Most of the site is classed as grade 2 agricultural land (very good), and therefore would normally be protected for agricultural use. A large proportion lies within the sand/gravel belt, which may lead to the sterilisation of minerals, and place pressure of resources if development is to be undertaken. The BPA pipeline is also within close proximity of the site. The site is within the St Stephens Plateau and Buncefield Plateau character areas. The site is fully located within the greenbelt.

Additional Information from Issues and Options Paper (DBC, 2006): There is an area of Ancient semi-natural woodland (Blackwater Wood) which lies south of Blackwater Lane, and areas of woodland, which are inhabited by badgers.

The Blackwater site at Leverstock Green does not present any constraints in terms of the environmental designations or constraints examined, but it does conflict with ancient semi-natural woodland, and access to key services and opportunities (doctor's surgery, primary schools and public transport) may be problematic, although the 'Neighbourhood Concept' may help to overcome these constraints through provision of such services. It is also situated on Grade 2 agricultural land and within the sand and gravel belt. The oil pipelines also run close to the boundary of the site, although this is only expected to

affect the layout of any future development.

Site 14c: Leverstock Green – Corner Farm (New Neighbourhood)

Overview

Environment: There are no conflicts with environmental designations or constraints examined for the Corner Farm site at Leverstock Farm.

Key Services and Accessibility: The site is located within 2000m of employment sites, but a large distance from local centres (5000m) and is not within close proximity of primary schools, doctor’s surgeries or a railway station.

Land Uses: Most of the site is classed as grade 2 agricultural land (very good), and therefore would normally be protected for agricultural use. A large proportion lies within the sand/gravel belt, which may lead to the sterilisation of minerals, and place pressure of resources if development is to be undertaken. The BPA pipeline is also within close proximity of the site. The site is within the St Stephens Plateau and Buncefield Plateau character areas. The site is fully located within the greenbelt.

The Corners Farm site at Leverstock Green does not present any constraints in terms of the environmental designations or constraints examined. However, access to key services and opportunities (doctor’s surgery, primary schools, local shopping areas and public transport) may be problematic, although the ‘Neighbourhood Concept’ may help to overcome these constraints through provision of such services. It is also situated on Grade 2 agricultural land and within the sand and gravel belt. The oil pipelines also run through the site, although this is only expected to affect the layout of any future development.

2.2 Additional Strategic Development Locations and Sites Assessment – April 2010

2.2.1 Shendish (North)

SA Objectives (Abridged)	
1. Biodiversity	x
2. Water quality/quantity	-
3. Flood risk	-
4. Soils	x
5. GHG Emissions	✓
6. Climate Change Proof	-
7. Air Quality	~
8. Use of brownfield sites	x
9. Resource Efficiency	x
10. Historic & Cultural Assets	x
11. Landscape & Townscape	xx
12. Health	x
13. Sustainable Locations	✓
14. Equality/ Social Inclusion	✓ x
15. Good Quality Housing	✓
16. Community Identity and Participation	-
17. Crime and Fear of Crime	-
18. Sustainable Prosperity and Growth	✓
19. Fairer Access to Services	✓
20. Revitalise Town Centres	x

This option is forecast as having positive effects on ‘greenhouse gas emissions’ as the site has good access to local facilities in Apsley. The site is also located close to a train station and there is potential for creation of a public transport link through Manor Estate, both of which could encourage a shift from private car use to public transport. However

the potential for additional congestion on London Road (part of which is soon to be designated by the Council as an Air Quality Management Area) has led to an uncertain assessment in relation to 'air quality'.

Adverse effects have been forecast for 'biodiversity', 'soils', and 'use of brownfield sites'. The site is greenfield and would therefore result in loss or damage of habitats as well as soil sealing. The option is also located within a sand and gravel belt, which could have implications for safeguarding mineral reserves, resulting in adverse effects for 'resource efficiency'. Development of this option would have a significant visual impact on the landscape of Gade Valley, and could have a potential impact on the setting of Shendish Manor. Development in this area of the Greenbelt would decrease the gap between Hemel Hempstead and Rucklers Lane. The option is located adjacent to an area of archaeological significance and is located near Shendish Manor, which is a Grade II listed building and therefore adverse effects have been identified for 'historic and cultural assets'.

The option is located near local facilities, which could encourage walking and cycling, although the topography of the site may discourage these modes. The site's location near to the A41 could result in noise levels that could also adversely affect health and wellbeing. Developing this option would also lead to the loss of recreational facilities, as well as reducing the recreational value of footpaths through the area, which would reduce opportunities for healthy lifestyles. These factors would result in an overall adverse effect on the 'health' objective.

The option is located near a local centre which would result in a positive effect on 'equality and social exclusion'. However, the two local primary schools are already at capacity and the location means that the area is relatively isolated from the rest of Hemel Hempstead.

Positive effects have been forecast against the majority of the social and economic objectives, including 'housing', 'sustainable prosperity and growth', and 'fairer access to services' objectives. The option will provide approximately 300 units of housing, including a proportion of affordable housing. The provision of additional housing means there will be more residents in the community making facilities and shops more viable. This would help support the local economy. However, this option would result in adverse effects on 'revitalise town centres', as by developing new homes in the Greenbelt around Hemel Hempstead this is not encouraging development in the centre of urban areas.

2.2.2 Shendish (South)

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	-	x	✓	-	?	x	x	x	x	✓	✓	✓	✓	-	-	✓	✓	x
											x		x						

This option is forecast as having positive effects on 'greenhouse gas emissions' as the site has good access to local facilities in Apsley. The site is also located close to a train station which could encourage a shift from private car use to public transport. However the potential for additional congestion on London Road (part of which is soon to be designated by the Council as an Air Quality Management Area) has led to an uncertain assessment in relation to 'air quality'.

Adverse effects have been forecast for 'biodiversity', 'soils', and 'use of brownfield sites'. The site is greenfield and would therefore result in loss or damage of habitats as well as soil sealing. The option is also located within a sand and gravel belt, which could have implications for safeguarding mineral reserves resulting in adverse effects for 'resource efficiency'. The option would have a visual impact on the landscape of Gade Valley, and could have a potential impact on the setting of Shendish Manor. Development in this area of the Greenbelt would decrease the gap between Hemel Hempstead and Rucklers Lane. The option is located adjacent to an area of archaeological significance and is located near Shendish Manor, which is a Grade II listed building and therefore adverse effects have been identified for 'historic and cultural assets'.

The option is located at near local facilities, which could encourage walking and cycling, although the topography of the site may discourage these modes. The site's location near to the A41 could result in noise levels that could also adversely affect health and wellbeing. These factors would result in an overall adverse effect on the 'health' objective.

The option is located near a local centre which would result in a positive effect on 'equality and social exclusion'. However, the two local primary schools are already at capacity and the location of the option means that the area is relatively isolated from the rest of Hemel Hempstead.

Positive effects have been forecast against the majority of the social and economic objectives, including 'housing', 'sustainable prosperity and growth', and 'fairer access to services' objectives. The option will provide approximately 300 units of housing, including a proportion of affordable housing. The provision of additional housing means there will be more residents in the community making facilities and shops more viable. This would help support the local economy. However, this option would result in adverse effects on 'revitalise town centres', as by developing new homes in the Greenbelt around Hemel Hempstead this is not encouraging development in the centre of urban areas.

2.2.3 Felten

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
xx	-	-	x	x	-	x	x	-	-	x	x	x	x	✓	-	-	✓	✓	x

The option would lead to development on greenfield land within GreenBelt. The option also includes a wildlife site "Grasslands south of Roughdown Common" which would mean that development on this location would lead to significant adverse effects on 'biodiversity', and adverse effects on 'soils', 'use of brownfield land' and 'landscape'. In addition, the site is located adjacent to Roughdown Common SSSI and common land, and development would result in the loss of land actively managed by the Boxmoor Trust for grazing and in the interests of nature conservation.

The option is located at a distance from the town centre, which could increase the use of car therefore having adverse effects on 'greenhouse gas emissions' and 'air quality'. However the site is located near the railway station and bus routes, which could increase the use of public transport, but the effect is very dependent on the uptake of these modes. The option is located at a distance from facilities which could discourage walking and cycling. The site's location near to the A41 could result in noise levels that could also adversely affect health and wellbeing.

Adverse effects have been identified on the 'sustainable locations' and 'equality and social exclusion' SA objectives for the option as it is located at a distance from the town centre.

Positive effects have been forecast for the option on the 'good quality housing', 'sustainable prosperity and growth', and 'fairer access to services' objectives. The new housing (approximately 300 units of housing) should help to support the local services in the town, maintaining their viability and boosting the local economy, thereby helping to support sustainable urban living. However, this option would result in adverse effects on 'revitalise town centres', as by developing new homes in the Greenbelt around Hemel Hempstead this is not encouraging development in the centre of urban areas.

2.2.4 West Hemel Hempstead (North)

More recent assessment is available for this site. See Sections 2.3.1 and 2.4.1.

2.2.5 West Hemel Hempstead (South)

More recent assessment is available for this site. See Sections 2.3.2 and 2.4.1.

2.2.6 Marchmont Farm

A more recent assessment is available for this site. See Section 2.4.2.

2.2.7 Old Town

SA Objectives (Abridged)	
1. Biodiversity	x
2. Water quality/quantity	-
3. Flood risk	-
4. Soils	x
5. GHG Emissions	✓
6. Climate Change Proof	-
7. Air Quality	✓
8. Use of brownfield sites	x
9. Resource Efficiency	-
10. Historic & Cultural Assets	?
11. Landscape & Townscape	x
12. Health	✓ x
13. Sustainable Locations	✓
14. Equality/ Social Inclusion	✓
15. Good Quality Housing	✓
16. Community Identity and Participation	-
17. Crime and Fear of Crime	-
18. Sustainable Prosperity and Growth	✓
19. Fairer Access to Services	✓
20. Revitalise Town Centres	x

This option is forecast as having positive effects on 'greenhouse gas emissions' and 'air quality', as the site has good access to local facilities, however walking and cycling may be discouraged due to the topography of the area.

Adverse effects have been forecast for 'biodiversity', 'soils', and 'use of brownfield sites'. The site is greenfield and is located adjacent to Howe Grove Wood LNR and Wildlife site, and would therefore result in loss or damage of habitats as well as soil sealing. The option is located near two Conservation Areas, and development may have an impact on their setting, resulting in uncertainty of the impact on 'historic and cultural assets'. Development in the Greenbelt at this location would result in the coalescence of Hemel Hempstead with Piccotts End, particularly if the whole area is developed for housing, rather than just the area to the south of Fletcher Way.

The option is located near local facilities, which could encourage walking and cycling, thereby having a positive effect on 'health', although the topography of the site may discourage these modes. Developing this option would also mean that there would be a loss of public open space, reducing the potential for recreational activities, having an adverse impact on 'health'.

Positive effects have been forecast against the majority of the social and economic objectives, including the 'housing', 'sustainable prosperity and growth', and 'fairer access to services' objectives. The option will provide housing, including a proportion of affordable housing, however the level of effects against these objectives is dependent on whether just the southern part of the site will be developed, which would provide approximately 80 units of housing, or whether the entire site is developed, which would provide approximately 350 units of housing. The provision of additional housing means there will be more residents in the community making facilities and shops more viable, especially if the area north of Fletcher Way is developed. This would help support the local economy. However, this option would result in adverse effects on 'revitalise town centres', as by developing new homes in the Greenbelt around Hemel Hempstead this is not encouraging development in the centre of urban areas.

2.2.8 Nash Mills

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	x	x	✓	-	✓	x	x	-	x	✓ x ?	✓	?	✓	-	-	✓	✓	x

The option would lead to development on greenfield land within the Green Belt and includes the "Grand Union Canal/River Gade" and "Two Waters to Nash Mills" wildlife sites. These factors would mean that development on this location would lead to adverse effects on 'biodiversity', 'flood risk', 'soils', 'use of brownfield land' and 'landscape'. The option is also located within a sand and gravel belt, which could have implications for safeguarding mineral reserves resulting in adverse effects for 'resource efficiency'

The option is located near local facilities, which could encourage walking and cycling, and is also located within a reasonable distance from Apsley station and bus routes thereby having a positive effect on 'greenhouse gas emissions', 'air quality' and 'health'. However, the option is located near the A41 and the railway which could result in noise levels that could affect health and wellbeing. The option is located directly adjacent to the fuel pipeline "UKOP Leg 1 Thames to Bovington" which may have implications for health and wellbeing.

The option is located near two primary schools which are already at capacity and there is a need for a new school, so this leads to uncertainty over the effect on 'equality and social exclusion'.

Positive effects have been forecast against the majority of the social and economic objectives, including 'housing', 'sustainable prosperity and growth', and 'fairer access to services' objectives. The option will provide housing, including a proportion of affordable housing. The provision of additional housing means there will be more residents in the community making facilities and shops more viable. This would help support the local economy. However, this option would result in adverse effects on 'revitalise town centres', as by developing new homes in the Greenbelt around Hemel Hempstead this is not encouraging development in the centre of urban areas.

2.3 Draft Core Strategy – November 2010

2.3.1 Local Allocation: West Hemel Hempstead (North)

This option is forecast as having adverse effects on greenhouse gas emissions and air quality, as the site is located at a distance from shops and facilities, which could increase the need to travel. Walking and cycling may be discouraged due to the topography of the area. Adverse effects have also been forecast for biodiversity, soils, and use of

brownfield sites. The site is greenfield within the Greenbelt, and would therefore result in loss or damage of habitats, as well as soil sealing. The option would have a visual impact on the landscape of the Bulborne Valley.

In terms of health, the option is located at a distance from shops and facilities which could discourage walking and cycling, and the topography of the site may also discourage these modes. The local health facilities are at capacity, thereby having an adverse effect on health.

In terms of equality and social exclusion, the option is located at a distance from local facilities, and local health facilities are at capacity. However, there is potential capacity in local schools.

Positive effects have been forecast against the majority of the social and economic objectives, including housing, sustainable prosperity and growth, and fairer access to services objectives. The option will provide approximately 450 units of housing, including a proportion of affordable housing. The provision of additional housing means there will be more residents in the community, making facilities and shops more viable. This would help to support the local economy. However, this option could result in adverse effects on revitalising town centres, as by developing new homes in the Greenbelt around Hemel Hempstead this is not encouraging development in the centre of the urban area.

2.3.2 Local Allocation: West Hemel Hempstead (South)

This option is forecast as having adverse effects on greenhouse gas emissions and air quality, as the site is located at a distance from shops and facilities, which could increase the need to travel. Walking and cycling may be discouraged due to the topography of the area. Adverse effects have also been forecast for biodiversity, soils, and use of brownfield sites. The site is greenfield within the Greenbelt, and would therefore result in loss or damage of habitats, as well as soil sealing. The option would have a significant visual impact on the landscape of the Bulborne Valley and the nearby Chilterns AONB. The option could also impact on the existing green link between Shrubhill Common and the countryside.

The option is located at a distance from shops and facilities which could discourage walking and cycling, and the topography of the site may discourage these modes. The local health facilities are at capacity, thereby having an adverse effect on health. The option is located near A41 and the railway, which could result in noise levels that could also affect health and wellbeing. In terms of equality and social exclusion, the option is located at a distance from local facilities, and local health facilities are at capacity, resulting in adverse impacts on this objective.

Positive effects have been forecast against the majority of the social and economic objectives, including housing, sustainable prosperity and growth, and fairer access to services objectives. The option will provide approximately 450 units of housing, including a proportion of affordable housing. The provision of additional housing means there will be more residents in the community, making facilities and shops more viable. This would help support the local economy. However, this option would result in adverse effects on revitalising town centres, as by developing new homes in the Greenbelt around Hemel Hempstead this is not encouraging development in the centre of the urban area.

2.3.3 Local Allocation: Marchmont Farm

A more recent assessment is available for this site. See Section 2.4.2.

2.3.4 Local Allocation: Old Town (smaller option)

A more recent assessment is available for this site. See Section 2.4.3.

2.4 Pre Submission Core Strategy – September 2011

2.4.1 Local Allocation: West Hemel Hempstead (combined larger site)

This allocation is forecast as having adverse effects on greenhouse gas emissions and air quality, as the site is located at a distance from shops and facilities, which could increase the need to travel. It is however noted that new facilities are planned as part of the development. Walking and cycling may be discouraged due to the topography of the area. Adverse effects have also been forecast for biodiversity, soils, and use of brownfield sites. The site is greenfield within the Greenbelt, and would therefore result in loss or damage of habitats, as well as soil sealing. The allocation would have a visual impact on the landscape of the Bulborne Valley, although this can be mitigated through the careful screening and layout of development.

In terms of health, the allocation is located at a distance from shops and facilities which could discourage walking and cycling, and the topography of the site may also discourage these modes. The local health facilities are at capacity, which could have an adverse effect against the health objective. However a new doctor's surgery is one of the requirements of the development which would help to alleviate this issue.

In terms of equality and social exclusion, the allocation is located at a distance from local facilities, and local health facilities are at capacity. However there is potential capacity in local schools and a new two form entry primary school is required

Positive effects have been forecast against the majority of the social and economic objectives, including housing, sustainable prosperity and growth, and fairer access to services objectives. The allocation will provide up to 900 units of housing, including a proportion of affordable housing. The provision of additional housing means there will be more residents in the community, making facilities and shops more viable. This would help to support the local economy. However, this allocation could result in adverse effects on revitalising town centres, as by developing new homes in the Greenbelt around Hemel Hempstead this is not encouraging development in the centre of the urban area. Phasing of the local allocations to give priority to urban sites will help mitigate this impact.

2.4.2 Local Allocation: Marchmont Farm

This allocation is forecast as having positive effects on greenhouse gas emissions and air quality, as the site has good access to local facilities which could decrease the need to travel, reducing the level of growth in emissions.

Adverse effects have been forecast for biodiversity, soils, and use of brownfield sites. The site is greenfield within the Greenbelt, and would therefore result in loss or damage of habitats, as well as soil sealing. The allocation would have a visual impact on the landscape of the Gade Valley and Piccotts End, resulting in adverse impacts for

landscape. Structural landscaping and the careful layout of development will help mitigate these effects.

The allocation is located near local facilities, which could encourage walking and cycling, resulting in positive effects on health. This allocation is considered to be more sustainable than other greenfield sites due to the proximity to the existing link road, schools and local shops.

Positive effects have been forecast against the majority of the social and economic objectives, including housing, sustainable prosperity and growth, fairer access to services objectives. The allocation will provide approximately 300 units of housing, including a proportion of affordable housing. The provision of additional housing means there will be more residents in the community, making facilities and shops more viable. This would help support the local economy. However, this allocation would result in adverse effects on revitalise town centres, as by developing new homes in the Greenbelt around Hemel Hempstead this is not encouraging development in the centre of urban areas. Phasing of the local allocations to give priority to urban sites will help mitigate this impact.

2.4.3 Local Allocation: Old Town (smaller option)

This allocation is forecast as having positive effects on greenhouse gas emissions and air quality, as the site has good access to local facilities, however walking and cycling may be discouraged due to the topography of the area.

Adverse effects have been forecast for biodiversity, soils, and use of brownfield sites. The site is greenfield and would therefore result in loss or damage of some habitats, as well as soil sealing. The site is located adjacent to the Old Town Conservation Area, and development may have an impact on its setting, resulting in uncertainty of the impact on historic and cultural assets. The layout and design of the scheme will help mitigate this impact. Development in the Greenbelt at this location would result in some adverse effects on local landscapes and townscape.

The allocation is located near local facilities, which could encourage walking and cycling, thereby having a positive effect on health, although the topography of the site may discourage these modes.

Positive effects have been forecast against the majority of the social and economic objectives, including the housing, sustainable prosperity and growth, and fairer access to services objectives. The allocation will provide housing, including a proportion of some affordable housing. The provision of additional housing means there will be more residents in the community making local facilities and shops more viable. This would help support the local economy. Development at this location close to the town centre supports the objective to focus new development in the centre of urban areas.

2.5 Additional and Amended Local Allocations Assessment – June 2012

2.5.1 Local Allocation: Land at Lower Road, Nash Mills

(NB: This is a more specific component of the wider Nash Mills site previously assessed).

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	x	x	✓	-	x	x	x	?	x	✓	✓	?	✓	-	-	✓	✓	x
										x									

Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives, as the site is greenfield, and therefore its development would result in loss of habitats and soil sealing. The site is also adjacent to the Grand Union Canal wildlife site which could be adversely affected. The western part of the site is within flood risk zones 2 and 3, running alongside the Grand Union Canal and a negative assessment has therefore been provided for the flood risk objective. As the Green Belt is narrow at this location development here (if combined with development to the north at Red Lion Lane) would result in the near coalescence of the settlements, effectively merging Hemel Hempstead with Kings Langley to the east of the Grand Union Canal. Negative effects have therefore also been identified for the landscape objective.

Positive effects have been identified for greenhouse gas emissions, as although the site is located at a distance from the town centre there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre, which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby decreasing the growth in greenhouse gas emissions. With regard to air quality, although the effects discussed above for greenhouse gas emissions would be relevant, an Air Quality Management Area (AQMA) was designated in 2011 for part of London Road near to Apsley local centre and Lawn Lane and additional traffic created by the development at Nash Mills could add to existing problems.

The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves and thereby negative effects are forecast for the resource efficiency objective. Uncertain effects have been identified for historic and cultural assets as a result of there being a high risk that heritage assets with archaeological interest are present in the area, including the possibility that any assets present may be worthy of designation.

Both positive and negative effects have been identified for health. The site is located near facilities and amenities, which could encourage walking and cycling; however, development of this site would result in the loss of informal open space and part of the site is located near to the railway line which could result in noise levels that could affect health and wellbeing. In addition a fuel pipeline runs inside the southern perimeter of the site which may have implications for health and wellbeing.

Positive effects are forecast for the housing and the sustainable prosperity and growth objectives, as the increase in local residents would make facilities and local amenities more viable and development would create some affordable housing. However development at this edge of town location does not support the objective to focus new development in the centre of urban areas. Uncertain effects have been identified for the equality and social exclusion objective, as although the site is located near facilities and amenities, (including a community centre, Apsley Station and bus routes), the local primary schools are at capacity and there is a need for a new school.

2.5.2 Local Allocation: Land at Red Lion Lane, Nash Mills

(NB: This is a more specific component of the wider Nash Mills site previously assessed).

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	x	x	✓	-	x	x	x	?	x	✓	✓	?	✓	-	-	✓	✓	x

Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives, as the site is mainly greenfield (part of the site is a vacant car park), and therefore its development would result in loss of habitats and soil sealing. The site is also adjacent to the Grand Union Canal wildlife site which could be adversely affected. The western part of the site is within flood risk zones 2 and 3, running alongside the Grand Union Canal and a negative assessment has therefore been provided for the flood risk objective.

As the Green Belt is narrow at this location development here (if combined with development to the south at Lower Road) would result in the near coalescence of the settlements, effectively merging Hemel Hempstead with Kings Langley to the east of the Grand Union Canal. Negative effects have therefore been identified for the landscape objective.

Positive effects have been identified for greenhouse gas emissions, as although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre, which could reduce the

need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby decreasing the growth in greenhouse gas emissions. With regard to air quality although the effects discussed above for greenhouse gas emissions would be relevant, an Air Quality Management Area (AQMA) was designated in 2011 for part of London Road near to Apsley local centre and Lawn Lane and additional traffic created by the development at Nash Mills could add to existing problems.

The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves and thereby negative effects are forecast for the resource efficiency objective. Uncertain effects have been identified for historic and cultural assets as a result of there being a high risk that heritage assets with archaeological interest are present in the area, including the possibility that any assets present may be worthy of designation.

Both positive and negative effects have been identified for health. The site is located near facilities and amenities, which could encourage walking and cycling; however, development of this site would result in the loss of informal open space and part of the site is located near to the railway line which could result in noise levels that could affect health and wellbeing. In addition a fuel pipeline runs inside the southern perimeter of the site which may have implications for health and wellbeing.

Positive effects are forecast for the housing and the sustainable prosperity and growth objectives, as the increase in local residents would make facilities and local amenities more viable and development would create some affordable housing. However development at this edge of town location does not support the objective to focus new development in the centre of urban areas. Uncertain effects have been identified for the equality and social exclusion objective, as although the site is located near facilities and amenities, (including a community centre, Apsley Station and bus routes), the local primary schools are at capacity and there is a need for a new school.

2.5.3 Local Allocation: Land at Lower Road and Land at Red Lion Lane, Nash Mills

(NB: This is a more specific component of the wider Nash Mills site previously assessed).

SA Objectives (Abridged)	
SA Objective	Assessment
1. Biodiversity	x
2. Water quality/quantity	-
3. Flood risk	x
4. Soils	x
5. GHG Emissions	✓
6. Climate Change Proof	-
7. Air Quality	x
8. Use of brownfield sites	x
9. Resource Efficiency	x
10. Historic & Cultural Assets	?
11. Landscape & Townscape	x
12. Health	✓ x
13. Sustainable Locations	✓
14. Equality/ Social Inclusion	?
15. Good Quality Housing	✓
16. Community Identity and Participation	-
17. Crime and Fear of Crime	-
18. Sustainable Prosperity and Growth	✓
19. Fairer Access to Services	✓
20. Revitalise Town Centres	x

Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives, as the site is largely greenfield and therefore its development would result in loss of habitats and soil sealing. The site is also adjacent to the Grand Union Canal wildlife site which could be adversely affected. The western part of the site is within flood risk zones 2 and 3, running alongside the Grand Union Canal and a negative assessment has therefore been provided for the flood risk objective. As the Green Belt is narrow at this location development here would result in the near coalescence of the settlements, effectively merging Hemel Hempstead with Kings Langley to the east of the Grand Union Canal. Negative effects have been identified for landscape.

Positive effects have been identified for greenhouse gas emissions as although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby decreasing the growth in greenhouse gas emissions. With regard to air quality although the effects discussed above for greenhouse gas emissions would be relevant an Air Quality Management Area (AQMA) was designated in 2011 for part of London Road near to Apsley local centre and Lawn Lane and additional traffic created by the development at Nash Mills could add to existing problems.

The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves and thereby negative effects are forecast for the resource efficiency objective. Uncertain effects have been identified for historic and cultural assets as a result of there being a high risk that heritage assets with archaeological interest are present in the area, including the possibility that any assets present may be worthy of designation.

Both positive and negative effects have been identified for health. The site is located near facilities and amenities, which could encourage walking and cycling; however the western part of the site is located near to the railway line which could result in noise levels that could affect health and wellbeing.

Positive effects are forecast for the housing and the sustainable prosperity and growth objectives, as the increase in local residents would make facilities and local amenities more viable and development would create some affordable housing. However development at this edge of town location does not support the objective to focus new development in the centre of urban areas. Uncertain effects have been identified for the equality and social exclusion objective, as although the site is located near facilities and amenities, (including a community centre, Apsley Station and bus routes), the local primary schools are at capacity and there is a need for a new school.

2.5.4 Local Allocation: Shendish, Hemel Hempstead (larger combined site)

SA Objectives (Abridged)	
1. Biodiversity	x
2. Water quality/quantity	x
3. Flood risk	-
4. Soils	x
5. GHG Emissions	✓
6. Climate Change Proof	-
7. Air Quality	x
8. Use of brownfield sites	x
9. Resource Efficiency	x
10. Historic & Cultural Assets	x
11. Landscape & Townscape	x
12. Health	✓ ? x
13. Sustainable Locations	✓
14. Equality/ Social Inclusion	✓ x
15. Good Quality Housing	✓
16. Community Identity and Participation	-
17. Crime and Fear of Crime	-
18. Sustainable Prosperity and Growth	✓
19. Fairer Access to Services	✓
20. Revitalise Town Centres	x

This option is forecast as having positive effects on greenhouse gas emissions as the site has good access to local facilities in Apsley. The site is also located close to a train station and there is potential for the creation of a public transport link through Manor Estate, both of which could encourage a shift from private car use to public transport. However, the potential for additional congestion on London Road (part of which is designated as an Air Quality Management Area) has led to an adverse assessment in relation to air quality.

Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives. The site is greenfield and would therefore result in loss or damage of habitats as well as soil sealing. The option is also located within a sand and gravel belt, which could have implications for safeguarding mineral reserves, resulting in adverse effects for the resource efficiency objective. Development of this option would have a visual impact on the landscape of Gade Valley, and could have a potential impact on the setting of Shendish Manor. The retention of the golf course (although smaller in size) and Hen's Head Wood in the north (as proposed in the Illustrative Masterplan) would help to reduce these effects. Development in this area of the Green Belt would decrease the gap between Hemel Hempstead and Rucklers Lane. The site is located near Shendish Manor, which is a Grade II listed building and therefore adverse effects have been identified for historic and cultural assets.

The option is located near local facilities, which could encourage walking and cycling, although the topography of the site may discourage these modes. The site's location near to the A41 could result in noise levels that could also adversely affect health and wellbeing, although preliminary assessment suggests that effects may be neutral. Developing this site would impact on the recreational value of footpaths through the area, which could reduce opportunities for healthy lifestyles, thus having adverse impacts on health and wellbeing. There are also road safety implications associated with development of this site in relation to the junction with London Road.

The option is located near a local centre which would result in a positive effect on equality and social exclusion. However, the two local primary schools are already at

capacity and the location means that the area is relatively isolated from the rest of Hemel Hempstead.

Positive effects have been forecast against the majority of the social and economic objectives, including housing; sustainable prosperity and growth; and fairer access to services. The option will provide approximately 900 units of housing which would provide a large amount of affordable housing. The provision of additional housing means there will be more residents in the community making facilities and shops more viable. This would help support the local economy. However, this option would result in adverse effects on the 'revitalise town centres' objective, as by developing new homes in the Green Belt around Hemel Hempstead is not encouraging development in the centre of urban areas.

3 Berkhamsted

3.1 Emerging Core Strategy – June 2009

Development Options Assessment

- Option 1: Land off New Road
- Option 2: Land south of Hilltop Road
- Option 3: Land adjacent to Hanburys, Shootersway
- Option 4: Land adjacent to Blegberry Gardens, Shootersway

Options	SA Objectives (Abridged)																			
	1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
1	x	?	-	x	x	-	x	x	-	x	x	x	x	x	✓	-	-	✓	✓	✓
2	x	-	-	x	?	-	?	x	-	-	x	x	✓	✓	✓	-	-	✓	✓	✓
3	x	-	-	x	x	-	x	x	-	-	x	x	x	x	✓	-	-	✓	✓	✓
4	x	-	-	x	x	-	x	x	-	-	x	x	x	x	✓	-	-	✓	✓	✓

NB: A more recent assessment is available for Hanburys, Shootersway. See Section 3.4.2.

Similar adverse effects have been forecast for the 'biodiversity', 'soils', 'use of brownfield sites' and 'landscape' SA objectives for all four options as all of the sites are greenfield, within the Greenbelt and would therefore result in loss of landscape character, loss of habitats and soil sealing. Positive effects have been forecast for the 4 options on the 'housing', 'sustainable prosperity and growth', 'fairer access to services' and 'revitalise town centres' objectives. All of the options will provide housing, including affordable. The provision of additional housing means there will be more residents in the community making facilities and shops more viable. This would help support the local economy. As option 4 is the largest this would provide more housing than the other options, thereby having a greater effect on the local economy, it would also provide for greater developer contributions.

A number of differences have been identified between the options. With regard to 'greenhouse gas emissions' and 'air quality', options 1, 3 and 4 are located at a distance from the town centre, which could encourage greater car use thereby leading to increasing emissions. Option 2 is relatively close to the town centre and the railway station which should reduce the need to travel by car. However, the gradient between the town centre and the site may make walking and cycling difficult. Options 3 and 4 are the least accessible by walking and cycling due to the gradient between the development site and town centre.

The location of the options and the topography of Berkhamsted has led to options 1, 3 and 4 being forecast as likely to have adverse effects on health as active travel such as walking and cycling would be discouraged. Option 2 would be closer to the town centre however this option would result in loss of playing fields, which could limit leisure opportunities and again restrict opportunities for healthier lifestyles. Options 3 and 4 are located near to the A41 which could result in noise levels that could affect adversely affect health.

Adverse effects have been forecast for option 4 on 'sustainable locations' and 'equality & social exclusion' as the site is located at a distance from the town centre and state schools. Combined positive and adverse effects have been forecast on these objectives for options 1 and 2 as although they are both located a distance from the town centre, the sites are close to schools or employment.

Adverse effects have been forecast for option 1 on 'historic & cultural assets' as the site is located in an area of archaeological significance and development could impact upon the setting of the Grand Union Canal. Uncertain effects have been forecast for this option on 'water quality/quantity' due to the proximity of the site to the canal and potential for polluted run-off entering the water course.

3.2 Additional Strategic Development Locations and Sites Assessment – February 2010

3.2.1 Land to the South of Berkhamsted

A more recent assessment is available for this site. See Section 0.

3.3 Draft Core Strategy – November 2010

3.3.1 Local Allocation: Land at Lock Field, New Road and Hanburys, Shootersway

In relation to the strategic housing allocations similar adverse effects have been forecast for biodiversity, soils, use of brownfield sites and landscape for the two options, as both of the sites are greenfield, within the Greenbelt and would therefore result in loss of landscape character, loss of habitats and soil sealing. Positive effects have been forecast for both options on the housing, sustainable prosperity and growth, fairer access to services and revitalise town centres objectives. Both of the options will provide housing, including affordable. The provision of additional housing means there will be more residents in the community making facilities and shops more viable and this would help to support the local economy.

With regard to greenhouse gas emissions and air quality, the options are located at a distance from the town centre, which could encourage greater car use thereby leading to increasing emissions. The location of the options and the topography of Berkhamsted has also led to the options being forecast as likely to have adverse effects on health, as active travel such as walking and cycling would be discouraged. Hanburys is located near to the A41 which could result in noise levels that could affect adversely affect health. Combined positive and adverse effects have been forecast on sustainable locations' and 'equality & social exclusion' for Lock Field as although it is located a distance from the town centre, the sites are close to schools or employment.

Adverse effects have been forecast for Lock Field on historic & cultural assets, as the site is located in an area of archaeological significance and development and could impact upon the setting of the Grand Union Canal. Uncertain effects have been forecast for this option on water quality/quantity, due to the proximity of the site to the canal and potential for polluted run-off entering the water course.

3.3.2 Strategic Site: Land at Durrants Lane/ Shootersway (Egerton Rothesay School)

A more recent assessment is available for this site. See Section 3.4.1.

3.4 Pre Submission Core Strategy – September 2011

3.4.1 Strategic Site: Land at Durrants Lane/ Shootersway (Egerton Rothesay School)

Upgrading the existing school buildings and providing new homes is forecast as likely to result in a number of adverse environmental effects. The site is partly greenfield and therefore there would be loss of some habitats, as well as some soil sealing or loss. Although the school and housing development is located entirely outside of the Greenbelt, there could however be a visual impact, as it would result in the use of open space for development and playing pitches. The proposed new playing pitches would be located within the Greenbelt but this is an acceptable use under Greenbelt policy.

Providing 180 new homes will result in an increase in traffic and increased use of the car, especially due to the distance of the site from the town and the lack of easy access by public transport. These factors could result in an increase in the level of greenhouse gas emissions and could also result in adverse impacts on air quality. The impact will be mitigated by the planning requirement to promote sustainable transport options and reinforce cycle and pedestrian links.

Adverse effects have been forecast in relation to health, as the site is located at a distance from the town centre, which could discourage walking and cycling. There are plans for enhanced sports facilities and playing pitches which the development requirements specify these will be available for public use to help meet a local leisure deficit.

In relation to the other social objectives, upgrading the school building should improve the quality of the education facility and providing new homes should help to meet local housing needs, including those for affordable housing.

Positive effects have been forecast in relation to the economic objectives. Providing housing means that there is potential for more residents to live in the town, making facilities and shops more viable and this would help to support the local economy and maintain community vibrancy and vitality.

3.4.2 Local Allocation: Hanburys, Shootersway

In relation to this allocation adverse effects have been forecast for biodiversity, soils, use of brownfield sites and landscape, as the site is greenfield, within the Green Belt and would therefore result in loss of landscape character, loss of habitats and soil sealing. Positive effects have been forecast on the housing, sustainable prosperity and growth, fairer access to services and revitalise town centres objectives. The provision of

additional housing means there will be more residents in the community making facilities and shops more viable and this would help to support the local economy.

With regard to greenhouse gas emissions and air quality, the site is located at a distance from the town centre, which could encourage greater car use thereby leading to increasing emissions. The location of the site and the topography of Berkhamsted have also lead to the allocation being forecast as likely to have adverse effects on health, as active travel such as walking and cycling would be discouraged.

3.5 Additional and Amended Local Allocations Assessment – June 2012

3.5.1 Local Allocation: Haslam Field, Shootersway

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	-	x	x	-	x	x	-	?	x	x	x	x	✓	-	-	✓	✓	✓
												✓	✓						

Adverse effects have been forecast for the biodiversity; soils; use of brownfield sites; and landscape objectives, as the site is greenfield, within the Green Belt and would therefore result in loss of landscape character, loss of habitats and soil sealing. Development of the site could also impact on the setting of the British Film Institute (BFI) site. The area is classified in the Hertfordshire Historic landscape Characterisation (HLC) as “built up modern”, however the County Archaeologist has identified that there is a potential that archaeological remains are present in this area of Berkhamsted, including the possibility of nationally important remains that may be worthy of preservation in situ. Uncertain effects have therefore been forecast for historic and cultural assets.

Positive effects have been forecast for the housing; sustainable prosperity and growth; fairer access to services; and revitalise town centres objectives. The provision of additional housing means there will be more residents in the community making facilities and shops more viable and this would help to support the local economy.

With regard to greenhouse gas emissions and air quality, the site is located at a distance from the town centre, which could encourage greater car use thereby leading to increased emissions. The gradient between the town centre and site may also make walking and cycling difficult and there is also a poor bus service.

Developing this site for housing would result in the loss of informal open space and playing pitches, in which the town is already deficient. This site is close to the A41,

which means there would be noise disturbance which could affect the health and well-being of the new residents. The location of the site and the topography of Berkhamsted have also led to the allocation being forecast as likely to have adverse effects on health, as active travel such as walking and cycling would be discouraged.

3.5.2 Local Allocation: Home Farm, Pea Lane, Northchurch

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	-	x	x	-	x	x	-	?	x x	x	x	x	✓	-	-	✓	✓	✓

The site is located in the Green Belt and the Chilterns AONB and therefore development of the site would have an effect on the character of the designation and significant adverse effects are therefore predicted in relation to the landscape and townscape objective. Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives, as the site is greenfield and its development would therefore result in loss of habitats and soil sealing.

The County Archaeologist has identified that there is a potential that archaeological remains are present in the area between the A41 and Berkhamsted, including the possibility of nationally important remains that may be worthy of preservation in situ. Uncertain effects have therefore been forecast for historic and cultural assets.

With regard to greenhouse gas emissions and air quality, the site is located at a distance from the town centre which would discourage walking and cycling to main services and facilities. This could mean that the use of the car would increase, giving an increase in emissions. However, the site is located close to a number of local shops (in Northchurch) which could help to reduce these effects. An Air Quality Management Area (AQMA) was designated in 2011 for part of the High Street in Northchurch and additional traffic created by the development at Pea Lane could add to existing problems.

Positive effects have been forecast for the housing; sustainable prosperity and growth; fairer access to services; and revitalise town centres objectives. The provision of additional housing means there will be more residents in the community making facilities and shops more viable and this would help to support the local economy. The location of the site at a distance from the town centre has however resulted in adverse effects being identified for the health; sustainable locations; and equality & social exclusion objectives.

3.5.3 Local Allocation: Ivyhouse Lane, Berkhamsted

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	-	x	x	-	x	x	-	-	x	x	x	x	✓	-	-	✓	✓	✓

Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives, as the site is greenfield and its development would therefore result in loss of habitats and soil sealing. The site lies in the Green Belt and it is also immediately adjacent to the Chilterns AONB and therefore its development could impact on the character of the designation. As a result adverse effects have been forecast for landscape.

The site is located at a distance from the town centre which would discourage walking and cycling. Its location on a valley side would also make walking and cycling difficult. The site has poor accessibility to local facilities, especially primary schools. This could all mean that the use of the car would increase, giving an increase in greenhouse gas emissions and airborne emissions. Buses do however run within 300m of the site which would enable the use of public transport, and the railway station is relatively close to the site. Both would help towards offsetting growth in emissions.

Positive effects have been forecast for the housing; sustainable prosperity and growth; fairer access to services; and revitalise town centres objectives. The provision of additional housing means there will be more residents in the community making facilities and shops more viable and this would help to support the local economy. The location of the site at a distance from the town centre however resulted in adverse effects being identified for the health; sustainable locations; and equality & social exclusion objectives.

3.5.4 Local Allocation: Land south of Berkhamsted

SA Objectives (Abridged)	
1. Biodiversity	x
2. Water quality/quantity	-
3. Flood risk	-
4. Soils	x
5. GHG Emissions	x ✓
6. Climate Change Proof	-
7. Air Quality	?
8. Use of brownfield sites	x
9. Resource Efficiency	-
10. Historic & Cultural Assets	x ?
11. Landscape & Townscape	x
12. Health	x ?
13. Sustainable Locations	✓
14. Equality/ Social Inclusion	✓
15. Good Quality Housing	✓
16. Community Identity and Participation	✓
17. Crime and Fear of Crime	-
18. Sustainable Prosperity and Growth	✓
19. Fairer Access to Services	✓
20. Revitalise Town Centres	✓

Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives. The site is greenfield within the Green Belt, and its development would therefore result in loss or damage of habitats, including potential effects on two wildlife sites, as well as soil sealing. Developing at this site would also affect the 'Green Gateway' and could impact upon the transition area from urban to countryside, therefore affecting local landscapes.

Part of the option is located in an area of archaeological significance and therefore adverse effects have been identified for historic and cultural assets. Additional uncertain effects are also identified for the whole site, as the County Archaeologist has identified that there is a potential that archaeological remains are present in the area between the A41 and Berkhamsted, including the possibility of nationally important remains that may be worthy of preservation in situ.

With regard to greenhouse gas emissions, a mixed assessment has been forecast. This option is located some distance from the town centre and the gradient between the town centre and the site is likely to discourage walking and cycling, which could result in increased car use and growth in the level of greenhouse gas emissions. In addition, the scale of development at this site is out of scale with the employment opportunities in Berkhamsted and therefore it is likely that many of the new dwellings will be occupied by commuters to other towns/areas for work. Whilst the site is situated within 2km of the railway station there remains the likelihood that a high proportion will commute to work by private car. This has resulted in negative effects being identified for the greenhouse gas emissions objective. However it is also recognised that a circular bus route is proposed within the scheme, so this could increase use of public transport over private car use, depending on the uptake of this mode. In addition, there are also plans for a local centre which could provide the amenities required, thereby reducing the need to travel for some day to day needs. These factors could help reduce the growth in emissions and thereby positive effects have been forecast in relation to these mitigatory factors.

Uncertain effects have been identified for air quality due to the uncertainties in relation to increased car use and uptake of public transport. The large number of new dwellings proposed for this site could exacerbate the air quality issues in Northchurch, where an Air Quality Management Area (AQMA) was designated in 2011 for part of the High

Street. Additional traffic created by any development at Land South of Berkhamsted could add to the existing problems.

As the site is located at a distance from the town centre this could discourage walking and cycling thereby having an adverse effect on health. The site's location near to the A41 could result in noise levels that could also adversely affect health and wellbeing. There are plans for enhanced sports facilities, however it is uncertain what these facilities will be and whether they would encourage residents to have more active lifestyles.

Positive effects have been forecast against the majority of the social and economic objectives, including the housing; sustainable prosperity and growth; fairer access to services; and revitalise town centres objectives. The site will provide a large amount of new housing, including a proportion of affordable housing and the provision of this additional housing means there would be more residents in the community making facilities and shops more viable. This would help support the local economy. The provision of a new local centre, with local community facilities, should have a positive effect on community identity and participation.

4 Tring

4.1 Emerging Core Strategy – June 2009

Development Options Assessment

- Option 1: Land to the West (Icknield Way)
- Option 2: Land to the East (Dunsley Farm)

Options	SA Objectives (Abridged)																			
	1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
1	x	-	-	x	?	-	x	x	-	-	x	✓	x	x	✓	-	-	✓	✓	✓
2	x	-	-	x	✓ ?	-	✓	x	-	x	x	✓	✓	✓ x	✓✓	✓	-	✓	✓	✓

NB: A more recent assessment is available of Land to the West. See Section 4.4.1.

As both of the options would lead to development on greenfield land within the Greenbelt and close to the Chilterns AONB adverse effects have been forecast for the 'biodiversity', 'soils', 'use of brownfield sites' and 'landscape & townscape' SA objectives.

Option 1 is located near to a local centre and is adjacent to the town's main employment area. However it is located 2km from the town centre. This could increase the use of the car to access town centre facilities and services, thereby increasing the growth of greenhouse gas emissions and other emission to air. There is also uncertainty around the level of out-commuting that may result from building the large number of houses on this site. If this is by car on the A41 there is the potential for increased levels of emissions. Option 2 is closer to the town centre (1km) than option 1. This could encourage cycling and walking rather than use of the car, which would help to reduce the growth in emissions. This is however dependent on these sustainable travel options being taken up. However, similar to option 1 there are concerns over the potential level of out-commuting for this option.

Option 2 is located adjacent to a historic park and garden, and contains three Listed buildings. The site is classified as "pre 18th century enclosure" (approx 50% and the area closest to the town centre), "18-19th century enclosure" (approx 45% of the site), and the remainder is "built up modern" (HLC). Therefore adverse effects have been forecast for 'historic & cultural assets'.

Option 1 would provide for 380 dwellings, while option 2 could provide for 600 dwellings. Option 2 could therefore have a significant positive effect on the 'housing' objectives as it could provide a large number of affordable homes. Both options are close to the A41, which means noise disturbance could affect the health and well-being of the new residents. Option 1 would allow for open space, however it would not be large enough to

fulfil all of the town's leisure space aspirations. Option 2 however is large enough to provide the wider town with significant areas of open space, and improved facilities. Due to the significant area of open space proposed this option could progress the 'community identity & participation' SA objective.

Development of option 1 could involve the provision of some employment space, thereby helping to support the local economy. Also, the new housing on the site should help to support the local services in the town, maintaining their viability and boosting the local economy. Option 2 however will provide significant additional housing leading to a larger number of residents therefore making facilities and shops more viable. This would help to support the local economy. The large number of houses proposed under this option will also result in higher levels of developer contributions which should improve facilities and services.

4.2 Additional Strategic Development Locations and Sites Assessment – February 2010

- Option 1: Waterside Way
- Option 2: Station Road

Options	SA Objectives (Abridged)																			
	1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
1	x	x	-	x	x	✓	x	x	-	-	x	✓	x	x	✓	✓	-	✓	✓	✓
2	x	-	-	x	x	-	x	x	-	x	x	✓	x	x	?	-	-	✓	✓	✓

As both options would lead to development on greenfield land within the Green Belt, adverse effects have been identified on 'biodiversity', 'soils', 'use of brownfield land' and 'landscape'. In particular, Station Road overlaps with Station Road/Grove Road Fields wildlife site, so a small part of the wildlife site could be affected by development at this site. In addition, the site is located adjacent to the Grand Union Canal wildlife site. Part of this option, to the south of the road, is also located in the Chilterns AONB. The development at Station Road would extend outside the town's current built form and would therefore have some adverse effects on landscape character.

Both of the options are located at a distance from the town centre, which could increase the use of car therefore increasing green house gas emissions and emissions to air. Although both of the sites have some pedestrian and/or cycle links to the town centre, which could reduce this need to travel by private car, minimising the effects of the development will be dependent on these modes being used.

Station Road is located in an area of archaeological significance and includes a listed building and therefore adverse effects have been identified for 'historic and cultural assets'.

Both options would provide the wider town with areas of open space thereby having a positive effect on the 'health' SA objective. In addition, the pedestrian and/or cycle links could also encourage the local residents to have more active lifestyles.

Adverse effects have been identified on the 'sustainable locations' and 'equality and social exclusion' SA objectives for both of the options as they are located at a distance from the town centre. However, both options are located close to schools, and the eastern part of option 2 is located close to the station.

Waterside Way has the potential to provide for significant levels of affordable housing. Station Road may provide for a low number of dwellings, due to the relatively lower density of development that would result if the new development matches the local character of the area. Therefore the potential for affordable housing may be more limited. At this time it is not clear how many dwellings are proposed for Station Road, so the impact on this objective is uncertain.

Positive effects have been forecast for the two options on the 'sustainable prosperity and growth', 'fairer access to services' and 'revitalise town centres' objectives. The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy, thereby helping to support sustainable urban living. Station Road would have more of a significant impact on supporting the vitality of the town's facilities due to the site being a larger site than at Waterside Way. Development of Waterside Way could involve provision of some employment space, thereby helping to support the local economy. NB: It is uncertain as to what this option would provide in terms of local amenities and employment opportunities.

4.3 Draft Core Strategy – November 2010

4.3.1 Local Allocation: Land to the West of Tring, Icknield Way

A more recent assessment is available for this site. See Section 4.4.1.

4.4 Pre Submission Core Strategy – September 2011

4.4.1 Local Allocation: Icknield Way, West of Tring

As development of site would lead to development on greenfield land, within the Greenbelt and close to the Chilterns AONB, adverse effects have been forecast for the biodiversity, soils, use of brownfield sites and landscape & townscape SA objectives. The development requirements seek to mitigate these impacts through careful layout, design, density and landscaping. This site is located near to a local centre and is adjacent to the town's main employment area. However it is located 2km from the town centre. This could increase the use of the car to access town centre facilities and services, thereby increasing the growth of greenhouse gas emissions and other emission to air. There is also uncertainty around the level of out-commuting that may result from building the large number of houses on this site. If this is by car on the A41 there is the potential for increased levels of emissions.

Development of this site would provide for around 150 dwellings with the potential for affordable housing. However, the site is close to the A41, which means noise disturbance could affect the health and well-being of the new residents. Development would allow for open space; however it would not be large enough to fulfil all of the town’s leisure space aspirations. Development of this site could involve the provision of some employment space, thereby helping to support the local economy. Also, the new housing on the site should help to support the local services in the town, maintaining their viability and boosting the local economy.

4.5 Additional and Amended Local Allocations Assessment – June 2012

4.5.1 Local Allocation: Station Road, Tring (South)

(NB: This is a more specific component of the Station Road site previously assessed).

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	-	x	x	-	x	x	-	x	x x	✓	x	x	✓	-	-	✓	✓	✓

Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives, as the site is greenfield, with significant tree cover and there would therefore be loss of some habitats and soil sealing. The location of the site within the Green Belt and the Chilterns AONB has resulted in significant adverse effects being forecast for landscape, as development would have an effect on the character of the designation. Adverse effects have been forecast for historic and cultural assets as the site adjoins an Area of Archaeological Significance and the setting of Pendley Manor, a Listed Building, could be affected.

With regard to greenhouse gas emissions and air quality, as the site is located at a distance from the town centre and employment opportunities the development is likely to encourage greater car use thereby leading to increasing emissions. However, the site is located reasonably close to the railway station, and there are existing cycle links to the station and town centre which could encourage more sustainable travel which would reduce the levels of growth in emissions. The effect on emissions depends on whether these sustainable options being taken up. The location of the site at a distance from the town centre has also resulted in adverse effects being forecast for the sustainable locations and equality & social exclusion objectives.

Positive effects have been forecast for the housing; sustainable prosperity and growth; fairer access to services; and revitalise town centres objectives. The provision of

additional housing means there will be more residents in the community making facilities and shops more viable and this would help to support the local economy.

4.5.2 Local Allocation: Station Road, Tring (North)

(NB: This is a more specific and extensive component of the wider Station Road site previously assessed).

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	-	x	x	-	x	x	-	x	x	✓	x	x	✓	-	-	✓	✓	✓

Adverse effects have been forecast for the biodiversity; soils and use of brownfield sites objectives, as the site is greenfield and there would therefore be loss of some habitats and soil sealing. The site is adjacent to two wildlife sites. The location of the site within the Green Belt and adjacent to the Chilterns AONB and Grand Union Canal has resulted in adverse effects being forecast for landscape, as the setting of both would be affected. Although the proposed location of the new housing is planned to be on the western side of the site, closest to Tring, development would extend outside the town’s current built form and would therefore have some adverse effects on landscape character. Adverse effects have also been forecast for the historic and cultural assets objective as part the site is within an Area of Archaeological Significance and the setting of Pendley Manor, a Listed Building, could also be affected.

With regard to greenhouse gas emissions and air quality, as the site is located at a distance from the town centre and employment opportunities the development could encourage greater car use thereby leading to increasing emissions. However the site is located reasonably close to the railway station, and there are existing cycle links to the station and town centre which could encourage more sustainable travel which would reduce the levels of growth in emissions. The effect on emissions depends on whether these sustainable options being taken up. The location of the site at distance from the town centre has also resulted in adverse effects being forecast for the sustainable locations and equality & social exclusion objectives.

Positive effects have been forecast for the housing; sustainable prosperity and growth; fairer access to services; and revitalise town centres objectives. The provision of additional housing means there will be more residents in the community making facilities and shops more viable and this would help to support the local economy. Development of the site could allow for the provision of just under 1ha of recreational space which could have a positive effect on the health and wellbeing of residents.

5 Kings Langley

5.1 Emerging Core Strategy – June 2009

Development Options Assessment

- Option 1: Rectory Farm
- Option 2: Wayside and Broadfield Farms

Options	SA Objectives (Abridged)																			
	1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
1	x	?	x	x	✓	-	✓	x	-	-	x	✓	✓	✓	✓	✓	-	✓	✓	✓
2	x	-	-	x	✓	-	✓	x	-	x	x	✓	✓	✓	✓	-	-	✓	✓	✓

Both of the options are identified as having similar adverse effects on several of the environmental SA objectives. Option 1 is located in the Greenbelt, adjacent to a wildlife site and is a partly greenfield site. The development would therefore result in the loss of habitats and soil sealing. Option 2 is also in the Greenbelt, is greenfield and would result in the loss of habitats and soil sealing. The potential removal of unattractive buildings in option 1 would however help to improve the townscape.

The proximity of option 1 to the canal makes the effect of this site on 'water quality/quantity' uncertain due the potential for adverse effects from run-off. A small part of the site is located in flood zones 2 and 3 and there would therefore be a flood risk for new development. Option 2 is located within an "18th-19th century enclosure" (Historic Landscape Characterisation) and contains one Listed Building. There could therefore be adverse effects of developing this site on 'historic & cultural assets'.

Both options are located close to the village, with option 2 being located closer to the railway station than option 1. This could encourage cycling and walking rather than private car use, which could improve local air quality and reduce growing greenhouse gas emissions. Both options would also provide opportunities for open space and encourage walking and cycling thereby having positive effects on health. Option 2 would, however, be affected by noise from both the M25 and the A41.

In terms of the economic aspects, all options should help to provide good quality, affordable housing and help to make local facilities and services more viable through increasing the number of residents. The options should both help to revitalise the local centres by maintaining community vibrancy and vitality.

6 Bovingdon

6.1 Emerging Core Strategy – June 2009

Development Options Assessment

- Option 1: Duckhall Farm
- Option 2: Rear of Green Lane
- Option 3: Grange Farm
- Option 4: North of Chesham Road

Options	SA Objectives (Abridged)																			
	1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
1	x	-	-	x	✓ x	-	✓ x	x	-	x	x	?	✓	-	✓	-	x	✓	✓	✓
2	x ✓	-	-	x	✓ x	-	✓ x	x	-	-	x	✓	✓	-	✓	-	-	✓	✓	✓
3	x	-	-	x	✓ x	-	✓ x	x	-	-	x	✓	x	-	✓	-	-	✓	✓	✓
4	x	-	-	x	✓ x	-	✓ x	✓	-	-	x	?	x	-	✓	-	x	✓	✓	✓

NB: More recent assessment is available of Duckhall Farm and North of Chesham Road. See Sections 6.4.2 and 6.2.1 respectively.

The assessment indicates that there is little differentiation between the four development options. Similar adverse effects have been forecast for the 'biodiversity', 'soils', 'use of brownfield sites' and 'landscape' as all of the sites are greenfield, within the Greenbelt, and would therefore result in loss of landscape character, loss of valuable habitats and soil sealing. Option 2, however is located within an area of biodiversity deficiency, so this option could provide opportunities for new habitat creation. Also, the option 4 site is located on a site of approx 60% previously developed land, which provides opportunities for this option to make environmental improvements.

In relation to 'greenhouse gas emissions' and 'air quality', adverse effects have been identified for all four options as there is an existing issue with traffic congestion in the village, which may increase with more people locating to the area. However, potential positive effects which could help to mitigate these adverse effects have also been identified for all of the options. Options 1 and 2 are located close to the village, which could encourage cycling and walking rather than use of the car, although the presence of a busy road between option 1 and the village centre may discourage pedestrians and cyclists. Options 3 and 4 are located further from the village which could discourage cycling and walking, however the areas between the sites and the village centre are relatively flat, which makes walking and cycling feasible. Option 4 is also separated from

the village by a relatively busy road which again may discourage pedestrians and cyclists.

In terms of the social SA objectives all four of the options provide opportunities for the creation of open space, with option 3 likely to provide the largest amount. However, uncertainties have been forecast for health as a result of options 1 and 4 as there is a busy road separating the site from the village centre which may pose an accident risk and could discourage the elderly, disabled people and children from moving around freely in the area. Options 1 and 4 are located near to The Mount prison which could result in anxiety related to the fear of crime. Options 3 and 4 are further from the village centre so community facilities would be harder to reach from these sites. All of the options should help to provide affordable housing.

In terms of the economic aspects, all of the options should help to make local facilities and services more viable. The options should also therefore help to revitalise local centres and maintain community vibrancy and vitality.

6.2 Draft Core Strategy – November 2010

6.2.1 Local Allocation: Land to the north of Chesham Road

Development at this greenfield site would have adverse effects on biodiversity as it is located in a high value local wildlife corridor. Adverse effects have also been forecast for soils as a result of soil sealing, landscape & townscape as the site is located within the Greenbelt and air quality and greenhouse gas emissions as the site is located at a distance from the village and separated by a busy road, which could discourage cycling and walking.

Positive effects have been forecast for the majority of the social and economic objectives. The requirement to contribute towards educational and community facilities should have a positive effect on the equality and social exclusion and community identity and participation objectives. Developing this site could also provide a significant level of affordable housing. There is a busy road separating the site from the village centre which may discourage the elderly, disabled people and children from moving around freely in the area.

An adverse effect has been identified in relation to crime as the site is located near the prison which could result in anxiety related to the fear of crime.

6.3 Pre Submission Core Strategy – September 2011

6.3.1 Local Allocation: Chesham Road/Molyneux Avenue

(NB: This is a more specific component of the Land north of Chesham Road site).

Development at this greenfield site would have adverse effects on biodiversity as it is located in a high value local wildlife corridor. Adverse effects have also been forecast for soils as a result of soil sealing, landscape & townscape as the site is located within the Greenbelt and air quality and greenhouse gas emissions as the site is separated from the village by a busy road, which could discourage cycling and walking.

Positive effects have been forecast for the majority of the social and economic objectives. The requirement to contribute towards educational and community facilities should have a positive effect on the equality and social exclusion and community identity

and participation objectives. Developing this site could also provide a significant level of affordable housing. There is a busy road separating the site from the village centre which may discourage the elderly, disabled people and children from moving around freely in the area.

An adverse effect has been identified in relation to crime as the site is located near the prison which could result in anxiety related to the fear of crime.

6.4 Additional and Amended Local Allocations Assessment – June 2012

6.4.1 Land at the former airfield, Bovingdon

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	-	x	x	-	x	✓	-	?	x	?	x	?	✓	-	x	✓	✓	✓

Adverse effects have been forecast for biodiversity, as a result of the northern section of the site being greenfield and the southern section being within or adjacent to a high value local wildlife corridor. Adverse effects have also been forecast for soils as a result of soil sealing; landscape & townscape as the site is located within the Green Belt; and air quality and greenhouse gas emissions as the site is located at a distance from the village centre facilities and is separated from the village by a busy road, which could discourage cycling and walking. In addition, there is traffic congestion in the village, which may increase with more people locating to the area, and this could result in a decline in local air quality and increased greenhouse gas emissions.

Part of this site is currently in low grade use (a speedway track and a derelict WWII building) which provides opportunities for development to make environmental improvements. As a result positive effects have been identified for use of brownfield sites. However, the site's location on the WWII airfield and the potential for prehistoric and Roman sites to be found, means that there may some risk that archaeological remains that are worthy of preservation in situ, may be present. Uncertain effects have therefore been forecast for historic and cultural assets.

Positive effects have been forecast for some of the social and economic objectives. For example the provision of additional housing would mean that there are more residents in Bovingdon, making facilities and shops more viable. This would help with the local economy. In addition, developing this site would also provide some affordable housing. However, there is a busy road separating the site from the village centre which may discourage the elderly, disabled people and children from moving around freely in the area. This has resulted in an uncertain finding against the health objective. An adverse

effect has been identified in relation to crime as the site is located near the prison which could result in anxiety related to the fear of crime.

6.4.2 Land at Duck Hall Farm, Bovington

(NB: This assessment relates to the modified site area submitted by landowner. The original site was considered under earlier assessment).

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	-	x	✓ x	-	✓ x	x	-	x	x	?	✓	✓	✓	✓	-	✓	✓	✓

Adverse effects have been forecast for the biodiversity; soils; use of brownfield sites; and landscape objectives, as the site is greenfield and is located in a high value local wildlife corridor within the Green Belt. Its development would therefore result in a loss of landscape character, loss of habitats and soil sealing.

Both positive and negative effects have been identified with regard to greenhouse gas emissions and air quality. The site is located close to the village centre, which could encourage cycling and walking rather than use of the car, thereby helping to reduce the growth in emissions, although the busy road between the site and village centre may act as a deterrent for some (e.g. elderly and disabled). However, there is traffic congestion in the village, which may increase with more people locating to the area and this could result in an increase in the level of emissions and declining air quality.

The site contains the historic farmstead of Duckhall Farm which includes two listed buildings, dating from the late medieval and early post medieval periods. It is considered likely that evidence relating to occupation during the medieval period survives within the allocation site and therefore there is a high risk that archaeological remains are present on the site, including the possibility of nationally important remains that may be worthy of preservation in situ. Negative effects have therefore been forecast for the historic and cultural assets objective.

Positive effects have been identified for the majority of the social and economic objectives, mainly as a result of the new housing meaning more residents who would help to make local facilities more viable. Uncertain effects have been forecast on the health objective as although development of the site could provide opportunities for open space (depending on the number of houses built), and encourage walking and cycling, there is a busy road separating the site from the village centre which may pose an accident risk and discourage the elderly, disabled people and children from moving around freely in the area. An adverse effect has been identified in relation to crime as

the site is located near the prison which could result in anxiety related to the fear of crime.

7 Markyate

7.1 Emerging Core Strategy – June 2009

Development Options Assessment

- Option 1: Hicks Road (consolidated employment uses and 40 - 60 dwellings)
- Option 2: Hicks Road (100 dwellings and shops) plus the relocation of employment uses to a site on the southern edge of the village.

Options	SA Objectives (Abridged)																			
	1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
1	✓	✓	x	?	✓ x	-	✓ x	✓	-	-	✓	✓ x	✓	✓ x	✓	✓	-	?	✓	✓
2	✓ x	?	x	x	x	-	✓ x	✓ x	-	?	✓	?	x	x	✓	✓	-	✓	✓	✓

Option 1

Option 1 is forecast as having positive effects on 'biodiversity' and 'water quality/quantity' as a result of de-culverting the River Ver. However, a large part of the site is in flood zones 2 and 3 and there would therefore be flood risk for new developments. The site is located in the centre of the village. This could encourage cycling and walking rather than use of the car, which would thereby help to reduce the growth in greenhouse gas emissions and other emissions to air. However, poor public transport connections could result in higher car use exacerbating existing congestion within the village. Therefore a mixed assessment has been forecast for the 'greenhouse gas emissions' and 'air quality' SA objectives.

Re-use of this brownfield site is forecast as likely to have positive effects on 'landscape & townscape' and 'community identity & participation' as redevelopment of the vacant and redundant buildings in the existing industrial estate would help to improve the appearance of this part of the village. As the option is located in the village centre, it would provide good access to facilities thereby having positive effects on a number of the social and economic objectives. This central location would, for example, provide opportunities for walking and cycling which could encourage healthier lifestyles.

This option would mean that there would be a mix of housing and industrial uses, which could cause traffic congestion and conflict as lorries travel through the village centre to access the businesses. Also, the new dwellings would be affected by noise from commercial operations as well as from the nearby A5.

Option 2

As option 2 also requires development at Hicks Road a number of the effects identified for option 1 are similar to those which have been forecast for option 2, such as those forecast for 'biodiversity' due to the de-culverting and 'landscape & townscape' due to the redevelopment of vacant buildings. However, due to the differences in the proposed uses at the Hicks Road for option 1 and 2 some differences have been identified. For example, due to the relocation of the employment away from Hicks Road option 2 will provide for greater levels of housing, employment and other community facilities than option 1.

Option 2 also requires the development of a new employment site on the southern edge of the village. This greenfield site is located in the Greenbelt and within a wildlife corridor. Its development is therefore likely to result in the loss of habitats, impacts on landscape character and soil sealing. The site is also on the edge of flood zones 2 and 3 and there would therefore be flood risk for new developments.

Relocating employment uses out of the centre of the village is likely to increase the dependency on private transport to access employment. This could result in an increase in the level of greenhouse gas emissions and other emissions to air. Negative effects have therefore been forecast for 'greenhouse gas emissions' and 'air quality' although removing lorries and vans associated with the Hicks Road Industrial Estate from the village centre is likely to result in some local air quality improvements. For similar reasons the option could also mean that noise levels within the village are reduced.

7.2 Draft Core Strategy – November 2010

7.2.1 *Spatial Strategy and Strategic Site at Hicks Road*

A more recent assessment is available for this site. See Section 7.3.1.

7.3 Pre Submission Core Strategy – September 2011

NB: The section below (from the September 2011 SA Report) reports on strategic issues for Markyate as well as site specific issues.

7.3.1 *Spatial Strategy and Strategic Site at Hicks Road*

The level of new housing proposed in the village will require some limited development on greenfield land which could have adverse impacts on habitats and species due to landtake and habitat fragmentation. The significance of the effect will be dependent on the biodiversity value of the sites to be developed. However, the protection and enhancement of Cheverell's Green, as well as the protection of other small scale features of ecological importance, will help to progress the biodiversity objective.

Deculverting the River Ver could improve water quality and result in biodiversity enhancements. However, negative effects are also forecast in relation to water, as the provision of new housing may have capacity implications for the waste water treatment works with associated risks relating to poor water quality downstream of the works. A large area of the Hicks Road site is in flood zones 2 and 3 and there would therefore be flood risk for new developments, which will need to be mitigated through site design and layout. The development requirements require close liaison with the Environment Agency on this and related issues.

Housing development on greenfield land will result in soil loss and soil sealing. However, development on the Hicks Road site could result in the remediation of any contaminated soils, thereby improving soil quality.

Housing development will result in an increase in greenhouse gas emissions from the new housing and associated activities. In addition, the poor public transport connections in Markyate may result in higher car use to access the regenerated Hicks Road area. However as the site is located in the centre of the village this could encourage cycling and walking rather than use of the car, which would help to reduce the growth in greenhouse gas emissions.

Positive effects have been forecast against the majority of the social and economic objectives. Delivery of the spatial strategy and redeveloping the Hicks Road site should make the village a more attractive place to live and work by providing a range of services, employment and housing. The provision of new public space in the Hicks Road area and an improved environment for pedestrians and cyclists should help to encourage more active lifestyles and a safer environment. It should be noted that the new housing on the Hicks Road site would be affected by noise from commercial operations, as well as from the nearby A5. This can be mitigated through the careful design and layout of the site.