

# Dacorum Borough Council

## Planning Obligations SPD

### Sustainability Appraisal (incorporating Strategic Environmental Assessment)

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## Foreword

Dacorum Borough Council has produced a Planning Obligations Supplementary Planning Document (SPD) Options Draft to explain the planning objectives that the Council will pursue in seeking planning obligations and sets out the evidence to substantiate the levels of contributions that will be sought.

Under the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal (SA) is mandatory for all Supplementary Planning Documents, which form part of the Local Development Framework (LDF). A Strategic Environmental Assessment is also required under European Directive 2001/42/EC 'on the assessment of certain plans and programmes on the environment'.

It should be noted, however, that due to changes introduced by the Planning Act 2008, local authorities no longer need to undertake SA for SPD, where the policies within the SPD are linked to a Local Development Framework (LDF) Development Plan Document (DPD) that has already undergone SA.

Since no LDF Development Plan Documents, and their associated SAs have been adopted in Dacorum, and the Planning Obligations SPD is in fact linked to policies in the existing Local Plan, the Council has taken the decision to carry out SA to ensure that the production of this document is in line with European Directive requirements and Dacorum's sustainable development objectives.

This SA is therefore being published in support of the Dacorum Borough Council Planning Obligations Supplementary Planning Document (SPD) Options Draft.

# 1.0 Introduction

- 1.1 Dacorum Borough Council has appointed Cushman & Wakefield to work with them to produce a Planning Obligations Supplementary Planning Document (SPD) Options Draft (i.e. “the SPD” or “the draft SPD”) and undertake a Sustainability Appraisal of the process.
- 1.2 The work involves a full SA / SEA of the draft SPD, prepared in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and the European Directive 2001/42/EC (the SEA Directive). To achieve this the November 2005 ODPM guidance: ‘*Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*’ (hereafter ‘the Guidance’ or ‘the SA Guidance’) has been followed.
- 1.3 The report is structured as follows:
- **Section 2** provides a background to the SPD and the associated Sustainability Appraisal, including the planning and policy context;
  - **Section 3** outlines the approach taken and the methodology for carrying out a Sustainability Appraisal of the Planning Obligations SPD;
  - **Section 4** outlines the SA framework and associated objectives;
  - **Section 5** considers the SPD objectives against the SA framework;
  - **Section 6** describes the SPD options;
  - **Section 7** assesses the SPD options and proposals and predicts and evaluates the effects of the SPD on Dacorum;
  - **Section 8** provides suggestions for mitigation measures that would help to reduce any adverse effects identified and maximise beneficial effects; and
  - **Section 9** proposes measures to monitor the effects of implementing the SPD.

## 2.0 Background

- 2.1 Dacorum Borough Council (DBC) published its Emerging Core Strategy for consultation in June 2009 and this was accompanied by a Sustainability Appraisal (incorporating Strategic Environmental Assessment) Working Note. The Working Note summarised the interim findings of the Sustainability Appraisal (SA) on the emerging Core Strategy. An addendum to this Working Note was subsequently published (in February 2010) to summarise the findings of the Sustainability Appraisal on a number of Additional Strategic Development Locations and Sites for the Emerging Core Strategy.
- 2.2 The SA Working Note and Addendum did not form a formal part of the SA/SEA reporting process but were produced to contribute to the ongoing plan-making process, by providing an independent assessment of the Core Strategy options as they emerge, with a view to guiding the next stage of its development.
- 2.3 Sustainability Appraisal is a decision aiding tool rather than a decision making one and the contents of this report should therefore be considered in this light.

### Planning Context

- 2.4 This SA will support the Dacorum Borough Council Planning Obligations Supplementary Planning Document Options Draft. In line with the criteria set out in Planning Policy Statement (PPS) 12 the SPD is consistent with national policies as well as (in the absence of an adopted Core Strategy) the Dacorum Local Plan that forms the basis of the existing local statutory policies that flow from national policy. These policies through time will be superseded by the emerging Development Plan Document - the Core Strategy.
- 2.5 The SPD document will expand and supplement the existing Local Plan policies in order to achieve the aims set out in the Plan. The adopted development plan for Dacorum is the *Dacorum Local Plan (2004)*<sup>1</sup>. It includes general Policies 12 and 13 which set out Dacorum Borough Council's overall planning objectives for securing contributions from development through planning obligations:

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▪<sup>1</sup> except for Policy 27 re Gypsy Sites

## **POLICY 12: INFRASTRUCTURE PROVISION AND PHASING**

In considering all applications for development, the Council will take into account the capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure to absorb further development.

Development will be permitted where it can be clearly demonstrated that the necessary infrastructure already exists or can be provided, at reasonable cost and without adverse economic, environmental or social impact, prior to the occupation of the development....

## **POLICY 13: PLANNING CONDITIONS AND PLANNING OBLIGATIONS**

Planning conditions and planning obligations will be used where necessary to control and meet the adverse effects of development proposals, including those relating to:

- (a) the form and mix of development;
- (b) its timing and satisfactory completion of essential elements;
- (c) the occupation of the completed development;
- (d) permitted development rights; and
- (e) the contribution the development should reasonably make to the environment and to the social and physical infrastructure of the area (whether on the development site itself or nearby).

Planning obligations will often require the developer to undertake works relevant to their proposal. They may also require financial contributions to be made towards the provision or improvement of related facilities, services or infrastructure. Financial contributions in lieu of works may be acceptable in certain limited circumstances.

Dacorum Local Plan (2004)

- 2.6 Policy 12 and Policy 13 provide a general basis for securing contributions from developments towards the various types of infrastructure and facilities set out in this SPD.

### **The Planning Obligations SPD**

- 2.7 Planning obligations are intended to make acceptable development which would otherwise be unacceptable in planning terms.
- 2.8 They are frequently referred to as 'Section 106' agreements as the powers were first introduced under Section 106 of the Town & Country Planning Act 1990.
- 2.9 A planning obligation may only constitute a reason for granting planning permission for a development if the obligation is:
- Necessary to make the proposed development acceptable in planning terms;
  - Directly related to the development; and
  - Fairly and reasonably related in scale and kind.

- 2.10 If a planning obligation does not meet all of the tests it will be unlawful for it to be taken into account in determining a planning application. It is therefore important that the planning objectives and evidence upon which planning obligations are sought are made clear.
- 2.11 This Supplementary Planning Document (SPD) explains the planning objectives that Dacorum Borough Council will pursue in seeking planning obligations and sets out the evidence to substantiate the levels of contributions that will be sought.
- 2.12 The SPD includes a standard approach for affordable housing and standard charges for 7 other types of facilities and infrastructure which are supported by planning objectives and evidence of anticipated development impact:
- Primary Education
  - Open Space – Child Play Space
  - Open Space – Allotments
  - Open Space – Natural Green Space
  - Police
  - Libraries
  - Sustainable Transport
- 2.13 The standard charges provide a starting point from which the individual circumstances of each development can be taken into account.
- 2.14 The standard charges apply only to residential developments.
- 2.15 As well as the facilities and infrastructure types for which standard charges have been formulated, contributions may be sought by the Council for other purposes where the tests of lawfulness are met.
- 2.16 The Council has identified the following projects and initiatives where contributions are particularly likely to be sought on a site by site basis:
- Maylands Business Park environmental improvements.
  - Hemel Hempstead Town Centre environmental improvements.
  - Hemel Hempstead Town Centre regeneration.
  - Refuse recycling facilities.
  - Sustainable energy generation.
  - Multi-cultural centre / Performing Arts Venue.
  - West Herts College (Dacorum Campus) redevelopment.
  - Hemel Hempstead Air Quality Management Areas (see also Chapter 7 of this SPD).

## **SA/SEA and its Application to the SPD**

- 2.17 Under the Planning and Compulsory Purchase Act 2004, Local Authorities must undertake SA for each Development Plan Document (DPD) and Supplementary Planning Document (SPD) produced as part of their Local Development Framework (LDF), which includes the Dacorum Borough Council Draft Core Strategy.
- 2.18 The European Directive 2001/42/EC (i.e. the SEA Directive) requires the systematic identification and evaluation of the environmental impacts of a strategic action (e.g. a plan or programme). The SEA Directive (2001/42/EC) entered into force in the UK on 20 July 2004<sup>2</sup> and applies to a range of English plans and programmes, including town and country planning and land use plans.
- 2.19 Although the requirements to carry out SA and SEA are distinct, it is possible to satisfy both through a single appraisal process. In November 2005 they published guidance ('the SA Guidance') which suggests a process and methodology for achieving this in practice.
- 2.20 This methodology extends the normal scope of SEA (primarily focused on environmental effects) to include all sustainability-related issues, i.e. social, economic and environmental. Nonetheless, the guidance states that those undertaking the SA should ensure that in doing so they meet the requirements of the SEA Directive.
- 2.21 The guidance does not guarantee compliance with the directive therefore, in order to ensure that this SA/SEA report complies with the legislation, a checklist of the Directive requirements will be included in the appendices of the final Sustainability Appraisal.

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<sup>2</sup> Through the Environmental Assessment of Plans and Programmes Regulations 2004

## 3.0 Approach and Methodology

### Approach to the Report

- 3.1 A Sustainability Appraisal Scoping Report has been prepared by Dacorum Borough Council for the purpose of assessing their emerging Core Strategy, and sets out a framework of sustainable development objectives and criteria relevant to Dacorum. This document has been the subject of formal consultation and has been used as the framework against which the emerging Core Strategy options and other LDF documents have been assessed. It is therefore considered that the framework of sustainability objectives and criteria as set out in that Scoping Report provides a suitable basis for assessment of the Planning Obligations SPD, and this has been used as the basis for assessing the Planning Obligations SPD Draft Options.

### Methodology

- 3.2 The SA Guidance<sup>3</sup>, which will be followed for the purpose of this study, advocates a five-stage approach to undertaking SA. Figure 1 below outlines this approach:

#### Stage A

- 3.3 Stage A is the 'Scoping' phase of the assessment. As explained above, a Scoping Report has been prepared and has been the subject of formal consultation as part of the Core Strategy development process. The latest version of these objectives have been used as the basis for assessment of the Planning Obligations SPD in this report.

#### Stage B

- 3.4 This stage of the process involves the development and improvement of the SPD options, assessing the effects of the SPD and developing suitable measures for the mitigation of any identified effects. Stage B builds on the outcomes of the scoping process and uses the framework of sustainability objectives developed during scoping to assess the environmental, social and economic effects of the SPD and to propose mitigation measures for any significant effects.

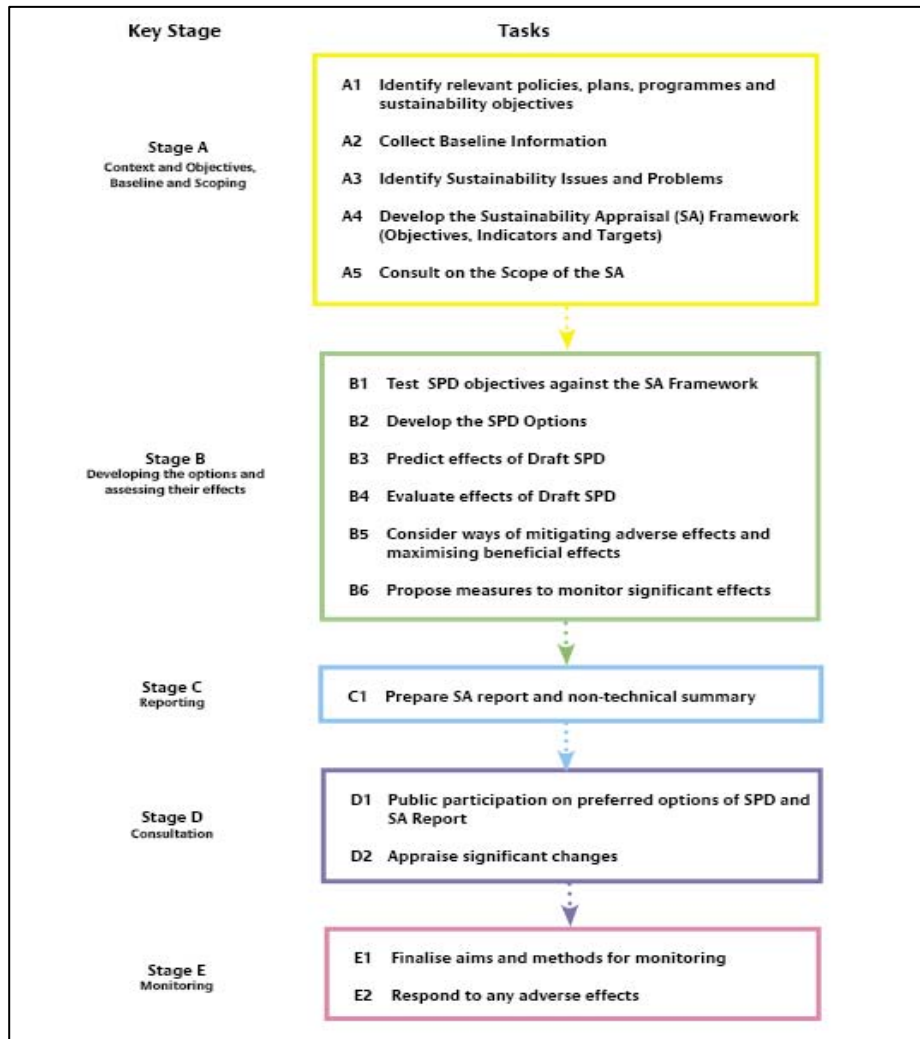
#### Stage C

- 3.5 The final SA report forms stage C of the methodology.
- 3.6 Although the tasks of the SA process are presented in a sequential order in the Guidance (and this report), it should be noted that SA/SEA is an iterative process, with many of the tasks undertaken concurrently to inform each other towards a comprehensive assessment of the effects of the plan proposals.

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<sup>3</sup> ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents

**Figure 1: Sustainability Appraisal Methodology**



## 4.0 SEA/SA Framework

### Methodology

4.1 This appraisal uses the SA/SEA Framework Objectives that were developed for the Sustainability Appraisal Scoping Report for Dacorum Borough Council, which is attached at Appendix A, and summarised in Table 1 below.

**Table 1: SA Sustainability Objectives**

SA Objective		Reference Term
1	To protect, maintain and enhance biodiversity and geodiversity at all levels, including the maintenance and enhancement of Biodiversity Action Plan habitats and species in line with local targets	Biodiversity
2	To protect, maintain and enhance water resources (including water quality and quantity) while taking into account the impacts of climate change	Water quality/ quantity
3	Ensure that new developments avoid areas which are at risk from flooding and natural flood storage areas	Flood risk
4	Minimise development of land with high quality soils and minimise the degradation/loss of soils due to new developments	Soils
5	Reduce the impacts of climate change, with a particular focus on reducing the consumption of fossil fuels and levels of CO <sub>2</sub>	Greenhouse gas emissions
6	Ensure that developments are capable of withstanding the effects of climate change (adaptation to climate change)	Climate change proof
7	Achieve good air quality, especially in urban areas	Air Quality
8	Maximise the use of previously developed land and buildings, and the efficient use of land	Use of brownfield sites
9	To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible	Resource efficiency
10	To identify, maintain and enhance the historic environment and cultural assets	Historic & cultural assets
11	To conserve and enhance landscape and townscape character and encourage local distinctiveness	Landscape & Townscape

12	To encourage healthier lifestyles and reduce adverse health impacts of new developments	Health
13	To deliver more sustainable patterns of location of development.	Sustainable locations
14	Promote equity & address social exclusion by closing the gap between the poorest communities and the rest	Equality & social exclusion
15	Ensure that everyone has access to good quality housing that meets their needs	Good quality housing
16	Enhance community identity and participation	Community Identity & participation
17	Reduce both crime and fear of crime	Crime and fear of crime
18	Achieve sustainable levels of prosperity and economic growth	Sustainable prosperity and growth
19	Achieve a more equitable sharing of the benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived areas in the region	Fairer access to services
20	Revitalise town centres to promote a return to sustainable urban living	Revitalise town centres

## **5.0 B1: Testing the SPD Objectives against the SA Framework**

- 5.1 The overall objective of the Planning Obligations SPD is to set out a clear methodology for how and when planning obligations will be sought from developers. In doing so, developers will be provided with a clear indication of how much they will be expected to contribute towards the topics outlined in paragraph 2.12.
- 5.2 The funds accumulated by the Council will be used to finance development under these themes in the relevant areas as identified in the SPD. However, the exact locations and schemes to be financed through these funds fall outside the scope of this SPD, and are determined as a matter of discussion and decision by the Council on a case to case basis in the course of the planning process. These decisions would, of course, have to comply with the spatial strategies set out in the Core Strategy and other LDF documents .
- 5.3 The SPD itself, however, does not have the ability to influence (directly or indirectly) the impacts of the specific schemes financed through these funds, other than setting out the types of issues for which contributions will be sought. The compatibility of these issues with the SA objectives (Table 1 above) is assessed in section 7 below. However, in terms of the overall objective of the SPD it is clear that there is no potential conflict with the objectives of the SA framework.

## 6.0 B2: Developing the SPD Options

- 6.1 As previously explained, the aim of this SPD is to formalise the topics for which, and mechanisms through which, contributions will be sought from developers to mitigate the impact of new development on infrastructure and community facilities, and to secure affordable housing. At present the Council does not have a holistic approach, or a sound and effective mechanism in place, and each application is therefore dealt with on a largely ad hoc basis.
- 6.2 Maintaining the status quo is not seen as a viable method of securing planning obligations, and a 'No SPD' option is therefore not considered appropriate. However, the current situation effectively is the base case against which change towards or away from sustainable development will be measured.
- 6.3 Formalising current practice in the way contributions are sought from developers was regarded by the Council as a matter of considerable urgency. For this reason a pragmatic, and staged approach had to be adopted. This "inaugural version" of the SPD deals only with matters that normally and generally are the subject of planning obligations, and for which the necessary evidence base to support their inclusion already existed at the time.
- 6.4 As clearly explained in the introduction to the SPD, it is not meant to be an exhaustive inventory of the Council's requirements for planning contributions. It is also important to bear in mind that contributions for items which are not the subject of standard charges as listed in the SPD also be sought if warranted by the circumstances of a particular development proposal.
- 6.5 The SPD also refers to the Dacorum Infrastructure Study (2010) and the Dacorum Infrastructure Delivery Plan (2010) which provide detailed information on current and anticipated infrastructure provision across the Borough. These documents also set out standards of provision and infrastructure needs generated by different types of development. These documents have therefore provided the data on which the standard formulae within the SPD have been constructed. Where there is insufficient data it has not been possible to construct a formulae.
- 6.6 The SPD also explains that it is envisaged as a "living document". It will be updated regularly to ensure that it remains relevant and responsive to change, and new topic areas where contributions will be sought may be added during this evolving process.
- 6.7 However, for the reasons explained above the SPD does not, as such, contain a range of different SPD options.

## 7.0 B3 / B4: Predict and Evaluate the effects of the SPD

- 7.1 The SPD sets out a clear methodology of how planning obligations will be sought for each development.
- 7.2 The SPD includes a standard approach for affordable housing and standard charges for 7 other types of facilities and infrastructure which are supported by planning objectives and evidence of anticipated development impact:
- Primary Education
  - Open Space – Child Play Space
  - Open Space – Allotments
  - Open Space – Natural Green Space
  - Police
  - Libraries
  - Sustainable Transport
- 7.3 The standard charges apply to residential developments.
- 7.4 The Council has identified the following projects and initiatives where contributions are particularly likely to be sought on a site by site basis:
- Maylands Business Park environmental improvements.
  - Hemel Hempstead Town Centre environmental improvements.
  - Hemel Hempstead Town Centre regeneration.
  - Refuse recycling facilities.
  - Sustainable energy generation.
  - Multi-cultural centre / Performing Arts Venue.
  - West Herts College (Dacorum Campus) redevelopment.
  - Hemel Hempstead Air Quality Management Areas (see also Chapter 7 of the SPD)
- 7.5 The specific SPD

**Table 2: Planning Obligations SPD: Intervention Measures**

Topic	Planning Obligation Intervention	Impact on Sustainability Objectives
<p><b>Affordable Housing</b></p>	<p>The Council will seek 35% affordable housing and expects a minimum of 75% affordable housing to be provided as socially rented accommodation.</p> <p>Affordable housing units will be sought as follows:</p> <p>(a) sites capable of accommodating 15 dwellings in Hemel Hempstead or Berkhamsted;</p> <p>(b) sites of 0.5 ha or more in area or capable of accommodating 15 dwellings in Tring or the large villages;</p> <p>(c) sites of 0.2 ha or more in area or capable of accommodating 5 or more dwellings in or immediately adjacent to the small villages and at Rucklers Lane and Little Gaddesden.</p>	<p>Housing interventions will provide quality homes at affordable prices in order to meet the needs of local residents. This supports sustainability objective 14 (Equality and Social Exclusion) and 15 (Good Quality Housing).</p> <p>Affordable housing provided with public subsidy will meet the Housing Corporation’s Design and Quality Standards, which includes sustainable development requirements and standards, and would therefore support Sustainability Objectives 6 (Climate change proof), 9 (Resource efficiency) and 12 (Health).</p> <p>As with any new development, An increase in the number of houses has the potential to increase the number of people living in areas at risk of flooding and will increase pressure on resources. Much of this can be mitigated, but any new development will have the potential to adversely affect sustainability. The following Sustainability objectives are of relevance: Objectives 1 (Biodiversity), 2 (Water quality / quantity), 3 (flood risk), 4 (Soils), 5 (greenhouse gas emissions), 7 (Air quality),10 (Historic &amp; cultural assets) and 11 (Landscape &amp; Townscape).</p>
<p><b>Education</b> –</p>	<p>Contributions to primary education</p>	<p>Contributions towards educational</p>

Topic	Planning Obligation Intervention	Impact on Sustainability Objectives
<b>Primary Schools</b>	<p>facilities will be sought from developments within the following areas which have been identified as having net additional demand for primary school provision forecast between 2022 – 2021:</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead</li> <li>• Tring</li> <li>• Berkhamsted</li> <li>• King's Langley</li> </ul> <p>Contributions will be sought in accordance with Table 2 of the SPD which has been extracted from the Hertfordshire County Council planning obligations contributions toolkit.</p>	<p>facilities or the provision of an educational facility, will increase the local supply of services in an area. This supports sustainability objectives 13, 14, and 19.</p>
<b>Open Space</b>	<p><b>Child Playspace:</b></p> <p>The Council will seek new leisure space in accordance with Policies 73 and 76 of the <i>Local Plan</i>. This will include contributions from residential development towards the provision of local child play space in pursuit of the standard of 0.8 ha per 1,000 population, assuming a 280m catchment area for each space.</p> <p>The standard will be applied flexibly taking into account local variations in need. While contributions may be sought throughout the Borough, specific requirements have been identified at:</p> <ul style="list-style-type: none"> <li>• Hemel Hempstead – Green End</li> <li>• Markyate - Central</li> <li>• Berkhamsted - Northchurch</li> <li>• Berkhamsted – South east</li> <li>• Tring - East</li> <li>• Kings Langley – North</li> </ul>	<p>Contributions towards children's play space will ensure that residents have play facilities within walking distance of residential accommodation. This will reduce the number of people having to drive to local play services due to a lack of provision in the local area. This supports sustainability objectives 13 and 19.</p> <p>The provision of allotments and natural green space have the potential to promote stronger, more vibrant and cohesive communities, through the provision of shared community open space. This supports sustainability objectives 12 and 16.</p> <p>Allotments and green space provided next to rivers, have the potential to reduce the risk from flooding, by acting as flood storage. This supports sustainability objectives 2 and 3</p>

Topic	Planning Obligation Intervention	Impact on Sustainability Objectives
	<ul style="list-style-type: none"> <li>• Rural East - South Flamstead</li> </ul> <p>The characteristics of the development will also be taken into account in assessing its impact starting with an average occupancy assumption of 2.73 persons per dwelling.</p> <p>As a starting point the Council will seek £4,358 per new dwelling towards the provision of child play space.</p> <p><b>Allotments</b></p> <p>The Council will seek contributions from residential development towards the provision of allotments in pursuit of the standard of 0.35 ha per 1,000 population, and the aim that all residents within towns should be within 1km of an allotment.</p> <p>As a starting point the Council will seek a contribution of £96 per dwelling towards the provision of allotments.</p> <p><b>Natural Green Space</b></p> <p>The Council will seek contributions from residential development toward the provision of natural green space in pursuit of the standards that:</p> <ul style="list-style-type: none"> <li>• No person shall live more than 300 m from their nearest area of natural green space of at least 2 ha in size.</li> <li>• There should be at least one accessible 20 ha site within 2 km of home.</li> <li>• There should be one accessible 100 ha site within 5 km.</li> <li>• There should be one accessible 500 ha site within 10 km.</li> </ul> <p>As a starting point the Council will seek a</p>	<p>These areas also have the potential to protect and enhance local biodiversity. This supports sustainability objective 1.</p>

Topic	Planning Obligation Intervention	Impact on Sustainability Objectives
	contribution of £27 per dwelling towards the provision of natural green space.	
<b>Police</b>	As a starting point the Council will seek a contribution of £42 per dwelling towards the provision of police accommodation.	The provision of police accommodation will assist with the reduction of crime and fear of crime in line with sustainability objective 17.
<b>Libraries</b>	<p>The Council will seek contributions from residential development to the provision of additional library space in pursuit of the standard of 30 sq m per 1,000 population.</p> <p>As a starting point the Council will seek £82 per dwelling towards the provision of new library space.</p>	The provision of additional library facilities will improved the cultural assets within the Borough in accordance with sustainability objective 10 and will ensure fairer access to services in accordance with objective 19.
<b>Sustainable Transport</b>	<p><b>Cycle Networks</b></p> <p>As a starting point the Council will seek £13 per dwelling in Berkhamsted and £8 per dwelling in Hemel Hempstead towards the provision of the cycle network projects in those towns.</p> <p><b>Travel Smart</b></p> <p>As a starting point the Council will seek £2 per dwelling across Dacorum towards the provision of the Travel Smart initiative.</p> <p><b>Air Quality Management Areas</b></p> <p>The Council intends to introduce a standard charge approach to securing contributions towards the AQMAs. In the meantime, the impacts of a development on the AQMAs will be identified and assessed through its Transport Statement or Transport Assessment.</p>	<p>Contributions towards sustainable forms of transport and sustainable transport initiatives will help to reduce the amount of CO<sub>2</sub> and other greenhouse gases emitted from vehicles. This supports sustainability objectives 5,7,12,13 and 18.</p> <p>Encouraging people to travel by public transport (through the provision of a regular and reliable system) instead of the private car, will reduce the volume of traffic on the roads and improve local air quality. This supports sustainability objectives 7,12 and 13.</p>

## Methodology

7.6 The Planning Obligations SPD have been assessed against the SA/SEA framework objectives in terms of their overall performance ranked from “very sustainable” to “very unsustainable”, using the scoring criteria outlined below.

**Table 3: Scale**

<b>Scale</b>		
<b>Symbol</b>	<b>Meaning</b>	<b>Comment</b>
<b>L</b>	Local	Within the settlement and immediate vicinity
<b>R</b>	Regional	Within the Dacorum Borough and neighbouring local authorities
<b>N</b>	National	UK or a wider global impact

**Table 4: Permanence**

<b>Permanence</b>		
<b>Symbol</b>	<b>Meaning</b>	<b>Comment</b>
<b>P</b>	Permanent	E.g. Effects lasting during and beyond the life of the plan
<b>T</b>	Temporary	E.g. Effects during construction

**Table 5: Duration**

<b>Timescale</b>	
<b>In the Short Term</b>	0-10 years
<b>In the Medium Term</b>	10-20 years
<b>In the Long Term</b>	After life of plan

**Table 6: Significance**

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

7.7 A matrix has been produced to test the compatibility of the SPD interventions with the principles of sustainable development, as encapsulated in the objectives of the SA framework. The matrix demonstrates how individual SPD interventions are likely to contribute to the achievement of sustainable development, but also where potential conflict is likely to arise.

**Table 7: Sustainability Matrix**

SA Objective		Assessment of effect					Mitigation and Enhancement	
		Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of effects			
					In the short term	In the medium term		In the long term
1	To protect, maintain and enhance biodiversity and geodiversity at all levels, including the maintenance and enhancement of Biodiversity Action Plan habitats and species in line with local targets	Contributions towards the provision of additional green space and allotments has the potential to improve the biodiversity value of Dacorum and encourage more people to come into contact with nature.	P	L	✓	✓	✓	To ensure these benefits are realised geodiversity and biodiversity considerations should be included in the selection, design and management of green spaces and allotments
2	To protect, maintain and enhance water resources (including water quality and quantity) while taking into account the impacts of climate change	The provision of additional green spaces have the potential to act as flood storage and reduce the risk of flooding thereby maintaining and enhancing water resources.	P	L	✓	✓	✓	To ensure these benefits are realised flooding considerations should be included in the selection, design and management of green spaces and allotments

		Increased pressure on water resources as a result of new development (affordable housing) stimulated by the contributions	P	L	x	x	x	In order to minimise this impact, all affordable housing, whether subsidised or not, should be designed to highest sustainability standards
3	Ensure that new developments avoid areas which are at risk from flooding and natural flood storage areas	Provision of affordable housing could lead to a higher number of people exposed to flood risk	P	L	x	x	x	The location of affordable housing to be funded from planning contributions should not be located in areas at risk of flooding
		Provision of green spaces and allotments in strategic positions may increase the availability of flood storage.	P	L	√	√	√	To ensure these benefits are realised flooding considerations should be included in the selection, design and management of green spaces and allotments

4	Minimise development of land with high quality soils and minimise the degradation/loss of soils due to new developments	This objective is not applicable to the draft Planning Obligations SPD Options Draft			-	-	-	
		Increased pressure on soil resources as a result of new development (affordable housing) stimulated by the contributions	P	L	x	x	x	Soil quality should be considered in the location of new affordable housing
5	Reduce the impacts of climate change, with a particular focus on reducing the consumption of fossil fuels and levels of CO2	<p>Contributions sought towards sustainable transport measures including cycle networks and Travel Smart.</p> <p>These measures aim to reduce private car use and encourage alternative forms of sustainable transport thereby reducing the consumption of fossil fuel and levels of CO2.</p> <p>The measures will also reduce the volume of traffic on the roads and improve air quality.</p>	P	N	√	√	√	None required

6	Ensure that developments are capable of withstanding the effects of climate change (adaptation to climate change)	This objective is not applicable to the draft Planning Obligations SPD Options Draft.			-	-	-	None required
7	Achieve good air quality, especially in urban areas	Although not a standard charge within the draft SPD, the impacts of development on the AQMAs will be identified and assessed through its Transport Statement or Transport Assessment.	P	R	✓	✓	✓	None required
		Reducing private car usage through sustainable transport measures should also help to reduce air quality.	P	L	✓	✓	✓	None required
8	Maximise the use of previously developed land and buildings, and the efficient use of land	This objective is not applicable to the draft Planning Obligations SPD Options Draft.			-	-	-	None required

9	To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible	This objective is not applicable to the draft Planning Obligations SPD Options Draft.			-	-	-	None required
10	To identify, maintain and enhance the historic environment and cultural assets	Contributions towards library provision will improve the cultural assets within Dacorum	P	L	✓	✓	✓	None required
		Increased pressure on cultural assets as a result of new development (affordable housing) stimulated by the contributions	P	L	x	x	x	Provision of affordable housing should be sensitive to the protection of cultural assets
11	To conserve and enhance landscape and townscape character and encourage local distinctiveness	Increased pressure on landscape and townscape character as a result of new development (affordable housing) stimulated by the contributions	P	L	x	x	x	Provision of affordable housing should be sensitive to the protection of landscape and townscape character

12	To encourage healthier lifestyles and reduce adverse health impacts of new developments	The provision of cycle networks, child play space and allotments will help to encourage healthier lifestyles	P	L	✓	✓	✓	None required
13	To deliver more sustainable patterns of location of development.	This objective is not applicable to the draft Planning Obligations SPD Options Draft.			-	-	-	None required
14	Promote equity & address social exclusion by closing the gap between the poorest communities and the rest	The provision of affordable housing, play spaces, green spaces, allotments, better policing services and improved public transport for local communities will help to promote equity and social exclusion	P	L	✓	✓	✓	None required
15	Ensure that everyone has access to good quality housing that meets their needs	The provision of affordable housing is the single most important measure for delivering this sustainability objective	P	L	✓✓	✓✓	✓✓	None required

16	Enhance community identity and participation	The provision of play spaces, open spaces and allotments will help to stimulate participation and community identity	P	L	✓	✓	✓	None required
17	Reduce both crime and fear of crime	The provision of police accommodation will assist with the reduction of crime and fear of crime	P	L	✓✓	✓✓	✓✓	None required
18	Achieve sustainable levels of prosperity and economic growth	This objective is not applicable to the draft Planning Obligations SPD Options Draft.			-	-	-	None required
19	Achieve a more equitable sharing of the benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived areas in the region	Provision of affordable housing secured through the contributions, the provision of additional play spaces, allotments, cycle routes, open spaces and education facilities will all contribute towards more equitable sharing of prosperity and fairer access to services	P	L	✓✓	✓✓	✓✓	None required
20	Revitalise town centres to promote a return to sustainable urban living	This objective is not applicable to the draft Planning Obligations SPD Options Draft.			-	-	-	None required

## Discussion

- 7.8 The matrix shows that, on the whole, the proposed SPD interventions are compatible with the principles of sustainable development as encapsulated in the objectives of the SA Framework, are expected to make a positive contribution to the achievement of sustainable development in this area (✓ or ✓✓ symbols). All of the impacts of the draft SPD will be permanent, and with the exception of the climate change and air quality impacts, are all localised in nature.
- 7.9 The matrix also indicates a small number of potential conflicts between the increase in affordable housing and some of the sustainability objectives (indicated by ✗ symbols). These potential conflicts merely reflect the increased pressure that any new residential development, including affordable housing, will have on local facilities and resources. This does not suggest that the inclusion of measures to seek contributions for affordable housing is 'unsustainable' in any way, but it has to be recognised that any such development need to be carefully managed so as not to compromise on the other sustainable development objectives. Whether or not real conflict will occur will therefore ultimately depend on **how** housing growth and expansion is approached, and where such affordable housing is located. These issues will be guided by the local planning framework and cannot be influenced by this SPD.
- 7.10 On the whole, it is clear that the SPD interventions are compatible with the principles of sustainable development, and can be expected to make a positive contribution to the achievement of sustainable development in the long term. The key sustainable development issues and impacts arising from the implementation of the SPD includes:
- The provision of affordable housing will create culturally diverse communities that interact effectively. The provision of affordable housing also provides local people, particularly those in the lower income bracket, the chance to enter the property market. However, unless the locations of these housing developments are carefully monitored, there is the potential for a greater number of people to be put at risk from flooding. More housing development will also lead to increased pressure on local facilities, infrastructure and natural resources.
  - Contributions towards sustainable forms of transport and sustainable transport initiatives will have a positive effect on both local communities (through the provision of a regular, reliable and affordable services and infrastructure) and on the environment (through a reduction in the volume of traffic on local roads). However, any new development will result in some increase in the number of private cars being used, which has the potential to exacerbate local air quality problems if not mitigated sufficiently.
  - Contributions towards children's play space will ensure that residents have play facilities within walking distance of residential accommodation. This will reduce the number of people having to drive to local play services due to a lack of provision in the local area. The provision of allotments and natural green space have the potential to promote stronger, more vibrant and cohesive communities, through the provision of

shared community open space. Where these are to be provided next to rivers, they have the potential to reduce the risk from flooding, by acting as flood storage. These areas also have the potential to protect and enhance local biodiversity.

- Other measures, such as funding for police services, education, and library facilities will all help to deliver key sustainability objectives.

## **8.0 B5: Consider ways to mitigate adverse effects and maximise beneficial effects**

- 8.1 The planning Obligations SPD is not site or project specific therefore the adverse effects this document may have on the area are limited. However, it is possible to suggest some measures that may be applied to planning applications which fall under the Planning Obligations SPD:
- 8.2 New developments should be sited, where possible, outside flood prone areas. Where this is not possible, necessary mitigation measures should be taken to ensure the site is adequately protected, in line with PPS25. Guidance on any flood risk should also be sought from the EA.
- 8.3 Any new developments funded through planning contributions (affordable housing in particular) should include suitable measures to ensure that local services, facilities and infrastructure do not come under increased pressure and that local natural resources and environmental quality are not compromised as a result.
- 8.4 As is already the case in the SPD, the use of transport contributions should actively seek to promote the development of public and sustainable forms of transport. This will encourage local residents to use public transport over the private car, therefore contributing towards improvements in local air quality.
- 8.5 Affordable housing developments should make adequate provision for pedestrians and cycling, should be well served by public transport, and should include measures for discouraging the use of private car.
- 8.6 Contributions towards local children's play space, allotments and natural green space are primarily aimed at achieving social objectives, but also have the potential to make a positive contribution towards biodiversity and natural environmental objectives. The development of any such spaces should be undertaken in an ecologically sensitive manner that aims to protect and enhance existing ecological value, while creating new ecological features where possible. Measures for ecological protection and enhancement should also be incorporated into any other development funded through planning contributions and could include measures such as green and brown roofs in order to add to current habitat size and range and replacing lost habitats elsewhere or contributing to other conservation efforts in the area.

## 9.0 B6: Proposed measures to monitor the effects of implementing the SPD

- 9.1 Compliance with the section 106 agreements will be monitored by the Council. A series of targets will be set that will activate the payment of section 106 monies, e.g. payment of monies upon occupation of a development. These monies will be allocated to the specific pot or a pooled fund and the Council will need to ensure that these monies are being spent in the right areas.
- 9.2 At Dacorum S106 monies are as standard reported to the Overview and Scrutiny Committee for planning.
- 9.3 It is further recommended that the Planning Obligations be monitored and an annual monitoring report be presented to the committee on an annual basis:
- Planning Obligations will be reported in the Annual Monitoring Report once the SPD has come into force.
  - Dacorum will compare headline monitoring information about the amount secured through planning obligations and broadly what planning obligations are secured for, against baseline data that we have for previous years.
  - Dacorum will also monitor whether the new negotiation process proposed in the SPD is contributing the timely determination of applications - using the national indicator NI157 that we report quarterly to CLG through PS1 and PS2 returns.
- 9.4 The following general points should also be considered in relation to monitoring:
- Indicators for change should ideally be monitored on a minimum of a yearly basis. Data such as census information is useful over the long term but will not show yearly changes/fluctuations since it is collected every 10 years. Ward Level data is available on a year-by-year basis.
  - All data should ideally be collected at Ward Level in order to monitor changes effectively at a local level.
  - Both absolute and relative improvement should be monitored, i.e. overall improvement over time and improvement in relation to national and borough averages.

# Appendix 1

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## Sustainability Framework

Objective	Criteria	Indicators (old indicates existing ~)	
<b>Biodiversity</b>			
1. To protect, maintain and enhance biodiversity and geodiversity at all levels, including the maintenance and enhancement of Biodiversity Action Plan habitats and species in line with local targets	To protect, maintain and enhance designated wildlife and geological sites (international, national and local) and protected species to achieve favourable condition	<b>Herts QoL WH6 Condition of SSSIs (contextual indicator) and HBRC number, area and condition of SSSIs</b> <b>HBRC Change in areas designated for their intrinsic value</b> <b>HBRC Change in Priority Habitats</b> <b>Herts QoL WH3 Wildlife Sites and HBRC number and area of Wildlife Sites</b> <b>HBRC no. of Wildlife Sites lost or degraded by development or gained/secured by agreements</b> <b>Herts QoL WH1 Water voles</b> <b>Herts QoL WH2 Birds (contextual indicator)</b> <b>Herts QoL WH4 Pipistrelle bats</b> <b>Herts QoL WH5 Butterflies</b> <b>HBRC distribution/change of key species in Herts</b> <b>HBRC distribution/change of protected species in Herts</b> <b>COI 8 Changes in areas and populations of biodiversity importance</b>	
	To restore characteristic habitats and species, to achieve BAP targets		
	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) [not applicable to urban boroughs, such as Watford]		
	To manage woodlands and other habitats of value for biodiversity in a sustainable manner and protect them against conversion to other uses		% woodland cover in District
	To recognise the social/environmental value and increase access to woodlands, wildlife & geological sites and green spaces particularly near/in urban areas		Percentage of wildlife sites accessible by sustainable modes of travel
To encourage people to come into contact with, understand, and enjoy nature	Number of visitors to wildlife sites		
<b>Water</b>			
2. To protect, maintain and enhance water resources (including water quality and	To raise awareness and encourage higher water efficiency and conservation by for instance promoting water reuse in new and existing developments	Level of awareness of water issues and the need for water saving (contextual indicator)	

Objective	Criteria	Indicators (old indicates existing ~)
quantity) while taking into account the impacts of climate change	To ensure water consumption does not exceed levels which can be supported by natural processes and storage systems	Average household water consumption per capita Commercial water consumption Proportion of housing (existing and new development) with installed water efficient devices/water metres <b>Herts QoL WR3 River quality objectives</b> <b>EA Biological and chemical river quality (contextual indicator)</b> Number and severity of pollution incidents to surface water and groundwater
	To improve chemical and biological quality and flow of rivers and encourage practices which reduce nitrate levels in groundwater	
	To improve flow of rivers	
	To reduce the number and severity of pollution incidents	
	To maintain or restore the integrity of water dependent wildlife sites in the area	
3. Ensure that new developments avoid areas which are at risk from flooding and natural flood storage areas	To avoid developments in areas being at risk from fluvial, sewer or groundwater flooding (for instance natural flood plains) while taking into account the impacts of climate change	Number of properties at risk from flooding Proportion of runoff from new developments which is directed into Sustainable Urban Drainage Systems (SUDs) <sup>4</sup>
	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	
	To promote properly maintained sustainable urban drainage systems to reduce flood risk and run off in areas outside Source Protection Zones 1 (SPZ)	
<b>Soil</b>		
4. Minimise development of land with high quality soils and minimise the degradation/loss of soils due to new developments	To safeguard high quality soils, such as agricultural land grades 1, 2 and 3a) from development [Might not be applicable for urban boroughs, such as Watford]	Amount of high quality agricultural land degraded/lost to development Area/percentage of contaminated land remediated Number of development sites having a policy to safeguard soils Area of proposed new developments on greenfield sites
	To limit contamination/degradation/loss of soils due to development	
<b>Climatic Factors</b>		
5. Reduce the impacts of climate change, with a particular focus on reducing the consumption of fossil	To minimise greenhouse gas emissions (particularly CO <sub>2</sub> ) for instance through more energy efficient design and reducing the need to travel	<b>NAIE Emissions of greenhouse gases (particularly CO<sub>2</sub>) per capita grouped per type of source</b>

<sup>4</sup> Sustainable Urban Drainage Systems (SUDS) are management practices and physical structures designed to drain surface water in a more sustainable way than conventional systems.

Objective	Criteria	Indicators (old indicates existing ~)
fuels and levels of CO <sub>2</sub>	To promote increased carbon sequestration e.g. through increases in woodland cover	<b>BV 63 Energy efficiency - average SAP rating of authority dwellings</b> <b>BV 80a (i) Actual/'Typical' energy consumption LA buildings - electricity</b> <b>BV 80a (ii) Actual/'Typical' energy consumption LA buildings - fossil fuels</b> <b>Herts QoL EN1 Energy efficiency in homes - overall reduction in CO<sub>2</sub> emissions %</b> <b>Herts QoL EN2 Energy efficiency in public buildings</b>
	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)	
6. Ensure that developments are capable of withstanding the effects of climate change (adaptation to climate change)	To promote design measures which enable developments to withstand and accommodate the likely impacts and results of climate change (for instance through robust and weather resistant building structures)	Percentage of new developments considered to be 'climate change proof' (For indicators regarding renewable energy see section on material assets)
<b>Air Quality</b>		
7. Achieve good air quality, especially in urban areas	To reduce the need to travel by car through planning settlement patterns and economic activity in a way that reduces dependence on the car and maintains access to work and essential services for non-car-owners	<b>NAIE Levels of key air pollutants (e.g. Benzene, 1,3-Butadiene, CO<sub>2</sub>, Lead, NO<sub>2</sub>, PM10, SO<sub>2</sub>) within the local authority area, and within the East of England</b>  <b>Herts QoL QoL27 Air Pollution</b> <b>Herts QoL TR1 Volume of motor traffic</b> <b>Herts QoL TR2 Modal split</b> Number of days when air pollution reported as moderate or higher within the local authority area  Number of designated AQMAs
	To integrate land use and transport planning by for instance: <ul style="list-style-type: none"> <li>▪ Promoting Green Transport Plans, including car pools, car sharing as part of new developments</li> <li>▪ Ensuring services and facilities are accessible by sustainable modes of transport</li> </ul>	
	To ensure that development proposals do not make existing air quality problems worse	
	To address existing or potential air quality problems	
<b>Material Assets</b>		
8. Maximise the use of previously developed land and buildings, and the efficient use of land	To concentrate new developments on previously developed land (PDL)	<b>COI 1(a) &amp; (c) Amount of land developed for employment by type and percentage which is on previously developed land</b> <b>COI 1(b) Amount of land developed for</b>
	To avoid use of Greenfield sites for development	
	To maximise the efficient use of land and existing buildings by measures such as higher densities and mixed use developments	
	To encourage the remediation of contaminated and derelict land and	

Objective	Criteria	Indicators (old indicates existing ~)
	buildings	<p>employment by type, which is in development and/or regeneration areas defined in the LDF</p> <p>COI 2(b) Percentage of new and converted dwellings on previously developed land</p> <p>COI 2(c) Percentage of new dwellings completed at: less than 30, between 30 and 50 and above 50 dwellings per hectare</p> <p>Herts QoL LU3 Residential development on previously developed land</p> <p>BV106 % of new homes built on previously developed land</p>
9. To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible	<p>To encourage maximum efficiency and appropriate use of materials, particularly from local and regional sources</p> <p>To require new developments to incorporate renewable, secondary, or sustainably sourced local materials in buildings and infrastructure</p> <p>To safeguard reserves of exploitable minerals from sterilisation by other developments</p> <p>To promote renewable energy sources as part of new or refurbished developments</p> <p>To increase recycling and composting rates and encourage easily accessible recycling systems as part of new developments</p> <p>To promote awareness regarding waste/recycling and renewable energy issues through education programmes in schools and the community</p>	<p>Amount and percentage of secondary and recycled materials (including minerals and aggregates) used in construction</p> <p><b>BV82a Household waste - percentage recycled</b></p> <p><b>BV82b Household waste - percentage composted</b></p> <p><b>BV82c Household waste - percentage of heat, power and other energy recovered</b></p> <p><b>BV82d Household waste - percentage landfilled</b></p> <p><b>BV84 Kg of household waste collected per head</b></p> <p><b>Herts QoL WS1 Household waste per capita</b></p> <p><b>Herts QoL WS3 Percentage of waste recycled</b></p> <p>Proportion of developments which incorporates design measures to facilitate sustainable household waste management</p>

Objective	Criteria	Indicators (old indicates existing ~)
<b>Cultural Heritage</b>		
10. To identify, maintain and enhance the historic environment and cultural assets	To safeguard and enhance the historic environment and restore historic character where appropriate, based on sound historical evidence	<b>Number of Listed Buildings at Risk</b> <b>Number and condition of Scheduled Ancient Monuments (SAMs)</b> <b>Number and condition of Registered Parks and Gardens</b> <b>Number of Conservation Areas</b> <b>% of Conservation Areas with character appraisals</b> Percentage of historic buildings and structures open to the public Numbers of historic assets taken from the 'at risk' category Number of historic assets restored/reused Number of locally important buildings to be demolished Changes inconsistent with historic landscape Quality in the built environment as measured by public perception surveys A measure of increased public access or interpretation of sites
	To promote local distinctiveness by maintaining and restoring historic buildings and areas, 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</b>		
11. To conserve and enhance landscape and townscape character and encourage local distinctiveness	To protect and enhance landscape and townscape character	<b>CQC Changes inconsistent with (local) landscape character</b> Area of designated landscapes affected by/lost to development <b>CPRE Light pollution and tranquillity mapping</b>
	To evaluate the sensitivity of the landscape to new/inappropriate developments and avoid inappropriate developments in these areas	
	To protect 'dark skies' from light pollution, and promote low energy and less invasive lighting sources while considering the balance between safety and environmental impacts	
	To minimise the visual impact of new developments	
<b>Population and Human Health</b>		
12. To encourage healthier lifestyles and reduce adverse	To promote the health advantages of walking and cycling and community based activities	Length and condition of cycle / footpath network

Objective	Criteria	Indicators (old indicates existing ~)
health impacts of new developments	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	Number and condition of sports facilities <b>COI 4(c) Percentage of eligible open spaces managed to green flag award standards</b> Percentage of population with access to public open space <b>Herts QoL NO1 Noise complaints received per 1000 population</b> <b>Herts QoL NO2 Source of noise complaints</b>
	To include specific design and amenity policies to minimise noise and odour pollution, particularly in residential areas	
	To narrow the income gap between the poorest and wealthiest parts of the area and to reduce health differential	
13. To deliver more sustainable patterns of location of development	To reduce the need to travel through closer integration of housing, jobs and services	Percentage of health facilities accessible by sustainable modes of travel <b>Herts QoL TR2 Modal split</b> Accessibility modelling
	To promote better and more sustainable access to health facilities	
<b>Social Factors</b>		
14. Promote equity & address social exclusion by closing the gap between the poorest communities and the rest	To include measures which will improve everyone's access to high quality health, education, recreation, community facilities and public transport	<b>Index of Multiple Deprivation BV156 % of local authority buildings suitable for and accessible by disabled people</b> <b>BV170a Number of visits to/usage's of museums per 1,000 population</b> <b>BV 117 Visits to libraries Number per capita</b> <b>Herts QoL SE3 Transport: access to public services</b> <b>COI 3(b) Percentage of new residential development within 30 minutes of a GP, hospital, primary &amp; secondary school, employment and major health centre</b> <b>Herts QoL ED1 GCSE performance</b> <b>Herts QoL ED2 Adult education level 2*</b> <b>Herts QoL QoL9 Young people with Level 2 qualifications</b> <b>BV38 % of pupils achieving 5 or more GCSEs at grades A* - C or equivalent</b> % pensioners in households with below average income % children in households with below have
	To ensure facilities and services are accessible by people with disabilities and minority groups	
	To encourage people to access the learning and skills they need for high quality of life To ensure that the LDF does not discriminate on the basis of disability, ethnic minority, or gender.	

Objective	Criteria	Indicators (old indicates existing ~)
		half average income
15. Ensure that everyone has access to good quality housing that meets their needs	Promote a range housing types and tenure, including high quality affordable and key worker housing	<b>COI 2(d) Affordable housing completions</b> <b>BV184a LA homes which were non-decent at start of year</b> <b>BV184b Change in proportion on non-decent homes (negative means deterioration in stock)</b> <b>Herts QoL HS1 Affordable housing (house price/earnings affordability ratio)</b> <b>Herts QoL HS2 Statutorily unfit homes</b> <b>Herts QoL HS3 Homelessness</b>
16. Enhance community identity and participation	To recognise the value of the multi-cultural/faith diversity of the peoples in the region	Number of community facilities per 10,000 population Town centre health checks CABE design review of schemes with significant impacts (if conducted)
	To improve the quality of life in urban areas by making them more attractive places in which to live and work, and to visit	
	To encourage high quality design in new developments, including mixed uses, to create local identity and encourage a sense of community pride	
17. Reduce both crime and fear of crime	To reduce all levels of crime with particular focus on violent, drug related, environmental and racially motivated crime	<b>BV126a Burglaries No. per 1,000 households</b> <b>BV127a Robberies per 1000 population and percentage detected</b> <b>BV127b violent offences committed in a public place per 1,000 population</b> <b>BV127c violent offences committed in connection with licensed premises per 1,000 population</b> <b>BV127d violent offences committed under the influence per 1,000 population</b> <b>BV128a Vehicle crimes No. per 1,000 population</b> <b>BV174 Number of recorded racial incidents per 100,000 population</b>
	To plan new developments to help reducing crime and fear of crime through thoughtful design of the physical environment, and by promoting well-used streets and public spaces	
	To support government-sponsored crime/safety initiatives, maximising the use of all tools available to police, local authorities and other agencies to tackle anti-social behaviour	

Objective	Criteria	Indicators (old indicates existing ~)
		Fear of crime statistics
<b>Economic Factors</b>		
18. Achieve sustainable levels of prosperity and economic growth	To support an economy in the Authority which draws on the knowledge base, creativity and enterprise of its people.	<b>Herts QoL EC1 Percentage rise in GVA</b> <b>Herts QoL UN1 Long term unemployment</b> <b>Herts QoL QoL1 Proportion of people of working age in employment</b> <b>COI 1(f) Amount of employment land lost to residential development</b> Business start up failures
	To promote and support economic diversity, small and medium sized enterprises and community-based enterprises	
	To support the economy with high quality infrastructure and a high quality environment	
19. Achieve a more equitable sharing of the benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived areas in the region	To encourage local provision of and access to jobs and services	<b>Herts QoL QoL5 The percentage increase/decrease in the number of local jobs</b> In/out commuting balance Rate of growth of businesses (urban and rural)
	To improve the competitiveness of the rural economy [not applicable for urban boroughs, such as Watford]	
20. Revitalise town centres to promote a return to sustainable urban living	To promote the role of local centres as centres for sustainable development providing services, housing and employment, drawing on the principles of urban renaissance	<b>COI 4(b) Percentage of completed retail, office and leisure development in town centres</b>
	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	