



# Dacorum Borough Council

## Local Plan

### **Schedule of Site Appraisals Sustainability Appraisal Working Note**

October 2017



## Report details

<b>Report prepared for:</b>	Dacorum Borough Council		
<b>Project/customer reference:</b>	Dacorum Local Plan SA/SEA		
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<b>Report date:</b>	October 2017		
<b>Report status/version:</b>	Final		
<b>Quality approval:</b>			
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## Table of Contents

1	Introduction	3
2	Assessment of the Sites	4
3	Next Steps	6
3.1	How to respond to the consultation	7
Appendix A	SA Framework	9
Appendix B	SA Assessments	15



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## 1 Introduction

Dacorum Borough Council is in the early stages of preparing a new Local Plan which will provide a planning strategy for the Borough up to 2036. The new Local Plan will incorporate strategic policies, development management policies and site allocations into a single document, replacing those in the Core Strategy (adopted September 2013), the Site Allocations DPD (adopted July 2017) and the 'saved' parts of the Dacorum Borough Local Plan 1991-2011 (adopted May 2004).

During its preparation this new Local Plan must be subject to both Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) under the 'Planning and Compulsory Purchase Act' (2004) and 'The Environmental Assessment of Plans and Programmes Regulations' (2004)<sup>1</sup> respectively.

Independent consultants TRL Ltd have been appointed by the Council to undertake Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) in support of the new Local Plan.

Both the SA and the SEA processes help planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans through a structured assessment of the Plan against key sustainability issues.

This Sustainability Appraisal Working Note has been produced in relation to the Schedules of Site Appraisals that the Council has prepared to be published alongside the Issues and Options Paper. The Schedules include sites in the Green Belt or Rural Area that are on the edge of the towns and large villages and have a potential capacity of 50 dwellings or more as well as some sites that could deliver employment development, including mixed-use development. This SA Working Note includes assessments of all the sites included in the Schedules. Comments relating to the SA Working Note can be provided as part of the consultation process.

This 'SA Working Note – Schedule of Site Appraisals' is limited in content, and just provides assessments of the sites included in the Schedule.

A second 'SA Working Note – Issues and Options document' has also been prepared to accompany the Issues and Options Consultation in order to provide an assessment of the likely environmental, social and economic effects of the options being considered for delivering growth in the Borough. That second SA Working Note provides additional details of the SA process and how it fits alongside the preparation of the Local Plan and so should be referred alongside this 'site specific' SA Working Note in order to gain an understanding of the context in which the SA is being undertaken.

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<sup>1</sup> This regulation implements European Directive 2001/42/EC, known as the Strategic Environmental Assessment (SEA) Directive

## 2 Assessment of the Sites

Each of the sites that have been included in the Schedule of Site Appraisals has been assessed against the objectives in the SA Framework (see Appendix A).

For each site an assessment has been undertaken, with each 'Site versus SA objective' relationship being 'scored' using the significance criteria shown in Figure 2-1. The assessment scoring is supported by an assessment commentary to provide the rationale behind the score allocated.

Significance Assessment	Description
✓✓	The option is likely to have a significant positive effect
✓	The option is likely to have a positive effect which is not significant
?	Uncertain – It is uncertain how or if the option impacts on the SA/SEA objective
–	Neutral – The option is unlikely to impact on the SA/SEA objective
x	The option is likely to have a negative effect which is not significant
xx	The option is likely to have a significant negative effect
✓/x	The option is likely to have some positive and some negative effects, none of which are significant

**Figure 2-1: Significance criteria**

The full assessments of these sites are provided in Appendix B to this document, with results being summarised in Table 1 below.

**Table 1: Summary of Assessment of the Green Belt/Rural Area Sites**

SA Objectives																
Site	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment	
<b>Hemel Hempstead</b>																
HH-h1a North Hemel Hempstead (Phase 1)	✓/x	-	-	✓/x	?	x	-	?	✓/x	✓/x	✓	✓	✓✓	✓	✓	
HH-h1b North Hemel Hempstead (Phase 2)	✓/x	-	-	✓/x	?	x	-	?	✓/x	✓/x	✓	✓	✓✓	✓	✓	
HH-h2 North of Gadebridge	x	?	?	✓/x	?	x	-	?	x	✓/x	✓	✓	✓	✓	✓	
HH-h3 Land at Shendish	x	?	-	✓	x	x	?	?	x	✓/x	✓	✓	✓	✓	✓	
HH-e1 Land East of A41 at Felden	✓/x	-	-	?	?	x	-	-	x	-	✓	-	-	✓	✓	
<b>Berkhamsted</b>																
Be-h1 Land South of Berkhamsted	✓/x	-	-	✓/x	?	x	-	?	x	✓/x	✓	✓	✓	✓	✓	
Be-h2 Haslam Fields, Shootersway	✓/x	-	-	x	x	x	-	?	x	✓/x	x	✓	✓	✓	✓	
Be-h3 Ivy House Lane, Berkhamsted	x	-	-	x	x	x	-	-	x	✓/x	x	✓/x	✓	✓	✓	
Be-h4 Durrants Lane/Bell Lane/Darr's Lane	x	-	-	x	x	x	-	?	x	✓	✓	✓	✓	✓	✓	
Be-h5 Land Lockfield, Northchurch	x	?	-	✓	?	x	-	?	x	✓/x	✓	✓	✓	✓	✓	
Be-h6 Land adj. to Blegberry Gardens	x	-	-	x	x	x	-	?	x	x	x	✓	✓	✓	✓	
Be-h7 Bank Mill Lane, Berkhamsted	x	?	xx	✓	?	x	-	?	x	✓	✓	✓	✓	✓	✓	
Be-h8 Berkhamsted Golf Range	x	-	-	x	x	x	-	?	xx	✓/x	x	✓	✓	✓	✓	
<b>Tring</b>																
Tr-h1 Land east of Tring	✓/x	-	-	✓/x	✓/x	xx	-	?	x	✓	✓	✓	✓	✓	✓	
Tr-h2 Land west of Marshcroft Lane	x	-	-	✓/x	✓/x	xx	-	-	x	✓	✓	✓	✓	✓	✓	
Tr-h3 Land at Icknield Way / Grove Road	x	-	-	✓/x	✓/x	x	-	-	x	✓	✓	✓	✓	✓	✓	
Tr-h4 Land at Cow Lane / Station Road	✓/x	-	-	✓/x	✓/x	x	-	?	xx	✓	✓	✓	✓	✓	✓	
Tr-h5 Land at Dunsley Farm	x	-	-	✓	✓	x	-	?	x	✓/x	✓	✓	✓	✓	✓	
Tr-h6 Land north of Icknield Way	x	?	-	✓/x	✓/x	xx	-	-	x	✓	✓	✓	✓	✓	✓	
<b>Bovingdon</b>																
Bov-h1 Grange Farm, Bovingdon	x	-	-	✓	✓	xx	-	-	x	✓	✓	✓	✓	✓	✓	
Bov-h2 Land south east of Homefield	x	-	-	✓	✓	x	-	-	x	✓	✓	✓	✓	✓	✓	
Bov-h3 r/o Green Lane / Louise Walk	x	-	-	✓	✓	xx	-	-	x	✓	✓	✓	✓	✓	✓	

SA Objectives	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment
Site															
Bov-h4 Land at Duckhall Farm	x	-	-	✓	✓	x	-	?	x	✓	✓	✓	✓	✓	✓
<b>Kings Langley</b>															
KL-h1 Land at Hill Farm, Love Lane	x	-	-	✓	✓	x	-	?	x	✓/x	✓	✓	✓	✓	✓
KL-h2 Rectory Farm, Kings Langley	x	?	x	✓	✓	x	-	-	✓/x	✓	✓	✓	✓	✓/x	✓/x
KL-h3 Broadfield/Wayside Farm	x	-	-	✓	✓	x	-	?	x	✓/x	✓	✓	✓	✓	✓
<b>Markyate</b>															
My-h1 Land south of Markyate	✓/x	?	x	✓	✓	x	-	-	x	✓	✓	✓	✓	✓	✓
My-h2 Land at Pickford Road	x	-	-	x	x	x	-	?	x	x	x	✓	✓	✓	✓
<b>Rest of Borough</b>															
O-h1 Old Kiln Meadow, Potten End	x	-	-	x	?	x	-	?	x	✓	x	✓	✓	✓	✓
Land north east of Grange Rd, Wilstone	x	-	-	x	?	x	-	?	x	✓	x	✓	✓	✓	✓

The significant effects identified by the assessment and denoted by the “✓✓” and “xx” symbols in Table 1 are as follows:

**SA6 Soils:** significant adverse effects have been identified for five sites (3 in Tring and 2 in Bovingdon) that contain areas of Grade 2 agricultural land.

**SA9 Landscape:** significant adverse effects have been identified for two sites that are located within the nationally designated Chilterns Area of Outstanding Natural Beauty (AONB).

**SA13 Housing:** Given their scale, significant positive effects have been identified for two sites that would provide a significant number of new homes.

### 3 Next Steps

Following consultation on the Issues and Options Paper and the Schedule of Site Appraisals, accompanied by this SA Working Note, the SA/SEA will provide input during the development of the next stage of the Local Plan, which is currently planned for consultation in 2018. That consultation will be accompanied by an SA Report (with a Non-Technical Summary) which will provide a detailed assessment of all the proposed policies and sites in the Plan and which will fully meet the requirements for an Environmental Report as specified by the SEA Regulations.

The next stage of the Local Plan will build on feedback received through this current consultation as well as the additional evidence base studies that are currently being undertaken.



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### 3.1 How to respond to the consultation

This SA Working Note will be published for consultation alongside the Schedule of Site Appraisals. Copies of the SA document can be found at the following link, at local libraries or at Borough Council Offices subject to opening times:

<https://dacorum-consult.objective.co.uk/portal/planning/lp/io/io>

Comments on the SA Working Note should be sent by midnight 13th December 2017 either on-line via the consultation portal at the weblink above, or in writing:

By email: [strategic.planning@dacorum.gov.uk](mailto:strategic.planning@dacorum.gov.uk)

By post: Strategic Planning Team  
Strategic Planning and Regeneration  
Dacorum Borough Council  
The Forum,  
Marlowes,  
Hemel Hempstead HP1 1DN

All comments received will be made publicly available. When the consultation period has finished, the comments received will be considered during the next stage of the SA/SEA process.

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## Appendix A SA Framework

This SA framework was originally published for consultation in the SA/SEA Scoping Report which was subject to consultation from 23<sup>rd</sup> March to 5<sup>th</sup> May 2017. Following that consultation the framework has been updated to take on-board comments received. The updated Scoping Report Update (October 2017) provides a summary of the consultation responses received along with an explanation of how each comment has been taken into account. The Scoping Report Update is available on the Council’s website at the following link:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan/technical-work-for-the-early-partial-review>

**Error! Hyperlink reference not valid.**

Objective	Sub-objectives / Appraisal Criteria	Site specific questions
<b>Biodiversity, including flora and fauna, and geodiversity</b>		
1. To protect, maintain and enhance biodiversity and geodiversity at all levels [Biodiversity & geodiversity]	To protect, maintain and enhance designated wildlife and geological sites (international, national and local) and protected species to achieve favourable condition	Would development of the site: <ul style="list-style-type: none"> <li>provide opportunities for enhancement of biodiversity or biodiversity gain?</li> <li>avoid fragmentation &amp; improve connectivity, for example through the provision of wildlife corridors and buffer areas?</li> <li>contribute to a wider green infrastructure strategy, for example through the provision of green walls and roofs?</li> <li>protect woodlands, hedgerows, trees and watercourses?</li> </ul> Is it likely that there are any protected species or habitats on or near the site? Would development of the site affect designated sites? Would development of the site impact on a recognised site of geological / geomorphological importance?
	To help achieve targets set by the Biodiversity Action Plan (BAP)	
	To support farming and countryside practices that enhance wider biodiversity and landscape quality by economically and socially valuable activities (e.g. grazing, coppicing, nature reserves)	
	To manage woodlands and other habitats of value for biodiversity in a sustainable manner and protect them against conversion to other uses	
	To conserve and enhance the green infrastructure and blue infrastructure within the Borough.	
	To recognise the social/environmental value and increase access to woodlands, wildlife & geological sites and green spaces particularly near/in urban areas, including encouraging people to come into contact with, understand, and enjoy nature	
	To consider the effects of light pollution on night flying fauna	
	To recognise the potential biodiversity value of brownfield land and identify appropriate mitigation measures	
To actively seek to promote ecological connectivity between existing greenspaces		
<b>Water</b>		
2. To protect, maintain and enhance water resources	To encourage higher water efficiency and conservation in new and existing developments; promoting local water recycling initiatives and rain water harvesting	Would development of the site:

<p>(including water quality and quantity) [Water quality/quantity]</p>	<p>To ensure water consumption does not exceed levels which can be supported by natural processes and storage systems</p> <p>To improve ecological status and flow of rivers and encourage practices which reduce nitrate levels in groundwater</p> <p>To reduce the number and severity of pollution incidents and reduce the risks to groundwater resource from contamination</p> <p>To take account of the existing and future capacity of sewerage network</p>	<ul style="list-style-type: none"> <li>• lead to positive effects on water quality</li> <li>• be of a sufficient size to act as an exemplar for sustainable water management?</li> <li>• operate within the existing and planned future capacities for water supply and wastewater treatment?</li> <li>• enable resolution of existing wastewater infrastructure problems?</li> </ul>
<p>3. To reduce flood risk [Flood risk]</p>	<p>To avoid developments in areas which at risk from fluvial, sewer, groundwater flooding (for instance natural flood plains) or storm surges while taking into account the impacts of climate change</p> <p>To ensure that developments which are at risk from flooding, or are likely to be at risk in future due to climate change, are sufficiently adapted</p> <p>To take account of additional surface water generated by new development</p> <p>To promote properly designed and maintained sustainable drainage systems (SUDs) to reduce flood risk, surface water run off and contribute to improved water quality, green and blue infrastructure and function.</p> <p>To seek opportunities for Natural Flood Management where appropriate</p>	<p>Is the site located outside of an area at risk from flooding? (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)</p> <p>Would development of the site:</p> <ul style="list-style-type: none"> <li>• reduce the risk of flooding to people and property?</li> <li>• resolve an existing drainage problem?</li> <li>• involve an increase impermeable surfaces?</li> <li>• be at risk from flooding arising from climate change?</li> </ul>
<p><b>Climatic Factors</b></p>		
<p>4. Reduce greenhouse gas emissions and adapt to the effects of climate [Climate change]</p>	<p>To minimise greenhouse gas emissions (particularly CO<sub>2</sub>) for instance through more energy efficient design and promoting carbon neutral development</p> <p>To enable the use of sustainable modes of transport</p> <p>To promote increased carbon sequestration e.g. through increases in vegetation cover</p> <p>To encourage technological development to provide clean and efficient use of resources</p> <p>To adopt lifestyle changes which help to mitigate and adapt to climate change, such as promoting water and energy efficiency (through for instance higher levels of home insulation)</p> <p>To promote the incorporation of renewable energy technology into all new developments</p> <p>To encourage positive attitudes towards renewable energy schemes (e.g. biomass and wind energy)</p> <p>To promote design measures which enable developments to withstand and accommodate the</p>	<p>Is the site of sufficient size to act as an exemplar of sustainable development?</p> <p>Does the site location encourage sustainable modes of travel?</p> <p>Is the site located within reasonable walking distance of public transport?</p> <p>Is the site of sufficient size to provide on or off-site CHP?</p> <p>Is the site located such that it could be linked to an existing CHP facility?</p> <ul style="list-style-type: none"> <li>• Will it develop significant renewable energy resources?</li> </ul> <p>Would development of the site:</p> <ul style="list-style-type: none"> <li>• be able to support the generation &amp; use of</li> </ul>

	likely impacts and results of climate change (for instance through robust and weather resistant building structures)	renewable resources? <ul style="list-style-type: none"> <li>• be able to take advantage of passive solar gain through orientation?</li> <li>• be able to minimise use of energy through design and occupation?</li> </ul> Is the site suitable for promoting the use of a travel plan?
<b>Air Quality</b>		
5. Achieve good air quality, especially in urban areas [Air quality]	To reduce transport related air quality problems	Would development of the site affect an AQMA or lead to its designation?  Would development of the site be likely to improve air quality within an area of poor air quality?  Will the proposed use increase air pollution (from traffic or industrial processes)?
	To ensure that development proposals do not make existing air quality problems worse and where possible improve the quality	
	To avoid siting sensitive developments in areas with poor air quality	
	To address existing or potential air quality problems	
<b>Soil and Material Assets</b>		
6. Make efficient use of land and protect soils [Soils]	To safeguard high quality soils, such as agricultural land grades 1, 2 and 3a, from development	Would development of the site involve the loss of best and most versatile agricultural land?  Is the site on previously developed land?  Is the site capable of supporting higher density development and/or a mix of uses?  Would development of the site: <ul style="list-style-type: none"> <li>• restore vacant / contaminated land?</li> <li>• clean up contaminated land?</li> <li>• involve the loss of greenfield land</li> <li>• involve the loss of gardens?</li> <li>• allow re-use of existing buildings?</li> </ul>
	To limit contamination/degradation/loss of soils due to development	
	To concentrate new developments on previously developed land (PDL)	
	To minimise use of greenfield sites for development	
	To optimise the efficient use of land by measures such as higher densities and mixed use developments	
To encourage the remediation of contaminated and derelict land and buildings		
7. To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible	To encourage maximum efficiency and appropriate use of materials, particularly from local and regional sources, using sustainable design and construction techniques	Would development of the site: <ul style="list-style-type: none"> <li>• be of a size to support waste to energy options?</li> <li>• be able to minimise demand for primary minerals &amp; aggregates?</li> </ul>
	To encourage new developments to incorporate renewable, secondary, locally sustainably sourced or materials of lower environmental impact in buildings and infrastructure	
	To safeguard reserves of exploitable minerals from sterilisation by other developments	

[Resource efficiency]	To increase recycling and composting rates and encourage easily accessible recycling systems as part of new developments	<ul style="list-style-type: none"> <li>• be able to use materials from nearby sources?</li> <li>• be able to recycle local stone to reinforce local character?</li> </ul> Is the site in a mineral safeguarding zone?
	To promote all developments and occupants to minimise waste and optimise the recovery and recycling of waste.	
<b>Historic Environment</b>		
8. To identify, maintain and enhance the historic environment and cultural assets [Historic environment]	To safeguard and enhance the historic environment and restore historic character where appropriate, based on sound historical evidence	Could development of the site enhance features & settings of historical, archaeological or cultural importance and the enjoyment of such assets? Would development of the site adversely affect a Conservation Area, Listed Building, HP&G, area of archaeological importance, or SAM? Would development adversely affect a building, structure or area of local heritage significance?
	To promote local distinctiveness by maintaining and restoring historic buildings and areas including their settings, encouraging the re-use of valued buildings and thoughtful high quality design in housing and mixed use developments – to a density which respects the local context and townscape character, and includes enhancement of the public realm	
	To promote public education, enjoyment and access of the built heritage and archaeology	
<b>Landscape &amp; Townscape</b>		
9. To conserve and enhance landscape and townscape character and encourage local distinctiveness [Landscape & townscape]	To protect and enhance landscape and townscape character	Would development of the site: <ul style="list-style-type: none"> <li>• have the potential to enhance the quality &amp; diversity of landscape / townscape?</li> <li>• lead to coalescence of existing towns/villages?</li> <li>• be likely to adversely affect an area of landscape importance?</li> </ul> Would development of the site affect townscapes? Would development of the site provide green infrastructure as part of wider strategy?
	To evaluate the sensitivity of the landscape to new/inappropriate developments and avoid inappropriate developments in these areas	
	To protect the purpose for which the Chilterns AONB is designated	
	To protect ‘dark skies’ from light pollution, and promote less invasive lighting sources while considering the balance between safety and environmental impacts	
	To minimise the visual impact of new developments	
	To encourage contribution of public art	
<b>Population &amp; Human Health, and Social Factors</b>		
10. To improve the health and wellbeing of the local population [Health & wellbeing]	To include measures which will improve everyone’s access to high quality health care facilities	Would development of the site: <ul style="list-style-type: none"> <li>• provide new healthcare facilities or enable access to existing ones?</li> <li>• provide opportunities to extend or improve the cycle/footpath network?</li> <li>• affect public rights of way?</li> </ul>
	To promote and enable the health advantages of walking and cycling and community based activities	
	To identify, protect and enhance open spaces, such as rivers and canals, parks and gardens, allotments and playing fields, and the links between them, for the benefit of people and wildlife	
	To minimise noise and odour pollution, particularly in residential areas	

	<p>To narrow the income gap between the poorest and wealthiest parts of the area and to reduce health differential</p>	<ul style="list-style-type: none"> <li>• provide open space for informal and/or formal recreation?</li> <li>• enable enhanced access to existing open / recreational space?</li> <li>• provide open space for allotments?</li> <li>• integrate with a wider green infrastructure strategy?</li> </ul> <p>Would the site involve locating a noisy or polluting land use next to a sensitive land use?</p>
	<p>To take health and access issues into account in new developments</p>	
<p>11. To develop in sustainable locations [Sustainable locations]</p>	<p>To reduce the need to travel, particularly by private car, through closer integration of housing, jobs and services</p>	<p>Would development of the site help to reduce the need to travel?</p> <p>Is the site within a main settlement?</p> <p>Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc.)?</p> <p>Is the site suitable for the promotion of Green Transport Plans, including car pools, car sharing and choice of non-fossil fuel powered vehicles, as part of new developments?</p> <p>Does the site have the potential for facilities for cycle parking and storage?</p>
	<p>To enable and encourage walking, cycling and the use of public transport</p>	
	<p>To ensure that services and facilities are accessible by sustainable modes of transport</p>	
	<p>To encourage provision of new and support existing local centres</p>	
	<p>To encourage well-designed mixed-use developments in the heart of urban areas, create viable and attractive town centres that have vitality and life, and discourage out-of-town developments</p>	
<p>12. To improve community cohesion through reducing inequalities, promoting social inclusion and reducing crime and the fear of crime [Community cohesion]</p>	<p>To include measures which will improve everyone’s access to high quality education, community facilities and public transport</p>	<p>Would development of the site:</p> <ul style="list-style-type: none"> <li>• provide local community services &amp; facilities or enable access to existing ones?</li> <li>• provide facilities that existing communities could share?</li> <li>• help support existing community facilities?</li> <li>• promote mixed tenure &amp; mixed use?</li> <li>• include provision of religious / cultural uses?</li> </ul> <p>Could development of the site:</p> <ul style="list-style-type: none"> <li>• reduce crime through design measures?</li> <li>• increase the frequency of nuisance</li> </ul>
	<p>To recognise the value of the multi-cultural/faith diversity of the peoples in the Borough</p>	
	<p>To improve the quality of life in urban areas by making them more attractive places in which to live and work, and to visit</p>	
	<p>To encourage community cohesion</p>	
	<p>To encourage high quality design in new developments, including mixed uses, to create local identity and encourage a sense of community pride</p>	
	<p>To ensure facilities and services are accessible by people with disabilities and minority groups</p>	
	<p>To encourage people to access the learning and skills they need for high quality of life</p>	
	<p>To ensure that the Plan does not discriminate on the basis of disability, ethnic minority, or gender</p>	

	<p>To tackle deprivation in the Borough’s most deprived areas</p> <p>To plan new developments to help reduce crime and fear of crime through thoughtful design of the physical environment, and by promoting well-used streets and public spaces</p> <p>To support crime/safety initiatives to tackle anti-social behaviour</p>	<p>complaints and criminal / anti-social activity (noise pollution, vandalism, anti-social behaviour orders)?</p>
<p>13. Ensure that everyone has access to good quality housing that meets their needs [Housing]</p>	<p>To contribute towards meeting the Borough’s housing needs</p> <p>To provide a range of housing types, size and tenure, including high quality affordable and key worker housing that meet the needs of all communities with the Borough</p> <p>To reduce the percentage of unfit/non-decent homes</p> <p>To help reduce homelessness</p> <p>Meet the needs of the gypsy and traveller communities</p>	<p>Would development of the site secure:</p> <ul style="list-style-type: none"> <li>• affordable homes?</li> <li>• Lifetime Homes?</li> </ul>
<p><b>Economic Factors</b></p>		
<p>14. Achieve sustainable levels of prosperity and economic growth [Sustainable prosperity]</p>	<p>To support an economy in the Borough which draws on the knowledge base, creativity and enterprise of its people</p> <p>To promote and support economic diversity, micro, small and medium sized enterprises, community-based enterprises and local investment</p> <p>To support the economy with high quality infrastructure and a high quality environment</p> <p>To improve the competitiveness of the rural economy</p> <p>To promote the role of town centres as centres for sustainable development providing services, housing and employment, drawing on the principles of urban renaissance</p> <p>To strengthen the Borough’s retail offering in order to reduce outflow of retail spending</p> <p>To encourage complementary hierarchy of retail centres and promote cohesive economic development</p>	<p>Would development of the site:</p> <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• contribute employment floorspace?</li> <li>• support the vibrancy of the town and local centres?</li> </ul>
<p>15. To ensure local residents have employment opportunities and access to training [Employment &amp; skills]</p>	<p>To encourage local provision of and access to jobs</p> <p>To reduce levels of out-commuting</p> <p>To enable the provision of new and enhanced educational facilities</p> <p>To provide training that will help people acquire the skills needed to find and remain in employment</p>	<p>Would development of the site:</p> <ul style="list-style-type: none"> <li>• encourage provision of jobs for local people?</li> <li>• enable local people to work near their homes?</li> <li>• encourage provision of local skills development and training?</li> </ul>



## Appendix B SA Assessments

This appendix includes the assessment of the Green Belt and Rural Area sites within the Schedule of Site Appraisals.

The following tables outline the symbology and abbreviations used to document the results of the assessment process.

The results of the assessment utilise the following key to categorise the nature of the effect.

Significance Assessment	Description
✓✓	The option is likely to have a significant positive effect
✓	The option is likely to have a positive effect which is not significant
?	Uncertain – It is uncertain how or if the option impacts on the SA/SEA objective
-	Neutral – The option is unlikely to impact on the SA/SEA objective
✘	The option is likely to have a negative effect which is not significant
✘✘	The option is likely to have a significant negative effect
+/-	The option is likely to have some positive and some negative effects, none of which are significant

The table below outlines the Sustainability Objectives that have been used to focus the assessment process and details the reference term which is used in the assessment tables for the sake of brevity. The full framework of objectives and associated sub-objectives can be found in Appendix A to this document.

SA Objective		Reference Term
1	To protect, maintain and enhance biodiversity and geodiversity at all levels	Biodiversity & geodiversity
2	To protect, maintain and enhance water resources (including water quality and quantity)	Water quality/quantity
3	To reduce flood risk	Flood risk
4	Reduce greenhouse gas emissions and adapt to the effects of climate	Climate change
5	Achieve good air quality, especially in urban areas	Air quality
6	Make efficient use of land and protect soils	Soils
7	To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible	Resource efficiency
8	To identify, maintain and enhance the historic environment and cultural assets	Historic environment
9	To conserve and enhance landscape and townscape character and encourage local distinctiveness	Landscape & townscape
10	To improve the health and wellbeing of the local population	Health & wellbeing
11	To develop in sustainable locations	Sustainable locations
12	To improve community cohesion through reducing inequalities, promoting social inclusion and reducing crime and the fear of crime	Community cohesion
13	Ensure that everyone has access to good quality housing that meets their needs	Housing
14	Achieve sustainable levels of prosperity and economic growth	Sustainable prosperity
15	To ensure local residents have employment opportunities and access to training	Employment & skills

**Site Reference: HH-h1a - North Hemel Hempstead (Phase 1)**

SA Objective		Site HH-h1a North Hemel Hempstead (Phase 1)	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats. The site also includes Varney’s Wood wildlife site and is adjacent to Thrift Wood wildlife site, both of which contain ancient woodland, which could be affected by development. The site is within 5km of the Chilterns Beechwoods SAC.	✓/x
		Development at this large site would provide the opportunity to include a Suitable Alternative Natural Greenspace (SANG) area which could deliver local biodiversity enhancements as well as providing the potential to reduce recreational pressure on the Chilterns Beechwoods SAC, particularly at Ashridge Estate.	
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	This site is located some distance from the town centre which could result in increased car use and growth in the level of greenhouse gas emissions.	✓/x
		The potential scale of development would require the provision of a range of facilities and services (e.g. schools, shops, healthcare facilities) thereby reducing the need to travel for many day to day needs. This would help reduce the growth in greenhouse gas emissions that would inevitably result from any new development. In addition the development could provide a new bus loop which could be used by new and existing residents of the area and help to reduce car use. The development could also improve bus patronage for existing services and support their viability. The development would be large enough for district heating opportunities to be explored.	
5	Air Quality	This site is located a distance from the town centre, so there could be an increased use of the car. However the provision of services and facilities with the new development will reduce the need to travel and there could be beneficial implications for air quality depending on the uptake of this mode and the provision of services in the local centre being adequate for the needs of the local community. In addition the development could provide a new bus loop which could be used by new and existing residents of the area and help to reduce car use. The development could also improve bus patronage for existing services and support their viability. The site has the potential to provide a new link road to connect the Leighton Buzzard Road with Redbourn Road in conjunction with a second phase (see Site HH-h1b below). It is uncertain how this will affect local air quality, but if it relieves congestion it could result in improvements.	?
6	Soils	This site would result in a loss of greenfield land, and development would result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	The site adjoins the Piccotts End Conservation Area and an Area of Archaeological Significance (‘Late medieval settlement of Piccott's End’). The effects of new development on these assets is uncertain.	?
9	Landscape / Townscape	The northern boundary of the site is adjacent to the Chilterns AONB and development could affect the setting of the AONB. The site is within the High Gade Valley and Gaddesdon Row character areas. Development of the site would extend Hemel Hempstead into this prominent area of countryside.	✓/x

SA Objective		Site HH-h1a North Hemel Hempstead (Phase 1)	
		Development at this location could provide a new country park for the town which would provide a buffer between the development and the Chilterns AONB and would improve access to the countryside.	
10	Health and wellbeing	<p>The site is located at a distance from the town centre, which could discourage walking and cycling.</p> <p>Development at this location could provide a new country park for the town which would provide opportunities for recreation contributing towards healthy lifestyles.</p> <p>In addition the provision of new healthcare facilities will help to improve everyone’s access to healthcare.</p>	✓/x
11	Sustainable locations	The site is located at a distance from the town centre; however there is a local centre planned as part of the development which will meet some day to day needs and help reduce the need to travel. In addition the development could provide a new bus loop which could be used by new and existing residents and provide opportunities to avoid car use. The development could also improve bus patronage for existing services and support their viability.	✓
12	Community cohesion	<p>The site is located at a distance from the town centre; however a local centre is planned which will provide new infrastructure (e.g. primary and secondary schools and healthcare facilities) which will meet some day to day needs as well as taking pressure off existing local services and infrastructure</p> <p>By providing additional housing and contributions towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.</p>	✓
13	Housing	Development of this site would provide a very large amount of new housing (c.3,000), including the potential to deliver 40% affordable housing. Significant effects against this objective have therefore been predicted.	✓✓
14	Sustainable prosperity	As this site should provide a large amount of additional housing, this increased number of residents in the town would make facilities and shops more viable.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services. The site also includes a local centre which could offer employment opportunities.	✓

**Site Reference: HH-h1b - North Hemel Hempstead (Phases 1 and 2)**

SA Objective		Site HH-h1b North Hemel Hempstead (Phases 1 and 2)	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats. The site also includes Varney’s Wood wildlife site and is adjacent to Thrift Wood wildlife site and High Wood wildlife site, all of which contain ancient woodland, which could be affected by development.	✓/x
		Development at this large site would provide the opportunity to include a Suitable Alternative Natural Greenspace (SANG) area which could deliver local biodiversity enhancements as well as providing the potential to reduce recreational pressure on the Chilterns Beechwoods SAC, particularly at Ashridge Estate.	
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	This site is located some distance from the town centre which could result in increased car use and growth in the level of greenhouse gas emissions.	✓/x
		The potential scale of development would require the provision of a range of facilities and services in two local centres (e.g. schools, shops, healthcare facilities) thereby reducing the need to travel for many day to day needs. This would help reduce the growth in greenhouse gas emissions that would inevitably result from any new development. In addition the development could provide a new bus loop which could be used by new and existing residents of the area and help to reduce car use. The development could also improve bus patronage for existing services and support their viability. The development would be large enough for district heating opportunities to be explored.	
5	Air Quality	This site is located a distance from the town centre, so there could be an increased use of the car. However the provision of services and facilities with the new development will reduce the need to travel and there could be beneficial implications for air quality depending on the uptake of this mode and the provision of services in the local centre being adequate for the needs of the local community. In addition the development could provide a new bus loop which could be used by new and existing residents of the area and help to reduce car use. The development could also improve bus patronage for existing services and support their viability. The site has the potential to provide a new link road to connect the Leighton Buzzard Road with Redbourn Road. It is uncertain how this will affect local air quality, but if it relieves congestion it could result in improvements.	?
6	Soils	This site would result in a loss of greenfield land, and development would result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	The site contains four Listed Buildings (Barn at Little Lovetts End Farm; Eastbrook Hay Farmhouse and Barn; Barn at Holtsmere End Farm; and Holtsmere Manor).The site adjoins the Piccotts End Conservation Area and an Area of Archaeological Significance (‘Late medieval settlement of Piccott's End’). The effects of new development on these assets is uncertain.	?
9	Landscape / Townscape	The northern boundary of the western area of the site is adjacent to the Chilterns AONB and development could affect the setting of the AONB. The site is within the High Gade Valley and Gaddesdon Row character areas. Development of the site would extend Hemel Hempstead into this prominent area of countryside.	✓/x

SA Objective		Site HH-h1b North Hemel Hempstead (Phases 1 and 2)	
		Development at this location could provide a new country park for the town which would provide a buffer between the development and the Chilterns AONB and would improve access to the countryside.	
10	Health and wellbeing	The site is located at a distance from the town centre, which could discourage walking and cycling. Development at this location could provide a new country park for the town which would provide opportunities for recreation contributing towards healthy lifestyles. In addition the provision of new healthcare facilities will help to improve everyone’s access to healthcare.	✓/x
11	Sustainable locations	The site is located at a distance from the town centre; however there are two local centres planned as part of the development which will meet some day to day needs and help reduce the need to travel. In addition the development could provide a new bus loop which could be used by new and existing residents and provide opportunities to avoid car use. The development could also improve bus patronage for existing services and support their viability.	✓
12	Community cohesion	The site is located at a distance from the town centre; however a local centre is planned which will provide new infrastructure (e.g. primary and secondary schools and healthcare facilities) which will meet some day to day needs as well as taking pressure off existing local services and infrastructure By providing additional housing and contributions towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide a very large amount of new housing (c.4,500), including the potential to deliver 40% affordable housing. Significant effects against this objective have therefore been predicted.	✓✓
14	Sustainable prosperity	As this site should provide a large amount of additional housing, this increased number of residents in the town would make facilities and shops more viable.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services. The site also includes two local centres which could offer employment opportunities.	✓

**Site Reference: HH-h2 - North of Gadebridge (Land at Piccotts End)**

SA Objective		North of Gadebridge (Land at Piccotts End)	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats. The site is adjacent to Warners End Wood wildlife site and 'Meadow by River Gade' wildlife site, which could be affected by development.	x
2	Water	The site is partly located in a Groundwater Protection Zone 'inner zone'. This will need to be taken into consideration in the planning of the development.	?
3	Flood risk	A small area in the north-east part of the site falls within flood risk zones 2 and 3.	?
4	Climate change	<p>The site is located at a distance from the town centre which could result in increased car use and growth in the level of greenhouse gas emissions.</p> <p>However the site is relatively close to Gadebridge local centre which will meet some day to day needs and help to reduce the need to travel and thereby reduce growth in greenhouse gas emissions that would inevitably result from any new development – assuming that relatively direct access to this local centre for pedestrians and cyclists is provided as part of the new development. The size of the development may mean that local services are provided which would help further.</p> <p>In addition the development could provide a new bus loop which could be used by new and existing residents of the area and help to reduce car use. The development could also improve bus patronage for existing services and support their viability.</p>	✓/x
5	Air Quality	The site is located at a distance from the town centre but is relatively close to Gadebridge local centre which will meet some day to day needs and help to reduce the need to travel which could reduce growth in airborne emissions – assuming that relatively direct access to this local centre for pedestrians and cyclists is provided as part of the new development. The size of the development may mean that local services are provided which would help further. In addition the development could provide a new bus loop which could be used by new and existing residents of the area and help to reduce car use. The development could also improve bus patronage for existing services and support their viability.	?
6	Soils	This site would result in a loss of greenfield land, and development would result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	There is a Scheduled Ancient Monument adjacent to the south of the site (Gadebridge Roman Villa) and the site is partly within the associated Area of Archaeological Significance.	?
9	Landscape / Townscape	Development in this area would expand Hemel Hempstead to the north into the countryside. The eastern part of the site is more open and prominent, being associated with the Gade Valley, than the area to the west. The site is within the High Gade Valley character area.	x
10	Health and wellbeing	<p>The site is located at a distance from the town centre, which could discourage walking and cycling.</p> <p>New open space provided as part of the development would provide recreational opportunities for new and existing residents of the area.</p>	✓/x

SA Objective		North of Gadebridge (Land at Piccotts End)	
11	Sustainable locations	The site is located at a distance from the town centre but is close to Gadebridge local centre which will meet some day to day needs and help to reduce the need to travel. In addition the development could provide a new bus loop which could be used by new and existing residents and provide opportunities to avoid car use. The development could also improve bus patronage for existing services and support their viability.	✓
12	Community cohesion	The site is located at a distance from the town centre; however new development would provide new social infrastructure as well as providing contributions to existing wider infrastructure. This would help to meet some day to day needs as well as reducing pressure on existing services and infrastructure. By providing additional housing and contributions towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide a large amount of new housing (c.450 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	As this site could provide a large amount of additional housing, this increased number of residents in the town would make facilities and shops more viable.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓



**Site Reference: HH-h3 - Land at Shendish, London Road, Hemel Hempstead**

SA Objective		Land at Shendish, London Road	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats, including some mature trees. The site contains an area of ancient woodland to the north of Shendish Manor.	x
2	Water	The site falls within Groundwater Protection Zone 2.	?
3	Flood risk	No predicted effects. The site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	The site has good access to local facilities in Apsley, which could decrease the need to travel by car, and its location close to the train station could encourage a shift from private car use to public transport. There would also be the potential for creation of a new bus loop. These factors could help reduce the growth in ghg emissions.	✓
5	Air Quality	This option has good access to local facilities in Apsley, which could decrease the need to travel by car and reduce growth in airborne emissions. However development at this location could increase congestion on London Road with associated implications for local air quality. An Air Quality Management Area (AQMA) was designated in 2011 for part of London Road near to Apsley local centre and additional traffic created by the development at Shendish could add to existing problems.	x
6	Soils	Development of the site would result in a loss of greenfield land, and soil sealing.	x
7	Resource efficiency	The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves.	?
8	Historic environment	Development of the site could affect the setting of the Listed Buildings of Apsley Manor Farmhouse and Shendish House which are surrounded by the site. The north part of the site is a Locally Registered Park and Garden – associated with Shendish Manor. The site is also partly located in an Area of Archaeological Significance (“Prehistoric activity & settlement, Rucklers Lane”). The County Archaeologist has identified there to be a high risk that heritage assets with archaeological interest are present on the site. Archaeological assessment would therefore be required before the submission of a planning application.	?
9	Landscape / Townscape	Development at this location would extend Hemel Hempstead into the countryside and reduce the gap between Hemel Hempstead and Rucklers Lane. Development of the site would have a visual impact on the landscape of the Gade Valley, although the retention of the golf course (although smaller in size than the current course) would help to reduce these effects. There would also be an impact on the parkland setting of Shendish Manor.	x
10	Health and wellbeing	The site is located near local facilities, which could encourage walking and cycling to access the facilities, although the topography of the site may discourage these modes.	✓/x
		The site is located near to the A41 which could result in noise levels that might 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 for health and wellbeing. There are also road safety implications associated with development of this site in relation to the junction with London Road.	
11	Sustainable locations	The site is located near a local centre and development could create footpath and cycle links to Manor Estate.	✓
12	Community cohesion	A new primary school is proposed which will take pressure off existing schools. By providing additional housing and contributions	✓

SA Objective		Land at Shendish, London Road	
		towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.	
13	Housing	Development of this site would provide a large amount of new housing (c.900 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	As development at this location should provide a large amount of additional housing, the increase in the number of local residents would make facilities and local amenities more viable. In addition there is the potential for the site to provide 2ha of employment use which would further support the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention. The potential new employment use would also help with local job creation.	✓

**Site Reference: HH-e1 - Land East of A41 at Felden**

SA Objective		Land East of A41 at Felden	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats. The site is in close proximity to Roughdown Common SSSI and wildlife site, which could be adversely affected by development.	✓/x
		Improved access to the nature reserve may be provided as part of the new development. This would encourage people to come into contact with, understand, and enjoy nature.	
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. This area is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	The site is located near the railway station and bus routes which could increase the use of public transport over car use, but this is dependent on the uptake of these modes. The location to the south of the railway may discourage walking and cycling as modes of travel. These factors could lead to an increase the growth in ghg emissions.	?
5	Air Quality	The site is located near the railway station and bus routes which could increase the use of public transport over car use, but this is dependent on the uptake of these modes. The location to the south of the railway may discourage walking and cycling as modes of travel. These factors could lead to an increase the growth in airborne emissions.	?
6	Soils	Development of this site would result in a loss of greenfield land and result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	No predicted effects.	-
9	Landscape / Townscape	Development of this site would extend Hemel Hempstead into countryside south of the railway.	x
10	Health and wellbeing	No predicted effects.	-
11	Sustainable locations	This proposed employment site is located relatively close to some residential areas, although its location to the south of the railway may discourage walking and cycling as modes of travel to work.	✓
12	Community cohesion	No predicted effects.	-
13	Housing	No predicted effects.	-
14	Sustainable prosperity	Development of this site would provide additional employment floorspace to help to support the local economy.	✓
15	Employment and skills	Development of this site would help to provide jobs for local people.	✓

**Site Reference: Be-h1 - Land south of Berkhamsted**

SA Objective		Land south of Berkhamsted	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats. The site also includes Long Green wildlife site and Brickhill Green wildlife site, which could be adversely affected by development.	✓/x
		There are opportunities to provide biodiversity enhancements on the site – including managed woodland, although the size of the site may not allow the delivery of a Suitable Alternative Natural Greenspace (SANG) that would take recreational pressure off the Chilterns Beechwoods SAC.	
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. This area is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	This site 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 or make their journey to the station by private car.	✓/x
		A circular bus route could be provided which could increase use of public transport over private car use, depending on the uptake of this mode. 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 greenhouse gas emissions. The development would be large enough for district heating opportunities to be explored.	
5	Air Quality	This site is located a distance from the town centre, which would discourage walking and cycling, so there could be an increased use of the car. In addition, the gradient between the town centre and the site may make walking and cycling difficult. However, a circular bus route could be provided, as well as provision of a local centre, both helping to reduce the need to travel. Whilst these factors would help to reduce the growth in airborne emissions, nevertheless the increased traffic resulting from the large number of new dwellings associated with the new development could contribute towards reduced air quality in the town and also exacerbate the air quality issues in Northchurch, where an Air Quality Management Area (AQMA) was designated in 2011 for part of the High Street.	?
6	Soils	Developing this site would result in a loss of greenfield land result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-

SA Objective		Land south of Berkhamsted	
8	Historic environment	<p>Part of the site (the area west of Chesham Road) is located in an Area of Archaeological Significance ('Peterborough type urn found at Chesham Road').</p> <p>The County Archaeologist has identified that there is 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 <i>in situ</i>.</p> <p>Archaeological assessment would therefore be required before the submission of a planning application.</p> <p>The impact of any development on the heritage assets is uncertain and will need to be carefully assessed.</p>	?
9	Landscape / Townscape	Development of this site would expand Berkhamsted into countryside on the upper valley side and would also impact on the Green Gateway into the town. There could be a possible impact on the transition area from urban to countryside.	x
10	Health and wellbeing	<p>The site is located at a distance from the town centre, which could discourage walking and cycling. The site is located near the A41 which could result in noise levels that could affect health and wellbeing even with the proposed acoustic bunds in place.</p> <p>New open space and recreation facilities provided as part of the development would provide recreational opportunities for new and existing residents of the area.</p> <p>The provision of potential new healthcare facilities will help to improve everyone's access to healthcare.</p>	✓/x
11	Sustainable locations	The site is located at a distance from the town centre; however there is a local centre planned as part of the development which will meet some day to day needs and help reduce the need to travel. In addition the development could provide a new bus loop which could be used by new and existing residents and provide opportunities to avoid car use. The development could also improve bus patronage for existing services and support their viability.	✓
12	Community cohesion	The site is located at a distance from the town centre; however a local centre is planned which will provide new infrastructure (e.g. school and healthcare facilities) which will meet some day to day needs as well as taking pressure off existing local services and infrastructure. By providing additional housing and contributions towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide a large amount of new housing (c.970), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	As the development of this site should provide a large amount of additional housing, this increased number of residents in the town would make facilities and shops more viable. Development at his location could provide some small business units.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services. The site also includes a local centre which could offer employment opportunities.	✓

**Site Reference: Be-h2 – Haslam Fields, Shootersway, Berkhamsted**

SA Objective		Haslam Fields, Shootersway	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats. Although the closely mown improved grassland may be of limited biodiversity value it could still be an important reservoir for wildlife. The perimeter hedgerows and trees will also provide important habitats.	✓/x
		There are opportunities to provide biodiversity enhancements in the rear part of the site.	
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	This site 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.	x
5	Air Quality	This site is located a distance from the town centre, which would discourage walking and cycling, so there could be an increased use of the car. In addition, the gradient between the town centre and the site may make walking and cycling difficult. Additional traffic created by the development could add to existing problems in the AQMA at Northchurch.	x
6	Soils	This site is greenfield land, and development would result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	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 <i>in situ</i> . Archaeological assessment would therefore be required before the submission of a planning application.	?
9	Landscape / Townscape	Development of this site would expand Berkhamsted into countryside on the upper valley side.	x
10	Health and wellbeing	Development at the Haslam Fields part of the site would result in loss of playing pitches, however there is scope to provide alternative pitches at the Haresfoot campus.	✓/x
		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 site is located at a distance from the town centre, which could discourage walking and cycling and the gradient between the town centre and the site may exacerbate this issue. Public open space at the rear of the site could be provided as part of the development.	
11	Sustainable locations	The site is located at a distance from the town centre.	x
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.100 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: Be-h3 – Land at Ivy House Lane, Berkhamsted**

SA Objective		Land at Ivy House Lane, Berkhamsted	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	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. 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.	x
5	Air Quality	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 and there could therefore be adverse effects on air quality from vehicle emissions. Buses do however run within 300m of the site which would enable the use of public transport. Additional traffic created by the development could add to existing problems in the AQMA at Northchurch.	x
6	Soils	This site is greenfield land, and development would result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	No predicted effects.	-
9	Landscape / Townscape	Development of this prominent site would expand Berkhamsted into countryside on the eastern edge of the town.. The site is also immediately adjacent to the Chilterns AONB and therefore its development could impact on the setting of the AONB.	x
10	Health and wellbeing	Although the site is located within 1km from the railway station and 1.25km from the town centre its location on a valley side may discourage residents from walking and cycling.	✓/x
		It is proposed that the development would provide new local play space which would have benefits for both the new and existing population of the local area.	
11	Sustainable locations	The site is at a distance from the town centre and local shops.	x
12	Community cohesion	The site is at a distance from the town centre services and facilities. The site has poor accessibility to local facilities, especially primary schools.	✓/x
		By providing additional housing and contributions towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.	
13	Housing	Development of this site would provide new housing (c.125 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: Be-h4 – Land between Durrants Lane / Bell Lane / Darr's Lane (two sites), Berkhamsted**

SA Objective		Land between Durrants Lane / Bell Lane / Darr's Lane	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	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 ghg emissions. However, the site is located relatively close to a number of local shops (in Northchurch) which could help to reduce these effects, as could the potential support for a bus service to serve this part of the town.	x
5	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. There could be adverse effects on air quality due to a possible increase in emissions. However, the site is located relatively close to a number of local shops (in Northchurch) which could help to reduce these effects, as could the potential support for a bus service to serve this part of the town. Additional traffic created by the development at this site could add to existing problems in the AQMA at Northchurch.	x
6	Soils	This site is greenfield land, and development would result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	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 <i>in situ</i> . Archaeological assessment would therefore be required before the submission of a planning application. Grim's Ditch SAM bisects the site towards the top of the slope. The site also falls partly within an Area of Archaeological Significance related to Grim's Ditch.	?
9	Landscape / Townscape	The site is adjacent to the Chilterns AONB and development would result in south-westerly expansion of Berkhamsted into countryside in a prominent location.	x
10	Health and wellbeing	Development at this site would provide opportunities for new country park and/or open space and walking and cycling links.	✓
11	Sustainable locations	The site is relatively close to the facilities in Northchurch.	✓
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the town, including the potential for a new primary school, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.100-225 homes depending on masterplanning), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓



**Site Reference: Be-h5 – Land at Lockfield, New Road, Northchurch**

SA Objective		Land at Lockfield, New Road, Northchurch	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water	Uncertain effect from the development of this site on water quality and quantity. This is due to the proximity of the site to the canal and dependent on amount of run off.	?
3	Flood risk	No predicted effects. This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	The site is located at some distance from the town centre, however the route is relatively flat, which makes it feasible for walking and cycling to access the town. This could decrease the need to travel by car and reduce growth in greenhouse gas emissions. In addition the site is relatively close to a local centre which would help reduce the need to travel.	✓
5	Air Quality	The site is located at some distance from the town centre, however the route is relatively flat, which makes it feasible for walking and cycling to access the town. The site is also within easy walking distance of the local centre. This could decrease the need to travel by car and reduce growth in airborne emissions. Additional traffic created by the development at Lockfield could add to existing problems in the AQMA at Northchurch.	?
6	Soils	Developing this site would result in a loss of greenfield land, and development would result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	There is the potential for new development to impact on the setting of the Grand Union Canal.	?
9	Landscape / Townscape	The site is located across the railway line from the Chilterns AONB and development could affect the setting of the AONB. Development at this location would result in easterly expansion of Berkhamsted into countryside.	x
10	Health and wellbeing	This site could provide opportunities for a new canalside walk, and the access to local facilities could also encourage walking and cycling.	✓/x
		This site is adjacent to the railway, which means there would be noise disturbance which could affect the health and well-being of the new residents.	
11	Sustainable locations	Whilst the site is on the edge of the town it is located near a school and local centre.	✓
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.60 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: Be-h6 – Land adj. to Blegberry Gardens, Shootersway, Berkhamsted**

SA Objective		Land adj. to Blegberry Gardens, Shootersway	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats. The site is also adjacent to a wildlife site (“Meadow S.W. of Shootersway Road”).	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	This site 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. These factors could mean that there is an increase in the level of ghg emissions.	x
5	Air Quality	This site 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 airborne emissions. Additional traffic created by the development could add to existing problems in the AQMA at Northchurch.	x
6	Soils	Developing this site would result in a loss of greenfield land and result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	The site is located in an area of archaeological significance. 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 <i>in situ</i> . Archaeological assessment would therefore be required before the submission of a planning application.	?
9	Landscape / Townscape	Development of this site would expand Berkhamsted into countryside to the south-west of the town.	x
10	Health and wellbeing	The site is located at a distance from the town centre, which could discourage walking and cycling, particularly given the steep gradient. The site is located near the A41 which could result in noise levels that could affect health and wellbeing.	x
11	Sustainable locations	The site is located at a distance from the town centre.	x
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.105 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: Be-h7 – Land at Bank Mill Lane, Berkhamsted**

SA Objective		Land at Bank Mill Lane, Berkhamsted	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats. Development of the site may however provide an opportunity for biodiversity enhancements along the river corridor.	x
2	Water	Any development close to the river and in the floodplain could result in adverse effects on water quality.	?
3	Flood risk	A large part of this site is in flood risk zone 2 and 3. New development will need to avoid and mitigate current and potential future increased flood risk.	xx
4	Climate change	The site is located at some distance from the town centre, however the route is relatively flat, which makes it feasible for walking and cycling to access the town. This could decrease the need to travel by car and reduce growth in greenhouse gas emissions.	✓
5	Air Quality	The site is located at some distance from the town centre, however the route is relatively flat, which makes it feasible for walking and cycling to access the town. This could decrease the need to travel by car and reduce growth in airborne emissions. Additional traffic created by the development at Bank Mill could add to existing problems in the AQMA at Northchurch.	?
6	Soils	This site is greenfield land, and development would result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	The site is located within the Berkhamsted Conservation Area. Development has the potential for adverse effects on this area.	?
9	Landscape / Townscape	Development at this location would result in easterly expansion of Berkhamsted into countryside.	x
10	Health and wellbeing	It is proposed that the development would provide new local play space which would have benefits for both the new and existing population of the local area. The level access to the town centre would allow easy walking and cycling and encourage healthy modes of travel.	✓
11	Sustainable locations	Whilst the site is on the edge of the town and some distance from local services it does have level access to the town centre and local shops.	✓
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.50 homes), including the potential to deliver 40% affordable housing and also specialist elderly persons' accommodation.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: Be-h8 – Berkhamsted Golf Range, The Brickworks, Spring Garden Lane, Berkhamsted**

SA Objective		Berkhamsted Golf Range, The Brickworks, Spring Garden Lane	
1	Biodiversity	The site is predominantly greenfield and there would therefore be loss of some habitats.	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	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 ghg emissions. However, the site is located relatively close to a number of local shops (in Northchurch) which could help to reduce these effects.	x
5	Air Quality	The site is located at a distance from the town centre and local shops in Northchurch, which would discourage walking and cycling to main services and facilities. This could mean that the use of the car would increase. There could be adverse effects on air quality due to a possible increase in emissions. Additional traffic created by the development at this site could add to existing problems in the AQMA at Northchurch.	x
6	Soils	This site is greenfield land, and development would result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	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 <i>in situ</i> . Archaeological assessment would therefore be required before the submission of a planning application. The site is adjacent to the Area of Archaeological Significance ‘Several extant stretches of Grim’s Ditch’.	?
9	Landscape / Townscape	The site is located in the Chilterns AONB. Development of the site would have an effect on the character of the designation and significant adverse effects are therefore predicted in relation to this objective.	xx
10	Health and wellbeing	A residential care home is planned as part of the new development.	✓/x
		Development of the site would result in the loss of recreational facilities.	
		The site is located at a distance from the town centre, which would discourage walking and cycling to main services and facilities.	
11	Sustainable locations	The site is located at a distance from the town centre and local shops.	x
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Developing this site would provide some new housing as well as a residential care home.	✓
14	Sustainable prosperity	Provision of housing could help the local economy and encourage provision of local services.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: Tr-h1 - Land to the north of Station Road, Tring**

SA Objective		Land to the north of Station Road, Tring	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats. The site is also adjacent to the Grand Union Canal wildlife site and Station Road/Grove Fields wildlife site.	✓/x
		The size of the site provides the opportunity for the delivery of a Suitable Alternative Natural Greenspace (SANG) that could help to take recreational pressure off the Chilterns Beechwoods SAC at Tring Park and the Ashridge Estate.	
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. The site is in a low risk flood zone.	-
4	Climate change	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing the growth of greenhouse gas emissions.	✓/x
		The site is located relatively close to the railway station, and there are existing cycle links to both the station and the town, with level access. The impact on greenhouse gas emission levels would depend on these sustainable options being taken up.	
		The development would be large enough for district heating opportunities to be explored.	
5	Air Quality	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing emissions to air, which could result in adverse effects on air quality.	✓/x
		There is level access and existing cycle links to the station and town centre which could encourage more sustainable travel and reduce growth in airborne emissions. The effect on air quality depends on these sustainable options being taken up.	
		The site has the potential to provide a new link road to connect the Bulbourne Road with Station Road in conjunction with sites Tr-h2 and Tr-h3 (see below) to alleviate pressure on existing north/south routes which are heavily congested. It is uncertain how this will affect local air quality in Tring, but if it relieves congestion in the town centre it could result in improvements.	
6	Soils	Development would result in loss of greenfield land and soil sealing. The site is located on Grade 2 agricultural land and therefore a significant adverse effect has been identified against the soils objective.	x,x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	The south-west corner of the site is within an Area of Archaeological Significance (Marshcroft Lane, Tring, cropmark). The setting of Pendley Manor, a Listed Building, could also be adversely affected, depending on which area of this site is developed for housing.	?
9	Landscape / Townscape	Development of this prominent site would expand Tring into countryside on the eastern edge of the town. It is adjacent to the Chilterns AONB (the boundary of which is delineated by Station Road) and the Grand Union Canal and the setting of both could be adversely affected by the development. Although the proposed location of the new housing would 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.	x

SA Objective		Land to the north of Station Road, Tring	
10	Health and wellbeing	Development of the site could allow for the provision new open space, including playing pitches. The existing cycle link to the town and station could encourage the local residents to have more active lifestyles. In addition the provision of new healthcare facilities will help to improve everyone’s access to healthcare.	✓
11	Sustainable locations	The site is located at a distance from the town centre, however the new development could provide for local services/facilities which would reduce the need to travel for some day to day needs. The site is also located relatively close to schools and the railway station.	✓
12	Community cohesion	The site is located at a distance from the town centre; however new local infrastructure would be provided as part of this development (e.g. schools and healthcare facilities) which will meet some day to day needs as well as taking pressure off existing local services and infrastructure. By providing additional housing and contributions towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide a large amount of new housing (c.1,000), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: Tr-h2 - Land west of Marshcroft Lane, Tring**

SA Objective		Land west of Marshcroft Lane, Tring	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. The site is in a low risk flood zone.	-
4	Climate change	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing the growth of ghg emissions. However the site is located reasonably close to schools and the railway station, and there are existing cycle links to both the station and the town. The impact on ghg emission increases would depend on these sustainable options being taken up.	✓/x
5	Air Quality	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing emissions to air, which could result in adverse effects on air quality. However, there are existing cycle links to the station and town centre which could encourage more sustainable travel. The effect on air quality depends on these sustainable options being taken up. The site has the potential to provide a new link road to connect the Bulbourne Road with Station Road in conjunction with sites Tr-h1 and Tr-h3 (see above and below) to alleviate pressure on existing north/south routes which are heavily congested. It is uncertain how this will affect local air quality in Tring, but if it relieves congestion in the town centre it could result in improvements.	✓/x
6	Soils	Development would result in loss of greenfield land and soil sealing. The site is located on Grade 2 agricultural land and therefore a significant adverse effect has been identified against the soils objective.	xx
7	Resource efficiency	No predicted effects.	-
8	Historic environment	No predicted effects.	-
9	Landscape / Townscape	Development of this site would expand Tring into countryside on the eastern edge of the town.	x
10	Health and wellbeing	There is potential for the development to provide local play space and open space.	✓
11	Sustainable locations	The site is located at a distance from the town centre, however the site is also located relatively close to schools and the railway station.	✓
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.77 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: Tr-h3 - Land at Icknield Way / Grove Road (New Mill), Tring**

SA Objective		Land at Icknield Way / Grove Road (New Mill), Tring	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. The site is in a low risk flood zone.	-
4	Climate change	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing the growth of ghg emissions. However, the site is located reasonably close to a local shop, schools and the railway station, and there are existing cycle links to both the station and the town. The impact on ghg emission increases would depend on these sustainable options being taken up.	✓/x
5	Air Quality	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing emissions to air, which could result in adverse effects on air quality. However, there are existing cycle links to the station and town centre which could encourage more sustainable travel. The effect on air quality depends on these sustainable options being taken up. The site has the potential to provide a new link road to connect the Bulbourne Road with Station Road in conjunction with sites Tr-h1 and Tr-h2 (see above) to alleviate pressure on existing north/south routes which are heavily congested. It is uncertain how this will affect local air quality in Tring, but if it relieves congestion in the town centre it could result in improvements.	✓/x
6	Soils	Development would result in loss of greenfield land and soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	No predicted effects.	-
9	Landscape / Townscape	Development of this site would expand Tring into countryside on the eastern edge of the town.	x
10	Health and wellbeing	There is potential for the development to provide local play space and open space.	✓
11	Sustainable locations	The site is located at a distance from the town centre, however the site is also located relatively close to a local shop, schools and the railway station.	✓
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.400 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓



**Site Reference: Tr-h4 - Land at Cow Lane / Station Road, Tring**

SA Objective		Land at Cow Lane / Station Road, Tring	
1	Biodiversity	The site is greenfield, with significant tree cover and there would therefore be loss of some habitats.	✓/x
		Ecological enhancements are proposed as part of the development.	
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. The site is in a low risk flood zone.	-
4	Climate change	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing the growth of ghg emissions. The site is located reasonably close to the railway station, and there are existing cycle links to both the station and the town. The impact on ghg emission increases would depend on these sustainable options being taken up.	✓/x
5	Air Quality	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing emissions to air, which could result in adverse effects on air quality. However, there are existing cycle links to the station and town centre which could encourage more sustainable travel. The effect on air quality depends on these sustainable options being taken up.	✓/x
6	Soils	Development would result in loss of greenfield land and soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	The site is directly adjacent to an Area of Archaeological Significance related to the 'Deserted medieval village of Pendley'. The setting of Pendley Manor, a Listed Building and Locally Registered Park and Gardens, could also be adversely affected.	?
9	Landscape / Townscape	The site lies on the edge of, but within, the Chilterns AONB. Development of the site would have an effect on the character of the designation and significant adverse effects are therefore predicted in relation to this objective.	xx
10	Health and wellbeing	The development could provide new recreational facilities and cycle/footpath links which would encourage active lifestyles. Good level access to local facilities could also encourage walking and cycling.	✓
11	Sustainable locations	The site is located at a distance from the town centre, however the site is also located relatively close to schools and the railway station. The additional development could also improve bus patronage for existing services and support their viability.	✓
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the town, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.50 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: Tr-h5 - Land at Dunsley Farm, London Road, Tring**

SA Objective		Land at Dunsley Farm, London Road, Tring	
1	Biodiversity	The site is mainly greenfield and there would therefore be loss of some habitats. The site also contains a wildlife site (Dunsley Bungalow Orchard & Pasture).	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. The site is in a low flood risk zone.	-
4	Climate change	The site is relatively close to the town centre with good level access which could encourage cycling and walking rather than use of the car, which would help to reduce the growth in ghg emissions. This is however dependent on these sustainable travel options being taken up.	✓
5	Air Quality	The site is relatively close to the town centre with good level access which could encourage cycling and walking rather than use of the car, which would help reduce growth in airborne emissions.	✓
6	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	This site is located adjacent to Tring Park to the west and Pendley Manor to the east, which could be affected by the new development.	?
9	Landscape / Townscape	The site is adjacent to the Chilterns AONB and development could affect the setting of this designation. Development would extend Tring into countryside to the south-east.	x
10	Health and wellbeing	This option could provide the wider town with significant areas of open space, and improved facilities.	✓/x
		This option is close to the A41, which means there would be noise disturbance which could affect the health and well-being of the new residents.	
11	Sustainable locations	The site is relatively close to the town centre with good level access.	✓
12	Community cohesion	The site is of a potential scale to provide associated supporting community services and infrastructure which could benefit the wider town.	✓
13	Housing	Development of this site would provide new housing (number homes dependent on masterplanning), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	Development of this site would provide additional employment floorspace to help to support the local economy. In addition the new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Employment development of this site would help to provide jobs for local people, whilst Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: Tr-h6 - Land north of Icknield Way (Waterside Way), Tring**

SA Objective		Land north of Icknield Way (Waterside Way)	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water	The option is located on the Grand Union Canal watercourse. Depending on the amount of run off the new development creates, this could lead to adverse impacts on the water quality.	?
3	Flood risk	No predicted effects. The site is in a low flood risk zone.	-
4	Climate change	This site is located at a distance from the town centre, which could increase the use of car. This could increase the growth of ghg emissions. However, the site is located reasonably close to a local shop and schools and there are strong pedestrian and cycle links to the town centre, which could reduce the need to travel by private car. The impact on ghg emission levels depends on these sustainable options being taken up.	✓/x
5	Air Quality	This option is located at a distance away from the town centre, which could increase the use of private cars and thus having adverse effects on air quality. However the site is located reasonably close to a local shop and schools and there are strong pedestrian and cycle links to the town centre which could help reduce emissions to air. The effect on air quality depends on these sustainable options being taken up.	✓/x
6	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing. The site is located on Grade 2 agricultural land and therefore a significant adverse effect has been identified against the soils objective.	xx
7	Resource efficiency	No predicted effects.	-
8	Historic environment	No predicted effects.	-
9	Landscape / Townscape	Development of this site would expand Tring into countryside on the north-western edge of the town. The site is located across the canal from the Chilterns AONB and development could affect the setting of the AONB.	x
10	Health and wellbeing	The proposed development could provide a range of new and expanded leisure facilities which would help to contribute to improved health and wellbeing of local residents.	✓
11	Sustainable locations	The site is located at a distance from the town centre, however there is good level access to some local facilities.	✓
12	Community cohesion	New facilities proposed as part of this development could benefit the wider town.	✓
13	Housing	Development of this site would provide new housing (c.300), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	Development of this site could involve provision of some employment space, thereby helping to support the local economy. Also, the new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention. In addition the new facilities on site may provide employment opportunities.	✓

**Site Reference: Bov-h1 - Land at Grange Farm, Green Lane, Bovingdon**

SA Objective		Land at Grange Farm, Green Lane, Bovingdon	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. The site is located in a low risk flood zone.	-
4	Climate change	The site is located at some distance from the village centre, however the route is relatively flat, which makes it feasible for walking and cycling to access the village. This could decrease the need to travel by car and reduce growth in greenhouse gas emissions.	✓
5	Air Quality	The site is located at some distance from the village centre, however the route is relatively flat, which makes it feasible for walking and cycling to access the village. This could decrease the need to travel by car and reduce growth in airborne emissions.	✓
6	Soils	This site would result in a loss of greenfield land, and development would result in soil sealing. A large part of the site is located on Grade 2 agricultural land and therefore a significant adverse effect has been identified against the soils objective.	xx
7	Resource efficiency	No predicted effects.	-
8	Historic environment	No predicted effects.	-
9	Landscape / Townscape	Development at this prominent location would extend Bovingdon into countryside to the west of the village.	x
10	Health and wellbeing	Provision of new open space as part of the development, including allotments and a children’s play area would provide benefits for both new and existing residents. Good level access to local facilities could encourage walking and cycling.	✓
11	Sustainable locations	This site is located at some distance from the village centre, however it does have good level access which would enable relatively access to local facilities by walking and cycling.	✓
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the village, including the potential for a new primary school or pre-school facility, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.130 homes), including the potential to deliver 40% affordable housing and the potential for some elderly persons’ accommodation.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the village, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: Bov-h2 - Land south east of Homefield, Bovingdon**

SA Objective		Land south east of Homefield, Bovingdon	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats, although it is proposed that the old hedgerows will be retained wherever possible.	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. The site is located in a low risk flood zone.	-
4	Climate change	The site is located close to the village, which could encourage cycling and walking rather than use of the car, thereby helping to reduce the growth in greenhouse gas emissions.	✓
5	Air Quality	The site is located close to the village, which could encourage cycling and walking rather than use of the car, thereby helping to reduce growth in airborne emissions.	✓
6	Soils	This site would result in a loss of greenfield land, and development would result in soil sealing. A small part of the site is located on Grade 2 agricultural land.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	No predicted effects.	-
9	Landscape / Townscape	Development at this location would extend Bovingdon into countryside to the south of the village.	x
10	Health and wellbeing	Development at this site would provide opportunities for new open space, and encourage walking and cycling. Good level access to local facilities could also encourage walking and cycling.	✓
11	Sustainable locations	The level access to the village centre would enable relatively easy access to local facilities by walking and cycling.	✓
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the village, including the potential for new community facilities, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.130 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the village, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: Bov-h3 - Land r/o Green Lane / Louise Walk, Bovingdon**

SA Objective		Land r/o Green Lane / Louise Walk, Bovingdon	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats, although it is proposed that the old hedgerows will be retained wherever possible.	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. The site is located in a low risk flood zone.	-
4	Climate change	The site is located close to the village, which could encourage cycling and walking rather than use of the car, thereby helping to reduce the growth in greenhouse gas emissions.	✓
5	Air Quality	The site is located close to the village, which could encourage cycling and walking rather than use of the car, thereby helping to reduce growth in airborne emissions.	✓
6	Soils	This site would result in a loss of greenfield land, and development would result in soil sealing. The site is located on Grade 2 agricultural land and therefore a significant adverse effect has been identified against the soils objective.	xx
7	Resource efficiency	No predicted effects.	-
8	Historic environment	No predicted effects.	-
9	Landscape / Townscape	Development at this location would extend Bovingdon into countryside to the south of the village.	x
10	Health and wellbeing	Development at this site would provide opportunities for new open space, and encourage walking and cycling. Good level access to local facilities could also encourage walking and cycling.	✓
11	Sustainable locations	The level access to the village centre would enable relatively easy access to local facilities by walking and cycling.	✓
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the village, including the potential for new community facilities (e.g. community hall), development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.75 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the village, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: Bov-h4 - Land at Duckhall Farm, Newhouse Road, Bovingdon**

SA Objective		Land at Duckhall Farm, Newhouse Road, Bovingdon	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. The site is located in a low risk flood zone.	-
4	Climate change	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 ghg emissions. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists.	✓
5	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 improve air quality. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists.	✓
6	Soils	Development of the site would result in a loss of greenfield land and soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	The site is adjacent to the Listed Buildings at Duckhall Farm and Honours Farm and may adversely affect their settings.	?
9	Landscape / Townscape	Development of the site would extend Bovingdon into countryside to the north of the village.	x
10	Health and wellbeing	Development of the site could provide opportunities for new public open space and allotments. The location near to the village centre could encourage walking and cycling, although there is a busy road separating the site from the village centre which may affect the use of these active travel modes.	✓
11	Sustainable locations	This site is located near facilities with good level access to the village centre.	✓
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the village, including the potential for new open space, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.50 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the village, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: KL-h1 - Land at Hill Farm, Love Lane, Kings Langley**

SA Objective		Land at Hill Farm, Love Lane, Kings Langley	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. The site is in a low risk flood zone.	-
4	Climate change	The site is located relatively close to the village, with level access. This could encourage cycling and walking rather than use of the car, which would help to reduce the growth in greenhouse gas emissions.	✓
5	Air Quality	The site is located relatively close to the village, with level access. This could encourage cycling and walking rather than use of the car, which could reduce growth in airborne emissions.	✓
6	Soils	Development would result in loss of greenfield land and soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	The eastern point of the site adjoins the Kings Langley Conservation Area and there is a Listed Building to the east of the site (Hill Farmhouse). Development may affect the settings of these designations.	?
9	Landscape / Townscape	Development of this site would expand Kings Langley into countryside on the north-western edge of the village. The site is located close to the Chilterns AONB and development may affect its setting.	x
10	Health and wellbeing	This site would provide opportunities for new open space, as well as encourage walking and cycling, which could contribute towards improved health and wellbeing.	✓/x
		The site would be affected by noise from the A41 which could adversely affect health and wellbeing.	
11	Sustainable locations	This site's location provides good and level access to local facilities which will enable walking and cycling to access the services.	✓
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the village, as well as community facilities, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.150-300 homes depending on masterplanning), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the village, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓



**Site Reference: KL-h2 – Land at Rectory Farm, Hempstead Road, Kings Langley**

SA Objective		Land at Rectory Farm, Hempstead Road, Kings Langley	
1	Biodiversity	Located adjacent to a wildlife site, this is a partly greenfield site and there would therefore be loss of some habitats. Development would need to consider how to reduce the potential impact on the canal corridor.	x
2	Water	The effect of on water quality and quantity from developing this site is uncertain. This is due to the proximity of the site to the canal and the potential for adverse effects from run-off.	?
3	Flood risk	Part of the site is located in flood zones 2 and 3 and there would therefore be a flood risk for new development and potentially exacerbated flood risk elsewhere.	x
4	Climate change	The site is located close to the village and schools, and whilst being a fair distance from the railway station it has fairly direct and level access. All this could encourage cycling and walking rather than use of the car, which would help to reduce the growth in greenhouse gas emissions.	✓
5	Air Quality	The site is located close to the village and schools, and whilst being a fair distance from the railway station it has fairly direct access. All this could encourage cycling and walking rather than use of the car, which reduce growth in airborne emissions.	✓
6	Soils	This site would result in a loss of greenfield land, and development would result in soil sealing. The site is located in a mixed area of previously developed land and greenfield, but the majority of the site is open in character.	x
7	Resource efficiency	No predicted effects. The site lies within the Hertfordshire Mineral Consultation Area due to its presence in the sand and gravel belt.	-
8	Historic environment	No predicted effects.	-
9	Landscape / Townscape	Development of the site would extend Kings Langley to the north in a partly undeveloped area. The site adjoins the canal corridor and so development of the currently undeveloped part of this site could have adverse effects on the canal frontage.	✓/x
		The removal of the current low-grade buildings will help improve the local townscape by providing improved visual amenity	
10	Health and wellbeing	This site would provide opportunities for open space, and encourage walking and cycling. There is also the potential for a new play area, footpath links and canalside improvements which could also contribute towards improved health and wellbeing. Good level access to local facilities could also encourage walking and cycling.	✓
11	Sustainable locations	This site is located near to local facilities and has good and level access which will enable walking and cycling to access the services.	✓
12	Community cohesion	Development of this area would result in removal of unattractive buildings which would improve the local environment. By providing additional housing and contributions towards wider infrastructure improvements for the village, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.80 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the village, maintaining their viability and boosting the local economy.	✓/x
		Development would result in the loss of local enterprise.	
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓/x
		Development would result in the loss of local employment opportunities.	

**Site Reference: KL-h3 - Land to the east of A41 and Wayside Farm, Watford Road, Kings Langley**

SA Objective		Land to the east of A41 and Wayside Farm, Watford Road, Kings Langley	
1	Biodiversity	The site is mainly greenfield and there would therefore be loss of some habitats.	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	The site is located close to the village, with level access, and is walking distance to the railway station. This could encourage cycling and walking rather than use of the car, which would help to reduce the growth in greenhouse gas emissions.	✓
5	Air Quality	The site is located close to the village, with level access, and is walking distance to the railway station. This could encourage cycling and walking rather than use of the car, which could reduce growth in airborne emissions.	✓
6	Soils	This site would result in a loss of greenfield land, and development would result in soil sealing.	x
7	Resource efficiency	No predicted effects. The site lies within the Hertfordshire Mineral Consultation Area due to its presence in the sand and gravel belt.	-
8	Historic environment	The wider area covered by Site KL-h3 includes two areas of Archaeological Significance ('Sites of royal palace & Dominican priory at King's Langley' and 'Medieval moated site of 'Little London') each containing a Scheduled Ancient Monument. The site has one Listed Building. The impact of any development on these heritage assets is uncertain and will need to be carefully assessed.	?
9	Landscape / Townscape	The site is located on a sensitive open valley side location and there are no physical constraints to south and west of the site to contain development. Future development in this location would result in encroachment into the countryside in this area.	x
10	Health and wellbeing	This site would provide opportunities for new open space and a play area, as well as encourage walking and cycling, which could contribute towards improved health and wellbeing.	✓/x
		The site would be affected by noise from both the M25 and the A41 which could adversely affect health and wellbeing.	
11	Sustainable locations	This site's location provides good and level access to local facilities which will enable walking and cycling to access the services..	✓
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the village, as well as having the potential to provide a new primary school, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide a large amount of new housing including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the village, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention. The site has potential for future employment development and so any new housing at this location would be in close proximity to any new opportunities.	✓

**Site Reference: My-h1: Land south of Markyate**

SA Objective		Land south of Markyate	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	✓/✗
		Development of the site may provide the opportunity for environmental enhancements of the area that lies in the flood plain of the River Ver.	
2	Water	The effect on water quality and quantity from developing this site is uncertain. This is due to the proximity of the site to the River Ver and the potential for adverse effects from run-off.	?
3	Flood risk	The north-eastern part of the site is located in flood zones 2 and 3 associated with the River Ver and there would therefore be a flood risk for new development. However, the majority of the site is in the lower risk flood zone 1.	✗
4	Climate change	The site is located at some distance from the village centre, however the route is relatively flat, which makes it feasible for walking and cycling to access the village. This could decrease the need to travel by car and reduce growth in greenhouse gas emissions.	✓
5	Air Quality	The site is located at some distance from the village centre, however the route is relatively flat, which makes it feasible for walking and cycling to access the village. This could decrease the need to travel by car and reduce growth in airborne emissions.	✓
6	Soils	This site would result in a loss of greenfield land, and development would result in soil sealing.	✗
7	Resource efficiency	No predicted effects.	-
8	Historic environment	No predicted effects.	-
9	Landscape / Townscape	The site is located very close to the Chilterns AONB and development could affect the setting of the AONB. Development would extend Markyate into the countryside and would have a potential impact on the Ver Valley, being in a prominent location.	✗
10	Health and wellbeing	Development of this site provides the potential for new open space as well as new footpaths and potential contributions to leisure facilities.	✓
11	Sustainable locations	This site's location provides good access to local facilities in the village.	✓
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the village, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.150 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the village, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: My-h2: Land at Pickford Road, Markyate**

SA Objective		Land at Pickford Road, Markyate	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats. The south-east part of the site is within the Cheverell's Green wildlife site.	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	The site is located at some distance from the village centre, with a gradient that may discourage walking and cycling to access the village. This could increase the need to travel by car and increase growth in greenhouse gas emissions.	x
5	Air Quality	The site is located at some distance from the village centre, with a gradient that may discourage walking and cycling to access the village. This could increase the need to travel by car and increase growth in airborne emissions.	x
6	Soils	This site would result in a loss of greenfield land, and development would result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	The site is across the road from two Listed Buildings associated with Little Cheverells. The setting of these may be affected by new development.	?
9	Landscape / Townscape	The site is located adjacent to the Chilterns AONB to the north and west and development could affect the setting of the AONB. Development would extend Markyate into the countryside to the south-west of the village.	x
10	Health and wellbeing	The site is located at a distance from the village centre, which could discourage walking and cycling and the gradient between the village centre and the site may exacerbate this issue.	x
11	Sustainable locations	The site is located at some distance from the village centre.	x
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the village, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.25 homes), including the potential to deliver 40% affordable housing.	✓
14	Sustainable prosperity	The new housing should help to support the local services in the village, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy and encourage provision of local services, thereby supporting local job creation and retention.	✓

**Site Reference: O-h1 – Land at Old Kiln Meadow, Water End Road, Potten End**

SA Objective		Land at Old Kiln Meadow, Water End Road, Potten End	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats. The site contains mature trees and a pond (which is to be retained).	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	The site is within walking distance of the village amenities, however these are relatively limited and new residents would need to travel to access main services and facilities. This would result in increased growth in greenhouse gas emissions.	x
5	Air Quality	The site is within walking distance of the village amenities, however these are relatively limited and new residents would need to travel to access main services and facilities. Car use to access services and facilities could exacerbate air quality issues, where they exist, in trip destination areas (e.g. Berkhamsted or Hemel Hempstead).	?
6	Soils	Development of this site would result in a loss of greenfield land, and development would result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	The site has the potential for archaeological assets related to a historic brickwork site.	?
9	Landscape / Townscape	Development would extend Potten End into the countryside to the east of the village.	x
10	Health and wellbeing	The development provides the potential to provide some community open space.	✓
11	Sustainable locations	Whilst the site is close to some facilities in Potten End these would not meet most day to day needs and therefore travel to larger settlements would be required.	x
12	Community cohesion	By providing additional housing and contributions towards wider infrastructure improvements for the village, development at this site could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.45-49 homes), including the potential to deliver affordable housing to meet local needs.	✓
14	Sustainable prosperity	Additional housing would help to support the local services in the village, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy thereby supporting the retention of local jobs.	✓

**Site Reference: O-h2 - Land to the north east of Grange Road, Wilstone**

SA Objective		Land to the north east of Grange Road, Wilstone	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water	No predicted effects.	-
3	Flood risk	No predicted effects. This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Climate change	The site is within walking distance of the village amenities, however these are relatively limited and new residents would need to travel to access main services and facilities. This would result in increased growth in greenhouse gas emissions.	x
5	Air Quality	The site is within walking distance of the village amenities, however these are relatively limited and new residents would need to travel to access main services and facilities. Car use to access services and facilities could exacerbate air quality issues, where they exist, in trip destination areas (e.g. Tring or Aylesbury).	?
6	Soils	Development of this site would result in a loss of greenfield land, and development would result in soil sealing.	x
7	Resource efficiency	No predicted effects.	-
8	Historic environment	Site is directly adjacent to the Area of Archaeological Significance 'Medieval settlement of Wilstone, Chapel End'	?
9	Landscape / Townscape	Development would extend Wilstone into the countryside to the north of the village.	x
10	Health and wellbeing	Provision of new open space as part of the development, including allotments and a children's play area would provide benefits for both new and existing residents. Good level access to local facilities could encourage walking and cycling.	✓
11	Sustainable locations	Whilst the site is close to some facilities in Wilstone these would not meet most day to day needs and therefore travel to larger settlements would be required.	x
12	Community cohesion	Development of the site could result in the provision of some additional facilities for the village. The proposed development would retain the existing allotment gardens. The additional housing could help to maintain community vibrancy and vitality.	✓
13	Housing	Development of this site would provide new housing (c.30-42 homes), including the potential to deliver affordable housing to meet local needs.	✓
14	Sustainable prosperity	Additional housing would help to support the local services in the village, maintaining their viability and boosting the local economy.	✓
15	Employment and skills	Provision of the housing associated with this site could help the local economy thereby supporting the retention of local jobs.	✓