



**East Hemel Hempstead Area Action Plan**  
**Strategic Environmental Assessment and Sustainability**  
**Appraisal**  
**Scoping Consultation Document**  
**March 2009**

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**Client: Dacorum Borough Council**

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## **1 Introduction**

East Hemel Hempstead is a dynamic and complex area of the town, with a variety of different needs. The area has one of the most important fuel distribution centres in the country; it has one of the biggest and vibrant employment areas in the region and hosts some of the most vital services and facilities for the town.

There are high aspirations for the area emerging from the Dacorum Sustainable Community Strategy and the Hemel 2020 vision. However, guidelines need to be set down which relate to the whole area as a single entity, setting down how the area should change and grow. This will be achieved through the East Hemel Hempstead Area Action Plan (EHHAAP).

The purpose of this Scoping document is to consult with the statutory consultation bodies on the scope and level of detail of the information to be included in the Sustainability Appraisal Report for the EHHAAP.

### **The evolution of East Hemel Hempstead**

Although, the area will continue to be the focus of significant and positive economic change, particularly through the continued recovery from the Buncefield incident, there is a need to plan comprehensively for growth. This is confirmed by the East of England Plan, which proposes substantial housing and employment growth with transformational physical, social and economic regeneration of the original New Town.

Policy LA2 of the East of England Plan requires us to:

- Plan for a substantial increase in housing provision.
- Promote substantial employment growth based on:
  - Strategic links to centres such as Watford, Luton, London, Milton Keynes
  - Regeneration of Maylands
  - 'Reconstruction and rationalisation' of Buncefield.
- Make better provision for local residents in terms of health, education, employment, transport and quality of life.
- Improving the strategic transport network.
- Improve the quality of the town's built fabric, public realm and green spaces.

The East of England Plan provides a clear set of requirements from which to plan the growth. The Council is bound by the Plan. We cannot provide the step-change in housing provision without ensuring that an appropriate range and level of employment opportunities are also available within the town, and the Borough as a whole.

East Hemel Hempstead is the focus of the town and borough's economic activity and it is logical to continue to focus these activities here.

To help us plan comprehensively for the area we need to give detailed guidance at an early stage on how the area should change and grow. This is why we are producing an Area Action Plan in partnership with St. Albans City and District. One of the complicating factors is that East Hemel Hempstead extends beyond the administrative boundary between Dacorum Borough Council and St. Albans City and District Council. This gives us extra incentive to work together and establish the most appropriate planning framework for the area.

### **What is an Area Action Plan?**

An Area Action Plan is one part of the Local Development Framework for the Borough. It has the status of a Development Plan Document, which means that it is a key consideration in deciding planning applications, alongside other Development Plan Documents such as the Core Strategy and any site allocation documents.

### **Extent and scope of the Area Action Plan**

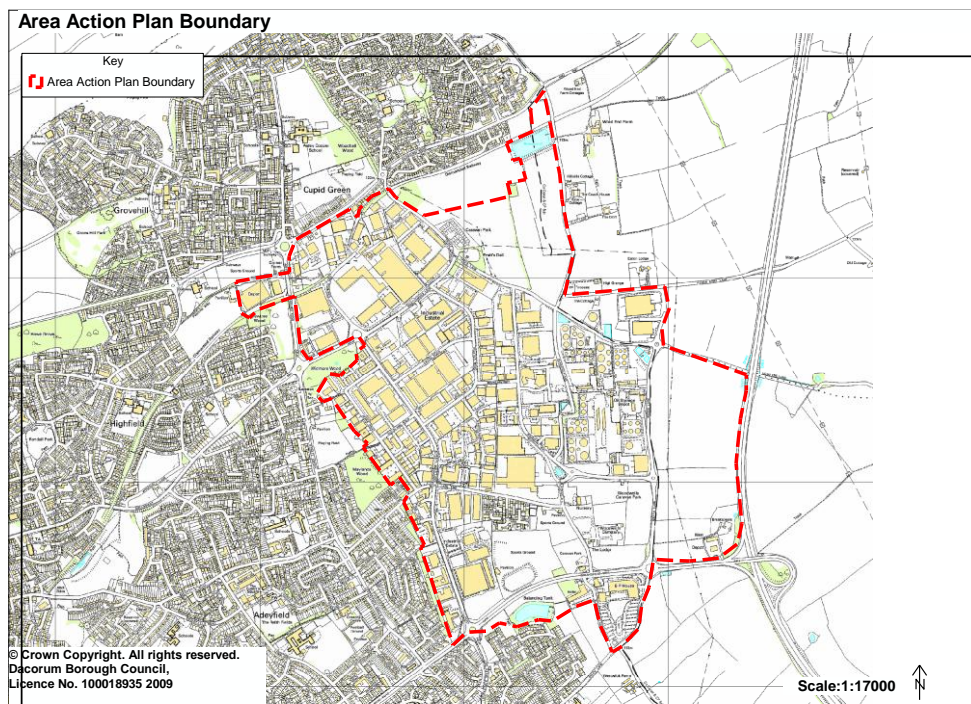
The long term future of East Hemel Hempstead is linked to major decisions the two councils must reach on the distribution of employment and housing growth around the town.

The Core Strategies of Dacorum and St. Albans will jointly take the lead in formulating the strategic direction of East Hemel Hempstead and the AAP will drive these decisions forward.

As it stands, the role of the AAP is to promote economic development and business opportunities in Maylands and the immediate area. Primarily the AAP will carry forward the main thrust of the Maylands Masterplan, including its vision and individual Character Areas for Maylands. It will also look to tease out some of the unanswered issues and set down the most appropriate planning framework for these.

However, the boundary of the AAP will need to remain flexible until the strategic housing growth options are finalised. This will be covered in a separate paper in the summer. If the two councils decide that the eastern growth scenario or similar is the preferred option the two Councils would anticipate extending the boundary of the AAP further into St. Albans City and District.

For the purposes of this document we have set an indicative boundary for the AAP as shown in Figure 1. This includes the Maylands business area and the area of land between Buncefield and the M1, which incidentally is in St. Albans City and District's boundary.



**Figure 1: Indicative AAP Boundary**

The options for East Hemel Hempstead are not immutable and will require thorough analysis of the evidence before the most appropriate way forward is determined. Flexibility will be required to establish the level of and type of employment development needed. Alternative approaches will need to be considered to consolidate or expand Maylands, or diversify the area with other uses, such as housing and services for the day-time population.

### **Sustainability Appraisal**

Every Development Plan Document must be accompanied by a Sustainability Appraisal. This is a tool that highlights any significant environmental, social or economic effects of the plan. It assesses the plan against a number of sustainability objectives in order to identify these impacts. The appraisal needs to be fully integrated into the plan process, so that it can inform and influence the plan as it develops.

The EHHAAP needs to be subject to Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) during its preparation.

Ongoing SA/SEA on other Dacorum and St Albans Development Plan Documents (DPDs) is being carried out as part of a joint project commissioned by the four Hertfordshire local authorities situated in the south west of the county – Dacorum Borough Council, St Albans City and District Council, Three Rivers District Council, and Watford Borough Council.

The Centre for Sustainability (C4S) at TRL Ltd and their project partners Halcrow Group Ltd have been appointed to undertake this project.

It has become standard practice at this stage of the SA/SEA process to produce a detailed Scoping Report. However, this SA/SEA will draw heavily on the Scoping Reports produced for the Dacorum and St Albans Core Strategies and the SA work carried out for the Maylands Masterplan and it is therefore proposed that instead of duplicating the information included in the earlier reports, this document provides supplementary information on the specific issues that are faced in the area affected by the AAP.

Therefore, the purpose of this Scoping document is to consult with the statutory consultation bodies on the scope and level of detail of the information to be included in the SA Report for the EHHAAP.

## **1.1 EHHAAP Content**

The EHHAAP will consider options and provide details relating to the following areas/issues.

### **1.1.1 Options relating to redevelopment at Buncefield.**

We are currently considering three options for the storage tanks on the north west of the site (HOSL west). Each scenario has an implication on the extent of the consultation boundaries that the Health and Safety Executive have issued. The options are:

- Reinstatement of tanks on current location

This option would involve the reconstruction of the site in its pre-incident form, including the tanks and supporting infrastructure being rebuilt in similar locations on the site.

- Rationalisation of the site

This would involve the possibility of moving the tanks further towards the centre of the site, essentially consolidating the depot.

- Removal and relocation of tanks

This option involves the complete removal of the tanks and relocating them to another part of the depot, possibly to the eastern fringes of the depot.

### **1.1.2 The Employment Strategy**

The AAP will carry forward the Maylands Masterplan<sup>1</sup>. Maylands is often cited as an employment area in transition, moving from traditional industrial and manufacturing industries to warehouses for distribution and offices,

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<sup>1</sup> <http://www.dacorum.gov.uk/default.aspx?page=4931>

mirroring wider economic shifts in the UK. Maylands is competing with newer business locations in the M3 and M4 corridors and is in need of redevelopment so that it can compete with these other locations in securing high value, professional employment opportunities as opposed to the relatively low value, land hungry logistics sector.

The process of preparing the Maylands Masterplan has already considered in detail how the area could be developed. The EHHAAP will build on this work and provide status within the LDF to the redevelopment of the area.

The Masterplan breaks down Maylands into a number of Character Areas. One of these includes Maylands Gateway which is located towards the southern end of the AAP area. The Maylands Gateway is intended to become a first rate business park (B1 offices) with a focus on the technology sector. It is seen as a visible sign of the regeneration of Maylands.

The Gateway is essentially the relocation of the Spencer's Park employment area to the north of Maylands originally earmarked for 'Special technological Activities'. The relocation of this proposal to the Gateway means that we can discuss alternative uses at this location. These may include housing, open space and social and community facilities.

The EHHAAP will also look at the possibility of expanding Maylands to the east towards the M1. This could provide the land needed to relocate some incompatible uses that are currently within the employment area.

### **1.1.3 Diversifying Maylands**

The EHHAAP will also look at options for incorporating residential development on the periphery of Maylands and in the 'Heart of Maylands'. An indicative target of around 500 units is considered appropriate. The 'Heart' will also include a variety of facilities and services for the day-time population (e.g. food outlets, leisure and convenience retail).

### **1.1.4 Servicing Maylands**

The roads around Maylands already suffer from severe congestion during peak hours and the increase in office development in the area is likely to exacerbate this situation unless measures are put in place to help alleviate the problem. Provision of a Park & Ride facility on the edge of the town is being considered along with a variety of improvements to the road network.

The EHHAAP will also look at including high quality open space in the Maylands area as well as provision of a green energy centre.

### **1.1.5 Other issues**

The EHHAAP will also include details relating to the potential provision of a town stadium complex within the area.

The future of the existing Breakspear Way caravan club as well as the caravan storage site off Boundary Way will also be addressed, as will the future of the Woodwells cemetery which lies in the middle of the Maylands Gateway area.

## **2 SA and SEA Process**

There are statutory procedures, which must be followed in preparing DPDs. The combined SA/SEA that will be undertaken during the development of the EHHAAP will provide an independent assessment of the effects that the AAP will have on a range of sustainability objectives. The SA/SEA will provide the necessary information to enable decisions to be made in accordance with sustainable development principles.

### **2.1 Interface with other SA/SEAs**

Scoping Reports<sup>2</sup> for the Dacorum LDF and St Albans LDF were prepared and consulted upon with statutory consultees and stakeholders in March 2006 as part of the initial phase of the Core Strategy SA/SEAs. These Scoping Reports provided an overview of the completed SA/SEA tasks, presented the baseline information and the SA framework and outlined the proposed methodology for the remaining stages of the LDF SA/SEAs. The Scoping Reports set the sustainability framework for the SA/SEA process for the LDFs.

Following consultation on the Scoping Reports the sustainability framework was updated to take into account recommendations from the consultees.

Additional SA/SEA was undertaken in 2006 during the preparation of the *"Dacorum Core Strategy Issues and Options Paper"* and the *"Core Strategies Supplementary Issues and Options Paper - Growth at Hemel Hempstead"*. The latter considered the sustainability effects likely to result from developing urban extensions at sites around Hemel Hempstead. Some of these sites were to the east of the town and therefore have relevance for the SA/SEA of the EHHAAP.

Further SA/SEA was also undertaken on the *"Dacorum Site Allocation Development Plan Document Issues and Options Paper"* in December 2006 followed by further work on additional sites that were considered in October 2008. Several of the sites included in these consultations are located either within or in close proximity to the AAP area.

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<sup>2</sup> The LDF Scoping Reports can be viewed at:

<http://www.dacorum.gov.uk/default.aspx?page=3534>

[http://www.stalbans.gov.uk/Images/Strategic%20Environmental%20Assessment%20and%20Sustainability%20Appraisal%20Scoping%20Report\\_tcm15-7498.pdf](http://www.stalbans.gov.uk/Images/Strategic%20Environmental%20Assessment%20and%20Sustainability%20Appraisal%20Scoping%20Report_tcm15-7498.pdf)



The final SA/SEA process that has been considered when producing this Scoping Note, and which will also inform later stages of the SA/SEA for the EHHAAP, is the Sustainability Appraisal that was undertaken for the Maylands Masterplan and Gateway Development Brief in 2007 by the consultants WSP. Whilst the boundary to the Masterplan area differs slightly from the proposed EHHAAP boundary, there is significant overlap between the Masterplan and EHHAAP. The Sustainability Appraisal work that has already been undertaken will therefore play an important role in the ongoing SA/SEA process.

Consultation on the Maylands Masterplan identified the following issues which need to be taken into account in the SA/SEA for the EHHAAP.

### **Environment Agency**

- Maylands is in a Flood Zone 1. Due to the size and scale of development a Flood Risk Assessment (FRA) would need to be carried out to take account of any additional surface water generated by the development.
- Sustainable Drainage systems (SUDS) should be adopted on site to deal with surface water attenuation.
- Current biodiversity on Maylands maybe quite limited, and it would be of benefit to the local ecological environment to broaden and enhance the biodiversity. Developments should include the use of green roofs and water features to provide ecological habitat.
- The balancing pond is owned by Thames Water not Three Valleys. Thames Water is the drainage body for the area and this lagoon is a surface water balancing pond not a reservoir.
- The risks to the groundwater resource need to be more robustly covered and a specific reference to CLR11 'The Model Procedures for the Management of Contaminated Land' should be made.
- The possible use of ground source heat pumps would require discussion with the EA because of the possibility of opening contamination pathways through the clay layer at the surface to the deeper aquifer below.

### **Natural England**

- Natural England notes the lack of good quality open space and the aspirations for accommodating growth in employment provision. It should be noted that the open space & previously developed land could be ecologically significant.
- Whilst acknowledging other targets, land-use allocation within the Master Plan needs to be information-led and : (i) conserve & enhance environmental assets (see PPS9 for list), (ii) establish multi-functional

green infrastructure that provides accessible natural greenspace (to meet ANGS targets) & 'green' development to provide an ecologically functional site that complements the ecological character of the wider landscape. In seeking to achieve this, we suggest that site appraisals and site allocations need to be 'fit for purpose', fully accounting for the planning requirements set out in PPS1 & 9 and the sustainability aspirations of the emerging RSS (e.g. respecting environmental limits etc). Furthermore we welcome the proposed (a) green roofs,(b) improved access routes, (c) SUDS, (d) adherence to design & environmental standards, and recommend that further options exist to 'integrate biodiversity into development' see CD resource of same name at [www.essexbiodiversity.org.uk](http://www.essexbiodiversity.org.uk) .

- Natural England welcomes the inclusion of renewable energy technologies, but like any other development the scale and location will need to be appropriate to ensure it does not adversely affect significant nature conservation assets. Similarly, the use of adjacent fields for biomass cultivation needs to be carefully considered to ensure that it does not adversely affect significant nature conservation assets.
- Maylands Gateway Development Brief: The vision for the gateway is clearly set out and includes the following aspirations: 'The Gateway is a key part of Maylands becoming a 'green park'. The Gateway will aim for high levels of sustainability, incorporating sustainable building design, energy use, transport and ecology'. The provision of good quality accessible open space is a key feature of the vision. This provides amenity value, is an environmental and ecological asset.
- Significant contamination risks and legacies may exist on the site due to the recent fire. Natural England would need to be assured that appropriate environmental safeguards measures were in place at all levels of the process to ensure that the natural environment was not compromised by the proposed scale or location of development.
- Natural England broadly welcomes the conservation measures with regard to water resources and energy, but also advises that where possible light should be minimised on greenspace /surrounding area to minimise the harmful effects on biodiversity interest (bats & night-flying inverts).

### **Thames Water**

- Thames Water Utilities Ltd has initial concerns as to whether the capacity of the sewerage network is sufficient to be able to support the demand anticipated from the development. In order for Thames Water to assess the impact that the proposed redevelopment will have on the network detailed information regarding the proposed use would be

required. Upon receipt of this information a desktop assessment will be made.

## **2.2 Proposed approach to scoping the SA/SEA of the EHHAAP**

Given the level of detail and amount of baseline information already collected as part of these earlier SA/SEA activities an individual Scoping Report for the SA/SEA of the EHHAAP has not been prepared. However, given the more detailed focus of the EHHAAP it has been considered necessary to provide further updates to the existing SA framework in order to make it more appropriate for undertaking assessment of the specific effects that may result from implementation of the AAP.

The purpose of this Scoping Note is to invite your views and opinions on the updated SA framework which will be used to appraise the draft EHHAAP and to provide you with the opportunity to raise any issues or recommendations which can feed into the ongoing SA/SEA assessment process.

## **2.3 Sustainability Characteristics and Issues in the AAP Area**

The following sections provide details on the specific characteristics of the AAP area and its surroundings. This builds on the information at a Borough/District level that has already been provided in the earlier LDF SA/SEA Scoping Reports for Dacorum and St Albans. Much of the information included below is based on GIS data held by Dacorum Borough Council.

For some topics there is limited information available that relates specifically to the EHHAAP area and this is reflected in the brevity of some sections. Where there is limited information specific to the area, the SA/SEA will default to using the Borough wide information included in the LDF Scoping Reports.

### **2.3.1 Air Quality**

Whilst no Air Quality Management Areas (AQMAs) have been declared in Dacorum, St Albans has declared three AQMAs, the closest of which to the AAP area is at the junction of the M1 (Junction 7) and the M10. This site is approximately 2km to the south-west of the AAP area and has been declared for Nitrogen Dioxide (NO<sub>2</sub>).

The Herts-Beds Air Quality Network continuous monitoring site in Hemel Hempstead was closed in March 2006.

The Maylands Masterplan SA does not identify any air quality baseline information specific to the Masterplan area.

### **2.3.2 Biodiversity**

There are no Special Areas of Conservation, Special Protection Areas, Ramsar Sites or SSSIs within 2km of the AAP area.

Wildlife Sites falling within or directly adjacent to the AAP area are:

- 'Disused Railway Line' - This disused railway forms a wildlife corridor linking habitat from Cherry Tree Lane in the north to the centre of Hemel Hempstead; now used as a footpath and cycle track
- 'Widmore Wood' and 'Maylands Wood' wildlife sites are both directly adjacent to the AAP area. These are classified as Ancient Woodland.

The Maylands Masterplan SA identifies that there are 6 bat records and 4 badger records within the Masterplan area. It has not yet been determined whether these all fall in the EHHAAP area.

### **2.3.3 Climatic Factors**

No specific climatic factors or climate change information has been identified for the EHHAAP area. Similarly the Maylands Masterplan SA does not identify any baseline information specific to the Masterplan area.

### **2.3.4 Cultural Heritage**

There is one Scheduled Ancient Monument (SAM) in the AAP area (Romano-Celtic Temple at Wood Lane End (Ref ex-HT82)). Another SAM is located 100m from the AAP proposed boundary (Round Barrow East of Highfield (Ref ex-HT33)). These SAMs are both surrounded by larger "Areas of Archaeological Significance".

There are no Historic Parks and Gardens, Listed Buildings (Grade 2), or Conservation Areas in the AAP area

The majority of the AAP area is classified as "Built-up Areas – Modern" within the Hertfordshire Historic landscape Classification. There are other smaller areas of the following classifications: "Industry"; "20th Century Agriculture"; "Pre-18th Century Enclosure"; and "Water Features".

The Maylands Masterplan SA identifies the following information for the Masterplan area.

*There was a great deal of activity in the Roman period in Hemel Hempstead, (buildings, villas, roads as well as the Temple/Mausoleum at Wood Lane End).*

*Recent excavations for the M1 widening project also support this view. South of junction 8 a late Iron age and Roman settlement was uncovered down the slope, with medieval occupation on the higher ground nearer the junction. North of the junction access road was a length of what may be part of a roman road leading in the general direction of Wood Lane End.*

*There are a number of Historic Environment Records (HER) for the masterplan area: the following buildings: a Quaker burial ground and site of meeting house at Redbourn (9664), a former brickworks, Mayland Wood Hemel Hempstead (7126), a site of claydale sidings and brickworks, Cupid Green, Hemel (9819), find spots: Bronze Age Knife, Hemel (584), a flint arrowhead, Hemel (585), Monuments: a supposed Roman Road, Viatores 169B Verulamium to Ivinghoe (4171), a railway bridge, Cupid Green, Hemel (5595), Roman Occupation, Wood Lane End, Hemel (5595), a Roman Occupation, Wood Lane End, Hemel (6824), a former brickworks, Widmore Wood, Hemel (7123) a late Bronze Age/Early Iron Age Occupation North of Wood Lane End, Hemel (9203), Roman Ditches, probable field system, North of Wood Lane End Hemel Hempstead (9205), probable prehistoric occupation, near Wood Lane End Hemel (11824).*

### **2.3.5 Landscape**

The AAP area is over 2km from the Chilterns AONB.

The Maylands Masterplan SA does not identify any landscape baseline information specific to the Masterplan area.

### **2.3.6 Material Assets**

The AAP area includes some areas of greenfield agricultural land, some of which is located in the Metropolitan Green Belt. The potential for future expansion of the AAP area further into St Albans District would require additional loss of both greenfield agricultural land and Green Belt.

There are no Regionally Important Geological or Geomorphological Sites in the AAP area.

The AAP area includes a caravan storage park which will need to be relocated.

The British Pipeline Agency managed pipelines UKOP Leg 9 (Leighton Buzzard to Hemel Hempstead) and UKOP Leg 1A (Thames to Hemel Hempstead) run north and south from the Buncefield site respectively, the latter passing through other areas of the AAP area.

The redevelopment of the Buncefield Depot will have an influence on how the AAP can develop the area around the site. Much will depend on which options are chosen for redevelopment/reconfiguration of the site. Further details on the future of Buncefield can be found on the West London Pipeline & Storage Limited website at URL: <http://www.wlpsrebuild.co.uk/faqs.aspx>.

The Maylands Masterplan SA identifies the following information for the Masterplan area.

*There are a number of sites within the masterplan area which due to their historic/current land use may potentially be contaminated: these include:*

- *Former brickworks North West of the site close to Maylands Wood (historic)*
- *A number of licensed waste management facilities/waste transfer sites/landfill sites*
- *A number of fuel filling stations*
- *A number of industrial units requiring IPPC Authorisation/Planning hazardous substances consent.*

### **2.3.7 Population and Human Health**

Several Rights of Way run through the site.

The area includes no common land.

Hazardous substances are present in the AAP area at the Buncefield depot.

The AAP area includes a cemetery that may need to be relocated.

There are no areas of public open space within the AAP area.

The Maylands Masterplan SA does not identify any population or human health baseline information specific to the Masterplan area.

### **2.3.8 Soil**

Currently undeveloped areas of the AAP have soils classified as agricultural land Grade 2.

The Maylands Masterplan SA identifies the following information in relation to soil for the Masterplan area.

*The land at Three Cherry Trees Lane is classified as a County Wildlife Site.*

### **2.3.9 Water**

The AAP area contains a reservoir at the north-east boundary of the AAP and a balancing pond to the south of Breakspear Way.

The AAP area is not in flood zone 1.

There are no rivers running through the AAP area.

The Maylands Masterplan SA identifies the following information for the Masterplan area.

*Groundwater - The site is located in an area of moderate sensitivity; the main environmental receptor is the underlying Chalk aquifer, which is abstracted for drinking water supplies within 2km of the site (although these boreholes have been shut down for the time being until the full extent of the Buncefield incident is known).*

*Depth to groundwater (within the Chalk aquifer) is estimated at between 35 and 45metres*

*Much of the surface geology is clay; either clay-with-flints - a superficial deposit or Lambeth Group mudstones.*

*The underlying Chalk is a major aquifer and is highly vulnerable to pollution. Parts of Maylands are within a Source Protection Zone 3, the Outer Catchment for a Public Water Abstraction.*

*The risk to the aquifer is increased significantly by the presence of soakaways along Cherry Tree Lane, which will have permitted direct discharge of fuel and contaminated water to the aquifer following the Buncefield incident. The type of contamination that will have arisen from the release of fuels and fire water will comprise primarily; Hydrocarbons, potentially including MTBE (a gasoline additive), PAHs, which are a product of incomplete combustion, PFOS (perfluorooctane sulphonate) and zinc, both found in the fire-fighting foams.*

*Monitoring of groundwater by the Environment Agency is ongoing at the Buncefield oil depot; there has been no hydrocarbon contamination of surrounding groundwater but there has been some contamination by PFOS (the substance is persistent, bioaccumulative and toxic, there is also some evidence it may cause cancer). In addition to the Buncefield incident there have been pollution incidents to controlled waters within the masterplan area involving oils, sewage and chemicals in recent years.*

*The Maylands Masterplan SA also includes further information specific to the situation with regards the legacy of the Buncefield incident.*

*The Buncefield incident affected groundwater in the area and the Environment Agency continues to investigate the incident alongside the Health and Safety Executive. On-going initiatives set out in the Agency's website (as at November 2006) include:*

*Monitoring of boreholes which will provide more information for the Agency to establish the extent and movement of the contamination in the groundwater.*

*The Agency continues to sample on-site and off-site boreholes and surface waters monthly.*

*The Agency has agreed that Three Valleys Water can undertake a limited short-term trial of pumping water from their borehole located at Bow Bridge. This water will pass through the water treatment works and be discharged into the river. It will not be used for drinking water. This trial is the first phase of a long-term plan to bring the Bow Bridge pumping station safely back on line.*

*The treatment and disposal of contaminated firewaters stored at Maple Lodge Sewage Treatment Works began on Monday 6 November [2006]. The Agency will be inspecting the operations regularly as well as carrying out its*

*own independent sampling of the discharge throughout the operation to ensure the environment is protected.*

*Proposals for the disposal of contaminated firewaters at Blackbirds Sewage Treatment Works have now been received from the oil companies and (as at November 2006) the Agency was considering them.*

*The Agency is awaiting an update from the oil companies in connection with firewaters currently being stored elsewhere.*

### **2.3.10 Social Factors**

The AAP area falls within four Lower Super Output Areas<sup>3</sup> (LSOAs) in Dacorum and one LSOA in St Albans. 24 other LSOAs fall within 2km of the centre of the AAP (taken to be Buncefield).

The Index of Multiple Deprivation (2007) provides an Overall Index of Multiple Deprivation (IMD) based on seven individual Domain Indices. These indices are shown below along with their weighting in determining the overall IMD:

- Income (22.5%)
- Employment (22.5%)
- Health Deprivation and Disability (13.5%)
- Education, Skills and Training (13.5%)
- Barriers to Housing and Services (9.3%)
- Crime (9.3%)
- Living Environment (9.3%)

Results from the overall IMD 2007 for the LSOAs in and around the AAP area are provided in Figure 2, whilst **Table 1** provides a summary of the results for the seven individual IMD Domains.

As can be seen from the table there are a significant number of LSOAs within close proximity of the EHHAAP area which fall in the second most deprived quartile (shaded yellow) when compared with all other English LSOAs (32,482 in total).

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<sup>3</sup> Super Output Areas (SOAs) are a geographic hierarchy designed to improve the reporting of small area statistics. Within England and Wales a Lower Layer (minimum population 1000) and a Middle Layer (minimum population 5000) were introduced in 2004. (Source: <http://www.statistics.gov.uk/geography/glossary/s.asp>)



LSOA	LA NAME	IMD SCORE	RANK OF IMD (where 1 is most deprived)
E01023405	Dacorum	28.67	8788
E01023437	Dacorum	26.42	9856
E01023393	Dacorum	24.42	10953
E01023348	Dacorum	23.98	11204
E01023357	Dacorum	23.85	11275
E01023358	Dacorum	22.83	11914
E01023403	Dacorum	20.65	13376
E01023387	Dacorum	20.53	13474
E01023350	Dacorum	20.15	13806
E01023349	Dacorum	20.14	13808
E01023395	Dacorum	19.39	14429
<b>E01023346</b>	<b>Dacorum</b>	<b>18.13</b>	<b>15400</b>
<b>E01023402</b>	<b>Dacorum</b>	<b>15.65</b>	<b>17571</b>
E01023411	Dacorum	15.50	17726
<b>E01023722</b>	<b>St Albans</b>	<b>14.63</b>	<b>18552</b>
E01023394	Dacorum	14.05	19173
E01023413	Dacorum	13.85	19366
E01023431	Dacorum	12.34	20990
E01023396	Dacorum	11.72	21688
<b>E01023409</b>	<b>Dacorum</b>	<b>11.20</b>	<b>22288</b>
E01023347	Dacorum	11.01	22533
E01023351	Dacorum	10.35	23368
E01023435	Dacorum	10.34	23388
E01023434	Dacorum	10.30	23445
E01023415	Dacorum	9.13	24960
<b>E01023345</b>	<b>Dacorum</b>	<b>6.92</b>	<b>27734</b>
E01023436	Dacorum	5.63	29239
E01023410	Dacorum	3.19	31575
E01023412	Dacorum	2.38	32102

**Figure 2: Index of Multiple Deprivation for LSOAs in proximity to EHHAAP area**

NB: The LSOAs highlighted in bold text are those that fall partly within the AAP boundary.

Those LSOAs that fall in the least deprived quartile are shaded in green; those in the 51-75th percentile in yellow; and those in the 26-50th percentile in orange. There are no LSOAs in the most deprived quartile.

**Table 1: Summary of IMD Domain results for LSOAs in proximity to EHHAAP area**

Domain	Most deprived quartile	26-50% quartile	51-75% quartile	Least deprived quartile
Income	3	13	9	4
Employment	3	9	10	7
Health Deprivation and Disability	0	7	10	12
Education, Skills and Training	10	7	8	4
Barriers to Housing and Services	2	0	9	18
Crime	6	11	10	2
Living Environment	1	3	8	17

The results show that for the Education, Skills and Training domain there are the most LSOAs in the most deprived quartile nationally. This is an issue that could potentially be addressed through the EHHAAP.

The Maylands Masterplan SA does not identify any social factors baseline information specific to the Masterplan area.

### **2.3.11 Economic Factors**

The Dacorum Draft Economic Development Strategy (2008-11) includes the following extract which provides an overview of the current economic situation in Dacorum:

*In December 2006 Dacorum Borough Council commissioned The Local Futures Group to benchmark the Borough against a number of economic and social indicators. The report identified the following headline characteristics:*

- *Dacorum is ranked 327<sup>th</sup> out of 408 districts for growth.*
- *There has been a slight reduction in job numbers since 1999 against a backdrop of growth nationally of 7%.*
- *The district performs comparatively well on education and skills, being ranked 101<sup>st</sup> of 408. However employability skills (NVQ level 2) fall below the Hertfordshire average and the UK skills base generally lags behind international competitors.*
- *There are a relatively high proportion of knowledge workers, ranking 157<sup>th</sup> of 408.*
- *Dacorum has suffered low growth in terms of commercial and industrial floor space, ranking 295<sup>th</sup> out of 356 districts in England and Wales. Recent increases have been sluggish (2.2%) compared the national average (8.6%). Growth in office space is just 25% of the national norm.*

- *The proportion of Dacorum residents working elsewhere is the lowest in the Hertfordshire.*
- *The proportion of jobs taken by within Dacorum non-residents is lower than the rest of Hertfordshire.*
- *Dacorum ranks in the bottom 20% nationally against the set of 'Economic Change' indicators employed by The Local Futures Group (e.g. in relation to job growth which has been poor).*

The same draft strategy also includes a SWOT analysis of Economic Prosperity in Dacorum. This includes many elements that are specific to the EHHAAP area and is reproduced below.

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>▪ Great location</li> <li>▪ Low unemployment</li> <li>▪ High numbers of businesses</li> <li>▪ Good skills levels</li> <li>▪ Long term commitment to Economic Development</li> <li>▪ Good engagement with high numbers of business</li> <li>▪ High level of entrepreneurialism</li> <li>▪ High numbers of people who both live and work in Dacorum</li> <li>▪ High employment participation rate</li> <li>▪ Track record of working in partnership</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>▪ Ageing New Town</li> <li>▪ Lack of marketing resources</li> <li>▪ Appearance of Maylands</li> <li>▪ Slow visible delivery of outcomes</li> <li>▪ Rise in unemployment due to credit crunch</li> <li>▪ Aftermath and continuing effects of Buncefield</li> <li>▪ Basic skills need</li> <li>▪ Traffic congestion</li> <li>▪ Road improvements needed</li> <li>▪ High house prices relative to local wages</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>▪ Growth</li> <li>▪ Regeneration</li> <li>▪ Public Sector Partners committed to the area</li> <li>▪ Environmental Agenda</li> <li>▪ Delivery of exciting new projects</li> <li>▪ Land available for development</li> <li>▪ Ambitious Plans to regenerate the New Town/Hemel 2020 Vision</li> <li>▪ Emerging LDF</li> <li>▪ Growth in populations at Hemel Hempstead</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>▪ Credit crunch</li> <li>▪ Competition from Hatfield, Milton Keynes, Watford, London etc.</li> <li>▪ Competition from M4 corridor and Thames Gateway</li> <li>▪ Late delivery – people lose interest</li> <li>▪ Lack of funding to deliver expectations</li> <li>▪ Drop in speculative investment</li> <li>▪ Ability to attract high quality office accommodation</li> <li>▪ Transport infrastructure needs investment</li> </ul>

A Business Intelligence Report produced for Dacorum Borough Council in April 2008 by Market Measures includes the following information relating to the Maylands Business area:

- The Maylands urban area contains 541 businesses representing 4.96% of the total business population of Dacorum. They employ 14,562 people representing 22.09% of the total employment within Dacorum.
- The four main employment types are "Wholesale and Retail" (44.65%); "Manufacturing" (17.82%); "Transport" (12.95%); and "Real Estate and Business" (11.03%).
- 48.67% of employees work for businesses that are "growing"; 32.9% for businesses that are "stable"; and 18.64% for businesses that are "declining". These classifications are based on Oxford Economic Forecasting's Business Growth Model.

The Maylands Masterplan SA also identifies the following economic related information for the Masterplan area:

- *Mix of ages and qualities of employment space; industrial accommodation dominates the mix.*
- *Relatively high economic activity rate amongst the local population.*
- *High quality housing and good access to local services.*
- *Relatively low proportion of very local population with high level skills (although the district average is higher than average).*
- *Strong base of small businesses supported by significant number of larger businesses.*
- *Relatively high proportion of full time jobs.*
- *Congestion on local road network.*
- *Buncefield poses a threat to area profile and attractiveness to new firms.*

### **3 Update to SA Framework**

An SA/SEA Framework of objectives was developed for the overall LDF SA/SEA at the scoping stage in February 2006 and was then updated following consultation on the Scoping Report. This updated framework has been used for all subsequent SA/SEA activities undertaken by C4S and their project partners Halcrow both for Dacorum and also for the other local authorities that are working in partnership (Three Rivers, St Albans and Watford).

The SA of the Maylands Masterplan and Gateway Development Brief used this same framework, but modified it in a number of areas to make it more appropriate to assess the greater level of spatial and planning detail that was present in the Masterplan. Consultation with statutory bodies and other stakeholders was undertaken at the scoping stage of this SA.

As this additional area specific SA activity and consultation has already been undertaken it seems appropriate to make as much use of this earlier work as possible in order to avoid duplication of effort. Therefore the updated framework developed for the Maylands SA has been used a starting point for the SA/SEA of the EHHAAP. Some further modifications have been made and the updated framework is presented in Table 2.

Changes to the SA objectives and more detailed criteria from the LDF SA/SEA Framework are marked in *red italics* (additions) and ~~strikethrough~~ (omissions).

### **3.1 Scope of topics to be covered by the SA/SEA**

Given the wide range of effects, some positive and some negative, that are likely to arise from the implementation of the EHHAAP it has not been possible to scope out any of the topics covered by the LDF SA framework from the assessment that will be undertaken during the preparation of the EHHAAP.

### **3.2 Geographical and temporal scope**

The spatial scope for the assessment will primarily be the AAP area and its immediate environs. However where potential impacts are identified that could affect areas further afield these will also be assessed for their significance.

As with the LDF SA/SEA the assessment for the EHHAAP will examine three temporal scales:

- Short term effects: effects expected in the next 1-5 years.
- Medium term effects: effects expected in the next 5-10 years.
- Long term effects: effects expected in the next 10+years.

**Table 2: The SA/SEA Appraisal Framework**

Objective	Criteria	Indicators ( <b>bold indicates existing</b> )
<b>Biodiversity</b>		
<p>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</p>	<p>To protect, maintain and enhance designated wildlife and geological sites (international, national and local) and protected species to achieve favourable condition</p>	<p><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>  <i>% of new developments incorporating biodiversity enhancement measures</i>                      % woodland cover in District</p>
	<p>To restore characteristic habitats and species, to achieve BAP targets</p>	
	<p><del>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)</del>                      [not applicable to urban boroughs, such as Watford]</p>	
	<p><i>To consider the effects of light pollution on night flying fauna</i></p>	
	<p><i>To recognise the potential biodiversity value of brownfield land and identify appropriate mitigation measures</i></p>	
	<p><i>Provide support for Green/Brown Roofs</i></p>	
	<p><i>Optimise landscaped areas in the Park and Ride Facility and Stadium</i></p>	
	<p><i>Consider the creation of Green Corridors (including Maylands gateway)</i></p>	
<p>To manage woodlands and other habitats of value for biodiversity in a sustainable manner and protect them against conversion to other uses</p>		

Objective	Criteria	Indicators ( <b>bold indicates existing</b> )
	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 quantity) while taking into account the impacts of climate change	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)
	To ensure water consumption does not exceed levels which can be supported by natural processes and storage systems	Average household water consumption per capita
	<i>To take account of the existing and future capacity of sewerage network</i>	Commercial water consumption
	To improve chemical and biological quality and flow of rivers and encourage practices which reduce nitrate levels in groundwater	Proportion of housing (existing and new development) with installed water efficient devices/water metres
	To improve flow of rivers	<b>Herts QoL WR3 River quality objectives</b>
	To reduce the number and severity of pollution incidents	<b>EA Biological and chemical river quality (contextual indicator)</b>
	<i>To reduce the risks to the groundwater resource from contamination</i>	Number and severity of pollution incidents to surface water and groundwater
	<i>To avoid the potential effects from installing ground source heat pumps; for example if contamination pathways are set up through the surface clay layer to the aquifer below</i>	<i>Capacity of local sewerage infrastructure</i>
3. Ensure that new developments avoid areas which are at risk	To maintain or restore the integrity of water dependent wildlife sites in the area	<i>Environment Agency monitoring on groundwater contamination</i>
	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

Objective	Criteria	Indicators (bold indicates existing)
from flooding and natural flood storage areas	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	Sustainable Drainage Systems (SUDs) <sup>4</sup> <i>Results of flood risk assessments (FRA)</i>
	<i>To take account of additional surface water generated by new development</i>	
	To promote properly maintained sustainable urban drainage systems to reduce flood risk and run off in areas outside Source Protection Zones 1 (SPZ), <i>having regard to potential compatibility of SUDS with groundwater protection.</i>	
<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. Consider the use of <i>Soil Management Plans and appropriate techniques for the de-contamination of sites.</i>	
<b>Climatic Factors</b>		
5. Reduce the impacts of climate change, with a particular focus on reducing the	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> <b>BV 63 Energy efficiency - average SAP</b>
	<i>Promote Travel Plans or an EHHAAP – wide Travel Plan</i>	

<sup>4</sup> Sustainable 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 (bold indicates existing)
consumption of fossil fuels and levels of CO <sub>2</sub>	To promote increased carbon sequestration e.g. through increases in <i>vegetation</i> woodland cover	<b>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)	
	<i>To promote all new buildings to incorporate renewable energy technology, e.g. PV Cells.</i>	
	<i>To promote carbon neutral development.</i>	
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
	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	

Objective	Criteria	Indicators ( <b>bold indicates existing</b> )
	To address existing or potential air quality problems	Number of designated AQMAs
<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 employment by type, which is in development and/or regeneration areas defined in the LDF</b> <b>COI 2(b) Percentage of new and converted dwellings on previously developed land</b> <b>COI 2(c) Percentage of new dwellings completed at: less than 30, between 30 and 50 and above 50 dwellings per hectare</b> <b>Herts QoL LU3 Residential development on previously developed land</b> <b>BV106 % of new homes built on previously developed land</b>
	To <del>avoid</del> <i>minimise</i> the use of Greenfield sites for development	
	To <del>maximise</del> <i>optimise</i> 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 buildings	
9. 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	Amount and percentage of secondary and recycled materials (including minerals and aggregates) used in construction <b>BV82a Household waste - percentage recycled</b> <b>BV82b Household waste - percentage composted</b>
	To require new developments to incorporate renewable, secondary, or sustainably sourced local materials in buildings and infrastructure	
	To safeguard reserves of exploitable minerals from sterilisation by other developments	

Objective	Criteria	Indicators (bold indicates existing)
	<p>To promote renewable energy sources as part of new or refurbished developments</p> <p><i>To promote all developments and occupants to minimise waste and optimise the recovery and recycling of waste.</i></p> <p><i>To require the use of Sustainable Design and Construction techniques</i></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><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>
<b>Cultural Heritage</b>		
<p>10. To identify, maintain and enhance the historic environment and cultural assets</p>	<p>To safeguard and enhance the historic environment and restore historic character where appropriate, based on sound historical evidence</p> <p>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</p>	<p><b>Number of Listed Buildings at Risk</b></p> <p><b>Number and condition of Scheduled Ancient Monuments (SAMs)</b></p> <p><b>Number and condition of Registered Parks and Gardens</b></p> <p><b>Number of Conservation Areas</b></p> <p><b>% of Conservation Areas with character appraisals</b></p>

Objective	Criteria	Indicators ( <b>bold indicates existing</b> )
	To promote public education, enjoyment and access of the built heritage and archaeology	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
<b>Landscape</b>		
11. To conserve and enhance landscape and townscape character and encourage local distinctiveness	To protect and enhance landscape and townscape character 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 <i>To optimise the contribution of the Gateway site to enhancing townscape</i> <i>To encourage contribution of public art (Secure through Percent for Art)</i>	<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>

Objective	Criteria	Indicators (bold indicates existing)
<b>Population and Human Health</b>		
12. To encourage healthier lifestyles and reduce adverse health impacts of new developments	To promote the health advantages of walking and cycling and community based activities	Length and condition of cycle / footpath network
	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>
	To include specific design and amenity policies to minimise noise and odour pollution, particularly in residential areas	Percentage of population with access to public open space
	To narrow the income gap between the poorest and wealthiest parts of the area and to reduce health differential	<i>Achievement of Accessible Natural Greenspace (ANGS) targets</i>
	<i>To ensure that redevelopment of the EHHAAP area considers the safety implications relating to the Buncefield facility and other hazardous operations</i>	<b>Herts QoL NO1 Noise complaints received per 1000 population</b>
	<i>To encourage development of buildings designed to take health issues into account</i>	<b>Herts QoL NO2 Source of noise complaints</b>
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
	To promote better and more sustainable access to health facilities	<b>Herts QoL TR2 Modal split</b> Accessibility modelling
<b>Social Factors</b>		
14. Promote equity & address social exclusion by closing the gap between the poorest	To include measures which will improve everyone's access to high quality health, education, recreation, community facilities and public transport <i>and improve public transport links to the AAP area from deprived areas.</i>	<b>Index of Multiple Deprivation</b> <b>BV156 % of local authority buildings suitable for and accessible by disabled</b>

Objective	Criteria	Indicators (bold indicates existing)
communities and the rest	<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 LDF does not discriminate on the basis of disability, ethnic minority, or gender.</p>	<p><b>people</b></p> <p><b>BV170a Number of visits to/usage's of museums per 1,000 population</b></p> <p><b>BV 117 Visits to libraries Number per capita</b></p> <p><b>Herts QoL SE3 Transport: access to public services</b></p> <p><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></p> <p><b>Herts QoL ED1 GCSE performance</b></p> <p><b>Herts QoL ED2 Adult education level 2*</b></p> <p><b>Herts QoL QoL9 Young people with Level 2 qualifications</b></p> <p><b>BV38 % of pupils achieving 5 or more GCSEs at grades A* - C or equivalent</b></p> <p>% pensioners in households with below average income</p> <p>% children in households with below half average income</p>
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	<p><b>COI 2(d) Affordable housing completions</b></p> <p><b>BV184a LA homes which were non-decent at start of year</b></p> <p><b>BV184b Change in proportion on non-decent homes (negative means deterioration in stock)</b></p>

Objective	Criteria	Indicators (bold indicates existing)
		<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	<p>To recognise the value of the multi-cultural/faith diversity of the peoples in the region</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 high quality design in new developments, including mixed uses, to create local identity and encourage a sense of community pride.</p> <p><i>To optimise the contribution of the Maylands Gateway to enhancing community identity.</i></p>	<p>Number of community facilities per 10,000 population</p> <p>Town centre health checks</p> <p>CABE design review of schemes with significant impacts (if conducted)</p>
17. Reduce both crime and fear of crime	<p>To reduce all levels of crime with particular focus on violent, drug related, environmental and racially motivated crime</p> <p>To plan new developments to help in reducing crime and fear of crime through thoughtful design of the physical environment, and by promoting well-used streets and public spaces.</p> <p><i>To help address issues around on-street parking.</i></p>	<p><b>BV126a Burglaries No. per 1,000 households</b></p> <p><b>BV127a Robberies per 1000 population and percentage detected</b></p> <p><b>BV127b violent offences committed in a public place per 1,000 population</b></p> <p><b>BV127c violent offences committed in</b></p>

Objective	Criteria	Indicators (bold indicates existing)
	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	<b>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> 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. To promote and support economic diversity, small and medium sized enterprises and community-based enterprises. <i>Optimising the mix of premises in the area (B1, B2 and B8). Promote starter and incubator units.</i> To support the economy with high quality infrastructure and a high quality environment	<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
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 <del>To improve the competitiveness of the rural economy [not applicable for urban boroughs, such as Watford]</del>	<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)



Objective	Criteria	Indicators (bold indicates existing)
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. <i>Considering links to nearby centres.</i>	<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	

## **4 Habitats Regulations Assessment**

As part of the development of the Dacorum Core Strategy an Appropriate Assessment Screening Report was produced in April 2008 on the Core Strategy Issues and Options. The report concluded that; *“Impacts from the Issues and Options overall are not seen as being significant adverse effects and it is therefore not considered necessary to undertake a full Appropriate Assessment on the Dacorum Core Strategy Issues and Options”*.

The Sustainability Appraisal Scoping Report for the Maylands Master Plan and Gateway Development Brief also incorporated a section on Habitats Regulations Assessment (HRA). This noted that:

*For the purposes of the Habitats Regulations Assessment the pertinent issues seem to be:*

- *Potential for additional recreational pressure associated with existing residential commitments at Spencers Park and Redbourn Road.*
- *The potential for cumulative effects associated with cars and lorries impacting on air quality.*
- *The SA and Habitats Regulations Assessment will consider the measures required to avoid these potential effects.*

As part of the development of the EHHAAP it will be necessary to undertake further HRA work to determine whether or not the effects of implementing the AAP, in combination with effects from other plans and projects, are likely to have adverse effects on the integrity of European sites.

## **5 Next SA/SEA Steps**

After consultation comments are received in relation to this Scoping Note, the assessment methodology for the subsequent stages of the SA/SEA will be finalised.

The SA/SEA will then be progressed through the stages outlined in the Government’s guidance<sup>5</sup> for this combined process, namely:

- Stage B - prediction/evaluation of impacts, mitigation and monitoring proposals.
- Stage C - preparation of SA/SEA Report.
- Stage D - consultation on SA/SEA Report and Draft AAP will be embarked upon.
- Stage E - monitoring.

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<sup>5</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, November 2005)

The methodologies used for assessment and reporting will be those that have been previously outlined in the LDF Scoping Reports and further developed during subsequent rounds of assessment.

### **5.1 Responding to this Scoping Note**

Please send your responses, giving your views and any recommendations to:

Alex Robinson  
Spatial Planning  
Dacorum Borough Council  
Civic Centre  
Hemel Hempstead  
Hertfordshire  
HP1 1HH

Email: [Alex.Robinson@dacorum.gov.uk](mailto:Alex.Robinson@dacorum.gov.uk)

## 6 References

The following documents have been taken into consideration during the preparation of this Scoping Note.

Dacorum Draft Economic Development Strategy (2008-11)

<http://www.dacorum.gov.uk/pdf/EDstrat-final.pdf>

Dacorum Local Development Framework: Strategic Environmental Assessment and Sustainability Appraisal Scoping Report

<http://www.dacorum.gov.uk/default.aspx?page=3534>

Dacorum Core Strategy Issues and Options Paper. Sustainability Appraisal & Strategic Environmental Assessment Working Note (May 2006)

<http://www.dacorum.gov.uk/pdf/IssuesandOptionsSAWorkingNote.PDF>

Dacorum and St Albans Core Strategies Supplementary Issues and Options Paper - Growth at Hemel Hempstead. Sustainability Appraisal & Strategic Environmental Assessment Working Note (November 2006)

Dacorum Site Allocation Development Plan Document Issues and Options Paper Sustainability Appraisal & Strategic Environmental Assessment Working Note (December 2006)

[http://www.dacorum.gov.uk/PDF/SiteAllocationIOWorkingPaper\\_FINAL.pdf](http://www.dacorum.gov.uk/PDF/SiteAllocationIOWorkingPaper_FINAL.pdf)

Dacorum Site Allocation Development Plan Document Supplementary Issues and Options Paper. Sustainability Appraisal & Strategic Environmental Assessment Working Note (October 2008)

Dacorum Borough Council Core Strategy Issues and Options Paper Study to Inform Appropriate Assessment (Screening Report) (April 2008)

<http://www.dacorum.gov.uk/default.aspx?page=1884>

Market Measures (2008), Business Intelligence Report – Dacorum Borough Council.

<http://www.dacorum.gov.uk/default.aspx?page=66>

Maylands Master Plan: The Gateway to a Greener Future. Planning Policy Statement (September 2007)

<http://www.dacorum.gov.uk/default.aspx?page=4931>

Maylands Master Plan and Gateway Development Brief Sustainability Appraisal Scoping Report (March 2007)

Maylands Master Plan and Gateway Development Brief Sustainability Appraisal Report (March 2007)

St Albans Local Development Framework: Strategic Environmental Assessment and Sustainability Appraisal Scoping Report

[http://www.stalbans.gov.uk/Images/Strategic%20Environmental%20Assessment%20and%20Sustainability%20Appraisal%20Scoping%20Report\\_tcm15-7498.pdf](http://www.stalbans.gov.uk/Images/Strategic%20Environmental%20Assessment%20and%20Sustainability%20Appraisal%20Scoping%20Report_tcm15-7498.pdf)