



Dacorum Local Development Framework Core Strategy – Submission Stage

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

Appendices

June 2012

Contents

1	Methodology	1
2	Appendix A: Hemel Hempstead Assessment.....	3
2.1	Core Strategies Supplementary Issues and Options Paper: Growth at Hemel Hempstead – November 2006	3
2.1.1	Site 1: Bunker’s Park (New neighbourhood)	3
2.1.2	Site 2: Nash Mills (Expansion of Residential Area).....	4
2.1.3	Site 3: Shendish (New Neighbourhood)	5
2.1.4	Site 4: Felden (Expansion of Residential Area)	6
2.1.5	Site 5: Boxmoor (Expansion of Residential Area)	7
2.1.6	Site 6: Pouchen End (New Neighbourhood)	8
2.1.7	Site 7: Gadebridge North (New Neighbourhood)	9
2.1.8	Site 8: Old Town (Small Residential Development)	10
2.1.9	Site 9: Marchmont Farm (Expansion of Residential Area).....	11
2.1.10	Site 10: Grovehill and Woodhall Farm (New Neighbourhood)	12
2.1.11	Site 11: Holtsmere End.....	13
2.1.12	Site 12a: Woodend Farm (New Neighbourhood)	14
2.1.13	Site 12b: Woodend Farm (New Neighbourhood)	15
2.1.14	Site 13: Breakspear Way (Economic Development Potential, Employment Expansion)	16
2.1.15	Site 14a: Leverstock Green – Westwick (New Neighbourhood)	17
2.1.16	Site 14b: Leverstock Green – Blackwater (New Neighbourhood).....	18
2.1.17	Site 14c: Leverstock Green – Corner Farm (New Neighbourhood).....	19
2.2	Additional Strategic Development Locations and Sites Assessment – April 2010.....	20
2.2.1	Shendish (North).....	20
2.2.2	Shendish (South)	22
2.2.3	Felden.....	24
2.2.4	Old Town.....	26
2.2.5	Nash Mills.....	28
2.3	Draft Core Strategy – November 2010.....	30
2.3.1	West Hemel Hempstead (North)	30
2.3.2	West Hemel Hempstead (South).....	32
2.4	Pre Submission Core Strategy – September 2011	34
2.4.1	West Hemel Hempstead (combined larger site)	34
2.4.2	Marchmont Farm	36
2.4.3	Old Town (smaller option)	37
2.5	Additional and Amended Local Allocations Assessment – June 2012	39
2.5.1	Land at Lower Road, Nash Mills	39
2.5.2	Land at Red Lion Lane, Nash Mills.....	41
2.5.3	Land at Lower Road and Land at Red Lion Lane, Nash Mills.....	43

2.5.4	Shendish (larger combined site)	45
3	Appendix B: Berkhamsted Assessment	47
3.1	Emerging Core Strategy – 2009.....	47
3.1.1	Development Options Assessment	47
Option 1:	Land off New Road	47
Option 2:	Land south of Hilltop Road.....	47
Option 3:	Land adjacent to Hanburys, Shootersway	47
Option 4:	Land adjacent to Blegberry Gardens, Shootersway	47
3.2	Draft Core Strategy – November 2010.....	52
3.2.1	Local Allocations Assessment	52
Land at Lock Field,	New Road.....	52
Hanburys,	Shootersway.....	52
3.3	Pre Submission Core Strategy – September 2011	55
3.3.1	Hanburys, Shootersway.....	55
3.3.2	Land at Durrants Lane / Shootersway (Egerton Rothesay School)	56
3.4	Additional and Amended Local Allocations Assessment – June 2012	58
3.4.1	Haslam Field, Shooterways	58
3.4.2	Home Farm, Pea Lane, Northchurch	60
3.4.3	Ivyhouse Lane, Berkhamsted	62
3.4.4	Land South of Berkhamsted	64
4	Appendix C: Tring Assessment	66
4.1	Emerging Core Strategy – June 2009	66
4.1.1	Development Options Assessment	66
Option 1:	Land to the West (Icknield Way)	66
Option 2:	Land to the East (Dunsley Farm)	66
4.2	Additional Strategic Development Locations and Sites Assessment – February 2010.....	69
4.2.1	Waterside Way	69
4.2.2	Land adjacent to Station Road	69
4.3	Pre Submission Core Strategy – September 2011	72
4.3.1	Icknield Way, West of Tring	72
4.4	Additional and Amended Local Allocations Assessment – June 2012	74
4.4.1	Station Road (South), Tring	74
4.4.2	Station Road (North), Tring	75
5	Appendix D: Kings Langley Assessment	77
5.1	Emerging Core Strategy – June 2009	77
5.1.1	Development Options Assessment	77
Option 1:	Rectory Farm	77
Option 2:	Wayside and Broadfield Farms	77
6	Appendix E: Bovingdon Assessment.....	80
6.1	Emerging Core Strategy – June 2009	80

6.1.1	Development Options Assessment	80
	Option 1: Duckhall Farm.....	80
	Option 2: Rear of Green Lane.....	80
	Option 3: Grange Farm	80
	Option 4: North of Chesham Road	80
6.2	Draft Core Strategy – November 2010.....	85
6.2.1	Land to the north of Chesham Road.....	85
6.3	Pre Submission Core Strategy – September 2011	87
6.3.1	Chesham Road / Molyneux Avenue	87
6.4	Additional and Amended Local Allocations Assessment – June 2012	89
6.4.1	Land at the former airfield, Bovingdon	89
6.4.2	Land at Duck Hall Farm, Bovingdon	91
7	Appendix F: Markyate Assessment.....	93
7.1	Emerging Core Strategy – June 2009	93
7.1.1	Development Options Assessment	93
	Option 1: Hicks Road (consolidated employment uses and 40 - 60 dwellings).....	93
	Option 2: Hicks Road (100 dwellings and shops) plus the relocation of employment uses to a site on the southern edge of the village	93
7.2	Draft Core Strategy – November 2010.....	97
7.2.1	Markyate Spatial Strategy Assessment including the Strategic Site at Hicks Road	97
7.3	Pre Submission Core Strategy – September 2011	97
7.3.1	Markyate Spatial Strategy Assessment, including the Strategic Site at Hicks Road	97

1 Methodology

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

Key to Assessment Scores

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

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

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

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

The table below outlines the Sustainability Objectives that have been used to focus the assessment process and details the reference term which is used in the assessment tables for the sake of brevity.

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 ₂	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

2 Appendix A: Hemel Hempstead Assessment

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

2.1.1 Site 1: Bunker's Park (New neighbourhood)

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	A	A	A	A	A	A	A	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 5000m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	P	A	P	P	P	A	A	A	A			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
P	A	P	A	P	A	A	A	A	A	A	A	P
Overview												
<p>Environment: In terms of the environmental designations and constraints examined, the Bunker's Park site does not present any conflict.</p> <p>Key Services and Accessibility: Bunker's Park is located to the south east of the Hemel Hempstead town area and is reasonably well located in terms of access to employment areas (within 2000m), local primary schools (within 600m) and local town centres for key services (within 800m). However, there is currently no access to a doctor's surgery (within 800m), and the nearest railway station is in excess of 1000m, which may pose accessibility or sustainable transport problems.</p> <p>Land Uses: Bunker's Park is almost entirely an area of public open space, which, if developed upon, would be a loss for local communities. The land has been classed as Grade 2 agricultural land (very good) which would usually be protected for agricultural uses. The site lies within the sand and gravel belt. Any development on the site will lead to the sterilisation of minerals, limiting their extraction potential in the future. The site is within the Bedmond Plateau and Upper Glade Valley character areas</p> <p>Additional Information from Issues and Options Paper (DBC, 2006): The area is large enough to accommodate a new neighbourhood. Road infrastructure is poor, and providing new roads, and/or widening lanes would have a local impact. Public transport infrastructure would also have to be planned. The site is fully located within the greenbelt.</p> <p>The Bunker's Park site presents a number of constraints, including an area of public open space, Grade 2 agricultural land and has is part of the sand and gravel belt (potential for future mineral extraction)</p>												

2.1.2 Site 2: Nash Mills (Expansion of Residential Area)

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	A	P	P	A	A	A	A	A	P
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 5000m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
P	P	A	P	P	P	A	P	A	A			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	A	A	P	A	P	A	P	A	A	A	P
Overview												
<p>Environment: The Nash Mills site conflicts with flood zones in categories 2 and 3 (running through the centre of the site). As the majority is the high-risk category 3, development of residential areas should not be permitted. The Red Lion Public House (London Road, King's Langley) is a listed building located to the north west of the site. However, it is unlikely that this building would be affected by any development.</p> <p>Key Services and Accessibility: The north area of the site contains part of the Nash Mills employment area, and therefore provides potential employment opportunities. The site is also located close to key services, including local primary schools (within 600m), local shopping centres (within 800m) and is within close proximity to a railway station (within 1000m). However, the nearest Doctor's surgery is in excess of 800m, which may pose problems when trying to access health care from any future development.</p> <p>Land Use: Nash Mills is located within the sand and gravel belt. Any development on the site will lead to the sterilisation of minerals, limiting their extraction potential in the future. It is also within close proximity of the British Pipeline Agency (BPA) pipelines, which may lead to restrictions on location of development. The site is within the Upper Glade Valley character area</p> <p>Additional Information from Issues and Options Paper (DBC, 2006): As the Green Belt is narrow at this location, development would lead to coalescence with the settlement of Rucklers Lane and/or housing in Lower Road to the south, effectively merging Hemel Hempstead with Kings Langley. There are existing road networks, but an increase in traffic on these routes may increase difficulties (DBC, 2006). The area adjoins bus routes between Kings Langley and Hemel Hempstead. The site is fully located within the greenbelt.</p> <p>A large proportion of the Nash Mills site contains high-risk flood zone (zones 2 and 3). As the site is situated in the sand and gravel belt, there is potential for future mineral extraction and it is also in the Bulbourne Valley character area, all constraints to development for residential purposes.</p>												

2.1.3 Site 3: Shendish (New Neighbourhood)

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
P	A	A	A	A	A	A	A	A	A	A	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 500m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	P	A	P	P	P	A	P	A	A			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	A	A	P	A	A	A	A	A	A	A	P
Overview												
<p>Environment: A site of archaeological interest slightly overlaps the Shendish site to the west. However, damage or disruption to this site could easily be avoided. There are no other conflicts with environmental designations or constraints examined.</p> <p>Key Services and Accessibility: Shendish is located to the south of the Hemel Hempstead area and is well located in terms of access to employment sites (within 2000m), local primary schools (within 800m), local shopping centres (within 800m) and a railway station (within 1000m). However, the nearest Doctor's surgery is in excess of 800m, which may pose problems when trying to access health care from any future development.</p> <p>Land Uses: Shendish is located in the sand and gravel belt. Any development on the site will lead to the sterilisation of minerals, limiting their extraction potential in the future. The site is within the Upper Glade Valley character area</p> <p>Additional Information from Issues and Options Paper (DBC, 2006): New road infrastructure and a railway bridge are considered necessary. However, the local highway authority does not consider that new access at junctions to London Road can be satisfactorily achieved. Development at the Shendish site would effectively merge Hemel Hempstead with the settlement at Rucklers Lane. The site is fully located within the greenbelt.</p> <p>The main constraints for this site include its positioning within the sand and gravel belt, posing a threat for future mineral extraction (sterilisation of resources), potential visual intrusion, its location within the Bulbourne Valley, and merging of settlements. There is potentially a problem relating to lack of access to healthcare (doctor's surgery) facilities, but as a new neighbourhood is proposed, this would likely to be overcome through the 'Neighbourhood Concept.'</p>												

2.1.4 Site 4: Felden (Expansion of Residential Area)

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	A	A	A	A	A	A	P	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 5000m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	P	A	A	P	P	A	P	A	A			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	A	A	A	A	A	A	A	A	A	A	P
Overview												
<p>Environment: The north west area of the Felden site coincides with a wildlife site, grassland south of Roughtown common.</p> <p>Key Services and Accessibility: In terms of access to key services, the site is well located for access to employment zones (within 2000m), local centres (800m) and a railway station (within 1000m). However, basic services, including local primary schools and doctor's surgeries are in excess of 600m and 800m respectively. The site is within the Lower Bulbourne Valley and Bovingdon and Chipperfield Plateau character areas.</p> <p>Additional Information from Issues and Options Paper (DBC, 2006): Access to the area is limited as major transport routes surround it, including primary roads and the railway. The site is fully located within the greenbelt.</p> <p>The Felden site is poor in terms of accessibility to key services (notably primary school and doctors surgery). The site also conflicts with a wildlife site, which may be disturbed or destroyed by residential extension.</p>												

2.1.5 Site 5: Boxmoor (Expansion of Residential Area)

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	P	P	P	P	A	A	P	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 5000m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	P	A	P	P	P	P	P	A	P			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	P	A	A	A	A	P	A	A	A	A	A	P
Overview												
<p>Environment: A river runs through the Boxmoor site from west to east, which has resulted in flood zones in categories 2 and 3 covering the central area of the site. The majority of the area is in the high-risk category, and therefore development of residential areas should not be permitted within this zone. There is a conservation area that overlaps with the western end of the site, and two wildlife sites (Harrison's Moor and Boxmoor Common) cover a considerable proportion of Boxmoor. There is also a regionally important geological site covering the south of the site. It would prove difficult to avoid these important environmental assets when considering future residential development of the site.</p> <p>Key Services and Accessibility: In contrast, the site is well located in terms of access to key services, including employment sites (within 2000m), local primary schools (within 600m), local centres (within 800m) and Hemel Hempstead town centre (within 2000m), a railway station (within 1000m) and a doctor's surgery (within 800m).</p> <p>Land Uses: The southern area of the site is currently common land, which, if developed upon, would be a loss for local communities. The site is within the Lower Bulbourne Valley character area. The site is fully located within the greenbelt.</p> <p>Despite the accessibility benefits, there are a number of environmental (flood zone 2 and 3, conservation area, RIGS, Wildlife Area) and land use (common land and location within the Bulbourne Valley) constraints present at the Boxmoor site.</p>												

2.1.6 Site 6: Pouchen End (New Neighbourhood)

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	A	A	A	A	A	A	A	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 5000m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	A	A	P	P	P	A	A	A	P			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	A	A	A	A	A	A	A	A	A	A	P
Overview												
<p>Environment: The Pouchen End site is located to the west of the Hemel Hempstead area. In terms of the environmental designations and constraints examined, the Pouchen End site does not present any conflict</p> <p>Key Services and Accessibility: Although the Pouchen End site has good access to local primary schools (within 600m), local centres (within 800m) and doctor's surgeries (within 800m), it is not within close proximity to employment areas or a railway station.</p> <p>Land Uses: The site is within the Lower Bulbourne Valley and Little Health Uplands character areas</p> <p>Additional Information from Issues and Options Paper (DBC, 2006): The neighbourhood would not lead to the merging of settlements, but it would be close (Winkwell and Bourne End). The site is fully located within the greenbelt.</p> <p>As Pouchen End is being considered for a new neighbourhood, accessibility to key service constraints could be overcome through the provision of new services. Although Pouchen End does not present any conflict with the environmental constraints examined, half of the site lies within the Bulbourne Valley character area.</p>												

2.1.7 Site 7: Gadebridge North (New Neighbourhood)

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	A	A	A	A	A	A	P	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 5000m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	A	A	P	P	P	P	A	A	P			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	A	A	A	A	A	A	A	A	A	A	P
Overview												
<p>Environment: The Gadebridge North site conflicts to the north east with the Dell Wood wildlife (also site of ancient semi-natural woodland). However, careful planning could ensure that the site is not disturbed or destroyed.</p> <p>Key Services and Accessibility: Gadebridge North is located to the north west of the Hemel Hempstead centre and benefits from access to local primary schools (within 600m), local centres and Hemel Hempstead town centre (within 800m and 2000m respectively) and doctor's surgeries (within 800m). However, employment sites and railways stations are not within close proximity of the site.</p> <p>Land Uses: The site is within the High Glade Valley and Little Heath Uplands character areas. The site is fully located within the greenbelt.</p> <p>Additional Information from Issues and Options Paper (DBC, 2006): Road access is difficult to the site, and existing roads are unable to accommodate significant levels of additional traffic. Development would not be very well rated to the town and Hemel Hempstead would come close to merging with Potten End.</p> <p>Constraints at Gadebridge North include conflicts with a wildlife site and area of ancient semi-natural woodland, and accessibility to key services/opportunities (employment, medical facilities). It is also in a dry valley area.</p>												

2.1.8 Site 8: Old Town (Small Residential Development)

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	P	A	A	A	A	A	P	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 500m of local centre	Within 200m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	P	A	P	P	P	P	A	A	A			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	A	A	A	A	A	A	A	A	A	A	P
Overview												
<p>Environment: The Old Town site is located to the north of Hemel Hempstead. A conservation area and wildlife site (How Grove) overlaps with the site to the north and south, however, development could easily avoid these areas.</p> <p>Key Services and Accessibility: It is reasonably well located in terms of access to employment areas (within 2000m), local primary schools (within 600m) and local town centres and Hemel Hempstead for key services (within 800m and 2000m respectively). However, there is currently no access to a doctor's surgery (within 800m), and the nearest railway station is in excess of 1000m, which may pose accessibility or sustainable transport problems.</p> <p>Land uses: The site is within the High Glade Valley character area. The site is fully located within the greenbelt.</p> <p>Old Town is constrained by the presence of a conservation area and wildlife site that encroach the site, and that it is located within the Gade Valley character area. Access to healthcare (doctor's surgery) may also prove to be problematic.</p>												

2.1.9 Site 9: Marchmont Farm (Expansion of Residential Area)

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	A	A	A	A	A	A	A	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 5000m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	P	A	P	P	P	P	A	A	P			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	A	A	A	A	A	A	A	A	A	A	P
Overview												
<p>Environment: The Marchmont farm site does not have any conflicts with environmental designations or areas examined.</p> <p>Key Services and Accessibility: It is well located in terms of access to employment sites (within 2000m), local primary schools (within 600m), local centres and Hemel Hempstead town centre (800m and 2000m respectively) and doctor's surgeries (within 800m). Access to a railway station is restricted as it is in excess of 1000m from the site.</p> <p>Land Uses: The site is within the High Glade Valley character area. The site is fully located within the greenbelt.</p> <p>Marchmont Farm is constrained by its location in the wider Gade Valley character area.</p>												

2.1.10 Site 10: Grovehill and Woodhall Farm (New Neighbourhood)

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	A	A	A	A	A	A	A	A	P
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 5000m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	P	A	P	P	P	A	A	A	P			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	A	A	A	A	A	A	A	A	A	A	P
Overview												
<p>Environment: The Grovehill and Woodhall Farm conflicts slightly with a Grade II listed building (Barn at Little Lovett's End Farm, Dodd's Land), which is located to the north of the site. The site does not have any other conflicts with environmental designations or areas examined.</p> <p>Key Services and Accessibility: It is well located in terms of access to employment sites (within 2000m), local primary schools (within 600m), local centres and Hemel Hempstead town centre (800m and 2000m respectively) and doctor's surgeries (within 800m). Access to a railway station is restricted as it is in excess of 1000m from the site.</p> <p>Land Uses: The site is within the Revel End Plateau and Gaddesdon Row character areas. The site is fully located within the greenbelt.</p> <p>Additional Information: The site is in a dry vally which wraps around existing development. It is considered that development at the site would not fit in with the form of the town and would result in the loss of valuable recreation opportunities.</p> <p>The main constraint at Grovehill and Woodhall Farm is the listed building to the north of the site, although careful planning could avoid conflict. It is also situated in a dry valley, where development would present a conflict in terms of going against the form of the town. Development may also lead to loss of recreational opportunities.</p>												

2.1.11 Site 11: Holtsmere End

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	A	A	A	A	A	A	A	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 5000m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	P	A	P	P	P	A	A	A	P			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	A	A	A	A	A	P	P	A	A	A	P
Overview												
<p>Environment: In terms of the environmental designations and constraints examined, the Holtsmere End site does not present any conflict.</p> <p>Key Services and Accessibility: It is well located in terms of access to employment sites (within 2000m), local primary schools (within 600m), local centres and Hemel Hempstead town centre (800m and 2000m respectively) and doctor's surgeries (within 800m). Access to a railway station is restricted as it is in excess of 1000m from the site.</p> <p>Land Uses: The British Pipeline Agency (BPA) line also runs through the site. The site is within the Upper Vea Valley and Revel End Plateau character areas. The site is fully located within the greenbelt.</p> <p>The main constraint at Holtsmere End is the presence of the oil pipeline which runs through the site, although this is only expected to affect the layout of any future development.</p>												

2.1.12 Site 12a: Woodend Farm (New Neighbourhood)

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	A	A	A	A	A	A	P	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	L Within 800m Local Centre	Within 5000m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
P	P	A	P	P	P	A	A	A	P			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	P	A	A	A	A	P	P	A	A	A	P
Overview												
<p>Environment: The first site at Woodend Farm conflicts with the disused railway (Hemel Hempstead) Wildlife site to the north. However, with careful planning, development causing disruption or destruction to the wildlife site could be avoided if the proposed site boundaries were tightened.</p> <p>Key Services and Accessibility: Woodend Farm is located to the north east of the Hemel Hempstead town area and is reasonably well located for access to employment sites (the Swallowdale/North East Hemel Hempstead employment area covers the west of the site), local primary schools (within 600m), local centres (within 800m) and doctor's surgeries (within 800m). Access to a railway station is in excess of 1000m.</p> <p>Land Uses: Half of the site is classed as grade 2 (very good) agricultural land, and should normally be protected for agricultural use due to it being best quality and versatile land. The British Pipeline Agency (BPA) line also runs through the site. The site is within the Upper Veal Valley and Buncefield Plateau character areas. The site is partially located within the greenbelt; the west half is located on Greenfield land.</p> <p>Additional Information from Issues and Options Paper (DBC, 2006): new development could include a park and ride facilities, cycle and pedestrian links. New road infrastructure would have to be planned. Electricity transmission lines also cross the site – health concerns would entail rerouting and/or a buffer left to any new residential development.</p> <p>The northern area of the site containing part of a wildlife site, and the southern half of the site is Grade 2 Agricultural Land. The oil pipeline also runs through the site, although this is only expected to affect the layout of any future development.</p>												

2.1.13 Site 12b: Woodend Farm (New Neighbourhood)

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	A	A	A	A	A	A	A	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 5000m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	P	A	A	A	P	A	A	A	A			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	P	A	A	A	A	A	A	A	A	A	P
Overview												
<p>Environment: The second Woodend farm site is to the east of the first. There are no conflicts with the environmental constraints or designations examined.</p> <p>Key Services and Accessibility: Due to its easterly location, the site is not within close proximity to primary schools, railway station or doctor's surgery, and local centres are in excess of 2000m (not including Hemel Hempstead).</p> <p>Land Uses: Half of the site is classed as grade 2 (very good) agricultural land, and should normally be protected for agricultural use due to it being best quality and versatile land. The site is within the Upper Veal Valley and Buncefield Plateau character areas. The site is fully located within the greenbelt.</p> <p>Additional Information from Issues and Options Paper (DBC, 2006): new development could include a park and ride facilities, cycle and pedestrian links. New road infrastructure would have to be planned. Electricity transmission lines also cross the site – health concerns would entail rerouting and/or a buffer left to any new residential development.</p> <p>Woodend Farm (12b) site is currently constrained by the lack of, or access to, key services and opportunities (schools, healthcare, public transport, local shops), although the 'Neighbourhood Concept' is likely to aid provision of such services.</p>												

2.1.14 Site 13: Breakspear Way (Economic Development Potential, Employment Expansion)

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	A	A	A	A	A	A	A	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 5000m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	P	A	A	A	P	A	A	A	A			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	P	A	A	A	A	A	P	A	P	A	P
Overview												
<p>Environment: In terms of the environmental designations and constraints examined, the Breakspear Way site does not present any conflict.</p> <p>Key Services and Accessibility: The site is located within 2000m of employment sites, but a large distance from local centres (5000m) and is not within close proximity of primary schools, doctor's surgeries or a railway station.</p> <p>Land Uses: The entire site is classed as grade 2 agricultural land, and therefore should normally be protected for agricultural use. The BPA pipelines are within close proximity of the site. It is also with 150m of the Buncefield oil depot. The site is within the Buncefield Plateau character area. The site is fully located within the greenbelt.</p> <p>Additional Information from Issues and Options Paper (DBC, 2006): The area lies between the M1 and Buncefield Oil Depot.</p> <p>The Breakspear Way site is situated on Grade 2 agricultural land, and is also constrained by the oil pipelines that run through the site, although this is only expected to affect the layout of any future development.</p>												

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

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	A	A	A	A	A	A	A	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 500m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	P	A	P	P	P	A	A	A	A			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	P	A	A	A	A	A	P	A	A	A	P
Overview												
<p>Environment: There are no conflicts with environmental designations or constraints examined for the Westwick site at Leverstock Green.</p> <p>Key Services and Accessibility: It is located to the west of the Hemel Hempstead area and is reasonably well placed in terms of access to employment areas (within 2000m), primary schools (within 600m), and local centres (within 800m). Railway stations are in excess of 1000m and doctor's surgeries 800m.</p> <p>Land Uses: A very small section to the south of the site has been classed as grade 2 agricultural land and the east of the site is within the BPA pipeline region. The site is within the St Stephens Plateau and Buncefield Plateau character areas. The site is fully located within the greenbelt.</p> <p>Additional Information from Issues and Options Paper (DBC, 2006): There is an area of Ancient semi-natural woodland (Blackwater Wood) which lies south of Blackwater Lane, and areas of woodland, which are inhabited by badgers.</p> <p>The Westwick site at Leverstock Green does not present any constraints in terms of the environmental designations or constraints examined, but it does conflict with ancient semi-natural woodland, and access to key services and opportunities (doctor's surgery, public transport) may be problematic, although the 'Neighbourhood Concept' may help to overcome these constraints through provision of such services. It is also situated on Grade 2 agricultural land. The oil pipelines also run close to the boundary of the site, although this is only expected to affect the layout of any future development.</p>												

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

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	A	A	A	A	A	A	A	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 500m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	P	A	A	P	P	A	A	A	A			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	P	A	P	A	A	A	P	A	A	A	P
Overview												
<p>Environment: There are no conflicts with environmental designations or constraints examined for the Blackwater site at Leverstock Green.</p> <p>Key Services and Accessibility: The site is located close to employment areas (within 2000m) and local centres (within 800m), but other key services, including primary schools, doctor's surgeries and railway station are more difficult to access (in excess of 600m, and 800m respectively).</p> <p>Land Uses: Most of the site is classed as grade 2 agricultural land (very good), and therefore would normally be protected for agricultural use. A large proportion lies within the sand/gravel belt, which may lead to the sterilisation of minerals, and place pressure of resources if development is to be undertaken. The BPA pipeline is also within close proximity of the site. The site is within the St Stephens Plateau and Buncefield Plateau character areas. The site is fully located within the greenbelt.</p> <p>Additional Information from Issues and Options Paper (DBC, 2006): There is an area of Ancient semi-natural woodland (Blackwater Wood) which lies south of Blackwater Lane, and areas of woodland, which are inhabited by badgers.</p> <p>The Blackwater site at Leverstock Green does not present any constraints in terms of the environmental designations or constraints examined, but it does conflict with ancient semi-natural woodland, and access to key services and opportunities (doctor's surgery, primary schools and public transport) may be problematic, although the 'Neighbourhood Concept' may help to overcome these constraints through provision of such services. It is also situated on Grade 2 agricultural land and within the sand and gravel belt. The oil pipelines also run close to the boundary of the site, although this is only expected to affect the layout of any future development.</p>												

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

Constraints and Opportunities – Environmental Designations												
Site of Archaeological Interest	Area of Outstanding Natural Beauty	Subject to Local Preservation	Subject to Recording condition	Conservation Area	Flood zone 2	Flood zone 3	RIGGS	Historic Parks or Gardens	Scheduled Ancient Monument	Wildlife site	SSSIs/ LNR	Listed Buildings
A	A	A	A	A	A	A	A	A	A	A	A	A
Constraints and Opportunities – Key Services and Accessibility												
Employment Area	Within 2000m of Employment Area	Primary School	Within 600m of Primary School	Within 800m Local Centre	Within 5000m of local centre	Within 2000m of Town Centre	Within 1000m of Railway Stations	Doctor surgery	Within 800m of Doctor's Surgery			
A	P	A	A	A	P	A	A	A	A			
Constraints and Opportunities - Land Uses												
Public Open Space	Common Land	Agricultural Land grade 2	Railway Line	Sand/Gravel Belt	Reservoirs	Rivers	BPA Lines poly	BPA Lines Region	Buncefield Oil Depot	Buncefield Buffers	Hazardous Substances	Greenbelt
A	A	P	A	P	A	A	P	P	A	A	A	P
Overview												
<p>Environment: There are no conflicts with environmental designations or constraints examined for the Corner Farm site at Leverstock Farm.</p> <p>Key Services and Accessibility: The site is located within 2000m of employment sites, but a large distance from local centres (5000m) and is not within close proximity of primary schools, doctor's surgeries or a railway station.</p> <p>Land Uses: Most of the site is classed as grade 2 agricultural land (very good), and therefore would normally be protected for agricultural use. A large proportion lies within the sand/gravel belt, which may lead to the sterilisation of minerals, and place pressure of resources if development is to be undertaken. The BPA pipeline is also within close proximity of the site. The site is within the St Stephens Plateau and Buncefield Plateau character areas. The site is fully located within the greenbelt.</p> <p>The Corners Farm site at Leverstock Green does not present any constraints in terms of the environmental designations or constraints examined. However, access to key services and opportunities (doctor's surgery, primary schools, local shopping areas and public transport) may be problematic, although the 'Neighbourhood Concept' may help to overcome these constraints through provision of such services. It is also situated on Grade 2 agricultural land and within the sand and gravel belt. The oil pipelines also run through the site, although this is only expected to affect the layout of any future development.</p>												

2.2 Additional Strategic Development Locations and Sites Assessment – April 2010

2.2.1 Shendish (North)

SA Objective		Shendish (north)	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats, including some mature trees.	x
2	Water quality/ quantity	This option falls within Groundwater Protection Zone 2.	x
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option has good access to local facilities in Apsley, which could decrease the need to travel by car, and its location close to the train station could encourage a shift from private car use to public transport. There would also be the potential for creation of a public transport link through to Manor Estate. These factors could all help reduce the growth in ghg emissions.	✓
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option has good access to local facilities in Apsley, which could decrease the need to travel by car and reduce growth in airborne emissions. However development at this location could increase congestion on London Road with associated implications for local air quality. The Council is shortly to designate an Air Quality Management Area (AQMA) for part of London Road near to the Apsley local centre and additional traffic using the road would therefore add to existing problems.	x
8	Use of brownfield sites	This option uses a greenfield site for development.	x
9	Resource efficiency	This option is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves. A new railway bridge and road infrastructure would be needed to support development at this location.	x
10	Historic & cultural assets	The option is located adjacent to an area of archaeological significance. It is also located near Shendish Manor, which is a Grade II listed building, and would have an effect on its parkland setting.	x
11	Landscape & Townscape	The option is located in the Greenbelt and development at this location would reduce the gap between Hemel Hempstead and Rucklers Lane. The option would have a significant visual impact on the landscape of the Gade Valley. There would also be an impact on the parkland setting of Shendish Manor.	xx
12	Health	The option is located near local facilities, which could encourage walking and cycling to access the facilities, although the topography of the site may discourage the take up of these modes. The option is located near to the A41 which could result in noise levels that could affect health and wellbeing. Developing this option would lead to the loss of recreational facilities, as well as	x

SA Objective		Shendish (north)	
		reducing the recreational value of footpaths through the area, which would reduce opportunities for healthy lifestyles, thus having adverse impacts for health and wellbeing. There are also road safety implications associated with development of this option in relation to the junction of access roads with London Road.	
13	Sustainable locations	The option is located near a local centre and development could create footpath and cycle links to Manor Estate. There are two local primary schools nearby however they are both already at capacity.	✓
14	Equality & social exclusion	The option is located near a local centre.	✓
		There are two local primary schools nearby but they are both already at capacity. The location to the south of the railway means that the area is relatively isolated from the rest of Hemel Hempstead.	x
15	Good quality housing	This option could provide c.300 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant amount of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

2.2.2 Shendish (South)

SA Objective		Shendish (south)	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats, including some mature trees.	x
2	Water quality/ quantity	This option falls within Groundwater Protection Zone 2.	x
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option has good access to local facilities in Apsley, which could decrease the need to travel by car, and its location close to the train station could encourage a shift from private car use to, public transport. These factors could help reduce the growth in ghg emissions.	✓
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option has good access to local facilities in Apsley, which could decrease the need to travel by car and reduce growth in airborne emissions. However development at this location could increase congestion on London Road with associated implications for local air quality. The Council is shortly to designate an Air Quality Management Area (AQMA) for part of London Road near to the Apsley local centre and additional traffic using the road would therefore add to existing problems.	x
8	Use of brownfield sites	This option uses a greenfield site for development.	x
9	Resource efficiency	This option is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves. A new railway bridge and road infrastructure would be needed to support development at this location.	x
10	Historic & cultural assets	The option is located near Shendish Manor, which is a Grade II listed building, and would have an effect on its parkland setting.	x
11	Landscape & Townscape	The option is located in the Greenbelt and development would reduce the size of the gap between Hemel Hempstead and Rucklers Lane. The option would have a visual impact on the landscape of the Gade Valley. There would also be an impact on the parkland setting of Shendish Manor.	x
12	Health	The option is located near local facilities, which could encourage walking and cycling to access the facilities, although the topography of the site may discourage these modes.	✓
		The option is located near to the A41 which could result in noise levels that could affect health and wellbeing. There are also road safety implications associated with development of this option in relation to the junction with London Road.	x
13	Sustainable locations	The option is located near a local centre and development could create footpath and cycle links to Manor Estate. There are two local primary schools nearby but they are both already at capacity.	✓
14	Equality & social exclusion	The option is located near a local centre.	✓
		There are two local primary schools nearby but they are both already at capacity. The location to	x

SA Objective		Shendish (south)	
		the south of the railway means that the area is relatively isolated from the rest of Hemel Hempstead.	
15	Good quality housing	This option could provide c.300 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant amount of additional housing the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	✗

2.2.3 Felden

SA Objective		Felden	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats, including some mature trees. The option also includes a wildlife site "Grasslands south of Roughdown Common" which could be affected by development. The option is also located adjacent to Roughdown Common SSSI and common land and development would result in the loss of land actively managed by the Boxmoor trust for grazing and in the interests of nature conservation.	xx
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option is located at a distance from shops and facilities, which could increase the need to travel by car to access them. Location on the other side of the railway and A41 may also discourage walking and cycling as modes of travel to facilities. The option is located near the railway station and bus routes which could increase the use of public transport over car use, but this is dependent on the uptake of these modes. These factors could lead to an increase the growth in ghg emissions.	x
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option is located at a distance from shops and facilities, which could increase the need to travel by car to access them, particularly as the railway and A41 may discourage walking and cycling to access the facilities. The option is located near the railway station and bus routes which could increase the use of public transport over car use, but this is dependent on the uptake of these modes. Increased car use would result in an increase in the growth in airborne emissions.	x
8	Use of brownfield sites	This option uses a greenfield site for development.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	Neutral Effects.	-
11	Landscape & Townscape	The option is located in the Greenbelt. The option could affect the rural character of minor roads that will provide access to this option.	x
12	Health	The option is located at a distance from facilities, which could discourage walking and cycling. The option is located very close to the A41, and the railway which would result in noise levels that could affect health and wellbeing.	x
13	Sustainable locations	The option is located close to the station and bus routes, but is at a distance from local facilities and amenities.	x
14	Equality & social exclusion	The option is located at a distance from local facilities and amenities. The location to the south of the railway and the A41 means that the area is relatively isolated from the rest of Hemel Hempstead.	x

SA Objective		Felden	
15	Good quality housing	This option could provide c.300 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant amount of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

2.2.4 Old Town

SA Objective		Old Town	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats. The option is located adjacent to Howe Grove Wood LNR and Wildlife Site. If the smaller site is developed the housing would be quite some distance from the LNR and separated from it by Fletcher Way.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option is located near the town centre, which could decrease the need to travel to access facilities. This could decrease the growth in ghg emissions although walking and cycling may be discouraged due to the topography of the area.	✓
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option is located near the town centre, which could decrease the need to travel to access facilities. This could lead to beneficial effects in terms of reducing the growth in airborne emissions although walking and cycling may be discouraged due to the topography of the area.	✓
8	Use of brownfield sites	This option uses a greenfield site for development.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	The option is located near two Conservation Areas, and development may have an impact on their setting. If the smaller site is developed the housing would be further away from the Picotts End Conservation Area.	?
11	Landscape & Townscape	The option is located in the Greenbelt and there is the potential for coalescence with Piccotts End if the area to the north of Fletcher Way is developed. Development to the north of Fletcher Way would also have a larger impact on landscape than if development were to be limited to the area to the south of Fletcher Way.	x
12	Health	The option is located near local facilities and amenities, which could encourage walking and cycling, although the topography of the area may discourage use of these modes.	✓
		Developing this option would mean that there would be a loss of public open space, thereby reducing opportunities for recreational activities.	x
13	Sustainable locations	The option is located near local facilities and amenities.	✓
14	Equality & social exclusion	The option is located near local facilities and amenities and the development is not expected to have an impact on local services e.g. school places.	✓
15	Good quality housing	This option could provide c.350 units of housing if the entire area is developed, which provides potential for affordable housing. However, if only part is developed (area to the south of Fletcher Way), this could provide c.80 units, which would reduce the provision of affordable housing.	✓

SA Objective		Old Town	
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	If the full development is undertaken, this should provide a significant amount of additional housing. The increase in the number of local residents would make facilities and local amenities more viable. However, if just the area south of Fletcher Way is developed, the limited provision of additional housing would not have as large an impact on this objective.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services. However, if only part of the option is developed, the limited provision of additional housing would not have as large an impact on this objective.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

2.2.5 Nash Mills

SA Objective		Nash Mills	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats. The 'Grand Union Canal/River Gade' and the 'Two Waters to Nash Mills' Wildlife sites run through the area.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	Part of this option is in flood risk zones 2 and 3. Development around the Grand Union Canal would fall within the floodplain.	x
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option is located near the town centre, which could decrease the need to travel by car to access facilities. The option is also located within a reasonable distance from Apsley station and bus routes. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby decreasing the growth in ghg emissions.	✓
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option is located near the town centre, which could decrease the need to travel by car to access facilities. The option is also located within a reasonable distance from Apsley station and bus routes. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby reducing any growth in airborne emissions. However, the Council is shortly to designate an Air Quality Management Area (AQMA) for part of London Road near to the Apsley local centre and additional traffic created by development at Nash Mills would add to existing problems.	x
8	Use of brownfield sites	This option uses a greenfield site for development.	x
9	Resource efficiency	This option is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves.	x
10	Historic & cultural assets	The Red Lion Public House is a listed building located to the north west of the option. However it is unlikely that that this building would be affected by any development.	-
11	Landscape & Townscape	The option is located in the Greenbelt. As the Green Belt is narrow at this location, development would lead to coalescence with the settlement of Rucklers Lane and/or housing in Lower Road to the south, effectively merging Hemel Hempstead with Kings Langley.	x
12	Health	The option is located near facilities and amenities which could encourage walking and cycling.	✓
		The option is located near the A4251, and the railway which could result in noise levels that could affect health and wellbeing.	x
		The option is located directly adjacent to the pipeline "UKOP Leg 1 Thames to Bovington" which may have implications for health and wellbeing.	?
13	Sustainable locations	The option is located near facilities and amenities, as well as Apsley station and bus routes.	✓

SA Objective		Nash Mills	
14	Equality & social exclusion	The option is located near facilities and amenities, as well as Apsley station and bus routes. However, the local primary schools are at capacity and there is a need for a new school.	?
15	Good quality housing	This option could provide c.150 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant number of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

2.3 Draft Core Strategy – November 2010

2.3.1 West Hemel Hempstead (North)

SA Objective		West Hemel Hempstead (north)	
1	Biodiversity	The strategic site is greenfield and there would therefore be loss or damage of some habitats.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This strategic site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This strategic site would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This strategic site is located at a distance from shops and facilities, which could increase the need to travel by car to access them. Walking and cycling may be discouraged due to the topography of the area. These factors could increase the growth in ghg emissions.	x
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This strategic site is located at a distance from shops and facilities, which could increase the need to travel by car to access them. Walking and cycling may be discouraged due to the topography of the area. This could lead to increased car use with associated adverse effects in terms of increasing the growth in airborne emissions.	x
8	Use of brownfield sites	This strategic site is greenfield.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	Neutral Effects.	-
11	Landscape & Townscape	The strategic site is located in the Greenbelt. Development will have a visual impact on the landscape of the Bulbourne Valley and parts of the area would be visible from the opposite valley side.	x
12	Health	The strategic site is located at a distance from facilities which could discourage walking and cycling. The topography of the area could also discourage walking and cycling. The local health facilities are at capacity.	x
13	Sustainable locations	The strategic site is located at a distance from local facilities and amenities.	x
14	Equality & social exclusion	The strategic site is located at a distance from local facilities and amenities. The local health facilities are at a capacity. There is potentially some capacity in the primary schools in the area.	x
15	Good quality housing	This strategic site could provide c.450 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-

SA Objective		West Hemel Hempstead (north)	
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant amount of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

2.3.2 West Hemel Hempstead (South)

SA Objective		West Hemel Hempstead (south)	
1	Biodiversity	The strategic site is greenfield and there would therefore be loss or damage of some habitats.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This strategic site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This strategic site would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This strategic site is located at a distance from shops and facilities, which could increase the need to travel by car to access them. Walking and cycling may be discouraged due to the topography of the area. These factors could increase the growth in ghg emissions.	x
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This strategic site is located at a distance from shops and facilities, which could increase the need to travel by car to access them. Walking and cycling may be discouraged due to the topography of the area. This could lead to increased car use with associated adverse effects in terms of increasing the growth in airborne emissions.	x
8	Use of brownfield sites	This strategic site is greenfield.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	Neutral Effects.	-
11	Landscape & Townscape	The strategic site is located in the Greenbelt and would have a visual impact on the landscape of the Bulbourne Valley and the nearby Chilterns AONB. Development could impact on the existing green link between Shrubhill Common and the countryside.	x
12	Health	The strategic site is located at a distance from facilities which could discourage walking and cycling. The topography of the area could also discourage walking and cycling. The local health facilities are at a capacity. The strategic site is located near the A41, and the railway which could result in noise levels that could affect health and wellbeing.	x
13	Sustainable locations	The strategic site is located at a distance from local facilities and amenities.	x
14	Equality & social exclusion	The strategic site is located at a distance from local facilities and amenities. The local health facilities are at a capacity.	x
15	Good quality housing	This strategic site could provide c.450 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-

SA Objective		West Hemel Hempstead (south)	
18	Sustainable prosperity & growth	As development at this location should provide a significant number of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

2.4 Pre Submission Core Strategy – September 2011

2.4.1 West Hemel Hempstead (combined larger site)

SA Objective		West Hemel Hempstead	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This site is greenfield land, and development would therefore result in soil sealing.	x
5	Greenhouse gas emissions	This site is located at a distance from shops and facilities, which could increase the need to travel by car to access them. Walking and cycling may be discouraged due to the topography of the area. These factors could increase the growth in ghg emissions.	x
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This site is located at a distance from shops and facilities, which could increase the need to travel by car to access them. Walking and cycling may be discouraged due to the topography of the area. This could lead to increased car use with associated adverse effects in terms of increasing the growth in airborne emissions.	x
8	Use of brownfield sites	This site is greenfield.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	Neutral Effects.	-
11	Landscape & Townscape	The site is located in the Greenbelt and would have a visual impact on the landscape of the Bulbourne Valley (with parts of the area being visible from the opposite valley side) and the nearby Chilterns AONB. Development could impact on the existing green link between Shrubhill Common and the countryside.	x
12	Health	The site is located at a distance from facilities which could discourage walking and cycling. The topography of the area could also discourage walking and cycling. The local health facilities are at a capacity. The site is located near the A41, and the railway which could result in noise levels that could affect health and wellbeing.	x
13	Sustainable locations	The site is located at a distance from local facilities and amenities.	x
14	Equality & social exclusion	The site is located at a distance from local facilities and amenities. The local health facilities are at a capacity.	x
15	Good quality housing	This site could provide c.450 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-

SA Objective		West Hemel Hempstead	
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant number of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing at this site should help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

2.4.2 Marchmont Farm

SA Objective		Marchmont Farm	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This site is located near local shops and facilities, which could decrease the need to travel and reduce the level of growth in ghg emissions.	✓
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This site is located near local shops and facilities, which could decrease the need to travel and lead to beneficial effects in terms of reducing the growth in airborne emissions.	✓
8	Use of brownfield sites	This site is greenfield.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	Neutral Effects.	-
11	Landscape & Townscape	The site is located in the Greenbelt. The site could have a visual impact on the Gade Valley and Piccotts End.	x
12	Health	The site is located near local facilities, which could encourage walking and cycling.	✓
13	Sustainable locations	The site is located near local facilities and amenities.	✓
14	Equality & social exclusion	The site is located near local facilities and amenities.	✓
15	Good quality housing	This site could provide c.300 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant amount of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing at this site could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

2.4.3 Old Town (smaller option)

SA Objective		Old Town	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This site is located near the town centre, which could decrease the need to travel to access facilities. This could decrease the growth in ghg emissions although walking and cycling may be discouraged due to the topography of the area.	✓
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This site is located near the town centre, which could decrease the need to travel to access facilities. This could lead to beneficial effects in terms of reducing the growth in airborne emissions although walking and cycling may be discouraged due to the topography of the area.	✓
8	Use of brownfield sites	This site is greenfield.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	The site is located adjacent to the Old Town Conservation Area, and development may have an impact on its setting.	?
11	Landscape & Townscape	The site is located in the Greenbelt although development would not encroach into open countryside. Development of the site could also impact on the unspoilt valley landscape and its interface with the Old Town.	x
12	Health	The site is located near local facilities and amenities, which could encourage walking and cycling, although the topography of the area may discourage use of these modes.	✓
13	Sustainable locations	The site is located near local facilities and amenities.	✓
14	Equality & social exclusion	The site is located near local facilities and amenities and the development is not expected to have an impact on local services e.g. school places.	✓
15	Good quality housing	This site could provide c.80 new units which would result in the provision of some affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	Provision of additional housing close to the town centre could help the local economy and support local services.	✓
19	Fairer access to services	Provision of housing at this site should help the local economy and encourage provision of local services.	✓

SA Objective		Old Town
20	Revitalise town centres	Development at this location close to the town centre supports the objective to focus new development in the centre of urban areas.



2.5 Additional and Amended Local Allocations Assessment – June 2012

2.5.1 Land at Lower Road, Nash Mills

SA Objective		Land at Lower Road, Nash Mills	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats. The site is also adjacent to the Grand Union Canal wildlife site.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	The western part of the site is within flood risk zones 2 and 3, running alongside the Grand Union Canal.	x
4	Soils	Development of the site would result in loss of greenfield land and soil sealing.	x
5	Greenhouse gas emissions	Although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby decreasing the growth in ghg emissions.	✓
6	Climate change proof	Neutral effects.	-
7	Air Quality	Although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby reducing any the growth in airborne emissions. Air Quality Management Areas (AQMA) were designated in 2011 for part of London Road near to Apsley local centre and Lawn Lane and additional traffic created by the development at Nash Mills could add to existing problems.	x
8	Use of brownfield sites	Uses a greenfield site for development.	x
9	Resource efficiency	The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves.	x
10	Historic & cultural assets	The site is classified as "inland managed wetlands" (HLC). There is considered to be a high risk that heritage assets with archaeological interest are present in this area, including the possibility that any assets present may be worthy of designation. It is therefore recommended that an archaeological site impact assessment should be produced before any development proposal is submitted.	?
11	Landscape & Townscape	The site is located in the Green Belt. As the Green Belt is narrow at this location development here (if combined with development to the north at Red Lion Lane) would result in the near coalescence of the settlements, effectively merging Hemel Hempstead with Kings Langley to the east of the Grand Union Canal.	x

SA Objective		Land at Lower Road, Nash Mills	
12	Health	Development of this site would result in the loss of informal open space.	x
		The site is located near facilities and amenities, which could encourage walking and cycling.	✓
		The western part of the site is located near to the railway line which could result in noise levels that could affect health and wellbeing.	x
		The fuel pipeline "UKOP Leg 1 Thames to Bovington" runs inside the southern perimeter of the site which may have implications for health and wellbeing.	x
13	Sustainable locations	The site is located near facilities and amenities, as well as Apsley Station and bus routes.	✓
14	Equality & social exclusion	The site is located near facilities and amenities, including a community centre, as well as Apsley Station and bus routes. However the local primary schools are at capacity and there is a need for a new school. Development of this site would result in the loss of informal open space.	?
15	Good quality housing	Development of the site would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	The increase in local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

2.5.2 Land at Red Lion Lane, Nash Mills

SA Objective		Land at Red Lion Lane, Nash Mills	
1	Biodiversity	The site is mainly greenfield and there would therefore be loss of some habitats. The site is also adjacent to the Grand Union Canal wildlife site.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	The western part of the site is within flood risk zones 2 and 3, running alongside the Grand Union Canal.	x
4	Soils	The site is mainly greenfield and development of the site would therefore result in the loss of greenfield land and soil sealing. The site does however include areas of previously developed land – notably a car parking area for the now closed paper mill. This is currently vacant but is expected to come back into use when the neighbouring Sappi development is completed.	x
5	Greenhouse gas emissions	Although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby decreasing the growth in ghg emissions.	✓
6	Climate change proof	Neutral effects.	-
7	Air Quality	Although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby reducing any the growth in airborne emissions. Air Quality Management Areas (AQMA) were designated in 2011 for part of London Road near to Apsley local centre and Lawn Lane and additional traffic created by the development at Nash Mills could add to existing problems.	x
8	Use of brownfield sites	Uses a predominantly greenfield site for development. Part of the site is a disused car park.	x
9	Resource efficiency	The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves.	x
10	Historic & cultural assets	The site is classified as “inland managed wetlands” (HLC). There is considered to be a high risk that heritage assets with archaeological interest are present in this area, including the possibility that any assets present may be worthy of designation. It is therefore recommended that an archaeological site impact assessment should be produced before any development proposal is submitted.	?
11	Landscape & Townscape	The site is located in the Green Belt. As the Green Belt is narrow at this location development here (if combined with development to the south at Lower Road) would result in the near coalescence of the settlements, effectively merging Hemel Hempstead with Kings Langley to the east of the Grand Union Canal.	x

SA Objective		Land at Red Lion Lane, Nash Mills	
12	Health	The site is located near facilities and amenities, which could encourage walking and cycling.	✓
		The western part of the site is located near to the railway line which could result in noise levels that could affect health and wellbeing.	✗
13	Sustainable locations	The site is located near facilities and amenities, as well as Apsley Station and bus routes.	✓
14	Equality & social exclusion	The site is located near facilities and amenities, including a community centre, as well as Apsley Station and bus routes. However the local primary schools are at capacity and there is a need for a new school.	?
15	Good quality housing	Development of the site would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	The increase in local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	✗

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

SA Objective		Land at Lower Road and Land at Red Lion Lane, Nash Mills	
1	Biodiversity	The site is largely greenfield and there would therefore be loss of some habitats. The site is also adjacent to the Grand Union Canal wildlife site.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	The western part of the site is within flood risk zones 2 and 3, running alongside the Grand Union Canal.	x
4	Soils	Development of the site would result in loss of greenfield land and soil sealing.	x
5	Greenhouse gas emissions	Although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby decreasing the growth in ghg emissions.	✓
6	Climate change proof	Neutral effects.	-
7	Air Quality	Although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station.. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby reducing any the growth in airborne emissions. Air Quality Management Areas (AQMA) were designated in 2011 for part of London Road near to Apsley local centre and Lawn Lane and additional traffic created by the development at Nash Mills could add to existing problems.	x
8	Use of brownfield sites	Uses a predominantly greenfield site for development. Part of the site is a vacant car park.	x
9	Resource efficiency	The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves.	x
10	Historic & cultural assets	The site is classified as "inland managed wetlands" (HLC). There is considered to be a high risk that heritage assets with archaeological interest are present on the site, including the possibility that any assets present may be worthy of designation. It is therefore recommended that an archaeological site impact assessment should be produced before any development proposal is submitted.	?
11	Landscape & Townscape	The site is located in the Green Belt. As the Green Belt is narrow at this location development here would result in coalescence of the settlements, effectively merging Hemel Hempstead with Kings Langley to the east of the Grand Union Canal.	x
12	Health	Development of this site would result in the loss of informal open space.	x
		The site is located near facilities and amenities, which could encourage walking and cycling.	✓
		The western part of the site is located near to the railway line which could result in noise levels that could affect health and wellbeing.	x

SA Objective		Land at Lower Road and Land at Red Lion Lane, Nash Mills	
		The fuel pipeline "UKOP Leg 1 Thames to Bovingdon" runs inside the southern perimeter of the site which may have implications for health and wellbeing.	x
13	Sustainable locations	The site is located near facilities and amenities, as well as Apsley Station and bus routes.	✓
14	Equality & social exclusion	The site is located near facilities and amenities, including a community centre, as well as Apsley Station and bus routes. However the local primary schools are at capacity and there is a need for a new school. Development of this site would result in the loss of informal open space.	?
15	Good quality housing	Development of the site would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	The increase in local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

2.5.4 Shendish (larger combined site)

SA Objective		Shendish, Hemel Hempstead	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats, including some mature trees.	x
2	Water quality/ quantity	The site falls within Groundwater Protection Zone 2.	x
3	Flood risk	The site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	Development of the site would result in a loss of greenfield land, and soil sealing.	x
5	Greenhouse gas emissions	The site has good access to local facilities in Apsley, which could decrease the need to travel by car, and its location close to the train station could encourage a shift from private car use to public transport. There would also be the potential for creation of a public transport link through to Manor Estate. These factors could help reduce the growth in ghg emissions.	✓
6	Climate change proof	Neutral effects.	-
7	Air Quality	This option has good access to local facilities in Apsley, which could decrease the need to travel by car and reduce growth in airborne emissions. However development at this location could increase congestion on London Road with associated implications for local air quality. An Air Quality Management Area (AQMA) was designated in 2011 for part of London Road near to Apsley local centre and additional traffic created by the development at Shendish could add to existing problems.	x
8	Use of brownfield sites	Uses a greenfield site for development.	x
9	Resource efficiency	The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves. A new railway bridge and road infrastructure would be needed to support development at this location.	x
10	Historic & cultural assets	The site is located near Shendish Manor, which is a Grade II listed building, and would have an effect on its parkland setting. The site is also located adjacent to an area of archaeological significance. The site is classified as approximately 50% "20 th Century Agriculture", 40% "Parks, Gardens, Recreation" and 10% "Built-up Modern". The County Archaeologist has identified there to be a high risk that heritage assets with archaeological interest are present on the site. Archaeological assessment would therefore be required before the submission of a planning application.	x
11	Landscape & Townscape	The site is located in the Green Belt and development at this location would reduce the gap between Hemel Hempstead and Rucklers Lane. Development of the site would have a visual impact on the landscape of the Gade Valley, although the retention of the golf course (although smaller in size) and Hen's Head Wood in the north (as proposed in the Illustrative Masterplan) would help to reduce these effects. There would also be an impact on the parkland setting of Shendish Manor.	x
12	Health	The site is located near local facilities, which could encourage walking and cycling to access the facilities, although the topography of the site may discourage these modes.	✓

SA Objective		Shendish, Hemel Hempstead	
		The site is located near to the A41 which could result in noise levels that might affect health and wellbeing, although preliminary assessment suggests that effects may be neutral.	?
		Developing this site would impact on the recreational value of footpaths through the area, which could reduce opportunities for healthy lifestyles, thus having adverse impacts for health and wellbeing. There are also road safety implications associated with development of this site in relation to the junction with London Road.	x
13	Sustainable locations	The site is located near a local centre and development could create footpath and cycle links to Manor Estate. There are two local primary schools nearby however they are both already at capacity.	✓
14	Equality & social exclusion	The site is located near a local centre.	✓
		There are two local primary schools nearby but they are both already at capacity. The location to the south of the railway means that the area is relatively isolated from the rest of Hemel Hempstead.	x
15	Good quality housing	This site could provide c.900 units of housing which would allow for the provision of a large amount of affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a large amount of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

3 Appendix B: Berkhamsted Assessment

3.1 Emerging Core Strategy – 2009

3.1.1 Development Options Assessment

Option 1: Land off New Road

Option 2: Land south of Hilltop Road

Option 3: Land adjacent to Hanburys, Shootersway

(NB: Strike through text has been used in the table for this option as a more recent assessment for this site is at Section 3.3.1)

Option 4: Land adjacent to Blegberry Gardens, Shootersway

SA Objective		Option 1 Land off New Road	Option 2 Land south of Hilltop Road	Option 3 Land adjacent to Hanburys, Shootersway	Option 4 Land adjacent to Blegberry Gardens, Shootersway
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats. x	The site is greenfield and there would therefore be loss of some habitats. x	The site is greenfield and there would therefore be loss of some habitats. *	The site is greenfield and there would therefore be loss of some habitats. The site is also adjacent to a wildlife site. x
2	Water quality/ quantity	Uncertain effect from this option on water quality and quantity. This is due to the proximity of the site to the canal and dependent on amount of run off. ?	No predicted effects. -	No predicted effects. -	No predicted effects. -
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3. -	This option is in a low risk flood zone and not in flood risk zone 2 or 3. -	This option is in a low risk flood zone and not in flood risk zone 2 or 3. -	This option is in a low risk flood zone and not in flood risk zone 2 or 3. -
4	Soils	This option would result in a loss of greenfield land, and development x	This option would result in a loss of greenfield land, and development x	This option would result in a loss of greenfield land, and development *	This option would result in a loss of greenfield land, and development would x

SA Objective		Option 1 Land off New Road	Option 2 Land south of Hilltop Road	Option 3 Land adjacent to Hanburys, Shootersway	Option 4 Land adjacent to Blegberry Gardens, Shootersway
		would result in soil sealing.	would result in soil sealing.	would result in soil sealing.	result in soil sealing.
5	Greenhouse gas emissions	The option is located at a distance from the town centre, which could encourage greater car use to access the town. There is also poor pedestrian access to local facilities, which could mean there is an increase in car use. This could mean that there is an increase in the level of ghg emissions. *	The site is relatively close to the town centre and the railway station which should reduce the need to travel by car. However the gradient between the town centre and the site may make walking and cycling difficult which could result in increased car use and growth in the level of ghg emissions. ?	The option is located at a distance from the town centre, which discourages walking and cycling, and there are poor bus services. This could mean that the use of the car could increase, giving an increase in ghg emissions. The gradient between the town centre and the site may also make walking and cycling difficult. These factors could mean that there is an increase in the level of ghg emissions. *	This option is located furthest from the town centre, so the effect of increased use of the car will be more significant than the other options. The gradient between the town centre and the site may make walking and cycling difficult. These factors could mean that there is an increase in the level of ghg emissions. *
6	Climate change proof	Neutral Effects. -	Neutral Effects. -	Neutral Effects. -	Neutral Effects. -
7	Air Quality	The option is located at a distance from the town centre, which could encourage greater car use to access the town. There is also poor pedestrian access to local facilities, which could mean there is an increase in car use. There could be adverse effects on air quality due to a possible increase in *	The proximity of the site to the town centre and the railway station should reduce the need to travel by car. However, the gradient between the town centre and the site may make walking and cycling difficult. There could be adverse effects on air quality due to a possible increase in emissions. ?	The option is located at a distance from the town centre, which discourages walking and cycling, and there are poor bus services. This could mean that the use of the car could increase. The gradient between the town centre and the site may make walking and cycling difficult. There could be adverse *	This option is located furthest from the town centre, so the effect of increased use of the car will be more significant than the other options. The gradient between the town centre and the site may make walking and cycling difficult. There could be adverse effects on air quality due to a possible increase in emissions. *

SA Objective		Option 1 Land off New Road		Option 2 Land south of Hilltop Road		Option 3 Land adjacent to Hanburys, Shootersway		Option 4 Land adjacent to Blegberry Gardens, Shootersway	
		emissions.				effects on air quality due to a possible increase in emissions.			
8	Use of brownfield sites	This option uses a greenfield site for development.	x	This option uses a greenfield site for development (including the loss of the school playing fields).	x	This option uses a greenfield site for development.	*	This option uses a greenfield site for development.	x
9	Resource efficiency	Neutral Effects.	-	Neutral Effects.	-	Neutral Effects.	-	Neutral Effects.	-
10	Historic & cultural assets	There is a potential impact on the setting of the Grand Union Canal, and the site is located in an area of archaeological significance. The area is classified as "18 th -19 th century enclosure" (HLC) ¹	x	There is no predicted effect of this option on historic assets. The area is classified as "built up modern" (HLC).	-	There is no predicted effect of this option on historic assets. The area is classified as "built up modern" (HLC).	-	The option is located in an area of archaeological significance. The vast majority of the site is "20th century agriculture" (HLC).	
11	Landscape & Townscape	The option is located in a visually prominent, Greenbelt site, near the Chilterns AONB.	x	The option is located in the Greenbelt. The development could also have an impact on the setting of the school and open space.	x	The option is located in the Greenbelt and could also impact on the setting of the British Film Institute (BFI) site. There could also be an effect on the transition area from urban to countryside.	*	The option is located in the Greenbelt. There could be a possible impact on the AONB and on the transition area from urban to countryside.	x
12	Health	The option is located at a distance from the town centre, which could discourage walking and cycling.	x	This option would result in loss of playing fields, which could limit leisure opportunities and restrict opportunities	x	The option is located at a distance from the town centre, which could discourage walking and cycling.	*	The option is located at a distance from the town centre, which could discourage walking and cycling. The site is located	x

¹ HLC= Hertfordshire Historic Landscape Characterisation

SA Objective		Option 1 Land off New Road	Option 2 Land south of Hilltop Road	Option 3 Land adjacent to Hanburys, Shootersway	Option 4 Land adjacent to Blegberry Gardens, Shootersway	
		There is also poor pedestrian access to local facilities and lack of leisure facilities.	for healthier lifestyles.	The site is located near the A41 which could result in noise levels that could affect health. The gradient between the town centre and the site may discourage walking and cycling.	near the A41 which could result in noise levels that could affect health. The gradient between the town centre and the site may discourage walking and cycling.	
13	Sustainable locations	The option is located at a distance from the town centre, and there is poor pedestrian access to local facilities.	* The option is located closer to the town centre and the railway station than the other options. The option is located near to schools.	✓ The option is located at a distance from the town centre.	* The option is located at a distance from the town centre.	* The option is located at a distance from the town centre. It is close to a private school, but some distance from state schools.
		The option is located near a school and local centre.	✓	The option is located close to the BFI site which would reduce the need to travel for those working at the site.	✓	
14	Equality & social exclusion	The option is located at a distance from the town centre, and there is poor pedestrian access to local facilities.	* The option is located closer to the town centre and the railway station than the other options.	✓ The option is located at a distance from the town centre.	* The option is located at a distance from the town centre.	* The option is located at a distance from the town centre. It is close to a private school, but some distance from state schools.
		The option is located near a school and local centre.	✓	The option is located close to the BFI site which reduces the need to travel by employees who occupy the new housing.	✓	
15	Good quality housing	This option should provide affordable housing.	✓ This option should provide affordable housing.	✓ This option should provide affordable housing.	✓ This option is the largest, and should provide more affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	- Neutral Effects.	- Neutral Effects.	- Neutral Effects.	-

SA Objective		Option 1 Land off New Road		Option 2 Land south of Hilltop Road		Option 3 Land adjacent to Hanburys, Shootersway		Option 4 Land adjacent to Blegberry Gardens, Shootersway	
17	Crime and fear of crime	Neutral Effects.	-	Neutral Effects.	-	Neutral Effects.	-	Neutral Effects.	-
18	Sustainable prosperity & growth	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓	This option could support expansion of the BFI site, which is a key local employer. This could create more jobs, helping the local economy. Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓	As this should provide the largest amount of additional housing, this means there is potential for more residents, making facilities and shops more viable. This would help with the local economy. There is more potential for developer contributions than for the other sites.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓	Provision of housing could help the local economy and encourage provision of local services.	✓	Provision of housing could help the local economy and encourage provision of local services.	✓	Provision of housing could help the local economy and encourage provision of local services. There would also be more potential for developer contributions.	✓
20	Revitalise town centres	The option can help revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓	The option can help revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓	The option can help revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓	The option can help revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓

3.2 Draft Core Strategy – November 2010

3.2.1 Local Allocations Assessment

Land at Lock Field, New Road

Hanburys, Shootersway

(NB: Strike through text has been used in the table for this option as a more recent assessment for this site is at Section 3.3.1)

SA Objective		Land at Lock Field, New Road		Hanburys, Shootersway	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x	The site is greenfield and there would therefore be loss of some habitats.	*
2	Water quality/ quantity	Uncertain effect from this option on water quality and quantity. This is due to the proximity of the site to the canal and dependent on amount of run off.	?	No predicted effects.	-
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x	This option would result in a loss of greenfield land, and development would result in soil sealing.	*
5	Greenhouse gas emissions	The site is located at a distance from the town centre, which could encourage greater car use to access the town. There is also poor pedestrian access to local facilities, which could mean there is an increase in car use. This could mean that there is an increase in the level of ghg emissions.	x	The site is located at a distance from the town centre, which discourages walking and cycling, and there are poor bus services. This could mean that the use of the car could increase, giving an increase in ghg emissions. The gradient between the town centre and the site may also make walking and cycling difficult. These factors could mean that there is an increase in the level of ghg emissions.	*
6	Climate change proof	Neutral Effects.	-	Neutral Effects.	-
7	Air Quality	The site is located at a distance from the town centre, which could encourage greater car use to access the town. There is also poor pedestrian access to local	x	The site is located at a distance from the town centre, which discourages walking and cycling, and there are poor bus services. This could mean that the use of the car could increase. The	*

SA Objective		Land at Lock Field, New Road		Hanburys, Shootersway	
		facilities, which could mean there is an increase in car use. There could be adverse effects on air quality due to a possible increase in emissions.		gradient between the town centre and the site may make walking and cycling difficult. There could be adverse effects on air quality due to a possible increase in emissions.	
8	Use of brownfield sites	This option uses a greenfield site for development.	x	This option uses a greenfield site for development.	*
9	Resource efficiency	Neutral Effects.	-	Neutral Effects.	-
10	Historic & cultural assets	There is a potential impact on the setting of the Grand Union Canal, and the site is located in an area of archaeological significance. The area is classified as "18 th -19 th century enclosure" (HLC) ²	x	There is no predicted effect of this option on historic assets. The area is classified as "built up modern" (HLC).	-
11	Landscape & Townscape	The site is located in a visually prominent, Greenbelt site, near the Chilterns AONB.	x	The site is located in the Greenbelt and could also impact on the setting of the British Film Institute (BFI) site. There could also be an effect on the transition area from urban to countryside.	*
12	Health	The site is located at a distance from the town centre, which could discourage walking and cycling. There is also poor pedestrian access to local facilities and lack of leisure facilities.	x	The site is located at a distance from the town centre, which could discourage walking and cycling. The site is located near the A41 which could result in noise levels that could affect health. The gradient between the town centre and the site may discourage walking and cycling.	*
13	Sustainable locations	The site is located at a distance from the town centre, and there is poor pedestrian access to local facilities.	x	The site is located at a distance from the town centre.	*
		The site is located near a school and local centre.	✓	The site is located close to the BFI site which would reduce the need to travel for those working at the site.	✓
14	Equality & social exclusion	The site is located at a distance from the town centre, and there is poor pedestrian access to local facilities.	x	The site is located at a distance from the town centre.	*

² HLC= Hertfordshire Historic Landscape Characterisation

SA Objective		Land at Lock Field, New Road		Hanburys, Shootersway	
		The site is located near a school and local centre.	✓	The site is located close to the BFI site which reduces the need to travel by employees who occupy the new housing.	✓
15	Good quality housing	This option should provide affordable housing.	✓	This option should provide affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-	Neutral Effects.	-
18	Sustainable prosperity & growth	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓	This option could support expansion of the BFI site, which is a key local employer. This could create more jobs, helping the local economy. Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	The option can help revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓	The option can help revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓

3.3 Pre Submission Core Strategy – September 2011

3.3.1 Hanburys, Shootersway

SA Objective		Hanburys, Shootersway	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This site is greenfield land, and development would result in soil sealing..	x
5	Greenhouse gas emissions	The site is located at a distance from the town centre, which discourages walking and cycling, and there are poor bus services. This could mean that the use of the car could increase, giving an increase in ghg emissions. The gradient between the town centre and the site may also make walking and cycling difficult. These factors could mean that there is an increase in the level of ghg emissions.	x
6	Climate change proof	Neutral Effects.	-
7	Air Quality	The site is located at a distance from the town centre, which discourages walking and cycling, and there are poor bus services. This could mean that the use of the car could increase. The gradient between the town centre and the site may make walking and cycling difficult. There could be adverse effects on air quality due to a possible increase in emissions.	x
8	Use of brownfield sites	Uses a greenfield site for development.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	There is no predicted effect on historic assets. The area is classified as "built up modern" (HLC).	-
11	Landscape & Townscape	The site is located in the Greenbelt and could also impact on the setting of the British Film Institute (BFI) site. There could also be an effect on the transition area from urban to countryside.	x
12	Health	The site is located at a distance from the town centre, which could discourage walking and cycling. The site is located near the A41 which could result in noise levels that could affect health. The gradient between the town centre and the site may discourage walking and cycling.	x
13	Sustainable locations	The site is located at a distance from the town centre.	x
		The site is located close to the BFI site which would reduce the need to travel for those working at the site.	✓
14	Equality & social exclusion	The site is located at a distance from the town centre.	x
		The site is located close to the BFI site which reduces the need to travel by employees who occupy the new housing.	✓
15	Good quality housing	Developing this site would provide some affordable housing.	✓

SA Objective		Hanburys, Shootersway	
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	Developing this site could support expansion of the BFI site, which is a key local employer. This could create more jobs, helping the local economy. Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Developing this site could help to revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓

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

SA Objective		Land at Durrants Lane / Shootersway (Egerton Rothesay School)	
1	Biodiversity	The site is partly greenfield and there would therefore be loss of some habitats. The option is adjacent to a wildlife site.	x
2	Water quality/ quantity	Neutral Effects.	-
3	Flood risk	The site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	Upgrading the existing school building along with providing 180 new homes would be likely to result in some soil sealing and soil loss.	x
5	Greenhouse gas emissions	Providing 180 new homes will result in an increase in traffic and increase use of the car, especially due to the distance of the site from the town and the lack of easy access by public transport. These factors could result in an increase in the level of ghg emissions.	x
6	Climate change proof	Neutral effects.	-
7	Air Quality	Providing 180 new homes will result in an increase in traffic and increase use of the car, especially due to the distance of the site from the town and the lack of easy access by public transport. These factors could result in adverse impacts on air quality.	x
8	Use of brownfield sites	Uses a predominantly greenfield sites for development.	x
9	Resource efficiency	Involves the refurbishment of the existing building so would be an efficient use of resources.	✓
10	Historic & cultural assets	The site is located in an "area of archaeological significance". The area is classified as "20th Century Agriculture" (approx 60%); "Built-up Areas Modern" (approx. 20%), "Woodlands" (approx	x

SA Objective		Land at Durrants Lane / Shootersway (Egerton Rothesay School)	
		3%), and "Parks, Gardens, Recreation" (approx 17%) (HLC).	
11	Landscape & Townscape	The school and housing development is located entirely outside of the Greenbelt. Playing pitches are proposed within the Greenbelt, although these are consistent with Greenbelt policy. There could however be a visual impact as it would result in the use of open space for development and the playing pitches.	x
12	Health	The site is located at a distance from the town centre, which could discourage walking and cycling. In addition, the site is located near the A41 which could result in noise levels that could affect health and wellbeing. Although there are plans for enhanced sports facilities and playing pitches there are uncertainties with regard to whether local residents would be encouraged to use them.	x
13	Sustainable locations	The site is located at a distance from the town centre; however it is located next to leisure space.	x
14	Equality & social exclusion	The site is located at a distance from the town centre.	x
		The site is located next to leisure space. Upgrading the school building should improve the quality of the education facility.	✓
15	Good quality housing	This site allows for 180 dwellings, which should provide some affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	As this site should provide housing, there is potential for more residents to live in the town, making facilities and shops more viable. This would help support the local economy.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Developing this site could help to revitalise the town or local centres as providing additional housing should help to maintain community vibrancy and vitality.	✓

3.4 Additional and Amended Local Allocations Assessment – June 2012

3.4.1 Haslam Field, Shooterways

SA Objective		Haslam Field, Shootersway	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats. Although the closely mown improved grassland may be of limited biodiversity value it could still be an important reservoir for wildlife. The perimeter hedgerows and trees will also provide important habitats.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located at a distance from the town centre, which would discourage walking and cycling. In addition there are poor bus services. This could mean that the use of the car would increase, giving an increase in ghg emissions. The gradient between the town centre and the site may also make walking and cycling difficult. These factors could mean that there is an increase in the level of ghg emissions.	x
6	Climate change proof	Neutral effects.	-
7	Air Quality	The site is located at a distance from the town centre, which would discourage walking and cycling, and there are poor bus services. This could mean that the use of the car would increase. The gradient between the town centre and the site may make walking and cycling difficult. There could be adverse effects on air quality due to a possible increase in emissions. An Air Quality Management Area (AQMA) was designated in 2011 for part of the High Street in Northchurch and additional traffic created by the development at Haslam Field could add to existing problems.	x
8	Use of brownfield sites	Uses a greenfield site for development.	x
9	Resource efficiency	Neutral effects.	-
10	Historic & cultural assets	The area is classified in the Hertfordshire Historic Landscape Characterisation (HLC) as "built up modern". However, the County Archaeologist has identified that there is a potential that archaeological remains are present in this area of Berkhamsted, including the possibility of nationally important remains that may be worthy of preservation <i>in situ</i> . Archaeological assessment would therefore be required before the submission of a planning application.	?
11	Landscape & Townscape	The site is located in the Green Belt and could also impact on the setting of the British Film Institute (BFI) site. There could also be an effect on the transition area from urban to countryside.	x
12	Health	Developing this site for housing would result in the loss of informal open space and playing pitches in which the town is already deficient. This site is close to the A41, which means there would be noise disturbance which could affect the health and well-being of the new residents. The site is located at a distance from the town centre, which could discourage walking and cycling and the gradient between the town centre and the site may exacerbate this issue.	x

SA Objective		Haslam Field, Shootersway	
13	Sustainable locations	The site is located at a distance from the town centre.	x
		The site is located close to the BFI site which would reduce the need to travel for those working at the site.	✓
14	Equality & social exclusion	The site is located at a distance from the town centre.	x
		The site is located close to the BFI site which reduces the need to travel by employees who occupy the new housing.	✓
15	Good quality housing	Developing this site would provide some affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Developing this site could help to revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓

3.4.2 Home Farm, Pea Lane, Northchurch

SA Objective		Home Farm, Pea Lane, Northchurch	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located at a distance from the town centre, which would discourage walking and cycling to main services and facilities. This could mean that the use of the car would increase, giving an increase in ghg emissions. However, the site is located close to a number of local shops (in Northchurch) which could help to reduce these effects.	x
6	Climate change proof	Neutral effects.	-
7	Air Quality	The site is located at a distance from the town centre, which would discourage walking and cycling to main services and facilities. This could mean that the use of the car would increase. There could be adverse effects on air quality due to a possible increase in emissions. However, the site is located close to a number of local shops (in Northchurch) which could help to reduce these effects. An Air Quality Management Area (AQMA) was designated in 2011 for part of the High Street in Northchurch and additional traffic created by the development at Pea Lane could add to existing problems.	x
8	Use of brownfield sites	Uses a greenfield site for development.	x
9	Resource efficiency	Neutral effects.	-
10	Historic & cultural assets	The site is classified as approximately 50% "pre 18 th century enclosure" and 50% 20 th century agriculture (HLC). The County Archaeologist has identified that there is a potential that archaeological remains are present in the area between the A41 and Berkhamsted, including the possibility of nationally important remains that may be worthy of preservation <i>in situ</i> . Archaeological assessment would therefore be required before the submission of a planning application.	?
11	Landscape & Townscape	The site is located in the Green Belt and the Chilterns AONB. Development of the site would have an effect on the character of the designation and significant adverse effects are therefore predicted in relation to this objective.	xx
12	Health	The site is located at a distance from the town centre, which would discourage walking and cycling to main services and facilities.	x
13	Sustainable locations	The site is located at a distance from the town centre.	x
14	Equality & social exclusion	The site is located at a distance from the town centre.	x
15	Good quality housing	Developing this site would provide some affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-

SA Objective		Home Farm, Pea Lane, Northchurch	
18	Sustainable prosperity & growth	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Developing this site could help to revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓

3.4.3 Ivyhouse Lane, Berkhamsted

SA Objective		Ivyhouse Lane, Berkhamsted	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located at a distance from the town centre which would discourage walking and cycling. Its location on a valley side would also make walking and cycling difficult. The site has poor accessibility to local facilities, especially primary schools. This could all mean that the use of the car would increase, giving an increase in ghg emissions. Buses do however run within 300m of the site which would enable the use of public transport and the railway station is relatively close to the site.	x
6	Climate change proof	Neutral effects.	-
7	Air Quality	The site is located at a distance from the town centre which would discourage walking and cycling. Its location on a valley side would also make walking and cycling difficult. The site has poor accessibility to local facilities, especially primary schools. This could all mean that the use of the car would increase and there could therefore be adverse effects on air quality from vehicle emissions. Buses do however run within 300m of the site which would enable the use of public transport. An Air Quality Management Area (AQMA) was designated in 2011 for part of the High Street in Northchurch and additional traffic created by the development at Ivyhouse Lane could add to existing problems.	x
8	Use of brownfield sites	Uses a greenfield site for development.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	The site is classified as "pre 18 th century enclosure" (HLC).	-
11	Landscape & Townscape	The site lies in the Green Belt. It is also immediately adjacent to the Chilterns AONB and therefore its development could impact on the character of the designation.	x
12	Health	Although the site is located 1km from the railway station and 1.25km from the town centre its location on a valley side may discourage residents from walking and cycling.	x
13	Sustainable locations	The site is at a distance from the town centre.	x
14	Equality & social exclusion	The site is at a distance from the town centre.	x
		The site has poor accessibility to local facilities, especially primary schools	x
15	Good quality housing	Developing this site would provide some affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓

SA Objective		Ivyhouse Lane, Berkhamsted	
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Developing this site could help to revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓

3.4.4 Land South of Berkhamsted

SA Objective		Land South of Berkhamsted	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats. The site also includes Long Green wildlife site and Brickhill Green wildlife site, which could be affected by development.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option is located some distance from the town centre and the gradient between the town centre and the site is likely to discourage walking and cycling, which could result in increased car use and growth in the level of ghg emissions. In addition, the scale of development at this site is out of scale with the employment opportunities in Berkhamsted and therefore it is likely that many of the new dwellings will be occupied by commuters to other towns/areas for work. Whilst the site is situated within 2km of the railway station there remains the likelihood that a high proportion will commute to work by private car.	x
		A circular bus route is proposed within the scheme, so this could increase use of public transport over private car use, depending on the uptake of this mode. There are also plans for a local centre which could provide the amenities required, thereby reducing the need to travel for some day to day needs. These factors could help reduce the growth in ghg emissions.	✓
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option is located a distance from the town centre, so there could be an increased use of the car. However, a circular bus route is proposed within the scheme, as well as provision of a local centre, both helping to reduce the need to travel. There could be beneficial implications for air quality depending on the uptake of this mode and the provision of services in the local centre being adequate for the needs of the local community. The large number of new dwellings proposed for this site could exacerbate the air quality issues in Northchurch, where an Air Quality Management Area (AQMA) was designated in 2011 for part of the High Street. Additional traffic created by any development at Land South of Berkhamsted could add to the existing problems.	?
8	Use of brownfield sites	This option uses a greenfield site for development.	x
9	Resource efficiency	Neutral effects.	-
10	Historic & cultural assets	Part of the site (the area of Be/h2d Land west of Chesham Road) is located in an area of archaeological significance.	x
		The 'Land South of Berkhamsted' area is classified as "pre 18 th century enclosure" (40%), "20th century agriculture" (15%), "woodlands" (10%) and "parks, gardens, recreation" (35%) (HLC). The County Archaeologist has identified that there is a potential that archaeological remains are present in the area between the A41 and Berkhamsted, including the possibility of nationally important remains that may be worthy of preservation <i>in situ</i> . Archaeological assessment would	?

SA Objective		Land South of Berkhamsted	
		therefore be required before the submission of a planning application.	
11	Landscape & Townscape	The option is located in the Green Belt and would also impact on the Green Gateway. There could be a possible impact on the transition area from urban to countryside.	x
12	Health	The option is located at a distance from the town centre, which could discourage walking and cycling. The site is located near the A41 which could result in noise levels that could affect health and wellbeing even with the proposed acoustic bunds in place.	x
		There are plans for enhanced sports facilities, however it is uncertain what these facilities will be and whether they would encourage residents to have more active lifestyles.	?
13	Sustainable locations	The option is located at a distance from the town centre, however there is a local centre planned which will meet some day to day needs. There is a local school, with a new primary school proposed as part of the development. However the option could impact on school places available, as these are already under pressure in Berkhamsted.	✓
		The option is located close to the British Film Institute (BFI) site which should reduce the need to travel for any new residents working at the site.	✓
14	Equality & social exclusion	The option is located at a distance from the town centre, however a local centre is planned which will meet some day to day needs. There is a local school, with a new primary school proposed as part of the development. However the option could impact on school places available, as these are already under pressure in Berkhamsted.	✓
15	Good quality housing	This option covers a large area, and should provide a large amount of affordable housing.	✓
16	Community Identity & participation	A new local centre is planned with community facilities such as a local community hall. This should make the area a more attractive place to live and work.	✓
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	As this should provide a large amount of additional housing, this increased number of residents in the town would make facilities and shops more viable. The option also includes a local centre which could offer employment opportunities. The option could also support the expansion of the BFI site, which is a key local employer. This could create more jobs, helping the local economy.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	The option could help to revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓

4 Appendix C: Tring Assessment

4.1 Emerging Core Strategy – June 2009

4.1.1 Development Options Assessment

Option 1: Land to the West (Icknield Way)

(NB: Strike through text has been used in the table for this option as a more recent assessment for this site is at Section **Error! eference source not found.**)

Option 2: Land to the East (Dunsley Farm)

SA Objective		Option 1 Land to the West		Option 2 Land to the East	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	*	The site is mainly greenfield and there would therefore be loss of some habitats. The site also contains a wildlife site.	x
2	Water quality/ quantity	Neutral Effects.	-	Neutral Effects.	-
3	Flood risk	The site is in a low flood risk zone.	-	The site is in a low flood risk zone.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	*	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The option is located near a local centre and is adjacent to the town's main employment area. However it is located 2km from the town centre. This could increase the use of the car to access town centre facilities and services, thereby increasing the growth of ghg emissions.	?	This option is closer to the town centre (1km) than option 1. This could encourage cycling and walking rather than use of the car, which would help to reduce the growth in ghg emissions. This is however dependent on these sustainable travel options being taken up.	✓
		There is also uncertainty around the level of out-commuting that may result from building the large number of houses on this site. If this is by car on the A41 there is the potential for ghg emissions.		The large number of houses proposed under this option could result in significant levels of out-commuting. If this is by car on the A41 there is the potential for ghg emissions.	?
6	Climate change proof	Neutral Effects.	-	Neutral Effects.	-

SA Objective		Option 1 Land to the West		Option 2 Land to the East	
7	Air Quality	The option is located near a local centre and is adjacent to main employment area. However it is located 2km from the town centre. This could increase the use of the car, increasing the possibility of adverse effects on local air quality.	*	This option is closer to the town centre (1km) which could encourage cycling and walking rather than use of the car, which would help improve local air quality. This is however dependent on these non-polluting travel options being taken up.	✓
8	Use of brownfield sites	This site is located in greenfield.	*	The site is mainly located in greenfield.	x
9	Resource efficiency	Neutral Effects.	-	Neutral Effects.	-
10	Historic & cultural assets	This site is located in an area classified as "20th century agriculture" (HLC).	-	This option is located adjacent to a historic park and garden, and has three Listed buildings on site. The site is classified as "pre 18 th century enclosure" (approx 50% and the area closest to the town centre), "18-19 th century enclosure" (approx.45% of the site), and the remainder is "built up modern" (HLC).	x
11	Landscape & Townscape	The site is in the Greenbelt and is located adjacent to the Chilterns AONB. Development of this site would be visible from Icknield Way and the Chilterns AONB, which could have adverse visual impacts.	*	The site is located in the Greenbelt and is adjacent to the Chilterns AONB. It is a large sprawling site and development would have some adverse effects on the landscape.	x
12	Health	This option would allow for open space, but it would not be big enough for all the leisure space aspirations for Tring.	✓	This option would provide the wider town with significant areas of open space, and improved facilities.	✓
		This option is close to the A41, which means there would be noise disturbance which could affect the health and well-being of the new residents.	*	This option is close to the A41, which means there would be noise disturbance which could affect the health and well-being of the new residents.	x
13	Sustainable Locations	The option is located near the local centre and is adjacent to main employment area. However it is located 2km from the town centre.	*	This option is located nearer to the town centre (1km).	✓
14	Equality & social exclusion	The option is located near the local centre and is adjacent to main employment area. However it is	*	This option is located nearer to the town centre (1km).	✓

SA Objective		Option 1 Land to the West		Option 2 Land to the East	
		located 2km from the town centre.		The option would mean that leisure space would be in one location in Tring, making it harder to access from other areas of the town.	x
15	Good quality housing	This option would provide 380 dwellings with the potential for high levels of affordable housing.	✓	This option would provide 600 dwellings with the potential for significant levels of affordable housing.	✓✓
16	Community Identity & participation	Neutral Effects.	-	This option could improve the community identity and participation for the residents of Tring due to the significant area of open space proposed.	✓
17	Crime and fear of crime	Neutral Effects.	-	Neutral Effects.	-
18	Sustainable prosperity and growth	Development of this site could involve provision of some employment space, thereby helping to support the local economy. Also, the new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓	Provision of significant additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	This option provides new housing which could result in improved services and jobs for the town and should help to support the local services, thereby maintaining their viability.	✓	This option provides more new housing which can result in improved services and jobs for the town. The large number of houses proposed under this option will also result in higher levels of developer contributions which should improve facilities and services.	✓
20	Revitalise town centres	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy, thereby helping to support sustainable urban living.	✓	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy, thereby helping to support sustainable urban living. This option would have more of a significant impact on supporting the vitality of the town's facilities due to the site being a larger site, with the potential for increased developer contributions.	✓

4.2 Additional Strategic Development Locations and Sites Assessment – February 2010

4.2.1 Waterside Way

4.2.2 Land adjacent to Station Road

SA Objective		Option 1 Waterside Way		Option 2 Land adjacent to Station Road	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x	The site is greenfield and there would therefore be loss of some habitats. The site also overlaps with Station Road/Grove Road Fields wildlife site, so a small part of the wildlife site could be affected by this option. The site is also located adjacent to the Grand Union Canal wildlife site.	x
2	Water quality/ quantity	The option is located on the Grand Union Canal watercourse, of which the quality is currently good ³ . Depending on the amount of run off the new development creates, this could lead to adverse impacts on the water quality.	x	Neutral Effects.	-
3	Flood risk	The site is in a low flood risk zone.	-	The site is in a low flood risk zone.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option is located at a distance from the town centre, which could increase the use of car. This could increase the growth of ghg emissions. There are however strong pedestrian and cycle links to the town centre, which could reduce the need to travel by private car, however the impact on ghg emission levels depends on these sustainable options being taken up. The option promotes an increase in woodland cover, helping carbon sequestration.	x	The option is located a distance from the town centre and it is uncertain whether local amenities would be provided. This could increase the use of the car to access town centre facilities and services, thereby increasing the growth of ghg emissions. The site is located close to the railway station, and there are existing cycle links to both the station and town. The impact on ghg emission levels would depend on these sustainable options being taken up.	x
6	Climate change proof	Neutral Effects.	-	Neutral Effects.	-

³ Water Framework Directive- River Basin Management Plans accessed at: http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=492500.0&y=211500.0&topic=wfd_rivers&ep=map&scale=3&location=Tring,%20Hertfordshire&lang=e&layerGroups=default&textonly=off#x=492304&y=212230&lq=1,7,8,9,5,6,&scale=5

SA Objective		Option 1 Waterside Way		Option 2 Land adjacent to Station Road	
7	Air Quality	This option is located at a distance away from the town centre, which could increase the use of private cars, increasing the growth of ghg emissions, and thus having adverse effects on air quality. However there are strong pedestrian and cycle links to the town centre which could help reduce emissions to air. However, the affect on air quality depends on these sustainable options being taken up.	x	The option is located a distance from the town centre and it is uncertain whether local amenities would be provided. This could increase the use of private cars for accessing town centre facilities and services, thereby increasing emissions to air, which could result in adverse effects on air quality. However, there are existing cycle links to the station and town centre which could encourage more sustainable travel. The affect on air quality depends on these sustainable options being taken up.	x
8	Use of brownfield sites	The option would result in loss of greenfield land.	x	The option would result in loss of greenfield land.	x
9	Resource efficiency	Neutral Effects.	-	Neutral Effects.	-
10	Historic & cultural assets	This option is located in an area classified as "18th – 19th Century Enclosure" (approx. 80%) and "20th Century Agriculture" (approx 20%) (HLC).	-	This option includes a listed building. This option also is located in an area of archaeological significance and is classified as "18th – 19th Century Enclosure" (approx. 75%) and "Parks, Gardens, Recreation" (approx. 25%) (HLC).	x
11	Landscape & Townscape	The site is located in the Greenbelt and is adjacent to the Chilterns AONB.	x	The site is located in the Greenbelt. Part of the site south of the road is located in the Chilterns AONB. Development would extend outside the town's current built form and would therefore have some adverse effects on landscape character.	x
12	Health	This option would provide the wider town with areas of open space. The strong pedestrian and cycle links could encourage the local residents to have more active lifestyles.	✓	This option would provide the wider town with significant areas of open space, and improved facilities. The cycle links to the town centre and the station could also encourage the local residents to have more active lifestyles.	✓
13	Sustainable Locations	The option is located at a distance from the town centre; however it is located near a few local amenities and schools.	x	The option is located at a distance from the town centre; however, it is located relatively close to schools and the railway station. It is uncertain whether this option would allow for local amenities to be provided.	x

SA Objective		Option 1 Waterside Way		Option 2 Land adjacent to Station Road	
14	Equality & social exclusion	The option is located at a distance from the town centre; however it is located near a few local amenities and schools.	x	The option is located at a distance from the town centre; however it is located relatively close to schools and the railway station. It is uncertain whether this option would allow for local amenities to be provided.	x
15	Good quality housing	This option would have potential for significant levels of affordable housing.	✓	It is not clear how many dwellings are proposed, so the impact on this objective is uncertain. However as the site would only be suitable for a relatively low density of development due to the local character of the area, the option could provide for a relatively low number of dwellings, and with this a low number of affordable houses.	?
16	Community Identity & participation	This option could improve the community identity and participation for the residents of Tring, due to the significant area of open space proposed, especially in the Marina.	✓	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-	Neutral Effects.	-
18	Sustainable prosperity and growth	Development of this site could involve provision of some employment space, thereby helping to support the local economy. Also, the new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓	It is uncertain as to what this option would provide in terms of local amenities and employment opportunities. However, the new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
19	Fairer access to services	This option provides new housing which could result in improved services and jobs for the town and should help to support the local services, thereby maintaining their viability.	✓	This option provides new housing which could result in improved services and jobs for the town and should help to support the local services, thereby maintaining their viability.	✓
20	Revitalise town centres	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy, thereby helping to support sustainable urban living.	✓	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy, thereby helping to support sustainable urban living. This option could have more of a significant impact on supporting the vitality of the town's facilities due to the site being a larger site than Waterside Way. However the uncertainty over the number of houses means that the scale of this effect is unknown.	✓

4.3 Pre Submission Core Strategy – September 2011

4.3.1 Icknield Way, West of Tring

SA Objective		Icknield Way, West of Tring	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water quality/ quantity	Neutral Effects.	-
3	Flood risk	The site is in a low flood risk zone.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located near a local centre and is adjacent to the town's main employment area. However it is located 2km from the town centre. This could increase the use of the car to access town centre facilities and services, thereby increasing the growth of ghg emissions. There is also uncertainty around the level of out-commuting that may result from building the large number of houses on this site. If this is by car on the A41, there is the potential for ghg emissions.	?
6	Climate change proof	Neutral Effects.	-
7	Air Quality	The site is located near a local centre and is adjacent to main employment area. However it is located 2km from the town centre. This could increase the use of the car, increasing the possibility of adverse effects on local air quality.	x
8	Use of brownfield sites	This site is located in greenfield.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	This site is located in an area classified as "20 th century agriculture" (HLC).	-
11	Landscape & Townscape	The site is in the Greenbelt and is located adjacent to the Chilterns AONB. Development of this site would be visible from Icknield Way and the Chilterns AONB, which could have adverse visual impacts.	x
12	Health	Developing this site would allow for open space, but it would not be big enough for all the leisure space aspirations for Tring.	✓
		This site is close to the A41, which means there would be noise disturbance which could affect the health and well-being of the new residents.	x
13	Sustainable Locations	The site is located near the local centre and is adjacent to main employment area. However it is located 2km from the town centre.	x
14	Equality & social exclusion	The site is located near the local centre and is adjacent to main employment area. However it is located 2km from the town centre.	x
15	Good quality housing	This site would provide 150 dwellings with the potential for some affordable housing.	✓

SA Objective		Icknield Way, West of Tring	
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity and growth	Development of this site could involve provision of some employment space, thereby helping to support the local economy. Also, the new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
19	Fairer access to services	This option provides new housing which could result in improved services and jobs for the town and should help to support the local services, thereby maintaining their viability.	✓
20	Revitalise town centres	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy, thereby helping to support sustainable urban living.	✓

4.4 Additional and Amended Local Allocations Assessment – June 2012

4.4.1 Station Road (South), Tring

SA Objective		Station Road (South), Tring	
1	Biodiversity	The site is greenfield, with significant tree cover and there would therefore be loss of some habitats.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	The site is in a low risk flood zone.	-
4	Soils	Development would result in loss of greenfield land and soil sealing.	x
5	Greenhouse gas emissions	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing the growth of ghg emissions. The site is located reasonably close to the railway station, and there are existing cycle links to both the station and the town. The impact on ghg emission increases would depend on these sustainable options being taken up.	x
6	Climate change proof	Neutral effects.	-
7	Air Quality	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing emissions to air, which could result in adverse effects on air quality. However, there are existing cycle links to the station and town centre which could encourage more sustainable travel. The affect on air quality depends on these sustainable options being taken up.	x
8	Use of brownfield sites	Development of the site would result in the use of greenfield land.	x
9	Resource efficiency	Neutral effects.	-
10	Historic & cultural assets	The site is classified as "18 th -19 th Century Enclosure". The site adjoins an Area of Archaeological Significance (Pendley Manor). The setting of Pendley Manor, a Listed Building, could also be adversely affected.	x
11	Landscape & Townscape	The site is located within the Green Belt and the Chilterns AONB. Development of the site would have an effect on the character of the designation and significant adverse effects are therefore predicted in relation to this objective.	xx
12	Health	The existing cycle link to the town and station could encourage the local residents to have more active lifestyles.	✓
13	Sustainable locations	The site is located at a distance from the town centre and employment opportunities; however it is located relatively close to schools and the railway station.	x
14	Equality & social exclusion	The site is located at a distance from the town centre and employment opportunities; however it is located relatively close to schools and the railway station.	x
15	Good quality housing	Developing this site for 50+ units will provide some affordable housing.	✓
16	Community Identity &	Neutral effects.	-

SA Objective		Station Road (South), Tring	
	participation		
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
19	Fairer access to services	The provision of new houses could result in improved services and jobs for the town and should help to support the local services, thereby maintaining their viability.	✓
20	Revitalise town centres	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy, thereby helping to support sustainable urban living.	✓

4.4.2 Station Road (North), Tring

SA Objective		Station Road (North), Tring	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats. The site is also adjacent to the Grand Union Canal wildlife site and Station Road/Grove Fields wildlife site.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	The site is in a low risk flood zone. However, the site adjoins the canal to the west which could be a potential flood risk.	x
4	Soils	Development would result in loss of greenfield land and soil sealing.	x
5	Greenhouse gas emissions	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing the growth of ghg emissions. The site is located relatively close to the railway station, and there are existing cycle links to both the station and the town. The impact on ghg emission levels would depend on these sustainable options being taken up.	x
6	Climate change proof	Neutral effects.	-
7	Air Quality	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing emissions to air, which could result in adverse effects on air quality. However, there are existing cycle links to the station and town centre which could encourage more sustainable travel. The affect on air quality depends on these sustainable options being taken up.	x
8	Use of brownfield sites	Development of the site would result in the use of greenfield land.	x
9	Resource efficiency	Neutral effects.	-
10	Historic & cultural assets	The site is classified as "18 th -19 th Century Enclosure". The south-west corner of the site is within	x

SA Objective		Station Road (North), Tring	
		an Area of Archaeological Significance (Marshcroft Lane, Tring, cropmark). The setting of Pendley Manor, a Listed Building, could also be adversely affected, depending on which area of this site is developed for housing.	
11	Landscape & Townscape	The site is located within the Green Belt. It is adjacent to the Chilterns AONB (the boundary of which is delineated by Station Road) and the Grand Union Canal and the setting of both could be adversely affected by the development. Although the proposed location of the new housing would be on the western side of the site, closest to Tring, development would extend outside the town's current built form and would therefore have some adverse effects on landscape character.	x
12	Health	Development of the site could allow for the provision of just under 1ha of recreational space. The existing cycle link to the town and station could encourage the local residents to have more active lifestyles.	✓
13	Sustainable locations	The site is located at a distance from the town centre; however it is located relatively close to schools and the railway station. It is uncertain whether any local amenities (apart from recreation space) would be provided.	x
14	Equality & social exclusion	The site is located at a distance from the town centre; however it is located relatively close to schools and the railway station. It is uncertain whether any local amenities (apart from recreation space) would be provided.	x
15	Good quality housing	Developing this site for 150+ units will provide some affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
19	Fairer access to services	The provision of new houses could result in improved services and jobs for the town and should help to support the local services, thereby maintaining their viability.	✓
20	Revitalise town centres	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy, thereby helping to support sustainable urban living.	✓

5 Appendix D: Kings Langley Assessment

5.1 Emerging Core Strategy – June 2009

5.1.1 Development Options Assessment

Option 1: Rectory Farm

Option 2: Wayside and Broadfield Farms

SA Objective		Option 1 Rectory Farm		Option 2 Wayside and Broadfield Farms	
1	Biodiversity	Located adjacent to a wildlife site, this is a partly greenfield site and there would therefore be loss of some habitats.	x	The site is part greenfield and there would therefore be loss of some habitats.	x
2	Maintain/ enhance water quality/ quantity	The effect of this option on water quality and quantity is uncertain. This is due to the proximity of the site to the canal and the potential for adverse effects from run-off.	?	Neutral Effects.	-
3	Flood risk	A small part of the site is located in flood zones 2 and 3 and there would therefore be a flood risk for new development and potentially exacerbated flood risk elsewhere. However, the vast majority of the site is in the lower risk flood zone 1.	x	Neutral Effects.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The option is located close to the village and schools, and whilst being a fair distance from the station it has fairly direct access. This could encourage cycling and walking rather than use of the car, which would help to reduce the growth in ghg emissions.	✓	The option is located close to the village, and is walking distance to the station. This could encourage cycling and walking rather than use of the car, which would help to reduce the growth in ghg emissions.	✓

SA Objective		Option 1 Rectory Farm		Option 2 Wayside and Broadfield Farms	
6	Climate change proof	Neutral Effects.	-	Neutral Effects.	-
7	Air Quality	The option is located close to the village and schools, and whilst being a fair distance from the station it has fairly direct access. This could encourage cycling and walking rather than use of the car, which could improve local air quality.	✓	The option is located close to the village, and is walking distance to the station. This could encourage cycling and walking rather than use of the car, which could improve local air quality.	✓
8	Use of brownfield sites	The site is located in a mixed area of PDL and greenfield, but the majority of the site is open in character.	✗	The site is located in an area that is partly greenfield.	✗
9	Resource efficiency	Neutral Effects.	-	Neutral Effects.	-
10	Historic & cultural assets	The area of the site is classified as "20 th century agriculture" (HLC).	-	The site is located in "18 th -19 th century enclosure" (HLC), and has one Listed Building.	✗
11	Landscape & Townscape	The site is located in Greenbelt, and is located near the Canal corridor, leading to possible erosion of the important wildlife corridor. Removal of unattractive buildings will help improve the townscape by providing a better outlook.	✗	The site is located in the Greenbelt on a sensitive open valley side location and there are no physical constraints to south and west of the site to contain development. Future development in this location could result in encroachment into the countryside in this area.	✗
12	Health	This option would provide opportunities for open space, and encourage walking and cycling.	✓	This option would provide opportunities for open space, and encourage walking and cycling.	✓
				The site would be affected by noise from both the M25 and the A41.	✗
13	Sustainable locational development	This option is located near to local facilities.	✓	This option provides good access to local facilities.	✓
14	Equality & social exclusion	This option is located near facilities and open space.	✓	This option provides good access to facilities and open space.	✓
15	Good quality housing	This option would provide a significant level of affordable housing.	✓	This option would provide a significant level of affordable housing.	✓

SA Objective		Option 1 Rectory Farm		Option 2 Wayside and Broadfield Farms	
16	Community Identity & participation	This option would result in removal of unattractive buildings which would improve the local environment.	✓	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-	Neutral Effects.	-
18	Sustainable prosperity and growth	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	This option would support provision of and access to jobs and services.	✓	This option would support provision of and access to jobs and services.	✓
20	Revitalise town centres	This option could help promote the role of the local centre, providing services, housing and employment.	✓	This option could help promote the role of the local centre, providing services, housing and employment.	✓

6 Appendix E: Bovingdon Assessment

6.1 Emerging Core Strategy – June 2009

6.1.1 Development Options Assessment

Option 1: Duckhall Farm

(NB: Strike through text has been used in the table for this option as a more recent assessment for this site is at Section 6.4.2)

Option 2: Rear of Green Lane

Option 3: Grange Farm

Option 4: North of Chesham Road

(NB: Strike through text has been used in the table for this option as a more recent assessment for this site is at Section 6.2.1)

SA Objective		Option 1 Duckhall Farm	Option 2 Rear of Green Lane	Option 3 Grange Farm	Option 4 North of Chesham Road
1	Biodiversity	This greenfield site is located in a high value local biodiversity wildlife corridor, with hedgerows and grassland being an important part of the site. *	This greenfield site is located in a potentially important wildlife habitat, with old hedgerows. *	This greenfield site is located in a high value local biodiversity wildlife corridor. Part of Bovingdon Brickworks is managed by Box Trust as a wildlife habitat. *	This greenfield site is located in a high value local biodiversity wildlife corridor. *
			The site is within an area of biodiversity deficiency, so this option could provide opportunities for new habitat creation. ✓		
2	Maintain/enhance water quality/quantity	Neutral Effects. -	Neutral Effects. -	Neutral Effects. -	Neutral Effects. -
3	Flood risk	The option is located in a low risk flood zone. -	The option is located in a low risk flood zone. -	The option is located in a low risk flood zone. -	The option is located in a low risk flood zone. -
4	Soils	This option would result in a loss of greenfield *	This option would result in a loss of greenfield *	This option would result in a loss of greenfield *	This option would result in a loss of greenfield land. *

SA Objective		Option 1 Duckhall Farm	Option 2 Rear of Green Lane	Option 3 Grange Farm	Option 4 North of Chesham Road
		land, and development would result in soil sealing.	land, and development would result in soil sealing.	land, and development would result in soil sealing.	and development would result in soil sealing.
5	Greenhouse gas emissions	The option is located close to the village, which could encourage cycling and walking rather than use of the car, thereby helping to reduce the growth in ghg emissions. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists.	The option is located close to the village, which could encourage cycling and walking rather than use of the car, thereby helping to reduce the growth in ghg emissions.	The option is located further from the village, which could discourage cycling and walking rather than use of the car, thereby helping to reduce the growth in ghg emissions. However the area between the site and the village centre is relatively flat, which makes it feasible for walking and cycling access to the village.	The option is located further from the village, which could discourage cycling and walking rather than use of the car, which would help to reduce the growth in ghg emissions. However the area between the site and the village centre is relatively flat, which makes it feasible for walking and cycling access to the village. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists.
		There is traffic congestion in the village, which may increase with more people locating to the area. This could result in an increase in the level of ghg emissions.	There is traffic congestion in the village, which may increase with more people locating to the area. This could result in an increase in the level of ghg emissions.	There is traffic congestion in the village, which may increase with more people locating to the area. This could result in an increase in the level of ghg emissions.	There is traffic congestion in the village, which may increase with more people locating to the area. This could result in an increase in the level of ghg emissions.
6	Climate change proof	Neutral Effects.	Neutral Effects.	Neutral Effects.	Neutral Effects.
7	Air Quality	The option is located close to the village, which could encourage cycling and walking rather than use of the car, thereby helping to	The option is located close to the village, which could encourage cycling and walking rather than use of the car, thereby helping to	The option is located further from the village, which could discourage cycling and walking rather than use of the car, which would help	The option is located further from the village, which could discourage cycling and walking rather than use of the car, which would help to improve air

SA Objective		Option 1 Duckhall Farm	Option 2 Rear of Green Lane	Option 3 Grange Farm	Option 4 North of Chesham Road	
		improve air quality. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists.	improve air quality.	to improve air quality. The topographical nature makes it feasible for walking and cycling access to the village.	quality. The topographical nature makes it feasible for walking and cycling access to the village. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists.	
		There is traffic congestion in the village, which may increase with more people locating to the area. This could result in a decline in local air quality.	* There is traffic congestion in the village, which may increase with more people locating to the area. This could result in a decline of local air quality.	x There is traffic congestion in the village, which may increase with more people locating to the area. This could result in a decline in local air quality.	x There is traffic congestion in the village, which may increase with more people locating to the area. This could result in a decline in local air quality.	
8	Use of brownfield sites	The site is located in an area of predominantly greenfield.	* The site is located in an area of predominantly greenfield.	x The site is located in an area of predominantly greenfield.	x The site is located on a site of approx 60% previously developed land, which gives opportunities for this option to make environmental improvements.	✓
9	Resource efficiency	Neutral Effects.	- Neutral Effects.	- Neutral Effects.	- Neutral Effects.	-
10	Historic & cultural assets	The site contains two listed buildings, and is in an area of "pre 18 th century enclosure" (HLC).	* The site is classified as "20 th century agriculture" (HLC).	- The site is classified as "20 th century agriculture" (HLC).	- The site classified as 60% "communications" (airfield) and 40% "agricultural land"(HLC)	-
11	Landscape & Townscape	The site is an important part of the countryside, and there could be an increase in the sprawl of the village. The site is also located in the	* The site is located in the Greenbelt and is situated outside an important boundary to the village. This option would mean there will	x The site is located in the Greenbelt and is a prominent site, as it is an important part of the countryside.	x The site is located in the Greenbelt.	*

SA Objective		Option 1 Duckhall Farm	Option 2 Rear of Green Lane	Option 3 Grange Farm	Option 4 North of Chesham Road				
		Greenbelt:	be encroachment of the village into the countryside.						
12	Health	This option would provide opportunities for open space, and encourage walking and cycling; however there is a busy road separating the site from the village centre which may pose an accident risk and discourage the elderly, disabled people and children from moving around freely in the area.	2	This option would provide opportunities for open space, and encourage walking and cycling.	✓	This option provides the largest amount of open space of the options. This could encourage recreational use.	✓	This option would provide opportunities for open space, and encourage walking and cycling; however there is a busy road separating the site from the village centre which may pose an accident risk and discourage the elderly, disabled people and children from moving around freely in the area.	2
13	Sustainable locational development	This option is located near facilities, but the busy road between the site and the village centre may restrict the easy movement of people.	✓	This option provides good access to facilities.	✓	This option is further from the village, so facilities would be harder to access.	x	This option is further from the village, so facilities would be harder to access, and there is a busy road between the site and the village centre which may restrict the easy movement of people.	*
14	Equality & social exclusion	Neutral Effects.	-	Neutral Effects.	-	Neutral Effects.	-	Neutral Effects.	-
15	Good quality housing	This option could provide a significant level of affordable housing.	✓	This option could provide a significant level of affordable housing.	✓	This option could provide a significant level of affordable housing.	✓	This option could provide a significant level of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-	Neutral Effects.	-	Neutral Effects.	-	Neutral Effects.	-
17	Crime and fear of crime	The site is located near the prison which could	*	Neutral Effects.	-	Neutral Effects.	-	The site is located near the prison which could result	*

SA Objective		Option 1 Duckhall Farm	Option 2 Rear of Green Lane	Option 3 Grange Farm	Option 4 North of Chesham Road
		result in anxiety related to the fear of crime.			in anxiety related to the fear of crime.
18	Sustainable prosperity and growth	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.
19	Fairer access to services	This option would support provision of and access to jobs and services.	This option would support provision of and access to jobs and services.	This option would support provision of and access to jobs and services.	This option would support provision of and access to jobs and services more significantly than other options, as it is the largest site.
20	Revitalise town centres	This option could help promote the role of the local centre, providing services, housing and employment.	This option could help promote the role of the local centre, providing services, housing and employment.	This option could help promote the role of the local centre, providing services, housing and employment.	This option could help promote the role of the local centre, providing services, housing and employment.

6.2 Draft Core Strategy – November 2010

6.2.1 Land to the north of Chesham Road

SA Objective		Land to the north of Chesham Road	
1	Biodiversity	This greenfield site is located in a high value local biodiversity wildlife corridor.	x
2	Maintain/ enhance water quality/ quantity	Neutral Effects.	-
3	Flood risk	The site is located in a low risk flood zone.	-
4	Soils	Developing this site would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located at a distance from the village, which could discourage cycling and walking rather than use of the car, which would help to reduce the growth in ghg emissions. However the area between the site and the village centre is relatively flat, which makes it feasible for walking and cycling access to the village. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists. The effect is considered to be minor.	x
6	Climate change proof	Neutral Effects.	-
7	Air Quality	The site is located at a distance from the village, which could discourage cycling and walking rather than use of the car, which would help to improve air quality. The topographical nature makes it feasible for walking and cycling access to the village. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists. The effect is considered to be minor.	x
8	Use of brownfield sites	The site is located on a site of approx 60% previously developed land, which gives opportunities for this option to make environmental improvements.	✓
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	The site classified as 60% "communications" (airfield) and 40% "agricultural land"(HLC)	-
11	Landscape & Townscape	The site is located in the Greenbelt. The requirement to create a soft edge with the adjoining countryside could help to mitigate adverse impacts on the local landscape.	x
12	Health	Developing this site would provide opportunities for open space, and encourage walking and cycling; however there is a busy road separating the site from the village centre which may pose an accident risk and discourage the elderly, disabled people and children from moving around freely in the area.	?
13	Sustainable locational development	This site is located at a distance from the village, so facilities would be harder to access, and there is a busy road between the site and the village centre which may restrict the easy movement of people.	x

SA Objective		Land to the north of Chesham Road	
14	Equality & social exclusion	The requirement to contribute towards educational and community facilities should have a positive effect on this objective.	✓
15	Good quality housing	Developing this site could provide a significant level of affordable housing.	✓
16	Community Identity & participation	The requirement to contribute towards educational and community facilities could have a positive effect on this objective.	✓
17	Crime and fear of crime	The site is located near the prison which could result in anxiety related to the fear of crime.	x
18	Sustainable prosperity and growth	Provision of additional housing would mean that there are more residents in Bovingdon, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	Developing this site would support provision of and access to jobs and services more significantly than other options, as it is the largest site.	✓
20	Revitalise town centres	Developing this site could help promote the role of the local centre, providing services, housing and employment.	✓

6.3 Pre Submission Core Strategy – September 2011

6.3.1 Chesham Road / Molyneux Avenue

SA Objective		Chesham Road / Molyneux Avenue	
1	Biodiversity	This greenfield site is located in a high value local biodiversity wildlife corridor.	x
2	Maintain/ enhance water quality/ quantity	Neutral Effects.	-
3	Flood risk	The site is located in a low risk flood zone.	-
4	Soils	Developing this site would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located at a distance from the village, which could discourage cycling and walking rather than use of the car, which would help to reduce the growth in ghg emissions. However the area between the site and the village centre is relatively flat, which makes it feasible for walking and cycling access to the village. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists. The effect is considered to be minor.	x
6	Climate change proof	Neutral Effects.	-
7	Air Quality	The site is located at a distance from the village, which could discourage cycling and walking rather than use of the car, which would help to improve air quality. The topographical nature makes it feasible for walking and cycling access to the village. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists. The effect is considered to be minor.	x
8	Use of brownfield sites	The site is located on a site of approx 60% previously developed land, which gives opportunities for this option to make environmental improvements.	✓
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	The site classified as 60% "communications" (airfield) and 40% "agricultural land"(HLC)	-
11	Landscape & Townscape	The site is located in the Greenbelt. The requirement to create a soft edge with the adjoining countryside could help to mitigate adverse impacts on the local landscape.	x
12	Health	Developing this site would provide opportunities for open space, and encourage walking and cycling; however there is a busy road separating the site from the village centre which may pose an accident risk and discourage the elderly, disabled people and children from moving around freely in the area.	?
13	Sustainable locational development	This site is located at a distance from the village, so facilities would be harder to access, and there is a busy road between the site and the village centre which may restrict the easy movement of people.	x

SA Objective		Chesham Road / Molyneux Avenue	
14	Equality & social exclusion	The requirement to contribute towards educational and community facilities should have a positive effect on this objective.	✓
15	Good quality housing	Developing this site for 60 new homes will provide some affordable housing.	✓
16	Community Identity & participation	The requirement to contribute towards educational and community facilities could have a positive effect on this objective.	✓
17	Crime and fear of crime	The site is located near the prison which could result in anxiety related to the fear of crime.	✗
18	Sustainable prosperity and growth	Provision of additional housing would mean that there are more residents in Bovingdon, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	Developing this site would support provision of and access to jobs and services more significantly than other options, as it is the largest site.	✓
20	Revitalise town centres	Developing this site could help promote the role of the local centre, providing services, housing and employment.	✓

6.4 Additional and Amended Local Allocations Assessment – June 2012

6.4.1 Land at the former airfield, Bovington

SA Objective		Land at the former airfield, Bovington	
1	Biodiversity	The northern section of this site is greenfield and there would therefore be loss of some habitats. Part of the southern end of the site is located within or adjacent to a high value local biodiversity wildlife corridor.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This northern section of this site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located at a distance from the village centre facilities, which would discourage walking and cycling to main services and facilities. This could mean that the use of the car would increase, giving an increase in ghg emissions. However the area between the site and the village centre is relatively flat, which makes it feasible for walking and cycling access to the village. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists. The effect is considered to be minor. There is traffic congestion in the village, which may increase with more people locating to the area. This could result in an increase in the level of ghg emissions. The site is close to a bus route which would enable the use of public transport to other settlements.	x
6	Climate change proof	Neutral effects.	-
7	Air Quality	The site is located at a distance from the town centre, which would discourage walking and cycling to main services and facilities. This could mean that the use of the car would increase. There could be adverse effects on air quality due to a possible increase in emissions. The topography makes it feasible for walking and cycling access to the village. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists. The effect is considered to be minor. There is traffic congestion in the village, which may increase with more people locating to the area. This could result in a decline in local air quality.	x
8	Use of brownfield sites	Part of this site is currently in low grade use (a speedway track and a derelict WWII building) which provides opportunities for development to make environmental improvements.	✓
9	Resource efficiency	Neutral effects.	-
10	Historic & cultural assets	The site is classified approximately 90% "communications" (airfield) and 10% "built-up modern" (HLC). Bovington airfield is important in terms of WWII history. In addition, the County Archaeologist has identified that there is a potential for prehistoric and Roman sites to be found, and there may some risk that archaeological remains that are worthy of preservation in situ, may be present. It is therefore recommended that an archaeological site impact assessment should be produced before any development proposal is submitted.	?

SA Objective		Land at the former airfield, Bovingdon	
11	Landscape & Townscape	This site is within the Green Belt and therefore its development could have an adverse effect on this SA objective.	x
12	Health	Developing this site would provide opportunities for open space, and encourage walking and cycling; however there is a busy road separating the site from the village centre which may pose an accident risk and discourage the elderly, disabled people and children from moving around freely in the area. If the primary school were to be relocated from its existing location to this new site there is the potential for the provision of new open space on the current school site.	?
13	Sustainable locations	This site is located at a distance from the village, so facilities would be harder to access, and there is a busy road between the site and the village centre which may restrict the easy movement of people.	x
14	Equality & social exclusion	The provision of a site for a replacement primary school could have positive effects on this objective although moving the school out of the centre of village would reduce its accessibility.	?
15	Good quality housing	Developing this site for 100 new homes will provide some affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	The site is located near the prison which could result in anxiety related to the fear of crime.	x
18	Sustainable prosperity & growth	Provision of additional housing would mean that there are more residents in Bovingdon, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	Developing this site would support provision of and access to jobs and services.	✓
20	Revitalise town centres	Developing this site could help promote the role of the local centre, providing services, housing and employment.	✓

6.4.2 Land at Duck Hall Farm, Bovington

SA Objective		Land at Duck Hall Farm, Bovington	
1	Biodiversity	This greenfield site is located in a high value local biodiversity wildlife corridor, with hedgerows and grassland being an important part of the site.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	The site is located in a low risk flood zone.	-
4	Soils	Development of the site would result in a loss of greenfield land and soil sealing.	x
5	Greenhouse gas emissions	The site is located close to the village centre, which could encourage cycling and walking rather than use of the car, thereby helping to reduce the growth in ghg emissions. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists.	✓
		There is traffic congestion in the village, which may increase with more people locating to the area. This could result in an increase in the level of ghg emissions.	x
6	Climate change proof	Neutral Effects.	-
7	Air Quality	The site is located close to the village centre, which could encourage cycling and walking rather than use of the car, thereby helping to improve air quality. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists.	✓
		There is traffic congestion in the village, which may increase with more people locating to the area. This could result in a decline in local air quality.	x
8	Use of brownfield sites	The site is located in an area of predominantly greenfield.	x
9	Resource efficiency	Neutral effects.	-
10	Historic & cultural assets	The site contains the historic farmstead of Duckhall Farm which includes two listed buildings, dating from the late medieval and early post medieval periods. It is considered likely that evidence relating to occupation during the medieval period survives within the allocation site and therefore there is a high risk that archaeological remains are present on the site, including the possibility of nationally important remains that may be worthy of preservation in situ. It is therefore recommended that an archaeological site impact assessment should be produced before any development proposal is submitted. The site also adjoins 2 further listed buildings, is in an area of "pre 18 th century enclosure" (HLC) and provides an example of medieval strip farming.	x
11	Landscape & Townscape	The site is located in the Green Belt. Development of the site may affect the views of the entrance into the village from the north-east.	x
12	Health	Development of the site could provide opportunities for open space (depending on the number of houses built), and encourage walking and cycling; however there is a busy road separating the site from the village centre which may pose an accident risk and discourage the elderly, disabled people and children from moving around freely in the area. A care home may be built on the site.	?
13	Sustainable locations	This site is located near facilities, but the busy road between the site and the village centre may restrict the easy movement of people.	✓

SA Objective		Land at Duck Hall Farm, Bovington	
14	Equality & social exclusion	A care home could be built as part of the development.	✓
15	Good quality housing	Developing this site will provide some affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	The site is located near the prison which could result in anxiety related to the fear of crime.	x
18	Sustainable prosperity & growth	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	This option would support provision of and access to jobs and services.	✓
20	Revitalise town centres	This option could help promote the role of the local centre, providing services, housing and employment.	✓

7 Appendix F: Markyate Assessment

7.1 Emerging Core Strategy – June 2009

7.1.1 Development Options Assessment

Option 1: Hicks Road (consolidated employment uses and 40 - 60 dwellings)

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

SA Objective		Option 1 Hicks Road (consolidated employment uses and 40- 60 dwellings)	Option 2 Hicks Road (100 dwellings and shops). Relocation of employment uses to a site on the southern edge of the village	
1	Biodiversity	The site is not located in greenfield. Deculverting the River Ver could result in biodiversity enhancements.	✓ Hicks Road Site: see option1	✓
			New employment site: This greenfield site is located in a wildlife corridor and there is therefore likely to be the loss of some habitats. If the River Ver is deculverted, as in Option 1, there is the potential for biodiversity enhancements.	✗
2	Water quality/ quantity	Deculverting the River Ver would mean that water quantity could be improved.	✓ Neutral Effects. If the River Ver is deculverted, as in Option 1, there is the potential for water quality improvements.	?
3	Flood risk	A large area of the site is in flood zones 2 and 3 and there would therefore be flood risk for new developments. However, deculverting the River Ver should provide an opportunity for improved river maintenance which could help reduce the flood risk.	✗ Hicks Road site: see option 1	✗
			New employment site: The area is on the edge of flood zones 2 and 3 and there would therefore be flood risk for new developments.	✗
4	Soils	Development on this site could mean remediation of any contaminated soils, thereby improving soil quality.	? Hicks Road site: see option 1	?
			New employment site: This option would result in a loss of greenfield land, and development could result in soil sealing.	✗

SA Objective		Option 1 Hicks Road (consolidated employment uses and 40- 60 dwellings)		Option 2 Hicks Road (100 dwellings and shops). Relocation of employment uses to a site on the southern edge of the village	
5	Greenhouse gas emissions	The site is located in the centre of the village. This could encourage cycling and walking rather than use of the car, which would thereby help to reduce the growth in ghg emissions.	✓	This option results in relocation of employment uses out of the centre of the village, which is likely to increase the dependency on private transport to access employment. This could result in an increase in the level of ghg emissions.	✗
		The poor public transport connections may result in higher car use. If this then exacerbates the existing congestion this could result in an increase in the level of ghg emissions.	✗		
6	Climate change proof	Neutral Effects.	-	Neutral Effects.	-
7	Air Quality	The option is located close to the centre of the village. This could encourage cycling and walking rather than use of the car, which would reduce thereby help to reduce the growth in ghg emissions.	✓	Removing lorries and vans associated with the Hicks Road Industrial Estate from the village centre is likely to result in local air quality improvements.	✓
		The poor public transport connections may result in higher car use. If this then exacerbates the existing congestion this could result in a decrease in local air quality.	✗	This option results in relocation of employment uses out of the centre of the village, increasing the dependency on private transport. This could result in a decline of local air quality.	✗
8	Use of brownfield sites	This site is a brownfield site.	✓	The Hicks Road site is brownfield site.	✓
				This site on the edge of the village is a greenfield site.	✗
9	Resource efficiency	Neutral Effects.	-	Neutral Effects.	-
10	Historic & cultural assets	This site is located adjacent to an area of archaeological significance and is classified as a "built up modern" area (HLC).	-	Hicks Road site: see option 1	-
				New employment site: This site is located in an area classified as "18-19 th century enclosure" (HLC).	?
11	Landscape & Townscape	The option is located adjacent to, but not in, the Greenbelt. Redevelopment of the vacant and redundant buildings in the existing industrial estate would help to improve the appearance of this part of the village.	✓	Redevelopment of the vacant and redundant buildings in the existing industrial estate would help to improve the appearance of this part of the village.	✓
				Relocating the employment area to the outskirts of the village would require some development in Greenbelt.	✗

SA Objective		Option 1 Hicks Road (consolidated employment uses and 40- 60 dwellings)		Option 2 Hicks Road (100 dwellings and shops). Relocation of employment uses to a site on the southern edge of the village	
12	Health	This central location would provide opportunities for walking and cycling and encourage healthier lifestyles.	✓	The central location of Hick Road would provide opportunities for walking and cycling and encourage healthier lifestyles. The option provides more potential than option 1 to provide additional facilities and services.	✓
		New housing on the Hicks Road site would be affected by noise from commercial operations as well as from the nearby A5.	✗	This option could mean that noise is removed from centre of village if there is a relocation of industry to the southern edge of the village. New housing on the Hicks Road site would be affected by noise from the nearby A5.	?
13	Sustainable Locations	This site is located in the village centre, providing good access to facilities.	✓	This option is located in the centre of the village, but the employment site will be relocated to the southern edge of the village. Therefore, this will still provide access to facilities, but it would not be as significant as the previous option. The option provides more potential than option 1 to provide additional facilities and services.	✓
				This option would mean that the relocation of the employment uses to the southern edge of the village, thereby decreasing accessibility to employment for those who have to travel further.	✗
14	Equality & social exclusion	This site is located in the village centre, providing good access to facilities.	✓	The Hicks Road site is located in the centre of the village providing good access to facilities.	✓
		This option would mean there is a mix of housing and industrial uses, which could cause traffic congestion and conflict, as lorries etc travel through the village centre to access the businesses.	✗	This option would mean the relocation of the employment uses to the southern edge of the village, thereby decreasing accessibility for some.	✗
15	Good quality housing	This option should help to provide some affordable housing.	✓	This option should help to provide higher levels of housing than option 1, including affordable housing.	
16	Community Identity & participation	This option could improve appearance of area by encouraging redevelopment of the area, including the redundant buildings, and making it more attractive for the community.	✓	This option could improve the appearance of area by relocating the employment uses to the edge of the village, and thereby improving the quality of life. The option provides more potential than option 1	✓

SA Objective		Option 1 Hicks Road (consolidated employment uses and 40- 60 dwellings)		Option 2 Hicks Road (100 dwellings and shops). Relocation of employment uses to a site on the southern edge of the village	
				to provide additional facilities and services.	
17	Crime and fear of crime	Neutral Effects.	-	Neutral Effects.	-
18	Sustainable prosperity and growth	This option considers the consolidation of the employment uses, which could restrict opportunities for further growth.	?	This option would support the provision of employment opportunities in the village, which would help to maintain the local economy. Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	This option is located in the village centre, providing good access to facilities.	✓	The larger scale of development that would take place under this option, compared to Option 1, would enable more new facilities and services to be delivered. This could provide more local opportunities to access both jobs and services.	✓
20	Revitalise town centres	This option would support the vitality of the village facilities.	✓	The option provides more potential than option 1 to provide additional facilities and services. The larger scale of housing development would also have more of a significant impact on supporting the vitality of the existing village facilities.	✓

7.2 Draft Core Strategy – November 2010

7.2.1 Markyate Spatial Strategy Assessment including the Strategic Site at Hicks Road

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

7.3 Pre Submission Core Strategy – September 2011

7.3.1 Markyate Spatial Strategy Assessment, including the Strategic Site at Hicks Road

SA Objective	Assessment of Effect						
	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	Biodiversity	The level of new housing proposed will require some development on greenfield land which could have adverse impacts on habitats and species due to landtake and habitat fragmentation. The significance of the effect will be dependent on the biodiversity value of the sites to be developed.	P	L	?	?	?
		The protection and enhancement of Cheverell's Green as well as the protection of other small scale features of ecological importance will help to progress this objective. Deculverting the River Ver could result in biodiversity enhancements.	P	L	✓	✓	✓
2	Water quality/ quantity	Deculverting the River Ver could result in water quality improvements.	P	L	✓	✓	✓
		Provision of new housing may have capacity implications for the waste water treatment works at Markyate with associated risks relating to poor water quality downstream of the works.	P	L	x	x	x
3	Flood risk	A large area of the Hicks Road site is in flood zones 2 and 3 and there would therefore be flood risk for new developments. However, deculverting the River Ver should provide an opportunity for improved river maintenance which could help reduce the flood risk.	P	L	x	x	x
4	Soils	Housing development on greenfield land will have some adverse effects on this SA objective through soil sealing and soils loss.	P	L	x	x	x
		Development on the Hicks Road site could mean remediation of any contaminated soils,	P	L	?	?	?

SA Objective	Assessment of Effect						
	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	
	thereby improving soil quality.						
5	Greenhouse gas emissions	Housing development will result in an increase in greenhouse gas emissions from new housing and associated activities. Building 200 new homes could lead to an increase in green house gas emissions of approximately 1,152 tonnes per annum. This is based upon estimated per capita domestic CO ₂ emissions of 2.4 tonnes multiplied by the average number of occupants per household in the Borough of 2.4 [Source: Audit Commission Local Area Profile].	P	N	x	x	x
		The Hicks Road site is located in the centre of the village. This could encourage cycling and walking rather than use of the car, which would help to reduce the growth in ghg emissions.	P	N	✓	✓	✓
		The poor public transport connections in Markyate may result in higher car use to access the regenerated Hicks Road area. If this then exacerbates the existing congestion this could result in an increase in the level of ghg emissions.	P	N	x	x	x
6	Climate change proof	No predicted effects	-	-	-	-	-
7	Air Quality	The Hicks Road site is located in the centre of the village. This could encourage cycling and walking rather than use of the car, which would thereby help to improve local air quality.	P	L	✓	✓	✓
		The poor public transport connections in Markyate may result in higher car use to access the regenerated Hicks Road area. If this then exacerbates the existing congestion this could result in an increase in the level of traffic emissions.	P	L	x	x	x
8	Use of brownfield sites	The Hicks Road site is brownfield.	P	L	✓	✓	✓
		The level of housing required in the village may require some development on greenfield sites.	P	L	x	x	x
9	Resource efficiency	Housing growth will put demands on natural resources and result in increased waste generation.	P	L	x	x	x
10	Historic & cultural assets	The historic parts High Street will be maintained along with the distinctive character of the village. This should promote local distinctiveness.	P	L	✓	✓	✓
11	Landscape &	The Core Strategy is clear that key views will be safeguarded. Small scale growth is	P	L	✓	✓	✓

SA Objective	Assessment of Effect						
	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	
	Townscape	envisaged in the village, but it is recognised that it is important to not let the growth interfere with the landscape of Markyatecell Park. Redevelopment of the vacant and redundant buildings in the existing Hicks Road industrial estate would help to improve the appearance of this part of the village.					
12	Health	The provision of new public space in the Hicks Road area and an improved environment for pedestrians and cyclists should help to encourage more active lifestyles and a safer environment.	P	L	✓	✓	✓
		Provision of a replacement doctor's surgery will help to progress this objective.	P	L	✓	✓	✓
		New housing on the Hicks Road site would be affected by noise from commercial operations as well as from the nearby A5.	P	L	x	x	x
13	Sustainable locations	Expanding the range of local services in the village will help to progress this SA objective by reducing the need to travel to neighbouring centres due to closer integration of services.	P	L	✓	✓	✓
14	Equality & social exclusion	Redevelopment of Hicks Road will create a range of new local services and facilities which should help to ensure that facilities and services remain available to all sections of the community, particularly those without access to a private car.	P	L	✓	✓	✓
		Redeveloping Hicks Road for a range of different uses would mean there could be the potential for traffic congestion and conflict, as lorries etc travel through the village centre to access the businesses.	P	L	x	x	x
15	Good quality housing	The delivery of around 200 new homes will help to provide a mix of dwellings to meet local needs, particularly the need for affordable housing which is given specific emphasis in the spatial strategy.	P	L	✓	✓	✓
16	Community Identity & participation	By redeveloping Hicks Road, Markyate will be revitalised. This will help ensure that the village is an attractive place in which to live and work, and contributing to providing a sense of community and identity in the village.	P	L	✓	✓	✓
17	Crime and fear of crime	No predicted effects.	-	-	-	-	-
18	Sustainable prosperity &	The regeneration of the Hicks Road employment area will provide an expanded range of employment opportunities which should help to strengthen the local economy.	P	L	✓	✓	✓

SA Objective	Assessment of Effect						
	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	
growth							
19	Fairer access to services	Improvements to the range of services, facilities and employment opportunities within Markyate will help encourage the provision of and access to jobs and services.	P	L	✓	✓	✓
20	Revitalise town centres	The spatial strategy encourages a mix of services, employment and housing. This should help promote the role of the village centre.	P	L	✓	✓	✓