



Three Rivers District Council

Regulation 19 Local Plan

Sustainability Appraisal Report



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WSP

Kings Orchard
1 Queen Street
Bristol
BS2 0HQ

Phone: +44 117 930 6200

WSP.com

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Contents

1	Introduction	4
1.1	Overview	4
1.2	Local plans	4
1.3	Sustainability Appraisal	5
	Overview	5
	The Requirement for Sustainability Appraisal	6
	Stages in the Sustainability Appraisal Process	7
1.4	Habitats Regulations Assessment	10
1.5	Health Impact Assessment and Equalities Impact Assessment	10
1.6	Purpose of this report	12
1.7	Structure of this report	12
1.8	How to Comment on this Report	12
2	The TRDC Local Plan	14
2.1	Introduction	14
2.2	Development of the Local Plan	14
2.3	Regulation 19 Local Plan	15
	Vision and strategic objectives	15
2.4	Local plan policies	16
2.5	Proposed sites	18
3	Scoping Information and Key Issues	19
3.1	Introduction	19
3.2	Policy Context	20
3.3	Baseline Information	20
3.4	Key Issues	21

4	SA Framework and methodology	29
4.1	Introduction	29
4.2	SA Framework	29
4.3	Methodology	32
	Geographic scope	32
	Temporal scope	32
	Permanence of effects	33
	Significance of effects	33
4.4	Difficulties encountered in undertaking the assessment	36
	Uncertainties	36
	Assumptions	36
5	Assessment of Reasonable Alternatives	37
5.1	Introduction	37
5.2	National legislation, policy and guidance	37
	The SEA regulations 2004	37
	Case law	38
	National planning policy framework and planning guidance	39
	Sector guidance	39
5.3	Consideration of Alternatives at Previous Stages	39
5.4	Consideration of Reasonable Alternatives for the Regulation 19 Local Plan	41
	Quantum of Growth	41
	Land Supply	42
5.5	SA of Reasonable Alternatives	47
5.6	Outline reasons for the selection of the preferred approach and rejection of alternatives	51
6	Assessment of the Regulation 19 Local Plan	52
6.1	Introduction	52
6.2	Vision and strategic objectives	52

6.3	Policy assessments	57
	Policy Assessment Summary	63
6.4	Site assessments	65
	Summary of Effects in Abbots Langley	66
	Summary of Effects in Bedmond	69
	Summary of Effects in Carpenders Park	71
	Summary of Effects in Chorleywood	73
	Summary of Effects in Croxley Green	75
	Summary of Effects in Garston	77
	Summary of Effects in Kings Langley	79
	Summary of Effects in Maple Cross Settlement	81
	Summary of Effects in Mill End	83
	Summary of Effect in Oxhey Hall	85
	Summary of Effects in Rickmansworth	87
	Summary of Effect in South Oxhey	89
	Summary of Effects in Sarratt & Chipperfield	91
	Summary of Effects of Gypsy and Traveller, and Travelling Showpeople Sites	93
	Summary of Effects of Employment Sites	95
	Summary of Effects of Warner Bros. Studios Sites	97
	Summary of Effects of Education Sites	99
6.5	Cumulative, synergistic and secondary effects	101
	Introduction	101
	Intra-plan Cumulative Effects	101
	Inter-plan Cumulative Effects	114
	Effects on Neighbouring Authorities	134
6.6	Habitats Regulations Assessment	134
6.7	Health Impact Assessment and Equalities Impact Assessment	135
7	Next steps and monitoring	137
7.1	Introduction	137
7.2	Conclusions and Recommendations	137

7.3	Monitoring	138
7.4	Consultation on this Report	138
7.5	Next Steps	139
7.6	Quality Assurance	139

Appendices

Quality assurance checklist	140
Scoping information	145
Assessment of alternatives	240
Assessment of Regulation 19 Local Plan	254
Assessment of site options	314
SA Framework	352
Monitoring Framework	363
Reasonable Alternatives Considered at Previous Stages	370
Sites not Proposed for Allocation	414
Reasons for Rejection of Sites	499

Figures

Figure 1-1 - Stages in the SA Process	9
Figure B-1 - Core housing strategy trajectory at 2010	217

Tables

Table 1 – SA Framework	7
Table 2 – Geographic Scope	8
Table 3 – Temporal Scope	9
Table 4 – Permanence of effects	9

Table 5 – Significance Criteria	9
Table 6 – Breakdown of Housing Supply	11
Table 7 – Summary of the Assessment of the Reasonable Alternative Options	13
Table 8 – Summary of the Assessment of Intra-plan cumulative effects	1
Table 2-1 – Local Plan Policies by Theme	16
Table 3-1 - Key Sustainability Issues and Opportunities	21
Table 4-1 - SA framework of objectives	31
Table 4-2 – Geographic Scope	32
Table 4-3 – Temporal Scope	33
Table 4-4 – Permanence	33
Table 4-5 - Significance criteria	33
Table 4-6 – Example Policy Assessment	35
Table 4-7 – Example Site Assessment	35
Table 5-1 – Breakdown of Housing Supply	42
Table 5-2 – Summary of the Assessment of the Reasonable Alternatives	49
Table 6-1 - Compatibility between SA objectives and local plan vision and strategic objectives	53
Table 6-2 - Key to compatibility assessment matrix	56
Table 6-3 – Summary of the Assessment of the Regulation 19 Local Plan Policies	58
Table 6-4 – Summary of the Assessment of the Proposed sites in the Abbots Langley Settlement	67
Table 6-5 – Summary of the Assessment of the Proposed sites in the Bedmond Settlement	70
Table 6-6 – Summary of the Assessment of the Proposed sites in the Carpenders Park Settlement	72
Table 6-7 – Summary of the Assessment of the Proposed sites in the Chorleywood Settlement	74
Table 6-8 – Summary of the Assessment of the Proposed sites in the Croxley Green Settlement	76
Table 6-9 – Summary of the Assessment of the Proposed site in the Garston Settlement	78
Table 6-10 – Summary of the Assessment of the Proposed sites in the Kings Langley Settlement	80

Table 6-11 – Summary of the Assessment of the Proposed sites in the Maple Cross Settlement	82
Table 6-12 – Summary of the Assessment of the Proposed sites in the Mill End Settlement	84
Table 6-13 – Summary of the Assessment of the Proposed site in the Oxhey Hall Settlement	86
Table 6-14 – Summary of the Assessment of the Proposed sites in the Rickmansworth Settlement	88
Table 6-15 – Summary of the Assessment of the Proposed sites in the South Oxhey Settlement	90
Table 6-16 – Summary of the Assessment of the Proposed sites in the Sarratt & Chipperfield Settlement	92
Table 6-17 – Summary of the Assessment of the Proposed Gypsy and Traveller and Travelling Showpeople Sites	94
Table 6-18 – Summary of the Assessment of the Proposed Employment Sites	96
Table 6-19 – Summary of the Assessment of the Proposed Warner Bros. Studios Sites	98
Table 6-20 – Summary of the Assessment of the Proposed Education Sites	100
Table 6-21 – Intra-plan Cumulative Effects	102
Table 6-22 - Sources of Inter-plan Cumulative Effects	114
Table 6-23 – Inter-plan Cumulative Effects	124
Table A-1 – Quality Assurance Checklist	141
Table B-1 - SSSIs wholly or partially within the three rivers District area	150
Table B-2 - Per capita local CO2 emission estimates 2014-2023 (t CO2 per person)	160
Table B-3 - Renewable energy generation & capacity	161
Table B-4 - Levels of light pollution and dark skies split for Three Rivers, Hertfordshire and East of England	171
Table B-5 - List of conservation areas within three rivers District	177
Table B-6 - Resident population (rounded to nearest 100)	201
Table B-7 - Age breakdown in three rivers District	202
Table B-8 - Sports and leisure facilities within three rivers' towns	208
Table B-9 - Future requirements of open space provision required as a result of new housing growth in order for the current levels of provision to be maintained	210
Table B-10 - Three rivers recorded crime 2019/20 - 2023/24	211

Table B-11 - Number of households with at least 1 usual resident (to nearest 100)	215
Table B-12 - Housing prices in three rivers,	217
Table B-13 - Recommended housing mix for south west Hertfordshire	218
Table B-14 - Authorised gypsy and traveller sites at 31 March 2020 ¹⁴⁸	219
Table B-15 - Percentage of new residential development within 30 minutes public transport time of services/key activities	222
Table B-16 - Vehicle kilometres in three rivers (based on 2022 and 2023 data) ¹⁵¹	224
Table B-17 - Travel to work modal share for three rivers and Hertfordshire	227
Table B-18 - Births and deaths of enterprises in three rivers 2021 - 2024	231
Table B-19 - Employee job numbers 2019-2024	232
Table B-20 - Employee jobs by industry group in three rivers District (2024) ¹⁷³	232
Table B-21 - Claimant count (unemployment %) ¹⁷⁴	233
Table B-22 - Male and female unemployment rates (%)	234
Table B-23 - Annual population survey: unemployment (%)	234
Table B-24 - Primary school provision forecast for three rivers 2016/17 to 2019/20*	236
Table B-25 - Secondary school provision forecast for three rivers District 2016/17 to 2026/27*	237
Table C-1 – Assessment of Reasonable Alternative Option 1 - delivery of 4,849 dwellings over the plan period	242
Table C-2 – Assessment of Reasonable Alternative Option 2 - delivery of 7,500 dwellings over the plan period	246
Table C-3 – Assessment of Reasonable Alternative Option 3 - delivery of 10,312 dwellings over the plan period	250
Table G-1 – Proposed SA Monitoring Framework	365
Table I-1 – SA Key	415
Table I-2 – SA Assessments for Sites not Proposed for Allocation	416
Table J-1 – Rejected Sites for Regulation 19 Plan	501



Non-Technical Summary

Introduction

Three Rivers District Council (TRDC) are preparing their new Local Plan. WSP has been commissioned to undertake a Sustainability Appraisal (SA) incorporating a Strategic Environmental Assessment (SEA), to form part of the evidence base for the upcoming new Local Plan, expected to be adopted in 2026 and covering the plan period 2026 – 2041.

The Plan and its SA have been prepared in accordance with the guidance set out in the Planning Practice Guidance (PPG) and the policy requirements in the National Planning Policy Framework (NPPF).

As part of the preparation of the Local Plan, TRDC have prepared the Regulation 19 Local Plan document. This document sets out the planning issues that face Three Rivers over the 15 year planning period and the proposed strategy for addressing such issues. It is being published for consultation from ## to ##.

Sustainability Appraisal

SA is an iterative, evidence based and qualitative process that appraises the environmental, social and economic performance of the Local Plan against a set of sustainability objectives in order to identify, describe and evaluate the likely significant social, economic and environmental effects. Where appropriate, the SA will highlight areas where measures to avoid, minimise or mitigate any potential negative effects could be required. Similarly, and where appropriate, opportunities to enhance the contribution that the new Local Plan could make to sustainability should be identified.

The requirement to carry out an SA arises from Section 19(5) of the Planning and Compulsory Purchase Act 2004. The SA must incorporate an SEA, as outlined by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).

There are five stages in the SA process; Stage A (Scoping), Stage B (Development of Alternatives and Assessment of Effects), Stage C (Reporting), Stage D (Consultation), and Stage E (Post Adoption).

Stage A was completed by TRL Limited (TRL) and led to the production of a SA Scoping Report. The information gathered has been reviewed and updated by WSP and is included in **Appendix B**.

Stage B is an iterative process involving the appraisal and refinement of the Local Plan with the findings presented in a series of interim SA Reports and Working Notes produced by TRL at various stages.

At Stage C, a final SA Report is prepared alongside preparation of the publication draft Local Plan and will be made available for consultation alongside the publication draft Local Plan prior to consideration by an independent planning inspector under Stage D. This SA Report therein forms Stage C of the SA process.

Other Assessments

Alongside the SA, SLR Consulting are undertaking a Habitats Regulations Assessment (HRA) as required by the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'). The HRA concluded that adverse effects that the development proposed within the new Local Plan would not lead to adverse effects on any European sites.

SLR Consulting have also undertaken a Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA). The EqIA identified the main protected characteristic groups likely to be affected by the Local Plan, including; age, disability, deprivation, sex, gender reassignment and race, and age, disability and pregnancy and maternity. Regarding health, the HIA concludes that the Local Plan performs positively, resulting in several beneficial effects across both protected characteristics and key health determinants. However, development introduces uncertainties around air quality and noise, as well as loss of green space.

The findings of these assessments have informed the SA.

This Report

This SA Report supports the development and refinement of the Local Plan by appraising the sustainability strengths and weaknesses of the approaches that comprise the Regulation 19 Local Plan. This helps promote sustainable development through the integration of sustainability considerations into the preparation of the Local Plan and selection of approaches.

This Report sets out a summary of the Local Plan process and its assessments and how to respond to the consultation on these documents, an overview of the Local Plan planning process so far, a summary of the environmental baseline and key sustainability issues, the approach and methodology for assessment of the plan and its alternative, the findings of this assessment, and conclusions and next steps in the Local Plan process.

This SA Report has been issued for consultation alongside the Draft Regulation 19 Local Plan.

The TRDC Local Plan

TRDC began to review its existing Local Plan in 2017, to help address the challenge posed by accommodating growth and to guide future development in the District out to 2041. At present, the Development Plan for TRDC comprises the Core Strategy (2011), Development Management Policies Local Development Document (2013) and Site Allocations Local Development Document (2014). The new Local Plan will replace these documents, and will establish an updated development strategy, strategic policies and development management policies.

TRDC has undertaken several Regulation 18 consultations, reflecting changing priorities of TRDC and amendments to the regulatory context around plan making, at a national level.

Development of the Local Plan began with the Local Plan Issues & Options Consultation in 2017, a Regulation 18 consultation was then carried out in 2021, two subsequent Regulation 18 consultations were carried out in 2023, and a final Regulation 18 consultation in 2025.

TRDC has now prepared the Regulation 19 Local Plan, outlining the below vision:

‘Our vision for Three Rivers is to be recognised as a highly desirable, prosperous and outward-looking district where people want, and are able, to live and work. The District will have sustainable settlements, a resilient economy and a high quality built and natural environment embedding climate-sensitive principles in reducing carbon emissions and supporting the transition to a zero carbon future. The District will have a strong townscape and landscape character, with a strong sense of a place to foster cohesive communities whilst delivering the high quality homes, jobs and infrastructure that will provide access to good services and facilities for all.’

The Plan also sets out the following Strategic Objectives:

- Provide for a range of high quality new homes within the District to meet local needs for both market and affordable housing;
- Secure economic prosperity within the District by providing a network of employment allocations that continues to meet the current and future needs of businesses;
- Ensure that new development prioritises and makes best use of previously developed land (PDL);
- Ensure that necessary infrastructure and services are integrated within new developments where appropriate;
- Support the viability, vitality and variety of shops and services within the District’s main settlements and villages;
- Encourage active modes of travel and enable the integration of sustainable transport within new developments;
- Reduce the need to travel by locating development in sustainable and accessible locations;
- To conserve and enhance the historic environment and resist the loss of, or damage to, heritage assets;
- Continue to tackle climate change and reduce the impacts on the environment by encouraging reductions in carbon emissions, waste, pollution, energy and water consumption and promoting the use of renewable energy and sustainable building materials;
- Provide opportunities for leisure, arts, sport and recreational activities within the District;

- Provide a coherent network of Green Infrastructure that will continue to support the natural environment along with human health and wellbeing;
- To conserve and enhance the corridors of the Rivers Chess, Colne and Gade and the Grand Union Canal;
- Promote a sense of place, and safe and secure places through good design;
- Meet the demands of an ageing population whilst ensuring the District remains attractive and accessible to younger people;
- Health and Wellbeing;
- To safeguard the Green Belt; and
- Protection and enhancement of Biodiversity.

The Local Plan contains policies to guide development in the District. These are outlined in **Table 2-1**.

During its development, various sites have been put forward by promoters for inclusion in the Local Plan. The list of sites that TRDC propose for inclusion has undergone many changes throughout the stages of Plan development and SA to date. A more detailed description of this is available in Section 5 and Section 6 of the main report. At this stage, the Regulation 19 Local Plan proposes development of 56 sites across 13 settlements.

Scoping Information and Key Issues

For completion of Stage A of the SEA process, a Scoping Report was produced and consulted on. The Report outlines the local planning and SA processes, presents the environmental and sustainability planning context through a review of relevant plans and programmes and baseline information, presents the SA Framework, and sets out the approach to the SA and next steps in the process.

The environmental and sustainability planning context was provided for the following topics:

- Environmental Factors
 - Biodiversity, including flora and fauna, and geodiversity;
 - Climatic Factors;
 - Air Quality;
 - Landscape and Townscape;
 - Cultural Heritage;
 - Material Assets;
 - Soil; and
 - Water.
- Social Factors
 - Population;
 - Health and Wellbeing;
 - Housing; and
 - Transport and accessibility.
- Economic Factors
 - Economy, employment and education.

Key issues were also identified for each of these topics. These are outlined in **Table 3-1**.

SA Framework and Methodology

SA Framework

This section describes the approach to the SA of the Regulation 19 Local Plan. It sets out the appraisal framework and how it has been used to appraise the key components of the Local Plan.

The SA Framework was initially produced by TRL and published in the Scoping Report and amended to reflect consultation responses received. It has been informed by the issues identified during the scoping stage. Minor updates have been made following WSP's review of the baseline information where appropriate. The Framework is displayed in **Table 1**, and the full SA Framework, including the sub-objectives and site specific questions, can be found in **Appendix F**.

Table 1 – SA Framework

Objective Number	SA Objective	Abbreviated Reference Term
SA1	To protect, maintain and enhance biodiversity and geodiversity at all levels	Biodiversity & geodiversity
SA2	To protect, maintain and enhance water resources (including water quality and quantity)	Water quality/quantity
SA3	To reduce flood risk	Flood risk
SA4	Reduce greenhouse gas emissions and adapt to the effects of climate	Climate change
SA5	Achieve good air quality, especially in urban areas	Air quality
SA6	Make efficient use of land and protect soils	Soils
SA7	To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible	Resource efficiency
SA8	To identify, maintain and enhance the historic environment and heritage assets	Historic environment
SA9	To conserve and enhance landscape and townscape character and encourage local distinctiveness	Landscape & townscape
SA10	To improve the health and wellbeing of the local population	Health & wellbeing

Objective Number	SA Objective	Abbreviated Reference Term
SA11	To develop in sustainable locations	Sustainable locations
SA12	To improve community cohesion through reducing inequalities, promoting social inclusion and reducing crime and the fear of crime	Community cohesion
SA13	Ensure that everyone has access to good quality housing that meets their needs	Housing
SA14	Achieve sustainable levels of prosperity and economic growth	Sustainable prosperity
SA15	To ensure local residents have employment opportunities and access to training	Employment & skills

This framework forms the basis of the assessment of the Regulation 19 Local Plan. The Vision and Strategic Objectives of the Plan have been tested against the SA Framework through a compatibility assessment, as outlined in **Section 6.2**.

The SA Framework has been used to appraise the:

- Reasonable Alternatives related to the spatial strategy and release of Green Belt;
- Regulation 19 Local Plan policies;
- Site allocations contained within the Regulation 19 Local Plan and site alternatives considered to be reasonable alternatives; and
- Inter-plan and intra-plan cumulative effects.
- The findings of the appraisal are outlined in **Section 5** and **Section 6**.

Methodology

The spatial scope for the assessment is predominantly local, across Three Rivers District; however, the assessment also takes into account potential cross-boundary effects, as well as regional effects and national effects.

The terms outlined in **Table 2** have been used in the assessment to denote the geographical scale of predicted effects.

Table 2 – Geographic Scope

Symbol	Meaning	Comment
L	Local	Within the TRDC area

R	Regional	Affecting neighbouring local authorities
N	National	Affecting the UK or wider

In terms of the temporal scope, the SA examines effects across three temporal scales. The terms outlined in **Table 3** have been used in the assessment to denote the temporal scale of predicted effects.

Table 3 – Temporal Scope

Symbol	Meaning	Timescale
S	In the Short Term	0-10 years
M	In the Medium Term	10-20 years
L	In the Long Term	After the life of plan

The assessment of policies, sites and the reasonable alternative options also considers whether the effects will be temporary or permanent. These effects are reported in the assessment as shown in **Table 4** below.

Table 4 – Permanence of effects

Symbol	Meaning	Timescale
P	Permanent	Effects lasting during and beyond the life of the plan
T	Temporary	Effects during construction

For the Local Plan options an assessment has been undertaken, with each ‘Policy/Site option v. SA objective relationship’ being ‘scored’ using the significance criteria shown in **Table 5**.

Table 5 – Significance Criteria

Significance Assessment	Description
++	The option is likely to have a significant positive effect
+	The option is likely to have a positive effect which is not significant
?	Uncertain – It is uncertain how or if the option impacts on the SA/SEA objective
0	Neutral – The option is unlikely to impact the SA/SEA objective

Significance Assessment	Description
-	The option is likely to have a negative effect which is not significant
---	The option is likely to have a significant negative effect
+/-	The option is likely to have a positive and negative effect (minor or significant)

Assessment of Reasonable Alternatives

Various alternatives have been identified and assessed through the SA process to date, with the findings informing the development of the plan. A summary of the alternatives identified and assessed at previous stages in plan-making is presented in **Appendix H**.

Table 6 below sets out the current housing land supply situation and provides an indication of the residual need to be addressed through the Local Plan and its alternatives.

Table 6 – Breakdown of Housing Supply

Housing Supply	Number of Dwellings
Commitments (existing planning permissions)	1,508
Windfall	660
Total commitments and windfall	2,168
Housing target	12,480
Residual housing target (housing target minus total commitments and windfall)	10,312

The following reasonable alternatives have been identified for assessment through the SA process at this stage in plan-making:

- Option 1 - The preferred approach of focusing development in sustainable locations, which includes limited release of the Green Belt (delivery of 4,849 dwellings over the plan period);
- Option 2 - The preferred approach plus inclusion of some rejected sites outside the GB and further release of Green Belt (in particular Grey Belt) land (delivery of approximately 7,500 dwellings over the plan period); and
- Option 3 - The preferred approach plus Option 2 and the release of further Green Belt land (delivery of 10,312 dwellings over the plan period).

The Spatial Strategy options identified above were assessed against the SA framework of objectives. A summary of the findings is provided in Table 6 below and the detailed assessment is presented in **Appendix C**.

Overall, as the number of dwellings to be delivered increases, the likelihood of significant effects increases. This is true for both positive and negative effects, with greater positive



effects assessed against the social and economic SA Objectives, and greater negative effects against the environmental SA Objectives, as housing delivery increases.

Table 7 – Summary of the Assessment of the Reasonable Alternative Options

Reasonable Alternative Option	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
Option 1															
Short term	+/-	-	-	-	-	-	-	-/?	-/?	+	+	+/?	+	+	+
Medium term	+/-	-	-	-	-	-	-	-/?	-/?	+	+	+/?	+	+	+
Long term	+/-	-	-	-	-	-	-	-/?	-/?	+	+	+/?	+	+	+
Option 2															
Short term	+/-	-	-	-	-	-	-	-/?	-/?	+	+/-	+/?	+	+	+
Medium term	+/-	-	-	-	-	-	-	-/?	-/?	+	+/-	+/?	+	+	+

Reasonable Alternative Option	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
Long term	+/-	-	-	-	-	-	-	-/?	-/?	+	+/-	+/?	+	+	+
Option 3															
Short term	+/-	-	--/?	-	--	--	-	-/?	-/?	++	++/--	++/--	++	++	++
Medium term	+/-	-	--/?	-	--	--	-	-/?	-/?	++	++/--	++/--	++	++	++
Long term	+/-	-	--/?	-	--	--	-	-/?	-/?	++	++/--	++/--	++	++	++

Following a spatial strategy with a focus on edge of settlement development in sustainable locations with an uplift in densities to help minimise the amount of Green Belt released, TRDC has selected Option 1. Although the overall level of growth will be harmful to the Green Belt, it delivers much needed housing and helps with the acute need for affordable housing in the District. Many individual sites were rejected on the grounds of not being considered sustainable, or had other fundamental issues such as unresolvable access problems, highways objections, or high flood risk.

Option 2 and Option 3 would lead to greater harm to Green Belt and could be considered to fundamentally undermine the purposes of the Green Belt, as development would likely affect areas of strategic importance to the Green Belt. These options would also require development of sites that were have been assessed as less sustainable. These issues increase in scale with Option 3 in comparison to Option 2, as the level of development increases.

Assessment of the Regulation 19 Local Plan

The proposed policies and site allocations which are included in the Regulation 19 Local Plan have been assessed against the full SEA framework in order to identify the likely effects. Ther findings of policy and site allocations assessment informed the assessment of the combined or cumulative effects of the Regulation 19 Local Plan. The findings of the cumulative effects assessment are presented in **Table 8** below.

Table 8 – Summary of the Assessment of Intra-plan cumulative effects

SA Objective		Assessment of effect				
		Permanence	Scale	Significance of Effects		
				In short term	In medium term	In long term
1	Biodiversity	T/P	L	+/-	+/-	+/-
2	Water	T/P	L/R	-	+/-	+/-
3	Flood risk	P	L	-	-	-
4	Climate Change	P	N	-	-	-
5	Air Quality	P	L/R	-	-	-
6	Soils	P	L	--	--	--
7	Resource efficiency	P	R	-	-	-
8	Historic Environment	P	R	-/?	-/?	-/?
9	Landscape/ Townscape	P	L	-/?	-/?	-/?
10	Health and Wellbeing	P	R	-	++/-	++/-
11	Sustainable Locations	P	L/R	+	+	+
12	Community cohesion	P	R	+	+	+
13	Housing	P	R	+	+	+
14	Sustainable prosperity	P	L	+	+	+
15	Employment and skills	P	L	++/-	++/-	++/-

The SA also considered the potential for the Regulation 19 Local Plan to interact with other plans and programmes to have likely significant effects. The assessment found that the key differences between the plan alone and with other plans, programmes and projects is the potential for a negative effect of greater significance for the SA objective relating to resource efficiency and the potential for an enhanced positive effect for SEA objectives relating to sustainable locations, community cohesion, housing and sustainable prosperity.

Next Steps and Monitoring

This section summarises the key conclusions from the report and sets out the next steps, including details of how to comment on this report. This SA Report has presented the findings of the assessment of the review of the Regulation 19 Local Plan. Specifically, the SA has considered the Local Plan vision and objectives, policies, and allocated sites, together comprise the quantum and distribution of future development in the Three Rivers District.

The SA has found that overall the Regulation 19 Local Plan performs well in relation to the SA objectives, particularly the social objectives, through the provision of new homes, open space, and facilities for communities, though the level of housing growth proposed falls short of meeting the District's objectively assessed needs as identified by the Revised Standard Method. The SA has identified potential significant negative effects of the Local Plan on Climate Change and Resource Efficiency, due to the anticipated scale of development and required materials, transport, and resource.

Whilst the level of growth proposed in the Local Plan will inevitably require new development on greenfield sites in the Green Belt, with associated adverse effects and pressures on the natural and historic environment, by maximising the levels of development in the existing urban areas the amount of greenfield land needed will be minimised, thereby reducing the scale of these effects. The allocated sites located within or at the edge of existing sustainable settlements will also help to reduce adverse effects, particularly those relating to transport related issues.

The requirements of the policies in the Regulation 19 Local Plan will provide many of the mitigation and enhancement measures to improve the overall sustainability performance of the Local Plan.

Recommendations to improve the performance of the Local Plan have been made by TRL throughout the SA process, which have been actioned where deemed reasonable and achievable by TRDC.

Monitoring

It is a requirement of the SEA Regulations to establish how the significant sustainability effects of implementing the Local Plan will be monitored. Monitoring should be focused on significant sustainability effects. **Appendix G** sets out proposed indicators relating to each of the SA Objectives which will enable the monitoring of the principal sustainability effects associated with implementation of the Local Plan.

Consultation on this Report

This SA Report is being issued for consultation and we would welcome your views on any aspect of this SA Report. In particular, we would like to hear your views as to whether the

effects which are predicted are likely and whether there are any significant effects which have not been considered.

Please provide your comments by XX 2026. The Council encourages people to submit comments via its consultation portal at: XXX

Alternatively, comments can be sent:

- By email – XX
- By post – Three Rivers District Council, Three Rivers House, Northway, Rickmansworth WD3 1RL

Next Steps

This SA Report is being issued for consultation alongside the Regulation 19 Local Plan.

Following consultation, the representations received will be reviewed and amendments will be made to the Local Plan and SA where appropriate. Any significant changes to the Local Plan may require further appraisal and consultation. Following this, the Council will seek to adopt the final Local Plan.

The Council will then issue a Post Adoption Statement (PAS) which will set out the results of the consultation and SA process and the extent to which the findings of the SA have been reflected in the adopted Local Plan.

Once adopted, the Council will monitor its implementation and any significant social, economic and environmental effects.

1 Introduction

1.1 Overview

- 1.1.1. Three Rivers District Council (TRDC) are preparing their new Local Plan, having begun to review the existing Local Plan in 2017. The new Local Plan will replace the existing Core Strategy (2011), Development Management Policies Local Development Document (2013) and Site Allocations Local Development Document (2014), and will establish an updated development strategy, strategic policies and development management policies.
- 1.1.2. WSP has been commissioned to undertake a Sustainability Appraisal (SA) incorporating a Strategic Environmental Assessment (SEA), to form part of the evidence base for the upcoming new Local Plan, expected to be adopted in 2026 and covering the plan period 2026 – 2041.
- 1.1.3. The SA has been prepared in accordance with the guidance set out in the Planning Practice Guidance (PPG) and the policy requirements in the National Planning Policy Framework (NPPF).
- 1.1.4. As part of the preparation of the Local Plan, TRDC have prepared the Regulation 19 Local Plan document. This document sets out the planning issues that face Three Rivers over the 15 year planning period and the proposed strategy for addressing such issues. It is being published for consultation from ## to ##.

1.2 Local plans

- 1.2.1. The NPPF 2024¹ sets out the government's planning policies for England and how they are expected to be applied. Paragraph 15 of the NPPF states that:
'The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.'
- 1.2.2. The NPPF must be accounted for during the preparation of local plans and is a material consideration in planning decisions. Paragraph 19 of the NPPF states that:
'the development plan for an area comprises the combination of strategic and non-strategic policies which are in force at a particular time'
- 1.2.3. Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for the following, as outlined in paragraph 20 of the NPPF:

¹ MHCLG (2024) National Planning Policy Framework. Available online: [National Planning Policy Framework](#) [Accessed November 2025]

- *“Housing (including affordable housing), employment, retail, leisure and other commercial development;*
- *Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- *Community facilities (such as health, education and cultural infrastructure); and*
- *Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”*

1.2.4. Paragraph 29 of the NPPF states that:

‘Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.’

1.2.5. Direction for plan-making is set out in the Planning Practice Guidance, including the role of plans and statutory duty of plan-makers.²

1.2.6. In December 2025, the government announced consultation on a revised NPPF³ which reaffirms that the planning system should be genuinely plan led.

1.3 Sustainability Appraisal

Overview

1.3.1. The SA, incorporating SEA, presents a framework for assessment of the socio-economic and environmental effects of the Regulation 19 Local Plan.

1.3.2. SA is an iterative, evidence based and qualitative process that appraises the environmental, social and economic performance of the Local Plan against a set of sustainability objectives in order to identify, describe and evaluate the likely significant social, economic and environmental effects. Where appropriate, the SA will highlight areas where measures to avoid, minimise or mitigate any potential negative effects could be required. Similarly, and where appropriate, opportunities to enhance the contribution that the new Local Plan could make to sustainability should be identified.

² MHCLG and DLUHC (2025) Planning Practice Guidance. Available online: [Plan-making - GOV.UK](#) [Accessed November 2025]

³ MHCLG (2025) National Planning Policy Framework: draft text for consultation. Available online: [NPPF consultation](#) [Accessed January 2026]

- 1.3.3. The SA helps to inform the selection of the approaches for the Local Plan concerning (in particular) the quantum, distribution and location of future development in the TRDC area, and associated policies.

The Requirement for Sustainability Appraisal

- 1.3.4. Under Section 19(5) of the Planning and Compulsory Purchase Act 2004, the Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals in terms of their potential social, environmental and economic effects. In undertaking this requirement, local planning authorities must also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).⁴
- 1.3.5. The SEA Regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes, specifically *“to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”*
- 1.3.6. At paragraphs 15-16, the NPPF⁵ sets out that local plans provide a framework for addressing housing needs and other economic, social and environmental priorities and that they must be prepared with the objective of contributing to the achievement of sustainable development. In this context, paragraph 33 reiterates the requirement for SA/SEA as it relates to local plan preparation:
- ‘Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).’*
- 1.3.7. The Planning Practice Guidance (PPG)⁶ also makes clear that SA plays an important role in demonstrating that a local plan reflects (and contributes to) sustainability objectives and has considered reasonable alternatives. In this regard, SA will help to ensure that a local plan is “justified”, a key test of soundness that concerns the extent to which the plan is an

⁴ Statutory Instrument 2004 No. 1633 The Environmental Assessment of Plans and Programmes Regulations 2004. Available from SEA Regulations

⁵ MHCLG (2024) National Planning Policy Framework. Available online: [National Planning Policy Framework](#) [Accessed November 2025]

⁶ MHCLG and DLUHC (2025) Planning Practice Guidance. Available online: [Plan-making - GOV.UK](#) [Accessed November 2025]

appropriate strategy, when considered against the reasonable alternatives and based on proportionate evidence.

Stages in the Sustainability Appraisal Process

- 1.3.8. Consistent with Government guidance,⁷ there are five key stages in the SA process and these are highlighted in **Figure 1-1** together with links to the development of the Local Plan.
- 1.3.9. The first stage (**Stage A**), was undertaken by TRL Limited (TRL) and led to the production of a SA Scoping Report, which was informed by a review of relevant policies, plans and programmes as well as baseline information and the identification of key sustainability issues and opportunities affecting the District.⁸ The Scoping Report set out the proposed framework for the appraisal of the Local Plan (the SA Framework).
- 1.3.10. The Scoping Report was subject to a five-week consultation between 12th May and 16th June 2017. A total of seven responses were received to the scoping consultation and these included submissions from the statutory SEA consultation bodies (Environment Agency, Historic England, Natural England) and a range of other interested stakeholders. Responses related to all aspects of the Scoping Report and resulted in amendments to the baseline, plans and programmes review and proposed SA Framework. A summary of the consultation responses and actions taken can be found in Appendix A of the Scoping Report.⁹
- 1.3.11. An updated report was produced by TRL in July 2017, taking into account the consultation responses. WSP have reviewed and updated the baseline information, review of plans, programmes, and policies, as well as key issues where required, in **Appendix B**.
- 1.3.12. **Stage B** is an iterative process involving the appraisal and refinement of the Local Plan with the findings presented in a series of interim SA Reports and Working Notes. These have been produced by TRL at various stages and are outlined below:
 - SA Working Note to accompany the Issues and Options consultation (July 2017)
 - SA Working Note to accompany the 'Potential Sites for Consultation' (October 2018, updated July 2019)
 - Initial SA Report alongside the Local Plan Regulation 18 Part 1 and Part 2 consultation (June 2021)
 - SA Working Note to accompany the 'Additional Sites for Potential Allocation' Part 3 consultation (January 2023)
 - SA Working Note to accompany the Part 4: Preferred Lower Housing Growth Option consultation (October 2023)

⁷ MHCLG and DLUHC (2015) Strategic environmental assessment and sustainability appraisal. Available online: [Strategic environmental assessment and sustainability appraisal - GOV.UK](#) [Accessed December 2025]

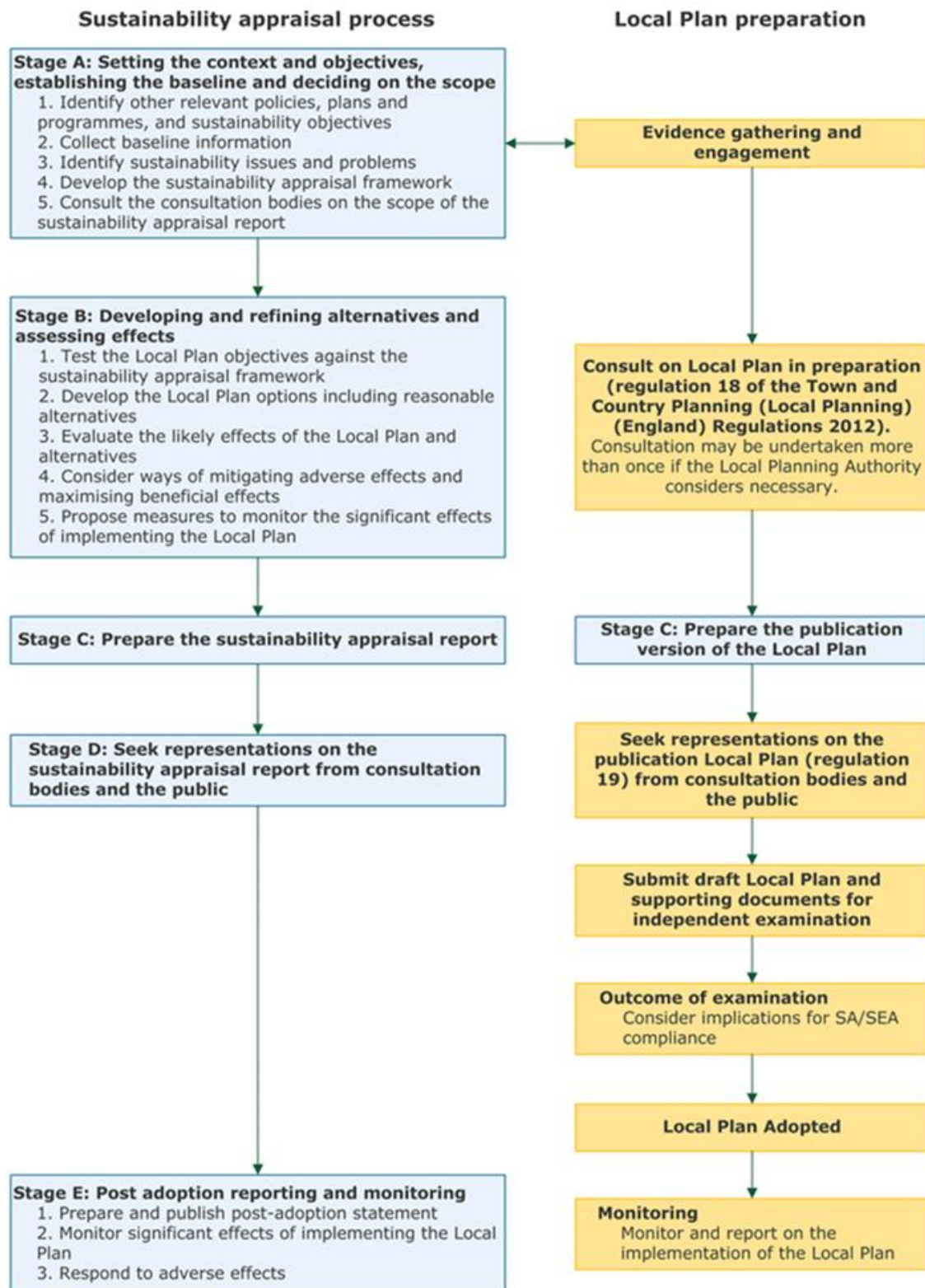
⁸ TRL (2017) Three Rivers District Council Local Plan Sustainability Appraisal Scoping Report Update. Available online: [TRL Report](#) [Accessed December 2025]

⁹ Ibid.

- SA Working Note to accompany the Part 5: Newly Submitted Sites and New Policies (July 2025)

- 1.3.13. All of these documents were consulted on, and comments from both statutory and non-statutory consultees have been incorporated at each iteration of SA where appropriate.
- 1.3.14. Through the appraisal of the draft policies and allocations these SA Reports and Working Notes have helped to help further refine the emerging TRDC Local Plan. The findings of the Regulation 18 interim SA Reports and Working Notes inform this SA report and can be found at [Three Rivers - New Local Plan](#).
- 1.3.15. At **Stage C**, a final SA Report is prepared alongside preparation of the publication draft Local Plan and will be made available for consultation alongside the publication draft Local Plan prior to consideration by an independent planning inspector under **Stage D**.
- 1.3.16. This SA Report and the appraisal contained therein forms **Stage C** of the SA process.
- 1.3.17. Following Examination in Public (EiP), and subject to any significant changes to the draft Local Plan that may require appraisal as a result of the EiP, TRDC will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. This will set out the results of the consultation and SA process and the extent to which the findings of the SA have been accommodated in the adopted Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (**Stage E**).

Figure 1-1 - Stages in the SA Process



1.4 Habitats Regulations Assessment

- 1.4.1. The Conservation of Habitats and Species Regulations 2017 (the ‘Habitats Regulations’) requires that competent authorities assess the potential impacts of plans and programmes on the Natura 2000 network of European protected sites¹⁰ to determine whether there will be any ‘likely significant effects’ on any European site as a result of the plan’s implementation (either on its own or ‘in combination’ with other plans or projects); and, if so, whether these effects will result in any adverse effects on the site’s integrity. The process by which the impacts of a plan or programme are assessed against the conservation objectives of a European site is known as Habitats Regulations Assessment (HRA).¹¹
- 1.4.2. Whilst the HRA for the Regulation 18 Local Plan did not identify any significant issues for European sites, for this new round of Local Plan development a new HRA will need to be undertaken in order to determine whether this remains the case. The new HRA will be informed by the previous HRA work undertaken.
- 1.4.3. The HRA is undertaken by SLR Consulting and reported separately from the SA. However, the conclusions of the HRA have helped to inform the SA process.

1.5 Health Impact Assessment and Equalities Impact Assessment

- 1.5.1. As well as the HRA, SLR Consulting have been commissioned to support TRDC in preparation of their Local Plan, through a Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA). This section sets out the process for carrying out these assessments.
- 1.5.2. In early 2025, work began on producing a Scope and Methodology Report (SMR), which sets out the methodology and criteria for assessing and determining likely equality and health effects arising from the Regulation 19 Local Plan. The SMR provides an outline of the draft plan’s development and details the proposed scope of the EqIA and HIA, identifying the issues to be addressed, the geographical coverage, and the time periods for which impacts will be assessed.
- 1.5.3. The report establishes the key policy context and baseline information, from which health and equality issues were identified. Following a review of baseline data, key issues, and relevant plans, policies, and guidance, the scope of the EqIA and HIA was determined.

¹⁰ ‘European protected sites’ refers to designated Special Areas of Conservation (SACs) and Special Protected Areas (SPAs), candidate SACs (those submitted formally to the EC but not yet adopted or designated), proposed SPAs and SACs (sites subject to consultation on whether they should be designated) and proposed and designated Ramsar sites, which are not European sites but under UK Government policy should have the same level of protection as SACs and SPAs. Within this report “European site” is used as a generic term for all of the above designated sites.

¹¹ ‘Appropriate Assessment’ has been historically used as an umbrella term to describe the process of assessment as a whole. The whole process is now more accurately termed ‘Habitats Regulations Assessment’ (HRA), and ‘Appropriate Assessment’ is used to indicate the specific stage of HRA.

This included identifying protected characteristics, vulnerable groups, and key determinants of health to be considered.

- 1.5.4. The SMR was shared with relevant stakeholders at TRDC and the Public Health Healthy Places team at Hertfordshire County Council to agree the scope and methodology. Both TRDC and the Public Health Healthy Places team confirmed their agreement with the proposed approach.

1.6 Purpose of this report

1.6.1. This SA Report supports the development and refinement of the Local Plan by appraising the sustainability strengths and weaknesses of the approaches that comprise the Regulation 19 Local Plan. This helps promote sustainable development through the integration of sustainability considerations into the preparation of the Local Plan and selection of approaches. The purposes of the SA are:

- to ensure that the likely significant environmental and socio-economic effects of the Regulation 19 Local Plan and any reasonable alternatives are identified, characterised and assessed;
- to help identify appropriate measures to avoid, reduce or mitigate adverse effects and to enhance beneficial effects associated with the implementation of the Regulation 19 Local Plan wherever possible;
- to provide a framework for monitoring the potential significant effects arising from the implementation of the Regulation 19 Local Plan;
- to inform decisions on the Regulation 19 Local Plan; and
- to demonstrate that the Regulation 19 Local Plan has been developed in a manner consistent with the requirements of the SEA Regulations.

1.7 Structure of this report

1.7.1. This SA Report sets out:

- **Section 1:** A summary of the Local Plan process, an overview of SA and HRA, the report contents and an outline of how to respond to the consultation;
- **Section 2:** An overview of the Local Plan planning process so far;
- **Section 3:** A summary of the environmental base and the key sustainability issues;
- **Section 4:** The approach and methodology for undertaking the assessment of the Regulation 19 Local Plan;
- **Section 5:** The findings of the assessment of alternatives to the Regulation 19 Local Plan;
- **Section 6:** The findings of the assessment of the Regulation 19 Local Plan; and
- **Section 7:** Conclusions and an overview of the next steps in the SA and planning process.

1.8 How to Comment on this Report

1.8.1. This SA Report has been issued for consultation alongside the Draft Regulation 19 Local Plan. We would welcome your views on any aspect of this SA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.



1.8.2. Please e-mail your response to:

2 The TRDC Local Plan

2.1 Introduction

- 2.1.1. TRDC began to review its existing Local Plan in 2017, to help address the challenge posed by accommodating growth and to guide future development in the District out to 2041. At present, the Development Plan for TRDC comprises the Core Strategy (2011), Development Management Policies Local Development Document (2013) and Site Allocations Local Development Document (2014). The new Local Plan will replace these documents, and will establish an updated development strategy, strategic policies and development management policies.

2.2 Development of the Local Plan

- 2.2.1. Over the period since 2017, TRDC has undertaken several Regulation 18 consultations, reflecting changing priorities of TRDC and amendments to the regulatory context around plan making, at a national level.
- 2.2.2. Development of the Local Plan began with the Local Plan Issues & Options Consultation in 2017, which identified challenges across the TRDC area and explored potential solutions. The consultation aimed to consolidate views on how to balance development in the TRDC area, whilst protecting its historic and natural environment.
- 2.2.3. Following this, a Regulation 18 consultation was carried out in 2021, presented in two parts:
- Part 1: Preferred Policy Options; and
 - Part 2: Sites for Potential Allocation.
- 2.2.4. This was presented as a full draft local plan including both policies and potential sites for allocation. The proposed site allocations detailed any potential harm to the Green Belt that would result from release of land for development, reflecting TRDC's aim to protect the Green Belt during future development.
- 2.2.5. In 2023 TRDC undertook two further Regulation 18 consultations. Firstly, a Part 3 Consultation was undertaken at the start of the year on the 'Additional Sites for Potential Allocation', which set out additional sites for potential development that had arisen since the Part 1 and Part 2 consultation.
- 2.2.6. Later in the 2023, a Part 4 Regulation 18 Consultation was carried out, in order to investigate a lower housing growth that would adopt a 'Green Belt constraint' approach. This focussed on residential development, consideration of potential growth options and set out potential housing sites and associated infrastructure required to meet TRDC's preferred 'Low Growth' option.
- 2.2.7. Early in 2025, TRDC carried out a Part 5 Regulation 18 Consultation, which considered responses to the previous consultations and included additional policy options, as well as new sites for consideration.

- 2.2.8. TRDC has now prepared the Regulation 19 Local Plan and an SA Report is required in support of this. Following consultation, the Regulation 19 Local Plan will be submitted to the Secretary of State in 2026.

2.3 Regulation 19 Local Plan

Vision and strategic objectives

- 2.3.1. The Regulation 19 Local Plan sets out a Vision for the District, along with the strategic objectives that need to be achieved in order to deliver the vision and to address the key issues identified. The Vision builds on that set out in the Core Strategy, and the evidence base. The objectives underpin the emerging spatial strategy, policies and proposals within the Local Plan. Both the Vision and Objectives have been updated following a number of Regulation 18 consultations and SA.
- 2.3.2. The Vision for TRDC is as follows:
- ‘Our vision for Three Rivers is to be recognised as a highly desirable, prosperous and outward-looking District where people want, and are able, to live and work. The District will have sustainable settlements, a resilient economy and a high quality built and natural environment embedding climate-sensitive principles in reducing carbon emissions and supporting the transition to a zero carbon future. The District will have a strong townscape and landscape character, with a strong sense of a place to foster cohesive communities whilst delivering the high quality homes, jobs and infrastructure that will provide access to good services and facilities for all.’*
- 2.3.3. The Strategic Objectives are listed below, with further information available in the Local Plan itself:
- Provide for a range of high quality new homes within the District to meet local needs for both market and affordable housing;
 - Secure economic prosperity within the District by providing a network of employment allocations that continues to meet the current and future needs of businesses;
 - Ensure that new development prioritises and makes best use of previously developed land (PDL);
 - Ensure that necessary infrastructure and services are integrated within new developments where appropriate;
 - Support the viability, vitality and variety of shops and services within the District’s main settlements and villages;
 - Encourage active modes of travel and enable the integration of sustainable transport within new developments;
 - Reduce the need to travel by locating development in sustainable and accessible locations;

- To conserve and enhance the historic environment and resist the loss of, or damage to, heritage assets;
- Continue to tackle climate change and reduce the impacts on the environment by encouraging reductions in carbon emissions, waste, pollution, energy and water consumption and promoting the use of renewable energy and sustainable building materials;
- Provide opportunities for leisure, arts, sport and recreational activities within the District;
- Provide a coherent network of Green Infrastructure that will continue to support the natural environment along with human health and wellbeing;
- To conserve and enhance the corridors of the Rivers Chess, Colne and Gade and the Grand Union Canal;
- Promote a sense of place, and safe and secure places through good design;
- Meet the demands of an ageing population whilst ensuring the District remains attractive and accessible to younger people;
- Health and Wellbeing;
- To safeguard the Green Belt; and
- Protection and enhancement of Biodiversity.

2.4 Local plan policies

- 2.4.1. The Regulation 19 Local Plan sets out policies to guide development in the District. The policies have been amended to reflect changes in legislation and wider policy, the series of Regulation 18 consultations and SA. No new policies have been introduced since the Regulation 18 Part 5 consultation in July 2025.
- 2.4.2. The policies included in the Regulation 19 Local Plan are listed in **Table 2-1**, sorted by overarching theme.

Table 2-1 – Local Plan Policies by Theme

Themes and Policies
Strategic Policies
Spatial Strategy
SP1 - Overall Levels of Growth
SP2 - Overarching Policy on Sustainable Development
SP3 - Infrastructure Delivery
SP4 - Local Distinctiveness and Place Shaping
Housing

HOU1 - Housing Mix and Type
HOU2 - Housing Density
HOU3 - Affordable Housing
HOU4 - Provision for Gypsies, Travellers and Travelling Showpeople
Employment & Economy
EE1 - Employment and Economic Development
EE2 - Retail
EE3 - Warner Bros. Studios
Green Belt
GB1 - Green Belt
Climate Change and Net Zero
CNZ1 - Renewable and Low Carbon Energy Development
CNZ2A - Net Zero Operational Carbon in New Build Residential Development
CNZ2B - Net Zero Operational Carbon in New Build Non-Residential Development
CNZ2C - Climate Adapted design and construction
CNZ2D - Embodied Carbon and Minimising Waste
CNZ2E - Reducing Carbon Emissions in Existing Buildings
Biodiversity, Green & Blue Infrastructure and Landscapes
BGL1 - Biodiversity
BGL2 - Trees, Woodlands, Hedgerows and Landscaping
BGL3 - Green and Blue Infrastructure
BGL4 - Open Space, Play Space, Sport and Recreation
BGL5 - Chilterns Beechwoods Special Area of Conservation (SAC)
BGL6 - Landscape Character
Environment
ENV1 - Flood Risk and Water Resources
ENV2 - Ground Conditions, Contamination and Pollution
ENV3 - Waste Management and Recycling
Design and Heritage
DH1 - Residential Design and Layout
DH2 - Heritage and the Historic Environment
DH3 - Advertisements and Shop Fronts
Transport and Connections

TC1 - Sustainable Transport and Travel
TC2 - Parking
TC3 - Construction, Deliveries, Collections and Servicing
TC4 - Waterways
TC5 - Broadband and Electronic Communications
Social, Health and Wellbeing
SHW1 - Social and Community Facilities
SHW2 - Health and Wellbeing
Northwood Headquarters
NH1 - Northwood Headquarters (MOD)

2.5 Proposed sites

- 2.5.1. During its development, various sites have been put forward by promoters for inclusion in the Local Plan. The list of sites that TRDC propose for inclusion has undergone many changes throughout the stages of Plan development and SA to date. A more detailed description of this is available in **Section 5** and **Section 6**. At this stage, the Regulation 19 Local Plan proposes development of 56 sites across 13 settlements.

3 Scoping Information and Key Issues

3.1 Introduction

- 3.1.1. For completion of **Stage A** of the SEA process, a Scoping Report was produced and consulted on by TRL. The Report is comprised of five main sections. It outlines the local planning and SA processes, presents the environmental and sustainability planning context through a review of relevant plans and programmes and baseline information, presents the SA Framework, and sets out the approach to the SA and next steps in the process.
- 3.1.2. The environmental and sustainability planning context was provided for the following topics:
- Environmental Factors
 - Biodiversity, including flora and fauna, and geodiversity;
 - Climatic Factors;
 - Air Quality;
 - Landscape and Townscape;
 - Cultural Heritage;
 - Material Assets;
 - Soil; and
 - Water.
 - Social Factors
 - Population;
 - Health and Wellbeing;
 - Housing; and
 - Transport and accessibility.
 - Economic Factors
 - Economy, employment and education.
- 3.1.3. The report was consulted on for five weeks between 12th May 2017 and 16th June 2017. Responses were received from all of the statutory consultees (Historic England, Natural England, and the Environment Agency) and other interested parties. These responses were reviewed, and resulted in revisions to the Scoping Report. A Scoping Report Update

is available as part of TRDC's New Local Plan evidence base, including an overview of the comments received, along with responses.¹²

- 3.1.4. The information contained in the Scoping Report has been reviewed and updated where appropriate and is included in **Appendix B**.

3.2 Policy Context

- 3.2.1. Schedule 2 of the SEA Regulations requires a report containing information on the following:

'An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes' (Schedule 2, Paragraph 1); and

'The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation' (Schedule 2, Paragraph 5).

- 3.2.2. **Stage A** of the SA process therefore requires that analysis is undertaken to 'Identify other relevant policies, plans and programmes, and sustainability objectives'. This is not only relevant to the SA, but the preparation of the Local Plan in its entirety as it should reflect legislation, national policy objectives and relate to policy contexts and visions set by any relevant plans.

- 3.2.3. TRL completed a review of policies, plans and programmes (PPPs) during production of the SA Scoping Report Update, published July 2017, which informed the identification of key issues as well as the development of the SA Framework.¹³

- 3.2.4. **Appendix B** sets out an updated review of relevant PPPs applicable to the topic, including relevant core principle(s) from the NPPF. The review aims to examine the Local Plan and SA's relationship to other policies, plans and programmes (PPPs), identifying objectives relevant to environmental protection and sustainability, as well as conflicts that may require addressing through the plan-making process;

3.3 Baseline Information

- 3.3.1. The SEA Regulations require a report containing *'the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme'* (Schedule 2(2)), *'The environmental characteristics of areas likely to be affected'* (Schedule 2(3)) and *'Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance'* (Schedule 2(4)).

¹² TRL (2017) Three Rivers District Council Local Plan Sustainability Appraisal Scoping Report Update. Available online: [TRL Report](#) [Accessed December 2025]

¹³ Ibid.

- 3.3.2. TRL completed a baseline analysis during production of the 2017 SA Scoping Report Update.¹⁴ The Scoping Report set out baseline data on the current and future conditions within TRDC area, and beyond where required, for each SA topic relevant to the Local Plan, to aid identification and appraisal of the effects of the plan. Effects beyond the TRDC area have been considered in the assessment process where impact pathways are present and considered appropriate.
- 3.3.3. WSP have reviewed and updated the baseline information produced by TRL. This is presented in **Appendix B**. Data for the baseline analysis has been drawn from a variety of sources, including a number of the plans and programmes reviewed as part of the SA process.

3.4 Key Issues

- 3.4.1. The review of policies, plans and programmes, and baseline analysis by TRL led to the identification of key issues and opportunities for each SA Topic. These are outlined in **Table 3-1**. WSP has reviewed the key issues and opportunities presented, and minor amendments have been made to ensure they are reflective of the current baseline characteristics of the District.

Table 3-1 - Key Sustainability Issues and Opportunities

SA Topic	Key Sustainability Issues and Opportunities
Biodiversity, including flora and fauna, and geodiversity	■ Although the SSSIs are considered to be within or close to Natural England PSA targets, they may be under pressure due to the high housing targets the District should fulfil. ■ Protect and improve existing habitats, including buffer areas, migration routes, stepping stones and landscape features which could potentially be of major importance for wildlife. ■ Enhance Green Infrastructure at a local level and a strategic level with neighbouring authorities. ■ Compensate features lost to development where loss is completely unavoidable. ■ Local Plan to promote the use of management agreements for designated sites, where this can be linked to development. ■ Minimise fragmentation of wildlife habitats as a result of development.
Climatic Factors	■ Carbon emissions per capita for Three Rivers are above the regional average and national average; however they were lower in 2023 than they were in 2014.

¹⁴ Ibid.

SA Topic	Key Sustainability Issues and Opportunities
	- Greenhouse gas emissions are likely to lead to significant climate changes which could have significant implications for other aspects of quality of life. - The future climate in Hertfordshire is predicted to become warmer, with drier summers and wetter winters. - Increased river and surface water flood risk. - Development proposals could exacerbate flooding elsewhere in catchment and this needs to be avoided by adopting the sequential approach to site selection advocated in the NPPF. - Promote the use and generation of renewable energy and promote energy efficiency. - Implement Sustainable Drainage Systems - porous surfaces, greenspace, wetlands, flood storage areas, urban forestry to help manage some of the effects from climate change. - Opportunity to decrease greenhouse gas emissions through reduced reliance on the private car.
Air Quality	- Whilst overall levels of pollutants are low across the District, traffic-related pollution hotspots persist near busy roads and junctions such as M25, where PM10 and nitrogen dioxide concentrations are being monitored for exceedances of the relevant Air Quality Objective. - Increased air pollution from a growth in traffic and congestion is likely in the District. - Ensuring that potentially polluting processes incorporate pollution minimisation measures. - Ensuring that potentially polluting developments are not located close to sensitive developments (e.g. care homes, schools etc.) or in areas of existing poor air quality. - Ensuring that sensitive developments are not located in areas of poor air quality. - Promoting the development of Green Travel Plans. - Improving cycle and pedestrian routes and links and cycle parking facilities to encourage the use of non-motorised transport. - Promoting low emission vehicles, such as through the provision of electric vehicle charging infrastructure. - Reducing the need to travel through developing in sustainable locations

SA Topic	Key Sustainability Issues and Opportunities
Landscape and Townscape	■ Three Rivers falls into three Landscape Character Areas: 'Northern Thames Basin', 'Thames Valley' and 'Chilterns'. ■ Light pollution is rapidly increasing and tranquillity is rapidly decreasing in the East of England. This should be monitored and new lighting should be designed and selected that minimises light pollution. ■ Recognise the value of all landscapes, not only designated sites and ensure that landscape proposals for development schemes reflect local landscape character. ■ Ensure that the character, diversity and local distinctiveness of all the landscapes of the District are maintained, enhanced or restored, including the Chilterns National Landscape. ■ Preserve, and appropriately manage development within, the Green Belt. ■ Ensure that access to landscape character areas is socially inclusive.
Cultural Heritage	■ The historic environment, including heritage assets, is under pressure from development and regeneration and associated traffic congestion, air quality and noise pollution. This puts heritage assets at risk of neglect or decay. The threat of infilling and replacement with new buildings and the erosion of historic features in the public realm need to be carefully mitigated and managed. ■ Recognise the importance of cultural heritage and archaeological features and the importance of regenerating and re-using important buildings, particularly those listed as 'heritage at risk'. ■ The historic environment can make a significant contribution to the success of development. Opportunities to conserve and enhance the historic environment including designated and non-designated heritage assets and their settings should be sought where possible through sustainable development proposals. ■ Be proactive in preparing development briefs to renew, restore and redevelop neglected and deteriorating sites of historic character. ■ Ensure there are strong and robust design standards for new development that respect cultural heritage of the development area. ■ Access to heritage assets, including building, monuments and historic parks and gardens is linked to improved health and wellbeing

SA Topic	Key Sustainability Issues and Opportunities
	Development may result in significant loss or erosion of the landscape or townscape character or quality, which is likely to also have significant impact (direct and or indirect) upon the historic environment and people's enjoyment of it.
Material Assets	- Waste production and disposal is a growing problem. Production of waste and disposal of this waste is becoming increasingly difficult, with diminishing numbers of suitable sites for landfill disposal. Hertfordshire as a county is having to use sites in Buckinghamshire and Oxfordshire in order to meet its needs. There is however, an increasing move towards ERF facilities rather than landfill. - There is the opportunity to promote the use of renewable resources, protect natural resources and reduce waste. - Supporting a reduction in the amount of waste deposited in landfill. - Supporting alternative methods of waste management, e.g. minimisation and recycling by incorporating facilities within development schemes. - Encouraging re-use and recycling of construction waste in development schemes through the use of planning conditions. - Promoting development on previously developed land and maximise the efficient use of land. - Three Rivers District Council and the other Local Planning Authorities will need to continue to consult with Thames Water about the phasing and planning of future development within the Maple Lodge WwTW catchment area to ensure they can investigate, plan and secure appropriate funding for the construction of any necessary infrastructure. - The District's location in the sand and gravel belt needs to be taken into consideration when planning for new development.
Soil	- Soils in the District are vulnerable to groundwater contamination and erosion of chalk soils. Overland flow is also a main risk in the south. Farmed land here is the north of Three Rivers is vulnerable to pollution run-off and rapid through-flow to streams; with the potential to trigger erosion. - There is the potential for soil loss, compaction and degradation as a result of new development. - Protecting the best and most versatile agricultural land. - Promoting good soil handling practices. - Encouraging development on previously developed land.

SA Topic	Key Sustainability Issues and Opportunities
Water	■ There are some issues with ecological river water quality in Three Rivers. ■ Over abstraction of water resources is an issue in the region. The Chilterns Chalk Streams are particularly susceptible to over abstraction. ■ Some areas of Three Rivers are at risk from flooding. The functional flood plans of the Chess Valley and the Colne Valley should be protected. ■ There are issues relating to the future capacity of waste water treatment works serving the area. ■ Considering overall siting of development schemes in order to minimise potential effects on water quality. ■ Taking account of groundwater resources and sensitivities (e.g. source protection zones) when allocating sites for development. ■ Encouraging the use of Sustainable Drainage Systems in new developments to minimise negative effects on river quality. ■ Ensuring that efficient use of water resources in development schemes, this includes the use of recycled water and incorporating rainwater re-use. ■ Ensuring that new potentially polluting processes are located in areas where groundwater is not vulnerable.
Population	■ Despite the relatively low levels of deprivation in the District as a whole, there are however small pockets of more deprived areas within Three Rivers, particularly around South Oxhey. ■ Take account of an increasing population. ■ Take account of an ageing population. ■ Tackle issues of deprivation in certain areas of the District. ■ Ensure adequate housing, facilities and infrastructure whilst protecting and enhancing the local environment. ■ Use planning obligations to help secure an appropriate range of facilities.
Health and Wellbeing	■ Need to address health inequalities. ■ Demand for healthcare in the District is likely to increase as the population increasing, particularly the number of elderly residents.

SA Topic	Key Sustainability Issues and Opportunities
	■ Priorities in Three Rivers are to increase levels of physical activity in adults and reduce levels of obesity, to reduce the prevalence of smoking and to help the expanding older population keep healthy. ■ In respect of acute care, much of the West Herts Hospital Trust (WHHT) estate is in poor condition and is in urgent need of investment. ■ Three Rivers' increasing population will lead to additional pressure on secondary healthcare services in the District and also the County as a whole. The increasing proportion of older people in the District's population is also likely to have put pressure on secondary healthcare needs, as they are likely to utilise healthcare services more than others. ■ Encourage sustainable transport modes and healthy forms of travel and exercise, e.g. walking/cycling and access to leisure and recreational facilities. ■ Encourage the provision of convenience stores that provide fresh produce in accessible locations and explore using planning obligations to help secure an appropriate range of facilities. ■ Designing out crime by improving the urban environment. This may be through redevelopment or adding additional security features such as CCTV and improved lighting. ■ Developing community activities and facilities that can divert people away from crime, improve tolerance and prevent anti-social behaviour.
Housing	■ The District's population is changing with growing numbers of elderly residents forecast as a result of increased life expectancy. While this will add to the number of one person households and the population in communal homes, there is also evidence of an increase in the number of young children and more sharing. The past long term trend of declining household size has slowed significantly. ■ The price of housing compared to earnings is an issue. ■ Meeting needs of Gypsy and Traveller communities even when they no longer choose to travel. Providing a more settled base for Gypsies and Travellers, enables these communities to have better access to key services (health, education and employment). ■ Ensuring the provision of a range of housing types to satisfy demand including affordable housing and mixed use developments and a range of housing types of varying sizes.

SA Topic	Key Sustainability Issues and Opportunities
	■ Additional growth is likely to increase the pressure on affordable house in the District. This needs to be addressed to ensure the future prosperity of the area. ■ Provision of affordable housing in accessible locations. ■ Ensuring appropriate housing provision for the elderly and disabled population, e.g. through independent living housing, Life-long homes and appropriate forms of affordable housing. ■ Ensuring that such housing is located near to the necessary services and facilities and public transport.
Transport and accessibility	■ Pressures due to population growth which leads to increasing levels of traffic, which in turn exacerbates congestion, particularly during peak times. ■ All the key roads in southwest Hertfordshire are under pressure from heavy levels of traffic, and associated congestion, which has adverse effects on air quality, quality of life and the local economy. ■ The number of residential development completed within 30 minutes of a hospital has failed to meet the 90% target in the 2023/24 monitoring year. Improving bus services to the Watford General Hospital should help to improve access for Three Rivers' residents. ■ Use planning obligations to secure improvements to public transport. ■ Providing and maintaining safe and available infrastructure for healthy pursuits – cycle ways, dedicated walkways. ■ Encourage sustainable transport modes through the requirement for green travel plans in large new developments. ■ Expansion of Luton Airport could put increased pressure on M25 and M1, motorway junctions and wider road network. ■ Provision of infrastructure to enable the increased use of sustainable modes of transport (e.g. cycle parking facilities, electric vehicle charging points). ■ Make developments permeable to provide improved opportunities for walking and cycling.
Economy, employment and education	■ Maintaining a strong employment base is essential for the future prosperity of the area. ■ Providing a range of employment sites, including ones that will be attractive to inward investment.

SA Topic	Key Sustainability Issues and Opportunities
	■ Providing incubator units and units with shared facilities, e.g. reception and meeting facilities etc. Local Plan to identify suitable locations. ■ Providing a range of employment sites that will be attractive to knowledge based industries. ■ Supporting employment opportunities in higher value activities, e.g. knowledge based industries. ■ Ensuring provision of a range of education facilities. Planning obligations should be used to enhance existing educational facilities, including allocating land for new schools where required. Increasing provision for secondary and primary school places is particularly important as there is a current and forecasted shortage in the District. ■ Providing facilities and services to support the improvement of GCSE attainment in schools.

4 SA Framework and methodology

4.1 Introduction

- 4.1.1. This section describes the approach to the SA of the Regulation 19 Local Plan. In particular, it sets out the appraisal framework (the SA Framework) and how this has been used to conduct an appraisal of the key components of the Local Plan. It also documents the difficulties encountered during the assessment process, including key uncertainties and assumptions.
- 4.1.2. For the purpose of consistency, the SA methodology used for assessment of the Regulation 19 Local Plan is based upon that produced by TRL for the SA of the Regulation 18 Local Plan, as set out in Section 3 of the Regulation 18 Part 1 and Part 2 Interim SA Report.¹⁵

4.2 SA Framework

- 4.2.1. Informed by the issues identified in the baseline analysis and review of policies, plans and programmes, a framework of SA objectives has been developed covering a range of environmental, social and economic topics.
- 4.2.2. The framework is similar to that used during the SA of the Core Strategy, Development Management Policies DPD and Site Allocations DPD, though has been amended in order to simplify and improve upon the previous framework, as well as reflect consultation comments received during the Regulation 18 Local Plan development.
- 4.2.3. This Framework was initially developed by TRL and has been updated following WSP's review of the baseline information where appropriate.
- 4.2.4. The purpose of the SA Framework is to provide a way in which the effects of the plan can be described, evaluated, and compared. This process involves considering the content of the Local Plan against the identified SA objectives.
- 4.2.5. The SA objectives used to structure and inform the assessment of the Local Plan through all stages of its development are shown in

¹⁵ TRL (2021) Three Rivers District Local Plan Regulation 18 Preferred Policy Options and Sites for Potential Allocation. Available at: [TRL Report](#) [Accessed December 2025]

- 4.2.6. **Table 4-1.** The SA objectives are supported by a series of sub-objectives which provide greater detail on the issues to consider during the assessments. To ensure relevant factors are considered in the assessment of site alternatives, a series of site specific questions are also included for each SA objective. The full SA Framework, including the sub-objectives and site specific questions, can be found in **Appendix F**.

Table 4-1 - SA framework of objectives

Objective Number	SA Objective	Abbreviated Reference Term
SA1	To protect, maintain and enhance biodiversity and geodiversity at all levels	Biodiversity & geodiversity
SA2	To protect, maintain and enhance water resources (including water quality and quantity)	Water quality/quantity
SA3	To reduce flood risk	Flood risk
SA4	Reduce greenhouse gas emissions and adapt to the effects of climate	Climate change
SA5	Achieve good air quality, especially in urban areas	Air quality
SA6	Make efficient use of land and protect soils	Soils
SA7	To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible	Resource efficiency
SA8	To identify, maintain and enhance the historic environment and heritage assets	Historic environment
SA9	To conserve and enhance landscape and townscape character and encourage local distinctiveness	Landscape & townscape
SA10	To improve the health and wellbeing of the local population	Health & wellbeing
SA11	To develop in sustainable locations	Sustainable locations
SA12	To improve community cohesion through reducing inequalities, promoting social inclusion and reducing crime and the fear of crime	Community cohesion
SA13	Ensure that everyone has access to good quality housing that meets their needs	Housing
SA14	Achieve sustainable levels of prosperity and economic growth	Sustainable prosperity
SA15	To ensure local residents have employment opportunities and access to training	Employment & skills

- 4.2.7. This framework guides the assessment of the Regulation 19 Local Plan. The Vision and Strategic Objectives of the Plan have been tested against the SA Framework through a compatibility assessment, to identify any incompatibilities or tensions between objectives. A summary of this assessment is outlined in **Section 6.2**.
- 4.2.8. The SA Framework has been used to appraise the:
- Reasonable alternative spatial strategy options;
 - Regulation 19 Local Plan policies;
 - Site allocations contained within the Regulation 19 Local Plan and site alternatives considered to be reasonable alternatives; and
 - Intra-plan and inter-plan cumulative effects.
- 4.2.9. The findings of the appraisal are outlined in **Section 5** and **Section 6**.

4.3 Methodology

Geographic scope

- 4.3.1. The spatial scope for the assessment is predominantly local, across Three Rivers District; however, the assessment also takes into account potential cross-boundary effects, as well as regional effects (e.g. those relating to water supply). National effects have also been identified where appropriate. For example, the effect on CO₂ emissions is likely to have both local and national implications as any reduction will contribute to national targets, whereas effects on surface water quality may be most relevant to the regional water bodies as well as local water bodies, depending on presence of any such water features and their existing quality.
- 4.3.2. Based on the above, the terms outlined in **Table 4-2** have been used in the assessment to denote the geographical scale of predicted effects.

Table 4-2 – Geographic Scope

Symbol	Meaning	Comment
L	Local	Within the TRDC area
R	Regional	Affecting neighbouring local authorities
N	National	Affecting the UK or wider

Temporal scope

- 4.3.3. In terms of the temporal scope, the SA examines effects across three temporal scales:
- Short term effects: effects expected in the next 1-10 years;
 - Medium term effects: effects expected in the next 10-20 years; and

- Long term effects: effects expected in the next 20+ years (after the life of the plan)

4.3.4. Based on the above,

Table 4-3 – Temporal Scope

Symbol	Meaning	Timescale
S	In the Short Term	0-10 years
M	In the Medium Term	10-20 years
L	In the Long Term	After the life of plan

Permanence of effects

4.3.5. The assessment of policies, sites and the reasonable alternative options also considers whether the effects will be temporary or permanent. These effects are reported in the assessment as shown below.

Table 4-4 – Permanence

Symbol	Meaning	Timescale
P	Permanent	Effects lasting during and beyond the life of the plan
T	Temporary	Effects during construction

Significance of effects

4.3.6. For the Local Plan options an assessment has been undertaken, with each 'Policy/Site option v. SA objective relationship' being 'scored' using the significance criteria shown in **Table 4-5**. The assessment scoring is supported by a brief assessment commentary to provide the rationale behind the scores allocated. Summaries of the assessments of the plan policies and proposed sites are included in **Section 6.3** and **Section 6.4**.

Table 4-5 - Significance criteria

Significance Assessment	Description
++	The option is likely to have a significant positive effect
+	The option is likely to have a positive effect which is not significant
?	Uncertain – It is uncertain how or if the option impacts on the SA/SEA objective
0	Neutral – The option is unlikely to impact the SA/SEA objective

Significance Assessment	Description
-	The option is likely to have a negative effect which is not significant
--	The option is likely to have a significant negative effect
+/-	The option is likely to have a positive and negative effect (minor or significant)

- 4.3.7. The methodology outlined above has been used to assess the effects of the Regulation 19 Local Plan and its alternatives against the SA Framework. The identified reasonable alternatives to the plan have also been assessed using this methodology, as outlined in **Section 5**. The cumulative effects of the plan, both with itself and in combination with other plans, programmes and policies, have also been assessed in this manner, outlined in **Section 6.5**.
- 4.3.8. Example assessment matrices for Local Plan policies and site allocations are shown below in **Table 4-6** and **Table 4-7**.

Table 4-6 – Example Policy Assessment

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 short term	In medium term	In long term	
1	SA Objective	Description of effects.	P	L	+	+	+	
2	SA Objective	No predicted effects.	T	R	0	0	0	

Table 4-7 – Example Site Assessment

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
Site Reference	?	0	-	+	0	+	0	?	?	?	+	0	+	0	0
? A description of the factors leading to uncertain effects. + A description of the factors leading to positive effects.															

4.4 Difficulties encountered in undertaking the assessment

- 4.4.1. The SEA Regulations require the identification of any difficulties (such as technical deficiencies or lack of knowledge) encountered during the assessment process. These uncertainties and assumptions are detailed in the assessment matrices. Those uncertainties and assumptions common across the assessment are outlined below.

Uncertainties

- Timing and delivery of new housing development is unknown at this stage.
- Future changes to the social, economic and environmental baseline beyond those outlined are difficult to predict in light of the length of the plan period and lifespan of development.
- The assessment presented in this SA Report draws heavily on information compiled by TRL in previous iterations of the SA.
- Future changes to the planning system and the approach to planning are difficult to predict, such as the future relevance of discussions regarding 'grey belt'.
- Future changes to the political landscape are difficult to predict, although they are likely to change give the length of the plan period. Changes at national and local levels may bring changes in approach to housing development.

Assumptions

- Development arising from the Local Plan would be phased appropriately, accounting for other development from the plan itself and external plans and projects, to avoid significant effects on the SA Objectives.
- Measures contained in the Thames Water, Water Resources Management Plan would be expected to help ensure that future water resource demands are met.
- TRDC will liaise with Thames Water with regard to infrastructure requirements for future development
- Development will adhere to national standards, and the Council's own design standards and relevant principles.
- The Local Plan policies will work to mitigate a number of the effects identified in the SA.
- The Local Plan policies will be implemented as worded.
- It is expected that best design and industry practice, and relevant legislative requirements will be considered during implementation of the Local Plan.

5 Assessment of Reasonable Alternatives

5.1 Introduction

5.1.1. This Chapter explains how alternatives to the Regulation 19 Local Plan have been identified and presents the findings of the SA of any reasonable alternatives. This chapter is structured as follows:

- National Legislation, Policy and Guidance - sets out the requirements for the consideration of alternatives through the SA process and extant guidance;
- Consideration of reasonable alternatives at previous stages in plan-making - presents an overview of the alternatives previously identified and assessed;
- Consideration of Reasonable Alternatives for the Regulation 19 Local Plan - explains how alternatives have been identified at this stage in plan-making;
- SA of reasonable alternative options - presents the summary findings of the assessment; and
- Outline of the reasons for the selection of the preferred approach and rejection of alternatives - explains why the preferred spatial strategy option is selected in light of alternatives.

5.2 National legislation, policy and guidance

5.2.1. Relevant legislation (the SEA Regulations, case law, policy in the National Planning Policy Framework (NPPF, 2024) and Planning Practice Guidance (PPG) relating to the consideration of reasonable alternatives is set out below.

The SEA regulations 2004

5.2.2. In terms of considering reasonable alternatives the SEA Regulations state (paragraph 12(2)):

5.2.3. *“The report shall identify, describe and evaluate the likely significant effects on the environment of—*

- *(a) implementing the plan or programme; and*
- *(b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.”*

5.2.4. The Regulations only refer to reasonable alternatives to ‘the plan’ and that they should take into account the objectives and geographical scope of the plan or programme.

Case law

5.2.5. The consideration of reasonable alternatives within plan preparation has been the focus of legal challenges to local plans in England, with claimants citing inadequate implementation of the SEA Directive. The judgments that are of most relevance to the consideration of reasonable alternatives are summarised below.¹⁶

5.2.6. **Save Historic Newmarket v Forest Heath District Council [2011] EWHC 606 (Admin) (25 March 2011)** case in which it was found that reasonable alternatives to a 1,200 home sustainable urban extension in northeast Newmarket had not been adequately assessed and the reasons why alternatives had been rejected had not be sufficiently explained in the SA Report. The High Court ruling, in quashing parts of the Forest Heath Core Strategy, stated:

“40. It was not possible for the consultees to know from it what were the reasons for rejecting any alternatives to the urban development where it was proposed or to know why the increase in the residential development made no difference. The previous reports did not properly give the necessary explanations and reasons and in any event were not sufficiently summarised nor were the relevant passages identified in the final report. There was thus a failure to comply with the requirements of the Directive.”

5.2.7. **Ashdown Forest Economic Development LLP v Secretary of State for Communities and Local Government [2014] EWHC 406 (Admin) (21 February 2014)** case in which the claimants sought to extend similar arguments to those pursued in *Save Historic Newmarket and Heard*, to an extent that was considered inapplicable and impermissible by the court. The judge ruled that:

“97 ..., the Directive does not require the authority to embark on an artificial exercise of selecting as putative “reasonable alternatives,” for full strategic assessment alongside its preferred option.”

5.2.8. **R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378** in which the requirements for reasonable alternatives were reviewed as part of ways to manage the demand for second homes in St Ives:

Reasonable alternatives does not include all possible alternatives: the use of the word “reasonable” clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds.

An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”.

The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional

¹⁶ Planning Advisory Service (2014) Plan Making Case Law Update ([Microsoft Word - Main Issue 3 - SEA-SA - PAS Guidance - Case Law Update - 2014](#) and Neighbourhood plans and second homes)

public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that option is not a reasonable alternative and it does not have to be included in the SEA Report or process.”

National planning policy framework and planning guidance

- 5.2.9. The NPPF sets out the government's planning policies for England and how these are expected to be applied. An overview of the NPPF requirements is presented in **Sections 1.2 and 1.3**.
- 5.2.10. With regard to the consideration of reasonable alternatives, the PPG states (Paragraph: 018 Reference ID: 11-018-20140306)¹⁷:

“The sustainability appraisal needs to consider and compare all reasonable alternatives as the plan evolves, including the preferred approach, and assess these against the baseline environmental, economic and social characteristics of the area and the likely situation if the plan were not to be adopted. In doing so it is important to:

- *Outline the reasons the alternatives were selected, and identify, describe and evaluate their likely significant effects on environmental, economic and social factors using the evidence base (employing the same level of detail for each alternative option). Criteria for determining the likely significance of effects on the environment are set out in schedule 1 to the environmental assessment of plans and programmes regulations 2004;*
- *As part of this, identify any likely significant adverse effects and measures envisaged to prevent, reduce and, as fully as possible, offset them;*
- *Provide conclusions on the reasons the rejected options are not being taken forward and the reasons for selecting the preferred approach in light of the alternatives.”*

Sector guidance

- 5.2.11. The Royal Town Planning Institute has published good practice advice SEA/SA for land use plans. In relation to reasonable alternatives, the guidance states that:¹⁸

“Alternatives are not needed for every plan issue. A ‘policy versus no policy’ comparison of alternatives is necessary only where ‘no policy’ is under active consideration by the planning team. Where only one alternative is reasonable, then looking at other alternatives is not ‘reasonable’. Not meeting objectively assessed housing need and going against Government policy are also generally not ‘reasonable’.

5.3 Consideration of Alternatives at Previous Stages

- 5.3.1. Various alternatives have been identified and assessed through the SA process to date, with the findings informing the development of the plan. To date the plan preparation

¹⁷ MHCLG and DLUHC (2015) Strategic environmental assessment and sustainability appraisal. Available online: [Strategic environmental assessment and sustainability appraisal - GOV.UK](#) [Accessed December 2025]

¹⁸ RTPI (2018) Strategic Environmental Assessment. Available online: [sea-sapracticeadvicefull2018c.pdf](#)

process has been accompanied by the following SA documents (available at: <https://www.threerivers.gov.uk/egcl-page/new-local-plan>):

- SA Scoping Report (May 2017, updated July 2017);
- SA Working Note to accompany the Issues and Options consultation (July 2017);
- SA Working Note to accompany the 'Potential Sites for Consultation' (October 2018, updated July 2019);
- Initial SA Report alongside the Local Plan Regulation 18 Part 1 and Part 2 consultation (June 2021);
- SA Working Note to accompany the 'Additional Sites for Potential Allocation' Part 3 consultation (January 2023);
- SA Working Note to accompany the Part 4: Preferred Lower Housing Growth Option consultation (October 2023); and
- SA Working Note to accompany the Part 5: Newly Submitted Sites and New Policies (July 2025).

5.3.2. A summary of the alternatives identified and assessed at previous stages in plan-making is presented in **Appendix H**.

5.4 Consideration of Reasonable Alternatives for the Regulation 19 Local Plan

- 5.4.1. It is appropriate at this stage to give further consideration to reasonable alternatives, in light of updated national planning policy and guidance, local plan evidence and representations, to inform the Regulation 19 Local Plan. The focus of alternatives at this stage is on the spatial strategy, the overall level and distribution of growth to be delivered during the plan period.

Quantum of Growth

Housing

- 5.4.2. As a starting point for establishing alternatives for the plan, there is a need to consider the overall quantum of growth to be delivered during the plan period.
- 5.4.3. For the 15-year plan period following adoption of the Local Plan the Government's Standard Method for calculating housing needs has been used, which is 832 dwellings per year. The Housing Target for the Local Plan will therefore be 12,480 dwellings over the plan period 2026 - 2041. Based on this, it is considered reasonable to explore alternatives to meet the Standard Method need of 12,480 dwellings over the plan period.
- 5.4.4. Taking account of the constraints in the District, in particular that over three quarters (76%) of the District is designated as Green Belt, it is not considered reasonable to explore alternatives that would deliver above the Standard Method need of 12,480 dwellings over the plan period.

Employment

- 5.4.5. The South West Herts Economic Study (2024) identified a need of 30,100 sqm office floorspace; however, this has since been met by existing commitments at Croxley Park which delivered 36,363 sqm so there will in fact be an oversupply.

Gypsies, Travellers and Travelling Showpeople

- 5.4.6. The TRDC Gypsy and Traveller Accommodation Assessment (2025) (GTAA) identified a need for 41 pitches for Gypsies and Travellers; 37 from households who meet the planning definition and four from households with undetermined need. For Travelling Showpeople, the total identified need was 16 pitches; six from households who meet the planning definition and 10 from households with undetermined need.
- 5.4.7. In regard to transit needs, the GTAA concluded that there was no need for a formal public site in Three Rivers due to historic low numbers of unauthorised encampments and provision of public transit pitches in other districts of Hertfordshire, though this position will continue to be reviewed.

Land Supply

Housing

- 5.4.8. **Table 5-1** below sets out the current housing land supply situation and provides an indication of the residual need to be addressed through the Local Plan and its alternatives.

Table 5-1 – Breakdown of Housing Supply

Housing Supply	Number of Dwellings
Commitments (existing planning permissions)	1,508
Windfall	660
Total commitments and windfall	2,168
Housing target	12,480
Residual housing target (housing target minus total commitments and windfall)	10,312

- 5.4.9. The table above demonstrates that, taking existing commitments and windfall assumptions into account, there is a residual housing target of 10,312 dwellings during the plan period.
- 5.4.10. To help identify potential sites to help meet the residual housing target, TRDC issued a number of calls for sites from 2017 to 2025. An Urban Capacity Study (2020) was also produced to identify additional urban sites within or adjacent to existing sustainable settlements.¹⁹ Alongside this, an Edge of Settlement & New Settlement Scoping Report was published by TRDC, in order to identify areas of land to accommodate additional homes to help meet housing targets.²⁰
- 5.4.11. A Strategic Housing and Employment Land Availability Assessment (SHELAA) has been carried out to quantify the future supply of housing and employment land in line with the National Planning Practice Guidance. It assesses the site options submitted/ identified for their development potential and their suitability, availability and achievability. The SHELAA

¹⁹ Three Rivers District Council (2020) Three Rivers Urban Capacity Study. Available online: [03006010-9e72-11ed-8d80-6dc425ce7e94-three-rivers-urban-capacity-study-final-1 \(1\).pdf](https://www.threerivers.gov.uk/media/03006010-9e72-11ed-8d80-6dc425ce7e94-three-rivers-urban-capacity-study-final-1-1.pdf) [Accessed December 2025]

²⁰ Three Rivers District Council (2020) Edge of Settlement & New Settlement Scoping Report. Available online: [Three Rivers District council: EDGE OF SETTLEMENT & NEW SETTLEMENT SCOPING REPORT](https://www.threerivers.gov.uk/media/03006010-9e72-11ed-8d80-6dc425ce7e94-edge-of-settlement-and-new-settlement-scoping-report.pdf) [Accessed December 2025]

only includes sites and locations able to deliver 5 or more dwellings, or 0.25a/ 500sqm of land for development.

- 5.4.12. The SHELAA assessed 284 sites and the methodology used was aligned with the SA Framework at a level appropriate to the early consideration of site options. All of the site options assessed through the SHELAA have been assessed through the SA process. You can find the assessment of preferred sites in **Appendix E** and the assessment of rejected sites in **Appendix I**.
- 5.4.13. It should be noted that the number of site options and potential capacities referred to in this section are taken from the SHELAA. It is recognised that in a number of cases that larger sites have been considered on their own merit alongside smaller areas of that larger site, a smaller area of a larger site option has been taken forward, or a smaller site taken forward/ considered as part of a larger site. The result is that the number of sites and capacities referred to in this section are approximate. In some cases, there is a possibility that some sites might be double counted for the reasons outlined above.
- 5.4.14. Of the sites assessed through the SHELAA and SA process, approximately 73 sites are situated outside the Green Belt and 211 within or partially within the Green Belt.
- 5.4.15. The 73 sites outside the Green Belt could according to the SHELAA could deliver approximately 1,548 dwellings. Of the 73 sites, 49 were rejected for a number of reasons and these are presented in **Appendix J**. These include reasons relating to the availability of the site, flood risk, accessibility and safeguarding for existing Gypsy and Traveller use. This left 24 predominantly brownfield sites outside the Green Belt for allocation through the Local Plan and that could deliver approx. 697 dwellings. This reflects the constrained nature of the District with limited urban capacity.
- 5.4.16. Including all the deliverable and developable sites outside the Green Belt still leaves around 9,569 homes to meet the identified residual housing target. TRDC has already sought to maximise the densities on these sites where possible. Increasing density on these sites further to try meet some of the residual housing requirement is not considered realistic or reasonable at this stage.
- 5.4.17. TRDC have engaged with other Local Planning Authorities within the Housing Market Area (HMA), to determine if they are able to help accommodate any of the residual housing target to avoid the need for the release of Green Belt land. All responded to confirm that they did not have any capacity to help meet any unmet needs. As a result, it is not considered reasonable to explore any alternatives where some of the residual housing target is met through delivery in other Local Plans.
- 5.4.18. Taking the above into account, TRDC determined that the release of Green Belt land is necessary to try and meet the residual housing target. The NPPF requires local planning authorities to review Green Belt boundaries to accommodate housing need (alongside other development needs) where such needs cannot be met through other sources of land

supply. Where Green Belt land is required to meet development needs, national policy states that plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations, ensuring that such areas for development comprise sustainable locations.

5.4.19. A number of Green Belt Review (GBR) studies have been completed and informed plan-making to date, these include:

- Green Belt Review – Strategic Analysis for TRDC and Watford Borough Council (2017);
- Stage 2 Green Belt Assessment for TRDC and Watford Borough Council (2019);
- Stage 3 New Settlement Analysis for TRDC (2020); and
- Stage 4 Green Belt Review (2025).

5.4.20. The SHELAA assessed 211 potential site options that fall within or partially within the Green Belt, which are comprised of:

- 33 site options that are either fully or predominantly brownfield land with a capacity to deliver approx. 899 dwellings;
- 20 sites options that are a mix of brownfield and greenfield land with a capacity to deliver approx. 1,740 dwellings; and
- 158 site options that are either fully or predominantly greenfield land with a capacity to delivery approx. 44,132 dwellings.

5.4.21. Informed by the SHELAA, GBRs and wider evidence including the SA, TRDC determined that:

- Of the 33 site options that are either fully or predominantly brownfield land, 25 site options should be rejected for the reasons set out in **Appendix J** (with a potential capacity of approx. 696 dwellings) and 8 site options are suitable for allocation (with a capacity of approx. 203 dwellings);
- Of the 20 site options that are a mix of brownfield and greenfield land, 12 should be rejected for the reasons set out in **Appendix J** (with a potential capacity of approx. 1,386 dwellings and 8 site options are suitable for allocation with a capacity of approx. 354 dwellings); and
- Of the 158 options that are either fully or predominantly greenfield land, 142 should be rejected for the reasons set out in **Appendix J** (with a potential capacity of approx. 40,537 dwellings) and 16 site options are suitable for allocation (with a capacity of approx. 3,595 dwellings).

5.4.22. In summary, at this Regulation 19 stage, informed by the GBR studies, SHELAA and wider evidence, TRDC have identified 32 sites for release from the Green Belt, which could provide a further 4,152 dwellings. This combined with the 24 sites outside the Green Belt (with a capacity of 697 dwellings) would deliver 4,849 dwellings over 56 sites.

- 5.4.23. The delivery of 4,849 dwellings as outlined above, still leaves 5,463 dwellings to meet the residual housing target of 10,312 dwellings.
- 5.4.24. In exploring options to try and meet more of the residual housing target, it is considered appropriate to first re-visit those rejected site options located outside the Green Belt. Of the approximately 49 site options rejected outside the Green Belt, 39 of them were identified as being relatively sustainable (either good or fair sustainability rating) and have a capacity to deliver approximately 639 dwellings. While it is recognised these sites were rejected for a variety of planning reasons, their inclusion in an alternative option could assist to help meet some of the residual housing target.
- 5.4.25. In line with NPPF Paragraph 147, it is considered appropriate for the purposes of the SA process to next reconsider the potential for the inclusion of any rejected site options within the Green Belt that are previously developed land and/ or identified as grey belt. Of the rejected site options, approximately:
- 23 site options are predominantly or fully brownfield as well as grey belt (with one site partially grey belt) land and could deliver approximately 335 dwellings. However, it is noted that some of these sites are not available or are identified as being unsustainable; and
 - 11 sites options are a mix of brownfield/ greenfield as well as grey belt land (with one site partially Grey Belt land) and could deliver approximately 1,365 dwellings. However, it is noted that some of these sites are not available or are identified as being unsustainable.
- 5.4.26. Of the remaining grey belt site options (some partial grey belt), 77 are predominantly or fully greenfield land and could deliver approximately 10,869 dwellings. Again, these sites were rejected on more than just Green Belt grounds. They were rejected for a variety of reasons including availability, flood risk and for being in unsustainable locations. Despite this, the inclusion of additional grey belt site options would help to meet some or all of the residual housing target depending on how many sites are selected.
- 5.4.27. Alongside this, there are also a further 71 site options that are predominantly or fully greenfield land and are within the Green Belt but not identified as grey belt land. These site options could deliver approximately 33,293 dwellings. As previously highlighted, these site options were rejected for a variety reasons, including their availability, suitability and site sustainability.
- 5.4.28. As previously stated, in order to try and meet the remaining residual housing target, it would require the inclusion of sites that have been assessed through the SHELAA as not being deliverable/ developable, contribute more strongly to Green Belt purposes and/ or are in less sustainable locations. While it could be argued that alternatives including these site options are not reasonable taking into account the evidence, it is considered appropriate to take forward options for assessment that seek to meet more of the residual housing target.
- 5.4.29. Taking the above into account, the following reasonable alternatives have been identified for assessment through the SA process at this stage in plan-making:

- **Option 1** - The preferred approach of focusing development in sustainable locations, which includes limited release of the Green Belt (delivery of 4,849 dwellings over the plan period);
- **Option 2** - The preferred approach plus inclusion of some rejected sites outside the GB and further release of Green Belt (in particular Grey Belt) land (delivery of approximately 7,500 dwellings over the plan period); and
- **Option 3** - The preferred approach plus Option 2 and the release of further Green Belt land (delivery of 10,312 dwellings over the plan period).

Employment

- 5.4.30. The South West Herts Economic Study (2024) identified a need of 30,100 sqm office floorspace; however, this has since been met by existing commitments at Croxley Park which delivered 36,363 sqm so there will in fact be an oversupply.
- 5.4.31. Although there will be an oversupply in office space during the plan period, the South West Herts Economic Study recommends that any loss of employment space be resisted due to low vacancy rates and increasing labour supply.
- 5.4.32. The South West Herts Economic Study (2024) sets out that demand for industrial and storage & distribution space in South West Hertfordshire is strong, driven mainly by demand for large scale storage & distribution space which increased during the pandemic. The study identifies a shortfall of 9.5 hectares across South-West Hertfordshire. There are no local need figures identified for individual authorities and the study found that there are no suitable sites identified in Three Rivers to address that shortfall.
- 5.4.33. Taking the evidence into account, it is considered that there are no realistic or reasonable alternatives to explore through the SA process at this stage in plan-making.

Gypsies, Travellers and Travelling Showpeople

- 5.4.34. The TRDC Gypsy and Traveller Accommodation Assessment (2025) (GTAA) identified a need for 41 pitches for Gypsies and Travellers; 37 from households who meet the planning definition and four from households with undetermined need. For Travelling Showpeople, the total identified need was 16 pitches; six from households who meet the planning definition and 10 from households with undetermined need.
- 5.4.35. The need arising from households with undetermined need will be met through criteria-based policies. This results in a total need of 37 Gypsy and Traveller pitches and six pitches for Travelling Showpeople.
- 5.4.36. As set out by the GTAA, the need for Gypsy and Traveller and Travelling Showpeople pitches arising from those households who meet the planning definition is required to be met directly from site allocations (either by allocating new sites or expanding existing sites).
- 5.4.37. No sites to meet these needs were put forward through the Call for Sites process. Due to this, a Call for Sites specifically for Gypsy and Traveller and Travelling Showpeople sites

was carried out to identify additional sites in addition to those already in existence, where no sites were put forward. However, one site was proposed following the formal Call for Sites process.

- 5.4.38. Since publication of the GTAA, one pitch has been granted planning permission, resulting in a residual need of 36 pitches for Gypsies and Travellers.
- 5.4.39. The Local Plan will safeguard all existing Gypsy, Traveller sites within the District. Of these sites, one (GT3) has been expanded to provide an additional eight pitches, and one (GT5), has been intensified to provide an additional two pitches. Two new sites (GT6 and GT7) have been proposed to provide an additional four and 15 pitches respectively. Whilst not formally a Gypsy and Traveller site, Housing site H41 will provide a further seven Gypsy and Traveller pitches. Overall, this provides an additional 36 pitches, meeting the identified need.
- 5.4.40. In regard to Travelling Showpeople plots, the Local Plan will also safeguard existing sites, with two of these (TSP1 and TSP2) to be intensified. This expansion will provide an additional 12 pitches, three and nine respectively, also meeting the identified need.
- 5.4.41. Sites have been expanded and intensified where possible, and expansion and intensification of other existing sites was explored by the council and not deemed reasonable. The council also did not consider it a reasonable alternative to not meet the identified need.
- 5.4.42. Other alternatives considered included requiring smaller sites to provide smaller numbers of pitches (for example a 100 dwelling site providing 2 pitches), though this was not considered reasonable as it would result in a large number of small sites spread across the district which would not meet the needs of Gypsies, Travellers and Travelling Showpeople. The council's viability assessment concluded that larger (strategic) sites with more "non-developable" areas were considered to be better suited to providing gypsy and traveller accommodation.
- 5.4.43. Taking the evidence into account, it is considered that there are no realistic or reasonable alternatives to explore through the SA process at this stage in plan-making.

5.5 SA of Reasonable Alternatives

- 5.5.1. The reasonable alternative options identified above were assessed against the SA framework of objectives. A summary of the findings is provided in **Table 5-2** below and the detailed assessment is presented in **Appendix C**.
- 5.5.2. The assessment of spatial strategy options demonstrates that overall, as the number of dwellings to be delivered increases, the likelihood of significant effects increases. This is true for both positive and negative effects, with greater positive effects assessed against the social and economic SA Objectives, and greater negative effects against the environmental SA Objectives, as housing delivery increases.

- 5.5.3. In general, negative effects were assessed against the environmental SA objectives for Option 1, and positive effects were assessed against the social and economic SA objectives. No significant effects were identified, either positive or negative.
- 5.5.4. For Option 2, similar effects to those identified for Option 1 have been assessed, however the SA has identified a significant negative effect against Soils (SA Objective 6). This is because the scale of the option would require permanent loss of a significant amount of greenfield and agricultural land, in order to facilitate development. A minor negative effect has also been assessed against Sustainable Locations (SA Objective 11), due to the potential for poorly connected and inaccessible sites, as less sustainable sites are considered for development.
- 5.5.5. In general, the remaining negative effects associated with Option 2 would be greater than those associated with Option 1, despite still being minor, reflecting the scale of development and likelihood of development in less sustainable sites that would require increased resource use and may impact heritage assets and landscape/townscape character.
- 5.5.6. Significant positive effects have been identified on Health and Wellbeing (SA Objective 10), Sustainable Locations (SA Objective 11), Community Cohesion (SA Objective 12), Housing (SA Objective 13), Sustainable Prosperity (SA Objective 14), and Employment and Skills (SA Objective 15). This reflects the options ability to meet the District's housing needs and provide new and improved facilities, infrastructure and employment and economic benefits to the community, of a significant scale.
- 5.5.7. Significant negative effects have been assessed against Flood Risk (SA Objective 3), Air Quality (SA Objective 5), Soils (SA Objective 6), Sustainable Locations (SA Objective 11), and Community Cohesion (SA Objective 12). This reflects the scale of development required to meet the housing need, and likelihood of development on less sustainable sites, such as those at high flood risk, as well as the amount of emissions from transport and occupation of dwellings. Negative effects are anticipated on Sustainable Locations and Community Cohesion due to increased pressure on existing transport routes, facilities and infrastructure associated with construction and occupation of new homes.
- 5.5.8. In general, the remaining negative effects associated with Option 3 would be greater than those associated with Option 1 and Option 2, despite still being minor, reflecting the scale of development and likelihood of development in less sustainable sites that would require increased resource use and may impact heritage assets and landscape/townscape character.
- 5.5.9. Overall, the more development required by the Reasonable Alternative Option, the greater both the positive and negative effect.

Table 5-2 – Summary of the Assessment of the Reasonable Alternatives

Reasonable Alternative Option	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
Option 1															
Short term	+/-	-	-	-	-	-	-	-/?	-/?	+	+	+/?	+	+	+
Medium term	+/-	-	-	-	-	-	-	-/?	-/?	+	+	+/?	+	+	+
Long term	+/-	-	-	-	-	-	-	-/?	-/?	+	+	+/?	+	+	+
Option 2															
Short term	+/-	-	-	-	-	--	-	-/?	-/?	+	+/-	+/?	+	+	+
Medium term	+/-	-	-	-	-	--	-	-/?	-/?	+	+/-	+/?	+	+	+

Reasonable Alternative Option	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
Long term	+/-	-	-	-	-	-	-	-/?	-/?	+	+/-	+/?	+	+	+
Option 3															
Short term	+/-	-	--/?	-	--	--	-	-/?	-/?	++	++/--	++/--	++	++	++
Medium term	+/-	-	--/?	-	--	--	-	-/?	-/?	++	++/--	++/--	++	++	++
Long term	+/-	-	--/?	-	--	--	-	-/?	-/?	++	++/--	++/--	++	++	++

5.6 Outline reasons for the selection of the preferred approach and rejection of alternatives

- 5.6.1. TRDC's outline reasons for the selection of the preferred approach and rejection of reasonable alternatives are presented below.
- 5.6.2. Following a spatial strategy with a focus on edge of settlement development in sustainable locations with an uplift in densities to help minimise the amount of Green Belt released, TRDC has selected Option 1, as it limits the amount of development in unsustainable locations with limited public transport and limited active travel opportunities. As a district with over three quarters of its area designated as Green Belt, TRDC has followed an approach aiming to reduce harm to Green Belt as much as possible, whilst balancing the need for more housing. Although the overall level of growth will be harmful to the Green Belt, it delivers much needed housing and helps with the acute need for affordable housing in the District. Many individual sites were rejected on the grounds of not being considered sustainable, or had other fundamental issues such as unresolvable access problems, highways objections, or high flood risk.
- 5.6.3. Option 2 and Option 3 would increase harm to Green Belt and could be considered to fundamentally undermine the purposes of the Green Belt, as development would likely affect areas of strategic importance to the Green Belt. These options would also require development of sites that have been assessed as less sustainable. These issues increase in scale with Option 3 in comparison to Option 2, as the level of development increases.
- 5.6.4. Outline reasons for the selection and rejection of individual sites options are provided in **Appendix J**.

6 Assessment of the Regulation 19 Local Plan

6.1 Introduction

- 6.1.1. The proposed policies and site allocations which are included in the Regulation 19 Local Plan have been assessed using the methodology described in **Section 3**, in order to identify the likely effects following implementation of the proposed policies in the Regulation 19 Local Plan.
- 6.1.2. The sections which follow summarise the results of the assessments for each Local Plan element followed by an assessment by SA objective of the plan as a whole (including any cumulative, synergistic and secondary effects).
- 6.1.3. These assessments have considered the potential effects which would result from implementation of the policies and sites in isolation and in general do not consider potential mitigation or enhancement measures which could help to improve the sustainability performance of the policy or site, whether this would be from other elements in the Local Plan or non-Local Plan related mitigation/enhancement. Where appropriate, the potential mitigation/enhancement is presented as an addition to the specific assessments.

6.2 Vision and strategic objectives

- 6.2.1. A compatibility assessment between the SA objectives and the Local Plan Vision and Objectives (see **Section 2.3**) has been undertaken in order to identify whether there are any incompatibilities or tensions between certain objectives. Where potential incompatibilities are identified these will need to be taken into account when undertaking the assessment process and appropriate mitigation measures or alternative approaches considered in the Local Plan. The results of this assessment are shown in **Table 6-1**, with the associated key displayed in **Table 6-2**.

Table 6-1 - Compatibility between SA objectives and local plan vision and strategic objectives

New Local Plan Vision & Strategic Objectives	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
Vision	?	?	?	?	?	?	?	+	+	+	?	+	+	+	+
1. Homes	?	?	?	?	?	?	?	?	?	+	0	+	+	0	0
2. Employment	?	?	?	?	?	?	?	?	?	0	0	+	0	+	+
3. PDL	+	0	0	0	0	+	0	0	+	0	0	0	0	0	0
4. Infrastructure	?	0	0	0	0	0	0	?	?	0	0	0	0	+	0
5. Shops/Services	0	0	0	0	0	0	0	0	0	+	0	+	0	+	+

New Local Plan Vision & Strategic Objectives	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
6. Sust. Transport	0	0	0	+	+	0	0	0	0	+	0	0	0	0	0
7. Reduce travel	0	0	0	+	+	0	0	0	0	+	+	0	0	0	0
8. Historic Env.	0	0	0	0	0	0	0	+	+	+	0	0	0	0	0
9. Reduce Env. Imp.	+	+	0	+	+	+	+	?	?	+	0	0	0	0	0
10. Leisure/Rec.	?	0	0	0	0	0	0	?	?	+	0	+	0	0	0
11. Green Inf.	+	+	+	+	+	+	0	0	+	+	0	0	0	0	0
12. Blue Inf.	+	+	+	+	+	0	0	0	+	+	0	0	0	0	0

New Local Plan Vision & Strategic Objectives	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
13. Safety/Security	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0
14. Ageing Pop.	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0
15. Health/Wellb'g	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0
16. Green Belt	+	0	+	+	+	+	0	0	+	+	0	0	?	0	0
17. Biodiversity	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0

Table 6-2 - Key to compatibility assessment matrix

Symbol	Compatibility
+	Objectives compatible
0	Objectives not related
-	Objectives incompatible
?	The objective relationship is unknown or is dependent on implementation

- 6.2.2. The amended Vision for local planning in the TRDC administrative area sets a general aspiration for how development in the District will meet the needs of the population whilst at the same time protecting the character of the District. This Vision has therefore been identified as being compatible with the social and economic SA objectives. The Vision is likely compatible against a number of the environmental SA objectives due to its aim to achieve a high quality built and natural environment whilst embedding climate-sensitive principles, reducing carbon emissions and supporting the transition to a zero carbon future. The Vision also references achieving a strong townscape and landscape character in Three Rivers District. However, unknown/dependent relationships have been identified against these SA objectives, as in order to deliver the new development required there could be impacts on the environment. The compatibility of the Strategic Objectives with the SA objectives will therefore be dependent on the type, scale location and design of the new development and associated infrastructure. For the same reason, uncertainties exist between the Local Plan objectives relating to homes and employment and SA objectives related to the environment.
- 6.2.3. In general, the remaining Local Plan objectives are either compatible with the SA objectives or have no relationship. However, there are some additional uncertainties relating to the Local Plan objectives which cover infrastructure, reducing environmental impact, and leisure and recreation. These uncertainties have been identified as there could be the potential for new infrastructure, renewable energy schemes and leisure facilities to have some impacts on the historic environment, landscape and townscape and biodiversity. There is also potential for safeguarding of the Green Belt to limit the extent of land available for development of housing.
- 6.2.4. It should be recognised that whilst some uncertain compatibilities have been identified for specific Strategic Objectives, there are others that will help to overcome these. For example, where uncertain compatibility has been identified between housing and the historic environment, the Local Plan Strategic Objective “*To conserve and enhance the historic environment and resist the loss of, or damage to, heritage assets*” will help to ensure that adverse effects are avoided or minimised. The Regulation 19 Local Plan includes a series of policies aimed at protecting and enhancing the environment and public realm and helping towards achievement of associated Local Plan Strategic Objectives. These policies will help towards mitigating the negative effects associated with new development that are identified in the sustainability appraisal for the individual policies and sites.

6.3 Policy assessments

- 6.3.1. The detailed assessments for all the Regulation 19 Local Plan Policies which are included in the Regulation 19 Local Plan are provided in **Appendix D** to this SA Report. A summary of these assessments is provided in **Table 6-3** below.

Table 6-3 – Summary of the Assessment of the Regulation 19 Local Plan Policies

Policy/Theme	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
Spatial Strategy	-	0	0	+	+	-	0	0	0	+	++	+	+	+	+
SP1 - Overall Levels of Growth	-	-	-	-	-	-	-	-/?	-/?	+	0	+	+	+	+
SP2 - Overarching Policy on Sustainable Development	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SP3 - Infrastructure Delivery	-	-	-	-	-	-	-	-/?	-/?	+	0	+	0	+	+
SP4 - Local Distinctiveness and Place Shaping	+	0	+	+	0	0	0	+	++	+	0	+	+	0	0
HOU1 - Housing Mix and Type HOU2 - Housing Density HOU3 - Affordable Housing	0	0	0	+	+	+	0	+	-	+	+	+	++	0	0

Policy/Theme	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
HOU4 - Provision for Gypsies, Travellers and Travelling Showpeople	+	0	+	0	0	0	0	+	+	+	+	+	+	0	0
EE1 - Employment and Economic Development EE3 - Warner Bros. Studios	-/?	0	0	-	-	+/-	0	-/?	-/?	0	0	?	?	++	++
EE2 - Retail	0	0	0	+	+	0	0	+	+	?	+	+	0	+	+
GB1 - Green Belt	?	0	0	0	0	+	0	0	+	+	0	0	+	0	0
CNZ1 - Renewable and Low Carbon Energy Development	+	+	0	+	0	0	0	+	+	+	0	0	0	0	0
CNZ2A - Net Zero Operational Carbon in New Build Residential Development CNZ2B - Net Zero Operational Carbon in New Build Non-Residential Development	+	+	+	++	0	0	++	+	0	+	0	0	0	0	0

Policy/Theme	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
CNZ2C - Climate Adapted design and construction CNZ2D - Embodied Carbon and Minimising Waste CNZ2E - Reducing Carbon Emissions in Existing Buildings															
BGL1 - Biodiversity	++	+	+	0	+	+	0	0	+	+	0	0	0	0	0
BGL2 - Trees, Woodlands, Hedgerows and Landscaping	+	+	+	0	+	+	0	0	+	+	0	0	0	0	0
BGL3 - Green and Blue Infrastructure	++	++	+	0	0	0	0	+	+	+	+	0	0	0	0
BGL4 - Open Space, Play Space, Sport and Recreation	+	0	0	0	0	0	0	+	+	++	0	+	0	0	0
BGL5 - Chilterns Beechwoods Special Area of Conservation (SAC)	++	0	0	0	0	+	0	0	0	+	0	0	0	0	0

Policy/Theme	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
BGL6 - Landscape Character	+	0	0	0	0	+	0	0	++	+	0	0	0	0	0
ENV1 - Flood Risk and Water Resources	+	++	++	0	0	0	+	0	+	0	0	0	0	0	0
ENV2 - Ground Conditions, Contamination and Pollution	+	+	0	+	++	+	0	0	+	+	0	0	0	0	0
ENV3 - Waste Management and Recycling	0	0	0	0	0	+	++	0	+	+	0	0	0	0	0
DH1 - Residential Design and Layout	0	0	0	0	0	0	0	0	0	+	0	+	+	0	0
DH2 - Heritage and the Historic Environment	+	0	0	+	0	0	0	++	++	0	0	+	0	+	+
DH3 - Advertisements and Shop Fronts	+	0	0	0	0	0	0	+	+	+	0	0	0	0	0
TC1 - Sustainable Transport and Travel	+	?	+	++	++	0	0	+	+	+	+	0	0	+	+

Policy/Theme	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
TC2 - Parking TC3 - Construction, Deliveries, Collections and Servicing TC4 - Waterways TC5 - Broadband and Electronic Communications															
SHW1 - Social and Community Facilities SHW2 - Health and Wellbeing	+	0	0	0	0	0	0	0	+	++	+	++	0	0	0
NH1 - Northwood Headquarters (MOD)	0	0	0	0	0	+	+	0	0	0	0	0	0	0	+

Policy Assessment Summary

- 6.3.2. The assessment of the Regulation 19 local plan policies concludes that the policies will result in significant positive impacts across all fifteen SA objectives except for Soils (SA Objective 6). Minor positive effects are also identified across all SA objectives.
- 6.3.3. Significant positive impacts were assessed in relation to Biodiversity (SA Objective 1) as Policy BGL1 (Biodiversity) sets out to provide at least 10% biodiversity net gain. Significant positive effects were also identified for Policy BGL3 (Green and Blue Infrastructure) which aims to conserve and enhance Local Nature Reserves and Wildlife Sites, SSSIs and other important habitats and also requires applicants to provide land management and maintenance plans for land identified for green and blue infrastructure and for applicants of major developments to ensure stewardship and funding arrangements are in place where appropriate. Moreover, Policy BGL5 (Chilterns Beechwoods Special Area of Conservation (SAC)) was also assessed as providing a significant positive effect on biodiversity, as it requires large developments within the Zone of Influence of the Chiltern Beechwoods SAC to provide Suitable Alternative Natural Greenspace.
- 6.3.4. In relation to Water (SA Objective 2), Policy BGL3 (Green and Blue Infrastructure) was assessed as providing significant positive impacts due to the commitment to conserve and enhance the Districts' rivers and canals. Significant positive effects were also assessed for Policy ENV1 (Flood Risk and Water Resources) which aims to protect groundwater resources from pollution and to enhance them where possible. The encouragement for the inclusion of rainwater and greywater harvesters and the installation of water efficiency appliances as well as effective landscaping also contribute towards the assessment's conclusion for a significant positive effect for this policy.
- 6.3.5. The requirement for developments to be located away from the highest risk flood zones and main rivers and watercourses, set out in Policy ENV1 – 'Flood Risk and Water Resources', along with its requirement for flood risk assessments for developments within flood zones 2 and 3 and certain developments within flood zone 1 were assessed as providing a significant positive effect in relation to Flood Risk (SA Objective 3).
- 6.3.6. The assessment concluded that there will be significant positive effects in relation to Climate Change (SA Objective 4) from Policies CNZ2A – CNZ2E due to their inclusion of a wide range of requirements which would help reduce emissions and climate change impacts from both new, and existing developments. All of the policies under Transport and Connections also promote sustainable modes of transport and aim to reduce the reliance on car travel, including encouraging the provision of infrastructure to support electric vehicles, which will also contribute positively to the reduction of greenhouse gas emissions. The promotion of sustainable travel and reduction of car use is also why the assessment concludes that these policies will have a significant positive effect on Air Quality (SA Objective 5), along with the requirement for development to not contribute to unacceptable levels of air quality and for developments that would adversely affect the District's Air Quality Management Areas (AQMA) would not be permitted.

- 6.3.7. In relation to Soils (SA Objective 6), the Spatial Strategy and Policy SP1 (Overall Levels of Growth) were assessed as having a significant negative effect, as despite the aim to maximise the delivery of housing on brownfield sites and previously developed land, the delivery of over 4,200 homes on greenfield sites would lead to a significant loss in greenfield and agricultural land.
- 6.3.8. Significant positive effects were assessed in relation to Resource Efficiency (SA Objective 7) for Policies CNZ2A – CNZ2E as they require developments to use sustainable design and construction methods as well as engage in material re-use at the end of a building's life. Policy ENV3 – 'Waste Management and Recycling' was also assessed as having a significant positive effect due its aim to encourage and enable re-use and recycling from the point of construction which includes using prefabricated materials and modular construction as well as providing facilities to households to enable domestic recycling.
- 6.3.9. Policy DH2 (Heritage and the Historic Environment)'s aim to conserve and enhance all aspects of the historic environment across the District including designated and non-designated heritage assets, listed or locally important buildings, conservation areas, historic parks and gardens, and archaeological assets. Due to this, the assessment has identified that the policy will lead to significant positive impacts to District's Historic Environment (SA Objective 8).
- 6.3.10. In relation to Landscape and Townscape (SA Objective 9), the policies were assessed as having a significant positive effect. This is due to policies such as Policy DH2 (Heritage and the Historic Environment) and its aim to preserve local character by protecting heritage assets and landscape features by restricting developments that would adversely impact landscape features, conservation areas, registered parks and gardens, and views. Policy SP4 (Local Distinctiveness and Place Shaping) also requires new developments to take into account the local landscape character and encourages them to attractive features and high-quality design and landscape to enhance the local townscape. Policy BGL6 (Landscape Character) also sets out that any developments within the Chilterns National Landscape will also be refused except in cases of exceptional circumstances in which the landscape character is not affected. On top of this it states that all developments within National Landscape are required to make positive contributions to the surrounding landscape. These features contribute to the assessment's conclusion that these policies will have a significant positive impact on the District's landscape and townscape.
- 6.3.11. Policy BGL4 (Open Space, Play Space, Sport and Recreation) aims to protect against the loss of open space, play areas, and sport and recreation facilities, along with the aim to provide new facilities and was assessed as providing a significant positive impact to Health and Wellbeing (SA Objective 10). A further significant positive effect was identified for the policies under Social, Health and Wellbeing which aim to provide active travel infrastructure as well as the protection of allotments and community orchards and the planting of fruit trees.

- 6.3.12. Significant positive effects were assessed in relation to Sustainable Locations (SA Objective 11) as the Spatial Strategy aims to maximise the delivery of housing and focus development on the edges of larger settlements and in areas where access to services, employment, and public transport is strongest, therefore reducing the need to travel.
- 6.3.13. The assessment concluded that the policies under Social, Health and Wellbeing support the SA objective for Community Cohesion (SA Objective 12) in a significantly positive way. This is due to the policies' support for the protection of existing social, cultural and community facilities as well as the provision of new facilities. The policies also set out that Community Use Agreements will be used to ensure all residents benefit from new social and community facilities.
- 6.3.14. Housing policies HOU1 - HOU3 commit to providing a range of types, styles, designs and tenure mixes of housing to meet the needs to different groups, including specialised and supported accommodation. Due to this, the assessment concluded that in relation to the SA objective for Housing (SA Objective 13), these policies would result in a significant positive impact.
- 6.3.15. The assessment concluded that Policies EE1 (Employment and Economic Development) and EE3 (Warner Bros. Studios) would result in a significant positive impact in relation to the SA objective for Sustainable Prosperity (SA Objective 14), as the policies aim to contribute to overall employment levels and provide a range of jobs in areas with sustainable transport links. The policies also encourage sustainable growth by aiming to provide mixed-used developments.
- 6.3.16. Lastly, in relation to Employment and Skills (SA Objective 15), the assessment concluded that EE1 (Employment and Economic Development) and EE3 (Warner Bros. Studios) would result in a significant positive impact. This is because these policies set out to safeguard existing employment sites across the District and also encourage a range of types of sizes of employment sites to operate throughout the District. The policies also safeguard the Warner Bros Studios which contributes towards the growth of the creative industry within the District and is of importance to both the local and national economy.
- 6.3.17. Some minor negative impacts are also identified in relation to Flood Risk (SA Objective 3), Climate Change (SA Objective 4), Soils (SA Objective 6), and Landscape and Townscape (SA Objective 9). These are found across policies SP1 (Overall Levels of Growth), SP3 (Infrastructure Delivery), EE1 (Employment and Economic Development), EE3 (Warner Bros. Studios), and Housing policies HOU1 - HOU3.

6.4 Site assessments

- 6.4.1. The detailed assessments for all sites in the preferred plan Regulation 19 Local Plan are provided in **Appendix E** to this SA Report. A summary of these assessments is provided for each settlement in **Table 6-4** to **Table 6-16** below.

Summary of Effects in Abbots Langley

- 6.4.2. There are a total of twelve proposed sites within the settlement of Abbots Langley which propose a total of 952 dwellings across a mix of greenfield and brownfield land. An assessment of the sites within Abbots Langley has not identified any significant positive or negative impacts, however minor positive impacts have been identified in relation to SA objectives for Climate Change (SA Objective 4), Soils (SA Objective 6), Health and Wellbeing (SA Objective 10), Sustainable Locations (SA Objective 11), Community Cohesion (SA Objective 12), Housing (SA Objective 13), and Employment and Skills (SA Objective 15).
- 6.4.3. Some minor negative impacts have also been identified in relation to Biodiversity (SA Objective 1), Climate Change (SA Objective 4), Soils (SA Objective 6), Landscape and Townscape (SA Objective 9), and Sustainable Locations (SA Objective 11).
- 6.4.4. A summary of the assessment for Abbots Langley is shown in **Table 6-4** below.

Table 6-4 – Summary of the Assessment of the Proposed sites in the Abbots Langley Settlement

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
AB18 Garage Courts Parsonage Close	?	0	0	+	0	+	0	?	?	?	+/?	0	+	0	0
AB26 Garage Tibbs Hill Road	0	0	0	+	0	+	0	?	?	+	+	0	+	0	0
AB31 Garages Jacketts Field	0	0	?	+	0	+	0	0	?	?	+	0	+	0	0
AB39 Garages Rosehill Gardens	?	?	?	+	0	+	0	0	?	+	+	0	+	0	0
ACFS9b Little How Croft, Abbots Langley	-	0	0	+	?	-	0	?	?	?	+	+	+	0	0
CFS26c West of the Kings Langley Estate	-	?	?	+	?	-	0	?	-	+/?	+	+	+	0	+
CFS3 Land adjacent to Fraser Crescent and Woodside Road	-	?	?	-	0	-	0	?	-	+/?	-	+	+	0	0

CFS4 Land at Warren Court, Woodside Road	-	?	?	-	0	-	0	?	?	+	-	+	+	0	0
CFS6 Land at Mansion House Equestrian Centre	-	0	?	+	0	-	0	-	?	+/?	+	+/?	+	0	0
CFS7 Land South of the M25	-	0	0	+	?	+/-	0	-	?	+/?	+	+	+	0	0
H6 Hill Farm Industrial Estate, Leavesden	0	0	0	+	0	+	0	0	?	+	+	+	+	?	?
PCS21 Land at Love Lane	-	0	?	+	0	-	0	?	?	+/?	+	+	+	0	0

Summary of Effects in Bedmond

- 6.4.5. There are three proposed sites within the settlement of Bedmond which propose a total of 138 dwellings across a mix of greenfield and brownfield land. An assessment of the sites has not identified any significant positive or negative impacts, however minor positive impacts have been identified in relation to SA objectives for Climate Change (SA Objective 4), Soils (SA Objective 6), Health and Wellbeing (SA Objective 10), Sustainable Locations (SA Objective 11), Community Cohesion (SA Objective 12), and Housing (SA Objective 13).
- 6.4.6. Some minor negative impacts have also been identified in relation to Biodiversity (SA Objective 1), Soils (SA Objective 6), Landscape and Townscape (SA Objective 9), Sustainable Prosperity (SA Objective 14), and Employment and Skills (SA Objective 15).
- 6.4.7. A summary of the assessment for Bedmond is shown in **Table 6-5** below.

Table 6-5 – Summary of the Assessment of the Proposed sites in the Bedmond Settlement

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
NSS2 56 High Street	?	?	?	+	0	+	0	?	?	+/?	+	?	+	-	-
NSS6a North Cott East Lane	-	?	?	+	?	+/-	0	?	0	+/?	+	+	+	0	0
CFS56 Church Hill Road, Bedmond	-	0	?	+	0	0	0	?	-	+/?	+	+	+	0	0

Summary of Effects in Carpenders Park

- 6.4.8. There are three proposed sites within the settlement of Carpenders Park which propose a total of 244 dwellings across a mix of greenfield and brownfield land. An assessment of the sites has not identified any significant positive or negative impacts, however minor positive impacts have been identified in relation to SA objectives for Climate Change (SA Objective 4), Soils, Health and Wellbeing (SA Objective 10), Sustainable Locations (SA Objective 11), Community Cohesion (SA Objective 12), and Housing (SA Objective 13).
- 6.4.9. Some minor negative impacts have also been identified in relation to Biodiversity (SA Objective 1), Soils (SA Objective 6), Historic Environment (SA Objective 8), and Landscape and Townscape (SA Objective 9).
- 6.4.10. A summary of the assessment for Carpenders Park is shown in **Table 6-6** below.

Table 6-6 – Summary of the Assessment of the Proposed sites in the Carpenders Park Settlement

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
CFS13 Land at Oxhey Lane, Watford Heath	-	0	0	+	0	0	0	-	-	+	+	+	+	0	0
CFS14 Land north of Oxhey Lane, Carpenders Park	-	?	?	+	0	+/-	0	?	-	+	+	+	+	0	0
NCFS11 Grange Wood	?	0	0	+	0	-	0	?	0	+	+	+	+	0	0

Summary of Effects in Chorleywood

- 6.4.11. There are eight proposed sites within the settlement of Chorleywood which in total propose a total of 217 dwellings across a mix of greenfield and brownfield land. An assessment of the sites has not identified any significant positive impacts, however minor positive impacts have been identified in relation to SA objectives for Biodiversity (SA Objective 1), Climate Change (SA Objective 4), Soils (SA Objective 6), Health and Wellbeing (SA Objective 10), Sustainable Locations (SA Objective 11), Community Cohesion (SA Objective 12), and Housing (SA Objective 13).
- 6.4.12. A significant negative impact on landscape and townscape was identified for one of the sites (NCFS17, North Hill Farm). This is due to its location within the Chilterns National Landscape and its potential landscape and visual impacts.
- 6.4.13. Some minor negative impacts have also been identified in relation to Biodiversity (SA Objective 1), Flood Risk (SA Objective 3), Climate Change (SA Objective 4), Soils (SA Objective 6), Historic Environment (SA Objective 8), Landscape and Townscape (SA Objective 9), and Sustainable Locations (SA Objective 11).
- 6.4.14. A summary of the assessment for Chorleywood is shown in **Table 6-7** below.

Table 6-7 – Summary of the Assessment of the Proposed sites in the Chorleywood Settlement

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
ACFS1 Heath House Rickmansworth Road	0	0	0	+	0	+	0	-	?	0	+	0	+	0	0
CFS16 Land at Chorleywood Station	-	0	?	+	0	+	0	?	?	+/?	+	+	+	0	0
CFS18 Hill Farm, Stag Lane	+/-	?	0	+	0	-	0	?	-	?	+	0	+	0	0
CFS72 Land off Solesbridge Lane, Chorleywood	-	0	-	-	?	-	0	?	-	?	-	0	+	0	0
NCFS15 Chorleywood Library	0	0	0	+	0	+/?	0	?	0	+	+	?	+	0	0
CW9 Garages at Copmans Wick	0	0	?	+	0	+	0	0	?	+/?	+	0	+	0	0
NCFS17 North Hill Farm	-	0	?	+	0	+/-	0	?	--	+	+	+	+	0	0
NSS23 Chorleywood Telephone Exchange Shire Lane	0	0	0	+	0	+	0	?	?*	0	+	0	+	?	?

Summary of Effects in Croxley Green

- 6.4.15. There are five proposed sites within the settlement of Croxley Green which propose a total of 300 dwellings across mostly brownfield land. An assessment of the sites has not identified any significant positive or negative impacts, however minor positive impacts have been identified in relation to SA objectives for Climate Change (SA Objective 4), Soils (SA Objective 6), Health and Wellbeing (SA Objective 10), Sustainable Locations (SA Objective 11), Community Cohesion (SA Objective 12), and Housing (SA Objective 13).
- 6.4.16. Some minor negative impacts have also been identified in relation to Biodiversity (SA Objective 1), and Soils (SA Objective 6).
- 6.4.17. A summary of the assessment for Croxley Green is shown in **Table 6-8** below.

Table 6-8 – Summary of the Assessment of the Proposed sites in the Croxley Green Settlement

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
CFS20 Land at Croxley Station Watford Road	?	?	?	+	0	+	0	0	?	+/?	+	+	+	0	0
CFS61 Cinnamond House Cassiobridge	0	?	?	+	0	+	0	0	0	+/?	+/?	+	+	0	0
CG47 Garages off Grove Crescent	0	0	?	+	0	+	0	?	?	+	+	+	+	0	0
CG65 British Red Cross Community Way (Land at Barton Way)	0	0	0	+	0	+	0	?	0	+/?	+	+	+	0	0
NCFS21 Land south of Scots Hill	-	0	0	+	0	-	0	?	?	+	+	+	+	0	0

Summary of Effects in Garston

- 6.4.18. There is one proposed site within the settlement of Garston which proposes 144 dwellings on greenfield land. An assessment of the sites has not identified any significant positive or negative impacts, however minor positive impacts have been identified in relation to SA objectives for Climate Change (SA Objective 4), Health and Wellbeing (SA Objective 10), Sustainable Locations (SA Objective 11), Community Cohesion (SA Objective 12), and Housing (SA Objective 13).
- 6.4.19. Some minor negative impacts have also been identified in relation to Biodiversity (SA Objective 1), Soils (SA Objective 6), and Landscape and Townscape (SA Objective 9).
- 6.4.20. A summary of the assessment for Garston is shown in **Table 6-9** below.

Table 6-9 – Summary of the Assessment of the Proposed site in the Garston Settlement

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
CFS65 Land north of Bucknalls Lane	-	?	?	+	?	-	0	?	-	+/?	+	+	+	0	0

Summary of Effects in Kings Langley

- 6.4.21. There are four proposed sites within the settlement of King Langley which propose a total of 130 dwellings across a mix of greenfield and brownfield land. An assessment of the sites has not identified any significant positive or negative impacts, however minor positive impacts have been identified in relation to SA objectives for Climate Change (SA Objective 4), Soils (SA Objective 6), Sustainable Locations (SA Objective 11), and Housing (SA Objective 13).
- 6.4.22. Some minor negative impacts have also been identified in relation to Biodiversity (SA Objective 1), Flood Risk (SA Objective 3), Climate Change (SA Objective 4), Soils (SA Objective 6), Historic Environment (SA Objective 8), Landscape and Townscape (SA Objective 9), Sustainable Locations (SA Objective 11), Sustainable Prosperity (SA Objective 14), and Employment and Skills (SA Objective 15).
- 6.4.23. A summary of the assessment for Kings Langley is shown in **Table 6-10** below.

Table 6-10 – Summary of the Assessment of the Proposed sites in the Kings Langley Settlement

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
ACFS8b Flower House 2-3 Station Road	0	?	-	+	?	+	0	-	0	?	+	0	+	0	-
NCFS20 Lonsdale, Hyde Lane	-	0	0	-	0	-	0	?	?	?	-	?	+	0	0
NSS20 Land adj. RES site, Egg Farm Lane	-	0	0	+	?	+/-	0	?	-*	?	+	?	+	0	0
NSS10 Land at Mill Place, Hunton Bridge	?	?	?	-	?	+	0	?	?	?	-	0	+	-	-

Summary of Effects in Maple Cross Settlement

- 6.4.24. There are three proposed sites within the settlement of Maple Cross which propose a total of 1,635 dwellings across a mix of greenfield and brownfield land. An assessment of the sites has identified a significant positive impact in relation to the SA objective for Housing (SA Objective 13) for site EOS12.2. This is because the site proposes an additional 1,500 dwellings which would significantly contribute towards provision of housing in the District.
- 6.4.25. Minor positive impacts have been also identified in relation to SA objectives for Climate Change (SA Objective 4), Soils (SA Objective 6), Health and Wellbeing (SA Objective 10), Sustainable Locations (SA Objective 11), Community Cohesion (SA Objective 12), Housing (SA Objective 13), Sustainable Prosperity (SA Objective 14), and Employment and Skills (SA Objective 15).
- 6.4.26. No significant negative impacts were identified; however, some minor negative impacts have been identified in relation to Biodiversity (SA Objective 1), Climate Change (SA Objective 4), Soils (SA Objective 6), Historic Environment (SA Objective 8), Landscape and Townscape (SA Objective 9), and Sustainable Locations (SA Objective 11).
- 6.4.27. A summary of the assessment for Maple Cross is shown in **Table 6-11** below.

Table 6-11 – Summary of the Assessment of the Proposed sites in the Maple Cross Settlement

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
EOS12.2 Land to the west and south of Maple Cross (combined sites)	-	?	?	+/-	?	-	0	-	-	+/?	+/-	+	++	+	+
EOS12.3 Land to the north of Chalfont Road, Maple Cross	-	?	?	-	?	-	0	?	-	+/?	-	+	+	0	0
MC11 Garages rear of Longcroft Road	0	?	0	-	0	+	0	0	0	+	-	0	+	0	0

Summary of Effects in Mill End

- 6.4.28. There are five proposed sites within the settlement of Mill End which propose a total of 548 dwellings across a mix of greenfield and brownfield land. An assessment of the sites has identified a significant positive impact in relation to the SA objective for Housing (SA Objective 13) for site EOS7.0. This is because the site proposes the addition of 520 dwellings, which would significantly contribute towards provision of housing within the District.
- 6.4.29. Minor positive impacts have been also identified in relation to SA objectives for Climate Change (SA Objective 4), Soils (SA Objective 6), Health and Wellbeing (SA Objective 10), Sustainable Locations (SA Objective 11), Community Cohesion (SA Objective 12), and Housing (SA Objective 13).
- 6.4.30. No significant negative impacts were identified; however, some minor negative impacts have been identified in relation to Biodiversity (SA Objective 1), Soils (SA Objective 6), and Landscape and Townscape (SA Objective 9).
- 6.4.31. A summary of the assessment for Mill End is shown in **Table 6-12** below.

Table 6-12 – Summary of the Assessment of the Proposed sites in the Mill End Settlement

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
EOS7.0 Land to the south of Shepherds Lane and east of the M25	-	?	0	+	?	-	0	?	-	+/?	+	+	++	0	0
H15 Garages rear of Drillyard, West Way	?	?	0	+	0	+	0	0	?	+	+	0	+	0	0
P4a Quickwood Close Garages	0	?	0	+	0	+	0	0	?	+	+	0	+	0	0
RW31 Garden land off Uxbridge Road	-	?	?	+	0	-	0	?	0	?	+	0	+	0	0

Summary of Effect in Oxhey Hall

- 6.4.32. There are two proposed sites within the settlement of Oxhey Hall which propose 108 dwellings across mostly greenfield land. An assessment of the sites has not identified any significant positive or negative impacts, however minor positive impacts have been identified in relation to SA objectives for Climate Change (SA Objective 4), Health and Wellbeing (SA Objective 10), Sustainable Locations (SA Objective 11), Community Cohesion (SA Objective 12), and Housing (SA Objective 13).
- 6.4.33. Some minor negative impacts were also identified in relation to Biodiversity (SA Objective 1), Soils (SA Objective 6), and Landscapes and Townscapes (SA Objective 9).
- 6.4.34. A summary of the assessment for Oxhey Hall is shown in **Table 6-13** below.

Table 6-13 – Summary of the Assessment of the Proposed site in the Oxhey Hall Settlement

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
PCS16 Vivian Gardens	-	?	0	+	0	0	0	?	?	+	+	0	+	0	0
ACFS13b Land at Hampermill Lane (Larger Site)	-	?	0	+	0	-	0	?	-	+	+	+	+	0	0

Summary of Effects in Rickmansworth

- 6.4.35. There are six proposed sites within the settlement of Rickmansworth which propose a total of 218 dwellings and a care home to be built across mostly brownfield land. An assessment of the sites has not identified any significant positive impacts, however minor positive impacts have been identified in relation to SA objectives for Climate Change (SA Objective 4), Soils (SA Objective 6), Health and Wellbeing (SA Objective 10), Sustainable Locations (SA Objective 11), Community Cohesion (SA Objective 12), and Housing (SA Objective 13).
- 6.4.36. The assessment did identify one significant negative impact for site CFS60 in relation to flood risk (SA Objective 3). This is because the River Colne flows through the site, which is located entirely within Flood Zones 2 and 3 and therefore would not contribute toward the objective of reducing flood risk, and development would be at risk of flooding.
- 6.4.37. Some minor negative impacts have also been identified across the sites in relation to Biodiversity (SA Objective 1), Flood Risk (SA Objective 3), Soils (SA Objective 6), and Landscape and Townscape (SA Objective 9).
- 6.4.38. A summary of the assessment for Rickmansworth is shown in **Table 6-14** below.

Table 6-14 – Summary of the Assessment of the Proposed sites in the Rickmansworth Settlement

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
ACFS10 Andrews Ley Farm, Harefield Road, Rickmansworth	-	0	?	+	0	-	0	0	?	+	+	0	+	?	0
CFS59 Land on London Road (care home)	-	?	0	+	0	-	0	?	?	+	+	0	+	0	0
H17 Former Police Station Rectory Road	0	?	?	+	0	+	0	?	0	+	+	+	+	0	0
H22a Depot Stockers Farm Road	?	?	-	+	0	+	0	?	?	+	+	+	+	?	?
NCFS26 Meresworth	?	0	0	+	0	+	0	?	0	+	+	0	+	0	0
CFS60 Affinity Water Depot, Church Street, Rickmansworth	0	?	--	+	0	+	0	?	-	+	+	+	+	0	0

Summary of Effect in South Oxhey

- 6.4.39. There are four proposed sites within the settlement of South Oxhey which propose a total of 200 dwellings across mostly brownfield land. An assessment of the sites has not identified any significant positive or negative impacts, however minor positive impacts have been identified in relation to SA objectives for Climate Change (SA Objective 4), Soils (SA Objective 6), Landscape and Townscape (SA Objective 9), Health and Wellbeing (SA Objective 10), Sustainable Locations (SA Objective 11), Community Cohesion (SA Objective 12), Housing (SA Objective 13).
- 6.4.40. Some minor negative impacts have also been identified in relation to Biodiversity (SA Objective 1), Soils (SA Objective 6), and Health and Wellbeing (SA Objective 10).
- 6.4.41. A summary of the assessment for South Oxhey is shown in **Table 6-15** below.

Table 6-15 – Summary of the Assessment of the Proposed sites in the South Oxhey Settlement

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
BR20 Northwick Day Centre Northwick Road	?	0	?	+	0	+	0	0	0	+	+	+/?	+	0	0
NCFS34 Pinewood Lodge	?	0	0	+	0	+	0	0	0	+	+	+/?	+	0	0
PCS18 Land south of St Josephs, South Oxhey	-	?	?	+	0	-	0	?	0	-	+	0	+	0	0
CFS52a Former Sir James Altham School (northern parcel only)	?	0	?	+	0	+	0	?	0	+	+	+	+	0	0

Summary of Effects in Sarratt & Chipperfield

- 6.4.42. There is one proposed site within the settlement of Sarratt and Chipperfield which proposes 15 dwellings across a mix of greenfield and brownfield land. An assessment of the sites has not identified any significant positive or negative impacts, however minor positive impacts have been identified in relation to SA objectives for Soils (SA Objective 6), and Housing (SA Objective 13).
- 6.4.43. Minor negative impacts have also been identified in relation to Climate Change (SA Objective 4), Soils (SA Objective 6), Historic Environment (SA Objective 8), Sustainable Locations (SA Objective 11), and Sustainable Prosperity (SA Objective 14).
- 6.4.44. A summary of the assessment for Sarratt and Chipperfield is shown in **Table 6-16** below.

Table 6-16 – Summary of the Assessment of the Proposed sites in the Sarratt & Chipperfield Settlement

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
CFS47c Adams Nurseries, Church Lane, Sarratt	0	0	?	-	0	+/-	0	-	?	?	-	0	+	-	0

Summary of Effects of Gypsy and Traveller, and Travelling Showpeople Sites

- 6.4.45. One Gypsy and Traveller site, GT3 has been expanded to accommodate eight additional pitches, and one, GT5, has been intensified to accommodate two additional pitches. Two new Gypsy and Traveller sites have been allocated within the Regulation 19 Local Plan, GT6 and GT7, providing four and 15 new pitches respectively.
- 6.4.46. For Travelling Showpeople, two existing sites, TSP1 and TSP2, have been intensified to accommodate an additional three and nine pitches respectively.
- 6.4.47. Assessment of the sites against the SA Framework has not identified any significant positive or negative effects.
- 6.4.48. All of the sites have been assessed as having a minor positive effect on Housing (SA Objective 13), and a range of minor positive effects have been assessed against Climate Change (SA Objective 4), Soils (SA Objective 6), Health and Wellbeing (SA Objective 10), and Sustainable Locations (SA Objective 11).
- 6.4.49. A range of minor negative and uncertain effects have also been assessed against Biodiversity and Geodiversity (SA Objective 1), Flood Risk (SA Objective 3), Air Quality (SA Objective), Historic Environment (SA Objective 8), Landscape (SA Objective 9), Health and Wellbeing (SA Objective 10), and Sustainable Locations (SA Objective 11).
- 6.4.50. A summary of the assessment for the gypsy and traveller and travelling showpeople sites is shown in **Table 6-17** below.

Table 6-17 – Summary of the Assessment of the Proposed Gypsy and Traveller and Travelling Showpeople Sites

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
GT3 Little Liz, Old House Lane, Kings Langley	?	0	0	-	-	+	0	0	0	?	-	0	+	0	0
GT5 Keepers Cottage, Solesbridge Lane, Chorleywood (Intensification)	?	0	0	?	0	+	0	0	-	?	?	0	+	0	0
GT6 Land To The North Of Toms Lane, Kings Langley	?	0	0	+	0	?	0	0	0	+	+	0	+	0	0
GT7 Land East of Denham Way, Maple Cross	-	0	-	+	0	-	0	0	0	+	+	0	+	0	0
TSP1 Rear of 317-319 Uxbridge Road, Mill End	?	0	?	+	0	+	0	?	0	+	+	0	+	0	0
TSP2 Rear of 321 Uxbridge Road, Mill End	?	0	?	+	0	+	0	?	0	+	+	0	+	0	0

Summary of Effects of Employment Sites

- 6.4.51. The Regulation 19 Local Plan seeks to safeguard allocated employment sites. Due to this, two new employment sites have been allocated in the Plan, E5 and E6. Both sites are extensions of the existing Croxley Business Park.
- 6.4.52. No significant positive or negative effects were identified during assessment of the employment sites.
- 6.4.53. A range of minor positive effects were identified against Climate Change (SA Objective 4), Soils (SA Objective 6), Health and Wellbeing (SA Objective 10), Sustainable Locations (SA Objective 11), Community Cohesion (SA Objective 12), Sustainable Prosperity (SA Objective 14), and Employment and Skills (SA Objective 15).
- 6.4.54. A range of minor negative and uncertain effects have been assessed against Biodiversity and Geodiversity (SA Objective 1), Water (SA Objective 2), Flood Risk (SA Objective 3), and Landscape (SA Objective 9).
- 6.4.55. A summary of the assessment for the employment sites is shown in **Table 6-18** below.

Table 6-18 – Summary of the Assessment of the Proposed Employment Sites

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
E5 Croxley Business Park, Hatters Lane, Croxley Green	?	0	0	-	-	+	0	0	0	?	-	0	+	0	0
E6 Croxley Business Park, Hatters Lane, Croxley Green	-	?	-	+	0	0	0	0	?	+	+	+	0	0	0

Summary of Effects of Warner Bros. Studios Sites

- 6.4.56. The Regulation 19 Local Plan seeks to safeguard the existing studios and associated land of the Warner Bros. Studios at Leavesden. Due to this, two new sites have been allocated in the Plan, WB2 and WB3. Both sites are extensions of the existing Warner Bros. Studios, aimed at allowing their.
- 6.4.57. Both of the Warner Bros. Studios sites have been assessed as having significant positive effects on Sustainable Prosperity (SA Objective 14) and Employment and Skills (SA Objective 15). This is because the development of these sites would allow expansion of a nationally and locally significant contributor to the economy as both an employer and visitor site, as well as encouraging growth of the creative industry in this area.
- 6.4.58. Minor positive effects were also assessed against Climate Change (SA Objective 4) and Sustainable Locations (SA Objective 11), for both sites.
- 6.4.59. No significant negative effects have been identified during the assessment of the Warner Bros. Studios sites, though minor negative effects have been assessed for both sites, against Biodiversity and Geodiversity (SA Objective 1), Soils (SA Objective 6), and Landscape (SA Objective 9).
- 6.4.60. Uncertain effects have been identified against Water (SA Objective 2), Flood Risk (SA Objective 3), and Historic Environment (SA Objective 8), for both sites.
- 6.4.61. A summary of the assessment for the Warner Bros. Studios sites is shown in **Table 6-19** below.

Table 6-19 – Summary of the Assessment of the Proposed Warner Bros. Studios Sites

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
WB2 Land at Gypsy Lane, Hunton Bridge	-	?	?	+	0	-	0	?	-	0	+	0	0	++	++
WB3 Land west of Leavesden Aerodrome	-	?	?	+	0	-	0	?	-	0	+	0	0	++	++

Summary of Effects of Education Sites

- 6.4.62. In addition to the housing sites required to provide education facilities, an additional site has been allocated for a secondary school to the northeast of Carpenders Park, ED1.
- 6.4.63. No significant positive or negative effects were identified during assessment of the education sites.
- 6.4.64. Minor positive effects were however assessed against Climate Change (SA Objective 4) Sustainable Locations (SA Objective 11), Community Cohesion (SA Objective 12) and Employment and Skills (SA Objective 15).
- 6.4.65. Minor negative effects have been assessed against Biodiversity and Geodiversity (SA Objective 1), Soils (SA Objective 6), and Landscape (SA Objective 9).
- 6.4.66. Uncertain effects have been identified against Water (SA Objective 2), Flood Risk (SA Objective 3), and Historic Environment (SA Objective 8).
- 6.4.67. A summary of the assessment for the Education sites is shown in **Table 6-20** below.

Table 6-20 – Summary of the Assessment of the Proposed Education Sites

Site Reference/Name	SA Objectives (abridged)														
	SA1 Biodiversity and geodiversity	SA2 Water quality/quantity	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape and townscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Sustainable prosperity	SA15 Employment and skills
ED1 Carpenders Park Farm, Oxhey Lane	-	?	?	+	0	-	0	?	-	0	+	+	0	0	+

6.5 Cumulative, synergistic and secondary effects

Introduction

- 6.5.1. The SEA Regulations require that secondary, cumulative and synergistic effects are considered as part of the SEA. These are defined as follows:²¹
- **Secondary (or indirect):** Effects that do not occur as a direct result of the Local Plan's implementation but occur at distance from the direct impacts or as a result of a complex pathway.
 - **Cumulative:** Effects that occur where several individual activities which each may have an insignificant effect, combine to have a significant effect. Examples of a cumulative effect resulting from the implementation of the Local Plan could include potential effects on a National Sites Network Site where a habitat or species is vulnerable and the cumulative effects of disturbance and pollutant emissions arising from development and operation causes a significant impact. Cumulative effects will also include the potential effects (if any) of a proposed plan or activity under the plan and any other proposed plan and/or consented developments.
 - **Synergistic:** Effects that interact to produce a total effect that is greater than the sum of the individual effects.
- 6.5.2. The SEA Regulations require that the cumulative effects of a plan or programme are taken into account. This includes the cumulative effects of the Regulation 19 Local Plan in combination with other plans and programmes (inter-plan effects) and the cumulative effects of individual policies and proposed sites within the Regulation 19 Local Plan (intra-plan effects), which in combination represent the proposed approach.
- 6.5.3. The inter-plan cumulative assessment considers the effects of the proposed preferred measures set out in the Regulation 19 Local Plan with those in other relevant plans and programmes identified in **Appendix B**.

Intra-plan Cumulative Effects

- 6.5.4. The Local Plan will provide both development enabling policies (including site allocations) and development controlling policies. It outlines the development of 4,849 dwellings over approximately 175.3ha of land.
- 6.5.5. **Table 6-21** provides an assessment against each SA Objective of the Regulation 19 Local Plan as a whole, identifying the intra-plan cumulative effects, and considering how the development controlling type elements will mitigate and/or enhance the effects likely to result from the development enabling elements of the Local Plan.

²¹ These terms are not mutually exclusive, often the term cumulative effects is taken to include secondary and synergistic.

Table 6-21 – Intra-plan Cumulative Effects

SA Objective		Assessment of Effect					
		Commentary on cumulative effects	Permanence	Scale	Significance of Effects		
						In short term	In medium term
1	Biodiversity	The level of development proposed in the Regulation 19 Local Plan, along with the potential site allocations for housing, education and employment uses, will result in the need to develop on greenfield sites within the District. This would result in effects on biodiversity within those development sites taken forward and the green networks of which they may form a part, through direct land take and disturbance associated with construction. Once newly built dwellings are occupied, there will be increased pressure on the natural environment associated with recreational activities of new residents, as well as impacts from increased numbers of domestic pets, leading to further negative effects on biodiversity following construction, due to disturbance. Recreational pressures could affect important sites for nature conservation both within and outside the District. In addition, there could be some adverse secondary effects on biodiversity as a result of increased pressure on water resources that would result from additional dwellings and enterprises in the District. However, to act as a counter to these potential adverse effects, the overarching policy on sustainable development aims to prioritise new development on previously developed land and in the urban areas, helping to limit the amount of greenfield land required for new development, whilst recognising that previously developed land may also hold biodiversity value, and thereby reduce potential effects on biodiversity. In addition, within-plan mitigation of any adverse effects associated with new developments (housing, employment etc.) will be provided by the development control type policies, in particular 'Biodiversity', and 'Green and Blue Infrastructure', both of which were assessed as having significant positive effects against the biodiversity objective. The Biodiversity policy requires that development should result in a net-gain for biodiversity. The Plan also contains a policy relating to 'Chiltern Beechwoods Special Area of Conservation', requiring an HRA to	T/P	L	+/-	+/-	+/-

		identify any potential biodiversity effects within the SAC, including for developments within the zone of influence which would result in a net increase of 100 units or more. At a development site level no sites have been identified as having any significant effects (either positive or negative) against the biodiversity objective. Minor adverse effects have been identified for many of the sites, mainly in relation to their current greenfield status, however these assessments do not take into account the mitigation which will be provided by the Local Plan policies, in particular the requirement for biodiversity net gain. Overall, the Regulation 19 Local Plan is anticipated to have negative effects on biodiversity, due to land take and potential disturbance during construction, as well as ongoing disturbance during operation/occupation, though permanent negative effects on designated sites are not anticipated. If all construction were to be carried out simultaneously (unlikely worst-case scenario), there could be significant negative cumulative effects. Although these impacts are anticipated to be accounted for during scheme design and timing of works. However, there is anticipated to be a positive effect, of equal and opposite significance at a minimum, due to the requirements for biodiversity net gain. In the long term, positive effects are anticipated as net gain is realised, though disturbance to species will continue as dwellings are occupied.					
2	Water	Over abstraction of water resources is an issue in the region, therefore providing for an additional 4,849 new dwellings over the Local Plan period would exacerbate existing pressure on water resources. The effect of this is expected to become more significant over time as more dwellings are built and the risk of periodic water shortages is amplified. New development could also result in the pollution of water courses both during construction and occupation, as well as affecting groundwater resources, particularly if the development is in a Groundwater Source Protection Zone (GSPZ). New development increases the potential for water pollution through increased run-off from impermeable surfaces and the potential for sewer flooding in high rainfall events. The likelihood and level of such effects will be dependent on the specific development locations. If all construction were to be carried out simultaneously (unlikely worst-case scenario), there could be significant negative cumulative effects. However these impacts are anticipated to be accounted for during scheme design and timing of works. As a result, the SA has identified minor adverse effects against Water. However, within-plan mitigation of any adverse effects associated with new developments (housing, employment etc.) will be provided by the development control type policies, in particular 'Flood Risk and Water Resources', and 'Green and Blue Infrastructure' for which significant positive effects have been identified against the water objective, as development will provide infrastructure to support waste water management and may provide opportunities to improve water efficiency.	T/P	L/R	-	+/-	+/-

		At a development site level none of the allocated Sites have been identified as having any significant effects (either positive or negative) against the water objective, or any minor effects. Uncertain effects have been identified for many of the sites, mainly in relation to their location within Groundwater Source Protection Zones. Overall, minor negative cumulative effects have been assessed during construction, and minor positive and minor negative effects are anticipated during operation/occupation.					
3	Flood risk	In the short and medium term, construction of new dwellings may be at risk of flooding, depending on location. In the long term, development would increase the amount of impermeable surface in the District, leading to increased flood risk. Although it is likely mitigation measures will be utilised, at the plan level a residual minor negative effect is anticipated during and following construction. Where potential flood risk issues could result, within-plan mitigation of any adverse effects associated with new developments (housing, employment etc.) will be provided by the development control type policies, in particular 'Flood Risk and Water Resources' for which significant positive effects have been identified against the flood risk objective. To support this, several other policies have been assessed as having minor positive effects against this objective. At a site specific level no significant adverse effects have been identified against this SA Objective, though a number of sites have been identified as having minor adverse effects or uncertain effects given their location partly in, or adjacent to, flood risk areas. Overall, minor negative effects are anticipated on flood risk over the plan period, as there is potential for localised flood risk during construction, and development may increase flood risk in the long term, whilst the plan policies work to mitigate this and reduce flood risk to avoid significant effects.	P	L	-	-	-
4	Climate Change	Making provision for 4,849 dwellings over the Local Plan period would inevitably result in an increase in greenhouse gas emissions from energy used in the construction and occupation of new developments and the associated activities including increases in traffic and embodied carbon from materials. This is recognised in the SA, with negative effects against this objective being identified for the elements which include potential proposals for housing and employment growth. At the plan level, this is anticipated to be a minor negative effect due to the scale of materials, transport and machinery required and their associated contribution to climate change. However, prioritising new development within built-up urban areas as far as possible should help to reduce the need to travel and reduce the average distances travelled to access facilities during both construction and operation. This should work to reduce the growth of greenhouse gas (GHG) emissions from transport.	P	N	-	-	-

		Mitigation will be provided through the policies under the Climate Change & Net Zero theme (Policies CNZ2A – CNZ2E), for which significant positive effects have been identified, as well as for policies under the 'Transport and Connections' theme, in particular Sustainable Transport and Travel for which significant positive effects have also been identified. Other positive effects relating to climate change mitigation and adaptation could arise as a result of the strategic policies and policies under the 'Housing' theme. At a site specific level, no significant effects (either positive or negative) have been identified for the allocated Sites, although some minor adverse effects have been identified for housing sites which are at a distance from services and facilities, due to the likely associated transport emissions. Conversely, minor positive effects have been identified for sites which are in close proximity to services and facilities. Overall, minor negative cumulative effects are anticipated due to an increase in construction associated emissions, and operational emissions associated with energy use and transport. The plan policies will help to mitigate the negative effects of increased emissions through encouraging the use of low carbon materials and adaptation of new developments to climate change, including minimising use of fossil fuels during operation.					
5	Air Quality	Transport is a key source of air pollution and so making provision for 4,849 new dwellings over the Local Plan period would contribute to an increase in emissions through an increase in the number of vehicles on the road and their particulate emissions, as well as dust and other pollutants from construction. This is recognised in the SA, with negative effects against this objective being identified for the elements which include potential proposals for housing and employment growth. If all construction were to be carried out simultaneously (unlikely worst-case scenario), or if all new developments were near sensitive receptors, there could be significant negative cumulative effects. These impacts are anticipated to be accounted for during scheme design and timing of works, resulting in minor negative cumulative effects. However, as is the case for GHG emissions, the prioritisation of new development in the urban areas and at the most sustainable edge of settlement locations should help to reduce the need to travel and the average distance travelled to access facilities. This should have work to reduce the growth of emissions from transport. Mitigation will be provided through the policies under 'Environment', 'Climate Change & Net Zero', and 'Transport and Connections' themes, in particular 'Ground Conditions, Contamination and Pollution' and the Transport and Connections policies, for which significant positive effects have been identified. Minor positive effects have been identified from several other policies under these themes. The plan policies will work to reduce reliance on private cars and promote use of public transport, thus improving air quality. Positive effects relating to air quality could also arise as a result of policies in other plan elements, for example those under the 'Sustainable Development' theme.	P	L/R	-	-	-

		At a site specific level, no significant effects (either positive or negative) or minor effects have been identified against this SA Objective. Some uncertain effects have been identified for housing sites which are in close proximity to major roads, in particular the M25 as their location could result in air quality issues for new residents. Overall, minor negative cumulative effects have been assessed against this SA Objective due to the anticipated emissions from increased emissions caused by construction and transport.					
6	Soils	Making provision for 4,849 new dwellings over 175.3ha of land over the Local Plan period would require development on some greenfield sites, where most of the new dwellings would be located, leading to adverse effects on soils through land take and potential pollution during construction. However, to act as a counter to these potential adverse effects, the overarching policy on sustainable development, which is aimed at the prioritising of new development on previously developed land and in the urban areas will help to limit the level of soil sealing and degradation resulting from new development, which would lead to positive effects against this SA Objective. No significant effects (either positive or negative) have been identified against the soil objective for any of the Local Plan policies, however minor positive effects have been identified for some of the development controlling policies, and a minor negative has been identified for the policies under the 'Employment' theme due to anticipated loss of soils. At a development site level none of the allocated Sites have been identified as having a potential significant effect (either positive or negative) against the soil objective. Minor adverse effects have been identified for many of the sites, mainly in relation to their current greenfield status and the loss of soil and agricultural land that would result. Conversely, minor positive effects have been identified for those sites which would utilise previously developed land. Overall, a significant negative effect has been assessed against this SA Objective. Although the policies aim to prioritise development on brownfield sites and PDL, there are not enough sites fitting this criteria within Three Rivers, and development will ultimately lead to loss of greenfield and agricultural land.	P	L	--	--	--
7	Resource efficiency	The level of new development proposed in the Local Plan will place demands on natural resources and create additional waste, both during the construction and operation/occupancy stages. This would result in negative cumulative effects, which could be significant during the construction phase due to the quantities of materials required. Mitigation will be provided through the policies under 'Environment' and 'Climate Change & Net Zero' themes, in particular 'Waste Management and Recycling' and policies CNZ2A – CNZ2E on Net Zero, for which significant positive effects have been identified. Minor positive effects have been identified for the Renewable and Low Carbon Energy Developments theme, as well as the policy relating to Northwood Headquarters (MOD). The plan policies encourage re-use	P	R	-	-	-

		of materials and use of recycled materials, as well as utilising sustainable design and construction techniques. At a development site level none of the allocated Sites have been identified as having any effects (positive or negative) against the resource efficiency objective. Overall, minor negative cumulative effects are anticipated in the short and medium term, due to the scale of materials and resources expected to be required at the plan level, and the impacts of the mitigation provided by use of reused/recyclable materials and sustainable construction techniques as directed by the relevant plan policies. Minor negative effects are expected to continue in the long term as resources are required for maintenance and occupation of dwellings.					
8	Historic Environment	The potential new development proposed in the Regulation 19 Local Plan could result in adverse effects on heritage assets and their settings, as well as the District's wider historic environment. The significance of effects on the historic environment from delivery of new development and associated infrastructure will be dependent on the nature of any heritage assets and their settings within and around the sites being developed, as well as the scale and design of the new developments, relative to these. Policy Options under the 'Design and Heritage' theme will provide within-plan mitigation, particularly the 'Heritage and the Historic Environment' policy, for which significant positive effects have been identified as it aims to protect and enhance all aspects of the historic environment in the District, including heritage assets, listed or locally important buildings, conservation areas, historic parks and gardens and archaeological assets, as well as non-designated heritage assets. Other plan policies will support this through minor positive effects that have been identified (e.g. 'Renewable and Low Carbon Energy Developments' which requires that the impact on the local historic environment be taken into consideration for applications for renewable energy developments). At a site specific level, none of the allocated sites have been identified as having any potential significant effects (either positive or negative), but many have some associated or nearby heritage assets that will need to be taken into consideration during the planning application process, as a result minor adverse effects or uncertain effects have been identified for many of the sites. Overall, minor negative effects have been assessed against this SA Objective, due to the potential for developments to negatively impact nearby historic assets. Significant effects are not anticipated as the plan policies will mitigate effects heritage assets through aiming to protect and enhance the historic environment. Uncertain effects have been assessed, as ultimately the nature and significance of effects on heritage assets is dependent on the design and layout of development.	P	R	-/?	-/?	-/?

9	Landscape/ Townscape	Making provision for 4,849 new dwellings over 175.3ha of land over the Local Plan period would result in effects on the local landscapes and townscapes in those areas where new development takes place. This has potential to result in adverse effects on the local and wider landscapes, such as the setting of the Chilterns National Landscape. This is recognised in the SA, with negative effects against this objective being identified for the plan elements which include proposals for the housing and employment growth. However, to act as a counter to these potential adverse effects, the overarching policy on sustainable development, which aims to prioritise new development on previously developed land and in the urban areas, will help to limit the amount of open land which will be required to meet the housing and employment targets, thereby reducing the significance of adverse effects on local landscapes. Significant positive effects have been identified in relation to this objective for the 'Landscape Character' policy which protects against development in the Chilterns National Landscape and requires that all developments make a positive contribution to the landscape and for 'Local Distinctiveness and Place Shaping' which seeks to enhance the local townscape through high quality design. Significant positive effects have also been identified for 'Heritage and Historic Environment' as it would seek to preserve local character by protecting heritage assets and landscape features. A range of minor positive effects have also been identified for policies across a wide range of the Regulation 19 Local Plan themes. At a site specific level, one site (NCFS17) has been assessed as having a significant adverse effect on this SA Objective, as it is situated entirely within the Chilterns National Landscape. Minor adverse effects have been identified for the sites on open land, particularly where development would encroach into open countryside or erode gaps between settlements. Uncertain effects have been identified for many of the sites on previously developed land, where redevelopment may improve the local landscape/townscape. Overall, minor negative effects have been assessed against this SA Objective, as although site developments have the potential to negatively impact the setting of local landscape including the character of the Chilterns National Landscape, the policies outlined in the plan will provide suitable mitigation to prevent significant effects, though there is likely to be a residual impact. The Landscape Character policy outlines that planning permission will only be granted for development within the Chilterns National Landscape if the proposal meets certain criteria, including not harming views into, out of, or within the National Landscape, and conserving and enhancing the special qualities, distinctive character and natural features which contribute to the National Landscape and purpose for its designation. Uncertainty is reflected in the assessment, as ultimately the nature and significance of effects on landscape/townscape character is dependent on the design and layout of development.	P	L	-/?	-/?	-/?
10	Health and Wellbeing	Positive effects have been assessed against this SA Objective as the plan would likely improve the health and wellbeing of the local population. This is achieved through policies which	P	R	-	++/-	++/-

		support the provision and improvements to housing, healthcare, education, the environment and facilities for leisure and recreation. Significant positive effects have been identified in relation to 'Social and Community Facilities' and 'Health and Wellbeing' as these policies support the provision of new open space, sport and recreation facilities and active travel infrastructure which will make a significant positive contribution to residents' health and wellbeing. Significant positive effects have also been identified in relation to 'Open Space, Play Space, Sport and Recreation' which would protect against the loss of facilities and support the provision of new facilities to aid sport and recreation activities which support a healthy lifestyle. In addition, minor positive effects have been identified for other policies which would improve the built and natural environments, as well as access to the natural environment, or which would enable/improve the use of healthy travel modes (i.e. walking and cycling), although on the latter the effects will be dependent on the behavioural change necessary to result in a take-up of active travel modes. At a site-specific level, none of the allocated Sites have been identified to have any significant effects (either adverse or positive) against the Health & Wellbeing objective. Minor positive effects have been predicted for those sites which are in close proximity to open space or which would provide new open space, whilst uncertain effects have been identified for sites which could suffer from noise or air quality issues due to their proximity to major roads. At the plan level, it is anticipated that this would lead to some minor negative effects on human health, particularly associated with noise and emissions during construction, though enduring in the medium and long term. Overall, significant positive and minor negative effects have been assessed against this SA Objective. Positive effects on this SA Objective are not anticipated until the medium term, as new dwellings and facilities become operational and are able to provide benefits to communities.					
11	Sustainable Locations	Positive effects against this SA Objective have been assessed as the prioritisation of new development in built-up urban areas should reduce the need to travel, as a large proportion of residents would be close to key services and facilities. Additional positive effects have also been predicted for a wide range of other policies, including, amongst others: 'Housing Density' which supports highest density housing at sites which are well served by public transport and close to services and facilities; and 'Sustainable Transport and Travel' as improving provision of public transport and sustainable travel infrastructure will make developments in the District more accessible. No adverse effects have been identified in relation to the proposed policies. At a site-specific level, none of the allocated Sites have been identified to have any significant effects (either positive or negative) in relation to the Sustainable Location objective. As was the	P	L/R	+	+	+

		case for SA Objective 4 (Climate Change) some minor adverse effects have been identified for housing and employment sites which are at a distance from services and facilities. Conversely, minor positive effects have been identified for housing sites which are in close proximity to services and facilities. Overall, the Regulation 19 Local Plan has been assessed as having a minor positive effect against this SA Objective, as it is anticipated to contribute positively to the sustainability of locations, enable and encourage use of sustainable transport, and reduce the need to travel, particularly by private car.					
12	Community cohesion	The predicted effects of the plan against the community cohesion SA Objective are largely positive. The plan includes policies which would improve access to housing, education, facilities, public transport and would improve quality of life in the District whilst helping to reduce deprivation, where it exists. Significant positive effects have been identified for 'Social and Community Facilities and 'Health and Wellbeing' as these policies seek to protect existing social, cultural and community facilities, alongside the provision of enhanced facilities which will be significantly positive for community cohesion. Additional minor positive effects have also been predicted for a wide range of other policies, including, amongst others: 'Housing Mix and Type' which aims to build mixed communities by providing a mix of affordable, specialist and supported accommodation in addition to a mix of tenures and types of housing; and 'Open Space, Play Space, Sport and Recreation' as the provision of new open space and play space at new developments would be beneficial to local communities. No adverse effects have been identified in relation to the proposed policies. For the housing growth element of the plan the effects are uncertain given that making provision for nearly 4,849 new homes over the Local Plan period could result in a cumulative impact by adding pressure on community infrastructure across the District. Conversely, the level of housing growth should result in increased levels of developer contributions which could result in an increased provision of health, education, recreation and community facilities, as well as supporting the viability of existing services and facilities. Effects will vary between area and will also depend on the levels of new infrastructure provided as part of new developments. At a site specific level, none of the allocated Sites have been identified to have any significant effects (either positive or negative) against the Community Cohesion objective, however minor positive effects have been identified for sites close to community facilities and for sites which would provide new community facilities. No minor adverse effects were identified at a site level.	P	R	+	+	+

		Overall, minor positive effects have been assessed against this SA Objective due to the benefits provided by additional open and green space, as well as healthcare and community facilities, associated with the site allocations.					
13	Housing	Significant positive effects have been predicted in relation to 'Housing Mix and Type', 'Housing Density' and 'Affordable Housing' which ensure that there is a suitable range of types, styles, design and tenure mix to support needs of different groups. In addition, minor positive effects have been identified for some other policies, including: Provision for Gypsies, Travellers and Travelling Showpeople' as allocation of additional traveller sites and safeguarding of existing sites will ensure that the needs of the travelling community are met; 'Residential Design and Layout' which contributes towards providing suitable housing in the District; 'Green Belt' which, in special circumstances, would allow residential development to support agricultural and forestry workers; and 'Local Distinctiveness and Place Shaping' which supports high quality design of housing. The plan will provide 4,849 new homes which will contribute to the District's housing need, however the level of housing proposed does not fulfil the housing need identified by the revised Standard Method over the plan period. Due to this shortfall, a minor positive effect has been assessed against this SA Objective. At a site specific level, significant positive effects have been identified in relation to those potential housing allocation sites which have a capacity to support 500 or more dwellings and therefore make a significant contribution towards providing new housing for the District. Minor positive effects have been identified for all housing sites with a dwelling capacity below 500. Overall, the Regulation 19 Local Plan is identified as having a minor positive effect on the housing objective, due to its policies ensuring that a suitable range of housing type, styles, design and tenure are provided, and the allocated sites contributing to housing provision within the District.	P	R	+	+	+
14	Sustainable prosperity	The SA has predicted that the Regulation 19 Local Plan would have positive cumulative effects on sustainable prosperity and economic factors. The plan supports the objectives to achieve sustainable levels of prosperity and economic growth. The plan would enable economic growth in the District by retaining and adding to dedicated employment sites and by enabling appropriate retail and leisure developments in accessible locations which will stimulate the local economy and ensure the viability and vitality of local centres within the District are maintained. Significant positive effects have been predicted for the Sustainable Prosperity SA objective, in relation to the 'Employment and Economic Development' and 'Warner Bros. Studios' policies, as these policies contribute to overall employment levels in a diverse range of jobs, in areas accessible to public transport and with mixed use development which would have a positive effect on economic growth in the area.	P	L	+	+	+

		In addition, minor positive effects have been against SA Objective 14 for other policies, including: 'Retail', as through the protection and enhancement of town, District and local centres the policy will help to encourage retail and associated development uses which are appropriate to the scale and function of these centres and which will help to support the vitality of the local economy. Increased development in centrally located and accessible areas will allow the District to grow sustainably. Increasing retail and leisure options within the settlements will help the viability and vitality of local centres; and the policies under the 'Transport and Connections' theme, as measures to maximise the use of active travel modes and public transport should improve the quality of the urban environment thereby supporting the local economy. Reducing congestion should also be beneficial for local businesses as deliveries, customers and employees are less likely to face transport delays. 'Construction, Deliveries, Collections and Servicing' requires that delivery and servicing arrangements be made for all new developments. This will allow for efficient movement of goods and will increase business efficiency for companies making deliveries. At a site-specific level, no significant effects have been identified against this SA Objective. Uncertain effects have been identified where this is potential for loss of land of economic value through change of use, but this is not certain, and minor negative effects have been identified where there will be loss of employment floorspace. Minor positive effects have been assessed where developments will provide new facilities, such as schools and shops, that will provide economic benefit. Overall, at the plan level, minor positive cumulative effects have been assessed against this SA Objective.					
15	Employment and skills	The SA has predicted that the Regulation 19 Local Plan would have positive cumulative effects on employment and skills. The plan supports the objectives to ensure local residents have access to employment opportunities and training. The plan would enable economic growth in the District by retaining and adding to dedicated employment sites and by enabling appropriate retail and leisure developments in accessible locations which will stimulate the local economy and ensure the viability and vitality of local centres within the District are maintained. Significant positive effects have been predicted for the Employment and Skills SA objective, in relation to the 'Employment and Economic Development' and 'Warner Bros. Studios' policies, as these policies contribute to overall employment levels in a diverse range of jobs, in areas accessible to public transport and with mixed use development which would have a significant positive effect on employment in the area. In addition, minor positive effects have been against SA15 for other policies, including: 'Retail', as through the protection and enhancement of town, District and local centres the policy will help to encourage retail and associated development uses which are appropriate to the scale and function of these centres and which will help to support the vitality of the local economy. Increased development in centrally located and accessible areas will allow the District to grow sustainably. Increasing retail and leisure options within the settlements will help the viability and	P	L	++/-	++/-	++/-

		vitality of local centres; and the policies under the 'Transport and Connections' theme, as measures to maximise the use of active travel modes and public transport should improve the quality of the urban environment thereby supporting the local economy. Reducing congestion should also be beneficial for local businesses as deliveries, customers and employees are less likely to face transport delays. 'Construction, Deliveries, Collections and Servicing' requires that delivery and servicing arrangements be made for all new developments. This will allow for efficient movement of goods and will increase business efficiency for companies making deliveries. At a site-specific level, no significant effects have been identified against this SA Objective. Uncertain effects have been identified where this is potential for loss of land of economic value through change of use leading to potential job losses, but this is not certain, and minor negative effects have been identified where there will be loss of employment floorspace which will lead to a reduction in employment opportunities. Minor positive effects have been assessed where developments will provide new facilities, such as schools and shops, that will provide employment opportunities. Overall, significant positive and minor negative cumulative effects have been assessed against this SA Objective.						

Inter-plan Cumulative Effects

- 6.5.6. This section presents the consideration of how the Regulation 19 Local Plan may interact with proposals in other plans, programmes and projects. **Table 6-22** identifies the types of plans, programmes and projects that could result in interactions, and therefore cumulative effects with the Local Plan.

Table 6-22 - Sources of Inter-plan Cumulative Effects

Plan/Programme/Project	Description
Regional and Sub-Regional	
Thames Water, Water Resource Management Plan 2024 (WRMP24)	WRMPs are statutory documents that are required to be produced by water companies at least once every five years. WRMPs set out how a company will ensure that a secure supply of water is maintained for businesses and homes, while protecting the natural environment. Thames Water's WRMP is most likely to interact with the TRDC Regulation 19 Local Plan.
Environment Agency, Thames River Basin Management Plan (RBMP) 2022	RBMPs describes the pressures facing the water environment and the actions that will address them, particularly in relation to water quality. The environmental objectives covered by the plan are: ■ preventing deterioration of the status of surface waters and groundwater ■ achieving objectives and standards for protected areas ■ aiming to achieve good status for all water bodies ■ reversing any significant and sustained upward trends in pollutant concentrations in groundwater ■ cessation of discharges, emissions and losses of priority hazardous substances into surface waters ■ progressively reducing the pollution of groundwater and preventing or limiting the entry of pollutants
Hertfordshire LEP, Perfectly Placed for Business: The refreshed Strategic Economic Plan: 2017–2030	The Strategic Economic Plan (SEP) aims to identify the potential and challenges of Hertfordshire's economy, and to agree the desired direction and how to achieve it. It sets out a 'route map' for Hertfordshire and identifies priority interventions to enable it. The strategy identifies four priorities:

	■ Maintaining global excellence in science and technology ■ Harnessing relationships with London and elsewhere ■ Reinvigorating places for the 21st Century ■ Foundations for growth
Hertfordshire Nature Recovery Partnership, Local Nature Recovery Strategy	Local Nature Recovery Strategies (LNRS) set out priorities for nature recovery in a given location and identify actions to work towards achieving these priorities. The LNRS for Hertfordshire aims to reverse the long-term decline in its area, and sets out a vision to achieve <i>‘a resilient nature network where green spaces are connected, enhanced and created – allowing people and nature to thrive together’</i>. The Strategy has five main aims: ■ Habitat creation and restoration: initiatives to support different habitat groups identified by the Hertfordshire LNRS which support a diverse range of species. ■ Species protection: tailored actions to support species with specific needs such as the White Admiral butterfly and Mottled Grasshopper. ■ Pollution reduction: efforts to reduce pollution from agricultural and urban sources to improve water and air quality, benefiting both wildlife and human communities. ■ Invasive species control: actions to control and eradicate invasive species that threaten native biodiversity, such as grey squirrel and deer. ■ Climate change mitigation: actions to enhance the resilience of natural habitats to climate change, such as improving water management in rivers and wetlands to cope with droughts and floods.
Dacorum Borough Council, St Albans City and District Council, Three Rivers District Council, Watford Borough Council, and Hertfordshire County Council, Joint Strategic Plan	The Joint Strategic Plan (JSP) is an emerging long-term framework aiming to guide development across South West Hertfordshire out to 2050. It aims to: ■ Address challenges that cross council boundaries. ■ Shape a strategic vision for the area. ■ Set high-level policies on key issues such as climate change, housing, employment, infrastructure, and environmental protection. The JSP sets out the vision that <i>‘South West Herts will realise its full potential of being globally connected, nationally recognised and locally cherished. Known for its</i>

	<i>creative spirit, collaborative working and willingness to accelerate positive change, it will be a place where sustainable growth provides a better and healthy future for both people and the environment.'</i> The JSP will outline the future of the SW Herts area to 2050, including setting out the scale and location of new growth, infrastructure needed to deliver this, and the collective councils' responses to climate change.
Greater London Authority, The London Plan	This document sets out a spatial development strategy for Greater London. It sets out an integrated economic, environmental, transport and social framework for London over the next 20-25 years. The strategic priorities are ■ promoting economic development and wealth creation in Greater London ■ promoting social development in Greater London and ■ promoting the improvement of the environment in Greater London
Hertfordshire Council Plans	
Hertfordshire's Local Transport Plan 2018 – 2031	The Hertfordshire LTP sets out how transport can help to deliver a positive future vision for the county and contribute to safer and more efficient travel, economic growth, meeting housing needs, improving public health, and reducing environmental damage. It identifies current and future challenges to transport. The vision for the LTP is for <i>'Hertfordshire to continue to be a county where people have to opportunity to live healthy, fulfilling lives in thriving, prosperous communities'</i>. The LTP also identifies nine objectives, under the three themes of prosperity, people, and place, as outlined below: ■ Improve access to international gateways and regional centres outside Hertfordshire ■ Enhance connectivity between urban centres in Hertfordshire ■ Improve accessibility between employers and their labour markets ■ Enhance journeys reliability and network resilience across Hertfordshire ■ Enhance the quality and vitality of town centres

	■ Preserve the character and quality of the Hertfordshire environment ■ Reduce carbon emissions ■ Make journeys and their impact safer and healthier ■ Improve access and enable participation in everyday life through transport
Hertfordshire County Council Corporate Plan 2025 – 28	The Plan sets out objectives to achieve the ambition of <i>‘building a sustainable, inclusive and thriving Hertfordshire’</i>. The Objectives sit under a series of commitments: ■ Helping all children and young people to thrive and achieve their potential ■ Fixing Hertfordshire roads and buses ■ Growing a more sustainable Hertfordshire ■ Supporting those most in need ■ Delivering more
Hertfordshire County Council, Emerging Hertfordshire Minerals and Waste Local Plan	Hertfordshire County Council are currently reviewing their Minerals and Waste Local Plan documents, as part of the process of developing a new Minerals and Waste Local Plan, which will replace the following documents: ■ Minerals Local Plan Review 2002-2016 (adopted March 2007) ■ Mineral Consultation Areas in Hertfordshire Supplementary Planning Document (SPD) (adopted November 2007) ■ Waste Core Strategy and Development Management Policies Development Plan Document (DPD) 2011-2026 (adopted November 2012) ■ Waste Site Allocations DPD 2011-2026 (adopted July 2014) ■ Employment Land Areas of Search SPD (adopted November 2015) A draft Plan was published in 2022, which sets out the vision, objectives and overall spatial strategy for minerals and waste planning in Hertfordshire up to 2040. It aims to ensure a steady and adequate supply of minerals to meet needs over the plan period protect mineral resources, and to support and safeguard a network of waste management facilities.

	Consultation on the Draft Plan closed in October 2022 and the new Plan is currently under preparation.
Hertfordshire County Council, Sustainable Hertfordshire Strategy 2022	This Strategy outlines the ambitions needed for the Council to embed sustainability across all its operations and services, throughout the county. It sets out the following ambitions in its own operations: ■ Carbon neutral by 2030 ■ All operations and services are ready for future climates ■ Enhance nature across land and water by 20% by 2030 ■ Reduce what is thrown away and send nothing to landfill by 2030 It also sets out the following ambitions for enable and inspiring a sustainable county: ■ Net zero greenhouse gas before 2050 ■ Communities are ready for future climates ■ Enhance nature across Hertfordshire's land and water by 20% by 2050 ■ Cleaner air for all by 2030 ■ Increase resource efficiency in the county by 2050
Local Flood Risk Management Strategy (LFRMS) for Hertfordshire	LFRMS are used to help manage flood risk in England. They must reflect the national flood and coastal erosion risk management strategy, wider current policy, and reflect the aspirations and priorities of other partners with interest. The LFRMS for Hertfordshire was adopted in 2019 and outlines the strategy for flood risk management out to 2029. The strategy gives an understanding of flood risks across the county, and outlines key principles underpinning the Strategy: ■ Taking a risk-based approach to local flood risk management ■ Working in partnership to manage flood risk in the county ■ Improving our understanding of flood risk to better inform decision making ■ Supporting those at risk of flooding to manage that risk ■ Working to reduce the likelihood of flooding where possible ■ Ensuring that flood risk arising from new development is managed

Local Policies	
Three Rivers District Council, Three Rivers Local Cycling and Walking Infrastructure Plan (LCWIP)	Local Cycling and Walking Infrastructure Plans are 10-year, focused plans for developing a cycling and walking network within the local area. TRDC are working with HCC to develop an LCWIP, with the purpose of the plan being to increase the number of trips made on foot or by bike. The strategy will help to identify important cycling and walking routes in the District, and aims to make these more attractive and viable options for transport. Public consultation ended in July 2023 and an amended LCWIP is being produced.
Three Rivers District Council, Corporate Framework 2023-2026	The Corporate Framework sets out the vision for Three Rivers to be <i>‘a great place to live, work and visit’</i>. The aim is for Three Rivers to be a District: ■ That is inclusive and where people feel they are welcome, belong and are safe ■ Where people have access to good quality housing ■ Where local infrastructure supports healthy lifestyles and addresses health inequalities ■ Where our most vulnerable residents are supported ■ That takes action to mitigate and adapt to the climate emergency ■ Where local people, organisations and businesses benefit from the prosperity of the District. In order to achieve this, the District have identified four objectives: ■ Provide responsive and responsible local leadership ■ Expand our position as a great place to do business ■ Support and enable sustainable communities ■ Achieve net carbon zero and be climate resilient
Three Rivers Local Strategic Partnership (LSP), Three Rivers Community Strategy 2023-2028	The Community Strategy presents local data on the demographics of TRDC, and will guide the work of the LSP, with a focus on wellbeing. It sets out a vision for Three Rivers to be <i>‘a District of connected communities’</i>, and a District: ■ That is inclusive and where people feel they are welcome, belong

	- Where local infrastructure supports healthy lifestyles and addresses health inequalities - Where residents are supported and feel safe - That takes action to mitigate and adapt to the climate emergency - Where local businesses are beneficial to and benefit from local people The four themes underpinning the vision are: - Belonging - Safe and well communities - Thriving environment - Stable economy
Three Rivers District Council, Tree Strategy 2022-27	This Strategy sets out the actions that TRDC will take over the period 2022-27 to protect and sustainably manage trees and woodlands across the District. It sets out plans to increase the number of trees through planting, whilst ensuring that the right trees are planted in the right places.
Three Rivers District Council, Climate Emergency and Sustainability Strategy 2023-2027	This Strategy updates TRDC's previous climate strategy, setting out a renewed resolve to address climate and ecological challenges, and create a more sustainable, fair, and prosperous District for current and future generations. This 2023 update reflects changes to policy, technology and experience at an international, national, and local level, since publication of the original strategy in 2021. The Strategy aims to significantly reduce TRDC's greenhouse gas emissions, setting out the current situation, challenges, achievements since 2021 and how to achieve net zero by 2030.
Chilterns Conservation Board, The Management Plan for the Chilterns National Landscape	National Landscapes are required to publish a management plan and promote its implementation by a range of organisations, including local authorities, government agencies, community groups, and landowners. The Plan for the Chilterns National Landscape contains a summary of the key issues facing the National Landscape and the policies and actions required to conserve the area, and was adopted in 2025. The Vision of the Management Plan is outlined below: <i>'Our vision is that the Chilterns will be cared for, for ever and for everyone. A place where people are inspired by its distinctive natural beauty, space and tranquillity, to enjoy</i>

	<i>and care for the landscape. A place where natural beauty and cultural heritage is celebrated and enhanced. A place which gives space for nature to flourish and which provides us with the ingredients for healthy living, such as clean water, healthy soils and thriving wildlife. A place where communities live, work and breathe. A haven for people and wildlife.'</i> The Objectives of the Plan are to: ■ Ensure that spaces for wildlife are expanded, well connected, well managed and diverse ■ Increase the range and abundance of populations of key wildlife species ■ Minimise development impacts on the National Landscape and its setting, where they are unavoidable, ensure they provide net environmental gains ■ Ensure that chalk habitat management in the Chilterns is widely considered an exemplar of best practice ■ Enable people to understand and be inspired by the natural environment of the Chilterns, ensuring that policies and decisions recognise the Chilterns' value to society and in its own right ■ Secure greater protection for chalk streams as a globally rare habitat ■ Encourage people from different organisations, communities and backgrounds, to work together to 'make space for nature' in the Chilterns.
Various Authors, Neighbouring Local Plans	Planning authorities within England are required to prepare a Local Plan to guide decision-making on future development proposals. Plans seek to identify the needs and opportunities of the area; identifying the scale and location of growth to be delivered across their respective administrative area. Adopted and emerging Local Plans neighbouring Three Rivers are: ■ Dacorum New Local Plan to 2041 ■ St Albans New Local Plan 2041 ■ Local Plan for Buckinghamshire ■ Hillingdon Local Plan ■ Harrow Local Plan ■ Hertsmere Local Plan 2012 - 2027

Various, Neighbourhood Plans	Neighbourhood plans set out planning policies for a specific area and are written by the local communities that they represent, formalising the communities wishes for development of their neighbourhood in the planning system. They are used to decide whether to approve planning applications. Neighbourhood Plans must address development and use of land and conform with Local Plans. Adopted Neighbourhood Plans within TRDC are: ■ Croxley Green Neighbourhood Plan ■ Chorleywood Neighbourhood Plan ■ Batchworth Neighbourhood Plan Emerging Neighbourhood Plans within TRDC are: ■ Abbots Langley Neighbourhood Plan ■ Sarratt Neighbourhood Plan
Nationally Significant Infrastructure Projects (NSIPs)	Three Rivers District sits within the East of England region, and neighbours the London and South East of England regions, and could be affected by NSIPs within these regions.
East of England	At the time of writing, 51 nationally significant infrastructure projects in the Eastern region were at various stages. Those projects, along with their respective developers and stage, in close proximity to, or with potential to impact, Three Rivers are outlined below: ■ London Luton Airport Expansion – London Luton Airport Limited – Decided ■ M1 Junction 10a Grade Separation, Luton – Luton Borough Council – Decided
London	At the time of writing, 33 nationally significant infrastructure projects in the South East region were at various stages. Those projects, along with their respective developers and stage, in close proximity to, or with potential to impact, Three Rivers are outlined below: ■ Expansion of Heathrow Airport (Third Runway) – Heathrow Airport Limited – Pre-application ■ North London (Electricity Line) Reinforcement – National Grid – Decided ■ North London Heat and Power Project – North London Waste Authority – Decided

	■ Riverside Energy Park – Cory Riverside Energy – Decided ■ Silvertown Tunnel – Transport for London – Decided ■ Teddington Direct River Abstraction (TDRA) – Thames Water Utilities Limited – Pre-application ■ Thames Tideway Tunnel – Thames Water – Decided
South East of England	At the time of writing, 7 nationally significant infrastructure projects in the London region were at various stages. Those projects, along with their respective developers and stage, in close proximity to, or with potential to impact, Three Rivers are outlined below: ■ Cory Decarbonisation Project – Cory Environmental Holdings Limited (CEHL) – Decided ■ Lower Thames Crossing – National Highways – Decided ■ M25 Junction 10/A3 Wisley interchange improvement – Highways England – Decided ■ M25 Junction 28 Improvements – Highways England - Decided ■ M4 Junctions 3 to 12 Smart Motorway – Highways Agency (Now Highways England) – Decided ■ Slough Multifuel Extension Project – SSE Slough Multifuel Limited - Decided

6.5.7. **Table 6-23** outlines the likely significant effects of the identified plans, programmes and projects, in-combination with the Regulation 19 Local Plan, that have been identified against each of the SA objectives.

Table 6-23 – Inter-plan Cumulative Effects

SA Objective		Assessment of Effect					
		Commentary on cumulative effects (including secondary and synergistic effects)	Permanence	Scale	Significance of Effects		
					In short term	In medium term	In long term
1	Biodiversity	The Regulation 19 Local Plan has the potential to interact with other plans, including the Thames Water WRMP24, Hertfordshire Strategic Economic Plan, SW Herts JSP, The London Plan, nearby NSIPs, neighbouring Local Plans, and any plans and policies leading to construction work and/or development of infrastructure, to lead to cumulative effects on biodiversity. Some of these plans may involve major construction works and land take. If construction works are in close proximity, at the same time and with impact pathways to the same receptors, there is potential for significant negative cumulative effects. However, national and local planning policies, including TRDC's Tree Strategy and Climate Emergency and Sustainability Strategy along with neighbourhood plans, the Sustainable Hertfordshire Strategy and emerging LNRS, seek to protect and enhance biodiversity. As a result, it is considered that significant residual, negative, cumulative effects are unlikely. It is expected that a net gain for biodiversity will be delivered; the extent of this is uncertain at this stage. Ultimately, the nature and significance of effects will be dependent on the precise location, scale and design of development and implementation of mitigation at the project level. Overall, a minor negative effect and minor positive effect have been identified as, although there is potential for significant negative effects, it is anticipated that through best practice construction measures, policies protecting biodiversity, achieving biodiversity net gain, and consideration of timing of construction works, significant effects can be avoided. The effects are anticipated to diminish in the long term, during operation and occupation, though negative effects are still anticipated through disturbance.	T/P	L	+/-	+/-	+/-
2	Water	The Regulation 19 Local Plan policies and other plans have the potential to interact, resulting in cumulative effects on Water Environment.	T/P	L/R	-	+/-	+/-

	There is potential for positive cumulative effects between the Regulation 19 Local Plan and other plans, including the Sustainable Hertfordshire Strategy, Thames Water's WRMP24 and RBMP, The London Plan, TRDC's Climate Emergency and Sustainability Strategy, neighbouring Local Plans and Neighbourhood plans. These plans and strategies all contain policies/objectives relating to protection and enhancement, and appropriate management of the water environment, and will work to protect water resources and water quality. This would lead to positive cumulative effects on this SA Objective, and contribute to mitigation of negative effects. There is potential for negative cumulative effects on Water if multiple developments were to take place in close proximity or hydrologically connected to one another. Increased construction activity associated with multiple sites could lead to increased risk of pollution and negative effects on water quality through waste, dust, and runoff from construction sites. This could negatively impact both surface water and groundwater. As some plans will require major construction works, there is potential for significant negative effects. Although national and local planning policies require that any new development will seek to protect and enhance watercourses and utilise Sustainable Drainage Systems (SuDS) where appropriate, a minor negative effect has been identified due to the potential for negative impacts without appropriate mitigation. During operation and occupation, increased population will increase pressure on water resources in an already water stressed area, though it is expected that current and future Water Resource Management Plans will work to ensure that significant effects associated with this are mitigated. Increased impermeable surface are associated with new dwellings could lead to increased surface runoff, which could lead to increased water pollution, though it is anticipated that this would be appropriately mitigated at the project level. The effects resulting from housing, and other associated growth within Three Rivers will not just be restricted to the District, but some effects could also be felt in neighbouring local authority areas. For example, through an increase in traffic or through increased pressure on infrastructure and natural resources with their associated environmental and social impacts. Due to the inter-connected nature of the water environment which links many rivers, streams and groundwater, any negative effects on water resources could also be felt in the surrounding areas, though it is anticipated that this would be assessed in the appropriate Local Plans and Water Resource Management Plans. Overall, minor positive effects have been identified due to the potential for policies, in combination with other plans, to protect and improve the water environment in the medium and long term. Minor negative effects have been identified during construction, as well as in the medium and long term,.						

3	Flood risk	The Regulation 19 Local Plan and other plans have the potential to interact, resulting in cumulative effects on Flood Risk. There is potential for positive cumulative effects between the Local Plan and other plans, including the LFRMS, WRMP24, RBMP, neighbourhood plans, and any plans and policies leading to construction work and/or development of infrastructure. Many of these plans include policies/objectives to appropriately manage and reduce flood risk, and plans and projects that will lead to new infrastructure also provide opportunity to utilise sustainable drainage systems (SuDS) and green/blue infrastructure, leading to further positive effects. There is also potential for negative cumulative effects with plans and projects leading to new infrastructure, as an increase in impermeable surface area would lead to increased flood risk, although national and local planning policies require that any new development will utilise SuDS where appropriate. Depending on location, construction works and new developments and infrastructure may be at risk of flooding. Overall, a minor negative cumulative effect has been identified, as the impacts of policies and objectives relating to flood risk, and incorporation of SuDS and green/blue infrastructure will work to mitigate flood risk, but a residual risk remains, as well as an expected increase in impermeable surface area.	P	L/R	-	-	-
4	Climate Change	The Regulation 19 Local Plan and other plans have the potential to interact, resulting in cumulative effects on Climate Change. There is potential for positive cumulative effects between the Local Plan and other plans, including the Hertfordshire LTP, the Sustainable Hertfordshire Strategy, the emerging SW Herts JSP, the LNRS, the LFRMS, TRDC's Climate Emergency and Sustainability Strategy, the LCWIP the London Plan, neighbouring Local Plans, and neighbourhood plans, and any plans and policies leading to construction work and/or development of infrastructure. There is potential for positive effects against this SA Objective through opportunities to incorporate green infrastructure and sustainable, low carbon design, into house building, and reduce embodied carbon, reducing flood risk and increasing the resilience of Three Rivers to climate change. The location of infrastructure and impacts of policies such as in the LCWIP could work to encourage sustainable transport modes, further reducing carbon emissions. There is also potential for temporary negative cumulative effects during the construction phase, if multiple developments take place in close proximity to each other, with overlapping construction periods. This could result in increased greenhouse gas emissions from increased traffic and construction emissions and materials. Although it is assumed that any proposals will be required to provide	P	N	-	-	-

		appropriate mitigation. Overall however, due to the scale of construction activity and infrastructure to be built, residual negative effects have been assessed. Negative effects are expected during operation due to resource use, though as policies require sustainable design and limit use of fossil fuels, these are expected to be minor. Overall, minor negative cumulative effects have been assessed against this SA Objective due to an increase in construction associated emissions, and operational emissions associated with energy use and transport. The various plan policies and strategies will work to mitigate the negative effects of increased emissions through encouraging the use of low carbon materials and adaptation of new developments to climate change, including minimising use of fossil fuels during operation.					
5	Air Quality	The Regulation 19 Local Plan and other plans have the potential to interact, resulting in cumulative effects on Air Quality. There is potential for positive cumulative effects between the Local Plan and other plans, including the Hertfordshire LTP, Sustainable Hertfordshire Strategy, TRDC's Climate Emergency and Sustainability Strategy, The London Plan, neighbouring Local Plans, neighbourhood plans, and the TRDC LCWIP, and any plans and policies leading to construction work and/or development of infrastructure. Many of the above plans contain policies/objectives regarding enhance of air quality and a reduction in air pollution, as well as encouragement of sustainable transport and reduction in private car use, which would somewhat mitigate the negative cumulative effects. If the construction periods of multiple developments overlap and are in close proximity to one another, there is potential for temporary negative cumulative effects due to increased dust and particulate matter as well as traffic, which could negatively impact air quality. The appropriate phasing of development would help to avoid the potential for cumulative negative effects during the construction phase. In line with national and local planning policies it can also be assumed that the negative impacts as a result of construction would be mitigated to ensure that there are no residual significant effects. Overall, a minor negative cumulative effect has been assessed against this SA Objective.	P	N	-	-	-
6	Soils	The Regulation 19 Local Plan has the potential to interact with other plans, including the Hertfordshire LTP, nearby NSIPs, the WRMP24, TRDC's Climate Emergency and sustainability Strategy, neighbouring Local Plans, and any plans and policies leading to construction work and/or development of infrastructure.	P	L	--	--	--

		There is potential for positive cumulative effects of the Local Plan and other plans through the efficient use of land, utilising brownfield land and minimising loss of agricultural land where possible and appropriate, in line with national planning policies. Conversely, there is also potential for negative cumulative effects, as significant development may lead to loss of good quality agricultural land, and contribute to contamination and degradation of soils. Overall, a significant negative cumulative effect has been assessed against this SA Objective, as, in combination, the plans, programmes and projects will likely result in significant loss of greenfield and agricultural land.						
7	Resource efficiency	The Regulation 19 Local Plan has the potential to interact with other plans, including the Hertfordshire LTP, the SW Herts JSP, nearby NSIPs, the London Plan, Thames Water's WRMP24, TRDC's Climate Emergency and sustainability Strategy, neighbouring Local Plans, and any plans and policies leading to construction work and/or development of infrastructure. Positive cumulative effects are expected through opportunities to incorporate green infrastructure and sustainable, low carbon design and construction, as well as renewable energy opportunities, into house building, increasing resource efficiency. In combination with other plans and projects, this is anticipated to result in a minor positive effect. In the short and medium term, the delivery of development set out in the Regulation 19 Local Plan and other plans will require resources, including materials and minerals, during construction, that will result in waste. In line with national and local planning it is assumed that any proposals would seek to encourage the efficient and appropriate use of resources, including the use of sustainable materials, and reuse of existing materials, where appropriate. Due to the scale of development and likely amount of resource required, significant negative cumulative effects have been identified. The significance of this is expected to diminish during operation and occupation.	P	R	--	--	--	
8	Historic Environment	The Regulation 19 Local Plan has the potential to interact with other plans, including Hertfordshire's LTP, the London Plan, neighbouring Local Plans, neighbourhood plans, the LCWIP, the LFRMS, nearby NSIPs, and any plans and policies leading to construction work and/or development of infrastructure resulting in cumulative effects on the Historic Environment. Encouragement of sustainable transport and location of new dwellings could improve and encourage access to the historic environment, and provide opportunity to improve the quality and condition of the historic environment,	P	R	-/?	-/?	-/?	

		enhance the setting of heritage assets, and incorporate sustainable design. The aforementioned plans also contain objectives and aims relating to management of the historic environment, reducing flood risk to the historic environment, to protect and enhance the built and historic environment and to protect and enhance Norfolk's heritage, bringing potential for positive effects on the historic environment. There is also potential for negative cumulative effects on the historic environment. Particularly if construction periods overlap and are within the setting of the same heritage asset (designated or non-designated). Construction could also result in loss of buried and unknown historical and archaeological artefacts. In line with national and local planning policy any proposal would be required to conserve and enhance the historic environment, including designated and non-designated heritage assets. As a result, it is considered that significant negative cumulative effects are unlikely. Overall, minor negative effects have been assessed against this SA Objective, due to the potential for developments to negatively impact nearby historic assets. Uncertain effects have been assessed, as ultimately the nature and significance of effects on heritage assets is dependent on the design and layout of development. As the scale of development increases, so does the potential for negative effects on the historic environment as less sustainable development sites are considered.					
9	Landscape/ Townscape	The Regulation 19 Local Plan has the potential to interact with other plans, including Hertfordshire's LTP, the Chilterns National Landscape Management Plan, the London Plan, neighbouring Local Plans, neighbourhood plans, the LCWIP, the LFRMS, nearby NSIPs, and any plans and policies leading to construction work and/or development of infrastructure resulting in cumulative effects on the Landscape/Townscape. Positive effects are anticipated from the aforementioned plans, and their policies aiming to protect and enhance landscape and townscape character. Some of these plans may involve major construction works and land take. There is potential for negative cumulative effects on Landscape/Townscape, if multiple developments were to take place in close proximity. However, national and local planning policies require proposals for development to protect and enhance the landscape, and townscape. Although the Local Plan would lead to development within the Chilterns National Landscape, significant negative effects would likely be mitigated by the relevant policy, and Chilterns National Landscape Management Plan. Therefore, minor negative cumulative effects have been assessed against this SA Objective. Overall, minor negative effects have been assessed against this SA Objective, due to the potential for developments to negatively impact landscape and townscape	P	R	-/?	-/?	-/?

		character, but the scale of development likely being able to avoid significant effects on the national landscape. Uncertain effects have been assessed, as ultimately the nature and significance of effects on heritage assets is dependent on the design and layout of development. As the scale of development increases, so does the potential for negative effects on the historic environment as less sustainable development sites are considered.					
10	Health and Wellbeing	The Regulation 19 Local Plan has the potential to interact with other plans, including the Hertfordshire LTP, nearby NSIPs, the LCWIP, the LNRS, TRDC's Climate Emergency and Sustainability Strategy, Sustainable Hertfordshire Strategy, The London Plan, neighbouring Local Plans, neighbourhood plans, Three Rivers Community Strategy, the TRDC Corporate Framework, and any plans and policies leading to construction work and/or development of infrastructure, resulting in cumulative effects on Health and Wellbeing. Positive cumulative effects have been assessed against this SA Objective as the plan would likely improve the health and wellbeing of the local population. This is achieved through policies which support the provision and improvements to housing, healthcare, education, the environment and facilities for healthcare, leisure and recreation, including active travel routes. Due to the anticipated scale of improvements, significant positive effects have been assessed against this SA Objective. There is potential for temporary negative cumulative effects during the construction phase, if multiple developments take place in close proximity to each other, with overlapping construction periods. This could result in an increased amount of noise pollution from construction activities as well as increased traffic noise. In line with national and local planning policies it is assumed that any proposals for development would seek to minimise impacts of noise pollution and that residual significant effects would therefore not occur. During operation and occupation, additional dwellings and population would increase pressure on existing healthcare and leisure facilities, leading to minor negative cumulative effects. Overall, significant positive and minor negative effects have been assessed against this SA Objective. Positive effects on this SA Objective are not anticipated until the medium term, as new dwellings and facilities become operational and are able to provide benefits to communities.	P	L	-	++/-	++/-
11	Sustainable Locations	The Regulation 19 Local Plan has the potential to interact with other plans, including the Hertfordshire LTP, nearby NSIPs, the LCWIP, the LNRS, TRDC's Climate Emergency and Sustainability Strategy, Sustainable Hertfordshire Strategy, The London Plan, neighbouring Local Plans, neighbourhood plans, Three	P	L/R	++	++	++

		Rivers Community Strategy, the TRDC Corporate Framework, and any plans and policies leading to construction work and/or development of infrastructure, resulting in cumulative effects on Sustainable Locations. Significant positive cumulative effects against the Sustainable Locations objective have been identified as the prioritisation of new development in built-up urban areas should reduce the need to travel, as a large proportion of residents would be close to key services and facilities. The policies and objectives of the Local Plan and other plans and projects will work to improve sustainable transport sustainable infrastructure, and encourage its use, improving access to facilities. Minor adverse cumulative effects have been identified in the short term, as construction may cause access issues to facilities and services, though these are expected to be temporary and mitigable. Overall, significant positive cumulative effects are anticipated against this SA Objective.					
12	Community cohesion	The Regulation 19 Local Plan has the potential to interact with other plans, including the Hertfordshire LTP, nearby NSIPs, the LCWIP, TRDC's Climate Emergency and Sustainability Strategy, Sustainable Hertfordshire Strategy, neighbouring Local Plans, neighbourhood plans, Three Rivers Community Strategy, the TRDC Corporate Framework, and any plans and policies leading to construction work and/or development of infrastructure, resulting in cumulative effects on Community Cohesion. Positive cumulative effects are anticipated as the aforementioned plans contain policies/objectives regarding improving safety, reducing crime, and generally improving the wellbeing of the community and quality of life of those within it. Development associated with the Local Plan, in combination with other plans and projects will lead to a significant investment and improvement into health, education, recreation and community facilities and services, improving their quality and accessibility. It will also provide opportunities to incorporate high quality design into development. This is anticipated to have a significant positive effect against this SA Objective. Minor negative cumulative effects may be seen during construction, particularly if multiple developments are taking place in close proximity at the same time, as it may lead to a temporary reduction in safety for the community due to increased traffic and use of machinery. However, these effects are anticipated to be temporary and mitigable.	P	R	++	++	++
13	Housing	The Regulation 19 Local Plan has the potential to interact with other plans, including the Hertfordshire LTP, nearby NSIPs, neighbouring Local Plans,	P	R	++	++	++

		neighbourhood plans, and any plans and policies leading to construction work and/or development of infrastructure, resulting in cumulative effects on Housing. Significant positive cumulative effects have been identified against this SA Objective, as in combination with other Local Plans, there will be a significant amount of new housing across Hertfordshire, helping to meet the needs of communities. Provision of a range of housing types, sizes, and tenure, will work to reduce the percentage of unfit/non-decent homes, help to reduce homelessness, and meet the needs of gypsy and traveller communities.					
14	Sustainable prosperity	The Regulation 19 Local Plan has the potential to interact with other plans, including the Hertfordshire LEP's SEP, Hertfordshire LTP, Sustainable Hertfordshire Strategy, Hertfordshire's Corporate Strategy, the London Plan, nearby NSIPs, neighbouring Local Plans, neighbourhood plans, TRDC's Community Strategy and Corporate Framework, and any plans and policies leading to construction work and/or development of infrastructure, resulting in cumulative effects on Sustainable Prosperity. Positive cumulative effects are anticipated in combination with the aforementioned plans, as they contain objectives around strengthening the economy of Hertfordshire and Three Rivers, and working towards a sustainable, net zero economy. The plans and projects would enable economic growth in the District by retaining and adding to dedicated employment sites and by enabling appropriate retail and leisure developments in accessible locations which will stimulate the local economy and ensure the viability and vitality of local centres within the District are maintained. Overall, this has been assessed as a significant positive effect against this SA Objective. Minor negative cumulative effects have been identified during construction, particularly if multiple developments are occurring in proximity to each other, as this may cause issues with access to retail centres and places of work. Minor negative effects are also assessed during operation, as there may be permanent loss of employment floorspace.	P	L	++/-	++/-	++/-
15	Employment and skills	The Regulation 19 Local Plan has the potential to interact with other plans, including the Hertfordshire LEP's SEP, Hertfordshire LTP, Sustainable Hertfordshire Strategy, Hertfordshire's Corporate Strategy, the London Plan, nearby NSIPs, neighbouring Local Plans, neighbourhood plans, TRDC's Community Strategy and Corporate Framework, and any plans and policies leading to construction work and/or development of infrastructure, resulting in cumulative effects on Employment and skills. Positive cumulative effects on employment are anticipated, as a number of projects and plans will lead to construction and operational related jobs in the area, leading	T/P	L	++/-	++/-	++/-

		to an increase in both temporary and permanent employment, as well as variety of employment opportunities. New developments could lead to enhancement of existing, and provision of new, educational facilities. Overall, significant positive cumulative effects have been identified against this SA Objective. Minor negative cumulative effects have been identified during construction, particularly if multiple developments are occurring in proximity to each other, as this may cause issues with access to places of work.						

Effects on Neighbouring Authorities

- 6.5.8. The effects resulting from housing and other associated growth within Three Rivers will not be restricted to the District, but could be felt in neighbouring local authority areas. For example, through an increase in traffic or through increased pressure on infrastructure and natural resources with their associated environmental and social impacts.
- 6.5.9. One specific area of the District where this could particularly be the case is Kings Langley which is partly in Three Rivers District and partly in Dacorum Borough. Any new development in Three Rivers could have effects on the services and facilities which are located in the Dacorum area of the village.
- 6.5.10. A number of pieces of technical work have been undertaken jointly with other authorities to ensure that cross-boundary issues are assessed, for example employment, Green Belt review, open space, sport and recreation, strategic flood risk assessment and housing studies.

6.6 Habitats Regulations Assessment

- 6.6.1. The Habitats Regulations Assessment (HRA) of the Three Rivers District Regulation 19 Local Plan was undertaken between October 2025 and January 2026.
- 6.6.2. Stage 1 of the HRA involved the screening of the Local Plan policies and the housing and employment site options. The HRA screening considered 11 European and Ramsar sites, none of which are located within the TRDC boundary. These were derived from an initial 20 km buffer, which was then extended to 27 km to include additional sites as a result of potential recreational pathways. Screening identified that all other impacts, except those arising as a result of increased levels of recreation could be disregarded as a result of the distance between the European and Ramsar sites and the TRDC boundary. No hydrological pathways were identified as the TRDC area is not located within the same hydrological catchments as any of the European and Ramsar sites.
- 6.6.3. There was potential for the Plan to lead to LSEs on the Chilterns Beechwoods SAC due to increased levels of recreation as a result of residential development. These effects include direct damage to sites through fire, vandalism, littering, trampling, grazing and erosion, as well as increased disturbance to the SAC and its qualifying species, which may result in a change in behaviour of species from usual routines. The screening also identified potential impact pathways arising from 16 housing sites which could lead to LSEs on the Chilterns Beechwoods SAC, as they were located within the established 12.6 km Zone of Influence (Zoi) surrounding the SAC. Stage 1: Screening was concluded by ruling out LSEs for all European and Ramsar sites, except for the Chilterns Beechwoods SAC. The HRA then progressed to Stage 2: Appropriate Assessment (AA).
- 6.6.4. The AA involved further evaluation of the potential impact pathways for the Local Plan alone and in combination with other plans and projects. This stage examined the identified LSEs

on the Chilterns Beechwoods SAC in more detail, the adverse effects on the integrity of the site and its conservation objectives with consideration of mitigation measures.

- 6.6.5. The Chilterns Beechwoods SAC policy, set out in the TRDLP, provides mitigation for the deterioration of the SAC as a result of increased levels of recreation arising from residential development within the ZOI. The policy requires all development which exceeds 100 units, where proposals are subject to a HRA, to include the provision, improvement and/or maintenance of Suitable Alternative Natural Greenspace (SANG) or a suitable financial contribution. For development proposals which are less than 100 units, no further action is required. Out of the 16 sites which were screened in, three sites included 100 or more dwellings. The Chiltern Beechwoods SAC policy is considered sufficient to mitigate against adverse effects on the SAC as it is based on the support and advice of Natural England. No impact pathways were identified alone, therefore in combination effects were not considered further.
- 6.6.6. The AA therefore concluded that adverse effects on the integrity of the Chilterns Beechwoods SAC could be excluded for the TRDLP, alone and in combination.

6.7 Health Impact Assessment and Equalities Impact Assessment

- 6.7.1. To support the Regulation 19 consultation, separate health and equalities impact assessments have been undertaken and combined into a Health and Equalities Impact Report. During the Regulation 19 consultation, this report will be subject to further review by Hertfordshire's Public Health Healthy Places team and other key stakeholders identified in the SMR.
- 6.7.2. The EqIA identified the main protected characteristic groups likely to be affected by the Local Plan, including:
- Age – Older people with reduced mobility who require access to health and other services, and children who are likely to benefit from air quality improvement.
 - Disability – People with a range of disabilities who will benefit from a more accessible environment.
 - Deprivation – People from low-income households who require access to employment, education, and housing, as well as those with underlying health issues.
 - Sex, Gender Reassignment, and Race – Women and girls, gender-diverse individuals, and people from diverse backgrounds who will benefit from inclusive design, safer and more inclusive spaces, and greater community engagement.
 - Age, Disability, and Pregnancy and Maternity – Public realm improvements, street furniture, EV charging points, and reductions in car parking and motorised vehicles could present obstacles for these groups.
- 6.7.3. With regards to health, the Local Plan has performed positively, resulting in several beneficial effects across both protected characteristics and key health determinants. The

plan will deliver increased housing and employment opportunities, as well as improved access to nature and opportunities for physical activity. However, increased development across the District introduces potential uncertainties regarding air quality and noise, with possible implications for older and younger people and those with existing health conditions. Additional housing development, particularly high-density schemes, could also lead to the loss of green space depending on location, especially if development occurs within the Green Belt.

7 Next steps and monitoring

7.1 Introduction

- 7.1.1. This section summarises the key conclusions from the report and sets out the next steps, including details of how to comment on this report. This SA Report has presented the findings of the assessment of the review of the Regulation 19 Local Plan.

7.2 Conclusions and Recommendations

- 7.2.1. The Local Plan policies and site allocations included in the Regulation 19 Local Plan, along with reasonable alternatives, have been assessed against the SA Objectives that were developed during the scoping stage of the SA process. In addition, the Local Plan Vision and Objectives have been assessed for their compatibility with the SA objectives.
- 7.2.2. The SA has found that overall, the Regulation 19 Local Plan performs well in relation to the SA objectives, particularly the social objectives, through the provision of new homes, open space, and facilities for communities, though the level of housing growth proposed falls short of meeting the District's full objectively assessed needs. This has reduced the level of positive effects against SA objectives relating to Housing (objective 13) than if the need were to be fully met by the Local Plan. The SA has identified potential significant positive effects against Health and Wellbeing (SA Objective 10), and Employment and Skills (SA Objective 15). The SA has also identified potential significant negative effects of the Local Plan on Soils (SA Objective 6) due to the anticipated scale of development and associated loss of greenfield and agricultural land.
- 7.2.3. Whilst the level of growth proposed in the Local Plan will inevitably require new development on greenfield sites in the Green Belt, with associated adverse effects and pressures on the natural and historic environment, by maximising the levels of development in the existing urban areas the amount of greenfield land needed will be minimised, thereby reducing the scale of these effects. The allocated sites located within or at the edge of existing sustainable settlements will also help to reduce adverse effects, particularly those relating to transport related issues.
- 7.2.4. The requirements of the topic specific proposed policies in the Regulation 19 Local Plan (e.g. the Biodiversity policy and Landscape Character policy) will provide many of the mitigation and enhancement measures to improve the overall sustainability performance of the Local Plan.
- 7.2.5. The SA has made recommendations to improve the performance of the Local Plan at key points of the Local Plan planning process. These recommendations have been actioned where deemed reasonable and achievable by TRDC and have informed the development of the plan.

7.3 Monitoring

- 7.3.1. It is a requirement of the SEA Regulations to establish how the significant sustainability effects of implementing the Local Plan will be monitored. However, as earlier government guidance on SEA (ODPM et al, 2005) notes, monitoring needs to be focused on significant sustainability effects. Monitoring the Local Plan for sustainability effects can help to answer questions such as:
- Were the Assessment's predictions of sustainability effects accurate?
 - Is the Local Plan contributing to the achievement of desired Assessment Objectives?
 - Are mitigation measures performing as well as expected?
 - Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?
- 7.3.2. Monitoring should be focused on:
- Significant sustainability effects that may give rise to irreversible damage, with a view to identifying trends before such damage is caused.
 - Significant effects where there was uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be undertaken.
 - Where there is the potential for effects to occur on sensitive environmental receptors.
- 7.3.3. In light of the above, **Appendix G** sets out proposed indicators relating to each of the SA Objectives which will enable the monitoring of the principal sustainability effects associated with implementation of the Local Plan. Some of these overlap with established indicators which are already collected as part of the Annual Monitoring Review process and can therefore be collated and published together.

7.4 Consultation on this Report

- 7.4.1. This SA Report is being issued for consultation and we would welcome your views on any aspect of this SA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.
- 7.4.2. Please provide your comments by XX 2026. The Council encourages people to submit comments via its consultation portal at: XXX
- 7.4.3. Alternatively, comments can be sent:
- By email – XX
 - By post – Three Rivers District Council, Three Rivers House, Northway, Rickmansworth WD3 1RL
- 7.4.4. You can comment on as much or as little as you wish but please ensure you clearly mark which paragraph/figure/table/policy your comments relate to.

7.4.5. Please note we are unable to accept anonymous representations and any comments received after the closing date cannot be accepted.

7.4.6. Full details of how to make comments can be found in the Consultation Statement available at: XXX

7.5 Next Steps

- 7.5.1. This SA Report is being issued for consultation alongside the Regulation 19 Local Plan.
- 7.5.2. Following consultation, the representations received will be reviewed and amendments will be made to the Local Plan and SA where appropriate
- 7.5.3. The Local Plan will then be submitted to the Secretary of State, who will appoint an Inspector to carry out an independent examination. This process is dealt with by the Planning Inspectorate. The Inspector will conduct an independent examination as to whether the Local Plan is sound and meets all relevant legal requirements. The criteria for soundness are whether the Local Plan's policies are positively prepared, justified, effective and consistent with national policy.
- 7.5.4. Following Examination, and depending on the recommendations of the Inspector, further modifications to the Local Plan may be required. Any significant changes to the draft Local Plan may require further appraisal and consultation. Following this, the Council will seek to adopt the final Local Plan.
- 7.5.5. The Council will issue a Post Adoption Statement (PAS) which will set out the results of the consultation and SA process and the extent to which the findings of the SA have been reflected in the Adopted Local Plan.
- 7.5.6. The Council will then issue a Post Adoption Statement (PAS) which will set out the results of the consultation and SA process and the extent to which the findings of the SA have been reflected in the adopted Local Plan.
- 7.5.7. Once adopted, the Council will monitor its implementation and any significant social, economic and environmental effects.

7.6 Quality Assurance

- 7.6.1. This Report has been prepared in accordance with the relevant requirements of the SEA Regulations. A Quality Assurance Checklist is presented at **Appendix A**.

Appendix A

Quality assurance checklist



The Government's Guidance on SEA contains a quality assurance checklist to help ensure that the requirements of the SEA Directive are met. Those requirements relevant to the scoping stage of the SEA of draft Drought Plan have been set out in the **Table A-1** below.

Table A-1 – Quality Assurance Checklist

Checklist	Evidence
The plan's or programme's purpose and objectives are made clear.	The plan's purpose and objectives are set out in Section 2.3 .
Environmental issues and constraints, including international and EC environmental protection objectives, are considered in developing objectives and targets.	Key environmental issues identified through a review of relevant plans and programmes and analysis of baseline conditions (see Appendix B) have informed the development of the assessment framework presented in Section 4.2 .
SEA objectives, where used, are clearly set out and linked to indicators and targets where appropriate.	Section 4.2 presents the SA Objectives, the detailed assessment framework and guide questions are set out in Appendix F .
Links with other related plans, programmes and policies are identified and explained.	A review of relevant plans and programmes is contained at Appendix B .
Conflicts that exist between SEA objectives, between SEA and plan objectives and between SEA objectives and other plan objectives are identified and described.	The plan's purpose and objectives are set out in Section 2.3 .
Consultation Bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report.	The SA Scoping Report and SA working notes have been consulted upon and this process is outlined in Section 1.3 . This SA Report will be published for consultation alongside the draft Local Plan.
The assessment focuses on significant issues.	Environmental issues have been identified in the baseline analysis contained in Appendix B of this report on a topic-by-topic basis. Section 3.4 summarises the key issues identified.
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	Section 4.4 details limitations of the data used in the report, as well as general difficulties and assumptions.
Reasons are given for eliminating issues from further consideration.	The proposed scope of the assessment is set out in Appendix B . In this instance none of the topic areas have been scoped out of the assessment.

Checklist	Evidence
Realistic alternatives are considered for key issues, and the reasons for choosing them are documented.	All options were assessed as set out in Sections 5 and 6 and Appendix C, Appendix D, and, Appendix E , of this report.
Alternatives include 'do minimum' and/or 'business as usual' scenarios wherever relevant.	A 'do minimum' and/or 'business as usual' scenario is not considered a reasonable alternative to the plan.
The environmental effects (both adverse and beneficial) of each alternative are identified and compared.	This is included in Section 6 and Appendix D, and Appendix E of this report.
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	No inconsistencies were identified.
Reasons are given for selection or elimination of alternatives.	This is set out in Section 5.6 of this report.
Relevant aspects of the current state of the environment and their likely evolution without the plan or programme are described.	Appendix B to this report characterises the current environmental baseline conditions, along with how these are likely to change in the future.
Environmental characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan.	Throughout Appendix B of this report, reference is made to areas which may be affected by the Local Plan.
Difficulties such as deficiencies in information or methods are explained.	Section 4.4 details limitations of the data used in the report and assumptions made.
Effects identified include the types listed in the Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant; other likely environmental effects are also covered, as appropriate.	The potential effects of the options are identified in Sections 5 and 6 and Appendix C, Appendix D, and, Appendix E , of this report.
Both positive and negative effects are considered, and the duration of effects (short, medium or long-term) is addressed.	The nature and duration of potential effects has been set out in the detailed assessment matrices contained in Appendix C, Appendix D, and Appendix E of this report.
Likely secondary, cumulative and synergistic effects are identified where practicable.	Information on secondary, cumulative and synergistic effects is set out in Section 6.6 . Where identified, effects are also set out in the detailed assessment matrices contained in Appendix D and Appendix E of this report.

Checklist	Evidence
Inter-relationships between effects are considered where practicable.	These relationships are identified where appropriate in the detailed assessment matrices contained in Appendix D and Appendix E of this report.
The prediction and evaluation of effects makes use of relevant accepted standards, regulations, and thresholds.	Relevant standards have been used where appropriate in undertaking the assessment.
Methods used to evaluate the effects are described.	Information on the methods used for evaluation of potential effects is included in Section 4 and in the detailed assessment matrices contained in Appendix C , Appendix D and Appendix E of this report.
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan or programme are indicated.	Mitigation methods are outlined for the preferred options in the assessments included in Section 6 of this report.
Issues to be taken into account in project consents are identified.	Issues to be taken into account in project consents are included in the appraisal matrices in Appendix C , Appendix D and Appendix E .
Is clear and concise in its layout and presentation.	We believe the report is clear and concise.
Uses simple, clear language and avoids or explains technical terms.	The report uses accessible language wherever possible.
Uses maps and other illustrations where appropriate.	Maps and illustrations have been utilised in the report where appropriate.
Explains the methodology used.	The method used is set out in the report in Section 4 .
Explains who was consulted and what methods of consultation were used.	The SA Scoping Report and SA working notes have been consulted upon and this process is outlined in Section 1.3 . This SA Report will be published for consultation alongside the draft Local Plan, the process of this is set out in Section 7.4 and Section 7.5 .
Identifies sources of information, including expert judgement and matters of opinion.	Sources of information are included throughout the report.
Contains a non-technical summary covering the overall approach to the SEA, the objectives of the plan, the main options considered, and any changes to the plan resulting from the SEA.	A non-technical summary has been included as part of the report.
The SEA is consulted on as an integral part of the plan-making process.	The previously issued SEA Scoping Report was consulted upon and responses are

Checklist	Evidence
	included in this Environmental Report (see Appendix C).
Consultation Bodies and the public likely to be affected by, or having an interest in, the plan or programme are consulted in ways and at times which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and Environmental Report.	Consultation on the Local Plan and SA Reports have been undertaken by TRDC at previous stages.
The Environmental Report and the opinions of those consulted are taken into account in finalising and adopting the plan or programme.	This has been incorporated following consultation on the Local Plan and SA Reports.
An explanation is given of how they have been taken into account.	This has been provided following consultation on the Local Plan and SA Reports.
Reasons are given for choosing the plan or programme as adopted, in the light of other reasonable alternatives considered.	This is outlined in Section 5.4 of this report.
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SEA.	The report sets out the proposed approach to monitoring measures that TRDC could use in Appendix L .
Monitoring is used, where appropriate, during implementation of the plan or programme to make good deficiencies in baseline information in the SEA.	The suggestions for monitoring are included in Section 6 of the report.
Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect.)	The suggestions for monitoring made in Appendix L are for TRDCC to act on, with monitoring taking place following implementation of the Local Plan.
Proposals are made for action in response to significant adverse effects.	Mitigation methods are outlined for the preferred options in the assessments included in Section 6 of this report.

Appendix B

Scoping information



Introduction

This appendix presents an update to the scoping information identified by TRL as part of the Interim Sustainability Appraisal of the Three Rivers District Council Local Plan Regulation 18: Preferred Policy Options and Sites for Potential Allocation. The appendix summarises the findings of the scoping stage and aims to ensure that the SA encompasses all relevant sustainability issues in Three Rivers District, within the context of the development plan system.

This appendix outlines the environmental and sustainability planning context within which the new Local Plan will be developed. It does this by:

- Examining the Local Plans relationship to other policies, plans and programmes (PPPs), identifying objectives relevant to environmental protection and sustainability, as well as conflicts that may require addressing through the plan-making process; and
- Assembling baseline data on the current and future conditions within Three Rivers District, for a number of environmental, social and economic topics relevant to the Local Plan.

This appendix outlines the key issues arising from the review of PPPs policy context review and baseline analysis and is set out under the following broad topics:

- Environmental Factors
 - Biodiversity, including flora and fauna, and geodiversity;
 - Climatic Factors;
 - Air Quality;
 - Landscape and Townscape;
 - Cultural Heritage;
 - Material Assets;
 - Soil; and
 - Water.
- Social Factors
 - Population;
 - Health and Wellbeing;
 - Housing; and
 - Transport and accessibility.
- Economic Factors
 - Economy, employment and education.

The information for each SA topic is presented under the following headings:

Policy Context - a summary of relevant PPPs applicable to the topic, including relevant core principle(s) from the National Planning Policy Framework (NPPF).²²

The Current Situation – outlines the current baseline characteristics of Three Rivers District and its surroundings, relevant to the topic. This section draws on trends observed since the baseline prepared by TRL in 2021, in **Error! Reference source not found.** of the Local Plan Regulation 18: Preferred Policy Options and Sites for Potential Allocation, Interim Sustainability Appraisal Report.²³ Where information gaps have been identified, this has been noted.

The Likely Situation without the Plan – describes how the identified baseline characteristics would change in the future, without a Local Plan in place.

Issues and Opportunities – identifies key issues and opportunities facing Three Rivers District its surroundings, relevant to the SA topic.

Sustainability appraisal objectives – outlines the objectives and sub-objectives against which the Local Plan and its options will be assessed. These have been derived in accordance with the relevant PPPs identified.

Environmental factors

Biodiversity, including flora and fauna, and geodiversity

Key policy context

The NPPF requires that planning policies and decisions should contribute to and enhance the natural environment, including by protecting and enhancing valued landscapes, sites of biodiversity or geological value, and by minimising impacts on and providing net gains for biodiversity.

It goes on to say:

“To protect and enhance biodiversity and geodiversity, plans should:

- *identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*

²² MHCLG, and DLUHC (2024) National Planning Policy Framework. Available online: [National Planning Policy Framework - GOV.UK](#) [Accessed November 2025]

²³ TRL Limited (2021) Local Plan Regulation 18: Preferred Policy Options and Sites for Potential Allocation, Interim Sustainability Appraisal Report. Available online: [TRL Report](#) [Accessed November 2025]

- *promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable gains or biodiversity.”*

At an international level, Goal 15 of the UN Sustainable Development Goals (SDGs) set out in 2015²⁴ seeks to protect, restore and promote sustainable use of terrestrial ecosystems, sustainably managed forests, combat desertification and halt and reverse land degradation and halt biodiversity loss.

At COP15 in 2022, the Kunming-Montreal Global Biodiversity Framework (GBF) was adopted, supporting achievement of the SDGs and aiming to stop and reverse loss of nature by setting global targets to protect and sustainably manage biodiversity.²⁵ The UK National Biodiversity Strategy and Action Plan, published in 2025, sets out how the UK will work to address biodiversity loss, and commits the UK to achieving the targets of the GBF.²⁶

In 2018, the government published A Green Future: Our 25 Year Plan to Improve the Environment which includes a commitment to consult on making biodiversity net gains mandatory in the planning system.²⁷

In 2012 a set of national biodiversity indicators (made up of 51 individual measures) were published, and these were reviewed and updated in 2024. There are currently 20 indicators, comprising 34 individual measures.²⁸ Key findings from the latest assessment of these Biodiversity 2020 indicators of relevance to Three Rivers were:

- In the short term, 21% of measures have shown an improvement and 38% have shown a deterioration (29% remained about the same);
- In the long term, 35% of measures have shown an improvement and 32% have shown a deterioration (18% remained about the same);
- Measures that have shown improvement both in the long and short term include: ‘extent of protected areas at sea’, ‘public sector expenditure on biodiversity’, ‘non-governmental organisation expenditure on biodiversity in the UK’, ‘air pollution: area affected by acidity’, ‘cumulative net removal of greenhouse gases by forests’, and ‘conservation volunteering’.
- ‘All breeding birds’, ‘breeding birds on farmland’, ‘breeding birds in woodland’, ‘breeding wetland birds’, ‘habitat specialist butterflies’, ‘woodland specialist butterflies’, ‘distribution

²⁴ UN (2015) Sustainable Development Goals. Available online: <https://www.un.org/sustainabledevelopment/sustainable-development-goals/> [Accessed November 2025]

²⁵ UNEP (2022) Kunming-Montreal Global Biodiversity Framework. Available online: [15/4. Kunming-Montreal Global Biodiversity Framework](#) [Accessed November 2025]

²⁶ DEFRA, Welsh Government, The Scottish Government, Department of the Environment (Northern Ireland) and JNCC (2025) UK National Biodiversity Strategy and Action Plan. Available online: [UK national biodiversity strategy and action plan - GOV.UK](#) [Accessed November 2025]

²⁷ HM Government (2018) A Green Future: Our 25 Year Plan to Improve the Environment. Available online: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf [Accessed November 2025]

²⁸ DEFRA (2012) England Biodiversity Indicators. Available online: [England biodiversity indicators - GOV.UK](#) [Accessed November 2025]

of priority species', 'percentage of habitats of European importance in favourable or improving conservation status', and 'percentage of species of European importance in favourable or improving conservation status' have all been assessed as deteriorating over long and short time scales.

The 2023 State of Nature report was produced by a consortium of biodiversity organisations and highlights that biodiversity generally remains under pressure in the UK, with 19% of UK species having declined, on average, since 1970, and 16% of species in Great Britain being under threat of extinction.²⁹

On a local scale, the Hertfordshire Local Nature Partnership (LNP) are currently producing a Local Nature Recovery Strategy (LNRS), following public consultation. The Hertfordshire Climate Change and Sustainability Partnership (HCCSP), published a Strategic Action Plan for Biodiversity in 2023, which sets out 31 SMART Actions and Targets relating to biodiversity.³⁰

Relevant plans, policies and programmes

- (Wild) Birds Directive 2009/147/EC;
- UN Sustainable Development Goals (2015);
- Kunming-Montreal Global Biodiversity Framework;
- Conservation of Habitats and Species Regulations 2017 and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019;
- A Green future: Our 25 Year Plan to Improve the Environment;
- Natural Environment and Rural Communities Act 2006;
- The Wildlife and Countryside Act 1981 (as amended);
- Environment Act 2021
- UK national biodiversity strategy and action plan
- UK Biodiversity Framework 2024;
- State of Nature 2023;
- State of Natural Capital Report for England 2024;
- Thames River Basin Management Plan 2022-2027;
- Thames Water Authority Land Drainage Byelaws 1981;
- Sustainable Hertfordshire Strategy (2020);

²⁹ State of Nature Partnership (2023) State of Nature 2023. Available online: [TP25999-State-of-Nature-main-report_2023_FULL-DOC-v12.pdf](#) [Accessed November 2025]

³⁰ HCCSP (2023) Strategic Action Plan for Biodiversity. Available online: [HCCSP Strategic Action Plan for Biodiversity 2023](#) [Accessed November 2025]

- Hertfordshire Climate Change and Sustainability Partnership (HCCSP) Strategic Action Plan for Biodiversity;
- Hertfordshire Green Infrastructure Strategy (August 2022);
- Hertfordshire & Middlesex Wildlife Trust Wilder Future;
- Hertfordshire & Middlesex Wildlife Trust How to build a Living Landscape;
- Hertfordshire County Council Rights of Way Improvement Plan 2017/18–2027/28 (2017);
- Hertfordshire County Council Tree and Woodland Strategy 2022 – 2030;
- The Management Plan for the Chilterns National Landscape 2025-2030;
- Hertfordshire Local Nature Partnership LNRS (in progress);
- Three Rivers Nature Recovery Strategy 2023-2028;
- Draft Three Rivers Biodiversity Policy & Biodiversity Net Gain Update;
- Colne & Crane Valleys Green Infrastructure Strategy September 2019;
- Three Rivers District Council Open Space Assessment and Standards Paper (2019)³¹;
- Hertfordshire County Council Strategic Plan for Biodiversity (In Progress); and
- Three Rivers District Council Tree Strategy 2022-2027.

The current situation

Designated sites

Three Rivers District contains no International or European designations (such as Ramsar sites, Special Protection Areas and Special Areas of Conservation) for biodiversity value, the nearest being the Burnham Beeches SAC approximately 8km to the south-west. There are however a number of Sites of Special Scientific Interest (SSSIs).

Sites of Special Scientific Interest (SSSIs), as designated by Natural England (under the Wildlife and Countryside Act 1981), comprise land which is nationally important in terms of flora, fauna and geology.

Table B-1 - SSSIs wholly or partially within the three rivers District area

Site Name	Interest	Area	Condition ³²
Croxley Common Moor	Biological	39.64 ha	100% Unfavourable – Recovering

³¹ Forms part of the Three Rivers District Council Open Space, Sport and Recreation Study (2019)

³² Natural England (Undated) Sites in County Hertfordshire. Available online: <https://designatedsites.naturalengland.org.uk/ReportSiteExport.aspx?countyCode=21&ReportTitle=HERTFORDSHIRE>. [Accessed November 2025]

Site Name	Interest	Area	Condition ³²
Frogmore Meadows	Biological	4.59 ha	100% Unfavourable – Recovering
Sarratt Bottom	Biological	3.44 ha	100% Unfavourable – No change
Westwood Quarry	Geological	0.08 ha	100% Unfavourable - Declining
Whippendell Wood	Biological	66.68 ha	100% Favourable

Three Rivers also has a number of Local Nature Reserves (LNRs), these being areas identified as having wildlife or geological features that are of special interest locally. In total, there are nine LNRs,³³ seven managed by Three Rivers District Council, one by the Hertfordshire and Middlesex Wildlife Trust and one by Chorleywood Parish Council:

- Batchworth Heath (TRDC);
- Chorleywood Common (Chorleywood Parish Council);
- Chorleywood House Estate (TRDC);
- Croxley Common Moor (TRDC);
- Oxhey Woods (TRDC);
- Prestwick Road Meadows (TRDC);
- Rickmansworth Aquadrome (TRDC);
- Stockers Lake (Hertfordshire and Middlesex Wildlife Trust); and
- The Withey Beds (TRDC).

Wildlife Sites are the most important places for wildlife outside legally protected land such as Nature Reserves or Sites of Special Scientific Interest. In 2023/24, total coverage of wildlife sites in Three Rivers District was 1,808ha. They include meadows, ponds, woodland, urban green space and geological sites. The total area coverage of Local Wildlife Sites was 1,393ha.³⁴

There are also 30 Key Biodiversity Areas (KBAs) in Hertfordshire,³⁵ these are nationally identified sites of global significance and represent an important approach to addressing biodiversity conservation at the site scale. Within Three Rivers, regional Key Biodiversity Areas (KBA/Living Landscapes) include 'Mid Colne Valley' (wetlands, gravel pits and

³³ Three Rivers District Council (2024) Annual Monitoring Report 2023/2024. Available online: [9019166.04](#) [Accessed November 2025]

³⁴ Ibid.

³⁵ Hertfordshire Environmental Forum (2006) A Local Biodiversity Action Plan. Available online: [Microsoft Word - Title page.doc](#) [Accessed November 2025]

grasslands); ‘Whippendell Woods and surrounds’ (woodlands, grasslands and wetland); and the ‘River Chess Valley’ (wetlands, grasslands, woodland and heath, bordering with Dacorum Borough). The Bricket Wood/ Moor Mill Key Biodiversity Area noted for its wetlands, woodlands and heath is located at the north east of the District, mostly within St Albans District, though a small part of it does fall within Three Rivers. These areas also include clusters of Local Wildlife Sites, indicating their importance at a range of levels.

Area-wide biodiversity

The Natural Environment White Paper (2011, with updates to 2014) recognised that nature conservation cannot be purely focussed on protecting designated sites. Such sites are too small and fragmented to safeguard the full range of habitats and species on their own. The UK NBSAP (2025) recognises a need to halt and reverse biodiversity through introduction of protection measures, public engagement, funding, and system change.

Within Hertfordshire this has resulted in an ‘Ecological Networks’ project being carried out during 2011-13t. The results of this work concluded that overall habitat network connectivity is currently very poor in Hertfordshire and as a result so is the ecosystem integrity and resilience.

“Hertfordshire has very little semi-natural habitat remaining and that existing habitat networks are highly fragmented and failing. Woodland makes up about 10% of the county area, which is over half the total remaining area of all habitats. However, even woodland networks are highly fragmented and only a small proportion of those sites are classed as ancient – those of the highest value. Heathland is our most threatened habitat, with only 13 ha remaining from roughly 5,000 ha in existence as recently as 175 years ago. Remaining fragments are now so small and fragmented that this unique habitat is in danger of being lost from Hertfordshire entirely.”³⁶

The project identified four strategic core areas that should be prioritised for habitat restoration and creation projects. These were: the chalk to the north of the County; the acid soils to the South; and the two main river catchments of the Lee and the Colne. Parts of the Three Rivers District sit within the ‘Acidic’ and ‘Wetland’ (Colne) strategic core areas. The HCCSP Strategic Action Plan for Biodiversity has acknowledged that it would be beneficial to review and update biodiversity mapping at the county level.³⁷

³⁶ Hertfordshire Local Nature Partnership (2014) Hertfordshire’s Ecological Networks <http://www.hertswildlifetrust.org.uk/sites/default/files/files/Mapping%20project%20report%20-%20Final.pdf> [Accessed November 2025]

³⁷ HCCSP (2023) Strategic Action Plan for Biodiversity. Available online: [HCCSP Strategic Action Plan for Biodiversity 2023](#) [Accessed November 2025]

Species

A number of national species of conservation concern are found in Hertfordshire. These include the following UK priority species (short and middle list)³⁸ where Hertfordshire can contribute to the achieving national target because these species are characteristic of the area:

Brown Hare	Turtle Dove	Stone Curlew*
Otter*	Stag Beetle*	Corn Bunting
Water Vole*	Thatch Moss	Reed Bunting
Grey Partridge	Cornflower*	Tree Sparrow*
Song Thrush*	Dormouse*	Great Crested Newt*
Bullfinch	Pipistrelle	White-clawed Crayfish*
Linnet	Bittern*	Shepherd's Needle
Spotted Flycatcher	Skylark	Corn Cleavers

Species which are locally rare, declining, threatened and are either high profile and/or locally distinctive are as follows:

Natterer's Bat*	River Water-dropwort*	Duke of Burgundy
Nightingale	Narrow-fruited Corn Salad	Silver-washed Fritillary
Water Rail	Great Pignut*	Corn Buttercup
Kingfisher	Green-winged Orchid	Corn Gromwell
Palmate Newt	Long-eared Owl	Ivy-leaved Water Crowfoot
Brown Hairstreak	Pochard	Pasqueflower*
Chalkhill Blue*	Hawfinch	Petty Whin
Grizzled Skipper*	Snipe	Snakes-head Fritillary
Corn Parsley	Small Blue	

Species marked with asterisks have Species Action Plans within Hertfordshire.³⁹

³⁸ Short list species are the top priority species for conservation in the UK as identified in the UK Steering Group Report. Middle list species are of lesser, but still national conservation priority.

³⁹ Hertfordshire Environmental Forum (2006) A Local Biodiversity Action Plan. Available online: [Microsoft Word - Title page.doc](#) [Accessed November 2025]

Woodland cover

Woodland coverage in the UK has been increasing in recent years, now accounting for 13.5% of total land area, with a total of 3,286,000ha covered.⁴⁰ In Hertfordshire, woodlands (over 0.5ha) cover 10.75% of total area, over 15,000ha.⁴¹ There are 3,280 hectares of ancient semi natural woodland over 0.25 hectares in size in Hertfordshire (as identified by the Hertfordshire Biodiversity Action Plan (BAP)).⁴²

The Three Rivers District Tree Strategy 2022-2027 does not present current quantified figures for woodland cover, although notes that Three Rivers District Council manage over 240 ha of woodland,⁴³ including Bishops Wood, Carpenters Woods, Croxley Hall Woods and Oxhey Woods as well as other small areas of woodlands.

As part of a wider survey and updated inventory of ancient woodland carried out in 2012 for the whole of the Chilterns National Landscape (Area of Outstanding Natural Beauty (AONB) at the time of study) area, ancient woodland in Three Rivers was surveyed.⁴⁴ The 2012 survey identified a total of 100 hectares of woodland including 70 hectares of ancient woodland within the area of the District which lies with the Chilterns National Landscape (546 hectares). This equates to 18.32% of Three Rivers' land in the Chilterns National Landscape containing woodland and 12.73% containing ancient woodland. This is 6.5 ha more ancient woodland than was identified in 2002. Of the 70 hectares of ancient woodland, 63 hectares are classified as 'ancient semi-natural woodland' and 6 hectares as 'ancient, replanted woodland'.

Green infrastructure

'Green Infrastructure' is a network of protected sites, nature reserves, habitats, green spaces, waterways and green linkages that is integral to the health and quality of life of sustainable communities.

It brings a range of benefits, assisting with pollution control and flood management, improving the health and well-being of residents by providing space for leisure activities, reinforcing the character and identity of places, helping support renewable energy production, as well as having a positive impact upon social interaction.

⁴⁰ Forest Research (2025) Forestry Facts & Figures 2025. Available online: [Forestry Facts & Figures 2025](#) [Accessed November 2025]

⁴¹ Hertfordshire County Council (2022) Tree and Woodland Strategy 2022 – 2030. Available online: [Hertfordshire County Council Tree and Woodland Strategy](#) [Accessed November 2025]

⁴² Hertfordshire Environmental Forum (2006) A Local Biodiversity Action Plan. Available online: [Microsoft Word - Title page.doc](#) [Accessed November 2025]

⁴³ Three Rivers District Council (2022) Tree Strategy 2022-2027. Available online: [e7a38c60-ab97-11ed-870e-5570abac2882-tree-strategy-2022.pdf](#) [Accessed November 2025]

⁴⁴ http://www.chilternsaonb.org/uploads/files/AboutTheChilterns/Woodlands/Ancient_woods_survey_2012_final_for_web.pdf [Accessed November 2025]

The high level green infrastructure network for Three Rivers includes key landscape features, strategic wildlife corridors and areas of high biodiversity. Three Rivers enjoys a rich, diverse and often high quality natural environment. Key elements are chalk streams and river valleys, wetland and grazed pastures, dry chalk valleys and chalk landforms, woodlands and ancient woodlands, historic parklands and designed landscapes and farmland. It has a number of strategically significant and historic green infrastructure assets, such as the Cassiobury Park, Moor Park, the corridors along the River Chess, Colne and Gade, and the Grand Union Canal. It also has a network of public access routes enabling people to reach these areas.

Geodiversity

Geodiversity is the variety of rocks, fossils, minerals, natural processes, landforms and soils that underlie and determine the character of our landscape and environment.⁴⁵

Within Hertfordshire there are 18 sites designated as Regionally Important Geological and Geomorphological Sites (RIGs), which are the most important places for geology and geomorphology outside statutorily protected land such as SSSIs. They are equivalent to local Wildlife Sites. In 2025, there are no sites designated as RIGs in Three Rivers District.⁴⁶

The likely situation without the plan

The existing Core Strategy provides the strategic framework for the protection and enhancement of biodiversity in the District, in particular through 'Policy CP9: Green Infrastructure'. Without a new Local Plan the Core Strategy policies would still remain, along with the current Development Management (DM) policies (such as DM6: Biodiversity, Trees, Woodland and Landscaping), and therefore there would not be a policy vacuum in this area, meaning that biodiversity would remain protected. However, as the Core Strategy gets progressively older, there is a risk that the weight that can be accorded to such policies will diminish. In addition, the new Local Plan will be able to ensure that development, beyond that already identified in the Core Strategy and Site Allocations DPD, is located having taken into account the biodiversity and geodiversity sensitivity of an area. Without the Local Plan any new development that results through planning applications on unallocated sites, rather than sites allocated in the Local Plan, could occur in areas which might not be the most appropriate in terms of their biodiversity sensitivity or their role in enhancing wider Green Infrastructure. Without a new Local Plan opportunities may be lost to plan at the strategic level for Green Infrastructure provision which could provide biodiversity enhancements. The DM policies in the new Local Plan will also update the current DM policies to bring them up to date where appropriate. Without this happening there might be gaps in the policy framework which could result in inappropriate development from a biodiversity / geodiversity stand-point.

⁴⁵ UKGAP (Undated) Geodiversity. Available online: <http://www.ukgap.org.uk/geodiversity.aspx> [Accessed November 2025]

⁴⁶ Hertfordshire Geological Society (Undated) Hertfordshire RIGs. Available online: [RIGS - Hertfordshire Geological Society](#) [Accessed November 2025]

Issues and opportunities

- Although the SSSIs are considered to be within or close to Natural England PSA targets, they may be under pressure due to the high housing targets the District should fulfil;
- Protect and improve existing habitats, including buffer areas, migration routes, stepping stones and landscape features which could potentially be of major importance for wildlife;
- Enhance Green Infrastructure at a local level and a strategic level with neighbouring authorities;
- Compensate features lost to development where loss is completely unavoidable;
- Local Plan to promote the use of management agreements for designated sites, where this can be linked to development; and
- Minimise fragmentation of wildlife habitats as a result of development.

Sustainability appraisal objectives and sub-objectives

- To protect, maintain and enhance biodiversity and geodiversity at all levels
 - To protect, maintain and enhance designated wildlife and geological sites (international, national and local) and protected species to achieve favourable condition;
 - To help achieve targets set by the UKNBSAP and Biodiversity Framework;
 - To support farming and countryside practices that enhance wider biodiversity and landscape quality by economically and socially valuable activities (e.g. grazing, coppicing, nature reserves);
 - To manage woodlands and other habitats of value for biodiversity in a sustainable manner and protect them against conversion to other uses;
 - To recognise the social/environmental value and increase access to woodlands, wildlife & geological sites and green spaces particularly near/in urban areas, including encouraging people to come into contact with, understand, and enjoy nature;
 - To consider the effects of light pollution on night flying fauna;
 - To recognise the potential biodiversity value of brownfield land and identify appropriate mitigation measures; and
 - To actively seek to promote ecological connectivity between existing greenspaces.

Climatic factors

Key policy context

Within the EU, the 2030 Climate and Energy Framework sets out three targets to be achieved by the year 2030:

- To cut greenhouse gas emissions by at least 40% from 1990 levels;⁴⁷
- To have a renewable energy share of at least 27%;⁴⁸ and
- To improve energy efficiency by at least 27%.⁴⁹

The 2015 “Paris Agreement” has the UK in a legally binding policy commitment to limit global warming to well below 2°C. Building on this, the UK’s 2035 Nationally Determined Contribution (NDC), submitted in January 2025, commits to reducing all greenhouse gas emissions by at least 81% by 2035 compared with 1990 levels (excluding international aviation and shipping). This target is economy-wide (covering energy, industrial processes, agriculture, land-use, waste, etc.) and aligns with the advice of the independent Committee on Climate Change (CCC) and with the goal of limiting warming to 1.5 °C. The NDC forms a key milestone on the pathway to net zero by 2050.

As part of its latest climate strategy (the Clean Power 2030 Action Plan), the government aims to make clean electricity, from renewables and nuclear, the backbone of the power system by 2030, such that in a typical weather year, clean generation will at least match total annual demand and reduce the carbon intensity of electricity to well below 50 g CO₂e/kWh.

The National Planning Policy Framework has a specific core planning principle relating to climate change: to *“support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”*

The NPPF points to the key role of planning in reducing greenhouse gas emissions and adapting to climate change⁵⁰ as well as supporting the delivery of renewable and low carbon energy and infrastructure. In particular, it states that local planning authorities should take *“proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures.”*

Local planning authorities should plan new development to support the move to a low carbon future. This should include:

- *“avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken*

⁴⁷ Binding target

⁴⁸ Binding target

⁴⁹ On the basis of the Energy Efficiency Directive, the European Council has endorsed an indicative energy savings target of 27% by 2030. This target will be reviewed in 2020 having in mind a 30% target.

⁵⁰ In line with the objectives and provisions of the Climate Change Act 2008.

to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and

- *help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards".*

With regard to increasing the use and supply of renewable and low carbon energy and heat, the NPPF states that local planning authorities should:

- *"provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);*
- *consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and*
- *identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co- locating potential heat customers and suppliers".*

The NPPF requires that local authorities should set out strategic policies to deliver climate change adaptation as well as mitigation. It recommends that new development should be avoided where possible in areas vulnerable to the increasing risks and impacts of climate change. Where development does go forward in these areas, the NPPF states that *"care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems "*.

At a local level the Climate Change Strategic Framework for Hertfordshire identifies opportunities for addressing climate change in the county.

Hertfordshire Strategic Action Plan (2024-2030) outlines the Hertfordshire Climate Change & Sustainability Partnership's (HCCSP) contribution to achieving net-zero CO₂e emissions across Hertfordshire by 2050.

Three Rivers District Council's (TRDC) climate change strategy aims to achieve carbon neutrality for its own operations by 2030 and eradicate emissions in the District by 2045. The strategy focuses on key themes including energy, the natural environment, waste, transport, and sustainable procurement.

TRDC'S Climate Emergency and Sustainability Strategy aims to make the District carbon neutral by 2045. The strategy, adopted in May 2021, includes key themes such as energy, the natural environment, waste reduction, and sustainable transport.

Relevant plans, policies and programmes

- European Commission 2030 Climate and Energy Framework;

- International Energy Agency 2020 Programme;
- Roadmap for moving to a competitive low carbon economy in 2050;
- Energy Roadmap 2050;
- Renewed EU Sustainable Development Strategy 2006;
- Directive to Promote Electricity from Renewable Energy (2001/77/EC);
- Climate Change Act 2008 (2050 Target Amendment) Order 2019;
- Energy Efficiency Directive 2012;
- UK Climate Change Risk Assessment 2022;
- United Kingdom of Great Britain and Northern Ireland's 2035 Nationally Determined Contribution (NDC);
- The National Adaptation Programme 2013;
- Climate Resilient Infrastructure: Preparing for a Changing Climate 2011;
- Overarching National Policy Statement for Energy (EN-1) (Jul 2011);
- National Policy Statement for Renewable Energy Infrastructure (EN-3) (Jul 2011);
- Climate Change Strategic Framework for Hertfordshire (2010);
- Hertfordshire Strategic Action Plan (2024-2030) Net Zero Carbon Across Hertfordshire;
- The Building Regulations (2010);
- Three Rivers District Council Climate Change Strategy (2020); and
- Three Rivers District Council Climate Emergency and Sustainability Strategy 2023-2027.

The Current Situation

In 2019, Three Rivers District Council along with many other UK councils, declared a climate emergency. Three Rivers has pledged to become carbon neutral by 2030, reduce the impact of council services on the environment, use the Local Plan to cut carbon emissions and work with the public and private sectors to implement best practice.⁵¹

Three Rivers has the third highest carbon dioxide (CO₂) emissions per capita in Hertfordshire in 2018 (out of the 10 local authority areas). The CO₂ per capita emissions for Three Rivers are higher than the Hertfordshire average as well as the regional and England averages, and are in line with national (UK) averages (see **Table B-2**).

Per capita emissions in the District have shown an overall decline since 2014 (from 6.8t CO₂ per person to 5.3t CO₂ in 2023); however this includes slight increases between 2018 and 2019 and between 2020 and 2021. This follows the regional and national trends.

⁵¹ Climate Emergency UK (2019) Three Rivers. Available online: <https://climateemergency.org.uk/blog/three-rivers/> [Accessed November 2025]

Table B-2 - Per capita local CO2 emission estimates 2014-2023 (t CO2 per person)⁵²

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Three Rivers	6.8	6.5	6.3	6.2	6.1	6.2	5.5	5.9	5.6	5.3
Hertfordshire	5.7	5.5	5.3	5.0	4.9	4.7	4.3	4.4	4.2	3.9
East of England	6.0	5.8	5.4	5.3	5.2	5.2	4.8	4.9	4.7	4.4
England	6.0	5.7	5.3	5.1	5.0	4.8	4.4	4.6	4.2	3.9
UK	6.3	6.9	6.5	6.3	6.1	5.4	4.8	5.1	4.8	4.4

In 2018, about 44% of emissions were produced from energy use (mainly electricity and gas) in Three Rivers homes (compared with 47% in 2010 and 44% in 2014). The industry and commercial sector contributed about 24% of emissions in 2018 (compared with 27% in 2010 and 2014). Transport contributed around 31% of emissions within the District (an increase from 24% in 2010 and 28% in 2014). These were almost entirely attributed to road transport (99%).⁵³ However, the most recent trend suggests a relatively larger role of transport and domestic emissions, with industry/commercial now forming a smaller proportion of total emissions. According to the Council's 2024 District-wide emissions report, transport and domestic emissions continue as the two largest contributors to the District's total.⁵⁴

Between 2005 and 2023, domestic energy efficiency in Three Rivers District improved by approximately 30%, slightly above the 26% improvement observed across Hertfordshire. This reflects the impact of improved insulation, more efficient appliances, and government energy-efficiency programs.⁵⁵ Domestic electricity use has stabilized, decreasing slightly from around 169 GWh in 2015 to approximately 165 GWh by 2023, while domestic gas consumption shows variability due to weather and heating demand, with a slight overall decrease from 577 GWh in 2015 to around 570 GWh in 2023.⁵⁶

⁵² Department for Energy Security and Net Zero (2025) UK local authority and regional greenhouse gas emissions national statistics: 2005 to 2023 Available online: [UK local authority and regional greenhouse gas emissions statistics, 2005 to 2023 - GOV.UK](#) [Accessed November 2025]

⁵³ Figures calculated based on Department for Energy Security and Net Zero (2025) UK local authority and regional greenhouse gas emissions national statistics: 2005 to 2023 Available online: [UK local authority and regional greenhouse gas emissions statistics, 2005 to 2023 - GOV.UK](#) [Accessed November 2025]

⁵⁴ Three Rivers District Council Net Zero Project Office (2025) Three River District Scope 1, 2, and 3 Carbon Emissions. Available online: [97b94210-a8d0-11f0-8414-fda2e42b482a-TRDC Carbon Footprint Baseline Report 24-25v2.pdf](#) [Accessed November 2025]

⁵⁵ Department for Energy Security and Net Zero (2024) Household Energy Efficiency Statistics, detailed report 2023. Available online: [Household Energy Efficiency Statistics, detailed report 2023 - GOV.UK](#) [Accessed November 2025]

⁵⁶ Department for Energy Security and Net Zero (2024) Energy consumption in the UK 2023. Available online: [Energy consumption in the UK 2023 - GOV.UK](#) [Accessed November 2025]

In the commercial sector, electricity use has fluctuated slightly, from 162 GWh in 2015 to about 160 GWh in 2023, while commercial gas consumption has decreased modestly from 101 GWh in 2015 to approximately 98 GWh in 2023.⁵⁷

Renewable energy

Within Three Rivers there are two commercial renewable energy facilities. The RES wind facility at Kings Langley which has a capacity of 0.23MW and the co-firing biomass fossil fuel plant at Maple Lodge Sewage Treatment Works which has a capacity of 2.88MW (estimated). Therefore, there is 3.11MW of installed commercial renewable energy capacity in Three Rivers.⁵⁸

Currently, Three Rivers generates 5,044 MWh of renewable energy per annum, placing it 316th out of 348 Local Authorities.⁵⁹

Three Rivers is ranked fourth in terms of renewable energy capacity and second lowest in terms of renewable energy generation compared with neighbouring Local Authorities.

Table B-3 - Renewable energy generation & capacity⁶⁰

	Capacity (MW)	Generation (MWh)
Dacorum	26.3	20,566
St Albans	14.8	12,187
Watford	4.6	3,266
Three Rivers	9.4	4,456
Hertsmere	21.8	15,878

Effects of climate change

Besides reducing greenhouse gas emissions to mitigate climate change, it is also important that local authorities adapt to the likely impacts. This is necessary since the climate is already changing and is likely to continue to do so for at least the next few decades.

The future climate in Hertfordshire is predicted to become warmer, with drier summers and wetter winters, longer warm seasons and shorter cold seasons, along with more heatwaves,

⁵⁷ Department for Energy Security and Net Zero (2025) UK local authority and regional greenhouse gas emissions statistics, 2005 to 2023. Available online: [UK local authority and regional greenhouse gas emissions statistics, 2005 to 2023 - GOV.UK](#) [Accessed November 2025]

⁵⁸ Three Rivers District Council (2024) Annual Monitoring Report 2023-2024. Available online: [9019166.04](#) [Accessed November 2025]

⁵⁹ Three Rivers District Council (2021) Three Rivers District Council Climate Emergency and Sustainability Strategy - Supplementary Document. Available online: [07ii 21 03 08 PR i TRDC Climate Change Strategy supplementary document.pdf](#) [Accessed November 2025]

⁶⁰ Department for Energy Security and Net Zero (2025) Regional Renewable Statistics. Available online: [Regional Renewable Statistics - GOV.UK](#) [Accessed November 2025]

intense rain, flooding, and drought.⁶¹ By 2050, Hertfordshire could see a 17% increase in rainfall or snow in winter, with a 19% decrease in rainfall during the summer.⁶²

Future climate change is likely to have the following effects:

- Implications for agricultural practices, such as change in crops grown and season of activity;
- Threats to the natural environment and native biodiversity;
- Implications for human health;
- Risks and opportunities for local businesses;
- Opportunities for leisure and tourism sector;
- Weather-related disruption of transport system;
- New types of building design and existing buildings no longer being fit for purpose; and
- Increased river and surface water flood risk.

The likely situation without the plan

The existing Core Strategy provides the strategic framework for reducing carbon emissions, in particular through 'Policy CP1: Overarching Policy on Sustainable Development'. Whilst climate change will continue to occur, the existing Core Strategy and new Local Plan need to help to reduce Three Rivers' contribution to this global issue. Without a new Local Plan, the Core Strategy policies would still remain, along with the current DM policies (specifically 'DM4: Carbon Dioxide Emissions and On site Renewable Energy' and 'DM5: Renewable Energy Developments'), and therefore there would not be a policy vacuum in this area, meaning that reductions in carbon emissions would still be sought in new developments and transport. However, as the Core Strategy gets progressively older, there is a risk that the weight that can be accorded to such policies will diminish. In addition, the new Local Plan will have the opportunity to strengthen the policy framework in relation to emissions reduction and also for adaptation to the effects of climate change, through updated strategic and development management policies that could take into account new technological opportunities.

Issues and opportunities

- Carbon emissions per capita for Three Rivers are above the regional average and national average; however they were lower in 2023 than they were in 2014;
- Greenhouse gas emissions are likely to lead to significant climate changes which could have significant implications for other aspects of quality of life;

⁶¹ Hertfordshire County Council (2023) Sustainable Hertfordshire Strategy 2022. Available online: [Sustainable Hertfordshire Strategy 2022 \(March 2023 revision\)](#) [Accessed November 2025]

⁶² Hertfordshire County Council (2025) Building Futures Sustainable Design Toolkit – New Dwellings. Available online: [new-dwellings.pdf](#) [Accessed November 2025]

- The future climate in Hertfordshire is predicted to become warmer, with drier summers and wetter winters;
- Increased river and surface water flood risk;
- Development proposals could exacerbate flooding elsewhere in catchment and this needs to be avoided by adopting the sequential approach to site selection advocated in the NPPF;
- Promote the use and generation of renewable energy and promote energy efficiency;
- Implement Sustainable Drainage Systems - porous surfaces, greenspace, wetlands, flood storage areas, urban forestry to help manage some of the effects from climate change; and
- Opportunity to decrease greenhouse gas emissions through reduced reliance on the private car.

Sustainability appraisal objectives and sub-objectives

- Reduce greenhouse gas emissions and adapt to the effects of climate:
 - To minimise greenhouse gas emissions (particularly CO₂) for instance through more energy efficient design and promoting carbon neutral development;
 - To enable the use of sustainable modes of transport;
 - To promote increased carbon sequestration e.g. through increases in vegetation cover;
 - To encourage technological development to provide clean and efficient use of resources;
 - To adopt lifestyle changes which help to mitigate and adapt to climate change, such as promoting water and energy efficiency (through for instance higher levels of home insulation);
 - To promote the incorporation of renewable energy technology into all new developments;
 - To encourage positive attitudes towards renewable energy schemes (e.g. biomass and wind energy); and
 - To promote design measures which enable developments to withstand and accommodate the likely impacts and results of climate change (for instance through robust and weather resistant building structures).

Air quality

Key policy context

The Environment Act 1995 requires Local Authorities to carry out annual reviews of air quality in their area. The Environment Act 2021 requires the government to set long-term air

quality targets. Air Quality is required to be assessed against objectives set out in the Air Quality (England) (Amendment) Regulations 2002. The Clean Air Strategy 2019 includes a legislative framework for tackling air pollution in line with the principles of the Environment Bill 2020 and outlines actions to reduce emissions from industry, transport and at home.

Defra Air Quality Strategy for England requires local authorities to take actions in support of long-term air quality goals, including new PM2.5 targets.

The NPPF states that: *“Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan”.*

The Hertfordshire County Council Air Quality Strategy (2019) provides a countywide framework to improve air quality, protect public health, and embed air quality considerations into planning, transport, and growth policies. The strategy emphasises strengthening partnerships with local authorities and health agencies to create a countywide strategic approach.

The Three Rivers District Council’s 2015–2020 Air Quality Action Plan focused on reducing NO₂ and PM₁₀, mainly from traffic on the M25 and local roads. Monitoring shows that NO₂ levels in the District’s AQMA have since declined, and no new AQMAs have been designated. Air-quality measures are now incorporated into the Council’s wider Climate Emergency and Sustainability Strategy (2023–2027), which prioritises reducing transport emissions, expanding EV infrastructure, promoting active travel and improving energy efficiency, alongside continued air-quality monitoring and annual reporting.

Relevant plans, policies and programmes

- Directive 2008/50/EC and Directive 96/62/EC the 'Air Quality Framework Directive';
- The Environment Act 1995;
- Environment Bill 2020;
- Health Effects of Transport-Related Air Pollution 2005;
- A Green Future: Our 25 Year Plan to Improve the Environment (2018);
- Clean Air Strategy 2019;
- Air Quality (England) (Amendment) Regulations 2002;
- National Air Quality Strategy (2007);
- The Air Quality Standards Regulations 2010;
- Hertfordshire Air Quality Strategy 2019; and
- Three Rivers District Council Air Quality Action Plan 2015-2020 (2020 Review).

The current situation

Monitoring of air quality helps to ensure that levels of identified pollutants remain below national standards and targets so that human health and eco systems are protected. Identified pollutants include: Nitrogen oxides (NO_x); Nitrogen dioxide (NO₂); Particulate matter (PM₁₀); Sulphur dioxide (SO₂); Benzene; Carbon monoxide (CO); and 1, 3-butadiene.

Three Rivers District continues to experience air pollution patterns similar to outer London suburbs. The majority of residents live within the M25, with significant commuting into London and around the motorway network.⁶³ The key road links through the District are the M1 and M25 motorways, which are likely significant sources of local air pollutant emissions. Recent monitoring confirms that road transport remains the dominant source of air pollution in the District, particularly nitrogen dioxide (NO₂) from vehicle emissions. While overall concentrations have declined slightly in recent years, traffic-related pollution hotspots persist near busy roads and junctions⁶⁴.

The main pollutants of concern in the Three Rivers are NO₂, PM₁₀ and PM_{2.5}. These are mainly associated with road traffic. The latest monitoring data shows a general trend of decreasing concentrations of NO₂. This is in line with the national trend. In 2023, NO₂ concentrations did not exceed the annual mean objective at any of the Council's diffusion tube sites. There is a general trend of reduction over the last 5 years. There were no exceedances of the 1-hour objective.

In 2024, the Council measured ambient NO₂ concentrations using nine diffusion tubes located at six sites across the District (a mix of kerbside, roadside, and receptor locations). Monitoring data confirmed that the highest NO₂ levels are found near busy road networks, particularly close to the M25 and other major routes, while background and receptor sites consistently record concentrations below objective thresholds⁶⁴.

Five AQMAs were formally declared in 2001 within the District in relation to the annual mean air quality objectives (annual mean standard of 40 µg/m³) for NO₂ and PM₁₀. Since then, four AQMAs have been revoked, leaving only the Chorleywood NO₂ AQMA in place, located at Junction 18 of the M25.

According to the 2024 Air Quality Annual Status Report (ASR), air quality at the Chorleywood NO₂ AQMA has continued to improve since its declaration. Annual mean NO₂ concentrations, which were above 40 µg/m³ in 2001, have steadily declined. By 2019, levels had reduced to 33 µg/m³, and the latest 2023 monitoring data reported in the 2024 ASR shows concentrations averaging around 30 µg/m³, remaining below the statutory objective.

⁶³ Three Rivers District Council (2020) TRDC Air Quality Action Plan 2015–2020 Review (April 2020). Available online: [TRDC_Quality_Action_Plan_2015-2020_Review_April_2020.pdf](#) [Accessed November 2025]

⁶⁴ Three Rivers District Council (2024) 2024 Air Quality Annual Status Report (ASR). Available online: [FINAL_TRDC_ASR_2024.pdf](#) [Accessed November 2025]

This confirms that while traffic emissions from the M25 remain the dominant source of local pollution, long-term trends indicate sustained improvement⁶⁴.

The 2024 ASR confirms that the PM₁₀ AQMA remains in place. However, due to the absence of dedicated PM₁₀ monitoring within the AQMA, there are no recent measured exceedances of the PM₁₀ objective. In contrast to the NO₂ AQMA, there is insufficient data to assess current PM₁₀ levels at Chorleywood.

Construction activity (notably HS2 works) also contributes to local dust and particulate matter (PM₁₀/PM_{2.5}), but transport emissions remain the primary burden.

The proposed expansion of Heathrow Airport and construction works for High Speed Two rail will have an unpredictable impact upon future local air quality with Three Rivers. It is unlikely to improve current conditions.

The likely situation without the plan

The existing Core Strategy provides the strategic framework for improving air quality, in particular through 'Policy CP1: Overarching Policy on Sustainable Development'. Without a new Local Plan the Core Strategy policies would still remain, along with the current DM policies (specifically 'DM9: Contamination and Pollution Control') and therefore there would not be a policy vacuum in this area, meaning that effects on air quality would still be considered when planning new developments. However, as the Core Strategy gets progressively older, there is a risk that the weight that can be accorded to such policies will diminish. In addition, the new Local Plan will have the opportunity to strengthen the policy framework in relation to air quality through updated strategic and development management policies. The new Local Plan will be able to ensure that development, beyond that already identified in the Core Strategy and Site Allocations DPD, is located having taken into account the air quality related implications, not only in terms of ensuring that new development does not exacerbate air quality in those areas currently suffering from poor air quality, but also in terms of ensuring that sensitive developments (e.g. schools and residential homes) avoid been located in areas with poor air quality. Without the Local Plan any new development that results through planning applications on unallocated sites, rather than sites allocated in the Local Plan, could occur in areas which might not comply with these factors.

Issues and opportunities

- Whilst overall levels of pollutants are low across the District, traffic-related pollution hotspots persist near busy roads and junctions such as M25, where PM₁₀ and nitrogen dioxide concentrations are being monitored for exceedances of the relevant Air Quality Objective;
- Increased air pollution from a growth in traffic and congestion is likely in the District;
- Ensuring that potentially polluting processes incorporate pollution minimisation measures;

- Ensuring that potentially polluting developments are not located close to sensitive developments (e.g. care homes, schools etc.) or in areas of existing poor air quality;
- Ensuring that sensitive developments are not located in areas of poor air quality;
- Promoting the development of Green Travel Plans;
- Improving cycle and pedestrian routes and links and cycle parking facilities to encourage the use of non-motorised transport;
- Promoting low emission vehicles, such as through the provision of electric vehicle charging infrastructure; and
- Reducing the need to travel through developing in sustainable locations.

Sustainability appraisal objectives and sub-objectives

- Achieve good air quality, especially in urban areas
 - To reduce transport related air quality problems;
 - To ensure that development proposals do not make existing air quality problems worse and where possible improve the quality;
 - To avoid siting sensitive developments in areas with poor air quality; and
 - To address existing or potential air quality problems.

Landscape and townscape

Key policy context

The European Landscape Convention (2000) aims to promote European landscape protection, management and planning and to organise European co-operation on landscape issues. The protection and enhancement of the countryside is often dealt with in conjunction with biodiversity issues, such as in the biodiversity strategy for England ‘Biodiversity 2020: A Strategy for England’s wildlife and ecosystem services’, or agricultural issues, such as farming schemes and subsidies. In addition, the Countryside and Rights of Way Act 2000 (CRoW) created a statutory right of access to open country and registered common land and provides the context for many accessibility issues in Britain.

The NPPF requires that local planning authorities should protect and enhance valued landscapes, in particular:

- *“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;”*

NPPF states that “*great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads, and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.*”

NPPF requires local planning authorities to ensure that “*substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*”

National Planning Policy Guidance has also been published on how local authorities should address light pollution. This Guidance sets out how the Government defines the link between lighting and planning and goes on to cover the factors that should be considered when assessing whether a development proposal might have implications for light pollution and its effects.

More locally, the Management Plan for the Chilterns National Landscape sets the framework for protecting and enhancing the Chilterns – a National Landscape which covers 546ha in the north-west of the District.

The Hertfordshire Green Infrastructure (GI) Strategy (2022) is a delivery-focused framework that builds on the 2011 plan, aiming to guide multifunctional green space planning, prioritise actions, secure funding, and embed GI into everyday planning.

Three Rivers District Council’s landscape strategies and policies are embedded in its Local Development Plan and Development Management Policies LDD. Section 9 of the Three Rivers District Council Development Management Policies Local Development Document (LDD) focuses on Landscape Character. It sets out policies to protect and enhance the District’s diverse landscapes, which include woodlands, farmland, wetlands, hedgerows, and historic field boundaries.

Relevant plans, policies and programmes

- European Landscape Convention 2000;
- National Parks and Access to the Countryside Act (1949);
- Countryside and Rights of Way Act (2000);
- Government Woodland and Forestry Statement 2013;
- Natural England National Character Assessments – 110 Chilterns;

- The Management Plan for the Chilterns National Landscape 2025-2030;
- Noise Policy Statement for England 2010;
- Hertfordshire County Council Rights of Way Improvement Plan 2017/18-2027/28 (2017);
- Hertfordshire Strategic Green Infrastructure Plan (2011);
- Hertfordshire Green Infrastructure (GI) Strategy (2022);
- Green Belt Review Stage 1 (2017);
- Green Belt Review Stage 2 (2019);
- Landscape Character Assessments for Three Rivers (2003); and
- Three River District Development Management Policies LDD.

The current situation

Landscape character

England is sub-divided into 159 distinct natural areas, each with a unique combination of landscape, biodiversity, geodiversity, history and cultural and economic activity. These areas are referred to as 'National Character Areas' or 'Landscape Character Areas'. Three Rivers is covered by three of these Landscape Character Areas: 'Area 110 Chilterns' to the north, 'Area 115 Thames Valley' to the south and 'Area 111 Northern Thames Basin' to the east along the boundary with Watford Borough.

The Chilterns National Landscape is one of the District's most important landscape 'assets'. It was designated for the natural beauty of its landscape and its natural and cultural heritage. The Chilterns Conservation Board identifies a number of qualities of the National Landscape which are relevant to the character of the landscape:

- Panoramic Views from and across the escarpment interwoven with intimate dipslope valleys and rolling fields;
- Nationally important concentrations of chalk grassland, extremely diverse in flora and fauna, and home to some scarce and threatened species;
- Significant ancient hedgerows, hedgerow and field trees, orchards and parkland weaving across farmland that covers approximately 60% of the Chilterns;
- Relative tranquillity and peace on the doorstep of ten million people, with dark skies, unspoilt countryside and sense of remoteness; and
- One of the most wooded landscapes in England with 23% woodland cover. 56% of the woodland is Ancient.⁶⁵

⁶⁵ Chilterns Conservation Board (2025) The Management Plan for the Chilterns National Landscape. Available online: [The Management Plan for the Chilterns National Landscape | Chilterns National Landscape](#) [Accessed November 2025]

The Chilterns Conservation Board published its management plan for 2019-2024 which identified some key issues for the Chilterns including the capacity to attract greater visitor numbers, protecting sensitive areas and engaging the surrounding community to act as volunteers and stewards to care for the National Landscape.⁶⁶ The management plan for 2025 – 2030 has since been adopted as a schedule of amendments to the previous plan.

The Thames Valley is a mainly low lying area which includes Reading, Slough, Windsor and the Colne Valley as well as the south-west London fringes. It covers a varied landscape of urban and suburban settlements, infrastructure networks, fragments of agricultural land, historic parks, common lands, woodland, reservoirs and extensive minerals workings.⁶⁷

The Northern Thames Basin is an area rich in geodiversity, archaeology and history and diverse landscapes ranging from the Hertfordshire plateaux woodlands and river valleys to the open and mostly arable landscape of the Essex heathlands, with pockets of urbanisation throughout. The expansion of urban areas has been ongoing in this area since the 16th century, mainly in the Hertfordshire area. This trend continued to increase more rapidly from the mid-19th century as infrastructure improved and people could travel to work in London from the surrounding areas in up to an hour. This has put greater pressure on the area in terms of extra housing developments, schools and other requirements for expanding populations, with a resulting reduction in tranquillity.⁶⁸

Hertfordshire County Council has conducted in depth work regarding local landscape character assessments.⁶⁹ It defined 'Hertfordshire Landscape Regions' which are based on what are now known as the 'Natural England National Character Areas' supplemented with some local refinements. Three Rivers covers three different landscape regions: 'The Chilterns' (including part of the National Landscape), 'The Central River Valleys' and 'The South Hertfordshire Plateau'. It is anticipated that this information will be used to assess in more detail how local landscape character could be affected by the planning policies that will be proposed in the Local Plan.

Green belt

In Hertfordshire, approximately 84,640 hectares remain designated as Green Belt, accounting for 51.5% of the county's land area. Within Three Rivers District, around 6,720 hectares are designated as Green Belt, equivalent to 76% of the District's land area⁷⁰. The most recent reviews confirm no change in Three Rivers' Green Belt extent between 2020

⁶⁶ Ibid.

⁶⁷ Natural England (2012) NCA Profile: 115 Thames Valley. Available online: [NCA Profile:115 Thames Valley - NE379](#) [Accessed November 2025]

⁶⁸ Natural England (2012) NCA Profile: 111 Northern Thames Basin. Available online: [NCA Profile:111 Northern Thames Basin - NE466](#) [Accessed November 2025]

⁶⁹ Hertfordshire County Council (undated) Landscape Character Assessment Available online: [Landscape Character Assessment | Hertfordshire County Council](#) [Accessed November 2025]

⁷⁰ Three Rivers District Council (2025) Appendix 1 – Green Belt Review 2025. Available online: [Appendix 1 - Green Belt Review 2025.pdf](#) [Accessed November 2025]

and 2025, although historic reductions include a loss of 110 hectares between 2014 and 2015 (around 2% of the District's Green Belt).

As of March 2025, the total area of land designated as Green Belt in England was 1,633,220 hectares, representing 12.5% of England's land area. This marked a net decrease of 660 hectares compared to 2024⁷¹. The largest annual reduction since 2010 occurred in 2015, when England's Green Belt decreased by 5,070 hectares. More recently, between 2019 and 2020, England's Green Belt reduced by 3,520 hectares, followed by smaller annual decreases in subsequent years⁷¹.

Tranquillity/light pollution

The East of England has been ranked as the second darkest region in England (after the South West) in the latest CPRE 'Night Blight' Report 2016.⁷² However, at the county level, only five counties in England have a lower percentage of dark skies than Hertfordshire, meaning that the county has relatively high levels of light pollution.

In the 2023 CPRE Star Count, 65% of Hertfordshire participants reported seeing only 10 or fewer stars in the Orion constellation, indicating severe light pollution, and none reported seeing more than 30 stars, suggesting truly dark skies are now essentially absent in the county⁷³. CPRE's interactive mapping shows that Hertfordshire's skies are dominated by mid to low light pollution bands (colour bands 1–5), consistent with its proximity to London and dense settlement patterns.

Given that Three Rivers has the M25 motorway passing through its centre, the light pollution levels here are higher than surrounding Districts with a higher proportion of light pollution in colour bands 5-8 (78%). However Three Rivers has no areas within the brightest colour band. Three Rivers is in contrast to the trends in Hertfordshire, in terms of night light pollution, where 65% is within colour bands 1-4. Most of the darkest skies of the District fall within the Chilterns National Landscape west of Sarratt. The brightest skies are found along the M25, over the settlements of Rickmansworth and Abbots Langley, and Leavesden Studios.

Table B-4 - Levels of light pollution and dark skies split for Three Rivers, Hertfordshire and East of England⁷⁴

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- ⁷¹ Ministry of Housing, Communities & Local Government (2025) Local authority green belt: England 2024-25 – statistical release. Available online: [Local authority green belt: England 2024-25 - statistical release - GOV.UK](#) [Accessed November 2025]
- ⁷² Campaign to Protect Rural England (2016) Night Blight 2016: Mapping England's Light Pollution and Dark Skies. Available online: [Night Blight 2016: Mapping England's Light Pollution and Dark Skies - CPRE](#) [Accessed November 2025]
- ⁷³ CPRE Hertfordshire (2023) Star Count – the results in 2023 and the past few years. Available online: [Star Count - the results in 2023 and the past few years - CPRE Hertfordshire](#) [Accessed November 2025]
- ⁷⁴ Campaign to Protect Rural England (2016) CPRE Light Pollution and Dark Skies Map. Available online: [England's Light Pollution and Dark Skies](#) [Accessed November 2025]
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Brightness values (NanoWatts)	East of England	Hertfordshire	Three Rivers
Colour band 9 (> 32 (brightest))	0.6%	1.2%	0.0%
Colour band 8 (16 – 32)	1.8%	3.7%	5.7%
Colour band 7 (8 – 16)	3.3%	8.7%	23.4%
Colour band 6 (4 – 8)	4.6%	11.7%	30.8%
Colour band 5 (2 – 4)	7%	14.2%	22.1%
Colour band 4 (1 – 2)	12.3%	21.2%	14.1%
Colour band 3 (0.5 – 1)	24.4%	25.5%	3.9%
Colour band 2 (0.25 – 0.5)	35.3%	13.2%	0.0%
Colour band 1 (< 0.25 (darkest))	10.8%	0.5%	0.0%
Average Rank (where a rank of 1 has the darkest skies)	2/9 regions	36/41 counties	187/326 local authority areas

Since the 1960s ‘tranquil areas’⁷⁵ and ‘tranquil areas with some intrusion’, have been decreasing substantially in England, mainly due to new housing and infrastructure developments. These areas are identified in relation to their distances away roads, towns, airports and power stations. In 1960, about 54% of Hertfordshire was considered to be disturbed by noise and visual intrusion. This had increased to 69% in the early 1990s and by 2007 was estimated to be just under 76%.⁷⁶ The least tranquil areas are around main urban areas, and particularly concentrated within the southwest of the County. The most recent CPRE Tranquillity Mapping datasets (updated in 2025) indicate that around 78% of Hertfordshire is now disturbed, confirming a steady long-term increase⁷⁷.

The least tranquil areas remain concentrated around major urban centres and transport corridors, particularly in the southwest of the county near Watford, Hemel Hempstead, and the M25/M1 motorway corridors. By contrast, the most tranquil areas are still found in the Chilterns National Landscape and parts of north and east Hertfordshire, where distance from airports, motorways, and dense settlements provides relative quiet⁷⁸.

From 2011, Hertfordshire County Council has run a night-time ‘street light switch-off’ scheme between midnight and 6am in all residential areas including towns and villages. By

⁷⁵ Tranquil areas can be defined as: Places which are sufficiently far away from the visual or noise intrusion of development or traffic to be considered unspoilt by urban influences.

⁷⁶ Campaign to Protect Rural England (2007). England’s Fragmented Countryside: East of England- intrusion statistics. Available online: [England’s Fragmented Countryside: Ranking of Counties and Unitary Authorities - CPRE](#) [Accessed November 2025]

⁷⁷ CPRE (2025) Tranquillity Mapping – ArcGIS Dataset (2025 update). Available online: [Untitled map](#) [Accessed November 2025]

⁷⁸ CPRE Hertfordshire (undated) Map of Hertfordshire countryside under threat. Available online: [Map of Hertfordshire countryside under threat - CPRE Hertfordshire](#) [Accessed November 2025]

2024, the scheme had expanded significantly: around 80% of Hertfordshire's 118,000 street lights are now part-night or LED dimmable units, with the remaining 20% kept on full-night operation along A-roads, key pedestrian routes, and areas identified for crime prevention and public safety⁷⁹. The council reports that the policy now saves approximately £2 million annually in energy costs, alongside a carbon reduction of over 8,000 tonnes per year, and has significantly reduced upward light pollution compared to pre-2011 levels.

Noise pollution

Information relating to noise is reported under the 'Health and Wellbeing' topic. See Section B.10.2.4.

The likely situation without the plan

The existing Core Strategy provides the strategic framework for the protection and enhancement of the District's landscapes and townscapes, in particular through 'Policy CP11: Green Belt' and 'Policy CP9 Green Infrastructure' and Policies PSP1 - PSP4 that cover settlement and site design and the public realm. Without a new Local Plan the Core Strategy policies would still remain, along with the current DM policies (specifically 'DM2: Green Belt', 'DM7: Landscape Character' and 'DM9: Contamination and Pollution Control'), and therefore there would not be a policy vacuum in this area, meaning that landscape and townscape would remain protected. However, as the Core Strategy gets progressively older, there is a risk that the weight that can be accorded to such policies will diminish. In addition, the new Local Plan will be able to ensure that development, beyond that already identified in the Core Strategy and Site Allocations DPD, is located having taken into account the sensitivity of an area in terms of landscape and townscape. Without the Local Plan any new development that results through planning applications on unallocated sites, rather than sites allocated in the Local Plan, could occur in areas which might not be the most appropriate. Also, without a new Local Plan, opportunities may be lost to plan at the strategic level for Green Infrastructure provision which could provide landscape enhancements. The DM policies in the new Local Plan will also update the current DM policies to bring them up to date where appropriate. Without this happening there might be gaps in the policy framework which could result in inappropriate development from a landscape/townscape stand-point.

Issues and opportunities

- Three Rivers falls into three Landscape Character Areas: 'Northern Thames Basin', 'Thames Valley' and 'Chilterns';
- Light pollution is rapidly increasing and tranquillity is rapidly decreasing in the East of England. This should be monitored and new lighting should be designed and selected that minimises light pollution;

⁷⁹ Hertfordshire County Council (undated) Street Lighting Policy. Available online: [Open Data - Statistics about Hertfordshire | Hertfordshire County Council](#) [Accessed November 2025]

- Recognise the value of all landscapes, not only designated sites and ensure that landscape proposals for development schemes reflect local landscape character;
- Ensure that the character, diversity and local distinctiveness of all the landscapes of the District are maintained, enhanced or restored, including the Chilterns National Landscape;
- Preserve, and appropriately manage development within, the Green Belt; and
- Ensure that access to landscape character areas is socially inclusive.

Sustainability appraisal objectives and sub-objectives

- To conserve and enhance landscape and townscape character and encourage local distinctiveness
 - To protect and enhance landscape and townscape character;
 - To protect the purpose for which the Chilterns National Landscape is designated;
 - To evaluate the sensitivity of the landscape to new/inappropriate developments and avoid inappropriate developments in these areas;
 - To protect 'dark skies' from light pollution, and promote less invasive lighting sources while considering the balance between safety and environmental impacts;
 - To minimise the visual impact of new developments; and
 - To encourage contribution of public art.

Cultural heritage

Key policy context

The European Spatial Development Perspective (1999) aims for balanced and sustainable development in the European Union. As part of that the conservation and management of the historic environment, including natural resources and heritage assets is set out as one of three fundamental goals.

In the UK, the NPPF requires that local planning authorities should set out a positive strategy within their Local Plan, in relation to the conservation and enhancement of the historic environment and the opportunity for people to access and enjoy it, including heritage assets most at risk through neglect, decay or other threats. Local authorities should also recognise that heritage assets are irreplaceable. Paragraph 203 in particular states:

“in determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.”*

Three River District is developing a new five-year cultural strategy (2024-2029) to celebrate and grow the District's cultural sector. This builds on earlier strategies (e.g., the 2002–2007 Cultural Strategy) which emphasised lifelong learning, regeneration, sustainability, and health & wellbeing. This new strategy aims to protect heritage assets, promote cultural participation, and integrate heritage into sustainable development.

The Historic Environment Forum (HEF) Heritage Sector Resilience Plan 2025–35 provides a ten-year roadmap (2025–2035) to strengthen the resilience of England's heritage sector. Published in June 2025, it is structured around four cornerstones: relevance, physical resilience, workforce & organisational resilience, and financial resilience.

Relevant plans, policies and programmes

- European Landscape Convention (2000);
- UNESCO World Heritage Convention (1972);
- The Convention for the Protection of the Architectural Heritage on Europe (1985);
- The European Convention on the Protection of Archaeological Heritage (1992);
- Ancient Monuments and Archaeological Areas Act (1979) (as amended);
- Historic Buildings and Ancient Monuments Act 1983;
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- The Enterprise and Regulatory Reform Act 2013;
- The Government's Statement on the Historic Environment for England (2010);
- The Heritage Statement 2017;
- Heritage 2020: Strategic Priorities for England's Historic Environment 2015-2020;
- Historic England Good Practice Advice in Planning Notes 1-3 ;
- Historic England Advice Notes 1, 2, 3, 4, 7, 8;
- Historic Environment Forum (2025) Heritage Sector Resilience Plan 2025-35;
- The Management Plan for the Chilterns National Landscape 2025-2030;
- Conservation Appraisal and Management Plans for Three Rivers Conservation Areas;
- Three Rivers District Council-Cultural Strategy Consultation 2024; and
- Three Rivers District Council-Cultural Strategy 2002–2007.

The current situation

Historic features add tradition, continuity and character to a place, as well as being an asset for the economy, the environment and the wider community. Access to heritage assets, including building, monuments and historic parks and gardens is also linked to improved health and wellbeing. It is important that the setting of these heritage assets is preserved as much as possible as well as the assets themselves.

Many of the important heritage features and areas within Three Rivers are recognised through historic environment designations. The National Heritage List for England⁸⁰ lists a total of:

- 350 listed buildings in the District (consisting of 3 Grade I buildings, 14 Grade II* buildings and 333 Grade II buildings)⁸¹;
- 3 scheduled monuments;
- 2 registered parks and gardens (consisting of one Grade II* - of exceptional historic interest at Moor Park and one Grade II at Cassiobury Park, shared with Watford Borough); and
- 22 conservation areas.

Although none of England's historic battlefields or World Heritage Sites are located in Hertfordshire, two National Trust Properties can be found in the County: Ashridge Estate (in Dacorum) and Shaw's Corner (in St Albans) along with Pitstone Windmill (near Tring, partly within Hertfordshire) and Kings Langley Common (countryside site).

There is one listed building within Three Rivers that is on the 2024-2025 Heritage at Risk Register: 'Langleybury House, Langleybury, Abbots Langley' (Grade II*). Langleybury House is a country house c1725. It was previously used as part of a school, but has been vacant since 1996. The house is described on the register as being in fair condition, part occupied/ part in use; but in slow decay with no solution agreed, though its vulnerability is now assessed as low and the trend is noted as improving. The buildings have been used for filming in recent years which has helped ensure their protection; however the implementation of repairs to the house has not yet occurred and remains desirable.⁸²

Locally listed buildings are architectural or local historic interest but which do not qualify as statutory Listed Buildings. There are over 260 locally listed buildings within Three Rivers District⁸³. These are typically located with conservations areas within the District, of which there are 22. Conservation areas are places of special architectural or historic interest, that are worthy of protection. They are also designated by the Council. **Table B-5** provides a

⁸⁰ Historic England (2025) Local Authority Profiles. Available online: [Indicator Data: Insights into the historic environment sector | Heritage Counts | Historic England](#) [Accessed November 2025]

⁸¹ All buildings built before 1700 in original condition are listed, as are most of those built between 1700 and 1840

⁸² Historic England (undated) Heritage at Risk Register. Available online: [Heritage at Risk | Historic England](#) [Accessed November 2025]

⁸³ Three Rivers District Council (undated) Heritage & Urban Design. Available online: [Heritage | Three Rivers District Council](#) [Accessed November 2025]

summary list. In addition to specific buildings, consideration needs to be taken of other characteristics, for example there is a deliberately aligned historic avenue which provides a link between the Moor Park landscape and Rickmansworth church via, Cassiobury and Moor Park across the valley.

Table B-5 - List of conservation areas within three rivers District⁸⁴

Conservation Area	Designation	Designated
Abbots Langley	Historic core and commercial area	1969
Batchworth Heath	Historic heath and surrounding buildings	1994
Cedars Avenue	Area of Victorian houses close to town centre	2006
Chorleywood Common	Ancient common, surrounding buildings and area north of the station	1976
Chorleywood Station Estate	Metroland area SW of station	1990
Coppermill Lock	19th century canal side buildings	1980
Croxley Green	The Green and surrounding buildings	1980
Dickinson Square	Close knit group of planned 19 century cottages and a garden square	1994
Grove Mill Lane	Historic mill and nearby canalside buildings	1973
Heronsgate	1846 planned Chartist settlement	1993
Hunton Bridge	Canalside buildings and canal bridge	1984
Loudwater Estate	Residential estate of particular character centred on Loudwater House/Chess Valley	1998
Outer Loudwater Estate	The defined area forms the attractive and distinctive setting for Loudwater based on the well-wooded valley bordering the River Chess and incorporating low density residential development	2006
Oxhey Hall	1930s “Metroland” architecture	2006
Moor Park	Metroland planned estate	1995

⁸⁴ Three Rivers District Council (2024) Conservation Area Appraisal Programme and Conservation Service Update Report. Available online: [Committee Report](#) [Accessed November 2025]

Conservation Area	Designation	Designated
Nightingale Road	Area of Victorian houses close to Town Centre	1998
Upper Nightingale Road	Area of Victorian houses close to Town Centre	2005
Rickmansworth Town Centre	Historic and commercial core	Amended boundary 1996 (1973)
Sarratt (The Green)	Sarratt Green and surrounding buildings	Pre 1974 (Around 1968)
Sarratt (Church End)	Sarratt Church and nearby buildings	1980
Stockers Lock and Farm	Canal lock and nearby farm buildings and land	1993
Frith Wood	Part of original Eastbury Estate – containing three Grade II Listed Buildings in land between Watford Road and Sandy Lane, Northwood.	2007

Within Three Rivers, there are also 19 Areas of Archaeological Significance (places of moderate or high archaeological potential):⁸⁵

■ Oxhey Hall Farm moated site ■ Chorleywood West ■ Roman Ditch System, Abbots Langley ■ Medieval Earthwork, Juniper Hill ■ Abbots Langley Village ■ Rickmansworth town centre ■ Prehistoric Ring Ditches, Commonwood ■ Bathend Clump. Moor Park ■ Moor Park Roman Villa ■ Newhall Farm Roman Villa	■ Rectangular Enclosure, Micklefield ■ River Colne Settlements ■ Sarratt Village ■ Roman Building, Valley Farm ■ Medieval Church, Church End ■ Roman Villa, River Chess ■ Medieval Earthwork, Sarratt ■ Romano-British Burials, Kings Langley ■ Roman Gardens Roman Villa

⁸⁵ Three Rivers District Council (2010) Green Infrastructure Background Paper . Available online: www.threerivers.gov.uk/download?id=25843 [Accessed November 2025]

The District also has extensive areas of surviving high quality historic landscapes. The Hertfordshire Historic Landscape Characterisation (HLC) identifies two rare historic landscape types within the District: co axial enclosures (sinuous field boundaries) and watercress beds. Co axial field systems cover approximately 8.03% of the District's total area, while watercress beds occur in much small pockets, such as in the Chess Valley, representing around 0.13% of the total District area. Watercress beds are significant because of their historic and active association with the Chess as a working landscape.⁸⁶

The likely situation without the plan

The existing Core Strategy provides the strategic framework for the protection and enhancement of the District's heritage assets and historic landscapes, in particular through 'Policy CP1: Overarching Policy on Sustainable Development' and 'CP12: Design of Development'. Without a new Local Plan, the Core Strategy policies would still remain, along with the current DM policies (specifically 'DM4: The Historic Built Environment'), and therefore there would not be a policy vacuum in this area, meaning that heritage assets and historic landscapes would remain protected. However, as the Core Strategy gets progressively older, there is a risk that the weight that can be accorded to such policies will diminish. In addition, the new Local Plan will be able to ensure that development, beyond that already identified in the Core Strategy and Site Allocations DPD, is located having taken into account the sensitivity of an area in terms of heritage assets. Without the new Local Plan, any new development that results through planning applications on unallocated sites, rather than sites allocated in the Local Plan, could occur in areas which might not be the most appropriate. The DM policies in the new Local Plan will also update the current DM policies to bring them up to date where appropriate. Without this happening there might be gaps in the policy framework which could result in inappropriate development from a cultural heritage stand-point.

Issues and opportunities

- The historic environment, including heritage assets, is under pressure from development and regeneration and associated traffic congestion, air quality and noise pollution. This puts heritage assets at risk of neglect or decay. The threat of infilling and replacement with new buildings and the erosion of historic features in the public realm need to be carefully mitigated and managed;
- Recognise the importance of cultural heritage and archaeological features and the importance of regenerating and re-using important buildings, particularly those listed as 'heritage at risk';
- The historic environment can make a significant contribution to the success of development. Opportunities to conserve and enhance the historic environment including

⁸⁶ Three Rivers District Council (2011) Three Rivers District Core Strategy (Adopted 17 October 2011). Available online: [Microsoft Word - Core Strategy Adopted 17 Oct 2011.doc](#) [Accessed November 2025]

designated and non-designated heritage assets and their settings should be sought where possible through sustainable development proposals;

- Be proactive in preparing development briefs to renew, restore and redevelop neglected and deteriorating sites of historic character;
- Ensure there are strong and robust design standards for new development that respect cultural heritage of the development area;
- Access to heritage assets, including building, monuments and historic parks and gardens is linked to improved health and wellbeing; and
- Development may result in significant loss or erosion of the landscape or townscape character or quality, which is likely to also have significant impact (direct and or indirect) upon the historic environment and people's enjoyment of it.

Sustainability appraisal objectives and sub-objectives

- To identify, conserve and enhance the historic environment and heritage assets:
 - To safeguard and enhance the historic environment and restore historic character where appropriate, based on sound historical evidence;
 - To promote local distinctiveness by maintaining and restoring historic buildings and areas, encouraging the re-use of valued buildings and thoughtful high quality design in housing and mixed use developments – to a density which respects the local context and townscape character, and includes enhancement of the public realm; and
 - To promote public education, enjoyment and access of the built heritage and archaeology.

Material assets

Material assets include resources such as land, building materials and other resources which are non-renewable. The topic is concerned with the efficient use of resources, including re-use of brownfield sites and sustainable waste management.

Key policy context

Legislation to reduce waste production, and to increase re-use, and recycling has been introduced with stringent targets, particularly for biodegradable waste, having been set by the European Union.

The UK National Planning Policy for Waste sets out detailed policies that should be taken into account when producing Local Plans. The Waste Management Plan for England (2021) sets the strategic context for waste management in England, aligning with the Waste (England and Wales) Regulations 2011. Its main objectives are to reduce the amount of waste generated, encourage reuse and recycling, minimise landfill disposal, and protect human health and the environment. Similarly, the Waste Prevention Programme for

England (2023) sets out how the Government plans on preventing waste at source by maximising resource use.

In terms of resource efficiency, renewable energy use and efficient use of land, the NPPF requires that local planning authorities should support the move to a low carbon future by:

- *“shaping places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience;*
- *“encourage the reuse of existing resources, including the conversion of existing buildings; and*
- *“support renewable and low carbon energy and associated infrastructure.”*
- *“when setting any local requirements for the sustainability of buildings in plans should reflect the Government’s policy for national technical standards.”*

The NPPF also emphasises the need to encourage the effective use of land by re-using previously developed land, provided that it is not of high environmental value.

On a regional level, the Hertfordshire Waste Local Plan 2011-2026 and the Hertfordshire Minerals Local Plan Review 2015 set out issues how to address waste issues locally.

Hertfordshire’s Emerging Minerals & Waste Local Plan (2025) will be Council’s single, updated framework for minerals and waste planning, focusing on sustainable supply, recycling, waste prevention, and environmental protection, replacing all previous separate strategies.

On a local level, Three Rivers Community Strategy (2023–2028) integrates material and waste management into its environmental priorities. It requires new developments to provide recycling facilities, promotes reuse and sustainable construction, and strengthens community recycling services and awareness.

The Three Rivers District Council Waste & Environmental Protection Service Delivery Plan 2025–2028 also sets out how the council will manage waste, recycling, and environmental protection services over the next three years.

Relevant plans, policies and programmes

- Landfill Directive 1999/31/EC;
- Waste Framework Directive 2008/98/EC;
- Industrial Emissions Directive (2010);
- UK Government Sustainable Development Strategy: Securing the Future (2011);
- A Green Future: Our 25 Year Plan to Improve the Environment (2018);
- National Planning Policy for Waste (2014);
- Waste Management Plan for England (2013);
- Waste Prevention Programme for England (2013);

- Urban Waste Water Treatment Directive 1991;
- The Waste Strategy (2007);
- Hertfordshire Minerals Local Plan;
- Mineral Consultation Areas in Hertfordshire, Supplementary Planning Document (2008);
- Hertfordshire Waste Local Plan;
- Hertfordshire Emerging Minerals & Waste Local Plan (2025);
- Hertfordshire Waste Partnership annual reports;
- Three Rivers Community Strategy 2023-2028;
- Three Rivers District Council Infrastructure Delivery Plan (2024-2025); and
- Three Rivers District Council Waste & Environmental Protection Service Delivery Plan 2025–2028.

The current situation

Waste

Hertfordshire County Council is the waste disposal authority and the minerals and waste planning authority for the County. Three Rivers District Council, meanwhile, is the waste collection authority with a statutory duty under the provisions of the Environmental Protection Act 1990 (as amended) to arrange for the collection of household waste in its area.

The most recent data (2023/24) shows that Hertfordshire produced around 498,000 tonnes of household waste, with a recycling rate of 52.1%, slightly above the England average of 44.0%⁸⁷. Residual waste has continued to decline, supported by DEFRA's statutory target to reduce residual waste per capita by 2042. During the same period, 170,781 tonnes of residual waste was sent to energy recovery facilities, generating electricity and heat, and reducing landfill disposal. The landfill-diversion rate for 2023/24 was recorded at 87.7% for Hertfordshire. Organic waste recycling (garden and food) remains variable due to seasonal fluctuations, but ongoing campaigns continue to encourage food waste separation to improve performance.⁸⁸

For Three Rivers District, collected household waste was at stable levels in 2023/24 and achieved a recycling rate of 61.9%, making it the second-best performing local authority in England.⁸⁹ This represents a 0.4% increase compared to 2022/23, according to DEFRA's official statistics. Three Rivers has consistently ranked among the top councils nationally for recycling for more than a decade, with large proportions of waste diverted from landfill to recycling, composting, and energy recovery facilities.

As of 2024, Hertfordshire continues to face a shortfall in in-county residual waste disposal capacity, relying heavily on regional Energy Recovery Facilities (ERFs) and landfills outside the county. The latest Spatial Strategy for Waste (June 2024) confirms that while Westmill Landfill near Ware remains the only disposal site within Hertfordshire, most residual waste is transferred to Greatmoor ERF in Buckinghamshire and Ardley ERF in Oxfordshire, with smaller amounts still sent to Milton Landfill (Cambridgeshire) and Bletchley Landfill (Buckinghamshire). To reduce reliance on long-distance transfers, Hertfordshire County Council has begun construction of a new £24m Eastern Waste Transfer Station in Ware (2024), designed to cut transport miles and improve efficiency (Harrow Online – Work starts on new £24m waste transfer station in Hertfordshire).

These arrangements, whilst indicating a move from the use of landfill sites to ERF, demonstrate that Hertfordshire has a lack of in-county disposal options and a need for increased waste transfer by road to access regional facilities.

Waste water and sewage

Thames Water covers most of Hertfordshire's drainage catchment split into two main catchments, each with a sewage treatment works/wastewater treatment works (STW/WwTW). In the east is Rye Meads STW near Ware (East Hertfordshire) and to the west is Maple Lodge WwTW located in Rickmansworth (Three Rivers). The sewage from

⁸⁷ DEFRA (2025) Local authority-collected waste management – Provisional annual results 2023/24. Available online: [Local authority collected waste management – Provisional annual results 2023/24 - GOV.UK](https://gov.uk/statistics-and-data/collections/local-authority-collected-waste-management-provisional-annual-results-2023-24) [Accessed November 2025]

⁸⁸ Hertfordshire County Council (2024) Waste Partnership Annual Report – 2023/24. Available online: [HWP Annual Report 2023-24](#) [Accessed November 2025]

⁸⁹ Three Rivers District Council (2025) Three Rivers remains one of the best recyclers in England. Available online: [Three Rivers remains one of the best recyclers in England | Waste and recycling | Three Rivers District Council](#) [Accessed November 2025]

Three Rivers all drains to Maple Lodge Wastewater Treatment Works (WwTW), as does the majority of sewage from the neighbouring boroughs of Watford, Dacorum and Welwyn Hatfield and the neighbouring District of St Albans. Exceptions to this include Bovingdon, Berkhamsted, Harpenden, Wheathampstead, Welwyn Garden City, Tring, Markyate and parts of Hatfield.

Sewage from the District drains into a trunk sewer which serves several other Local Authority areas upstream before passing through the Three Rivers District along the valley of the River Colne. Upstream of the District, facilities exist to divert part of the existing flow to Blackbirds WwTW (in Watford) and the rest continues through the trunk sewer network for treatment at Maple Lodge WwTW and subsequent discharge to the Grand Union Canal. As a result, the capacity of Maple Lodge WwTW to accommodate the increase in wastewater from development in Three Rivers up to 2031 (the end of the current plan period) will be severely constrained by how much growth from the neighbouring local authorities (Dacorum, St Albans, Watford and Welwyn Hatfield) is allocated to the Maple Lodge catchment and how much of this is diverted to Blackbirds WwTW or another WwTW.⁹⁰

In Hertfordshire, there are conflicting pressures on land use. This is particularly true for housing and associated infrastructure which has to be balanced with the protection of the natural environment,⁹¹ as well as the preservation of the Green Belt.

To achieve both the more efficient use of previously developed land (PDL) and the reduction of development pressures on undeveloped (greenfield sites and Metropolitan Green Belt land), in 1998 the government set a target that 60% of all new developments should be built on brownfield sites.

Three Rivers continues to exceed that target, with around 87% (gross) of all dwellings being completed on previously developed land (PDL) in 2023/24. Since 2001, around 90% of completions have historically been on PDL, but more recent monitoring (2023–2024) confirms that while brownfield sites remain the majority source of new housing, the supply of suitable PDL is depleting⁹². With 76% of the District designated as Green Belt, the council's New Local Plan (2023–2041) acknowledges that future housing delivery will increasingly require the release of some greenfield and Green Belt sites, despite prioritising brownfield wherever possible⁹³.

⁹⁰ Three Rivers District Council (2012) Infrastructure Delivery Plan. Available online: [Microsoft Word - Three Rivers IDP 2012 Final Document.doc](#) [Accessed November 2025]

⁹¹ HEF (2004) "Quality of Life Report 2004". Available online: <http://www.hertsdirect.org/infobase/docs/pdfstore/qol4.pdf> [Accessed November 2025]

⁹² Three Rivers District (2024) Annual Monitoring Report 2023/24. Available online: [9019166.04](#) [Accessed November 2025]

⁹³ Green Belt Matters (2023) Three Rivers publish their new Local Plan: Preferred Local Plan Lower Housing Growth Option – Protecting More Green belt Land (2023-2041) for consultation. Available online: [Three Rivers publish their new Local Plan: Preferred Local Plan Lower Housing Growth Option - Protecting More Green belt Land \(2023-2041\) for consultation — Green Belt Matters](#) [Accessed November 2025]

In recent years, the trend towards higher-density new-build completions in Three Rivers has changed. In the 2023/24 monitoring year: only 13 % of gross dwelling completions were at densities of 30-50 dwellings per hectare (dph) — while 20 % were at densities above 50 dph, and a majority, 67 %, were at densities of less than 30 dph.⁹⁴

Aggregates and minerals

Hertfordshire's geology is primarily chalk bedrock from the Cretaceous period, with a covering of London Clay in the south and the east of the County. In the very north and northwest of the County there are some small areas of Gault Clay. Lying on top of the bedrock, there are superficial deposits of Clay-with-flints covering a large proportion of west Hertfordshire, including the Chilterns dip slope. Boulder clay can be found in central and east Hertfordshire, while there are gravel deposits in the Vale of St Albans and the river valleys.⁹⁵

Sand and gravel is the most commonly worked mineral in Hertfordshire, with land-won sand and gravel providing the only source of soft sand and sharp sand. The sand and gravel resources are found in most parts of the County, although they are particularly concentrated in a belt sitting across the southern half of the County (south of a line between Bishop Stortford in the east and Hemel Hempstead in the west). This area entirely covers the local authority areas of Watford, Three Rivers, Hertsmere, Welwyn Hatfield and Broxbourne. Large parts of St Albans and East Hertfordshire are also covered along with a small part of Dacorum.⁹⁶

Three Rivers' location in sand and gravel belt means that much of the District is covered by Minerals Consultation Areas identified in the 'Mineral Consultation Areas in Hertfordshire Supplementary Planning Document (SPD)'.⁹⁷ The SPD identifies areas of the County where particular care is needed to prevent the unnecessary sterilisation of sand and gravel resources. It requires that the District/Borough councils consult the County Council before determining applications for development in mineral consultation areas in order to safeguard mineral resources.

Soft sand is relatively scarce within Hertfordshire and is concentrated within a small number of areas, meaning that the County in general has to import this resource from elsewhere; however sharp sand and gravel are more widely distributed across Hertfordshire.⁹⁸ Gravel deposits are found within the river valleys of the Mimram, Ver and Colne around St Albans

⁹⁴ Three Rivers District (2024) Annual Monitoring Report 2023/24. Available online: [9019166.04](#) [Accessed November 2025]

⁹⁵ University of Hertfordshire (2021) Biodiversity Action Plan 2021–2026. Available online: [Biodiversity-Action-Plan-2021-2026.pdf](#) [Accessed November 2025]

⁹⁶ Hertfordshire County Council (2021) HCC Local Aggregates Assessment 2021. Available online: [Report template black and white - curve on cover only.pdf](#) [Accessed November 2025]

⁹⁷ Hertfordshire County Council (2007) Mineral Consultation Areas in Hertfordshire – Supplementary Planning Document (Apr 2007) Available online: https://www.dacorum.gov.uk/docs/default-source/strategic-planning/mineral-consultation-areas-in-herts-sust-app---apr2007---hcc.pdf?sfvrsn=55b2e9e_0 [Accessed November 2025]

⁹⁸ Hertfordshire County Council (2024) Policy Evidence Report – Policy 2: Meeting Sand and Gravel Needs. Available online: <https://www.hertfordshire.gov.uk/media-library/documents/waste/mwlp/core-document-library/policy-evidence-reports-post-reg-18/ps-evr-02-meeting-sand-and-gravel-needs-mar-2024.pdf> [Accessed November 2025]

and Hemel Hempstead, although resources at the Ver and Colne have mostly been exhausted.

In 2024 there were three quarries extracting sand and gravel in Hertfordshire:

- Tyttenhanger Quarry, Colney Heath;
- Hatfield Quarry with the linked Symondshyde extraction site; and
- Thorley Hall Farm.

The Local Aggregates Assessment (2020) reported that extraction is steadily continuing at active sand and gravel sites in Hertfordshire; however the County's reserves are showing a steady decline. There is one inactive site within the County. Permitted reserves in Hertfordshire are estimated to be able to supply aggregate for a period of 6.4 years based on the County's apportionment of 1.39 million tonnes per annum.

There is one remaining chalk quarry located within Hertfordshire (Bedwell Park just outside Hertford). In the past, there were many chalk extraction sites, primarily for local use, however the scale of extraction has significantly decreased to just these sites. The chalk is now extracted for use in agriculture within and outside the County.

There is one brick clay quarry in the County, at Bovingdon in Dacorum Borough, where Hertfordshire's sole worked deposit of clay is located close to Hemel Hempstead.⁹⁹

There is no hard rock found within Hertfordshire and as a result the County imports crushed rock via the rail aggregate depots located at:

- Langley Sidings, Stevenage;
- Rye House, Hoddesdon;
- Harper Lane, Radlett;
- Orphanage Road, Watford; and
- Hitchin⁹⁹

Extracting primary resources can cause a variety of impacts which could potentially be avoided by using secondary or recycled materials.

⁹⁹ Ibid.

In Hertfordshire recycled and secondary aggregate processing increased from 78,390 tonnes in 2004 (this being 7% of total aggregate production) to 329,457 tonnes in 2013 (22.5%).¹⁰⁰ By 2024, Hertfordshire continues to process significant volumes of recycled aggregates, but the county remains dependent on primary sand and gravel extraction and imports via rail depots.

The likely situation without the plan

The existing Core Strategy provides the strategic framework for the sustainable use of resources, in particular through ‘Policy CP1: Overarching Policy on Sustainable Development’ and ‘Policy CP12: Design of Development’. Without a new Local Plan, the Core Strategy policies would still remain, along with the current DM policies (specifically ‘DM10: Waste Management’) and therefore there would not be a policy vacuum in this area, meaning that resource efficiency would still be considered when planning new developments. However, as the Core Strategy gets progressively older, there is a risk that the weight that can be accorded to such policies will diminish. In addition, the new Local Plan will have the opportunity to strengthen the policy framework in relation to resource use through updated strategic and DM policies. It should be noted that planning for minerals and waste is undertaken at a county level and therefore the Local Plan has limited influence at the strategic level for these two topics.

Issues and opportunities

- Waste production and disposal is a growing problem. Production of waste and disposal of this waste is becoming increasingly difficult, with diminishing numbers of suitable sites for landfill disposal. Hertfordshire as a county is having to use sites in Buckinghamshire and Oxfordshire in order to meet its needs. There is however, an increasing move towards ERF facilities rather than landfill;
- There is the opportunity to promote the use of renewable resources, protect natural resources and reduce waste;
- Supporting a reduction in the amount of waste deposited in landfill;
- Supporting alternative methods of waste management, e.g. minimisation and recycling by incorporating facilities within development schemes;
- Encouraging re-use and recycling of construction waste in development schemes through the use of planning conditions;
- Promoting development on previously developed land and maximise the efficient use of land;

¹⁰⁰ Hertfordshire County Council (2022) EVR-10 Secondary and Recycled Materials – Policy Evidence Report. Available online: <https://www.hertfordshire.gov.uk/media-library/documents/waste/mwlp/core-document-library/policy-evidence-requests/evr-10-secondary-and-recycled-materials-june-2022.pdf> [Accessed November 2025]

- Three Rivers District Council and the other Local Planning Authorities will need to continue to consult with Thames Water about the phasing and planning of future development within the Maple Lodge WwTW catchment area to ensure they can investigate, plan and secure appropriate funding for the construction of any necessary infrastructure; and
- The District's location in the sand and gravel belt needs to be taken into consideration when planning for new development.

Sustainability appraisal objectives and sub-objectives

- To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible:
 - To encourage maximum efficiency and appropriate use of materials, particularly from local and regional sources, using sustainable design and construction techniques;
 - To encourage new developments to incorporate renewable, secondary, locally sustainably sourced or materials of lower environmental impact in buildings and infrastructure;
 - To safeguard reserves of exploitable minerals from sterilisation by other developments;
 - To increase recycling and composting rates and encourage easily accessible recycling systems as part of new developments; and
 - To encourage all developments and occupants to minimise waste and optimise the recovery and recycling of waste.

Soil

Key policy context

When compared to the higher profile environmental issues, such as climate change and loss of biodiversity, impacts on soil are less well reported. This is despite the fact that soil is the foundation of the environment, landscape, wildlife and food production. The 8th EAP (2022-2030) reaffirms that protecting, restoring and sustainably managing soils is an essential part of environmental policy, under its thematic priorities of achieving a “*zero-pollution ambition*,” promoting a regenerative economy, protecting biodiversity and reducing environmental pressures from production and consumption.

The National Planning Policy Framework requires that local authorities should “*take into account the economic and other benefits of the best and most versatile agricultural land*” and “*where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality*”.

Planning policies should also contribute to and enhance the natural and local environment by *“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)”*.

The NPPF also emphasises the role of the planning system in contributing to and enhancing the natural and local environment by *“preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability”*.

The Planning Practice Guidance on Minerals advises mineral planning authorities how to balance best social, economic and environmental issues related to mineral and aggregates extraction which can impact on soil. The Soil Strategy for England has a vision to ensure that England’s soils will be protected and managed to optimise the varied functions that soils perform for society.

The Hertfordshire Minerals and Waste Local Plan (2024–2041) places strong emphasis on safeguarding the county’s geological resources and soils. The plan addresses geological conservation through protection of Regionally Important Geological Sites (RIGS) and chalk stream aquifers, ensuring that Hertfordshire’s unique soil and geological heritage is preserved alongside sustainable mineral supply.

Relevant plans, policies and programmes

- The European Soil Thematic Strategy (2006);
- 8th Environmental Action Programme 2022;
- Safeguarding our Soils: A Strategy for England (2009);
- Rural Strategy (2004), Defra;
- Government Woodland and Forestry Statement (2013);
- A Green Future: Our 25 Year Plan to Improve the Environment;
- DEFRA Regional Agricultural Land Classification Map (2010);
- Defra (2021) England Peat Action Plan; and
- Hertfordshire Minerals and Waste Local Plan (2024–2041).

The current situation

The geology of the County is the major factor determining its topography (the hills and valleys) and its soils. These, together with the climate, determine the natural vegetation and habitats which support the range of species and influence farming practices. The combination of all these factors results in the distinctive landscape of each part of the County.

The solid geology of Hertfordshire is relatively simple, being largely chalk of the Cretaceous period, overlain in the south and east by London Clay. In the far north and north-west of the

County are small areas of Gault Clay. Throughout much of the County, the superficial deposits which overlay the solid geology complicate the picture. These include the Clay-with-flints of much of west Hertfordshire; including the Chilterns dip slope; the boulder clay of central and east Hertfordshire; and the gravels of the Vale of St Albans and the river valleys.¹⁰¹

South-west Hertfordshire's soils are mainly classified as grade 3 agricultural land, with some grade 2 soils.¹⁰² A significant proportion is covered by urban areas; a fact it has in common with many areas in the London Arc.

Three Rivers District covers a number of different soils. The predominant soilscape is 'freely draining slightly acid loamy soils' which generally have low fertility. These are typically arable and grassland (when not in an urban area) and are vulnerable to groundwater contamination. Along the River Chess, there is an area of 'freely draining lime-rich loamy soils' which drains to chalk or limestone groundwater and is vulnerable to leaching of nitrate to groundwater and erosion of chalk soils. To the south of Rickmansworth, the soil is the same as for much of the land to the Northwest of London: 'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'. These have moderate fertility are typically suited to grassland and arable with some woodland. Overland flow is the main risk. There is a small area of 'slightly acid loamy and clayey soils with impeded drainage', north of Abbots Langley which has moderate to high fertility. Farmed land here is vulnerable to pollution run-off and rapid through-flow to streams; with the potential to trigger erosion of fine sediment through surface capping.¹⁰³

Major impacts on soil are soil loss, contamination or compaction which can stem from a variety of sources, such as:

- Erosion;
- New developments (e.g. housing and accompanying infrastructure);
- Nutrient loss and diffuse pollution from agriculture;
- Climate change (leading to drought or flooding);
- Air pollution and run-off from roads; and
- Quarrying.

In recent years, Southwest Hertfordshire has seen a number of sinkholes appearing; a result of the predominantly chalk geology.

¹⁰¹ Hertfordshire Geological Society (undated) Solid Formations – Hertfordshire geology. Available online: [Solid Formations - Hertfordshire Geological Society](#) [Accessed November 2025]

¹⁰² Natural England (2025) Provisional Agricultural Land Classification. Available online: [Agricultural Land Classification map Eastern Region - ALC008](#) [Accessed November 2025]

¹⁰³ UK Soil Observatory, Cranfield (2024) Soilscales England & Wales. Available online: [Soilscales England & Wales \(UK Soil Observatory, Cranfield\) - Overview](#) [Accessed November 2025]

In 2017, there were no sites in Three Rivers listed on the Council's Contaminated Land Register. Land contamination is not a major issue in the District. There are a number of closed landfill sites that had previously been filled with refuse since the 1930s; however the Council has been involved with land contamination projects to remediate these sites.

The likely situation without the plan

The existing Core Strategy provides the strategic framework for maintaining soil quality and remediating contaminated land, in particular through 'Policy CP1: Overarching Policy on Sustainable Development'. Without a new Local Plan the Core Strategy policies would still remain, along with the current DM policies (specifically 'DM9: Contamination and Pollution') and therefore there would not be a policy vacuum in this area, meaning that effects on soils would still be considered when planning new developments. However, as the Core Strategy gets progressively older, there is a risk that the weight that can be accorded to such policies will diminish. In addition, the new Local Plan will have the opportunity to strengthen the policy framework in relation to safeguarding soils and remediating contaminated land through updated strategic and DM policies. The new Local Plan will be able to ensure that development, beyond that already identified in the Core Strategy and Site Allocations DPD, is located having taken into account the soil quality related implications (e.g. whether best and most versatile agricultural land could be affected and whether opportunities are taken to remediate contaminated sites). Without the new Local Plan, any new development that results through planning applications on unallocated sites, rather than sites allocated in the Local Plan, could occur in areas which might not result in the best outcomes in relation to these factors.

Issues and opportunities

- Soils in the District are vulnerable to groundwater contamination and erosion of chalk soils. Overland flow is also a main risk in the south. Farmed land here is the north of Three Rivers is vulnerable to pollution run-off and rapid through-flow to streams; with the potential to trigger erosion;
- There is the potential for soil loss, compaction and degradation as a result of new development;
- Protecting the best and most versatile agricultural land;
- Promoting good soil handling practices; and
- Encouraging development on previously developed land.

Sustainability appraisal objectives and sub-objectives

- Make efficient use of land and protect soils
 - To safeguard high quality soils, such as agricultural land grades 1, 2 and 3a, from development;
 - To limit contamination/degradation/loss of soils due to development;

- To concentrate new developments on previously developed land (PDL);
- To minimise use of greenfield sites for development ;
- To optimise the efficient use of land by measures such as higher densities and mixed use developments; and
- To encourage the remediation of contaminated and derelict land and buildings.

Water

Key policy context

The EU Water Framework Directive 2000/60/EC is the key regulation that governs all UK water policies via the Water Framework Regulations 2003. The main aim of the directive is to prevent deterioration and where possible improve the quality of rivers and other water bodies to 'good ecological status' and 'good chemical status' by 2015 or at the latest, by 2027. There is also the requirement for groundwater to have reached 'good status' in terms of quality and quantity by 2015 or at the latest, by 2027.

In the UK, there are national and regional strategies which focus on maintaining and protecting water resources. Three Rivers is covered within the following plans:

- Thames Water Water Resource Management Plan (2024);
- Thames River Basin Management Plan (Updated 2022);
- Thames Catchment Flood Management Plan (2009); and
- The Colne Catchment Abstraction Licensing Strategy (2019).

Flood risk should be considered at all stages of planning and development in order to reduce risk to properties and people. The NPPF requires that local authorities take account of flood risk throughout the planning process to avoid inappropriate development in areas at risk of flooding. This involves carrying out a Strategic Flood Risk Assessment to inform planning policies.

NPPF states, *"When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment"*.

A Strategic Flood Risk Assessment covering Three Rivers DC, Dacorum BC, St Albans City & District Council and Watford BC (2007) identifies areas that are at risk from flooding, whilst a Water Cycle Scoping Study was undertaken in 2010 (covering the same four local authorities, but in addition Welwyn and Hatfield BC) to inform the preparation of Local Plans and provide evidence to support any policies that relate to water resources, supply and sewerage, wastewater treatment, flood risk, water quality and the wider water environment. The 'Water Project for Hertfordshire' published in 2017, provides the evidence to support the update the Water Cycle Scoping Study. A new Strategic Flood Risk Assessment for the South West Herts authorities was finalised in 2019.

HCCSP Strategic Action Plan for Water (2023) also aims to cut water use, protect chalk streams, improve quality, and build resilience against climate change.

The Local Flood Risk Management Strategy (2019–2029) sets out Hertfordshire County Council's role in managing surface water, groundwater, and ordinary watercourse flooding. It promotes Sustainable Drainage Systems (SuDS), asset management, and community resilience to reduce flood risk across the county.

The Strategic Flood Risk Assessment (SFRA, 2025–2115) for Three Rivers District provides long-term flood zone mapping and projections, identifying areas at risk from river flooding, groundwater flooding, and functional floodplains.

Relevant plans, policies and programmes

- Water Framework Directive 2000/60/EC;
- The EU Floods Directive 2007/60/EC;
- Nitrates Directive 91/676/EC (and Protection of Water against Agricultural Nitrate Pollution (England and Wales) Regulations 1996, SI 888);
- Industrial Emissions Directive (2010);
- Water Framework Regulations 2003;
- The Water Act 2014 ;
- The Flood and Water Management Act 2010;
- Water Industry Act 1991 (as amended);
- Groundwater Protection: Policy and Practice (Environment Agency, 2012);
- The Environmental Permitting (England and Wales) Regulations 2010;
- Hertfordshire Water Study (2017);
- South West Herts Level 1 Strategic Flood Risk Assessment (2019);
- Thames Water Authority Land Drainage Byelaws 1981;
- Thames Basin River Catchment Plan (2016, updated 2022);
- Water Cycle Study 2010;
- Affinity Water Resource Management Plan (2024);
- Strategic Flood Risk Assessment Level 1 (2007) and Level 2 (2012);
- Strategic Flood Risk Assessment Level 2 (2019; update expected in 2021);
- HCCSP Strategic Action Plan for Water (2023);
- Thames Water Resource Management Plan (2024);
- Thames Water Hertfordshire Catchment Strategic Plan (2024);

- Hertfordshire Local Flood Risk Management Strategy (2019–2029); and
- Three River District Council Strategic Flood Risk Assessment (SFRA, 2025–2115).

The current situation

Water resources

Water is an essential natural resource. It is important that water resources are protected so that the risk of harm to the environment and to human health can be reduced as far as possible. The Three Rivers area has a high level of surface water resources (getting its name from the three main rivers which flow through it) including the Rivers Colne, Gade and Chess (all within the Colne catchment), the Grand Union Canal, several lakes and numerous ponds. In addition the District is entirely underlain by an aquifer (high quality water-table) which is the main drinking water resource for the area.¹⁰⁴

Within Three Rivers, the rivers are the Chess, the Colne and the Gade. The River Chess is a chalk stream that originates in the Chiltern Hills, just north of Chesham and flows through Buckinghamshire and Hertfordshire to join the River Colne in Rickmansworth. The River Gade also originates in the Chilterns, near the hamlet of Hudnall and flows south east for 15 miles through Great Gaddesden, Hemel Hempstead, Kings Langley and Abbots Langley to join the Colne near Rickmansworth. The River Colne rises close to North Mymms Park in Hertfordshire, flow through Watford, Oxhey, Rickmansworth, Batchworth and Maple Cross before marking the boundary between Buckinghamshire and Greater London. The river eventually joins the Thames in Staines-upon-Thames. Another key component of the Colne catchment is the Grand Union Canal. It flows alongside the River Gade through Hemel Hempstead, Kings Langley, Abbott's Langley and Watford, and then continues through Rickmansworth along the lower River Colne on towards Denham.

Groundwater in the Colne Catchment is of great importance as it is used to supply drinking water, as well as providing base flow into some rivers via springs. The three main groundwater bodies in the Colne Catchment are the 'Mid-Chilterns Chalk', 'the 'Radlett Tertiaries' and the 'Lower Thames Gravels'. However, all three groundwater bodies are classified as being at risk as they are very susceptible to contamination.

Groundwater is a source of drinking water as well as maintaining the flow in many rivers. In order to protect these sources (e.g. wells, boreholes and springs used for public drinking water supply) the Environment Agency has defined groundwater Source Protection Zones (SPZs) which are designed to protect individual groundwater sources from any activities that might cause pollution in the area. In this context they are used to inform pollution prevention measures in areas which are at a higher risk, and to monitor the activities of potential polluting activities nearby.

¹⁰⁴ Three Rivers District Council (2013) Development Management Policies LDD – 10.0 Flood Risk and Water Resources Available online: [Three Rivers District Council: Development Management Policies LDD - 10.0 FLOOD RISK AND WATER RESOURCES](#) [Accessed November 2025]

A large proportion of the District is covered by SPZs.

Water quality

In the 2009 assessments as part of the Thames River Basin Management Plan, the River Chess was classified as having moderate ecological status; the Lower Gade at its confluence with the River Colne was classified as having bad ecological status; and the River Colne, from its confluence with the River Ver and its confluence with the Gade and Chess had poor ecological status.¹⁰⁵ In the 2018 update to the Thames River Basin Management Plan, Affinity Water pledged to invest over £2million to improve river improvements in the Colne catchment.¹⁰⁶

In 2022, following the third cycle of River Basin Management Plans, the Environment Agency reported that of the 26 surface water bodies in the Colne catchment, 20 were of 'Moderate' Ecological Status, 5 were 'Poor' and one was classified as 'Bad'. On chemical status however, all 26 water bodies are classes as 'Fail'.¹⁰⁷

The recent update to Thames River Basin Management Plan (updated 2022) reported that ecological status across the Thames basin (including Colne) remains predominantly moderate or poor. Chalk streams (e.g., Chess, Gade) remain under pressure from abstraction and pollution. The chemical status has worsened since 2015, with many water bodies failing "good" chemical status due to phosphates and priority substances¹⁰⁸.

Of the three main groundwater bodies in the Colne Catchment, the 'Mid-Chilterns Chalk' is of Poor Chemical Status; and 'the 'Radlett Tertiaries' and the 'Lower Thames Gravels' are both at Good Chemical Status.

The main reasons for not achieving good status within the Colne catchment, by sector, were:

- Water industry;
- Urban and transport; and
- Agriculture and rural land management.

The majority of the rivers in the Colne catchment are susceptible to low flows due to low groundwater levels, which are increasingly exacerbated by drought conditions and abstractions.

¹⁰⁵ Environment Agency / Department for Environment, Food & Rural Affairs (2016) Thames River basin District river basin management plan. Available online: [Thames river basin District river basin management plan: 2009 - GOV.UK](#) [Accessed November 2025]

¹⁰⁶ Environment Agency & Department for Environment, Food & Rural Affairs (2016) Thames River basin District — River Basin Management Plan. Available online: [Thames river basin District river basin management plan - GOV.UK](#) [Accessed November 2025]

¹⁰⁷ Environment Agency / Department for Environment, Food & Rural Affairs (2022) River basin management plans, updated 2022 – Guidance. Available online: [River basin management plans: updated 2022 - GOV.UK](#) [Accessed November 2025]

¹⁰⁸ Environment Agency (2022) Thames River basin District — River Basin Management Plan (updated 2022). Available online: [Thames river basin District river basin management plan: updated 2022 - GOV.UK](#) [Accessed November 2025]

The Thames River Basin Management Plan identifies the priority issues for the Colne catchment as: changes to natural level and flow of water; pollution from waste water, transport infrastructure and rural areas; and the extent of physical modifications such as weirs and concrete channels.¹⁰⁹

One of the main ways the water industry impacts on water quality in the Colne catchment is through the discharge of treated water into local rivers from several residential properties and multiple large STWs (including Maple Lodge, Blackbirds, and Chesham) discharging into the Colne and its tributaries, alongside numerous smaller facilities. During storm events, intermittent sewage discharges under permit remain a significant problem. During storm events, there can be intermittent sewage discharged (under license), impacting on groundwater, which has the potential to put the drinking water supply at risk.¹⁰⁹

Water supply and consumption

The Three Rivers area is supplied potable water by Affinity Water (previously Veolia Water Central). The supply to the area is well reinforced with a number of reservoirs and strategic transfers in place to maintain an adequate security to supply.

Affinity Water have strategies in place to accommodate the potential increase in demand due to future growth targets whilst managing the limited water resources and accounting for future climate change. They predict no major constraints to supplying the District with potable water; however strategies rely partially on increased water efficiency in both new and existing dwellings. In its latest Water Resources Management Plan 2024 (WRMP24) Affinity Water acknowledges future pressures from population growth, climate change and rising demand, and forecasts a possible shortfall of up to 449 million litres/day by 2050 if no action is taken.¹¹⁰

The Environment Agency has produced figures on water use per person across local authorities in Hertfordshire. According to the Environment Agency's 2023–2024 water resources performance report and Affinity Water's Annual Performance Report 2024, average household consumption in Affinity Water's supply area is now around 146–150 litres per person per day (l/h/d), with Three Rivers still among the higher-consuming Districts. Nationally, per capita consumption (PCC) has stabilised at around 141–144 l/h/d, reflecting ongoing efficiency measures and metering programmes.¹¹¹

Hertfordshire's household water consumption has remained consistent at ~146–150 l/h/d in 2023/24, slightly above the national average of 141–144 l/h/d, continuing the long-term downward trend since 2009/10 but showing signs of stabilisation.

¹⁰⁹ Environment Agency (undated) Catchment Data Explorer – Operational Catchment 1044. Available online: [Colne GW Operational Catchment | Catchment Data Explorer](#) [Accessed November 2025]

¹¹⁰ Affinity Water (2024) Water Resources Management Plan (WRMP). Available online: [Water Resources Management Plan | Affinity Water Have your say](#) [Accessed November 2025]

¹¹¹ Environment Agency (2024) Water resources 2023-2024: analysis of the water industry's annual water resources performance. Available online: [Water resources 2023-2024: analysis of the water industry's annual water resources performance - GOV.UK](#) [Accessed November 2025]

The impact of the high than average water consumption levels in the District is exacerbated by the fact that Three Rivers is located in the driest region in the country. The East of England receives only two thirds of the average UK annual rainfall. Many of the region's surface and ground waters are under severe pressure. The Environment Agency has confirmed that a large proportion of Three Rivers is located within a Surface Water Safeguard Zone although the District is not within a Drinking Water Protected Area. The region is a Surface Water Safeguard Zone for Pesticides (Metaldehyde, Carbetamide, Propyzamide). It is Under Consideration for Pesticides (Carbendazim, Chlorotoluton, MCPA, Mecoprop, Metazachlor - as may be at risk in the future). This safeguarding relates to the Lower Thames drinking water protected area.¹¹²

Water resources are over abstracted in the region. Hertfordshire's natural water environment is constantly at risk from periods of drought and floods. Groundwater resources are now at or approaching full utilisation, and many rivers and streams including the Chess and Gade suffer from low flows which detrimentally impacts upon water quality. Climate change could also contribute to a 5% loss of available water resource by 2035.

The Chilterns Chalk Streams are particularly susceptible to over abstraction. The Catchment Abstraction Management Strategy (CAMS) for the Colne catchment identified that the underlying chalk aquifer is assessed as being 'over-abstracted'.

See Section **Material Assets** for details about waste water and sewage.

Flood risk

The landscape of Southwest Hertfordshire, including Three Rivers District, is such that the level of flood risk is relatively low, in particular along the chalk tributaries such as the Gade where the catchment topography is such that river flooding will only affect a relatively narrow and well-defined corridor as opposed to an expansive floodplain. However, the River Chess and River Colne valleys are both considered floodplains. In total, approximately 4% of the land area in South West Hertfordshire is at risk of flooding.¹¹³

The South West Hertfordshire Level 1 SFRA Addendum updated in July 2024 covers Three Rivers District Council, Dacorum Borough Council, Watford Borough Council, and St Albans City & District Council. The SFRA reports that fluvial flood risk in the region is confined to the main river floodplains such as the River Colne and the River Lee catchments and there are few areas of extensive floodplain. The River Colne flows from the East to the South of the District.

Historical flood incidents have been recorded in the District with several occurring in the area of Rickmansworth. The causes of the flood incidents were surface water flooding, groundwater flooding and overtopping of the River Colne.

¹¹² Department for Environment, Food & Rural Affairs and Environment Agency (2018) Surface Water Management Action Plan. Available online: [surface-water-management-action-plan-july-2018.pdf](#) [Accessed November 2025]

¹¹³ Consisting of the local authority areas of Dacorum Borough, St Albans City and District, Three Rivers District, and Watford Borough

Surface water flooding has occurred in the following areas of Three Rivers:

- Uxbridge Road, Rickmansworth;
- High Street, Rickmansworth;
- South Oxhey;
- Green Street, Chorleywood;
- Harefield Road & Juniper Dell, Rickmansworth; and
- Church Street, Chorleywood Bottom, Lower Road & Links way; Rickmansworth.

Groundwater flooding has occurred in the following areas:

- Church Street, Batchworth; and
- Kewferry Road, Rickmansworth.

Exceeded sewer systems have caused surface water flooding in some areas of Three Rivers, causing property damage from foul and surface water in the following locations:

- South Oxhey (42 properties affected by foul water; 70 by surface water only); and
- Uxbridge Road, Rickmansworth (15 properties affected by foul water; 12 by surface water only).

There is only one flooding event caused by overtopping of the River Colne defences. This occurred at Drayton Ford Cottages, Rickmansworth in 2014.¹¹⁴

Within Three Rivers, there are a number of formal flood defences:

- The Chess Wall – provides flood protection to residential and commercial properties within Rickmansworth town centre;
- Lower Colne Improvement Scheme – designed to protect Rickmansworth from flooding of the Grand Union Canal; and
- Hartsbourne Stream Flood Storage Area – provides flood protection to property within South Oxhey along the entire reach of the Hartsbourne stream down to the confluence with the Colne.

The 2024 SFRA suggested further assessment of the residual risk of overtopping or breach of the Lower Colne Improvement Scheme raised defences and Chess Wall.

The likely situation without the plan

The existing Core Strategy provides the strategic framework for considering flood risk, water quality and water resources, in particular through 'Policy CP1: Overarching Policy on Sustainable Development'. Without a new Local Plan, the Core Strategy policies would still remain, along with the current DM policies (specifically 'DM6: Biodiversity, Trees,

¹¹⁴ St Albans City and District Council (2024) SFRA Level 1 Addendum. Available online: [SFRA Level 1 Addendum](#) [Accessed November 2025]

Woodlands, Watercourses and Landscaping’ and ‘DM8: Flood Risk and Water Resources’) and therefore there would not be a policy vacuum in this area, meaning that effects on water would still be considered when planning new developments. However, as the Core Strategy gets progressively older, there is a risk that the weight that can be accorded to such policies will diminish. In addition, the new Local Plan will have the opportunity to strengthen the policy framework in relation to flood risk, water quality and water resources through updated strategic and DM policies. The new Local Plan will be able to ensure that development, beyond that already identified in the Core Strategy and Site Allocations DPD, is located having taken into account the issues relating to flood risk, water quality and water resources. Without the new Local Plan any new development that results through planning applications on unallocated sites, rather than sites allocated in the Local Plan, could occur in areas which might not result in the best outcomes in relation to these factors.

Issues and opportunities

- There are some issues with ecological river water quality in Three Rivers;
- Over abstraction of water resources is an issue in the region. The Chilterns Chalk Streams are particularly susceptible to over abstraction;
- Some areas of Three Rivers are at risk from flooding. The functional flood plans of the Chess Valley and the Colne Valley should be protected;
- There are issues relating to the future capacity of waste water treatment works serving the area;
- Considering overall siting of development schemes in order to minimise potential effects on water quality;
- Taking account of groundwater resources and sensitivities (e.g. source protection zones) when allocating sites for development;
- Encouraging the use of Sustainable Drainage Systems in new developments to minimise negative effects on river quality;
- Ensuring that efficient use of water resources in development schemes, this includes the use of recycled water and incorporating rainwater re-use; and
- Ensuring that new potentially polluting processes are located in areas where groundwater is not vulnerable.

Sustainability appraisal objectives and sub-objectives

- To protect, maintain and enhance water resources (including water quality and quantity)
 - To encourage higher water efficiency and conservation in new and existing developments; promoting local water recycling initiatives and rain water harvesting;
 - To ensure water consumption does not exceed levels which can be supported by natural processes and storage systems;

- To improve ecological status and flow of rivers and encourage practices which reduce nitrate levels in groundwater;
- To reduce the number and severity of pollution incidents and reduce the risks to groundwater resource from contamination;
- To take account of the existing and future capacity of sewerage network;
- To reduce flood risk;
- To avoid developments in areas which at risk from fluvial, sewer, groundwater flooding (for instance natural flood plains) or storm surges while taking into account the impacts of climate change;
- To ensure that developments which are at risk from flooding, or are likely to be at risk in future due to climate change, are sufficiently adapted;
- To take account of additional surface water generated by new development; and
- To promote properly maintained sustainable drainage systems (SUDs) to reduce flood risk and surface water runoff.

Social factors

Population

Key policy context

The 'Population' topic in this SA/SEA primarily relates to demographics, about which there are very few specific plans, policies or strategies. However, many other types of plans and policies will have secondary impacts on the population, e.g. housing strategy policies on accommodation for the elderly. Therefore, when taking into account effects on the SA/SEA topic of 'population', cross reference should be made to issues covered within plans and policies relating to housing, education, social deprivation, crime (safety), recreation, leisure and sports.

Objectives relating specifically to demographics (not attempting to alter them, but rather to adapt to changes in future demographics), may be found in documents focusing on sustainable development. Examples can be seen in the EU Sustainable Development Strategy (updated in 2006) followed by the Sustainable Development Report published in 2025, which includes an objective specifically on 'dealing with the economic and social implications of an ageing society' and the Europe 2020 Strategy which prioritises inclusive growth, 'fostering a high-employment economy delivering social and territorial cohesion'.

The UK government has produced a set of sustainable development indicators to provide an overview of progress towards a sustainable economy, society and environment in the UK.¹¹⁵

The NPPF emphasises the importance of responding and adapting to changes in population. In particular, the Framework highlights the social role that planning authorities have in supporting vibrant and healthy communities. One of the core planning principles is that the planning should *“take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”*. This is crucial for maintaining a healthy population.

Relevant plans, policies and programmes

- 2030 Agenda for Sustainable Development in Europe (2015);
- EU Sustainable Development Strategy (updated 2006);
- EU Sustainable Development Report 2025;
- Europe 2020 Strategy;
- Equality Act 2010;
- Three Rivers Core Strategy 2011-2026; and
- Three Rivers Development Management Policies DPD (Adopted 2013).

The current situation

Population

In Three Rivers, the population size has increased by 7.4%, from around 87,300 in 2011 to 93,800 as per 2021 Census. This is higher than the overall increase for England (6.6%), where the population grew by nearly 3.5 million to 56,489,800.¹¹⁶

Office for National Statistics (ONS) published the 2022 based sub-national population projections for England covering the 25 year period from 2022-2047. They project population in Districts using recent trends in birth and death rates and migration. The projections do not take account of the future implications of local, regional or national policy. The population in Three Rivers during the period 2022-2047 is forecast to grow from 94,179 people in 2022 to 100,872 in 2047, an increase of 7.1%.

Table B-6 - Resident population (rounded to nearest 100)¹¹⁷

¹¹⁵ Office for National Statistics (2015) Sustainable Development Indicators. Available online: [Sustainable Development Indicators - Office for National Statistics](#) [Accessed November 2025]

¹¹⁶ Office for National Statistics (2021) Census population change — E07000102 (Three Rivers). Available online: [Three Rivers population change, Census 2021 — ONS](#) [Accessed November 2025]

¹¹⁷ Office for National Statistics (2022) Population and household estimates, England and Wales: Census 2021. Available online: [Population and household estimates, England and Wales - Office for National Statistics](#) [Accessed November 2025]

	Resident Population		Change 2001–2011	% Change 2001–2011
	2011	2021		
Three Rivers	87,300	93,800	6500	7.4%
Hertfordshire	1,116,000	1,201,000	8500	7.6%

Information on age breakdown from the 2021 Census shows a decrease in the percentage of the population aged under 15 in Three Rivers and a slight increase in those aged 65 and over (see **Table B-7**).

Table B-7 - Age breakdown in three rivers District¹¹⁸

	2011	2021	% Change
% of population aged 0-14	19.1%	17.8%	-1.3%
% of population aged 15-64	64.5%	63.9%	-0.6%
% of population aged 65 and over	16.4%	18.3%	1.9%
% of population aged 90 and over	0.8%	1.0%	0.2%

Deprivation

Three Rivers ranked 275th out of 296 local authority areas in England in the 2025 Index of Multiple Deprivation rankings (a rank of 1 being the most deprived). This compares to a ranking of 291/317 in 2019, 300/326 in 2015, 250/354 in 2010, 287/354 in 2007 and 308/354 in 2004. The neighbouring authorities in southwest Hertfordshire had the following ranks: Dacorum 211/296 (240/317 in 2019), St Albans 288/296 (306/317 in 2019) and Watford 175/296 (195/317 in 2019).¹¹⁹

Despite the relatively low levels of deprivation in the District as a whole, there are however small pockets of more deprived areas within Three Rivers, mostly around South Oxhey. The Index of Multiple Deprivation divides the District into 55 smaller areas called lower super output areas (LSOAs). Ten LSOAs in the District rank within the most deprived half of local areas nationally. The most deprived area in the District (Three Rivers 012D) which is within South Oxhey is within the 30% most deprived areas in England. Three Rivers 009D, which covers part of the village of Mable Cross, is also within the 40% most deprived areas in England. Three Rivers 012B and Three Rivers 10A are both adjacent to 012D and are

¹¹⁸ Office for National Statistics (2021) Explore local statistics – Three Rivers (E07000102). Available online: [Three Rivers \(E07000102\) - ONS](#) [Accessed November 2025]

¹¹⁹ Ministry of Housing, Communities & Local Government (2019) English indices of deprivation 2019. Available online: [English indices of deprivation 2019 - GOV.UK](#) [Accessed November 2025]

within the 40% most deprived local areas. Twenty out of the 55 LSOAs in the District are within the 10% least deprived in the country.

The Public Health England profile for Three Rivers (2023) shows that 9.3% of children under 16 years in the District (equivalent to approximately 1,742) are from low income families as compared to 22.1% in England.¹²⁰

The likely situation without the plan

The existing Core Strategy provides the strategic framework for the provision of homes, jobs, services and facilities to help meet the needs of the District's existing and future population. Without a new Local Plan, the Core Strategy policies would still remain, along with the current DM policies and therefore there would not be a policy vacuum in this area. However, as the Core Strategy gets progressively older, there is a risk that the weight that can be accorded to such policies will diminish. The new Local Plan will be able to ensure that development is planned to meet the updated needs of the area. Without the new Local Plan, any new development that results through planning applications on unallocated sites, rather than sites allocated in the Local Plan, is likely to result in uncoordinated development that fails to meet all needs and does not link new development with appropriate new supporting infrastructure.

Issues and opportunities

- Despite the relatively low levels of deprivation in the District as a whole, there are however small pockets of more deprived areas within Three Rivers, particularly around South Oxhey;
- Take account of an increasing population;
- Take account of an ageing population;
- Tackle issues of deprivation in certain areas of the District;
- Ensure adequate housing, facilities and infrastructure whilst protecting and enhancing the local environment; and
- Use planning obligations to help secure an appropriate range of facilities.

Sustainability appraisal objectives and sub-objectives

See other 'social' topics for SA Objectives that cover population.

Health and wellbeing

Key policy context

The UK's Sustainable Development Strategy (2011) sets out five guiding principles of sustainable development, one of which is "*ensuring a strong, healthy and just society*". The

¹²⁰ Office for Health Improvement and Disparities (2025) Local Authority Health Profiles: Three Rivers (E07000102). Available online: [Local Authority Health Profiles - Data | Fingertips | Department of Health and Social Care](#) [Accessed November 2025]

NPPF seeks to support this strategy and incorporates this into its own core planning principle, that planning should: *“take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”*.

In order to promote healthy communities, the NPPF states the importance of social interaction and inclusive communities which should be facilitated through the planning system. The planning process should involve all sections of the community and should facilitate neighbourhood plans. In relation to health, this will concern the delivery of social, recreational, sport and cultural facilities and services. The NPPF requires that planning policies and decisions should plan *“positively for the provision and use of shared spaces, community facilities and other local services”* and *“guard against the unnecessary loss of valued facilities and services”*.

The NPPF also highlights the importance of access to high quality open spaces and sport and recreation facilities to community health and wellbeing. The NPPF recommends having up to date needs assessments for open space, recreation and sport facilities to indicate demand and highlight opportunities for new provision. It also states that *“existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless...”* there is a surplus to requirements of such facilities (as indicated by a needs assessment; new development will replace existing facilities to an equal or greater standard; or the need for alternative sport or recreation provision is demonstrated to outweigh the loss of existing provision. In general, the NPPF encourages the replacement of sport and recreation facilities with newer or better equivalent facilities, rather than an absolute loss.

With respect to rights of way, the NPPF provides the following guidance: *“Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”*

In 2012, the Health and Social Care Act gave an increasing responsibility to local authorities in achieving health targets provided by the Government. Following the Act, local government now has responsibility for public health and improving the health of local communities. In Hertfordshire and the surrounding counties, there are a number of trusts who manage healthcare services within the area. Within southwest Hertfordshire, this is the West Hertfordshire Hospitals (WHH) NHS Trust who manage the Watford, Hemel Hempstead and St Albans Hospitals. The WHH NHS Trust has a strategy and annual plan outlining its plan for future services including those which affect Three Rivers District.

The NPPF requires that *“create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

Priorities relating more directly to crime and safety are included within the Community Safety Partnership Annual Report 2024 as part of Three Rivers Community Strategy 2023-2028. These include:

- Violence;
- Vulnerable people's safety;
- Domestic burglary;
- Motor vehicle crime;
- Fraud & scams; and
- Hate crime & counter-terrorism.

With regards to road safety, the NPPF states that plans should *“create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.”*

Relevant plans, policies and programmes

- UK's Sustainable Development Strategy (2011);
- Public Health England Strategy 2020-25 (2019);
- 2012 Health and Social Care Act;
- Crime and Disorder Act 1998;
- Hertfordshire County Council Health and Wellbeing Strategy 2022-2026;
- Hertfordshire County Council Active Travel Strategy (2023-2031);
- Hertfordshire County Council Road Safety Strategy (2024);
- Hertfordshire Physical Activity And Sport Framework (2022);
- Three Rivers Open Space, Sport and Recreation Study (2007);
- Three Rivers Open Space, Sport and Recreation Study (2019);
- Three Rivers Retail and Leisure Study (2012);
- South West Hertfordshire Retail and Leisure Study (2018);
- Three Rivers District Council Infrastructure Delivery Plan (2012);
- West Hertfordshire Hospitals NHS Trust Five Year Plan 2024-2029;
- West Hertfordshire Hospitals NHS Trust Annual Plan 2023-2024;
- Three Rivers Core Strategy 2011-2026;
- Three Rivers Development Management Policies DPD (2013);
- Three Rivers Community Strategy 2023-2028; and

- Three Rivers Community Safety Partnership Annual Report 2024.

The current situation

Life expectancy

Life expectancy in the District for both men and women is higher than the England average; however this varies for men and women and according to levels of deprivation. As of 2021, the difference between life expectancy at birth in the most deprived areas and the least deprived areas in Three Rivers was 5.6 years for males and 5.3 years for females.¹²¹

The life expectancy at birth for a resident in Three Rivers in 2021-23 was 81.5 years for men and 84.8 years for women.¹²² Between 2010–2012 and 2020–2022, life expectancy in Three Rivers District increased by 1.6 years for men and 1.2 years for women, according to the latest Public Health Profile data.

The principal causes of death in Hertfordshire are: heart disease and stroke, dementia and Alzheimer's disease, cancers, and respiratory diseases. These conditions are also principal causes of disability and ill health in the County.

General health

The health of residents within Three Rivers is generally better than the England average.

As per 2021 Census, 3.6% of residents in Three Rivers reported their health as bad or very bad (the same as in Hertfordshire and lower than the 5.5% in England), and 13.5% of the population was disabled under the Equality act (compared to 14.4% in Hertfordshire and 17.3% in England)¹²³.

The 2023/24 Health Profile,¹²⁴ shows that the percentage of adults smoking has fallen to 6.5% in 2024 (this is better than the England average of 10.4% in 2024). The percentage of physically active adults within Three Rivers was 71.6% in 2023/24, (which is slightly better than the Hertfordshire average of 70.1% and the England average of 67.4%). The 2023/24 Health Profile also reports that 63.1% of adults are overweight or obese for the period 2023-24, compared to 65.6% for Hertfordshire and 64.5% for England. In terms of year 6 children, 17.2% are classified as overweight or obese in 2023/24. This is better than the Hertfordshire and England averages of 17.8% and 22.2% respectively.

Local health and wellbeing priorities within the District are increasing levels of physical activity in adults and subsequently reducing levels of obesity; continuing to reduce the

¹²¹ Three Rivers District Council (2023) Three Rivers Health Inequalities JSNA – Appendices 1. Available online: [Three Rivers Health Inequalities JSNA](#) [Accessed November 2025]

¹²² Office for Health Improvement and Disparities (2025) Local Authority Health Profiles: Three Rivers (E07000102). Available online: [Local Authority Health Profiles - Data | Fingertips | Department of Health and Social Care](#) [Accessed November 2025]

¹²³ Nomis Official Census and Labour Market Statistics (2021) Table TSO38-Diasability. Available online: [Nomis - Query Tool - TSO38 - Disability](#) [Accessed November 2025]

¹²⁴ Office for Health Improvement and Disparities (2025) Local Authority Health Profiles: Three Rivers (E07000102). Available online: [Local Authority Health Profiles - Data | Fingertips | Department of Health and Social Care](#) [Accessed November 2025]

proportion of the population smoking; and helping the expanding older population keep healthy.

Healthcare

In Hertfordshire, there are four major acute hospitals; the nearest one for Three Rivers' residents is the Watford General Hospital. These hospitals provide over 60% of acute care for Hertfordshire residents, with hospitals outside Hertfordshire also being accessible to residents. Close to 98% of Hertfordshire's population live within 30 minutes of an acute hospital (travelling by car). However, congestion within the County and the District of Three Rivers means that travel times may be longer than 30 minutes. In respect of acute care, much of the West Herts Hospital Trust (WHHT) estate is in poor condition and is in urgent need of investment.

As of 2024, there are 24 GP practices formally listed for the Three Rivers area (under Herts & West Essex ICB / PCNs), a significant increase compared with the 10 practices referenced in 2017. The District continues to lack its own major acute hospital; residents depend on neighbouring hospitals (e.g. Watford General Hospital) for emergency and specialist care. Community-based health support continues through initiatives such as the "Healthy Hub" for the District, offering a range of non-GP, non-hospital health and wellbeing services.¹²⁵

Noise

Complaints about noise in Hertfordshire have decreased slightly between 2009/10 and 2013/14, with 5.7 complaints received per 1,000 population (in total, 6,513 complaints in 2013/14 compared to 6,678 complaints in 2009/10). Of the complaints received in 2013/14, 69% related to domestic noise; 14% to commercial noise; 7% to construction noise; 3% to both vehicle/machinery noise and industrial noise; and 2% were classed as miscellaneous noise complaints.¹²⁶

Hertfordshire is susceptible to noise from aircraft, due to its close proximity to the major airports of Stansted and Luton. In 2013, the total number of complaints received in Hertfordshire for Stansted was 176; this was 19.4% of the total number of complaints. In 2014, the figure increased to 244, (23.9% of the total number of complaints received). In 2013, the number of complaints for Luton was 707, 69% of the total.

In Three Rivers District, noise complaints showed a general decline, from 551 complaints in 2010/11 to 359 in 2013/14.^{127,128}

¹²⁵ Herts and West Essex Integrated Care Board (undated) GP, pharmacy and other primary care services in Three Rivers. Available online: [GP, pharmacy and other primary care services in Three Rivers - Herts and West Essex ICS](#) [Accessed November 2025]

¹²⁶ Hertfordshire County Council (2014) Quality of Life Report. Available online: <http://atlas.hertslis.org/las/profiles/profile?profileId=920&geoTypeId=16&geoids=26> [Accessed November 2025]

¹²⁷ Ibid.

¹²⁸ NB: The Hertfordshire Quality of Life Report has not been produced post-2014.

Recreation, sport and leisure

The District contains a diverse range of leisure and sports facilities, including public and private outdoor sports facilities for children and adults as well as allotments and gardens.

Information from the Active Places Power database reports that Three Rivers had the following sporting facilities in 2020:

- 16 golf courses;
- 249 grass pitches;
- 13 health and fitness suites;
- 26 sports halls;
- 8 squash courts;
- 18 studios;
- 12 swimming pools;
- 2 indoor bowls;
- 19 artificial grass pitches; and
- 93 outdoor tennis courts¹²⁹

There are no ice rinks, indoor tennis or ski slope facilities within the District, however these facilities are available in neighbouring authorities. The majority of the sporting facilities (81%) within Three Rivers are publicly accessible. In terms of ownership, 8% of the facilities are owned and run by clubs, 5% are commercial, 56% are owned by schools, and 28% are owned by the Council. The remaining facilities are run by other owners.

These sport and leisure facilities are accessible in each of the District towns, including:

Table B-8 - Sports and leisure facilities within three rivers' towns¹³⁰

Town	Sport and Leisure Facilities
Abbots Langley	Manor House Grounds – free tennis courts Manor House Grounds – MUGA (football, basketball, tennis)
Leavesden	YMCA Woodlands / Leavesden Country Park – floodlit MUGA (tennis, netball, football 3G)
Croxley Green	Baldwins Lane Playing Fields – tennis courts Barton Way Playing Fields – MUGA (football, basketball)

¹²⁹ Sport England (2025) Local Sport Profile: Three Rivers. Available online: [DetailedReport | Active Places Power](#) [Accessed November 2025]

¹³⁰ Three Rivers District Council (undated) Leisure, parks and culture. Available online: [Leisure, parks and culture | Three Rivers District Council](#) [Accessed November 2025]

Town	Sport and Leisure Facilities
Maple Cross	Hornhill Road – MUGA (football, basketball)
Mill End	King George V Playing Fields – MUGA (3G astro-surface), football pitches
Rickmansworth	William Penn Leisure Centre – gym, group fitness studios, sports hall, swimming pool, outdoor artificial football pitch
South Oxhey	Oxhey Playing Fields – MUGA (football, basketball, netball)

As of 2025, the District continues to maintain a network of outdoor sports and recreation facilities, including a number of multi-use-games areas (MUGAs) marked for football, basketball, tennis or netball at sites such as Barton Way Playing Fields (Croxley Green), King George V Playing Fields (Mill End), Manor House Grounds (Abbots Langley), and others across the District. Football pitches remain available for community use across multiple sites (e.g. at Leavesden Country Park, Denham Way/Maple Cross, King George V Playing Fields, Oxhey Playing Fields), continuing to provide space for senior and junior matches.¹³¹

As per the recent Open Space, Sport and Recreational Facilities Assessment, Three Rivers District includes six sites classified as publicly accessible “parks & gardens.” Moreover, there are 118 sites defined as “natural and semi-natural green space,” covering approximately 1,159.7 hectares of open accessible greenspace. Together with amenity greenspaces, children’s play-spaces, allotments and other publicly accessible open-space typologies, the District retains a broad network of green infrastructure and recreation-space provision.¹³²

As of the latest data, Three Rivers benefits from a substantial public rights of way network: the publicly accessible PRoW network in the District is approximately 157.5 km in total length¹³³. Within the District, there are well-publicised paths and routes including the long distance walking routes of Chilterns Way and Hertfordshire Way; the Hertfordshire Health Walks, as well as the more local the Chess Valley Walk, the Ebury Way, and the London Loop as well as routes along the Grand Union Canal.

According to the 2023 “Open Space, Sport & Recreation Study” for Three Rivers, there are now 28 sites classified as amenity greenspace equating to 40.78 hectares where residents have opportunities for ‘informal activities close to home or work’, or that ‘provide

¹³¹ Three Rivers District Council (undated) Outdoor sports facilities. Available online: [Outdoor sports facilities | Three Rivers District Council](#) [Accessed November 2025]

¹³² Three Rivers District Council (2023) Open Space, Sport and Recreation Study – Final Report. Available online: [e866e3c0-31db-11ee-9336-6f98196f5e61-EB05 Open Space Sport and Recreation Study.pdf](#) [Accessed November 2025]

¹³³ Hertfordshire County Council (undated) Rights of Way in Three Rivers, Hertfordshire. Available online: [Rights of Way in Three Rivers, Hertfordshire | UK PRoW](#) [Accessed November 2025]

enhancement of the appearance of residential or other areas', such as recreation spaces and village greens.¹³⁴

There are 7 allotment sites within the District, totalling an area of 3.18 hectares. The National Society of Allotment and Leisure Gardeners (NSALG) recommends a national standard of 0.25 hectares per 1,000 population. Based on Three Rivers population in 2021, the District falls below the NSALG standard, with 0.13 hectares of allotment space per 1,000 population.

In 2021, there are seven cemeteries and churchyards in the District, equating to 11.26 hectares.

Table B-9 outlines the additional open space requirements for the District based on the level of housing growth in the current local plan.

Table B-9 - Future requirements of open space provision required as a result of new housing growth in order for the current levels of provision to be maintained

Open Space Type	Quantity standards (per 1,000 population)	Future requirement (hectares)
Parks & gardens	0.21	6.11
Natural & semi-natural greenspace	9.39	273.16
Amenity greenspace	1.60	46.54
Allotment	0.08	2.33
Provision for children & young people	0.13	3.78

As of 2023, Three Rivers District continues to provide a range of indoor leisure facilities across its area. The flagship leisure centre, William Penn Leisure Centre in Rickmansworth, offers a modern gym, refurbished group-fitness studios, a sports hall, swimming pool, and squash courts — following a substantial upgrade recently completed. In addition, the District has a network of sports halls (around 10 with 3+ courts) located across a mix of school-based and community sites; six or more leisure-pool venues across seven sites have been previously identified, giving reasonable swimming provision¹³⁵.

The Open Space, Sport and Recreation study also considered the provision of Playing Pitches for Football, Rugby Union, Rugby League, Hockey, Cricket, Bowls, Tennis, Athletics (including road running), Netball and Golf. It was found that there is a shortfall for football

¹³⁴ Three Rivers District Council (2023) Open Space, Sport and Recreation Study – Final Report. Available online: [e866e3c0-31db-11ee-9336-6f98196f5e61-EB05 Open Space Sport and Recreation Study.pdf](#) [Accessed November 2025]

¹³⁵ Ibid.

pitches in Abbots Langley, Chorleywood, Croxley Green and Rickmansworth. There is also a shortfall for rugby union and cricket pitches. For the remaining sports, the current stock meets demand.

According to the 2019 playing-pitch assessment, Three Rivers needed three additional full-size 3G pitches to meet demand. Since then: one new full-size 3G pitch has been completed (at Kings Langley School, 2024) Hemel Today; another was completed at St Clement Danes School (Chorleywood) in 2021. However, the 3G pitch at Sir James Altham (South Oxhey), which previously contributed to 3G provision, was closed in 2024 due to deterioration and safety concern¹³⁶.

Crime and safety

In the 2024–25 period, the crime rate in Three Rivers was 68.4 per 1,000 residents and it remains among the lower-crime Districts in Hertfordshire.

Table B-10 shows the split of different key crimes within the District from 2019 to 2024. Reports of ‘violence against persons’ crimes have increased during this period, However, ‘vehicle offences’, ‘Robbery’ and Burglary reports have reduced.

Table B-10 - Three rivers recorded crime 2019/20 - 2023/24¹³⁷

	2019/20	2020/21	2021/22	2022/23	2023/2024
	<i>Offences per 1000 of the population</i>				
Violence against persons	17	17.4	18.6	17.0	17.9
Robbery	1.0	0.3	0.2	0	0.5
Burglary	4.0	3.0	2.6	4.0	3.4
Vehicle offences	7.0	6.0	5.4	5.0	5.8

The likely situation without the plan

The existing Core Strategy provides the strategic framework for the provision of services, facilities, Green Infrastructure and social infrastructure to help meet the needs of the District’s existing and future population. Without a new Local Plan, the Core Strategy policies would still remain, along with the current DM policies and therefore there would not be a policy vacuum in this area. However, as the Core Strategy gets progressively older, there is a risk that the weight that can be accorded to such policies will diminish. The new

¹³⁶ Knight Kavanagh & Page Ltd for Three Rivers District Council (2019) Three Rivers District Council Playing Pitch Assessment Report. Available online: [https://cdn.threerivers.gov.uk/files/2023/01/dbd7b4b0-9e81-11ed-8d80-6dc425ce7e94-playing-pitch-strategy-assessment-report-final-2019-docx-1%20\(1\).pdf](https://cdn.threerivers.gov.uk/files/2023/01/dbd7b4b0-9e81-11ed-8d80-6dc425ce7e94-playing-pitch-strategy-assessment-report-final-2019-docx-1%20(1).pdf) [Accessed November 2025]

¹³⁷ Three River District (2024) Annual Monitoring Report 2023/2024. Available online: [9019166.04](https://www.threerivers.gov.uk/9019166.04) [Accessed November 2025]

Local Plan will be able to ensure that development is planned to address any new issues in relation to health and wellbeing, recreation & leisure, and crime & safety that are identified during the preparation of the plan.

Issues and opportunities

- Need to address health inequalities;
- Demand for healthcare in the District is likely to increase as the population increasing, particularly the number of elderly residents;
- Priorities in Three Rivers are to increase levels of physical activity in adults and reduce levels of obesity, to reduce the prevalence of smoking and to help the expanding older population keep healthy;
- In respect of acute care, much of the West Herts Hospital Trust (WHHT) estate is in poor condition and is in urgent need of investment;
- Three Rivers' increasing population will lead to additional pressure on secondary healthcare services in the District and also the County as a whole. The increasing proportion of older people in the District's population is also likely to have put pressure on secondary healthcare needs, as they are likely to utilise healthcare services more than others;
- Encourage sustainable transport modes and healthy forms of travel and exercise, e.g. walking/cycling and access to leisure and recreational facilities;
- Encourage the provision of convenience stores that provide fresh produce in accessible locations and explore using planning obligations to help secure an appropriate range of facilities;
- Designing out crime by improving the urban environment. This may be through redevelopment or adding additional security features such as CCTV and improved lighting; and
- Developing community activities and facilities that can divert people away from crime, improve tolerance and prevent anti-social behaviour.

Sustainability appraisal objectives and sub-objectives

- To improve the health and wellbeing of the local population
 - To include measures which will improve everyone's access to high quality health care facilities;
 - To promote and enable the health advantages of walking and cycling and community based activities;
 - To identify, protect and enhance open spaces, such as rivers and canals, parks and gardens, allotments and playing fields, and the links between them, for the benefit of people and wildlife;

- To minimise noise and odour pollution, particularly in residential areas;
- To narrow the income gap between the poorest and wealthiest parts of the area and to reduce health differential;
- To take health and access issues into account in new development;
- To improve community cohesion through reducing inequalities, promoting social inclusion and reducing crime and the fear of crime;
- To include measures which will improve everyone's access to high quality education, community facilities and public transport;
- To recognise the value of the multi-cultural/faith diversity of the peoples in the District;
- To improve the quality of life in urban areas by making them more attractive places in which to live and work, and to visit;
- To encourage community cohesion;
- To encourage high quality design in new developments, including mixed uses, to create local identity and encourage a sense of community pride;
- To ensure facilities and services are accessible by people with disabilities and minority groups;
- To encourage people to access the learning and skills they need for high quality of life;
- To ensure that the Plan does not discriminate on the basis of disability, ethnic minority, or gender;
- To tackle deprivation in the District's most deprived areas;
- To plan new developments to help reduce crime and fear of crime through thoughtful design of the physical environment, and by promoting well-used streets and public spaces; and
- To support crime/safety initiatives to tackle anti-social behaviour.

Housing

Key policy context

The NPPF highlights the need to deliver a wide choice of high quality homes and sets out how local authorities should plan for a mix of housing. It lists a number of actions that local authorities should take in order to “*significantly boosting the supply of homes*”:

- *To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for;*

- *the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes;*
- *Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required (including the minimum proportion of Social Rent homes required); and*
- *Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.”*

The Local Housing Needs Assessment (LNHA) (2024) addresses the requirements of the NPPF and considers the housing need in the South West Hertfordshire Housing Market Area including Three Rivers District. The LNHA looks at the overall housing need, the need for different sizes of homes and the needs of different groups within the community. The Council use this as part of the process of determining housing requirements within the District.

National policy for Gypsies and Travellers is set out in the Planning Policy for Traveller Sites (December 2024), which accompanies the NPPF. This guidance encourages fair and equal treatment for travellers, and urges local planning authorities to identify need and plan for future provision in appropriate locations. It recognises the sensitivity of new sites in rural areas, particularly the Green Belt, and seeks to limit the number and scale of new traveller site development in open countryside.

In practice the document states that (Planning for Traveller paragraph 8):

“Local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for travelling Showmen which address the likely permanent and transit site accommodation needs of Travellers in their area, working collaboratively with neighbouring local planning authorities”.

“Criteria should be set to guide land supply allocations where there is identified need”.

The Housing White Paper (2017) sets out measures for boosting housing supply, through: ‘Planning the right homes in the right places’; ‘Building homes faster’; ‘Diversifying the market’; and ‘Helping people now’.

Three River District’s Housing, Homelessness and Rough Sleeping Strategy (2023–2028) sets priorities for tackling homelessness, improving housing standards, and supporting vulnerable residents and the District’s Housing Allocations Policy (2022) governs how social and affordable housing is allocated within the District.

Relevant plans, policies and programmes

- Housing and Planning Act 2016;
- Building Regulations – Part M 2015;
- Nationally Described Space Standard (2015);
- Homelessness Act 2002;
- Localism Act 2011;
- Traveller Accommodation Needs Assessment Update 2013;
- Gypsy and Traveller Accommodation Assessment 2016;
- Planning for Traveller Sites 2024;
- South West Hertfordshire Strategic Housing Market Assessment (SHMA) 2024;
- Strategic Housing Land Availability Assessment (SHLAA) 2016;
- Strategic Housing and Employment Land Study (expected later in 2017);
- South West Hertfordshire Local Housing Needs Assessment (2024);
- ‘Fixing our Broken Housing Market’, Housing White Paper 2017;
- Three Rivers District Core Strategy 2011-2026;
- Three Rivers Site Allocations DPD (2014);
- Three River District Housing, Homelessness and Rough Sleeping Strategy (2023–2028);
- Three River District Housing Allocations Policy (2022); and
- Three River District Temporary Accommodation Placement Policy 2018 (Reviewed 2024).

The current situation

Households

The Census 2021 shows that the number of households in Three Rivers increased by 1,700 between 2001 and 2011 (see **Table B-11**).

Table B-11 - Number of households with at least 1 usual resident (to nearest 100)

	Households 2011	Households 2021	Change 2011-2021	% Change 2011–2021
Three Rivers	35,108	36,900	1,792	5.1%
Hertfordshire	453,800	482,894	29,094	6.4%

Household projections from the ONS 2022¹³⁸ show that in Three Rivers there will be an increase in households from 36,900 to 39,151 (+6.3%) in the period 2022 to 2032. It is projected that on a county wide basis, Hertfordshire will experience an increase of 8.3%, from 482,894 households in 2022 to 523,574 households in 2032. Of the other local authority areas in Hertfordshire; Watford, Hertsmere, North Hertfordshire, St Albans, Dacorum, East Hertfordshire and Welwyn Hatfield are all projected to experience higher proportionate levels of growth than Three Rivers. Only Stevenage and Broxbourne are projected to experience lower growth rates.

The average household size between 2014 and 2039 is anticipated to fall for England, the East of England region and Hertfordshire (and its local authorities). This is related to the number of one person households increasing, thus leading to a reduction in the average household size. In Three Rivers, the average household size is projected to fall from 2.54 people to 2.34 over the 25 year period from 2022 to 2047.¹³⁹

In 2021, 61.2% of accommodation type in Three Rivers were detached and semi-detached and 17.1% of accommodations were a purpose-built block of flats or tenement.¹⁴⁰

In Three Rivers, the percentage of private renting increased from 10.6% in 2011 to 13.4% in 2021. The rate of social renting in Three Rivers fell from 15.1% to 14.8%, while the rate of home ownership decreased from 72.7% to 70.9%.¹⁴¹

South West Herts Local Housing Needs Assessment Update 2024 indicates that 67% of homes were under-occupied in 2021 in that they notionally have more rooms than the household might require as a minimum, with 4.5% of households overcrowded. For Three Rivers, 70.5% of the household were identified to be under-occupied with 3.5% of the households being over-crowded.

House prices

The provisional average house price in Three Rivers in September 2025 was £591,000. This was in line with the average of £588,000 in September 2024 (revised), a 0.5% change.

Across the East of England, the average house price in September 2025 was £341,000, which was more than a year earlier (£334,000). This meant that, in September 2025, Three Rivers had the second highest average house price in the East of England.

In the year to September 2025, the average price for semi-detached properties in Three Rivers rose by 1.8%, while the average price for detached properties decreased by 1.4%¹⁴².

¹³⁸ Office for National Statistics (2025) Household projections for England: 2022-based. Available online: [Household projections for England - Office for National Statistics](#) [Accessed November 2025]

¹³⁹ Office for National Statistics (2025) Household projections for England dataset. Available online: [Household projections for England - Office for National Statistics](#) [Accessed November 2025]

¹⁴⁰ Nomis Official Census and Labour Market Statistics (2021) Table TS044 –Accommodation type (percentages). Available online: [Nomis - Query Tool - TS044 - Accommodation type](#) [Accessed November 2025]

¹⁴¹ Office for National Statistics (n.d.) Census area changes — E07000102 (Three Rivers). Available online: [How life has changed in Three Rivers: Census 2021](#) [Accessed November 2025]

Table B-12 - Housing prices in three rivers,¹⁴²

	Detached	Semi-detached	Terraced	Flats / Maisonettes	Average
Three Rivers	£1,180,000	£591,000	£458,000	£303,000	£591,000

Housing needs

The Three Rivers District Council Core Strategy projects the following housing trajectory from 2011-2026 (see Figure B 3). The Core Strategy sets a target of 4,500 dwellings between 2001 and 2026, which is an average of 180 dwellings per year. This equates to a requirement of 900 dwellings over a five year period.

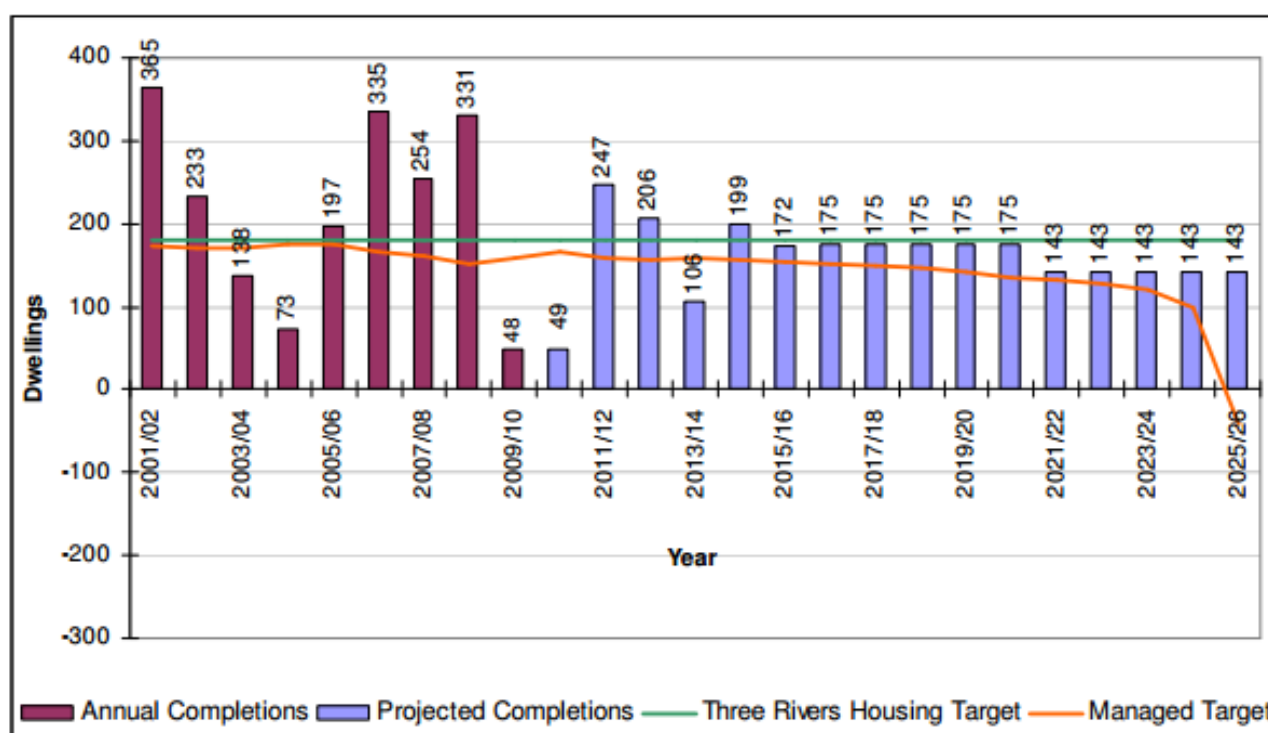


Figure B-1 - Core housing strategy trajectory at 2010¹⁴³

The District's 2023/24 Annual Monitoring Report (AMR) reports that since 2001 the District has delivered a net total of 4,261 net dwellings. Therefore, the residual housing requirement (to meet the target up to 2026) is 3,150 dwellings over the remaining plan period — equivalent to an average of 630 dwellings per year.¹⁴⁴ In accordance with paragraph 73 of the NPPF, an additional 20% buffer is required where there has been significant under

¹⁴² Office for National Statistics (2025) Housing price statistics – local authority area (Three Rivers, E07000102). Available online: [Housing prices in Three Rivers](#) [Accessed November 2025]

¹⁴³ Three Rivers District Council (2011) Three Rivers District Core Strategy. Available online: [Microsoft Word - Core Strategy Adopted 17 Oct 2011.doc](#) [Accessed November 2025]

¹⁴⁴ Three Rivers District Council (2020) Three Rivers Housing Land Supply 2020 Update. Available online: [THREE RIVERS DISTRICT COUNCIL](#) [Accessed November 2025]

delivery of housing over the previous three years. Therefore, within Three Rivers there is a requirement for 3,790 dwellings, or 758 dwellings per annum between 2020 and 2025.

The Council cannot demonstrate a 5-year housing supply based on the housing target as calculated by the standard method and including the appropriate 20% buffer, as required by the NPPF). As of 2024, the five-year requirement is 3,840 dwellings (2024-29) or 768 dwellings per year.

The 2024 LHNA sets out an overall recommended mix for the sub-region (SW Hertfordshire). This mix takes account of changes in the population structure, including potential for some older households to downsize to take account of their changing needs.

Table B-13 - Recommended housing mix for south west Hertfordshire¹⁴⁵

	1-bed	2-bed	3-bed	4+ bed
Market	5%	20%	45%	30%
Affordable Homes to Buy	20%	40%	30%	10%
Affordable Homes to Rent	20%	30%	35%	15%

For older persons / specialist housing (affordable rented older-person housing), the LHNA suggests a different profile: 50% 1-bed, 50% 2-bed.

The need for specialist housing for older people is expected to increase along with an ageing population. In Three Rivers, the additional demand over the period 2020-2036 is predicted to be 231 'housing with support' rented dwellings, 551 'housing with support' leasehold dwellings, 222 'housing with care' rented dwellings and 152 'housing with care' leasehold dwellings¹⁴⁵.

There is an expected surplus of 683 older persons' care bed requirements 2020-2036 by Three Rivers.

The LHNA considers the needs of a number of other vulnerable groups in south-west Hertfordshire. In Three Rivers, 13.8% of households contain someone with a long-term health problem or a disability. The evidence from the LHNA indicates a need to provide additional homes which are wheelchair-accessible and homes which can be adapted to meet households changing needs.

Gypsy and travelling communities

The latest Gypsy and Traveller Accommodation Assessment (GTAA), shows that the Three Rivers District has identified 6 private sites with permanent planning permission, providing a

¹⁴⁵ Watford Borough Council (2024) *South West Hertfordshire Local Housing Needs Assessment*. Available online: [south-west-hertfordshire-local-housing-needs-assessment-september-2024](#) [Accessed November 2025]

total of 54 Gypsy & Traveller pitches in the District. However, there are still no publicly owned (council-run) Traveller sites in the District¹⁴⁶.

As of the 2025 GTAA, there are 5 private sites and 5 Travelling Showpeople yards in Three Rivers, amounting to 37 plots¹⁴⁶. The 2025 GTAA does not include any specific data on caravans, however the 2013 Dacorum and Three Rivers Traveller Needs Assessment counted 32 caravans in use in the District with all but five being based on authorised private sites. The remaining five caravans were located on two unauthorised sites¹⁴⁷.

The only transit site in Hertfordshire is the Hertfordshire County Council transit site at South Mimms in Hertsmere Borough which provides 15 pitches. There were no unauthorised transit pitches within Three Rivers recorded in 2024¹⁴⁸.

Table B-14 - Authorised gypsy and traveller sites at 31 March 2020¹⁴⁸

Site	Pitches	Status	Expiry Date
The Oaklands, Bedmond Road, Bedmond	20	Permanent	N/A
Fir Trees, Dawes Lane, Sarratt	2	Permanent	N/A
Rear of 59 Toms Lane, Kings Langley	4	Permanent	N/A
Land between Langleybury Lane and Old House Lane, Langleybury Lane	6	Permanent	N/A
Land adjacent to 321B Uxbridge Road, Mill End Road, Rickmansworth	1	Permanent	N/A
Total	33	-	-

The GTAA 2025 identifies a need for 6 additional plots for Travelling Showpeople households over the plan period, plus up to 10 plots for “undetermined” households that may qualify. The Council proposes that this need could be met, if required, through intensification or expansion of existing yards in Three Rivers rather than by allocating large new Showpeople site.

The likely situation without the plan

The existing Core Strategy provides the strategic framework for the provision of homes to help meet the needs of the District’s existing and future population, in particular through Policies CP2-CP5 that deal with housing supply, housing mix and density, affordable

¹⁴⁶ Three Rivers District Council (2025) Appendix 2 – Gypsy and Traveller Accommodation Assessment (GTAA). Available online: [GTAA Report Template](#) [Accessed November 2025]

¹⁴⁷ Dacorum Borough Council & Three Rivers District Council (2013) TRDC and Dacorum Travellers Needs Assessment. Available online: <http://www.dacorum.gov.uk/docs/default-source/planning-development/trdc-and-dacorum-travellers-needs-assessment-website.pdf?Status=Master&sfvrsn=0> [Accessed November 2025]

¹⁴⁸ Three Rivers District (2024) Annual Monitoring Report 2023/2024. Available online: [9019166.04](#) [Accessed November 2025]

housing, and Gypsy and Traveller provision. Without a new Local Plan, the Core Strategy policies would still remain, along with the current DM policies (specifically 'DM1: Residential Design and Layout') and therefore there would not be a policy vacuum in this area.

However, as the Core Strategy gets progressively older, there is a risk that the weight that can be accorded to such policies will diminish. The new Local Plan will be able to ensure that amount and type of housing development and accommodation is planned to meet the updated needs of the area. Without the new Local Plan these needs may not be met, and any new development that results through planning applications on unallocated sites, rather than sites allocated in the Local Plan, is likely to result in uncoordinated development that fails to link new housing development with appropriate new supporting infrastructure.

Issues and opportunities

- The District's population is changing with growing numbers of elderly residents forecast as a result of increased life expectancy. While this will add to the number of one person households and the population in communal homes, there is also evidence of an increase in the number of young children and more sharing. The past long term trend of declining household size has slowed significantly;
- The price of housing compared to earnings is an issue;
- Meeting needs of Gypsy and Traveller communities even when they no longer choose to travel. Providing a more settled base for Gypsies and Travellers, enables these communities to have better access to key services (health, education and employment);
- Ensuring the provision of a range of housing types to satisfy demand including affordable housing and mixed use developments and a range of housing types of varying sizes;
- Additional growth is likely to increase the pressure on affordable house in the District. This needs to be addressed to ensure the future prosperity of the area;
- Provision of affordable housing in accessible locations;
- Ensuring appropriate housing provision for the elderly and disabled population, e.g. through independent living housing, Life-long homes and appropriate forms of affordable housing; and
- Ensuring that such housing is located near to the necessary services and facilities and public transport.

Sustainability appraisal objectives and sub-objectives

- Ensure that everyone has access to good quality housing that meets their needs
 - To contribute towards meeting the District's housing needs;
 - To provide a range of housing types, size and tenure, including high quality affordable and key worker housing that meet the needs of all communities with the District;
 - To reduce the percentage of unfit/non-decent homes;

- To help reduce homelessness; and
- Meet the needs of the gypsy and traveller communities.

Transport and accessibility

Key policy context

Basic services and facilities are an important part of our communities. They provide essential services such as food and medical provisions. They also contribute to the sense of place in communities and provide a focal point for community interactions. They also provide employment, often for locally based people. Limiting access and availability to these services can make people feel socially excluded and reduce interactions in the community.

Transport planning falls into one of the core principles within the NPPF: actively managing growth patterns by focusing it in sustainable locations and maximising the use of public transport, cycling and walking modes. The NPPF highlights that *“significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport mode.”* Effective transport planning can help reduce greenhouse gas emissions and air quality, lower levels of congestion, reduce the need for major transport infrastructure, promote more sustainable forms of transport and overall a healthier lifestyle amongst the population. Smarter use of technologies can also reduce the need to travel.

With regards to road safety, the NPPF states that plans should *‘create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards’*.

There are a number of local level plans and strategies for the transport network, identifying schemes required to improve the transport network so that it can meet the demand of a growing population. The Hertfordshire Local Transport Plan 2011-2031 (LTP3) sets out the County vision and strategy for transport. The aim of the strategy is to address existing transport issues and make better use of the existing road network as demand increases. Two key aspects of the plan are increasing the use of intelligent transport systems, relating to traffic signals and real time information; and encouraging the use of sustainable transport and travel modes to curb the increase in car traffic. Alongside the LTP3 are a number of daughter documents. These strategies and plans each contain measures which support the LTP3 aims, particularly with respect to reducing car use.

Three Rivers’ Core Strategy Policy CP10 – Transport and Travel seeks to promote sustainable transport by reducing reliance on private cars, improving accessibility, and supporting walking, cycling, and public transport.

Relevant plans, policies and programmes

- England’s Economic Heartlands Draft Transport Plan;
- Hertfordshire Local Transport Plan 2011-2031;

- Hertfordshire Transport Vision 2050 (2016);
- Hertfordshire County Council Active Travel Strategy (2023-31);
- Hertfordshire County Council Rail Strategy (2020) ;
- Hertfordshire County Council Rights of Way Improvement Plan 2017/18–2027/28 (2017) ;
- Hertfordshire County Council Road Safety Strategy (2011);
- Hertfordshire County Council Rural Transport Strategy July 2019 – 2031;
- Hertfordshire County Council Intalink Bus Strategy (2020) ;
- Hertfordshire County Council Intelligent Transport Systems Strategy (2011);
- Hertfordshire’s Sustainable Modes of Travel Strategy (SMoTS) (2024/25);
- Hertfordshire’s Speed Management Strategy (2020);
- South West Herts Cycling Strategy (2013);
- Three Rivers Infrastructure Delivery Plan (2012);
- Three Rivers District Council Cycling Strategy (2003); and
- Three Rivers Core Strategy Policy CP10 – Transport and Travel (2011).

The current situation

Access to key services

It is important for accessibility to be considered during spatial planning to ensure that people can get access to key services such as jobs, education, health and leisure facilities. **Table B-15** shows the proportion of new residential development completed between 2005/06 and 2015/16, that are within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and retail. The target set in the Core Strategy (2011) is 90%.¹⁴⁹

Table B-15 - Percentage of new residential development within 30 minutes public transport time of services/key activities¹⁵⁰

Service/key activity	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
GPs	90	76	57	99	100	97
Hospitals	47	35	71	34	88.6	72

¹⁴⁹ Three Rivers District Council (2011) Three Rivers District Core Strategy (Adopted 17 October 2011). Available online: [Microsoft Word - Core Strategy Adopted 17 Oct 2011.doc](#) [Accessed November 2025]

¹⁵⁰ Figures taken from Three Rivers District Council (2024) Annual Monitoring Reports 2018-2024. Available online: [9019166.04](#) [Accessed November 2025]

Service/key activity	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Primary schools	100	80	100	99.5	86.1	99
Secondary schools	93	61	86	96.1	100	98
Retail centre	85	75	96	99.5	99.5	98

As can be seen in **Table B-16**, The number of residential developments completed within 30 minutes of a hospital has failed to meet the 90% target in the 2023/24 monitoring year. The number of dwellings completed within 30 minutes of a hospital also failed to meet the 90% target during the previous monitoring year 2022/23. However, during the previous monitoring year, dwellings completed within 30 minutes of a primary school did not meet the 90% target, in the 2023/24 monitoring year they have surpassed this with 99%.

Roads

As of 2021, the road network within the District is under stress at key locations such as the A41 west of Leavesden; the A412 from Croxley Green south west to Maple Cross and West Hyde; and the A404 between Amersham and Northwood via Chorleywood and Rickmansworth. There is also stress on the Strategic Road Network, particularly the M25.

Table B-17 shows the traffic flows in District. In Hertfordshire, traffic volumes continued to decline until 2013, after which they began to rise again. However, the COVID-19 pandemic brought a dramatic shift. Between 2019 and 2020, traffic fell sharply by 18.4% due to lockdowns and travel restrictions. Following 2020, traffic started to recover in 2021, increasing by 8.6%. Growth continued into 2022, though at a slightly slower rate of 7.4%. Despite this recovery, traffic levels in 2022 remained 4.8% below pre-pandemic levels recorded in 2019.¹⁵¹

No counts on the motorway/trunk road network within Three Rivers are included in the annual monitoring programme. Compared to the previous year, traffic reduced only in one District (St Alban's) and increased in the remaining Districts. Three Rivers saw a 13.3% increase in traffic. Stevenage saw the largest change in this year with a 19.9% increase in traffic.

¹⁵¹ Hertfordshire County Council (2023) HCC Traffic and Transport Data Report, December 2023. Available online: [Hertfordshire Traffic and Transport Data Report 2023](#) [Accessed November 2025]

Table B-16 - Vehicle kilometres in three rivers (based on 2022 and 2023 data)¹⁵¹

Three Rivers	VKm/Day HCC Roads ¹⁵² (millions)	% Change HCC Roads (from previous year)	Highest Recorded Flow (AAWD)	Road
2022	0.96	13.3%	160,169	M25

Traffic within the District is forecast to increase by 5.3% by 2021 from 2017 levels (and by 6.3% in Hertfordshire and 6.5% in the Eastern region) and by 15.6% by 2031 (18% in Hertfordshire and 19.9% in the Eastern region).¹⁵³ This is the second lowest forecast growth by authority in the County. As per Traffic levels in the District are forecast to grow by 15.6% by 2031 and there are existing local congestion problems¹⁵⁴.

Public transport

Rail is a good travel option for Three Rivers, with access to four underground stations on the Metropolitan Line (Moor Park, Croxley, Rickmansworth and Chorleywood), two stations on the Chilterns Mainline (Rickmansworth and Chorleywood) and one station on the West Coast Mainline (Kings Langley). Carpenders Park is also on the London Overground Line. This provides Three Rivers' residents with good access to regular services to London and the North. Demand for rail services remains high as does parking at stations.

Within the District, the High Speed Two (HS2) rail system is under development. There will be around about 1.4 miles of HS2 track within the District, south of Maple Cross and near West Hyde, including a viaduct over the Colne Valley. The latest six-monthly report to Parliament (Dec 2024) shows HS2 supports over 31,000 jobs nationwide, and has created more than 1,700 apprenticeships since 2017. In the longer term, once HS2 is operational, the line is expected to relieve pressure on existing rail corridors, potentially freeing up capacity for enhanced local and commuter services. The project may also catalyse housing and development growth in areas near the route, reflecting HS2's broader economic-growth objectives.¹⁵⁵

Bus routes in the District provide links within Three Rivers for residents to major centres of Watford, Hemel Hempstead, Borehamwood, Northwood, St Albans, Luton, Tring, and Amersham. Local and regional routes connect residents to Watford, Hemel Hempstead, St Albans and other nearby towns, while the Green Line 724 coach route offers a direct connection to Heathrow Airport. Additionally, a shuttle-bus service operated by Warner Bros. Studios Leavesden (Leavesden Park) provides transport for studio/park staff between

¹⁵² HCC roads = Hertfordshire County Council controlled roads, which excludes motorway and trunk roads

¹⁵³ Hertfordshire County Council (2019) Traffic and Transport Data Report 2019. Available online: [traffic-and-transport-data-report-2019.pdf](#) [Accessed November 2025]

¹⁵⁴ Three Rivers District Council (2023) Sustainable Transport and Travel Appendix (Core Strategy Evidence). Available online: [Appendix 16 - Sustainable Transport and Travel.pdf](#) [Accessed November 2025]

¹⁵⁵ Three Rivers District Council (undated) HS2 railway – High-speed railway. Available online: [HS2 railway | Three Rivers District Council](#) [Accessed November 2025]

Leavesden Park and Watford Junction station on weekdays. While public-bus coverage remains good in built-up areas, service frequency and connectivity tend to be weaker in the more rural or sparsely populated parts of the District, where subsidised routes remain important for residents without a car. There are also bus services providing access for schools in the District. In general, access to bus services is good within the main built-up areas in the District and Watford, however provision is poorer in the more rural areas and areas with lower housing density.¹⁵⁶

Bus networks in the District are shrinking, an issue which needs to be addressed, particularly when it comes to the need to provide greater access to Watford General Hospital for Three Rivers' residents.

There are a variety of cycle routes within Three Rivers, including the Ebury Way, a 3.5 mile (5.6km) traffic free section of route 6/61 of the National Cycle Network, signposted routes and designated on-road cycle lanes. The pedestrian network is extensive but facilities for pedestrians are often provided alongside roads, where high traffic levels adjacent may make walking a less attractive option.¹⁵⁷

In recognition of the need to improve active-travel infrastructure, in 2025 Three Rivers District Council together with Hertfordshire County Council, formally adopted a Local Cycling and Walking Infrastructure Plan (LCWIP). This plan sets out to enhance cycling and pedestrian routes across the District, improving connectivity between residential areas, shops, schools, rail and bus stations, and other key destinations.¹⁵⁸

Air transport

Three Rivers has good access to several airports for both passengers and freight transport. The London airports of Heathrow, Luton, City, Stansted and Gatwick are all within 60 km of Three Rivers. None of these airports have scheduled flight paths over the District and therefore noise pollution levels are not a major issue.

Community transport

Within Hertfordshire there is a Dial a Ride scheme which offers door to door transport for the elderly and people of all ages who have difficulty travelling due to permanent disability or illness. There a number of voluntary community transport schemes in Hertfordshire, including the Royal Voluntary Service which covers all of Hertfordshire and provides door-to-door transport to hospitals, GPs and clinics. There is also 'Community Cars (Watford and Three Rivers)' which has been operating since 1981 and provides transport services to

¹⁵⁶ Three Rivers District Council (2012) Infrastructure Delivery Plan. Available online: [Microsoft Word - Three Rivers IDP 2012 Final Document.doc](#) [Accessed November 2025]

¹⁵⁷ Ibid.

¹⁵⁸ Three Rivers District Council (2025) Local Cycling and Walking Infrastructure Plan (LCWIP) Report. Available online: [Committee Report Local Cycling and Walking Infrastructure Plan \(LCWIP\)](#) [Accessed November 2025]

residents of the District who have difficulties using public transport or private cars, for example due to disability or infirmity.¹⁵⁹

More recently (2022), the District launched a “door-to-door shopper” bus service — using wheelchair-accessible minibuses — which picks up residents from home and takes them to major supermarkets. This offers a low-cost, accessible alternative to taxis or standard public transport for people who face mobility challenges or live in parts of the District with limited bus coverage.¹⁶⁰

Travel behaviour

According to the 2021 Census, within Three River District, 12.5% of households reported having no car or vans, 39.8% had one car or van, 33.7% had two cars and 14% had three or more cars. Slightly lower proportions of the Three Rivers population reported having no car or only one car available compared with the Hertfordshire average (15.6% and 42% respectively). However, slightly higher proportions reported having two or three (or more) cars available in Three Rivers, compared to the Hertfordshire average (30.9% and 11.5% respectively). This indicates higher car ownership compared with Hertfordshire, the East of England and England as a whole.¹⁶¹

Census 2021 data indicates that in Three Rivers, around 41.8% of the working age population worked from home and 35.1% of the population travelled less than 20km to work. The predominant mode used to travel to work was by car (by about 42%).¹⁶²

According to Hertfordshire Traffic and Transport Data Report (2024) the distances travelled to work vary and this shows that many residents do not reside and work in the same town. However, it should be noted that about a third of work trips are less than 5 miles.

¹⁵⁹ Hertfordshire County Council (undated) Transport for people who can't drive or use public transport. Available online: [Transport for people who can't drive or use public transport | Hertfordshire County Council](#) [Accessed November 2025]

¹⁶⁰ Three Rivers District Council (2022) New door-to-door bus service launched to help people with mobility issues Available online: [New door-to-door bus service launched to help people with mobility issues | | Three Rivers District Council](#) [Accessed November 2025]

¹⁶¹ Nomis – Official Census and Labour Market Statistics (2021) TS045 - Car or van availability. Availability online: [Nomis - Query Tool - TS045 - Car or van availability](#) [Accessed November 2025]

¹⁶² Nomis – Official Census and Labour Market Statistics (2021) Table -TS058 – Distance travelled to work. Available online: [Nomis - Query Tool - TS058 - Distance travelled to work](#) [Accessed November 2025]

Table B-17 - Travel to work modal share for three rivers and Hertfordshire¹⁶³

	Work at home	Rail/ underground	Train	Bus or minibus	Taxi	Motorcycle/Sc ooter/Moped	Driving a car	Passenger in car	Bicycle	On foot	Other
Three Rivers	41.8 %	3.6 %	2.3 %	1.0 %	0.3 %	0.4 %	42.2 %	2.5 %	0.9 %	4.1 %	0.8 %
Hertfordshire	39.4 %	1.2 %	3.4 %	1.7 %	0.5 %	0.4 %	41.4 %	3.0 %	1.2 %	6.9 %	0.9 %

The 2021 Census reports that cycling makes up only 0.9% of modal share in Three Rivers as compared to 1.2% in Hertfordshire as a whole. In 2021, only 4.1% of people in Three Rivers reported walking to work (compared to 6.9% in Hertfordshire).

According to a 2025 employment/economy topic paper for Three Rivers, based on 2021 Census data: the share of employed residents whose workplace is in London dropped from 38% in 2011 to 14% in 2021. A large of residents reported “home as their main workplace or base” between 2019 and 2022, reflecting remote-working trend.¹⁶⁴

The likely situation without the plan

The existing Core Strategy provides the strategic framework for development to reduce the need to travel and to encourage sustainable transport, in particular through ‘Policy CP1: Overarching Policy on Sustainable Development’ and ‘Policy CP10: Transport and Travel’. Without a new Local Plan, the Core Strategy policies would still remain, along with the current DM policies and therefore there would not be a policy vacuum in this area. However, as the Core Strategy gets progressively older, there is a risk that the weight that can be accorded to such policies will diminish. The new Local Plan will be able to ensure that additional new development, beyond that allocated in the Core Strategy and Site Allocations DPD, occurs in the most sustainable locations in order to reduce the need to travel and is designed to enable and encourage sustainable travel modes such as walking, cycling and use of public transport. In the absence of the new Local Plan these issues may not be given the same level of consideration.

¹⁶³ Nomis – Official Census and Labour Market Statistics (2021) TS061 - Method used to travel to work. Available online: [Nomis - Query Tool - TS061 - Method used to travel to work](#) [Accessed November 2025]

¹⁶⁴ Three Rivers District Council (2025) Appendix 2 – Employment and Economy Topic Paper. Available online: [Appendix 2 - Employment and Economy Topic Paper.pdf](#) [Accessed November 2025]

Issues and opportunities

- Pressures due to population growth which leads to increasing levels of traffic, which in turn exacerbates congestion, particularly during peak times;
- All the key roads in southwest Hertfordshire are under pressure from heavy levels of traffic, and associated congestion, which has adverse effects on air quality, quality of life and the local economy;
- The number of residential development completed within 30 minutes of a hospital has failed to meet the 90% target in the 2023/24 monitoring year. Improving bus services to the Watford General Hospital should help to improve access for Three Rivers' residents;
- Use planning obligations to secure improvements to public transport;
- Providing and maintaining safe and available infrastructure for healthy pursuits – cycle ways, dedicated walkways;
- Encourage sustainable transport modes through the requirement for green travel plans in large new developments;
- Expansion of Luton Airport could put increased pressure on M25 and M1, motorway junctions and wider road network;
- Provision of infrastructure to enable the increased use of sustainable modes of transport (e.g. cycle parking facilities, electric vehicle charging points); and
- Make developments permeable to provide improved opportunities for walking and cycling.

Sustainability Appraisal Objectives and Sub-objectives

- To develop in sustainable locations:
 - To reduce the need to travel, particularly by private car, through closer integration of housing, jobs and services;
 - To enable and encourage walking, cycling and the use of public transport;
 - To ensure that services and facilities are accessible by sustainable modes of transport;
 - To encourage provision of new and support existing local centres; and
 - To encourage well-designed mixed-use developments in the heart of urban areas, create viable and attractive town centres that have vitality and life, and discourage out-of-town developments.

Economic factors

Economy, employment and education

Key policy context

The NPPF identifies that, as part of achieving sustainable development, planning has an economic role, to build a *“strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.”* One key aspect of this is making it easier for jobs to be created in cities, towns and villages.

In order to support the objective of building a strong, competitive economy, the NPPF recommends that local planning authorities should *“set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration.”*

The NPPF highlights the importance of supporting a ‘prosperous rural economy’ with planning policies enabling *“sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings.”*

Paragraph 85 of the NPPF states that *“planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*

Local authorities should also seek to ensure the vitality of town centres as recommended in the NPPF. It should be recognised that as the heart of our communities, it is important to support the viability and vitality of local town centres.

Accompanying the NPPF is the Planning Practice Guidance, which specifically covers housing and economic development needs assessments and housing and economic land availability assessments.

At a county level the Hertfordshire is creating a new Economic Strategy for the county for the next 10 years and beyond. Hertfordshire’s Strategic Economic Plan (SEP) (2017-2030), set the economic blueprint for the past 10 years. The SEP 2017–2030 is Hertfordshire’s blueprint for growth, focusing on housing, infrastructure, skills, and innovation, with investment targeted along three strategic corridors to strengthen the county’s role as a hub for life sciences, creative industries, and sustainable technologies.

Within Hertfordshire, the South West Hertfordshire Economy Study (2019) forecasts what the future economy in the region may look like; highlighting areas (sectors and locations) of growth. Hertfordshire Skills and Employment Strategy (2021–2024) set out a framework to strengthen the county’s workforce by focusing on young people, lifelong learning, business growth, and future skills in priority sectors.

The Hertfordshire Corporate Plan 2022–2025 sets out the County Council’s vision of building a sustainable, inclusive, and thriving Hertfordshire where every resident can achieve their aspirations. It prioritises supporting economic growth, innovation, and industry, while protecting the environment for future generations.

In terms of education, the NPPF emphasises the importance that the Government places on education and ensuring that there are sufficient school places available to meet existing and future demand. The NPPF states that: *“local authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

- *Give great weight to the need to create, expand or alter schools; and*
- *Work with schools promoters to identify and resolve key planning issues before applications are submitted”.*

The University of Hertfordshire Strategy 2025–2030 focuses on education and student success, pioneering research, enterprise activity, and global reach, aiming to create better ideas, opportunities, and outcomes that have impact regionally, nationally, and internationally.

The Three Rivers District Council Comprehensive Equalities Policy emphasises ensuring that children, young people, and adults have equal access to learning, training, and skills development opportunities, regardless of background, disability, ethnicity, gender, or socio-economic status

Relevant plans, policies and programmes

- Hertfordshire’s Strategic Economic Plan (SEP) (2017-2030);
- East of England Forecasting Model (2013);
- Hertfordshire Corporate Plan 2022–2025;
- Southwest Hertfordshire Economy Study (2024);
- Hertfordshire Schools Expansion Programme;
- University of Hertfordshire Strategy 2025–2030;
- South West Hertfordshire Retail and Leisure Study (2019);
- HCC Primary and Secondary School Monitoring Reports (2018/9); and
- Three Rivers District Council Comprehensive Equalities Policy.

The current situation

Economy

There were a total of 50,100 economically active people within Three Rivers between July 2024 and June 2025. During this period, 46,700 were in employment which equates to 76.8% of the working population being in employment. This is on par with regional and

national averages (78.7% and 75.2% respectively). The number of employees was 39,400 people and 1,800 people were unemployed across the District.¹⁶⁵

In recent years, Hertfordshire and especially Three Rivers, has moved away from traditional manufacturing toward knowledge-based industries. By 2021, sectors such as ICT, media, business support, and public services have grown the most, while manufacturing has declined. Three Rivers has a particularly strong ICT, media, and professional services presence, with the film and TV sector (led by Warner Bros. Studios Leavesden) recognized as a key local strength.¹⁶⁶

Based on information from 2024 on enterprise start-ups and closures, there was a net gain of businesses in the District following a loss experienced in 2021 and 2022. Broadly there has been an improvement in the number of company ‘births’ although the number of company closures over the period 2021 to 2024 has fluctuated with a higher number of deaths in 2021 and 2022.

Table B-18 - Births and deaths of enterprises in three rivers 2021 - 2024¹⁶⁷

	2021	2022	2023	2024
Births	605	565	610	605
Deaths	655	660	545	485
Net change	-45	-95	65	120
Active	5,985	5,880	5,820	5,865

Employment

The number of employee jobs¹⁶⁸ in Three River District was around 43,000 in 2024, though growth since 2015 has not followed a clearly steady upward trend. Up to 2041, employment in Three Rivers is expected to grow at an average rate of 0.7 % annually up to 2041.¹⁶⁹

Based on the 2021 Census and latest local authority analysis, commuting patterns for Three Rivers have shifted dramatically. Only about 14% of working residents report commuting to

¹⁶⁵ NOMIS / Office for National Statistics (2024) Labour Market Profile – Three Rivers (Local Authority District 1778385019). Available online: [Labour Market Profile - Nomis - Official Census and Labour Market Statistics](#) [Accessed November 2025]

¹⁶⁶ Hertsmere Borough Council (2024) South West Hertfordshire Economic Study – Final Report. Available online: [SW Herts Economic Study 2024 - Final Report](#)[Accessed November 2025]

¹⁶⁷ Office for National Statistics (2025) Business demography, UK . Available online: [Business demography, UK - Office for National Statistics](#)[Accessed November 2025]

¹⁶⁸ The number of employee jobs is defined as ‘the number of jobs held by employees and excludes the self-employed, Government supported trainees and HM Forces.

¹⁶⁹ Hertsmere Borough Council (2024) South West Hertfordshire Economic Study – Final Report. Available online: [SW Herts Economic Study 2024 - Final Report](#)[Accessed November 2025]

London, a steep decline from the ~41% reported previously, and a large share now work from home.¹⁷⁰

Table B-19 - Employee job numbers 2019-2024¹⁷¹

2020	2021	2022	2023	2024	2025
41,000	42,000	42,000	42,000	42,000	43,000

In recent years, the economy of Hertfordshire, and particularly of Three Rivers, has shifted further toward services and knowledge-intensive industries. Between 2016 and 2021, growth was strongest in ICT & media, business support services, and public administration/education/health, while manufacturing declined.¹⁷²

At the same time, industry-level data show a mix of sectors: wholesale/retail remains the largest employer-industry by number of jobs, while construction, professional/technical services, and administrative/support services also feature strongly. Overall, the economy is now largely service- and knowledge-based, with fewer jobs in traditional manufacturing compared with previous decades¹⁷³.

Table B-20 - Employee jobs by industry group in three rivers District (2024)¹⁷³

Sector	No of jobs	% of jobs
Mining and quarrying	10	0
C : Manufacturing	900	2.1
D : Electricity, gas, steam and air conditioning supply	700	1.6
E : Water supply; sewerage, waste management and remediation activities	500	1.2
F : Construction	7,000	16.3
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	6,000	14
H : Transportation and storage	1,000	2.3

¹⁷⁰ Three Rivers District Council (2025) Appendix 2 – Employment and Economy Topic Paper. Available online: [Appendix 2 - Employment and Economy Topic Paper.pdf](#) [Accessed November 2025]

¹⁷¹ NOMIS / Office for National Statistics (2024) Labour Market Profile – Three Rivers (Local Authority District 1778385019). Available online: [Labour Market Profile - Nomis - Official Census and Labour Market Statistics](#) [Accessed November 2025]

¹⁷² Hertsmere Borough Council (2024) South West Hertfordshire Economic Study – Final Report. Available online: [SW Herts Economic Study 2024 - Final Report](#) [Accessed November 2025]

¹⁷³ Nomis (2021) Three Rivers Local Authority 2021 Census Area Profile. Available online: [Nomis - 2021 Census Area Profile - Three Rivers Local Authority, East Region and England Country](#) [Accessed November 2025]

Sector	No of jobs	% of jobs
I : Accommodation and food service activities	2,500	5.8
J : Information and communication	2,500	5.8
K : Financial and insurance activities	1,250	2.9
L : Real estate activities	1,000	2.3
M : Professional, scientific and technical activities	6,000	14
N : Administrative and support service activities	4,000	9.3
O : Public administration and defence; compulsory social security	900	2.1
P : Education	3,500	8.1
Q : Human health and social work activities	2,500	5.8
R : Arts, entertainment and recreation	2,250	5.2
S : Other service activities	600	1.4

According to the latest figures from the Office for National Statistics (ONS), Three Rivers' unemployment rate (people aged 16+) was about 3.8% in the year ending December 2023. This represents a significant improvement compared to the October 2020 peak of 4.9%, which was driven by the economic disruption of Covid-19. The current rate is slightly lower than the East of England average (4.0%) and the England average (4.2%), showing that Three Rivers has recovered relatively well.

The "Claimant Count" (those claiming unemployment-related benefits) stood at 2.5% (March 2024) for residents aged 16–64¹⁷⁴.

Table B-21 - Claimant count (unemployment %)¹⁷⁴

	2020	2021	2022	2023	2024
Dacorum	1.9	5.2	3	2.7	3
Hertsmere	2.1	5.7	3.2	2.7	3.1

¹⁷⁴ Office for National Statistics (2024) Labour market local — E07000102 (Three Rivers). Available online: [Accessed November 2025]

St Albans	1.6	3.8	2.2	2	2.1
Three Rivers	1.7	4.5	2.3	2.2	2.5
Watford	2.7	6.4	3.5	3.3	4
Hertfordshire	1.9	5	2.9	2.5	2.7
East of England	2.3	5.4	3.3	2.9	3.1
England	3.0	6.4	4.1	3.7	3.9

The March 2024 Claimant Count showed that Three Rivers' male and female unemployment rate was slightly below the Hertfordshire average:

Table B-22 - Male and female unemployment rates (%)¹⁷⁵

	March 2022		March 2023		March 2024	
	Male	Female	Male	Female	Male	Female
Three Rivers	2.7	2.0	2.5	1.9	2.8	2.2
Hertfordshire	3.3	2.4	2.8	2.2	3.1	2.4

The number of unemployed people in the UK is much higher than stated in the Claimant Count. Not everyone who is unemployed is eligible for, or claims, JSA. Many unemployed people (especially women) are not eligible for JSA, because they have a partner who works and/or because of their financial position. While most recipients of JSA are classified as unemployed, some fall into the 'employed' or 'economically inactive' categories.

A fuller and more accurate measure of unemployment at District council level can be gained from the Annual Population Survey (**Table B-23**). According to this measure, unemployment in Three Rivers is well below the regional average, and the Hertfordshire figure and broadly similar to the average in surrounding and nearby local authorities. Unemployment in Three Rivers is now below its pre-recession level.

Table B-23 - Annual population survey: unemployment (%)¹⁷⁶

	Jul 2019- Jun 2020	Jul 2020- Jun 2021	Jul 2021- Jun 2022	Jul 2022- Jun 2023	Jul 2023- Jun 2024
Three Rivers	3.6%	N/A	3.8%	2.7%	3.8%

¹⁷⁵ Ibid.

¹⁷⁶ Nomis Business activity and labour market statistics (2025) Annual Population Survey 2025. Available online: [Nomis - Query Tool - annual population survey](#) [Accessed November 2025]

Hertfordshire	4.0%	4.1%	2.9%	2.7%	2.2%
East of England	3.6%	4.5%	3.0%	3.6%	3.7%
England	4.1%	5.2%	3.9%	3.9%	3.9%

Education

According to the 2021 Census, 13.4% of people aged 16 and over in the District had no qualifications, compared to 14.7% in Hertfordshire and 18.1% in the East of England. The percentage of people with Level 2 qualifications in Three Rivers was 13.1% (compared to 13.5% in Hertfordshire and 14.4% for East of England) and 42.7% of the District's population had Level 4 or more qualifications¹⁷⁷ (compared to 39.4% in Hertfordshire and 31.6% in East of England)¹⁷⁸.

Although adult education qualification levels in Three Rivers are above average for Hertfordshire and England, there are still local skills shortages, particularly in terms of basic numeracy skills and specialist skills within certain employment sectors.

In terms of school qualifications, in the academic year of 2024/25, the average attainment 8 score for pupils in Three Rivers was 52.0, similar to the score (52.1) in the academic year 2018/19. This is higher than in East of England, where average attainment 8 score for pupils in the academic year 2024/25 was 46.2. These results have varied from year to year since 2018/19, but overall have remained similar with no significant trend¹⁷⁹.

In 2013/14, 820 people in the District were participating in apprenticeships, the same as in 2012/13 but an increase from 2009/10 when there were 450. In academic year 2015/16 there were 490 apprenticeship starts in the District.¹⁸⁰

School provision

Hertfordshire County Council is responsible for ensuring there are sufficient school places for residents within Three Rivers. HCC commission the places from existing schools. All new schools now need to be academies or free schools, approved by the Secretary of State.

In line with national trends, Hertfordshire experienced a period of falling demand for primary school places between 2000 and 2007. The national and local situation has now changed: demand for places has increased and will increase further.

¹⁷⁷ Degree level or higher

¹⁷⁸ Nomis – Official Census and Labour Market Statistics (2021) Table- TS067 - Highest level of qualification. Available online: [Nomis - Query Tool - TS067 - Highest level of qualification](#)[Accessed November 2025]

¹⁷⁹ Office for National Statistics / Department for Education (2025) Key stage 4 performance. Available online: [Create your own tables on key stage 4 performance - Explore education statistics - GOV.UK](#) [Accessed November 2025]

¹⁸⁰ Hertfordshire County Council (undated) Education and Lifelong Learning Profile (Three Rivers District). Available online: <http://atlas.hertslls.org/profiles/profile?profileId=119&geoTypeId=15&geolds=26UC> [Accessed November 2025]

As of mid-2016/17, there is generally a surplus for primary school places in the District in most areas going forward to 2019/20, with the exception of a small shortage in Croxley Green in 2016/17 and a notable shortage in Sarratt in 2017/18

Table B-24 - Primary school provision forecast for three rivers 2016/17 to 2019/20^{181*}

Town	No of schools	Forecast surplus/shortage of primary school places			
		2016/17	2017/18	2018/19	2019/20
Sarratt	1	15.4%	-23.1%	50.0%	57.7%
Chorleywood	4	15.8%	18.3%	30.0%	34.2%
Croxley Green	4	-0.6%	8.9%	9.4%	15.6%
Rickmansworth	6	20.0%	6.7%	20.5%	11.4%
Total	15	11.9%	8.6%	20.3%	20.1%

*Shortages are shown in red

With respect to secondary school places, 2020 published figures indicate that the District has a shortage of school places from 2017/18 to 2026/27. There will be peak shortage in 2022/23 at 2 form entry (fe). Existing schools have increased their capacity in order to admit more pupils and the current Site Allocations DPD includes a site allocation for a new school in Croxley Green. The new Croxley Danes School is scheduled to open in September 2017 and should increase provision of school places. There is also a relationship between Rickmansworth, Watford and Bushey in terms of school place provision, given that these areas are geographically close and pupils move between them to attend secondary school.

¹⁸¹ Hertfordshire County Council (2016) Meeting the Demand for School Places: Summer 2016/17 – Primary Forecast. Available online: [Meeting the Rising Demand for School Places: September 2013 update](#) [Accessed November 2025]

Table B-25 - Secondary school provision forecast for three rivers District 2016/17 to 2026/27^{182*}

Town	No of schools	Forecast surplus/shortage of primary school places										
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Rickmansworth	3	6.9 %	- 1.4 %	- 8.7 %	- 7.5 %	- 5.6 %	- 9.8 %	- 11.8 %	- 8.2 %	- 7.6 %	- 3.1 %	- 1.7 %

*Shortages are shown in red

Hertfordshire County Council identified that there is an absolute shortfall of secondary school places in the Rickmansworth and Watford school areas within Three Rivers. The Core Strategy acknowledges this deficit and proposes allocating land for new secondary provision. In addition, HCC has identified a need for extra primary school places in certain parts of the District, particularly in Rickmansworth and Abbots Langley, to meet both current and projected shortfalls in capacity.¹⁸³

The likely situation without the plan

The existing Core Strategy provides the strategic framework for economic development in the District, in particular through 'Policy CP6: Employment and Economic Development' and 'Policy CP7: Town Centres and Shopping' as well as Policies PSP1 - PSP4 that cover settlement developments such as schools. Without a new Local Plan, the Core Strategy policies would still remain, along with the current DM policies and therefore there would not be a policy vacuum in this area. However, as the Core Strategy gets progressively older, there is a risk that the weight that can be accorded to such policies will diminish. The new Local Plan will be able to ensure that economic development is planned to meet the updated needs of the area. Without the new Local Plan, any new development that results through planning applications on unallocated sites, rather than sites allocated in the Local Plan is likely to result in uncoordinated development that fails to meet all needs and does not link new development with appropriate new supporting infrastructure.

¹⁸² Hertfordshire County Council (2016) Meeting the Demand for School Places: Summer 2016/17 – Secondary Forecast. Available online: [Microsoft Word - 20160801_MRD_Summer_2016_262_Secondary_v9AB](#) [Accessed November 2025]

¹⁸³ Three Rivers District Council (undated) Local Plan Regulation 18 – Part 2: CPT8. Available online: [Three Rivers District Council: Local Plan Regulation 18 Sites for Potential Allocation Consultation - 8 Education](#) [Accessed November 2025]

Issues and opportunities

- Maintaining a strong employment base is essential for the future prosperity of the area;
- Providing a range of employment sites, including ones that will be attractive to inward investment;
- Providing incubator units and units with shared facilities, e.g. reception and meeting facilities etc. Local Plan to identify suitable locations;
- Providing a range of employment sites that will be attractive to knowledge based industries;
- Supporting employment opportunities in higher value activities, e.g. knowledge based industries;
- Ensuring provision of a range of education facilities. Planning obligations should be used to enhance existing educational facilities, including allocating land for new schools where required. Increasing provision for secondary and primary school places is particularly important as there is a current and forecasted shortage in the District; and
- Providing facilities and services to support the improvement of GCSE attainment in schools.

Sustainability appraisal objectives and sub-objectives

- Achieve sustainable levels of prosperity and economic growth
 - To support an economy in the District which draws on the knowledge base, creativity and enterprise of its people;
 - To promote and support economic diversity, micro, small and medium sized enterprises, community-based enterprises and local investment;
 - To support the economy with high quality infrastructure and a high quality environment;
 - To improve the competitiveness of the rural economy;
 - To promote the role of town centres as centres for sustainable development providing services, housing and employment, drawing on the principles of urban renaissance;
 - To strengthen the District's retail offering in order to reduce outflow of retail spending; and
 - To encourage complementary hierarchy of retail centres and promote cohesive economic development.
- To ensure local residents have employment opportunities and access to training:
 - To encourage local provision of and access to jobs;
 - To reduce levels of out-commuting;



- To enable the provision of new and enhanced educational facilities; and
- To provide training that will help people acquire the skills needed to find and remain in employment.

Appendix C

Assessment of alternatives





Introduction

Table C-1 to **Table C-2** outline the detailed assessments of the reasonable alternatives identified in **Section 5**, against the SA Objectives. These assessments are summarised in **Section 5.5**.

Table C-1 – Assessment of Reasonable Alternative Option 1 - delivery of 4,849 dwellings over the plan period

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 short term	In medium term	In long term
1	Biodiversity	Making provision for 4,849 new homes over the Local Plan period has the potential to result in adverse effects on biodiversity through habitat loss and fragmentation, as well as disturbance. These effects will be dependent on the location and biodiversity characteristics of the sites to be developed, although it should be noted that new development would be required to deliver a net-gain in biodiversity. Also, once the new houses are occupied there will be increased pressure on the natural environment associated with recreational activities of new residents, as well as impacts from increased numbers of domestic pets. In addition, there could be some adverse secondary effects on biodiversity as a result of increased pressure on water resources that would result from additional dwellings in the District, when considered alongside new developments in neighbouring local authorities.	P	L	+/-	+/-	+/-
2	Water	Providing for 4,849 new homes in the Local Plan period would increase this pressure on water resources. The effect is likely to become more significant over time as more dwellings are built and risk of periodic water shortages increases. New development could also result in the pollution of water courses both during construction and when developments are occupied, as well as affecting groundwater resources, particularly if the development is in a Source Protection Zone (SPZ). New development increases the potential for water pollution, associated with increased run-off from impermeable surfaces and the potential for sewer flooding in high rainfall events. The likelihood and level of such effects will be dependent on the specific development locations and on the actions/mitigations implemented in the development.	P	L/R	-	-	-
3	Flood risk	The level of growth proposed in this option should be achievable without development in areas of higher flood risk. However, some flood risk remains, and development would increase the amount of impermeable surface in the District, leading to increased flood risk. Although it is likely mitigation measures will be utilised and opportunities to utilise natural flood management and SuDS will counteract this.	P	L	-	-	-

		At the plan level a residual minor negative effect is anticipated as there is a risk of flooding during the short and medium term depending on location of development, and potential to increase flood risk in the medium and long term.					
4	Climate Change	Making provision for 4,849 new homes over the Local Plan period would inevitably result in an increase in greenhouse gas emissions from energy used in the construction and occupation of new housing/employment uses, embodied carbon of materials, and associated activities including increases in traffic. Due to the anticipated scale of development it is expected that this would result in minor negative effects have been assessed during construction as well as operation/occupation due to greenhouse gas emissions associated with resource use and transport.	P	N	-	-	-
5	Air Quality	The level of growth proposed in this option should be achievable without development in areas of poor air quality. Making provision for 4,849 new homes over the Local Plan period would however, inevitably contribute to background emissions through an increase in the number of vehicles on the road, leading to minor negative effects.	P	L/R	-	-	-
6	Soils	Making provision for 4,849 new homes over the Local Plan period would inevitably require development on greenfield sites, with associated adverse effects on soils, though due to the scale of development it is anticipated that effects on soils would be minor.	P	L	-	-	-
7	Resource efficiency	The level of new housing development proposed would result in adverse effects against this objective due the high level of resource use and waste generation associated with the new developments. Minor negative effects are anticipated in the short and medium term due to the scale of development and associated resource required for construction. In the medium to long term, negative effects are expected to continue due to resources required for operation such as maintenance. There may be some positive effects due to opportunities to incorporate sustainable design and construction techniques, though the overall impact is likely to be negative.	P	L	-	-	-
8	Historic Environment	The housing and employment development proposed for the Local Plan could have adverse effects on known or undiscovered heritage assets. Effects will however be dependent on the specific sites taken forward for development and the design of new developments. Overall, minor negative effects have been assessed against this SA Objective, due to the potential for developments to negatively impact nearby historic assets. Uncertain effects have been assessed, as ultimately the nature and significance of effects on heritage assets is dependent on the design and layout of development.	P	L	-/?	-/?	-/?

9	Landscape/ Townscape	Making provision for 4,849 new homes over the Local Plan period would inevitably result in effects on the local landscapes and townscapes in those areas where new development takes place. The effects against this objective will be dependent on how the growth is delivered in terms of design, scale and location of the new developments. Development could also have the potential to result in adverse effects on the wider landscapes, such as the setting of the Chilterns National Landscape. Overall, minor negative effects have been assessed against this SA Objective, due to the potential for developments to negatively impact landscape and townscape character, but the scale of development likely being able to avoid significant effects on the national landscape. Uncertain effects have been assessed, as ultimately the nature and significance of effects on heritage assets is dependent on the design and layout of development.	P	L	-/?	-/?	-/?
10	Health and Wellbeing	Making provision for 4,849 new homes over the Local Plan period would help to meet the housing needs of the local population and reduce issues of overcrowding and stress related to any inadequacy of housing provision. Due to the scale of housing and associated facilities to be provided by this option, minor positive effects have been assessed.	P	L	+	+	+
11	Sustainable Locations	Making provision for 4,849 new homes over the Local Plan period would lead to improvements in access to sustainable transport modes and ensure access to facilities in some areas. Development could lead to increased difficulties in access, depending on the location of development. Overall however, minor positive effects have been assessed against this SA Objective as the positive impacts are anticipated to outweigh any negatives.	P	L	+	+	+
12	Community cohesion	Making provision for 4,849 new homes over the Local Plan period could result in a cumulative impact by adding pressure on community infrastructure across the District. Conversely, the level of housing growth should result in increased levels of developer contributions which could result in an increased provision of health, education, recreation and community facilities, as well as supporting the viability of existing services and facilities. Effects will vary between area and will also depend on the levels of new infrastructure provided as part of new developments. The provision for 4,849 new homes will support the objective to reduce inequalities to a minor extent, as it will contribute to but not meet the housing need assessed for the District.	P	L	+/?	+/?	+/?
13	Housing	The plan will provide 4,849 new homes which will contribute to the District's housing need, however the level of housing proposed does not fulfil the housing need identified	P	L	+	+	+

		by the revised Standard Method over the plan period. Due to this shortfall, a minor positive effect has been assessed against this SA Objective.					
14	Sustainable prosperity	Providing new homes will support the economy by providing necessary dwellings for local workers and high quality infrastructure. Due to the scale of development this has been assessed as a minor positive effect.	P	L	+	+	+
15	Employment and skills	The level of housing growth proposed should help to enable people to remain living in the area and therefore have improved access to newly created employment opportunities. There will also be positive effects against this SA Objective through creation of employment opportunities and supply chain benefits associated with construction.	T/P	L/R/N	+	+	+

Table C-2 – Assessment of Reasonable Alternative Option 2 - delivery of 7,500 dwellings over the plan period

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 short term	In medium term	In long term	
1	Biodiversity	Making provision for 7,500 new homes over the Local Plan period has the potential to result in adverse effects on biodiversity through habitat loss and fragmentation, as well as disturbance. These effects will be dependent on the location and biodiversity characteristics of the sites to be developed, although it should be noted that new development would be required to deliver a net-gain in biodiversity. Also, once the new houses are occupied there will be increased pressure on the natural environment associated with recreational activities of new residents, as well as impacts from increased numbers of domestic pets. In addition, there could be some adverse secondary effects on biodiversity as a result of increased pressure on water resources that would result from additional dwellings in the District, when considered alongside new developments in neighbouring local authorities.	P	L	+/-	+/-	+/-	
2	Water	Providing for 7,500 new homes in the Local Plan period would increase this pressure on water resources. The effect is likely to become more significant over time as more dwellings are built and risk of periodic water shortages increases. New development could also result in the pollution of water courses both during construction and when developments are occupied, as well as affecting groundwater resources, particularly if the development is in a Source Protection Zone (SPZ). New development increases the potential for water pollution, associated with increased run-off from impermeable surfaces and the potential for sewer flooding in high rainfall events. The likelihood and level of such effects will be dependent on the specific development locations and on the actions/mitigations implemented in the development.	P	L/R	-	-	-	
3	Flood risk	The level of growth proposed in this option may require development in areas of higher flood risk, which could result in uncertain effects during construction. Development would increase the amount of impermeable surface in the District, leading to increased	P	L	-	-	-	

		flood risk. Although it is likely mitigation measures will be utilised and opportunities to utilise natural flood management and SuDS will counteract this. At the plan level a residual minor negative effect is anticipated as there is a risk of flooding during the short and medium term depending on location of development, and potential to increase flood risk in the medium and long term. As the number of dwellings proposed increases, there is a greater likelihood that development in areas of flood risk will take place.					
4	Climate Change	Making provision for 7,500 new homes over the Local Plan period would inevitably result in an increase in greenhouse gas emissions from energy used in the construction and occupation of new housing / employment uses and the associated activities including increases in traffic. Due to the anticipated scale of development it is expected that there would be a residual negative effect in the short term. Minor negative effects have also been assessed during operation/occupation due to greenhouse gas emissions associated with resource use and transport.	P	N	-	-	-
5	Air Quality	The level of growth proposed in this option may require development in areas of poor air quality. As well as this, making provision for 7,500 new homes over the Local Plan period would inevitably contribute to background emissions through an increase in the number of vehicles on the road.	P	L/R	-	-	-
6	Soils	Making provision for 7,500 new homes over the Local Plan period would inevitably require development on greenfield sites, with associated adverse effects on soils, though due to the scale of development, there is potential for significant effects depending on the location of development. As the number of dwellings proposed increases, the likelihood for significant effects on soil increases as fewer sustainable development sites are available and more development takes place on greenfield sites and agricultural land.	P	L	--	--	--
7	Resource efficiency	The level of new housing development proposed would result in adverse effects against this objective due the high level of resource use and waste generation associated with the new developments. Minor negative effects are anticipated in the short and medium term due to the scale of development and associated resource required for construction. In the medium to long term, negative effects are expected to continue due to resources required for operation such as maintenance. There may be some mitigation due to opportunities to incorporate sustainable design and construction techniques, though this decreases with more development, and the overall impact is likely to be negative.	P	L	-	-	-

8	Historic Environment	The housing and employment development proposed for this option could have adverse effects on known or undiscovered heritage assets. Effects will however be dependent on the specific sites taken forward for development and the design of new developments. Overall, minor negative effects have been assessed against this SA Objective, due to the potential for developments to negatively impact nearby historic assets. Uncertain effects have been assessed, as ultimately the nature and significance of effects on heritage assets is dependent on the design and layout of development. As the scale of development increases, so does the potential for negative effects on the historic environment as less sustainable development sites are considered.	P	L	-/?	-/?	-/?
9	Landscape/ Townscape	Making provision for 7,500 new homes over the Local Plan period would inevitably result in effects on the local landscapes and townscapes in those areas where new development takes place. The effects against this objective will be dependent on how the growth is delivered in terms of design, scale and location of the new developments. Development could also have the potential to result in adverse effects on the wider landscapes, such as the setting of the Chilterns National Landscape. Overall, minor negative effects have been assessed against this SA Objective, due to the potential for developments to negatively impact landscape and townscape character, but the scale of development likely being able to avoid significant effects on the national landscape. Uncertain effects have been assessed, as ultimately the nature and significance of effects on heritage assets is dependent on the design and layout of development. As the scale of development increases, so does the potential for negative effects on the historic environment as less sustainable development sites are considered.	P	L	-/?	-/?	-/?
10	Health and Wellbeing	Making provision for 7,500 new homes over the Local Plan period would help to meet the housing needs of the local population and reduce issues of overcrowding and stress related to any inadequacy of housing provision. Due to the scale of housing and associated facilities to be provided by this option, minor positive effects have been assessed.	P	L	+	+	+
11	Sustainable Locations	Making provision for 7,500 new homes over the Local Plan period would lead to improvements in access to sustainable transport modes and ensure access to facilities in some areas, though conversely could increase difficulties in access, depending on the location of development. Due to this, both positive and negative effects have been assessed against this SA Objective. To accommodate growth of the proposed scale, less accessible sites may be developed, leading to potential for residual negative effects.	P	L	+/-	+/-	+/-

12	Community cohesion	Making provision for 7,500 new homes over the Local Plan period could result in a cumulative impact by adding pressure on community infrastructure across the District. Conversely, the level of housing growth should result in increased levels of developer contributions which could result in an increased provision of health, education, recreation and community facilities, as well as supporting the viability of existing services and facilities. Effects will vary between area and will also depend on the levels of new infrastructure provided as part of new developments. The provision for 7,500 new homes will support the objective to reduce inequalities to a minor extent, as it will contribute to but not meet the housing need assessed for the District.	P	L	+/?	+/?	+/?
13	Housing	The plan will provide 7,500 new homes which will contribute to the District's housing need, however the level of housing proposed does not fulfil the housing need identified by the revised Standard Method over the plan period. Due to this shortfall, a minor positive effect has been assessed against this SA Objective.	P	L	+	+	+
14	Sustainable prosperity	Providing new homes will support the economy by providing necessary dwellings for local workers and high quality infrastructure. Due to the scale of development this has been assessed as a minor positive effect.	P	L	+	+	+
15	Employment and skills	The level of housing growth proposed should help to enable people to remain living in the area and therefore have improved access to newly created employment opportunities. There will also be positive effects against this SA Objective through creation of employment opportunities and supply chain benefits associated with construction.	T/P	L/R/N	+	+	+

Table C-3 – Assessment of Reasonable Alternative Option 3 - delivery of 10,312 dwellings over the plan period

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 short term	In medium term	In long term	
1	Biodiversity	Making provision for 10,312 new homes over the Local Plan period has the potential to result in adverse effects on biodiversity through habitat loss and fragmentation, as well as disturbance. These effects will be dependent on the location and biodiversity characteristics of the sites to be developed, though due to the scale of development there is potential for negative effects. However, it should be noted that new development would be required to deliver a net-gain in biodiversity, which would result in an positive effect of the same magnitude. Also, once the new houses are occupied there will be increased pressure on the natural environment associated with recreational activities of new residents, as well as impacts from increased numbers of domestic pets. In addition, there could be some adverse secondary effects on biodiversity as a result of increased pressure on water resources that would result from additional dwellings in the District, when considered alongside new developments in neighbouring local authorities.	P	L	+/-	+/-	+/-	
2	Water	Providing for 10,312 new homes in the Local Plan period would increase this pressure on water resources. The effect is likely to become more significant over time as more dwellings are built and risk of periodic water shortages increases. New development could also result in the pollution of water courses both during construction and when developments are occupied, as well as affecting groundwater resources, particularly if the development is in a Source Protection Zone (SPZ). New development increases the potential for water pollution, associated with increased run-off from impermeable surfaces and the potential for sewer flooding in high rainfall events. The likelihood and level of such effects will be dependent on the specific development locations and on the actions/mitigations implemented in the development.	P	L/R	-	-	-	
3	Flood risk	The level of growth proposed in this option would likely require development in areas of higher flood risk, including potentially sites in Flood Zone 2, resulting in negative effects during construction. Development would increase the amount of impermeable surface in the District, leading to increased flood risk. Although it is likely mitigation measures will be utilised and opportunities to utilise natural flood management and SuDS will	P	L	--/?	--/?	--/?	

		counteract this. At the plan level, significant negative effects have been assessed against this SA Objective, due to the potential for development in areas of high flood risk. Uncertainty remains however, as this is dependent on location.					
4	Climate Change	Making provision for 10,312 new homes over the Local Plan period would inevitably result in an increase in greenhouse gas emissions from energy and embodied carbon used in the construction and occupation of new housing / employment uses and the associated activities including increases in traffic. Due to the anticipated scale of development it is expected that there would be a residual negative effect in the short term. Minor negative effects have also been assessed during operation/occupation due to greenhouse gas emissions associated with resource use and transport.	P	N	-	-	-
5	Air Quality	The level of growth proposed in this option may require development in areas of poor air quality. As well as this, making provision for 10,312 new homes over the Local Plan period would inevitably contribute to background emissions through an increase in the number of vehicles on the road. Due to the anticipated scale of development, there could be localised significant negative effects on air quality, particularly if construction and new developments are situated in areas of existing poor air quality.	P	L/R	--	--	--
6	Soils	Making provision for 10,312 new homes over the Local Plan period would inevitably require development on greenfield sites, with associated adverse effects on soils, though due to the scale of development, there is potential for significant effects depending on the location of development. As the number of dwellings proposed increases, the likelihood for significant effects on soil increases as fewer sustainable development sites are available and more development takes place on greenfield sites and agricultural land.	P	L	--	--	--
7	Resource efficiency	The level of new housing development proposed would result in adverse effects against this objective due the high level of resource use and waste generation associated with the new developments. Minor negative effects are anticipated in the short and medium term due to the scale of development and associated resource required for construction. In the medium to long term, negative effects are expected to continue due to resources required for operation such as maintenance. There may be some mitigation due to opportunities to incorporate sustainable design and construction techniques, though this decreases with more development, and the overall impact is likely to be negative.	P	L	-	-	-
8	Historic Environment	The housing and employment development proposed for this option could have adverse effects on known or undiscovered heritage assets. Effects will however be	0	0	-/?	-/?	-/?

		dependent on the specific sites taken forward for development and the design of new developments. Overall, minor negative effects have been assessed against this SA Objective, due to the potential for developments to negatively impact nearby historic assets. Uncertain effects have been assessed, as ultimately the nature and significance of effects on heritage assets is dependent on the design and layout of development. As the scale of development increases, so does the potential for negative effects on the historic environment as less sustainable development sites are considered.					
9	Landscape/ Townscape	Making provision for 10,312 new homes over the Local Plan period would inevitably result in effects on the local landscapes and townscapes in those areas where new development takes place. The effects against this objective will be dependent on how the growth is delivered in terms of design, scale and location of the new developments. Development could also have the potential to result in adverse effects on the wider landscapes, such as the setting of the Chilterns National Landscape. Overall, minor negative effects have been assessed against this SA Objective, due to the potential for developments to negatively impact landscape and townscape character, but the scale of development likely being able to avoid significant effects on the national landscape. Uncertain effects have been assessed, as ultimately the nature and significance of effects on heritage assets is dependent on the design and layout of development. As the scale of development increases, so does the potential for negative effects on the historic environment as less sustainable development sites are considered.	P	L	-/?	-/?	-/?
10	Health and Wellbeing	Making provision for 10,312 new homes over the Local Plan period would help to meet the housing needs of the local population and reduce issues of overcrowding and stress related to any inadequacy of housing provision. Due to the scale of housing and associated facilities to be provided by this option, significant positive effects have been assessed.	P	L	++	++	++
11	Sustainable Locations	Making provision for 10,312 new homes over the Local Plan period would lead to improvements in access to sustainable transport modes and ensure access to facilities in some areas, though conversely could increase difficulties in access, depending on the location of development. Due to this, both positive and negative effects have been assessed against this SA Objective, as to accommodate growth of the proposed scale, less accessible sites may be developed, leading to potential for significant negative effects. However, due to the proposed scale of development, a significant positive effect is also assessed due to the anticipated improvements to access and sustainable transport across the District.	p	L	++/--	++/--	++/--

12	Community cohesion	Making provision for 10,312 new homes over the Local Plan period could result in a cumulative impact by adding pressure on community infrastructure across the District. Conversely, the level of housing growth should result in increased levels of developer contributions which could result in an increased provision of health, education, recreation and community facilities, as well as supporting the viability of existing services and facilities. Effects will vary between area and will also depend on the levels of new infrastructure provided as part of new developments, though due to the scale of development proposed, significant effects are anticipated. The provision for 10,312 new homes will support the objective to reduce inequalities by meeting the housing need assessed for the District.	P	L	++/--	++/--	++/--
13	Housing	Making provision 10,312 new homes over the Local Plan period would meet the District's need for housing and therefore significant positive effects have been identified against this objective.	P	L	++	++	++
14	Sustainable prosperity	Providing new homes will support the economy by providing necessary dwellings for local workers and high quality infrastructure. Due to the scale of development this has been assessed as a significant positive effect.	P	L	++	++	++
15	Employment and skills	The level of housing growth proposed should help to enable people to remain living in the area and therefore have improved access to newly created employment opportunities. Due to the scale of housing and community facilities that would likely be provided, significant positive effects have been assessed against this SA Objective.	T/P	L/R/N	++	++	++

Appendix D

Assessment of Regulation 19 Local Plan



This appendix presents the assessment of the proposed Local Plan, including its Vision and Strategic Objectives along with 39 individual policies under 11 themes. Summaries of these assessments are presented in **Section 5** of the Main SA Report. For the purposes of the assessment, policies have been grouped together where appropriate.

These assessments draw upon the work completed by TRL in the SA's carried out at previous stages of the Local Plan development process, which can be found at the links below. These assessments have been updated where necessary and appropriate.

- [Preferred Policy Options and Sites for Potential Allocation Interim SA Report June 2021;](#)
- [Preferred Policy Options and Sites for Potential Allocation Interim SA Report June 2021 \(SA Appendices\);](#)
- [Regulation 18 Part 4 SA Working Note October 2023;](#) and
- [Regulation 18 Part 5 SA Working Note July 2025.](#)

The sites have been assessed using the criteria developed by TRL, outlined in Appendix A (SA Framework) of the Regulation 18 Part 4 SA Working Note October 2023, as linked above.

Strategic Policies

Spatial Strategy

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 short term	In medium term	In long term
1	Biodiversity	The aim to maximise the delivery of housing on brownfield sites and on previously developed land, including through increasing densities of development to make the most efficient use of land will help to limit the amount of greenfield land required for new development and thereby reduce potential effects on biodiversity, though it should be noted that some previously developed land can have a high value for biodiversity. However, the strategy notes that there is insufficient brownfield land to meet the housing need in the District and over 4,200 new dwellings would be delivered on greenfield sites. This could lead to negative effects on biodiversity through permanent loss and fragmentation of habitats, as well as disturbance during construction and from new residents during operation and occupation, though it is not expected that this would impact designated sites, and project level mitigation would be employed, resulting in a minor negative effect overall.	P	L	-	-	-
2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	The aim to maximise the delivery of housing on brownfield sites and on previously developed land, with a focus on developing at the edge of larger settlements where access to services and public transport is strong should help to reduce the need to travel and reduce the average distances travelled to access facilities. This could have a positive effect on reducing the growth of greenhouse gas (GHG) emissions from transport.	P	N	+	+	+
5	Air Quality	The aim to maximise the delivery of housing on brownfield sites and on previously developed land, with a focus on developing at the edge of larger settlements where	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 short term	In medium term	In long term
		access to services and public transport is strong should help to reduce the need to travel and reduce the average distances travelled to access facilities. This should have a positive effect on reducing the growth of airborne emissions from transport.					
6	Soils	The aim to maximise the delivery of housing on brownfield sites and on previously developed land to make the most efficient use of land, will work to limit the level of soil sealing and degradation resulting from new development. However, the spatial strategy recognises that delivery of over 4,200 homes on greenfield sites would be required, which would likely lead to permanent loss of greenfield and agricultural land.	P	L	--	--	--
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	No predicted effects.	0	0	0	0	0
9	Landscape/ Townscape	The aim to direct growth to the most sustainable locations, whilst protecting the Green Belt and character of smaller settlements, will help to limit the potential negative effects on local landscapes. However, the spatial strategy recognises that delivery of over 4,200 homes on greenfield sites would be required, which would likely result in a residual negative effect on landscape character.	P	L	-	-	-
10	Health and Wellbeing	The aim to maximise the delivery of housing and focus development on the edge of larger settlements where access to services, employment and public transport is strongest, and increased densities in the most accessible locations, should help to provide opportunities for physical activity by providing walkable and cyclable neighbourhoods, and improving access to healthcare facilities. This would help to encourage healthier lifestyles.	P	L	+	+	+
11	Sustainable Locations	The aim to maximise the delivery of housing and focus development on the edge of larger settlements where access to services, employment and public transport is strongest, and increased densities in the most accessible locations, should reduce the need to travel, as a larger proportion of residents would be closer to key services and facilities.	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 short term	In medium term	In long term
12	Community cohesion	The aim to maximise the delivery of housing and focus development on the edge of larger settlements where access to services, employment and public transport is strongest, and increased densities in the most accessible locations, should help to improve access to facilities and services, particularly for those without access to a private car.	P	L	+	+	+
13	Housing	The spatial strategy would contribute to the housing needs of the District, though would not meet the need identified by the revised standard method.	0	0	+	+	+
14	Sustainable prosperity	Maximising the delivery of housing within the built-up urban area is likely to mean that there will be an increase in future residents using businesses in the District's urban centres, as opposed to travelling outside the District from more remote housing locations, thereby supporting the local economy. This could help support regeneration in urban areas.	P	L	+	+	+
15	Employment and skills	The aim to maximise the delivery of housing and focus development on the edge of larger settlements where access to services, employment and public transport is strongest, and increased densities in the most accessible locations, could help to improve access to employment opportunities.	P	L	+	+	+

Strategic Policies

SP1 – Overall Levels of Growth

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 short term	In medium term	In long term
1	Biodiversity	Making provision for at least 7,027 dwellings over the Local Plan period has the potential to result in adverse effects on biodiversity. These effects will be dependent on the location and biodiversity characteristics of the sites to be developed, although it should be noted that new development would be required to deliver a net-gain in biodiversity and adverse effects on designated sites are not anticipated. Also, once the new houses are occupied there will be increased pressure on the natural environment associated with recreational activities of new residents, as well as impacts from increased numbers of domestic pets. In addition, there could be some adverse secondary effects on biodiversity as a result of increased pressure on water resources that would result from additional dwellings in the District, when considered alongside new developments in neighbouring local authorities.	P	L	-	-	-
2	Water	Providing for at least 7,027 dwellings in the Local Plan period would increase pressure on water resources. The effect is likely to become more significant over time as more dwellings are built and risk of periodic water shortages increases. New development could also result in the pollution of water courses both during construction and when developments are occupied, as well as affecting groundwater resources, particularly if the development is in a Source Protection Zone (SPZ). New development increases the potential for water pollution, associated with increased run-off from impermeable surfaces and the potential for sewer flooding in high rainfall events. The likelihood and level of such effects will be dependent on the specific development locations and on the actions/mitigations implemented at the project level.	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 short term	In medium term	In long term
3	Flood risk	Providing for at least 7,027 dwellings in the Local Plan period would require construction, which could be at risk of flooding, depending on location. New developments could also lead to increased flood risk in the District through an increase in impermeable surface area. Whilst appropriate mitigation is anticipated at the project level, a residual negative effect has been assessed.	P	L	-	-	-
4	Climate Change	Making provision for at least 7,027 dwellings over the Local Plan period would inevitably result in an increase in greenhouse gas emissions from energy used in the construction and occupation of new housing and employment uses and the associated activities including increases in traffic, as well as embodied carbon of construction materials. Due to the scale of the proposed growth level a minor negative effect has been assessed.	P	N	-	-	-
5	Air Quality	Making provision for at least 7,027 dwellings over the Local Plan period would inevitably contribute to background emissions through an increase in the number of vehicles on the road.	P	L	-	-	-
6	Soils	Making provision for at least 7,027 dwellings over the Local Plan period would require development of over 4,200 dwellings on greenfield sites, as outlined in the spatial strategy, with associated adverse effects on soils. Due to the anticipated scale of loss of greenfield and agricultural land, a significant negative effect has been assessed.	P	L	--	--	--
7	Resource efficiency	The level of new housing development proposed would result in adverse effects against this objective due the high level of resource use and waste generation associated with the new developments.	P	L	-	-	-
8	Historic Environment	The housing and employment development proposed for the Local Plan could have adverse effects on known or undiscovered heritage assets. Effects will however be dependent on the specific sites taken forward for development and the design of new developments.	0	0	-/?	-/?	-/?

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 short term	In medium term	In long term
9	Landscape/ Townscape	Making provision for at least 7,027 dwellings over the Local Plan period would result in adverse effects on the local landscapes and townscapes in those areas where new development takes place. The effects against this objective will be dependent on how the growth is delivered in terms of design, scale and location of the new developments. Development could also have the potential to result in adverse effects on the wider landscapes, such as the setting of the Chilterns AONB.	P	L	-/?	-/?	-/?
10	Health and Wellbeing	Making provision for at least 7,027 dwellings over the Local Plan period would help to meet the housing needs of the local population and reduce issues of overcrowding and stress related to any inadequacy of housing provision.	P	L	+	+	+
11	Sustainable Locations	No predicted effects.	0	0	0	0	0
12	Community cohesion	Making provision for at least 7,027 dwellings over the Local Plan period could result in a cumulative impact by adding pressure on community infrastructure across the District. Conversely, the level of housing growth should result in increased levels of developer contributions which could result in an increased provision of health, education, recreation and community facilities, as well as supporting the viability of existing services and facilities. Effects will vary between area and will also depend on the levels of new infrastructure provided as part of new developments. The provision for at least 7,027 dwellings will help to support the objective to reduce inequalities by providing affordable housing across the District, although the positive effect will not be as great as it would be if the housing need of the District were to be met. Overall, minor positive effects are anticipated	P	L	+	+	+
13	Housing	Whilst making provision for at least 7,027 dwellings over the Local Plan period would provide much needed new housing in the District it would only meet 56% of the District's housing need, which would have implications for the supply of affordable housing and housing in general, though overall positive effects are anticipated due to the additional dwellings.	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 short term	In medium term	In long term
14	Sustainable prosperity	Providing new homes will support the economy by providing necessary dwellings for local workers.	P	L	+	+	+
15	Employment and skills	The level of housing growth proposed should help to enable people to remain living in the area and therefore have improved access to newly created employment opportunities associated with construction and operation.	P	L	+	+	+

Strategic Policies

SP2 - Overarching Policy on Sustainable Development

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 short term	In medium term	In long term
1	Biodiversity	Whilst the policy would enable development which could have site specific adverse effects on biodiversity, the policy requires that developments take in to account the need to protect the natural environment, improve the diversity of wildlife and habitats, protect vulnerable species, and provide biodiversity net gain.	P	L	+	+	+
2	Water	Whilst the policy would enable development which could increase pressure on water resources, infrastructure will be provided to support waste-water management.	P	L	+	+	+
3	Flood risk	Development in areas at risk of flooding will be avoided and flood risk will be managed by sustainable drainage systems.	P	L	+	+	+
4	Climate Change	Whilst the policy would enable development which would contribute to an increase in greenhouse gas emissions, the policy promotes renewable energy systems and the use of sustainable building materials. New green infrastructure should promote sustainable transport modes and reduce reliance on the car, thereby reducing the growth in greenhouse gas emissions.	P	N	+	+	+
5	Air Quality	Whilst the policy would enable development which would increase the amount of traffic and contribute to an increase in vehicle-based emissions, new green infrastructure should promote sustainable transport modes and reduce reliance on the car, thereby reducing the growth in airborne emissions. Risk of air pollution will be managed and reduced.	P	L	+	+	+
6	Soils	Whilst the policy would enable development which could have site specific effects on soil resources, developments on previously developed land will be prioritised.	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 short term	In medium term	In long term	
7	Resource efficiency	Whilst the policy would enable development which would increase pressure on natural resources, the policy aims to reduce the quantity of waste going to landfill by reducing materials used and reusing or recycling building materials where possible.	P	L	+	+	+	
8	Historic Environment	Whilst the policy would enable development which could have site specific impacts on heritage assets, the policy requires the protection of historic environments and promotes buildings and spaces of high-quality design that will maintain local distinctiveness.	P	L	+	+	+	
9	Landscape/ Townscape	Whilst the policy would enable development which could impact the quality of the local landscape, the policy promotes buildings and spaces of high-quality design that will maintain local distinctiveness.	P	L	+	+	+	
10	Health and Wellbeing	Provision of sustainable transport infrastructure with priority given to walking and cycling should encourage the adoption of active travel modes and more active lifestyles, although the effect against this objective will be dependent on the type and location of the facility and the behavioural change necessary to result in a take-up of active travel modes.	P	L	+	+	+	
11	Sustainable Locations	New developments will be located in sustainable locations and connected by sustainable transport infrastructure.	P	L	+	+	+	
12	Community cohesion	The policy aims to build mixed communities by providing a mix of affordable, specialist and supported accommodation in addition to a mix of tenures and types of housing. Community facilities will be protected and enhanced, and new facilities will be provided.	P	L	+	+	+	
13	Housing	The policy requires the Council to take a positive approach toward the consideration of development proposals which will include housing development. In addition, the policy requires that all development must take in to account the need to build mixed communities by providing a mix of affordable, specialist and supported accommodation in addition to a mix of tenures and types of housing.	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 short term	In medium term	In long term	
14	Sustainable prosperity	The policy aims to maintain high levels of employment by providing training opportunities, business support and attracting jobs. The vitality and viability of settlements in the District will be sustained.	P	L	+	+	+	
15	Employment and skills	The policy aims to maintain high levels of employment by providing training opportunities, business support and attracting jobs.	P	L	+	+	+	

Strategic Policies
SP3 – Infrastructure Delivery

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 short term	In medium term	In long term
1	Biodiversity	Development of necessary infrastructure to support new dwellings would likely require construction, which has the potential to result in adverse effects on biodiversity. These effects will be dependent on the location and biodiversity characteristics of the infrastructure to be developed, although it should be noted that any development would be required to deliver a net-gain in biodiversity and adverse effects on designated sites are not anticipated. Also, once the new dwellings and their supporting infrastructure	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 short term	In medium term	In long term
		are occupied and in use there will be increased pressure on the natural environment associated with recreational activities of new residents, as well as impacts from increased numbers of domestic pets. Although the policy includes a provision to mitigate to prevent, reduce or offset negative environmental, social or economic consequences, it is expected that there may be some residual impacts on biodiversity.					
2	Water	Development of necessary infrastructure to support new dwellings could result in the pollution of water courses both during construction and when developments are occupied, as well as affecting groundwater resources, particularly if the development is in a Source Protection Zone (SPZ). New development and its infrastructure increases the potential for water pollution, associated with increased run-off from impermeable surfaces and the potential for sewer flooding in high rainfall events. The likelihood and level of such effects will be dependent on the specific development locations and on the actions/mitigations implemented at the project level. Although the policy includes a provision to mitigate to prevent, reduce or offset negative environmental, social or economic consequences, it is expected that there may be some residual impacts on biodiversity.	P	L	-	-	-
3	Flood risk	Development of necessary infrastructure to support new dwellings would require construction, which could be at risk of flooding, depending on location. New development and associated infrastructure could also lead to increased flood risk in the District through an increase in impermeable surface area. Whilst appropriate mitigation is anticipated at the project level, a residual negative effect has been assessed.	P	L	-	-	-
4	Climate Change	Development of necessary infrastructure to support new dwellings would inevitably result in an increase in greenhouse gas emissions from energy used in the construction and occupation of new housing and employment uses and the associated activities including increases in traffic, as well as embodied carbon of construction materials. Due to the scale of the proposed growth level a minor negative effect has been assessed.	P	N	-	-	-

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 short term	In medium term	In long term	
5	Air Quality	Development of necessary infrastructure to support new dwellings would inevitably contribute to background emissions through an increase in the number of vehicles on the road.	P	L	-	-	-	
6	Soils	Development of necessary infrastructure to support new dwellings would likely require development on greenfield sites in support of dwellings on such sites, as outlined in the spatial strategy. This is anticipated to have adverse effects on soils. Due to the anticipated scale of loss of greenfield and agricultural land, a minor negative effect has been assessed.	P	L	-	-	-	
7	Resource efficiency	Development of necessary infrastructure to support new dwellings would result in adverse effects against this objective due the high level of resource use and waste generation associated with the new developments.	P	L	-	-	-	
8	Historic Environment	Development of necessary infrastructure to support new dwellings could have adverse effects on known or undiscovered heritage assets. Effects will however be dependent on the specific sites taken forward for development and the design of new developments.	0	0	-/?	-/?	-/?	
9	Landscape/ Townscape	Development of necessary infrastructure to support new dwellings would result in adverse effects on the local landscapes and townscapes in those areas where new development takes place. The effects against this objective will be dependent on how the growth is delivered in terms of design, scale and location of the new developments. Development could also have the potential to result in adverse effects on the wider landscapes, such as the setting of the Chilterns AONB.	P	L	-/?	-/?	-/?	
10	Health and Wellbeing	Development of necessary infrastructure to support new dwellings would help to meet the needs of the local population through supporting access to facilities, including health care facilities and open spaces, resulting in positive effects on health and wellbeing.	P	L	+	+	+	
11	Sustainable Locations	No predicted effects.	0	0	0	0	0	

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 short term	In medium term	In long term	
12	Community cohesion	Development of necessary infrastructure to support new dwellings could result in a cumulative impact by adding pressure on community infrastructure across the District. Conversely, the new infrastructure should result in access to health, education, recreation and community facilities, as well as supporting the viability of existing services and facilities. Effects will vary between area and will also depend on the levels of new infrastructure provided as part of new developments. Overall, minor positive effects are anticipated	P	L	+	+	+	
13	Housing	No predicted effects.	0	0	0	0	0	
14	Sustainable prosperity	Providing new infrastructure associated with new dwellings will support the economy by providing necessary infrastructure to support the economy and local workers.	P	L	+	+	+	
15	Employment and skills	Development of necessary infrastructure to support new dwellings should help to enable people to access employment opportunities, associated with construction and operation of both new infrastructure and dwellings.	P	L	+	+	+	

Strategic Policies
SP4 – Local Distinctiveness and Place Shaping

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 short term	In medium term	In long term
1	Biodiversity	The policy references the protection of trees and hedgerows and the enhancement of biodiversity which supports this objective.	P	L	+	+	+
2	Water	No predicted effects.	P	L	0	0	0
3	Flood risk	The policy encourages flood resistant design and the use of sustainable drainage systems.	P	L	+	+	+
4	Climate Change	The policy requires that sustainable design be integral to any development, and the design should take into account resilience to climate change, which will benefit this objective.	P	N	+	+	+
5	Air Quality	No predicted effects.	P	L	0	0	0
6	Soils	No predicted effects.	P	L	0	0	0
7	Resource efficiency	No predicted effects.	P	L	0	0	0
8	Historic Environment	By ensuring that new developments are in keeping with local character including the historic environment, the historic environment of the District is preserved. The design guidance pertaining to Conservation Areas ensures that these areas will not be negatively affected.	P	L	+	+	+
9	Landscape/ Townscape	The ambition to create an attractive public realm supports this objective. Design of new developments will take in to account local landscape character. By encouraging attractive, high quality design and landscaping, the local townscape will be enhanced. The policy ensures that landscape is an integral element of development design and natural features will be retained where possible. The policy also requires large developments to reflect the diversity of architecture in the area. Significant positive effects are identified.	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 short term	In medium term	In long term	
10	Health and Wellbeing	The policy requires design to support sustainable travel choices and maximise opportunities to encourage walking and cycling, which could have benefits for health and wellbeing. The policy also encourages the design of high-quality public realm and open spaces and aims to conserve and enhance existing public open space.	P	L	+	+	+	
11	Sustainable Locations	No predicted effects.	P	L	0	0	0	
12	Community cohesion	The policy incorporates measures to ensure safety and security which aim to reduce crime and anti-social behaviour.	P	L	+	+	+	
13	Housing	The policy supports high quality design of housing.	P	L	+	+	+	
14	Sustainable prosperity	No predicted effects.	P	L	0	0	0	
15	Employment and skills	No predicted effects.	P	L	0	0	0	

Housing
HOU1 - Housing Mix and Type
HOU2 - Housing Density
HOU3 - Affordable Housing

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 short term	In medium term	In long term
1	Biodiversity	No predicted effects.	0	0	0	0	0
2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	The Housing Density policy supports highest density housing at sites which are well served by public transport and close to services and facilities, thereby reducing reliance on the car and reducing the growth in greenhouse gas emissions.	P	N	+	+	+
5	Air Quality	The Housing Density policy supports highest density housing at sites which are well served by public transport and close to services and facilities, thereby reducing reliance on the car and reducing the growth in airborne emissions.	P	L	+	+	+
6	Soils	The Housing Density policy advocates for making the most efficient use of land, without compromising the quality of the environment, which would thereby protect soils.	P	L	+	+	+
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	Developments will respect the character of the District. The Housing Density policy makes specific reference to supporting developments of a lower density to protect an area with special historic or landscape value, which would support this objective.	P	L	+	+	+
9	Landscape/ Townscape	Development on the Green Belt at rural exception sites will be supported to provide sufficient levels of affordable housing, which would have a negative effect against this objective.	P	L	-	-	-
10	Health and Wellbeing	The Housing Density policy supports highest density housing at sites which are well served by public transport and close to services and facilities, which may encourage the adoption of active travel modes, although the effect against this objective will be	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 short term	In medium term	In long term	
		dependent on the type and location of the facility and the behavioural change necessary to result in a take-up of active travel modes. The Housing Mix and Type policy supports developments of 50+ dwellings that adhere to Hertfordshire County Council's Adult Care Service (ACS) and states that all housing should be designed and built to encourage sustainable and flexible living and should be accessible and adaptable.						
11	Sustainable Locations	The Housing Density policy supports highest density housing at sites which are well served by public transport and close to services and facilities.	P	L	+	+	+	
12	Community cohesion	The Housing Mix and Type Policy aims to build mixed communities by providing a mix of affordable, specialist and supported accommodation in addition to a mix of tenures and types of housing. The policy also requires that all applications are based on the housing mix set out in the development plan. The Affordable Housing policy includes a requirement for 10% of affordable housing to meet Building Regulations M4(3) standard (wheelchair user dwellings).	P	L	+	+	+	
13	Housing	Housing in a range of types, styles, design and tenure mix will be provided to meet the needs of different groups, including specialised and supported accommodation. Significant positive effects have been identified.	P	L	++	++	++	
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0	
15	Employment and skills	No predicted effects.	0	0	0	0	0	

Housing

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 short term	In medium term	In long term
1	Biodiversity	Allocating sites at locations that do not have recognised wildlife importance will support this objective, although any new greenfield sites would be likely to have some biodiversity value. Sites should be appropriately to provide Biodiversity Net Gain where necessary and appropriate.	P	L	+	+	+
2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	Avoiding areas at risk from flooding will have benefits against this objective.	P	L	+	+	+
4	Climate Change	No predicted effects.	0	0	0	0	0
5	Air Quality	No predicted effects.	0	0	0	0	0
6	Soils	No predicted effects.	0	0	0	0	0
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	Allocating sites at locations that do not have recognised heritage importance will support this objective.	P	L	+	+	+
9	Landscape/ Townscape	Allocating sites at locations that do not have recognised landscape importance will support this objective.	P	L	+	+	+
10	Health and Wellbeing	Allocating sites at locations that are not affected by environmental hazards that may affect residents' health or welfare, and ensuring that sites can be adequately serviced by drinking water, utilities, and sewerage disposal facilities, will support this objective.	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 short term	In medium term	In long term	
11	Sustainable Locations	Allocating sites at locations in or near to existing settlements with access by foot or public transport will support this objective.	P	L	+	+	+	
12	Community cohesion	The allocated sites will provide adequate levels of privacy and will provide residential amenities so as not to impact adjacent occupiers. On-site play facilities will be provided on site where required by policy.	P	L	+	+	+	
13	Housing	Allocation of additional traveller sites and safeguarding of existing sites will ensure that the needs of the travelling community are met.	P	L	+	+	+	
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0	
15	Employment and skills	No predicted effects.	0	0	0	0	0	

Employment & Economy
EE1 - Employment and Economic Development
EE3 - Warner Bros. Studios

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 short term	In medium term	In long term
1	Biodiversity	Developing new employment sites could have an adverse effect on biodiversity however this will be dependent on the biodiversity value of the site chosen.	0	0	-/?	-/?	-/?
2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	Activities relating to the new employment sites, e.g. transport, would result in some increases in GHG emissions.	P	N	-	-	-
5	Air Quality	Transport relating to the new employment sites, would result in some increases in airborne emissions.	P	L	-	-	-
6	Soils	By focusing growth at existing employment sites, it is likely that most development would be on previously developed land, which supports this objective. The expansion of Warner Bros Studios would result in the loss of soils.	P	L	+/-	+/-	+/-
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	Development of new employment space could have adverse effects on known or undiscovered heritage assets. Effects will however be dependent on the specific sites taken forward for development.	0	0	-/?	-/?	-/?
9	Landscape/ Townscape	Making provision for new employment space would inevitably result in some effects on the local landscapes and townscapes in those areas where new development takes place. This could have the potential to result in adverse effects on the local and wider landscapes; however this is dependent on the sensitivity of the surrounding landscape/townscape.	0	0	-/?	-/?	-/?
10	Health and Wellbeing	No predicted effects.	0	0	0	0	0

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 short term	In medium term	In long term
11	Sustainable Locations	No predicted effects.	0	0	0	0	0
12	Community cohesion	Community uses are listed as potential uses on designated mixed-use sites	0	0	?	?	?
13	Housing	Non-employment uses on designated employment land can occur as long as amenity is not unacceptably impacted and the site's operation as a key employment area is not hindered. Residential uses are also listed as a potential use within allocated mixed-use sites.	0	0	?	?	?
14	Sustainable prosperity	By contributing to overall employment levels in a diverse range of jobs (including different sized businesses), in areas accessible to public transport and with mixed use development, the policy will help achieve sustainable growth in the District. A significant positive effect has been identified.	P	L	++	++	++
15	Employment and skills	Existing employment sites in the District will be safeguarded and a range of types and sizes of employment sites and premises will be encouraged throughout the District to meet the needs of the local economy.. This policy will increase and protect a diverse range of employment opportunities within the District. Safeguarding land for Warner Bros Studios would contribute to the growth of the creative industry in the District at a site which is of importance to the local and national economy. A significant positive effect has been identified.	P	L	++	++	++

Employment & Economy
EE2 - Retail

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 short term	In medium term	In long term
1	Biodiversity	No predicted effects.	0	0	0	0	0
2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	The retail hierarchy ensures that retail development is focused within settlements at accessible locations, reducing the need to travel out of centre using cars, thereby reducing the growth in greenhouse gas emissions.	P	N	+	+	+
5	Air Quality	The retail hierarchy ensures that retail development is focused within settlements at accessible locations, reducing the need to travel out of centre using cars, thereby reducing the growth in greenhouse gas emissions.	P	L	+	+	+
6	Soils	No predicted effects.	0	0	0	0	0
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	The policy notes that retail units should be appropriate to the type, scale and format that reflects and enhances the role and function of the centre within which it is proposed.	P	L	+	+	+
9	Landscape/ Townscape	By locating development centrally, resisting out of town retail developments, landscape and townscape should largely be protected. The policy notes that retail units should be appropriate to the type, and scale and format that reflects and enhances the role and function of the centre within which it is proposed.	P	L	+	+	+
10	Health and Wellbeing	Locating development in accessible locations may encourage active travel, though the effect against this objective will be dependent on the type and location of the facility and the behavioural change necessary to result in a take-up of active travel modes.	0	0	?	?	?

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 short term	In medium term	In long term	
11	Sustainable Locations	The retail hierarchy ensures that retail development is focused within settlements at sustainable and accessible locations, reducing the need to travel.	P	L	+	+	+	
12	Community cohesion	Retaining and improving retail at neighbourhood and local centres will help meet the needs of residents and will support the viability and vitality of these places.	P	L	+	+	+	
13	Housing	No predicted effects.	0	0	0	0	0	
14	Sustainable prosperity	Through focussing on town and District centres the policy will help to encourage retail and associated development uses which are appropriate to the scale and function of these centres and which will help to support the vitality of the local economy. Increased development in centrally located and accessible areas will allow the District to grow sustainably. Increasing retail and leisure options within the settlements will help the viability and vitality of local centres.	P	L	+	+	+	
15	Employment and skills	Through focussing on town and District centres the policy will help to retain existing jobs and provide new job opportunities. In addition, new retail and leisure developments will provide employment opportunities within the District.	P	L	+	+	+	

Green Belt
GB1 - Green Belt

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 short term	In medium term	In long term
1	Biodiversity	Measures to enhance biodiversity in the Green Belt are supported in this policy. The policy aims to utilise previously developed land as much as possible, however it states that development proposals on previously developed land and buildings within the Green Belt will be considered in accordance with national planning policy. It is noted that some previously developed land that has been within the Green Belt may have high biodiversity value. The effect against this objective is uncertain as it depends on the biodiversity value at specific sites – although it should be noted that new development would be required to deliver a net-gain in biodiversity.	P	L	?	?	?
2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	No predicted effects.	0	0	0	0	0
5	Air Quality	No predicted effects.	0	0	0	0	0
6	Soils	The policy aims to encourage use of previously developed land for development.	P	L	+	+	+
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	No predicted effects.	0	0	0	0	0
9	Landscape/ Townscape	Generally, development in the Green Belt will not be permitted unless very special circumstances exist. Measures to enhance landscapes and its visual amenity in the Green Belt are supported in this policy.	P	L	+	+	+
10	Health and Wellbeing	The policy supports improved public access to the Green Belt.	P	L	+	+	+
11	Sustainable Locations	No predicted effects.	0	0	0	0	0

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 short term	In medium term	In long term
12	Community cohesion	No predicted effects.	0	0	0	0	0
13	Housing	Residential development to support agricultural and forestry workers may be permitted but only in the circumstance that the needs of the enterprise are dependent on having dwellings located at, or very near to, the site of work.	P	L	+	+	+
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0
15	Employment and skills	No predicted effects.	0	0	0	0	0

Climate Change and Net Zero
CNZ1 - Renewable and Low Carbon Energy Developments

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 short term	In medium term	In long term
1	Biodiversity	Review of applications for renewable energy developments will take in to account the impact on local biodiversity before proposals are accepted.	P	L	+	+	+
2	Water	Review of applications for renewable energy developments will take in to account the impact on water quality before proposals are accepted.	P	L	+	+	+
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	Renewable energy developments and proposals for micro-renewables are encouraged and will be supported, subject to the results of an assessment of the potential impacts, both of the individual impacts of the renewable energy proposals, as well as the cumulative impacts of the proposal with other renewables applications.	P	N	+	+	+
5	Air Quality	No predicted effects.	0	0	0	0	0
6	Soils	No predicted effects.	0	0	0	0	0
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	Review of applications for renewable energy developments will take in to account the impact on the local historic environment before proposals are accepted. Minor positive effects have therefore been identified as the policy will help to protect the historic environment from inappropriate development.	P	L	+	+	+
9	Landscape/ Townscape	Review of applications for renewable energy developments will take in to account the impact on local landscape before proposals are accepted. Minor positive effects have therefore been identified as the policy will help to protect local landscapes from inappropriate development.	P	L	+	+	+
10	Health and Wellbeing	Review of applications for renewable energy developments will take in to account the impact on residential and workplace amenity, visual amenity, landscape character, and public access to the countryside before proposals are accepted. Minor positive effects	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 short term	In medium term	In long term
		have therefore been identified as the policy will help to protect residential and workplace amenity and local people's experience of the countryside from inappropriate development.					
11	Sustainable Locations	No predicted effects.	0	0	0	0	0
12	Community cohesion	No predicted effects.	0	0	0	0	0
13	Housing	No predicted effects.	0	0	0	0	0
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0
15	Employment and skills	No predicted effects.	0	0	0	0	0

Climate Change & Net Zero
CNZ2A - Net Zero Operational Carbon in New Build Residential Development
CNZ2B - Net Zero Operational Carbon in New Build Non-Residential Development
CNZ2C - Climate Adapted Design and Construction
CNZ2D - Embodied Carbon and Minimising Waste
CNZ2E - Reducing Carbon Emissions in Existing Buildings

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 short term	In medium term	In long term
1	Biodiversity	Policy CNZ2C includes reference to green infrastructure as a natural cooling measure to help reduce overheating. Introduction of vegetation to achieve this aim would have positive effects for biodiversity.	P	L	+	+	+
2	Water	Policy CNZ2C includes reference to blue infrastructure as a natural cooling measure to help reduce overheating. Introduction of new blue infrastructure to achieve this aim would have positive effects against this objective. Policy CNZ2C also includes the requirement to utilise grey/rainwater systems where BREEAM excellent certification is unfeasible. Water conservation requirements of this policy would also have positive effects.	P	L	+	+	+
3	Flood risk	Policy CNZ2C contains a requirement to reduce the risk of flooding which would have positive effects against this objective.	P	L	+	+	+
4	Climate Change	The Climate Change & Net Zero policies CNZ2A – CNZ2E include a wide range of requirements which will reduce greenhouse gas emissions from new development, including from the materials used, as well as help with adaptation to reduce the impacts of climate change on new developments. Policy X E will help to reduce climate change impacts from existing development. Significant positive effects against this objective have therefore been predicted. However, policies CNZ2A and CNZ2B, although stating that the use of fossil fuels and connection to the gas grid will not be considered acceptable, also states that fossil fuels may be considered acceptable in exceptional circumstances. This could result in adverse effects on this SA Objective, though the overall effects are anticipated to be positive.	P	N	++	++	++
5	Air Quality	No predicted effects.	0	0	0	0	0
6	Soils	No predicted effects.	0	0	0	0	0
7	Resource efficiency	The Climate Change & Net Zero policies CNZ2A – CNZ2E require the use of sustainable design and construction methods, including the use of sustainable	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 short term	In medium term	In long term	
		resources and highly energy efficient developments, as well as requirements for easy material re-use at the end of a building's life. Significant positive effects against this objective have therefore been predicted.						
8	Historic Environment	Policy CNZ2E should help to ensure that designated and non-designated heritage assets are not significantly affected by the introduction of improvements to the energy efficiency, carbon emissions, resilience and longevity of assets.	P	L	+	+	+	
9	Landscape/ Townscape	No predicted effects.	0	0	0	0	0	
10	Health and Wellbeing	The requirements in Policy CNZ2CC to adapt to the effects of climate change should have positive effects on the health and well-being of the occupants of new developments. The same could be the case for upgrades to existing buildings, under Policy CNZ2E.	P	L	+	+	+	
11	Sustainable Locations	No predicted effects.	0	0	0	0	0	
12	Community cohesion	No predicted effects.	0	0	0	0	0	
13	Housing	No predicted effects.	0	0	0	0	0	
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0	
15	Employment and skills	No predicted effects.	0	0	0	0	0	

Biodiversity, Green & Blue Infrastructure and Landscapes

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 short term	In medium term	In long term
1	Biodiversity	The policy requires that in relation to new development biodiversity should be protected and enhanced, and that all qualifying development must deliver at least 10% measurable biodiversity net gain, although the policy encourages the delivery of more than 10% BNG. The location of this net gain would ideally be on-site, but if not, off-site or through purchase of biodiversity credits. The policy also requires proposals to not result in the fragmentation, or further fragmentation of habitats and should seek to reconnected habitats where possible. The policy also states that fragmentation should be avoided and reduced, along with the conservation, restoration, and enhancement of protected species listed under Section 41 of the NERC Act 2006, to be achieved through applications submitting proportionate and up-to-date ecological survey and assessments, and where appropriate, action plans, which detail where it is likely that a proposal may impact a statutory protected species, or a species protected under the Section 41 of the above Act, and how their habitats will be protected to prevent negative impacts to their numbers. The policy furthermore introduces a requirement for new housing development to provide at least one swift brick per dwelling, and for non-residential developments to provide a number of swift bricks which is proportional to the scale of the development. A significant positive effect has therefore been identified against this objective.	P	L	++	++	++
2	Water	By protecting and enhancing biodiversity there may be indirect positive impacts on water quality, for example by preventing development in areas sensitive to water pollution. Developments within 10m of a watercourse must also deliver 10% net gain in watercourse number biodiversity units.	P	L	+	+	+
3	Flood risk	By protecting and enhancing biodiversity there may be indirect positive impacts on flood risk. For example, naturally draining areas would be less of a flood risk than areas of hardstanding associated with development.	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 short term	In medium term	In long term
4	Climate Change	No predicted effects.	0	0	0	0	0
5	Air Quality	By protecting and enhancing biodiversity there may be indirect positive impacts on air quality. For example, tree species and natural environments can absorb more air pollution.	P	L	+	+	+
6	Soils	By protecting and enhancing biodiversity there will also be direct positive impacts on soils. Soil resources will not be lost to new development if wildlife sites are protected.	P	L	+	+	+
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	No predicted effects.	0	0	0	0	0
9	Landscape/ Townscape	The requirements to maintain and improve biodiversity will have benefits for the local landscape.	P	L	+	+	+
10	Health and Wellbeing	Protecting wildlife sites and green spaces and requiring a net gain in biodiversity should help to improve the wellbeing of the local population as well as providing recreational opportunities.	P	L	+	+	+
11	Sustainable Locations	No predicted effects.	0	0	0	0	0
12	Community cohesion	No predicted effects.	0	0	0	0	0
13	Housing	No predicted effects.	0	0	0	0	0
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0
15	Employment and skills	No predicted effects.	0	0	0	0	0

Biodiversity, Green & Blue Infrastructure and Landscapes

BGL2 - Trees, Woodlands, Hedgerows and Landscaping

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 short term	In medium term	In long term
1	Biodiversity	The retention and addition of trees, hedgerows and woodland at development sites may have an indirect positive impacts on biodiversity. A minor positive effect has been identified.	P	L	+	+	+
2	Water	By protecting trees, woodland, and hedgerows, there may be indirect positive impacts on water quality, for example by preventing development in areas sensitive to water pollution.	P	L	+	+	+
3	Flood risk	By protecting trees, woodland, and hedgerows, there may be indirect positive impacts on flood risk. For example, naturally draining areas would be less of a flood risk than areas of hardstanding associated with development.	P	L	+	+	+
4	Climate Change	No predicted effects.	0	0	0	0	0
5	Air Quality	By protecting trees, woodland, and hedgerows, there may be indirect positive impacts on air quality. For example, tree species and natural environments can absorb more air pollution.	P	L	+	+	+
6	Soils	By protecting trees, woodland, and hedgerows, there will also be directly positive impacts on soils. Soil resources will not be lost to new development if wildlife sites are protected.	P	L	+	+	+
7	Resource efficiency	No predicted effects.	0	0	0	0	0

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 short term	In medium term	In long term
8	Historic Environment	No predicted effects.	0	0	0	0	0
9	Landscape/ Townscape	Retaining trees, woodland and hedgerows will have benefits for the local landscape. Proposals to enhance the local landscape by planting new trees supports this objective.	P	L	+	+	+
10	Health and Wellbeing	Protecting wildlife sites and green spaces will enable residents to use the areas for outdoor leisure activities.	P	L	+	+	+
11	Sustainable Locations	No predicted effects.	0	0	0	0	0
12	Community cohesion	No predicted effects.	0	0	0	0	0
13	Housing	No predicted effects.	0	0	0	0	0
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0
15	Employment and skills	No predicted effects.	0	0	0	0	0

Biodiversity, Green & Blue Infrastructure and Landscapes

BGL3 - Green & Blue Infrastructure

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 short term	In medium term	In long term	
1	Biodiversity	Conserving and enhancing the Local Nature Reserves, Wildlife Sites, Sites of Special Scientific Interest and other important habitats will be beneficial to biodiversity in the District. The policy also states that applicants are required to provide land management and maintenance plans for land they have identified for green and blue infrastructure. In these same cases, applications for major development will also require stewardship and funding arrangements, where appropriate. Significant positive effects have been identified.	P	L	++	++	++	
2	Water	Conserving and enhancing the District’s rivers and the canal will bring benefits to water quality. Significant positive effects have been identified.	P	L	++	++	++	
3	Flood risk	The Green and Blue Infrastructure network seeks to minimise flood risk.	P	L	+	+	+	
4	Climate Change	No predicted effects.	0	0	0	0	0	
5	Air Quality	No predicted effects.	0	0	0	0	0	
6	Soils	No predicted effects.	0	0	0	0	0	
7	Resource efficiency	No predicted effects.	0	0	0	0	0	
8	Historic Environment	The policy seeks to conserve and enhance heritage assets.	P	L	+	+	+	
9	Landscape/ Townscape	Conserving and enhancing the Chilterns National Landscape and other green spaces throughout the District will benefit the landscape. The policy seeks to conserve and enhance landscape character.	P	L	+	+	+	
10	Health and Wellbeing	The provision of new green spaces and the protection and enhancement of public rights of way and sustainable transport infrastructure to support active travel will have benefits against this objective. The policy requires a buffer of 20 metres between Public Rights of Way and new development.	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 short term	In medium term	In long term
11	Sustainable Locations	Improving sustainable transport infrastructure will reduce the need to travel by car and ensure new developments are linked to existing facilities.	P	L	+	+	+
12	Community cohesion	No predicted effects.	0	0	0	0	0
13	Housing	No predicted effects.	0	0	0	0	0
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0
15	Employment and skills	No predicted effects.	0	0	0	0	0

Biodiversity, Green & Blue Infrastructure and Landscapes

BGL4 - Open Space, Play Space, Sport and Recreation

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 short term	In medium term	In long term
1	Biodiversity	The policy states that new and existing open spaces should be designed to be multifunctional and have regard to the relationship between open spaces and their surroundings, including taking into consideration the need to maintain and enhance existing nature conservation interests and the benefits of creating new habitats. The conservation and enhancement of natural features including habitats will provide biodiversity benefits. A minor positive effect has been identified.	P	L	+	+	+
2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	No predicted effects.	0	0	0	0	0
5	Air Quality	No predicted effects.	0	0	0	0	0
6	Soils	No predicted effects.	0	0	0	0	0
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	Provision of new open space will take in to account the need to protect local character which should be beneficial to the historic environment.	P	L	+	+	+
9	Landscape/ Townscape	Design of open space will be done to a high standard with regard to the surroundings, so as to enhance local landscape.	P	L	+	+	+
10	Health and Wellbeing	The protection against loss of open space, play space and sport and recreation facilities and the addition of new facilities will have significant positive effects for the health and wellbeing of residents.	P	L	++	++	++
11	Sustainable Locations	No predicted effects.	0	0	0	0	0

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 short term	In medium term	In long term
12	Community cohesion	The provision of new open space and play space at new developments would be beneficial to local communities.	P	L	+	+	+
13	Housing	No predicted effects.	0	0	0	0	0
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0
15	Employment and skills	No predicted effects.	0	0	0	0	0

Biodiversity, Green & Blue Infrastructure and Landscapes
BGL5 - Chiltern Beechwoods Special Area of Conservation (SAC)

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 short term	In medium term	In long term
1	Biodiversity	Through the provision of Suitable Alternative Natural Greenspace (SANG), which would be required for large developments within the Zone of Influence (ZoI) of the Chiltern	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 short term	In medium term	In long term
		Beechwoods SAC, biodiversity should be enhanced. A significant positive effect has therefore been identified against this objective.					
2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	No predicted effects.	0	0	0	0	0
5	Air Quality	No predicted effects.	0	0	0	0	0
6	Soils	By diverting recreational users to SANGs there will be positive impacts on soils in the SAC due to reduced levels of compaction from walkers.	P	L	+	+	+
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	No predicted effects.	0	0	0	0	0
9	Landscape/ Townscape	No predicted effects.	0	0	0	0	0
10	Health and Wellbeing	Providing SANGs will provide access to natural greenspace space to a wider population than just those who might previously have visited the SAC.	P	L	+	+	+
11	Sustainable Locations	No predicted effects.	0	0	0	0	0
12	Community cohesion	No predicted effects.	0	0	0	0	0
13	Housing	No predicted effects.	0	0	0	0	0

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 short term	In medium term	In long term
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0
15	Employment and skills	No predicted effects.	0	0	0	0	0

Biodiversity, Green & Blue Infrastructure and Landscapes
BGL6 - Landscape Character

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 short term	In medium term	In long term
1	Biodiversity	This policy ensures that the impact on wildlife will be considered in landscape regions before development takes place.	P	L	+	+	+
2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	No predicted effects.	0	0	0	0	0

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 short term	In medium term	In long term
5	Air Quality	No predicted effects.	0	0	0	0	0
6	Soils	Measures to protect and enhance the landscape may have indirect positive impacts in terms of protecting soil resources.	P	L	+	+	+
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	No predicted effects.	0	0	0	0	0
9	Landscape/ Townscape	There is a presumption against development within the Chilterns National Landscape. In the case of exceptional circumstances, development will be allowed as long as it does not disrupt the landscape character, qualities and natural features. Major developments within or affecting National Landscape will also require Landscape Visual Impact Assessments (LVIAs) All developments are required to make a positive contribution to the surrounding landscape. A significant positive effect has been identified.	P	L	++	++	++
10	Health and Wellbeing	The policy supports proposals that enhance public access and recreation opportunities.	P	L	+	+	+
11	Sustainable Locations	No predicted effects.	0	0	0	0	0
12	Community cohesion	No predicted effects.	0	0	0	0	0
13	Housing	No predicted effects.	0	0	0	0	0
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0

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 short term	In medium term	In long term
15	Employment and skills	No predicted effects.	0	0	0	0	0

Environment
ENV1 - Flood Risk and Water Resources

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 short term	In medium term	In long term
1	Biodiversity	Developments will incorporate measures to enhance biodiversity value at sites including developments next to watercourses.	P	L	+	+	+
2	Water	Groundwater resources will be protected from pollution and enhanced where possible. The efficiency of water resources by harvesting rainwater and greywater, installing water efficient appliances and efficient landscaping will benefit this objective. A significant positive has been identified.	P	L	++	++	++
3	Flood risk	Development will be located away from the highest risk flood zone areas and away from main rivers and watercourses. Flood risk assessments will be carried out against development in Flood Zone 2 or 3 and certain developments in Flood Zone 1. Buildings	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 short term	In medium term	In long term
		will be designed to be resilient to flooding with appropriate mitigation in place. A significant positive has been identified.					
4	Climate Change	No predicted effects.	0	0	0	0	0
5	Air Quality	No predicted effects.	0	0	0	0	0
6	Soils	No predicted effects.	0	0	0	0	0
7	Resource efficiency	Developments will make efficient use of building material resources and will incorporate recycled materials.	P	L	+	+	+
8	Historic Environment	No predicted effects.	0	0	0	0	0
9	Landscape/ Townscape	The policy requires that, where appropriate, developers must show that necessary flood protection and mitigation measures will not have unacceptable impacts on landscape character.	P	L	+	+	+
10	Health and Wellbeing	No predicted effects.	0	0	0	0	0
11	Sustainable Locations	No predicted effects.	0	0	0	0	0
12	Community cohesion	No predicted effects.	0	0	0	0	0
13	Housing	No predicted effects.	0	0	0	0	0
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0
15	Employment and skills	No predicted effects.	0	0	0	0	0

Environment

ENV2 - Ground Conditions, Contamination and Pollution

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 short term	In medium term	In long term
1	Biodiversity	By minimising air, light, land and water pollution there should be less risk of pollution affecting wildlife.	P	L	+	+	+
2	Water	The policy notes that development must not contribute to unacceptable levels of water quality which would adversely affect this objective.	P	L	+	+	+
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	The policy states that developments which included external lighting should ensure that appropriate technologies are used to minimise the energy usage required and carbon generated. This is recognised as a minor positive effect.	P	L	+	+	+
5	Air Quality	The policy notes that development must not contribute to unacceptable levels of air quality which would adversely affect this objective. Under this policy development will need to minimise air pollution and location of development may be influenced by potential future pollution arising from it. Development will also not be permitted where it would adversely affect air quality in the District's Air Quality Management Area. It therefore significantly progresses the SA objective.	P	L	++	++	++
6	Soils	The policy notes that development must not contribute to unacceptable levels of ground pollution which in turn would not result in adverse effects on soil quality. Opportunities to remediate contaminated land and improve cases of ground contamination, and thus	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 short term	In medium term	In long term
		soil quality, are encouraged which will mean less demand for greenfield land for development.					
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	No predicted effects.	0	0	0	0	0
9	Landscape/ Townscape	The policy notes that development must not contribute to unacceptable levels of light pollution, particularly in the surrounding countryside, and that domestic light pollution will be minimised to the lowest possible extent, resulting in a positive effect against this objective.	P	L	+	+	+
10	Health and Wellbeing	Protection against unacceptable noise and vibration levels will benefit residents' wellbeing. The policy requires that development must not contribute to unacceptable levels of soil, air, water, light or noise pollution. Reduction in various forms of pollution may have benefits for residents' health and wellbeing.	P	L	+	+	+
11	Sustainable Locations	No predicted effects.	0	0	0	0	0
12	Community cohesion	No predicted effects.	0	0	0	0	0
13	Housing	No predicted effects.	0	0	0	0	0
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0
15	Employment and skills	No predicted effects.	0	0	0	0	0

Environment

ENV3 - Waste Management and Recycling

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 short term	In medium term	In long term
1	Biodiversity	No predicted effects.	0	0	0	0	0
2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	No predicted effects.	0	0	0	0	0
5	Air Quality	No predicted effects.	0	0	0	0	0
6	Soils	Increased recycling and re-use will reduce demand for new or expanded landfill sites and reduce contamination to soils.	P	L	+	+	+
7	Resource efficiency	This policy directly benefits resource efficiency by encouraging and enabling re-use and recycling of materials right from the point of construction, including using prefabricated materials and modular construction and providing facilities to households to enable domestic recycling. The policy also states that, prior to non-mineral development, developments should explore the potential for extraction of minerals for use on site. A significant positive effect has been identified.	P	L	++	++	++
8	Historic Environment	No predicted effects.	0	0	0	0	0
9	Landscape/ Townscape	Integrating waste collection facilities into the design and layout of development will avoid adverse impacts on the local townscape or landscape.	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 short term	In medium term	In long term
10	Health and Wellbeing	Ensuring residents have convenient access to waste collection at home and workplaces will support wellbeing.	P	L	+	+	+
11	Sustainable Locations	No predicted effects.	0	0	0	0	0
12	Community cohesion	No predicted effects.	0	0	0	0	0
13	Housing	No predicted effects.	0	0	0	0	0
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0
15	Employment and skills	No predicted effects.	0	0	0	0	0

Design and Heritage
DH1 - Residential Design and Layout

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 short term	In medium term	In long term
1	Biodiversity	No predicted effects.	0	0	0	0	0
2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	No predicted effects.	0	0	0	0	0
5	Air Quality	No predicted effects.	0	0	0	0	0
6	Soils	No predicted effects.	0	0	0	0	0
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	No predicted effects.	0	0	0	0	0
9	Landscape/ Townscape	Building and designing houses to a high quality will minimise the negative impact to the local townscape. Tall buildings may negatively impact the landscape, however the policy states that applications for tall buildings will be rejected unless they meet a set of criteria, including not having a negative impact on general amenity of the surrounding area, and requiring consideration to be given to how the building will affect important views to and from key areas of the District. The policy also includes a requirement for major development to provide a masterplan and follow the National Design Guide and National Model Design Codes. which may help reduce landscape/townscape impacts.	0	0	0	0	0
10	Health and Wellbeing	The inclusion of requirements for new developments to generally accord with the nationally described space standards (NDSS) would provide for improvement to the quality of housing being delivered and result benefits for the general health and wellbeing of the community and a more flexible and adaptable housing stock better able to meet the needs of residents.	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 short term	In medium term	In long term
11	Sustainable Locations	No predicted effects.	0	0	0	0	0
12	Community cohesion	Positive effects have been identified as the policy would require high quality design in new developments to create local identity and encourage a sense of community pride.	P	L	+	+	+
13	Housing	The inclusion of requirements for new developments to generally accord with the nationally described space standards (NDSS) would provide for improvement to the quality of housing being delivered and result benefits for the general health and wellbeing of the community and a more flexible and adaptable housing stock better able to meet the needs of residents.	P	L	+	+	+
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0
15	Employment and skills	No predicted effects.	0	0	0	0	0

Design and Heritage
DH2 - Heritage and Historic Environment

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 short term	In medium term	In long term
1	Biodiversity	The protection of trees and hedgerows, gardens and verges within, and around, Conservation Areas, which are likely to have biodiversity value, supports this objective.	P	L	+	+	+
2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	The modification of historic buildings to reduce carbon emissions when they are redeveloped is supported by this policy.	P	N	+	+	+
5	Air Quality	No predicted effects.	0	0	0	0	0
6	Soils	No predicted effects.	0	0	0	0	0
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	This policy aims to protect and enhance all aspects of the historic environment in the District, including designated and non-designated heritage assets, listed or locally important buildings, conservation areas, historic parks and gardens and archaeological assets. A significant positive effect has been identified.	P	L	++	++	++
9	Landscape/ Townscape	Preserving local character by protecting heritage assets and landscape features will have benefits for the local townscape, as will the prevention of unsuitable developments nearby to conservation that may impact their setting character, appearance, or views. The protection from unacceptable harm to historic parks and gardens further supports this objective. A significant positive effect has been identified.	P	L	++	++	++
10	Health and Wellbeing	No predicted effects.	0	0	0	0	0
11	Sustainable Locations	No predicted effects.	0	0	0	0	0

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 short term	In medium term	In long term
12	Community cohesion	The preservation of the historic environment and contribution toward high-quality environments will have a positive impact on the community.	P	L	+	+	+
13	Housing	No predicted effects.	0	0	0	0	0
14	Sustainable prosperity	Protecting the historic environment and parks and gardens will add vitality to the local area, making it a pleasant place to work and live and may encourage visitors, which would support this objective through increased spending in the local economy.	P	L	+	+	+
15	Employment and skills	Protecting the historic environment and parks and gardens will add vitality to the local area, making it a pleasant place to work and live and may encourage visitors, which could increase local employment opportunities, thereby supporting this objective.	P	L	+	+	+

Design and Heritage
DH3 - Advertisements and Shop Fronts

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 short term	In medium term	In long term
1	Biodiversity	The policy supports the protection of wildlife and habitats from excessive light pollution from advertisements.	P	L	+	+	+
2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	No predicted effects.	0	0	0	0	0
5	Air Quality	No predicted effects.	0	0	0	0	0
6	Soils	No predicted effects.	0	0	0	0	0
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	The policy places limitations on advertisements and shop fronts which would disrupt local character and the setting of listed buildings, conservation areas, and other heritage assets.	P	L	+	+	+
9	Landscape/ Townscape	The policy places limitations on advertisements and shop fronts which would disrupt local character, including those that contribute to excessive light pollution.	P	L	+	+	+
10	Health and Wellbeing	The policy requires advertisements and shop fronts to not contribute to excessive light pollution or flashing which may impact passers-by, highways users, or nearby residents. This could have benefits for health and wellbeing.	P	L	+	+	+
11	Sustainable Locations	No predicted effects.	0	0	0	0	0
12	Community cohesion	No predicted effects.	0	0	0	0	0

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 short term	In medium term	In long term
13	Housing	No predicted effects.	0	0	0	0	0
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0
15	Employment and skills	No predicted effects.	0	0	0	0	0

Transport and Connections
TC1 - Sustainable Transport and Travel TC2 - Parking TC3 - Construction, Deliveries, Collections and Servicing TC4 - Waterways TC5 - Broadband and Electronic Communications

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 short term	In medium term	In long term
1	Biodiversity	The waterways policy requires that proposals for permanent moorings and marinas will only be permitted if they can demonstrate that they would have no adverse effect on the nature conservation value of the canal or nearby land. Such development within the Green Belt will only be granted upon ‘very special circumstances’. The policy regarding construction, deliveries, collections and servicing, requires proposal near Strategic Road Networks (SRNs), or affect public highways require Construction Management Plans which will ensure the use of best practice construction techniques to mitigate impacts on the environment, reduce noise and vibration and manage transportation of construction waste and material.	P	L	+	+	+
2	Water	The waterways policy protects water infrastructure by limiting development in the vicinity of waterways, though by encouraging the displacement of some road freight to canals in the District, the waterways may be negatively impacted by increased use. The impact is uncertain.	P	L	?	?	?
3	Flood risk	The policy on waterways requires that proposals for permanent moorings and marinas will only be permitted if they can demonstrate that they would not increase flood risk.	P	L	+	+	+
4	Climate Change	Promotion of sustainable modes of transport will reduce reliance on the car and contribute to a reduction in greenhouse gas emissions. Displacing road freight to railways and canals supports this objective. The provision of a car club and infrastructure to support electric vehicles will be beneficial in minimising greenhouse gas emissions when journeys are made by car. Delivery and Servicing Plans will aid in minimising the emissions generated by commercial vehicles. Significant positive effects have been identified.	P	N	++	++	++
5	Air Quality	Promotion of sustainable modes of transport will reduce reliance on the car and contribute to a reduction in airborne emissions. Displacing road freight to railways and canals will further support this objective, at a regional level. The provision of a car club and infrastructure to support electric vehicles will be beneficial in minimising airborne emissions when journeys are made by car. Delivery and Servicing Plans will aid in	P	L/R	++	++	++

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 short term	In medium term	In long term
		minimising the emissions generated by commercial vehicles. Significant positive effects have been identified.					
6	Soils	No predicted effects.	0	0	0	0	0
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	Consideration is given to the local character when allocating areas for parking and installing communications infrastructure for communications, meaning the negative impacts are minimised. The policy on waterways requires that proposals for permanent moorings and marinas will only be permitted if they can demonstrate that they would cause no harm to the historic or visual character of the canal.	P	L	+	+	+
9	Landscape/ Townscape	Consideration is given to the local character when allocating areas for parking and installing communications infrastructure for communications, meaning the negative impacts are minimised. The waterways policy requires that proposals for permanent moorings and marinas will only be permitted if they can demonstrate that they would cause no harm to the historic or visual character of the canal.	P	L	+	+	+
10	Health and Wellbeing	Reduced vehicle emissions will have health benefits for residents. Prioritising pedestrians and cyclists will encourage the adoption of active modes of travel which supports this objective. The requirement for Construction Management Plans for applications near Strategic Road Networks (SRNs), or that may affect highway safety or the amenity of the public highways and public rights of way, will reduce the chance of incidents and contribute to improved health and wellbeing. The policy also states that deliveries, collection, or servicing should not result in the loss of amenity of local residents from vehicle noise, size of vehicles, or time of deliveries.	P	L	+	+	+
11	Sustainable Locations	Improving provision of public transport and sustainable travel infrastructure will make developments in the District more accessible.	P	L	+	+	+
12	Community cohesion	No predicted effects.	0	0	0	0	0

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 short term	In medium term	In long term
13	Housing	No predicted effects.	0	0	0	0	0
14	Sustainable prosperity	Measures to maximise the use of active travel modes and public transport should improve the quality of the urban environment thereby supporting the local economy. Reducing congestion should also be beneficial for local businesses as deliveries, customers and employees are less likely to face transport delays. The deliveries, servicing and construction policy requires that delivery and servicing arrangements be made for all new developments. This will allow for efficient movement of goods and will increase business efficiency for companies making deliveries.	P	L	+	+	+
15	Employment and skills	Where this policy provides measures which would support the local economy, potential minor positive effect have been identified in relation to new employment opportunities which are likely to result.	P	L	+	+	+

Social, Health and Wellbeing
SHW1 - Social and Community Facilities
SHW2 - Health and Wellbeing

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 short term	In medium term	In long term
1	Biodiversity	Provision of new open space and land for recreation will alleviate recreational pressure at sites with high biodiversity value.	P	L	+	+	+
2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	No predicted effects.	0	0	0	0	0
5	Air Quality	No predicted effects.	0	0	0	0	0
6	Soils	No predicted effects.	0	0	0	0	0
7	Resource efficiency	No predicted effects.	0	0	0	0	0
8	Historic Environment	No predicted effects.	0	0	0	0	0
9	Landscape/ Townscape	Provision of new open space, vegetation and landscaping will benefit the local landscape within the District.	P	L	+	+	+
10	Health and Wellbeing	Protection of existing social facilities, alongside the provision of enhanced facilities, supports this objective by supporting the wellbeing of residents. New open space, sport and recreation facilities and active travel infrastructure will benefit residents' health, this is in addition to the protection of allotments and community orchards and the planting of fruit trees to encourage healthy eating. A significant positive effect has been identified.	P	L	++	++	++
11	Sustainable Locations	The policy states that new facilities must be located in accessible locations with sustainable travel connections.	P	L	+	+	+
12	Community cohesion	Protection of existing social, cultural and community facilities, alongside the provision of new and improved facilities, supports this objective. Community Use Agreements will	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 short term	In medium term	In long term
		ensure all residents benefit from new social and community facilities. A significant positive effect has been identified.					
13	Housing	No predicted effects.	0	0	0	0	0
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0
15	Employment and skills	No predicted effects.	0	0	0	0	0

Northwood Headquarters
NH1 - Northwood Headquarters (MOD)

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 short term	In medium term	In long term
1	Biodiversity	No predicted effects.	0	0	0	0	0

2	Water	No predicted effects.	0	0	0	0	0
3	Flood risk	No predicted effects.	0	0	0	0	0
4	Climate Change	No predicted effects.	0	0	0	0	0
5	Air Quality	No predicted effects.	0	0	0	0	0
6	Soils	The policy supports the efficient use of land, through the redevelopment of existing building and sites.	P	L	+	+	+
7	Resource efficiency	The policy supports the efficient use of resources through the conversion of change of use of redundant MOD sites and buildings.	P	L	+	+	+
8	Historic Environment	No predicted effects.	0	0	0	0	0
9	Landscape/ Townscape	No predicted effects.	0	0	0	0	0
10	Health and Wellbeing	No predicted effects.	0	0	0	0	0
11	Sustainable Locations	No predicted effects.	0	0	0	0	0
12	Community cohesion	No predicted effects.	0	0	0	0	0
13	Housing	No predicted effects.	0	0	0	0	0
14	Sustainable prosperity	No predicted effects.	0	0	0	0	0
15	Employment and skills	The policy is supportive of job retention and creation at the site.	P	L	+	+	+

Appendix E

Assessment of site options



This appendix presents the assessment of the 56 proposed site allocations in the Local Plan Regulation 19 consultation, within each settlement. Summaries of these assessments are presented in Section 5 of the Main SA Report.

It also presents the assessments of sites that were removed from consideration during the SHELAA but are considered as part of the alternative spatial strategy.

These assessments draw upon the work completed by TRL in the SA's carried out at previous stages of the Local Plan development process, which can be found at the links below. These assessments have been updated where necessary and appropriate.

- [Issues and Options Sustainability Appraisal July 2017;](#)
- [Potential Sites Consultation SA Working Note October 2018;](#)
- [Potential Sites Consultation SA Working Note October 2018 \(July 2019 Update\);](#)
- [Preferred Policy Options and Sites for Potential Allocation Interim SA Report June 2021;](#)
- [Preferred Policy Options and Sites for Potential Allocation Interim SA Report June 2021 \(SA Appendices\);](#)
- [Preferred Policy Options and Sites for Potential Allocation Interim SA Report June 2021 \(Non-Technical Summary\);](#)
- [Regulation 18 Part 3 SA Working Note January 2023;](#)
- [Regulation 18 Part 4 SA Working Note October 2023;](#) and
- [Regulation 18 Part 5 SA Working Note July 2025.](#)

The sites have been assessed using the criteria developed by TRL, outlined in Appendix A (SA Framework) of the Regulation 18 Part 4 SA Working Note October 2023, as linked above.

Abbots Langley

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
Site Ref: AB18 Garage Courts Parsonage Close	?	0	0	+	0	+	0	?	?	?	+/?	0	+	0	0
? The site contains TPOs along its northern boundary (SA1) and is located near to Abbots Langley Conservation Area, which is located to the south (SA8). Redevelopment of the garages may help improve the local townscape (SA9). The site is at some distance to open space (SA10). A public right of way is located to the north of the site; development may impact its amenity (SA10). + The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 & SA11) and would deliver 5 new dwellings (SA13).															
Site Ref: AB26 Garages Tibbs Hill Road	0	0	0	+	0	+	0	?	?	+	+	0	+	0	0
? The site is adjacent to Abbots Langley Conservation Area, which is located to the west (SA8). Redevelopment of the garages may help improve the local townscape (SA9). + The site is classified as previously developed land (SA6). The site is in close proximity to open space (SA10), local facilities and services, though is at a distance from a rail station (SA4 & SA11) and would deliver 5 new dwellings (SA13).															
Site Ref: AB31 Garages Jacketts Field	0	0	?	+	0	+	0	0	?	?	+	0	+	0	0
? There is a risk of surface water flooding across the site, particularly the east along Jacketts Field (SA3). Redevelopment of the garages may help improve the local townscape (SA9). The site is at some distance from open space (SA10).															

⚡ The site is in close proximity to local facilities and services, though is at a distance from a railway station (SA4 & SA11) and makes use of previously developed land (SA6). The development would deliver 9 new dwellings (SA13).															
Site Ref: AB39 Garages Rosehill Gardens	?	?	?	+	0	+	0	0	?	+	+	0	+	0	0
⚡ There are TPOs in place in close proximity to the site (SA1). Redevelopment of the garages may help improve the local townscape (SA9). Despite being in flood risk zone 1 and possessing a low risk of surface water flooding, the site is located within a groundwater Source Protection Zone (SPZ1) which any development would need to take account of to prevent the possibility of above ground flooding (SA3). Its location within the GSPZ1 also risks contamination of the groundwater source (SA2). ⚡ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 & SA11), open space (SA10), and would deliver 6 new dwellings (SA13).															
Site Ref: ACFS9b Little How Croft, Abbots Langley	-	0	0	+	?	-	0	?	?	?	+	+	+	0	0
⚡ The site is greenfield, with a majority of the site located within the Green Belt. The site also contains a TPO (SA1) and is currently in use as agricultural land (SA6). ⚡ The site's proximity to the M25 may have negative health and wellbeing implications due to air quality and noise (SA5 & SA10). A Grade II Listed Building is located close to the site, as well as a scheduled monument approximately 350m to the west, however the M25 runs between the site and monument. There is also potential for the site to include heritage assets of archaeological significance (SA8). The site has medium-low sensitivity to built development (SA9). ⚡ The site is reasonably close to facilities and services and public transport (SA4 & SA11). The development would provide new open space and play space (SA10 & SA12) and would deliver 35 new dwellings (SA13).															
Site Ref: CFS26c West of the Kings Langley Estate	-	?	?	+	?	-	0	?	-	+/?	+	+	+	0	+
⚡ Development of this greenfield site, which contains a Local Wildlife site and TPOs, would have adverse effects on biodiversity (SA1), would result in loss of agricultural land (SA6) and would extend Abbots Langley into open countryside (SA9). The site is also located within the Green Belt. ⚡ The site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA5 & SA10). There are several Locally Listed Buildings within the site boundary, and a scheduled monument is located within approximately 350m of the site to the south west (SA8). Despite being in flood risk zone 1 and possessing a low to medium risk of surface water flooding, the site is located within a groundwater Source Protection Zone (SPZ1) which any development would need to take account of to prevent the possibility of above ground flooding (SA3). Its location within the GSPZ1 also risks contamination of the groundwater source (SA2). A public right of way is located along the eastern and southern borders of the site, as well as through the site to the southeast and southwest; development may impact its amenity (SA10).															

+ The site is reasonably close to services and facilities, though is at a distance from a bus stop (SA4 & SA11). Development would provide new facilities including open space (SA10), play space (SA12) and a new primary school (SA15). The site would deliver 400 new dwellings (SA13).															
Site Ref: CFS3 Land adjacent to Fraser Crescent and Woodside Road	-	?	?	-	0	-	0	?	-	+/?	-	+	+	0	0
! Development of this greenfield site would have adverse effects on biodiversity. The site also contains several TPOs; along the boundaries adjacent to Woodside Road, along the boundary to the southeast adjacent to Fraser Crescent, and the centre of the site to the south east. (SA1). Development of the site would result in the loss of agricultural land (SA6) and would extend Abbots Langley into open countryside in an area with medium sensitivity to built development (SA9). The site is at a distance from services and facilities, though is reasonably close to a bus stop with a regular service (SA4 & SA11). The site is also located in the Green Belt. ? The development may affect the setting of the nearby Grade II Listed Buildings (SA8). Development could adversely affect users of the public right of way that runs through the site (SA10). Despite being in flood risk zone 1 and possessing a low to medium risk of surface water flooding, the site is located within a groundwater Source Protection Zone (SPZ1) which any development would need to take account of to prevent the possibility of above ground flooding (SA3). Its location within the GSPZ1 also risks contamination of the groundwater source (SA2). + The development is close to open space and play space (SA10 & SA12) and would deliver 249 new dwellings (SA13).															
Site Ref: CFS4 Land at Warren Court, Woodside Road	-	?	?	-	0	-	0	?	?	+	-	+	+	0	0
! Development of this greenfield site, of which all present trees are covered by a TPO (TPO284), would have adverse effects on biodiversity (SA1) and result in the loss of undeveloped land (SA6). The site is at a distance from services and facilities, though is close to a bus stop with a regular service (SA4 & SA11). ? The site may contain heritage assets of archaeological interest (SA8) and is of medium-low sensitivity to built development (SA9). Despite being in flood risk zone 1, the site is located within a groundwater Source Protection Zone (GSPZ1) which any development would need to take account of to prevent the possibility of above ground flooding (SA3). Its location within the GSPZ1 also risks contamination of the groundwater source (SA2). + The development is close to open space and play space (SA10 & SA12) and would deliver 19 new dwellings (SA13).															
Site Ref: CFS6 Land at Mansion House Farm Equestrian Centre	-	0	?	+	0	-	0	-	?	+/?	+	+/?	+	0	0

Development of this greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of undeveloped land (SA6). A Grade II listed building lies immediately to the west of the site and development would adversely affect its historic agrarian setting. Furthermore, the site is located nearby to the Abbots Langley Conservation Area to the south west and the site has potential to include heritage assets of archaeological interest (SA8). Despite being in flood risk zone 1, the site is likely to flood due to groundwater (SA3). The site is of medium-low sensitivity to built development (SA9). Development could adversely affect users of the public right of way that runs along part of the southern boundary of the site (SA10). The existing site is used for grazing for horses from the adjacent equestrian centre, which may be impacted by development, however there is additional grazing land to the north, a menage to the south, and other rural businesses to the north and east. The site is close to facilities and services including a bus stop, though is at a distance from a railway station (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 98 new dwellings (SA13).															
Site Ref: CFS7 Land South of the M25	-	0	0	+	?	+/-	0	-	?	+/?	+	+	+	0	0
The site is greenfield and has some biodiversity value (SA1). The setting of the listed tithe barn to the south of the site would be disrupted by development and there is potential that the site includes heritage assets of archaeological interest (SA8). +/- The site is made up of greenfield land with some areas of previously developed land (SA6). The site's proximity to the M25 may have negative impacts on residents' health and wellbeing due to noise and air quality (SA5 & SA10). The development would affect the local landscape which is considered to have medium-low sensitivity to built development (SA9). The site is in close proximity to most local facilities and services and is close to a bus stop, though is at a distance from any railway station (SA4 & SA11). The development would provide new open space and play space (SA10 & SA12) and would deliver 20 new dwellings (SA13).															
Site Ref: H6 Hill Farm Industrial Estate, Leavesden	0	0	0	+	0	+	0	0	?	+	+	+	+	?	?
The redevelopment of an industrial unit may improve the local townscape (SA9). The site is currently in use as an industrial unit, loss of this unit may result in a small number of job losses (SA14 & SA15). The site is located next to services and facilities including a bus stop, though is at a distance from a railway station (SA4 & SA11) and is on previously developed land (SA6). The development is close to open space and play space (SA10 & SA12) and would deliver 60 new dwellings (SA13).															
Site Ref: PCS21 Land at Love Lane	-	0	?	+	0	-	0	?	?	+/?	+	+	+	0	0
Development at this greenfield site would result in a loss of some open grassland with biodiversity value (SA1) and undeveloped land (SA6).															

? Areas of the site are likely to flood from surface water and groundwater, this risk would need to be addressed at the planning application stage (SA3). The development of the site may impact the setting of nearby heritage assets such as a Grade II Listed Building and several Locally Listed Buildings to the west and the Abbots Langley Conservation Area to the south west. There may also be heritage assets of archaeological interest. (SA8). Development here would affect the landscape which is of medium-low sensitivity to built development (SA9). Development could adversely affect users of the public right of way that runs along the southern boundary of the site (SA10).

+ The site is reasonably close to services and facilities including a bus stop, though is at a distance from a railway station (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 46 new dwellings (SA13).

Bedmond

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Ref: NSS2 56 High Street	?	?	?	+	0	+	0	?	?	+/?	+	?	+	-	-
Development of this site would result in the loss of employment floorspace and associated job opportunities (SA14 & SA15). There are TPOs along the south of the site (SA1). The site is within GSPZ1 which risks contamination of the groundwater source (SA2). To the south of the site, there is an area at risk of surface water flooding (SA3). Development may affect the setting of two Grade II Listed Buildings adjacent to the site (SA8). Redevelopment of the site, which is considered to have a medium-low sensitivity to built development, may improve the local village-scape (SA9). There is the possible provision of local shops and community uses (dentist or health centre) (SA10 & SA12). The site is located in close proximity to local services and facilities as well as a bus stop, though is at a distance from a railway station (SA4 & SA11) and is relatively close to open space and play space (SA10). The site is previously developed land (SA6). The development would deliver 20 new dwellings (SA13).															
Site Ref: NSS6a North Cott, East Lane	-	?	?	+	?	+/-	0	?	0	+/?	+	+	+	0	0
The site is mainly undeveloped grassland (SA1 & SA6). The site is within GSPZ1 which risks contamination of the groundwater source (SA2), appropriate mitigation would also be needed to address the risk of surface water flooding to the east of the site. There are a number of Grade II and Locally Listed Buildings nearby to the site and the site may contain heritage assets of archaeological interest (SA8). The site is in close proximity to the M25 which could result in air quality and noise issues for residents of the new housing (SA5 & SA10). The site is within reasonable proximity of facilities and services including a bus stop, though is at a distance to a railway station (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 16 new dwellings (SA13). The site is partially made up of previously developed land (SA6). The Landscape Sensitivity Assessment classifies Site PCS25, which is located within the NSS6 site, as having low sensitivity to built development.															

Site Ref: CFS56 Church Hill Road, Bedmond	-	0	?	+	0	0	0	?	-	+/?	+	+	+	0	0
■ Development of this greenfield site, which contains TPOs along the northern, southern and eastern boundaries, would have adverse effects on biodiversity (SA1) and would extend Bedmond into open countryside at a site with medium sensitivity to built development (SA9). ■ There are two Grade II Listed Buildings close to the site and the site may include heritage assets of archaeological interest (SA8). Development may disrupt access to the public right of way which runs along the southern boundary the site (SA10). There is an existing surface water flow path on site with a low-medium risk of flooding. Appropriate mitigation would be required to address surface water flood risk (SA3). ■ The site is reasonably close to facilities and services, though is at a distance from a railway station (SA4 & SA11). The development will provide new open space and play space (SA10 and SA12) and the development would deliver 102 new dwellings (SA13).															

Carpenders Park

SA Objective Site Location	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Ref: CFS13 Land at Oxhey Lane, Watford Heath	-	0	0	+	0	0	0	-	-	+	+	+	+	0	0
⚠ Development of this greenfield site would have adverse effects on biodiversity within the Green Belt (SA1) and would extend Watford Heath, eroding the gap with Carpenders Park (SA9). There are also protected trees at the south-west corner of the site (SA1). Development may disrupt the historic agrarian setting of a Grade II Listed Building opposite the site and may also affect the setting of the Watford Heath Conservation Area which is adjacent to the north west of the site. The site may also contain heritage assets of archaeological interest (SA8). ⊕ The site is located reasonably close to services and facilities (SA4 & SA11). The development will provide new open space and play space (SA10 & SA12) and would deliver 98 new dwellings (SA13).															
Site Ref: CFS14 Land North of Oxhey Lane, Carpenders Park	-	?	?	+	0	+/-	0	?	-	+	+	+	+	0	0
⚠ The site contains a wooded area which would have adverse effects on biodiversity (SA1). Development would also result in the loss of agricultural land (SA6) and would extend Watford Heath, eroding the gap with Carpenders Park (SA9). The site also coincides with a historic landfill site and therefore has potential to be contaminated (SA6). It is also noted that the site is within the Green Belt. ⚠ The site is comprised of both greenfield and previously developed land (SA6). ⚠ The Oxhey Brook runs along the site's south-eastern boundary (SA2) and some small parts of the site are at a high risk of surface water flooding (SA3). Development may impact the setting of listed buildings associated with Oxhey Grange, on the western side of the A408, including Oxhey Hall. Any development must consider its impact on the setting of Oxhey Hall. The site also contains potential to include heritage assets of archaeological interest. (SA8)															

+ The site is in relatively close proximity to local facilities and services, though is at a distance from a primary school (SA4 & SA11). The development will provide new open space and play space (SA10 & SA12) and would deliver 96 new dwellings (SA13).															
Site Ref: NCFS11Grange Wood	?	0	0	+	0	-	0	?	0	+	+	+	+	0	0
! Development of this mainly undeveloped site within the Green Belt would result in soil sealing (SA6). ? Development may affect the Local Wildlife Site located to the south and east of the site, as well as the ancient woodland to the west of the site and the adjacent trees covered by TPOs to the west and south (SA1). Development may also impact the setting of listed buildings to the south and the Watford Heath Conservation Area that is adjacent to the north (SA8). + The site is in relatively close proximity to local facilities and services including a bus stop and railway station (SA4 & SA11). The site is close to open space and development would be required to provide new play space and open space (SA10 & SA12). Development would deliver 50 new dwellings (SA13).															

Chorleywood

SA Objective Site Location	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Ref: ACFS1 Heath House, Rickmansworth Road	0	0	0	+	0	+	0	-	?	0	+	0	+	0	0
■ The site is located within Chorleywood Conservation Area and is in close proximity to Grade II and II* Listed Buildings (SA8). ■ The site contains important landscape features and is within 100m of the Chilterns National Landscape and therefore may affect the National Landscape's setting, although it is of medium-low sensitivity to built development (SA9). It is also noted that the site is within the Green Belt. ■ The site is close to facilities and services including a bus stop (SA4 & SA11) and is on previously developed land (SA6). The development would deliver 5 new dwellings (SA13).															
Site Ref: CFS16 Land at Chorleywood Station	-	0	?	+	0	+	0	?	?	+/?	+	+	+	0	0
■ The site is assessed as having a high ecological sensitivity due to the presence of the Chorleywood Common LNR and LWS. There are also a number of TPOs along the southern boundary of the site (SA1). ■ The area of the site along the south-west boundary is at a medium to high risk of surface water flooding (SA3). A small area of the south-east of the site is in Chorleywood (Station Estate) Conservation Area and the site is close to a number of Grade II Listed Buildings as well as Chorleywood Common Conservation Area (SA8). The site is within 400m of the Chilterns National Landscape and is of medium-low sensitivity to built development; the redevelopment of the car park site may improve local townscape (SA9). Noise and vibration from the railway may affect the wellbeing of new residents (SA10). ■ The site is previously developed land (SA6) which is in close proximity to local facilities and services including a bus stop and railway station, Hertfordshire County Council Highways stating the site is potentially in a very sustainable location in transport terms (SA4 & SA11). The development will provide new open space and play space (SA10 & SA12) and would deliver 81 new dwellings (SA13).															

Site Ref: CFS18 Hill Farm, Stag Lane,	+/-	?	0	+	0	-	0	?	-	?	+	0	+	0	0
Development of this greenfield site, which contains a Local Wildlife Site (woodland), would have adverse effects on biodiversity due to its locally high ecological sensitivity (SA1), would result in the loss of agricultural land (SA6) and would extend Chorleywood into open countryside (SA9). It is also noted that the site is within the Green Belt. Development could affect the setting of the nearby Heronsgate Conservation Area adjacent to the south and of which the rural character would need to be retained. A detailed heritage impact assessment would also be required as part of any application. The site also holds potential to include heritage assets of archaeological interest (SA8). Development could adversely affect users of the public right of way that runs through the site (SA10). Thames Water has advised that the site would likely require upgrades to its wastewater network (SA2). The site is in close proximity to local facilities and services (SA4 & SA11) and would deliver 40 new dwellings (SA13) and would deliver public open space and woodland on the remaining 2.8ha of land (SA1 & SA10).															
Site Ref: CFS72 Land off Solesbridge Lane, Chorleywood	-	0	-	-	?	-	0	?	-	?	-	0	+	0	0
Development would result in a loss of greenfield land with biodiversity value (SA1) which is currently undeveloped (SA6) and within the Green Belt. Development here would affect the setting of the National Landscape to which it is immediately adjacent to the north, and the area is of medium sensitivity to built development. (SA9). A watercourse at the eastern boundary of the site and 25% of the area is in Flood Zone 3b (SA3). The site is not located close to services and facilities, though is reasonably close to a bus stop (SA4 & SA11). The site is adjacent to Chorleywood NO₂ AQMA and in close proximity to the Chorleywood PM₁₀ AQMA and the M25. Noise and Air Quality may impact upon residents' health and wellbeing (SA5 & SA10). Development may also impact the amenity of a public right of way located to the west of the site (SA10). The development may affect the setting of the adjacent Outer Loudwater Conservation Area and a nearby Grade II Listed Building. Any application would have to consider the setting of the listed building and conservation area and provide a detailed heritage assessment (SA8). The development would deliver 14 new dwellings (SA13).															
Site Ref: NCFS15 Chorleywood Library	0	0	0	+	0	+/?	0	?	0	+	+	?	+	0	0

? Redevelopment of the site may affect the setting of the adjacent Chorleywood Common Conservation Area (SA8). The retention of a library on this site would be required but is not guaranteed (SA12). As the site is brownfield, there is potential for site contamination to be present, however the existing use as a library does not raise significant concern (SA6). + The site is in close proximity to services and facilities, including a railway station (SA4 & SA11). The site is previously developed land (SA6). The site is close to open space (SA10). Development would deliver 5 new dwellings (SA13).															
Site Ref: CW9 Garages at Copmans Wick	0	0	?	+	0	+	0	0	?	+/?	+	0	+	0	0
? The southern and eastern parts of the site is at risk of surface water flooding due to a surface water flow path running through the site from the south west. The eastern part of the site, consisting of 13% of the site area, is at high risk of surface water flooding, moving westward there are also areas of medium-high risk, with 26% of the site area being at medium risk. Finally, 40% of the site is at low risk of surface water flooding (SA3). Redevelopment of the garages may help improve the local townscape, but equally the site is assessed as medium-low sensitivity to built development (SA9). Development may impact the amenity of a public right of way that runs parallel to the north of the site (SA10). + The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 & SA11), open space (SA10), and would deliver 5 new dwellings (SA13).															
Site Ref: NCFS17 North Hill Farm	-	0	?	+	0	+/-	0	?	--	+	+	+	+	0	0
■ The site is wholly situated in the Chilterns National Landscape, accordingly a Landscape and Visual Impact Assessment may be required for any future proposal (SA9). ■ Development of the greenfield area of the site would have adverse effects on biodiversity, there are also TPOs located immediately adjacent to the site's southwestern, southeastern, and northern boundaries (SA1). +/- The site is made up of a mix of greenfield (the majority) and previously developed land (SA6). ? Development may affect the setting of Chorleywood Common Conservation Area located to the south, therefore a Heritage Impact Assessment may be necessary for any future application (SA8). The site is located within a 1 in 1000 surface water flood risk designation; any future proposal would likely require a supporting flood risk assessment (SA3). + The site is located relatively close to services and facilities, including a school to the west, and is reasonably well served by buses (SA4 & SA11). The site is close to open space to the north and east, and development would be required to provide new open space and play space (SA10 & SA12). Development would deliver 57 new dwellings (SA13).															
Site Ref: NSS23 Chorleywood Telephone	0	0	0	+	0	+	0	?	?*	0	+	0	+	?	?

Exchange, Shire Lane																
? Development could affect the setting of the Chorleywood Station Conservation Area which is located to the south east. A detailed heritage impact assessment may be required for any future proposal (SA8). The site is located in the Chilterns Landscape Area, however, development could improve the local townscape (SA9). The site was formerly in use as a telephone exchange (Class B1 and B2), so there is some uncertainty as how the change of use to residential could affect the local economy and jobs (SA14 & SA15). + The site is located in close proximity to services and facilities as well as bus stops and railway station (SA4 & SA11). The site is on previously developed land (SA6). Development would deliver approximately 10 new dwellings (SA13). * Landscape Sensitivity Assessment outstanding																

Croxley Green

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
Site Ref: CFS20 Land at Croxley Station, Watford Road	?	?	?	+	0	+	0	0	?	+/?	+	+	+	0	0
? Any future application would have to note the Croxley Common Moor SSSI located approximately 250m south of the site and ensure it is conserved and/or enhanced. The site is within GSPZ1 which risks contamination of the groundwater source. Due to this a preliminary risk assessment would be needed to determine whether contamination is present and whether remediation is needed. The Environment Agency would also likely object in principle to proposals for tall buildings (SA2). The site is of low sensitivity to built development; the redevelopment of the car park site may improve local townscape (SA9). Noise and vibration from the railway may affect the wellbeing of new residents. Also, the site is in close proximity to a safeguarded waste management site so may require mitigation to reduce the chance of odour issues (SA10). There is a small area at the north of the site at risk of surface water flooding which sees ponding occur during rainfall events with a return period of 1 in 100, and 1 in 1,000 years (SA3). + The site is previously developed land (SA6). The site is within close proximity to local facilities and services including a bus stop and railway station (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 163 new dwellings (SA13).															
Site Ref: CFS61 Cinnamon House, Cassiobridge	0	?	?	+	0	+	0	0	0	+/?	+/?	+	+	0	0
? The site is in Groundwater Source Protection Zone 1 (GSPZ1) (Inner Protection Zone) which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source (SA2). The western part of the site is at a high risk of surface water flooding (SA3). Noise and vibration from the railway may affect the wellbeing of new residents (SA10). The site is in close proximity to a railway line and may therefore experience noise and vibration, however there is an existing tree buffer. Noise issues should be further considered by any future proposals (SA10). + The site is previously developed land (SA6). The site is within close proximity to local facilities and services including a bus stop, and Hertfordshire County Council assess the site as being in a potentially highly sustainable location in transport terms (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 80 new dwellings (SA13).															

Site Ref: CG47 Garages off Grove Crescent	0	0	?	+	0	+	0	?	?	+	+	+	+	0	0
⚠ The access road to the south of the site is at high risk of surface water flooding (SA3). Development may impact the setting of the Croxley Green Conservation Area located to the west (SA8). Redevelopment of the garages may help improve the local townscape (SA9). + The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services including a regular bus service (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 19 new dwellings (SA13).															
Site Ref: CG65 British Red Cross, Community Way (Land at Barton Way)	0	0	0	+	0	+	0	?	0	+/?	+	+	+	0	0
⚠ Dickinson Square Conservation Area is located to the south of the site; a detailed heritage impact assessment may be required as part of any future proposal (SA8). Development may impact the amenity of a public right of way which runs along the northern boundary of the site. + The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services including a regular bus service (SA4 & SA11) and open space (SA10). Whilst development of this site would result in the loss of a community facility there is the requirement for a new improved replacement facility to be provided on site (SA12). The site would deliver 8 new dwellings (SA13).															
Site Ref: NCFS21 Land South of Scots Hill	-	0	0	+	0	-	0	?	?	+	+	+	+	0	0
⚠ Development of this greenfield site, which contains trees covered by TPOs and which is adjacent to a local wildlife site, would result in adverse effects on biodiversity (SA1) and would result in soil sealing (SA6). It is also noted that this site is within the Green Belt. ⚠ Development may affect the setting of a listed building to the east of the site, and a Locally Important Building located opposite the site across Scots Hill. (SA8) Development may also affect the local landscape (SA9). + The site is located reasonably close to services and facilities including railway station (SA4 & SA11). The site is close to open space and development would provide new open space, play space (SA10 & SA12) and would deliver 30 new dwellings (SA13).															

Garston

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
Site Ref: CFS65 Land north of Bucknalls Lane	-	?	?	+	?	-	0	?	-	+/?	+	+	+	0	0
- Development of this greenfield (former golf-course) site situated within the Green Belt would have adverse effects on biodiversity. There are also a number of TPOs located in the northeastern corner of the site. Also, Natural England state that the site triggers the SSSI Impact Risk Zone for residential development; consultation with Natural England would be required (SA1) Development of the site would result in the loss of undeveloped land. Furthermore, the site adjoins an existing operational waste site and allocated strategic site for future waste use, therefore a buffer distance of at least 100m would be required to ensure the continued operations of the waste site (SA6). Development would also affect local landscape which is of medium-high sensitivity to built development (SA9). ? The site is in close proximity to the M1 and A405 which could result in air quality and noise issues for residents of new housing (SA5 & SA10). The site is assessed as having potential to include heritage assets of archaeological interest (SA8). The site is in Groundwater Source Protection Zone 1 (GSPZ1) which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source (SA2). The site is at low risk of surface water flooding, however ponding occurs in small, localised areas of the site. There is also chance of groundwater flooding (SA3). + The site is reasonably close to local facilities and services including a bus stop (SA4 & SA11) The development will provide new open space and play space with Sport England potentially requiring mitigation for the loss of the golf course (SA10 & SA12). The development would also deliver 144 new dwellings (SA13).															

Kings Langley

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
Site Ref: ACFS8b Flower House 2-3 Station Road	0	?	-	+	?	+	0	-	0	?	+	0	+	0	-
- A small part of the site along the western boundary is within Flood Zone 3b (approximately 6% of the site area). An 8m buffer would be required between any development and Flood Zone 3b. (SA3). The development may disrupt views to a Scheduled Monument to the west of the site. There are also two Grade II Listed Buildings and a Locally Listed Building close to the site (SA8). The loss of a retail unit on the site may lead to a small number of job losses (SA15). ? The site's location close to Kings Langley railway station and the M25 may impact residents' health and wellbeing due to the noise and air quality (SA5 & SA10), and the site is at some distance from open space (SA10). The site is in Groundwater Source Protection Zone 1 (GSPZ1) which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source (SA2). + The site is close to facilities and services including the train station, though is at a distance from a primary school (SA4 & SA11). The site is partially on previously developed land (SA6) and the development would deliver 10 new dwellings (SA13).															
Site Ref: NCFS20 Lonsdale, Hyde Lane	-	0	0	-	0	-	0	?	?	?	-	?	+	0	0

There are multiple TPOs associated with the site, particularly in the western portion of the site. The site is within the Green Belt and is also adjacent to a Local Wildlife Site to the east (SA1). Development of greenfield parts of the site would result in soil sealing (SA6). The site is some distance from facilities and services, including a primary school and has poor access to public transport (SA4 & SA11). Development may affect the setting of listed buildings to the west of the site (SA8). Effects on landscape are uncertain (SA9). The site is not in close proximity to open space or play space (SA10 & SA12). Development would deliver 10 new dwellings (SA13).															
Site Ref: NSS20															
Land adj. RES site, Egg Farm Lane	-	0	0	+	?	+/-	0	?	-*	?	+	?	+	0	0
The site is within the Green Belt and the majority of the site is made up of greenfield land with Local Wildlife Sites to the north and east of the site and TPOs on the western and northern edges of the site. The site is within the Beechwoods SAC zone of influence and proposes 100 dwellings, meaning any proposals would be required to deliver suitable mitigation in order to address potential adverse effects arising from increased recreational disturbance (SA1). The majority of the development would be in open countryside. The site is also located within the Central River Valleys Landscape Area (SA9). The site is made up of a mix of greenfield and previously developed land (SA6). The site contains locally listed buildings which could be affected by the development (SA8). The site is in very close proximity to the M25 which could result in air quality and noise issues for residents of the new housing (SA5 & SA10). Development may disrupt the public right of way which runs along the northern boundary of the site (SA10). The site is some distance from open space and there is uncertainty as to whether new open space and other community infrastructure would be provided (SA12). Whilst the site is some distance from services and facilities it is close to a railway station (SA4 & SA11). The site would deliver 100 new dwellings (SA13). * Landscape Sensitivity Assessment outstanding															
Site Ref: NSS10															
Land at Mill Place, Hunton Bridge	?	?	?	-	?	+	0	?	?	?	-	0	+	-	-
Whilst the site is located within relative close proximity of a local shop it is at a distance from most services and facilities, including a railway station (SA4 & SA11). Development would result in the loss of some commercial 'floorspace' (SA14 and SA15). The site is located adjacent to the Grand Union Canal / River Gade Local Wildlife Site and is within the Green Belt (SA1). The site is adjacent to the River Gade/Grand Union Canal and is within GSPZ1 which risks contamination of the groundwater source (SA2). Despite being in Flood Zone 1, the site is adjacent to a main river which is classified as Flood Zone 3b and therefore an 8m buffer between any development and the river would be required. The site is also at negligible risk of surface water and groundwater flooding (SA3). The site is close to Grade II Listed Buildings (Bridge over the Grand Union Canal to the south and North Grove Lock House to the north) (SA8). The site is adjacent to the A41 which could result in air quality and noise issues for residents of the new housing. The site is some distance from open space and play space (SA5 & SA10). The site is located within a proposed area of search which Natural England is considering as a possible boundary variation to the Chilterns															



National Landscape. Depending on this and the timescale of development, the designation may pose a constraint to development. The site is also assessed through a Landscape Sensitivity Assessment as having a medium-high sensitivity to built development and a high sensitivity to historic character (SA9).

+ The site is previously developed land, although it includes a historic landfill site which will need to be taken into consideration (SA6) and would deliver 10 new dwellings (SA13).

Maple Cross

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
Site Ref: EOS12.2 Land to the west and south of Maple Cross (combined sites)	-	?	?	+/-	?	-	0	-	-	+/?	+/-	+	++	+	+
■ The site is within the Green Belt, greenfield and has biodiversity value and also contains TPOs as well as being adjacent to TPOs located to the north of Hornhill Road (SA1). The site is currently in use as agricultural land which would be lost as a result of development (SA6). The development would extend Maple Cross into open countryside and the area is of medium-high sensitivity to built development (SA9). A Grade II Listed Building is adjacent to the east of the site and the site itself includes heritage assets of archaeological interest. A Heritage Impact Assessment found that development here would have adverse impact on the historic environment due to its disruption of the historic agrarian setting (SA8). Though the site is reasonably close to a local shop and primary and secondary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11). ■ A majority of the site is in a GSPZ1 which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. Due to this a preliminary risk assessment would be needed to determine whether contamination is present and whether remediation is needed. A small area of the site in the north eastern corner is also located within GSPZ2(SA2). In the southern section of the site there is a surface water flow path which runs from the central-eastern boundary towards the central-southern area of the site. The flow path is at a low risk of surface water flooding (1 in 1000 year rainfall event). Along the eastern boundary and the north east of the site there are small areas of high risk of surface water flooding (1 in 30 year rainfall event). Moreover, near to the northern boundary of the site there is a small area which is deemed to be medium-low risk of surface water flooding. Areas such as the north eastern boundary of the north parcel are at low risk of surface flooding (SA3). A large part of the site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA5 & SA10). ■ The site is of a scale that could provide new services including open space and play space for recreation, a GP Surgery (SA10), a primary school, care home and community facilities (SA12) and a new local centre with shops (SA14 & SA15). This could reduce the need to travel (SA4 & SA11). ■ The development would deliver 1,500 new dwellings (SA13).															
Site Ref: EOS12.3 Land to the north of Chalfont Lane	-	?	?	-	?	-	0	?	-	+/?	-	+	+	0	0
■ Development of this greenfield site would have adverse effects on biodiversity within the Green Belt (SA1) and the land is in use as agricultural land (SA6). The development would extend Maple Cross into open countryside and is assessed as having medium-high sensitivity to built development (SA9). Though the site is															

reasonably close to a local shop and primary and secondary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11).

? The site is within GSPZ1 which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source (SA2). There are areas of medium to low risk of surface water flooding along the southern boundary of the site (SA3). The proximity to the M25 to the west of the site may have adverse effects in terms of air quality and noise pollution which may affect the health and wellbeing of residents (SA5 & SA10). There is a Locally Listed Building to the north-east of the site (SA8).

+ The site would provide new open space and play space (SA10 & SA12) and would deliver 130 new dwellings (SA13).

Site Ref: MC11															
40-42 Longcroft Road	0	?	0	-	0	+	0	0	0	+	-	0	+	0	0

! Though the site is reasonably close to a local shop and primary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11).

? The site is in a GSPZ1 which is the most sensitive zone in terms of the risk of contamination to the groundwater source (SA2).

+ The site is classified as previously developed land (SA6). The site is close to open space (SA10) and would deliver 5 new dwellings (SA13).

Mill End

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
Site Ref: EOS7.0 Land to the south of Shepherds Lane and west of M25	-	?	0	+	?	-	0	?	-	+/?	+	+	++	0	0
 The site is greenfield and has biodiversity value and there are TPOs in place in the south-west and north-west parts of the site (SA1) and is currently in use as agricultural land (SA6). The area is of medium-high sensitivity to built development (SA9).  The site is in a GSPZ1, which is the most sensitive zone in terms of the risk of contamination to the groundwater source. Due to this a preliminary risk assessment would be needed to determine whether contamination is present and whether remediation is needed (SA2). The site is also in close proximity to the M25 which could result in air quality and noise issues for residents of new housing and a public right of way runs along the northern boundary (SA5 & SA10). Heronsgate Conservation Area is located to the north-west but is separated from the site by the M25, although the site has potential to include heritage assets of archaeological interest (SA8).  The site is in close proximity to local facilities and services including a bus stop (SA4 & SA11), open space and a play area (SA10) and the development would be required to provide a primary school and/or a health centre, open space and play space (SA12).  The development would deliver 520 new dwellings (SA13).															
Site Ref: H15 Garages rear of Drillyard, West Way	?	?	0	+	0	+	0	0	?	+	+	0	+	0	0
 There are TPOs in place in the east of the site and along the northern boundary (SA1). The site is in Groundwater Source Protection Zone 1 (GSPZ1) which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source (SA2). The redevelopment of the garages may be beneficial for the local townscape (SA9).															

+ The site is located close to services and facilities including a bus stop (SA4 & SA11), open space (SA10), and makes use of previously developed land (SA6). The development would deliver 6 new dwellings (SA13).															
Site Ref: P4a Quickwood Close Garages (Larger Site)	0	?	0	+	0	+	0	0	?	+	+	0	+	0	0
? The site is in a GSPZ1 which is the most sensitive zone in terms of the risk of contamination to the groundwater source (SA2). Redevelopment of the garages may help improve the local townscape (SA9). + The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 & SA11), open space (SA10), and would deliver 16 new dwellings (SA13).															
Site Ref: RW31 Garden land off Uxbridge Road	-	?	?	+	0	-	0	?	0	?	+	0	+	0	0
- There would be a loss of a small area of greenfield land which has some biodiversity value (SA1) and is currently undeveloped (SA6). ? The site is in a GSPZ1 which is the most sensitive zone in terms of the risk of contamination to the groundwater source. Due to this a preliminary risk assessment would be needed to determine whether contamination is present and whether remediation is needed (SA2). There is a high risk of surface water flooding across 13% of the site, particularly to the north, with the rest of the site is at low risk with a flow path in the north-eastern corner (SA3). A Grade II Listed Building is located close to the south-eastern edge of the site (SA8). The site is at a distance from open space (SA10). + The site is in close proximity to local facilities and services (SA4 & SA11) and would deliver 6 new dwellings (SA13).															

Oxhey Hall

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
Site Ref: PCS16 Vivian Gardens	-	?	0	+	0	0	0	?	?	+	+	0	+	0	0
■ The site is mostly greenfield with some biodiversity value and there are TPOs in place to the north and south west of the site (SA1). ■ The site is in a GSPZ1 which is the most sensitive zone in terms of the risk of contamination to the groundwater source. Due to this a preliminary risk assessment would be needed to determine whether contamination is present and whether remediation is needed (SA2). The site is immediately south of the Oxhey Hall Conservation Area and a detailed heritage impact assessment may be required if a proposal is considered to have potential impact on the conservation area, however the current Heritage Impact Assessment states the site would have a neutral impact on the historic environment (SA8). The site is considered to be of low sensitivity to the built environment (SA9). ■ The site is located within a reasonable distance of facilities and services, though is at a distance from a primary school and has an infrequent bus service (SA4 & SA11). The site is close to open space (SA10) and the development would deliver 8 new dwellings (SA13).															
Site Ref: ACFS13b Land at Hampermill Lane (Larger Site)	-	?	0	+	0	-	0	?	-	+	+	+	+	0	0
■ Development of this greenfield site would have adverse effects on biodiversity (SA1) and the site is currently used as agricultural land (SA6). The development would also extend Oxhey Hall into open countryside, eroding the gap between Oxhey Hall and existing housing on Hampermill Lane. The site is also assessed as having a medium-low sensitivity to built development (SA9). ■ The site is in GSPZ1 which risks contamination to the groundwater source (SA2). The development may affect the setting of a scheduled monument and Grade II and II* listed buildings to the north and west of the site, however the Heritage Impact Assessment states development will have a neutral impact on the historic environment (SA8). ■ The site is reasonably close to facilities and services including a bus stop, though has an infrequent bus service and is at a distance from a primary school (SA4 & SA11) and is adjacent to open land and playing fields that could be used for recreation (SA10). The development would deliver additional play space (SA12) and 100 new dwellings (SA13).															

Rickmansworth

SA Objective Site Location	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Ref: ACFS10 Andrews Ley Farm, Harefield Road, Rickmansworth	-	0	?	+	0	-	0	0	?	+	+	0	+	?	0
There are also protected trees adjacent to the western boundary of the site, which may be affected by development. The site is located in the Green Belt and although the site contains some previously developed brownfield land, this is a small area of 0.1ha and development would result in a loss of a larger area of greenfield land with biodiversity value (SA1) that is currently undeveloped (SA6). Whilst the site is situated within Flood Zone 1, the eastern half of the site is at high risk of surface water flooding (SA3). The site is of medium-low sensitivity to built development and is situated in the Green Belt (SA9). The site is currently occupied by a residential property and bed and breakfast, which could be lost/impacted by the works (SA14). The site is reasonably close to open space (SA10). The site is located within the settlement boundary of the Principal Town of Rickmansworth (as defined in the Core Strategy (2011) and in close proximity to facilities and services including a bus stop (SA4 & SA11) and would deliver 18 new dwellings (SA13).															
Site Ref: CFS59 Land on London Road (care home)	-	?	0	+	0	-	0	?	?	+	+	0	+	0	0
Development would result in the loss of greenfield land with some biodiversity value (SA1) and is currently undeveloped (SA6). The site is partly within GSPZ1 which risks contamination to the groundwater source (SA2). A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Development may affect the setting of the adjacent Moor Park Registered Park and Garden which is located to the east of the site, on the opposite side of London Road (SA8). The site is of medium-low sensitivity to built development (SA9), however, it is noted that the site is situated within the proposed area of search which Natural England is considering as a possible boundary variation to the Chilterns National Landscape and it is located within the Green Belt.															

+ The site is located in Batchworth Park which is classified as an “Other Settlement” in the Settlement Hierarchy (as defined in the Core Strategy (2011)), however, the site is in close proximity (less than 100m) to the boundary of the Principal Town of Rickmansworth site is reasonably close to services and facilities including a bus stop (SA4 & SA11) and would include new open space (SA10). The development would deliver a 75-room residential care home facility (SA13).															
Site Ref: H17 Police Station Rectory Road	0	?	?	+	0	+	0	?	0	+	+	+	+	0	0
? The site is in GSPZ1 which risks contamination to the groundwater source (SA2). As such a preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Whilst the site is situated within Flood Zone 1, there are two surface water flow paths which run across the site, at the east and west of the site and adjacent to the western-central boundary there is a concentrated area at high risk of surface water flooding (SA3),and additionally it is noted that groundwater levels are between 0.025m and 0.5m below the ground surface across the majority of the site. The site is adjacent to the Nightingale Road Conservation Area and the Rickmansworth Town Conservation Area (SA8) and a heritage impact assessment would be required as part of any proposals. + The site is located within the settlement boundary of the Principal Town of Rickmansworth (as defined in the Core Strategy (2011)), near to the town centre, and is located close to services and facilities including a bus stop and is situated approximately 0.25km from the Rickmansworth Railway Station (SA4 & SA11). The site would also make use of previously developed (brownfield) land (SA6). The development will provide new open space and play space (SA10 & SA12) and would deliver 18 new dwellings (SA13).															
Site Ref: H22a Depot Stockers Farm Road	?	?	-	+	0	+	0	?	?	+	+	+	+	?	?
! The majority of the site is in Flood Zone 1, with a small area at the south-western corner of the site in Flood Zone 2. The north-west area of the site, and part of the western and eastern boundaries are within Flood Zone 3a. The SHELAA highlights that areas in Flood Zone 3a would only be suitable for open amenity space, biodiversity net gain, or similar uses within the site (SA3). Additionally, the majority of the site, at the south and north-west, ranges from low to medium risk of surface water flooding. A small area in the southern-central area is at high risk of surface water flooding. Additionally, groundwater levels are between 0.5m and 5m below the ground surface. ? The site is in GSPZ1 which risks contamination to the groundwater source (SA2). Conditions which minimise risk to public water supply would likely be requested at a planning application stage. The site is adjacent to the Stockers Farm Meadow LWS on the north and western sides of the site (SA1) The site is also situated approximately 0.1km from the Rickmansworth Aquadrome Local Nature Reserve. The site is next to Stockers Lock and Farm Conservation Area which contains several Grade II Listed Buildings (SA8). Development of the depot site may improve the local townscape (SA9). Development of the site may disrupt the public right of way which runs adjacent to the south-western part of the site (SA10). The site is currently in use as an industrial unit (Affinity Water depot), loss of this may cause job loss (SA14 & SA15). + The site is located partially within and partially adjacent to the Principal Town of Rickmansworth (as defined by the Core Strategy (2011)) and is reasonably close to services and facilities including a bus stop and notably, St Mary's C of E Primary School, which is adjacent to the site, south of Stockers Farm Road (SA4 & SA11)															

and makes use of previously developed land (SA6). The development will provide new open space and play space (SA10 & SA12) and would deliver 40 new dwellings (SA13).															
Site Ref: NCFS26 Meresworth	?	0	0	+	0	+	0	?	0	+	+	0	+	0	0
Development may affect the trees along the boundary of the site with Uxbridge Road and Field Way site which are covered by TPOs. The Rickmansworth Aquadrome Local Wildlife Site and Local Nature Reserve and the Stockers Lake Local Nature Reserve and the River Colne are located in close proximity to the site south of properties along Uxbridge Road (SA1). Redevelopment may affect the setting of the Grade II listed building to the south of the site (SA8), there are also other listed buildings in proximity to the site. The site is located within the settlement boundary of the Principal Town of Rickmansworth (as defined in the Core Strategy (2011) and is in close proximity to facilities and services, including schools, and bus stops along Uxbridge Road (SA4 & SA11). The site is previously developed (brownfield) land, consisting of a former care home (which closed in 2024) (SA6). The site is close to open space (SA10). Development would deliver a new 51 room care home, equivalent to 27 dwellings (SA13).															
Site Ref: CFS60 Affinity Water Depot, Church Street, Rickmansworth	0	?	--	+	0	+	0	?	-	+	+	+	+	0	0
The River Colne flows through the site, which is entirely within Flood Zone 2, Flood Zone 3a (78% of the area) and Flood Zone 3b (53% of the north and eastern area) (SA3). The site is of medium sensitivity to built development despite previous development on the site; the site contains important landscape features which may be disrupted (SA9). The site is wholly within GSPZ1 which risks contamination to the groundwater source (SA2). The development may affect the setting of the nearby Rickmansworth Town Centre Conservation Area and a number of Grade II Buildings and Locally Listed Buildings (SA8). The site is close to services and facilities including a bus stop (SA4 & SA11) and makes use of previously developed land (SA6). The development is close to open space and play space (SA10 & SA12) and would deliver 75 new dwellings (SA13).															

South Oxhey

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
Site Ref: BR20 Northwick Day Centre, Northwick Road	?	0	?	+	0	+	0	0	0	+	+	+/?	+	0	0
? TPOs are in place to the north-east and south-west of the site (SA1). Whilst the site is situated within Flood Zone 1, along the southern boundary, there is low-medium risk of surface water flooding and additionally on Northwick Road, to the north of the site, there is also a surface water flooding risk (ranging from low to high risk) SA3). Northwick Day Centre, situated in the southern portion of the site, will be lost but the facility will be re-provided elsewhere in the community as part of any development as stated by the Site Allocations LDD (SA12). + The site is within an existing settlement (in the Key Centre of South Oxhey, as defined in the Core Strategy (2011)), close to facilities and services including a bus stop (adjacent to the site on Northwick Road) and several primary schools, notably including Oxhey Wood Primary School and family centre, which is located adjacent to Northwick Road to the north of the site (SA4 & SA11). There is also a railway station to the north east of the site. The site is comprised of previously developed land (SA6), is close to open space and play space (SA10 & SA12) and would deliver 50 new dwellings (SA13).															
Site Ref: NCFS34 Pinewood Lodge	?	0	0	+	0	+	0	0	0	+	+	+/?	+	0	0
? The site is adjacent to the Local Wildlife Site, Local Nature Reserve and Ancient Woodland of Oxhey Woods, though effects would likely be temporary during construction (SA1). + Whilst the site is located within the Green Belt, the site consists of previously developed land (SA6). The site is within an existing settlement (in the Key Centre of South Oxhey, as defined in the Core Strategy (2011)) and is within close proximity to local facilities and services including public transport (bus stops along Oxhey Drive) and several primary schools, including notably St Joseph's Catholic Primary School which is situated nearby to the north of the boundary of the site (the northern boundary is immediately adjacent to playing fields associated with the school) (SA4 & SA11) as well as play space and open space (SA10 & SA12). However, the site is currently occupied by an assisted living development/care home, although it is noted that this is due to close. Development would deliver 40 new dwellings (SA13).															

Site Ref: PCS18 Land south of St Josephs, South Oxhey	-	?	?	+	0	-	0	?	0	-	+	0	+	0	0
- The site is within the Green belt and is greenfield land with biodiversity value and is adjacent to land which is designated as a Local Nature Reserve, Local Wildlife Site and Ancient Woodland (Oxhey Woods) (SA1). There would be a loss of undeveloped land (SA6) and a loss of green open space, though the site is close to other areas of open space (SA10). ? The site is within GSPZ1 which risks contamination to the groundwater source (SA2) A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Whilst the site is situated in Flood Zone 1, small areas to the south and east of the site are at low risk of surface water flooding (SA3). It is close to a Grade II* Listed Building (albeit, with intervening screening from existing development) and HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest (SA8), as such any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.. + The site is within an existing settlement (on the edge of the Key Centre of South Oxhey, as defined in the Core Strategy (2011)) close to facilities and services including a bus service and several primary schools, including notably, St Joseph's Catholic Primary School which is situated immediately adjacent to the northern boundary of the site (the site itself is comprised of playing fields associated with the school) (SA4 & SA11). The development would deliver 80 new dwellings (SA13).															
Site Ref: CFS52a Former Sir James Altham School (northern parcel only)	?	0	?	+	0	+	0	?	0	+	+	+	+	0	0
? There is a Local Nature Reserve situated in close proximity (approximately 0.22km) to the south west of the site, however, there is existing development between the Site and the LNR (SA1). Whilst the site is situated in Flood Zone 1, there is a minor area at low risk of surface water flooding close to the southern boundary (SA3). HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest (SA8), as such any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment. + The site consists of previously developed (brownfield) urban land (SA6). The site consists of Sir James Altham Swimming Pool is currently being replaced by a new pool being built at The Centre in South Oxhey. Additionally, the existing car park to the north of the site is also used by Oxhey Jets Football Club. Development of the site will include a requirement to provide an additional 15 car parking spaces as well as a coach parking space to serve Oxhey Jets Football Club. The site is partially within and partially on the edge of an existing settlement (in the Key Centre of South Oxhey, as defined in the Core Strategy (2011)) and the site is located close to services and facilities including bus stops and schools (SA4 & SA11), is adjacent to playing fields for recreation (SA10) and the development would include a new play area (SA12) and would deliver 30 new dwellings (SA13), additionally the existing residential care home, located at the south-western corner of the site, is currently vacant and will be re-provided on the allocation site.															

Sarratt Chipperfield

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
Site Ref: CFS47c Adams Nurseries, Church Lane, Sarratt	0	0	?	-	0	+/-	0	-	?	?	-	0	+	-	0
 Development at this site would disrupt the setting of Sarratt (The Green) Conservation Area's historical agrarian landscape and the site may include heritage assets of archaeological significance (SA8). A detailed heritage impact assessment would be required as part of any future development. Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 & SA11). The site is currently in use as a garden nursery, with the western portion of the land containing a main building and greenhouses/glasshouses. As such, development of the site could result in the loss of this business (SA14). The site is also located within the Green Belt.  +/- The site is made up of a mix of greenfield and previously developed land (SA6).  ? Whilst the site is situated within Flood Zone 1, the centre of the site is at risk of surface water flooding, ranging from low-medium risk (SA3). The site has medium-low sensitivity to built development (SA9), the site is also situated approximately 0.26km from the Chilterns National Landscape, although there is some intervening screening (existing housing/development and trees/hedges) therefore landscape impacts are unlikely. Development of the site may disrupt the public right of way which runs along the site boundary (SA10).  + The site would deliver 15 new dwellings (SA13).															

Gypsy & Traveller Sites

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
Site Ref: GT3 Little Liz, Old House Lane, Kings Langley	?	0	0	-	-	+	0	0	0	?	-	0	+	0	0
+ The site would primarily develop previously developed land (SA6), with the potential to develop some low grade greenfield land. The site would provide a further 8 pitches on top of the current 17 pitches provided (SA13). ? The site would develop land within the Green Belt and is separated from an ancient woodland site by the M25 (SA1). The site is located adjacent to the M25 and it is not known to what degree nuisances (noise, air quality etc) would affect future residents health (SA10). - The site is located adjacent the M25, meaning future residents could face air quality issues (SA5). The site is currently used as a Gypsy and Traveller site, though the site is located some distance from public transport and needed services and facilities (SA4 & SA11).															
Site Ref: GT5 Keepers Cottage, Solesbridge Lane, Chorleywood (Intensification)	?	0	0	?	0	+	0	0	-	?	?	0	+	0	0
+ The site would primarily develop previously developed land (SA6). The site would provide a further 2 pitches on top of the current 1 pitches provided (SA13). ? The site would develop land within the Green Belt and is separated from ancient woodland sites by some distance (SA1). The site is located adjacent to the M25 and it is not known to what degree nuisances (noise, air quality etc) would affect future residents health (SA10). The site is currently used as a Gypsy and Traveller site and the site has some access to public transport and services and facilities but is located on the edge of the existing built environment, meaning access to these is uncertain (SA4 & SA11). - The site is located adjacent the M25, meaning future residents could face air quality issues (SA5). The site is within an Area of Outstanding Natural Beauty (SA9).															

Site Ref: GT6 Land To The North Of Toms Lane, Kings Langley	?	0	0	+	0	?	0	0	0	+	+	0	+	0	0
+ The site would provide 4 pitches (SA13). The site would have good access to services and public transport, alongside having access to open/play spaces (across from a public playing field) (SA4, SA10 & SA11). ? The site would develop land within the Green Belt that is greenfield land, though its quality is in question (SA1 & SA6).															
Site Ref: GT7 Land East of Denham Way, Maple Cross	-	0	-	+	0	-	0	0	0	+	+	0	+	0	0
+ The site would provide 15 pitches (SA13). The site would have good access to services and public transport, alongside having access to open/play spaces (SA4, SA10 & SA11). - The Site would develop greenfield land within the Green Belt (SA1 & SA6). A portion of the site appears to be within Flood Zone 2 land.															

Travelling Showpeople

SA Objective Site Location	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Ref: TSP1 Rear of 317-319 Uxbridge Road, Mill End	?	0	?	+	0	+	0	?	0	+	+	0	+	0	0
+ The site would provide a further 3 pitches, increasing the number of pitches provided on the site to 19 from 16 (SA13). The site would have good access to services and public transport, alongside having access to open/play spaces (across from a public playing field) (SA4, SA10 & SA11). The site would develop purely brownfield land (SA6) ? The site would develop land within the Green Belt and is adjacent to a Local Nature Reserve (SA1). There are a number of Listed Buildings located close to the site, though they are well screened by the existing built environment, making potential effects unlikely and uncertain (SA8). The site is surrounded by land at risk of flooding (SA3).															
Site Ref: TSP2 Rear of 321 Uxbridge Road, Mill End	?	0	?	+	0	+	0	?	0	+	+	0	+	0	0
+ The site would provide a further 9 pitches, increasing the number of pitches provided on the site to 11 from 2 (SA13). The site would have good access to services and public transport, alongside having access to open/play spaces (across from a public playing field) (SA4, SA10 & SA11). The site would develop purely brownfield land (SA6) ? The site would develop land within the Green Belt and is adjacent to a Local Nature Reserve (SA1). There are a number of Listed Buildings located close to the site, though they are well screened by the existing built environment, making potential effects unlikely and uncertain (SA8). The site is surrounded by land at risk of flooding (SA3).															

Employment Sites

SA Objective Site Location	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Ref: E5 Croxley Business Park, Hatters Lane, Croxley Green	?	?	-	+	0	+	0	0	?	0	+	0	0	+	+
+ The site is in a sustainable location and is close to a bus stop (SA4 & SA11) and makes use of previously developed land (SA6). The business development would help to support the local economy and job provision (SA14 & SA15). ? The site contains a TPO (SA1) and is wholly within GSPZ1 which risks contamination of the groundwater source (SA2). The site is of medium-low sensitivity to built development and redevelopment of the car park may improve local townscape (SA9). - Part of the site is in Flood Zone 3 and there is a low-medium risk of surface water flooding within the site (SA3).															
Site Ref: E6 Croxley Business Park, Hatters Lane, Croxley Green	-	?	-	+	0	0	0	0	?	+	+	+	0	0	0
+ The site is in a sustainable location, though is at some distance from a bus stop (SA4 & SA11) and would provide space for sport and leisure (SA10 & SA12). ? The site is wholly within GSPZ1 which risks contamination to the groundwater source (SA2). Development may affect the local landscape which is of medium-low sensitivity to built development (SA9). - There would be a loss of greenfield land and grassland and the site is adjacent on its western side to the Croxley Common Moor Local Nature Reserve and SSSI (SA1). The eastern edge of the site is within Flood Zone 3 (SA3).															

Warner Bros. Studios

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
Site Ref: WB2 Land at Gypsy Lane, Hunton Bridge	-	?	?	+	0	-	0	?	-	0	+	0	0	++	++
++ Development of this site would allow expansion into this area of Leavesden Studios which is of importance to the local and national economy as an employer and a visitor site. Development would contribute to the growth of the creative industry in this area (SA14 and SA15). + The site is proposed for extension of the existing Leavesden Studios and is in a relatively sustainable location (SA4 & SA11). ? The majority of the site is within GSPZ1 and parts are within GSPZ2 (SA2) and a small area of the site is at risk of surface water flooding (SA3). There is one Grade II and one Grade II* Listed Building within approximately 100m of the site, to the east, and a further three Grade II Listed Buildings 100-200m to the north of the site (SA8). - Development of this greenfield site, which is adjacent to two wildlife sites, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and affect local landscape (SA9).															
Site Ref: WB3 Land west of Leavesden Aerodrome	-	?	?	+	0	-	0	?	-	0	+	0	0	++	++
++ Development of this site would allow expansion into this area of the nationally important Leavesden Studios which is of importance to the local and national economy as an employer and a visitor site. Development of this site would contribute to the growth of the creative industry in this area (SA14 & SA15). + The site is proposed for extension of the existing Leavesden Studios and is in a relatively sustainable location (SA4 & SA11). ? The site is within GSPZ1 which risks contamination to the groundwater source (SA2) and a small area in the south-east of the site is at high risk of surface water flooding, with areas of Flood Zone 2 and 3 bounding the site to the west (SA3). The site is next to Hunton Bridge Conservation Area which contains several Grade II and Grade II* Listed Buildings. The site may include heritage assets of archaeological interest (SA8). - The site is greenfield includes a number of TPOs and a veteran tree at the site's centre (SA1). Development would take place on undeveloped land (SA6) and would affect local landscape (SA9).															

Education Sites

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
Site Ref: ED1 Carpenders Park Farm, Oxhey Lane	-	?	?	+	0	-	0	?	-	0	+	+	0	0	+
+ The site is in close proximity to existing and potential new housing and is close to a bus stop (SA4 & SA11). Development would provide a new secondary school (SA12) which would also provide employment and training opportunities (SA15). ? The majority of the site is within GSPZ2, with the northwestern edge of the site bounded by GSPZ1, which risks contamination of groundwater sources, and the Oxhey Brook runs along the site's northern boundary (SA2). Some small parts of the site are at a high risk of surface water flooding, and the northwestern edge of the site is within Flood Zone 2 (SA3). The development may affect the setting of a number of nearby Grade II Listed Buildings (SA8). - Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Carpenders Park into open countryside at a site with medium-high sensitivity to built development (SA9).															

Appendix F

SA Framework





This Appendix presents the detailed SA Framework.

This SA framework was originally published for consultation by TRL, in the SA/SEA Scoping Report which was subject to consultation from 12th May to 16th June 2017. Following this the framework was updated to reflect comments received from statutory consultees and other interested parties.

The updated Scoping Report Update (July 2017) provides a summary of the consultation responses received along with an explanation of how each comment has been taken into account. The Scoping Report Update is available on the Council's website at the following link: [New Local Plan | Three Rivers District Council](#).

During production of this Regulation 19 Local Plan SA Report, the SA Framework has been reviewed and amended where appropriate, to reflect changes in the baseline and policy since the last update.

Table G-1 – Detailed SA Framework

Objective	Sub-objectives / Appraisal Criteria	Site specific questions
Biodiversity, including flora and fauna, and geodiversity		
1. To protect, maintain and enhance biodiversity and geodiversity at all levels [Biodiversity & geodiversity]	To protect, maintain and enhance designated wildlife and geological sites (international, national and local) and protected species to achieve favourable condition	Would development of the site: - provide opportunities for enhancement of biodiversity or biodiversity gain? - avoid fragmentation & improve connectivity? - contribute to a wider green infrastructure strategy, for example through the provision of green walls and roofs? - protect woodlands, hedgerows, trees and watercourses? Is it likely that there are any protected species or habitats on or near the site? Would development of the site affect designated sites? Would development of the site impact on a recognised site of geological / geomorphological importance?
	To help achieve targets set by the UKNBSAP and Biodiversity Framework	
	To support farming and countryside practices that enhance wider biodiversity and landscape quality by economically and socially valuable activities (e.g. grazing, coppicing, nature reserves)	
	To manage woodlands and other habitats of value for biodiversity in a sustainable manner and protect them against conversion to other uses	
	To recognise the social/environmental value and increase access to woodlands, wildlife & geological sites and green spaces particularly near/in urban areas, including encouraging people to come into contact with, understand, and enjoy nature	
	To consider the effects of light pollution on night flying fauna	
	To recognise the potential biodiversity value of brownfield land and identify appropriate mitigation measures	
	To actively seek to promote ecological connectivity between existing greenspaces	
Water		
2. To protect, maintain and enhance water resources	To encourage higher water efficiency and conservation in new and existing developments; promoting local water recycling initiatives and rain water harvesting	Would development of the site: lead to positive effects on water quality

(including water quality and quantity) [Water quality/quantity]	To ensure water consumption does not exceed levels which can be supported by natural processes and storage systems	- be of a sufficient size to act as an exemplar for sustainable water management? - operate within the existing and planned future capacities for water supply and wastewater treatment? - enable resolution of existing wastewater infrastructure problems?
	To improve ecological status and flow of rivers and encourage practices which reduce nitrate levels in groundwater	
	To reduce the number and severity of pollution incidents and reduce the risks to groundwater resource from contamination	
	To take account of the existing and future capacity of sewerage network	
3. To reduce flood risk [Flood risk]	To reduce flood risk	Is the site located outside of an area at risk from flooding? (e.g. flood zones 3a and 3b, or areas of known pluvial flooding) Would development of the site: - reduce the risk of flooding to people and property? - resolve an existing drainage problem? - involve an increase impermeable surfaces? - be at risk from flooding arising from climate change?
	To avoid developments in areas which at risk from fluvial, sewer, groundwater flooding (for instance natural flood plains) or storm surges while taking into account the impacts of climate change	
	To ensure that developments which are at risk from flooding, or are likely to be at risk in future due to climate change, are sufficiently adapted	
	To take account of additional surface water generated by new development	
	To seek opportunities for Natural Flood Management where appropriate	
Climatic Factors		
4. Reduce greenhouse gas emissions and adapt to the effects of climate [Climate change]	To minimise greenhouse gas emissions (particularly CO ₂) for instance through more energy efficient design and promoting carbon neutral development	Is the site of sufficient size to act as an exemplar of sustainable development? Does the site location encourage sustainable modes of travel? Is the site located within reasonable walking distance of public transport? Is the site of sufficient size to provide on or off-site CHP?
	To enable the use of sustainable modes of transport	
	To promote increased carbon sequestration e.g. through increases in vegetation cover	
	To encourage technological development to provide clean and efficient use of resources	

	To adopt lifestyle changes which help to mitigate and adapt to climate change, such as promoting water and energy efficiency (through for instance higher levels of home insulation)	Is the site located such that it could be linked to an existing CHP facility? - Will it develop significant renewable energy resources? Would development of the site: - be able to support the generation & use of renewable resources? - be able to take advantage of passive solar gain through orientation? - be able to minimise use of energy through design and occupation? Is the site suitable for promoting the use of a travel plan?
	To promote the incorporation of renewable energy technology into all new developments	
	To encourage positive attitudes towards renewable energy schemes (e.g. biomass and wind energy)	
	To promote design measures which enable developments to withstand and accommodate the likely impacts and results of climate change (for instance through robust and weather resistant building structures)	
Air Quality		
5. Achieve good air quality, especially in urban areas [Air quality]	To reduce transport related air quality problems	Would development of the site affect an AQMA or lead to its designation? Would development of the site be likely to improve air quality within an area of poor air quality? Will the proposed use increase air pollution (from traffic or industrial processes)?
	To ensure that development proposals do not make existing air quality problems worse and where possible improve the quality	
	To avoid siting sensitive developments in areas with poor air quality	
	To address existing or potential air quality problems	
Soil and Material Assets		
6. Make efficient use of land and protect soils [Soils]	To safeguard high quality soils, such as agricultural land grades 1, 2 and 3a, from development	Would development of the site involve the loss of best and most versatile agricultural land? Is the site on previously developed land? Is the site capable of supporting higher density development and/or a mix of uses? Would development of the site: - restore vacant / contaminated land? - clean up contaminated land? - involve the loss of greenfield land
	To limit contamination/degradation/loss of soils due to development	
	To concentrate new developments on previously developed land (PDL)	
	To minimise use of greenfield sites for development	
	To optimise the efficient use of land by measures such as higher densities and mixed use developments	

	To encourage the remediation of contaminated and derelict land and buildings	- involve the loss of gardens? - allow re-use of existing buildings?
7. To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible [Resource efficiency]	To encourage maximum efficiency and appropriate use of materials, particularly from local and regional sources, using sustainable design and construction techniques	Would development of the site: - be of a size to support waste to energy options? - be able to minimise demand for primary minerals & aggregates? - be able to use materials from nearby sources? - be able to recycle local stone to reinforce local character? Is the site in a mineral safeguarding zone?
	To encourage new developments to incorporate renewable, secondary, locally sustainably sourced or materials of lower environmental impact in buildings and infrastructure	
	To safeguard reserves of exploitable minerals from sterilisation by other developments	
	To increase recycling and composting rates and encourage easily accessible recycling systems as part of new developments	
	To encourage all developments and occupants to minimise waste and optimise the recovery and recycling of waste.	
Historic Environment		
8. To identify, conserve and enhance the historic environment and heritage assets [Historic Environment]	To safeguard and enhance the historic environment and restore historic character where appropriate, based on sound historical evidence	Could development of the site enhance features & settings of historical, archaeological or cultural importance and the enjoyment of such assets? Would development of the site adversely affect a Conservation Area, Listed Building, RPG, area of archaeological importance, or SM? Would development adversely affect a building, structure or area of local heritage significance?
	To promote local distinctiveness by maintaining and restoring historic buildings and areas, encouraging the re-use of valued buildings and thoughtful high quality design in housing and mixed use developments – to a density which respects the local context and townscape character, and includes enhancement of the public realm	
	To promote public education, enjoyment and access of the built heritage and archaeology	
Landscape & Townscape		
	To protect and enhance landscape and townscape character	Would development of the site:

9. To conserve and enhance landscape and townscape character and encourage local distinctiveness [Landscape & townscape]	To protect the purpose for which the Chilterns National Landscape is designated	• have the potential to enhance the quality & diversity of landscape / townscape? • lead to coalescence of existing towns/villages? • be likely to adversely affect an area of landscape importance? Would development of the site affect townscapes? Would development of the site provide green infrastructure as part of wider strategy?
	To evaluate the sensitivity of the landscape to new/inappropriate developments and avoid inappropriate developments in these areas	
	To protect 'dark skies' from light pollution, and promote less invasive lighting sources while considering the balance between safety and environmental impacts	
	To minimise the visual impact of new developments	
	To encourage contribution of public art	
Population & Human Health, and Social Factors		
10. To improve the health and wellbeing of the local population [Health & wellbeing]	To include measures which will improve everyone's access to high quality health care facilities	Would development of the site: • provide new healthcare facilities or enable access to existing ones? • provide opportunities to extend or improve the cycle/footpath network? • affect public rights of way? • provide open space for informal and/or formal recreation? • enable enhanced access to existing open / recreational space? • provide open space for allotments? • integrate with a wider green infrastructure strategy? Would the site involve locating a noisy or polluting land use next to a sensitive land use?
	To promote and enable the health advantages of walking and cycling and community based activities	
	To identify, protect and enhance open spaces, such as rivers and canals, parks and gardens, allotments and playing fields, and the links between them, for the benefit of people and wildlife	
	To minimise noise and odour pollution, particularly in residential areas	
	To narrow the income gap between the poorest and wealthiest parts of the area and to reduce health differential	
	To take health and access issues into account in new development	
11. To develop in sustainable locations	To reduce the need to travel, particularly by private car, through closer integration of housing, jobs and services	Would development of the site help to reduce the need to travel?

[Sustainable locations]	To enable and encourage walking, cycling and the use of public transport	Is the site within a main settlement? Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc.)? Is the site suitable for the promotion of Green Transport Plans, including car pools, car sharing and choice of non-fossil fuel powered vehicles, as part of new developments? Does the site have the potential for facilities for cycle parking and storage?
	To ensure that services and facilities are accessible by sustainable modes of transport	
	To encourage provision of new and support existing local centres	
	To encourage well-designed mixed-use developments in the heart of urban areas, create viable and attractive town centres that have vitality and life, and discourage out-of-town developments	
12. To improve community cohesion through reducing inequalities, promoting social inclusion and reducing crime and the fear of crime [Community cohesion]	To improve community cohesion through reducing inequalities, promoting social inclusion and reducing crime and the fear of crime	Would development of the site: • provide local community services & facilities or enable access to existing ones? • provide facilities that existing communities could share? • help support existing community facilities? • promote mixed tenure & mixed use? • include provision of religious / cultural uses? Could development of the site: • reduce crime through design measures? • increase the frequency of nuisance complaints and criminal / anti-social activity (noise pollution, vandalism, anti-social behaviour orders)?
	To include measures which will improve everyone's access to high quality education, community facilities and public transport	
	To recognise the value of the multi-cultural/faith diversity of the peoples in the District	
	To improve the quality of life in urban areas by making them more attractive places in which to live and work, and to visit	
	To encourage community cohesion	
	To encourage high quality design in new developments, including mixed uses, to create local identity and encourage a sense of community pride	
	To ensure facilities and services are accessible by people with disabilities and minority groups	
	To encourage people to access the learning and skills they need for high quality of life	
	To ensure that the Plan does not discriminate on the basis of disability, ethnic minority, or gender	
	To tackle deprivation in the District's most deprived areas	

	To plan new developments to help reduce crime and fear of crime through thoughtful design of the physical environment, and by promoting well-used streets and public spaces	
	To support crime/safety initiatives to tackle anti-social behaviour	
13. Ensure that everyone has access to good quality housing that meets their needs [Housing]	To contribute towards meeting the District's housing needs	Would development of the site secure: • affordable homes? • Lifetime Homes?
	To provide a range of housing types, size and tenure, including high quality affordable and key worker housing that meet the needs of all communities with the District	
	To reduce the percentage of unfit/non-decent homes	
	To help reduce homelessness	
	Meet the needs of the gypsy and traveller communities	
Economic Factors		
14. Achieve sustainable levels of prosperity and economic growth [Sustainable prosperity]	To support an economy in the District which draws on the knowledge base, creativity and enterprise of its people	Would development of the site: • lead to the loss of viable employment/jobs? • contribute employment floorspace? • support the vibrancy of the town and local centres?
	To promote and support economic diversity, micro, small and medium sized enterprises, community-based enterprises and local investment	
	To support the economy with high quality infrastructure and a high quality environment	
	To improve the competitiveness of the rural economy	
	To promote the role of town centres as centres for sustainable development providing services, housing and employment, drawing on the principles of urban renaissance	
	To strengthen the District's retail offering in order to reduce outflow of retail spending	

	To encourage complementary hierarchy of retail centres and promote cohesive economic development	
	To support an economy in the District which draws on the knowledge base, creativity and enterprise of its people	
15. To ensure local residents have employment opportunities and access to training [Employment & skills]	To encourage local provision of and access to jobs	Would development of the site: • encourage provision of jobs for local people? • enable local people to work near their homes? • encourage provision of local skills development and training?
	To reduce levels of out-commuting	
	To enable the provision of new and enhanced educational facilities	
	To provide training that will help people acquire the skills needed to find and remain in employment	



Appendix G

Monitoring Framework





This appendix sets out the proposed framework for monitoring the effects of the SA. Monitoring indicators for each SA Objective are set out in **Table G-1**.

Table G-1 – Proposed SA Monitoring Framework

Objective	Proposed Indicator(s)	Source(s)
1. To protect, maintain and enhance biodiversity and geodiversity at all levels [Biodiversity & geodiversity]	Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance.	Natural England (NE)/TRDC
	Change in area of designated biodiversity sites.	Authority Monitoring Report (AMR)
	Hectares of biodiversity habitat delivered through strategic site allocations.	AMR
	Number of TPO trees or woodland removed as a result of development permitted.	AMR
	Area of priority habitat delivered.	NE/TRDC
	Percentage of major developments generating overall biodiversity enhancement.	NE/TRDC
2. To protect, maintain and enhance water resources (including water quality and quantity) [Water quality/quantity]	% of river stretches with good/very good biological water quality.	Environment Agency (EA)
	% of river stretches with good/very good chemical water quality.	Environment Agency (EA)
	Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds.	AMR
	Number of dwellings not achieving Flood Risk and Water Resources Policy requirements for water efficiency of 110 litres/person/day.	AMR
3. To reduce flood risk [Flood risk]	Number of planning permissions granted in areas of flood risk.	AMR
	Number of new major developments that incorporate SUDS and reduce/increase surface water run-off.	AMR
4. Reduce greenhouse gas emissions and adapt to the effects of climate [Climate change]	Renewable energy capacity installed by type.	TRDC
	Number of applications permitted for renewable and low carbon technologies.	TRDC
	CO ₂ emissions per capita.	Department for Energy Security and Net Zero
	Energy consumption per capita.	Department for Energy Security and Net Zero
	% of journeys taken by sustainable transport.	TRDC/Office for National Statistics

	% of vegetation cover.	TRDC/NE
5. Achieve good air quality, especially in urban areas [Air quality]	Air Quality Management Areas declared as a consequence of development.	TRDC
	Transport related emissions	TRDC/Department for Transport
6. Make efficient use of land and protect soils [Soils]	Net dwelling completions of previously developed land.	AMR
	New residential densities.	AMR
	Number of planning approvals leading to loss of 'best and most versatile' (BMV) agricultural land (i.e. that classified as Grades 1, 2 and 3a within the Agricultural Land Classification (ALC) system).	AMR
	Area of Grade 3a or above land lost to agricultural use as a result of all development.	AMR
	Number of existing buildings utilised/remediated	AMR
7. To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible [Resource efficiency]	Volumes of municipal and commercial and industrial waste generated.	Hertfordshire County Council
	% of waste produced that is recovered or recycled.	Hertfordshire County Council
	Number of new developments incorporating renewable, secondary, locally sustainably sourced or materials of lower environmental impact.	TRDC
	Number of new developments incorporating sustainable design and construction techniques.	TRDC
8. To identify, conserve and enhance the historic environment and heritage assets [Historic Environment]	Number of listed buildings demolished.	TRDC
	Number of developments permitted leading to substantial harm or loss of significance of designated heritage assets.	TRDC
	Number of developments permitted affecting non-designated heritage assets.	TRDC
	Number of developments permitted affecting archaeological sites.	Hertfordshire County Council
	Number of heritage assets identified as being 'at risk'.	Historic England

	Number of developments permitted that are extensively harmful to archaeological sites.	AMR
	Completion of Conservation Area Appraisals and Management Plans.	AMR
	Number of parishes assessed for the Register of Buildings of Local Value.	TRDC
9. To conserve and enhance landscape and townscape character and encourage local distinctiveness [Landscape & townscape]	Harm to protected landscape and townscape features.	TRDC
	Hectares of accessible open space per 1,000 population.	TRDC
	Proportion of dwellings completed with access to natural greenspace within 400m	TRDC
	Amount of new development in National Landscapes/National Parks.	TRDC
	Length of greenways constructed	TRDC
	Harm to non-protected landscape and townscape features	TRDC
10. To improve the health and wellbeing of the local population [Health & wellbeing]	Life expectancy at birth.	Public Health England
	Amount of eligible open spaces managed to Green Flag Award standard.	AMR
	Any planning permissions given contrary to Health and Safety Executive advice.	TRDC
	Level of open space and sports facility provision.	AMR
	Health indicators	Public Health Outcomes Framework
	Number of patients per GP	NHS England
11. To develop in sustainable locations [Sustainable locations]	Average distance travelled to work	Office for National Statistics
	Mode of travel to work	Office for National Statistics
	Levels of car ownership	Office for National Statistics
	Bus and rail service provision	TRDC
	Park and ride provision	TRDC
	Traffic volumes	Department for Transport

	Amount of completed development complying with the most up-to-date adopted car-parking Standards.	TRDC
	Residential development within 30 minutes public transport of: GP; hospital; primary school; a secondary school; and a local centre.	TRDC
12. To improve community cohesion through reducing inequalities, promoting social inclusion and reducing crime and the fear of crime [Community cohesion]	Overall District Area ranking in English Indices of Deprivation.	Ministry of Housing, Communities and Local Government
	Ranking of Lower Super Output Areas (LSOAs) of deprivation in the City Area, out of the whole of England.	Ministry of Housing, Communities and Local Government
	Number of applications permitted for new community facilities.	AMR
	Number of community facilities lost to other uses.	AMR
	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and major retail centres.	TRDC
	Neighbourhood Plans and other community-led planning tools being put in place.	AMR
	Provision of key infrastructure.	AMR
	Ethnic group, national identity, language and religion statistics	Office for National Statistics
	Number of offences per 1,000 population	Office for National Statistics
13. Ensure that everyone has access to good quality housing that meets their needs [Housing]	Net additional dwellings completed by size, type and tenure.	AMR
	Housing land available.	AMR
	Housing affordability ratio.	Ministry of Housing, Communities and Local Government
	Net affordable housing completions.	AMR
	% of unfit/non-decent homes.	AMR
	Number of new Gypsy, Traveller and Travelling Showpeople pitches and plots approved.	AMR
	Number of existing Gypsy, Traveller and Travelling Showpeople pitches and plots approved for a change of use to other uses.	AMR

	Number of homelessness duties assessed	TRDC/Ministry of Housing, Communities and Local Government
14. Achieve sustainable levels of prosperity and economic growth [Sustainable prosperity]	Jobs density	Nomis
	Number of businesses.	Nomis
	Net additional employment floorspace completed including by type.	AMR
	Loss of employment floorspace by type.	AMR
	Employment land available by type.	AMR
	Proportion of residents economically active/inactive.	Nomis
	Unemployment rates.	Nomis
	Employment by occupation.	Nomis
	Mean full time workers gross weekly pay.	Nomis
	Tourist and visitor numbers and spend.	Nomis
15. To ensure local residents have employment opportunities and access to training [Employment & skills]	The percentage of working age people with qualifications at, or equivalent to, NVQ Level 2 and above.	Nomis
	School capacity/number of school places created.	Hertfordshire County Council
	Average distance travelled to work	Office for National Statistics

Appendix H

Reasonable Alternatives Considered at Previous Stages



Introduction

This appendix provides information on how alternatives have been considered in relation to the strategy, policies and allocations to be included Three Rivers Local Plan, at various stages.

Local Plan Regulation 18 Part 1

Spatial Strategy

The Spatial Strategy for the Local Plan will set out how new development will be distributed across the District. This section describes the alternative approaches which have been considered for that strategy up to the consultation on the Regulation 18 Local Plan.

Issues and Options 2017

At the Issues and Options stage (July 2017) the following options were considered for the distribution of housing growth in the District:

1. Concentrate new development within existing urban areas
2. Allow infilling and extensions to villages
3. Increase the density of development (taller buildings, smaller houses, smaller gardens)
4. Plan for extensions to existing settlements
5. Plan for a new settlement or settlements
6. Mixture of all the above.

Whilst Option 6 is based on a mix of the other options, Options 1 to 5 themselves are not mutually exclusive but could be taken forward in combination.

The findings of the SA undertaken to support the Issues and Options consultation are summarised below. The full assessments can be found in the Issues and Options SA Working Note (July 2017) which is available at the following weblink:

<https://www.threerivers.gov.uk/egcl-page/new-local-plan>

Option	SA Objectives														
	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment
1. Concentrate in existing urban areas	✓	-	-	✓	?	?	-	?	?	✓	✓	-	-	?	✓
2. Infilling and extensions to villages	?	-	-	?	?	?	-	?	?	?	-	-	-	?	?
3. Increased density	✓	-	-	?	?	✓	-	?	?	✓	-	-	-	?	?
4. Extensions to settlements	✗	-	-	?	?	✗	-	?	✗	?	?	-	-	?	?
5. New settlement(s)	✗	-	-	?	?	✗	-	?	✗	?	?	-	-	?	?
6. Mixture of all	?	-	-	?	?	?	-	?	?	?	?	-	-	?	?

The Issues and Options SA Working Note summarised the findings of the assessment as follows:

“As with many of the assessments of these high level options there is a large amount of uncertainty associated with the assessment of the housing growth options given that the assessments have been undertaken with no specific locations being considered. In particular for Option 6 (‘Mixture of all’) the effects will be dependent on how the mix is made up and there is therefore no certainty in the assessment for that option.

Option 1 has been found to be the most sustainable as it would reduce the need to develop on greenfield sites (which has associated potential adverse effects) and it would also reduce the need to travel, which should have positive effects in terms of greenhouse gas emissions and air quality, as well as enabling active travel modes. However Option 1 on its own would not be able to deliver the level of housing growth for the District that has been identified by the SHMA and will therefore need to be part of a mix of options.

A high level of uncertainty has been identified in relation to Option 2 as much will be dependent on the location and character of the villages chosen for such development as well as the sites chosen within those villages.

Option 3 differs from Options 1, 2, 4 and 5 in that it is more of a ‘principle for development’ rather than relating to the location for development that forms the basis of the other options. Again, effects would be dependent on the location of the higher density development.

Options 2, 4 and 5 could all involve the release of Green Belt greenfield land, with some inevitable adverse effects associated with such development. However, the larger developments that would result under these two options could provide opportunities for environmental enhancements (e.g. green infrastructure) that might not be possible from the lower levels, as well as providing new facilities and services and new opportunities for recreation for both existing and new populations.”

Edge of Settlement and New Settlement Scoping Study (2020)

Based on Options 4 and 5 from the Issues and Options Report, in 2020 the Council undertook an ‘Edge of Settlement and New Settlement Scoping Study’ in order to: identify potential locations at the edge of existing settlements which had not so far been considered in the Strategic Housing and Employment Land Availability Assessment; and to identify potential locations away from the existing settlements which could accommodate a new settlement utilising available evidence of constraints and opportunities to identify potential candidate locations and assess their suitability.

The Study identified 17 Edge of Settlement (EOS) site options which were assessed by the SA along with all the other reasonable alternatives for site allocations. 4 of the EOS sites have been proposed for allocation in the Regulation 18 Local Plan (see Appendix F), whilst the remaining 13 have not been taken forward (see Appendix G).

For potential New Settlements the Study identified 11 potential areas (termed Outside of Settlement (OOS) sites). Of these 11 OOS sites the Study concluded that 3 of the sites

were potentially suitable. All the OOS sites were assessed by the SA along with all the other reasonable alternatives for site allocations (see Appendix G).

None of the OOS sites have been proposed for allocation in the Local Plan.

The three potentially suitable new settlement sites that were identified through the Edge of Settlement & New Settlement Scoping Report were not considered to be developable/achievable within the plan period. The three sites are all within multiple ownerships and subsequently their delivery would require a large amount of land assembly. Furthermore, the sites would have required a high level of infrastructure provision (particularly transport infrastructure, including the construction of new roads that would require the acquisition of additional land from multiple landowners). The additional work required to proceed with the new settlement option on the potentially suitable sites would have meant significant delay to the Local Plan timescale (and likely a failure to adopt a new Local Plan by 2023 as per the Government's requirement). Selecting the option of a new settlement would have also meant that a five year housing land supply would unlikely be achievable. Additionally, sufficient deliverable/developable sites (including extensions to existing settlements) had been identified to meet the housing need following the finalisation of the Edge of Settlement & New Settlement Scoping Report.

Regulation 18 Stage (June 2021)

The Regulation 18 Local Plan document does not include a Spatial Strategy, that will be introduced at the Regulation 19 stage.

The Regulation 18 Local Plan Part 1 document does however provide an indication of the approach which will be taken to the distribution of housing, as follows:

“2.49 We will seek to maximise the delivery of housing within the built-up urban area including through intensification and higher densities of development to make the most efficient use of land, and making as much use as possible for previously developed brownfield sites and underutilised land. However, it is not possible to achieve the levels of new housing development which would be required to meet needs within the urban area, and as such there will be a requirement to release Green Belt land in appropriate locations to accommodate a proportion of development.”

An assessment of this approach against the SA framework of objectives is included in Appendix E, with a summary being provided in Section 6 of the Interim SA Report.

Housing Growth

Issues and Options stage (July 2017)

As part of the Issues and Options consultation the following housing growth options were considered:

1. Plan for a housing target that is 20% below the 514 dwellings per annum (DPA) OAN for Three Rivers District. This equates to an annual figure of 411 dwellings per annum over a 15 year period from 2017 to 2032

2. Plan for the full OAN figure of 514 dwellings per annum over a 15 year period from 2017 to 2032
3. Plan for a housing target that is 20% above the 514 dwellings per annum OAN for Three Rivers District. This equates to an annual figure of 617 dwellings per annum over a 15 year period from 2017 to 2032.

Options 1, 2 and 3 are mutually exclusive.

The findings of the SA undertaken to support the Issues and Options consultation are summarised below. The full assessments can be found in the Issues and Options SA Working Note (July 2017) which is available at the following weblink:

<https://www.threerivers.gov.uk/egcl-page/new-local-plan>

Option	SA Objectives														
	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment
1. 411 dpa	x	?	-	x	x	x	x	?	x	?	?	?	x	✓	?
												-			
2. 514 dpa	x	?	-	x	x	x	x	?	x	?	✓	✓	✓	✓	✓
										✓		x			
3. 617 dpa	x	?	-	x	x	x	x	?	x	?	✓	✓	✓✓	✓	✓
										✓		x			

The Issues and Options SA Working Note summarised the findings of the assessment as follows:

“The level of growth proposed under Option 1 would result in less adverse effects on the environment, that are inevitably associated with new development, when compared with the higher levels of growth under Option 2 and 3. This would particularly be the case for any development that takes place on greenfield sites (e.g. effects on local landscapes, soil sealing, natural resource use, increased waste, and increased emissions to air). Option 3 would result in the greatest level of such adverse effects given the larger amount of land that would be required to deliver the development.

However, the larger developments that might result from the higher growth levels could provide opportunities for environmental enhancements that might not be possible with the lower growth levels due to the smaller areas involved. It should also be noted that the effects will be very dependent on the location and characteristics of the sites selected to deliver the housing growth, as well as the controls provided by the other policies in the Local Plan, in particular the development management policies. Potential sites will be assessed during a later stage of the SA process at which point the current high levels of uncertainty will be reduced. At this current stage in the SA no significant effects have been identified in relation to the environmental objectives.

From a social and economic point of view, the lower level of growth under Option 1 would limit the success of meeting a number of the social and economic SA objectives. The needs of the local community for new housing, particularly affordable housing, will not be met and therefore a minor adverse effect has been predicted, compared to a minor positive for Option 2 which will meet the OAN and a significant positive effect for Option 3 which would exceed the OAN. The lower levels under Option 1 could result in increased levels of out-migration to neighbouring areas. This would in turn have implications for the viability of existing services and facilities in the District and reduce the vitality of the town and village centres.

Whilst the higher levels of growth have been found to perform better against the social and economic objectives, there could be issues if the growth puts pressure on the District's existing services (for example, schools and healthcare) and infrastructure and in so doing adversely affects the current residents. In order to avoid such issues new development in the District will need to be accompanied by new or expanded services and infrastructure.”

Regulation 18 Local Plan (June 2021)

As is the case for the Spatial Strategy, the Regulation 18 consultation document does not include a proposed quantum for housing growth in the Proposed Policy Options, but instead provides the information in the supporting text, as follows:

“Overall Levels of Growth

2.42 *All growth in the District must maintain or improve the quality of life of Three Rivers' communities, and future development must secure a balanced provision between homes*

and jobs that also safeguards and enhances the environment, maintains the Green Belt, secures good services and facilities for all and achieves a sustainable transport system.

2.43 The new Local Plan is anticipated to be adopted in May 2023 in accordance with the Local Development Scheme (December 2020); national policy requires that a Local Plan should plan for a 15 year period following adoption. The new Local Plan period will therefore be 2018 – 2038.

2.44 For the 15 year plan period following adoption of the Local Plan the Government's Standard Method for calculating housing needs has been used of 630 dwellings per year. The Housing Target for the Local Plan will therefore be 12,624 dwellings over the plan period 2018 – 2038.

2.46 However, it is important to note that there have been a significant number of completions and commitments through planning permissions since 2018 together with a windfall allowance that can be deducted from this figure. The table below shows information as of 31 March 2020:

	Net Number of Homes
Total Target	12,624
Completions (2018 – 2020)	608
Commitments (unimplemented planning permissions)	948
Windfall Allowance	390
Total (completions, commitments & windfall)	1,946

2.47 The residual Housing Target as of 31 March 2020 is 10,678 dwellings. The Council seeks to meet as much of the identified need for housing as possible given the ecological, environmental and policy constraints.

2.48 Over the Plan period 2018-2038, significant levels of housing, employment and retail development will be planned for alongside supporting infrastructure and environmental protection and enhancement comprising:

- 8,973 additional homes
- Pitches for Gypsies, Travellers and Travelling Showpeople
- A minimum of 5.5ha of land for employment use
- Approximately 2,400-3,100sqm convenience retail floorspace
- Approximately 1,900-2,600sqm comparison retail floorspace and 730sqm floorspace for restaurants, cafes and bars
- Extension to Warner Bros. Studios at Leavesden

■ *Associated Infrastructure*

2.49 We will seek to maximise the delivery of housing within the built-up urban area including through intensification and higher densities of development to make the most efficient use of land, and making as much use as possible for previously developed brownfield sites and underutilised land. However, it is not possible to achieve the levels of new housing development which would be required to meet needs within the urban area, and as such there will be a requirement to release Green Belt land in appropriate locations to accommodate a proportion of development.”

Whilst the Council is seeking to plan for the local housing need figure as calculated by the standard method, taking into consideration the environmental, ecological and policy constraints of the District, the Regulation 18 Local Plan proposes 8,973 new dwellings which would meet 84% of the District's Objectively Assessed Need (OAN) for housing.

An alternative was to plan for the full local housing need figure as calculated by the standard method (630 dpa).

Based on this information, an assessment of 8,973 additional homes has been undertaken against the SA framework of objectives and is included in Appendix E, with a summary being provided in Section 6 of the Interim SA Report.

One other potential alternative may have been to plan to help meet any shortfalls in neighbouring authorities, however Three Rivers' neighbouring authorities in the Housing Market Area have advised that they can meet their own needs so Three Rivers are not considering a higher number to accommodate the needs of neighbouring authorities.

Assessments of the alternatives of 8,973 additional homes (as proposed in the Regulation 18 Local Plan) and 10,678 additional homes (to meet the full local housing need figure as calculated by the standard method) are provided in Sub-Appendix D1 (10,678) and Appendix E (8,973) and are summarised as follows:

Policy/Theme	SA Objectives														
	Biodiversity	Water	Flood Risk	Climate Change	Air Quality	Soils	Resource Efficiency	Historic Environment	Landscape and Townscape	Health and Wellbeing	Sustainable Location	Community Cohesion	Housing	Sustainable Prosperity	Employment and Skills
8,937 dwellings	x	x	-	x	x	x	x	?	x	✓	-	?	✓/x	✓	✓
10,678 dwellings	x	x	-	x	x	x	x	?	x	✓	-	?	✓✓	✓	✓

The key difference between the two assessments relates to the housing objective (SA13).

For the alternative which would meet the full local housing need a significant positive score has been assigned, whilst for the 8,973 dwelling alternative a mixed positive / negative score has been assigned. Whilst making provision for nearly 9,000 new homes over the Local Plan period would provide much needed new housing in the District it would only meet 84% of the District's Objectively Assessed Need (OAN) for housing which would have implications for the supply of affordable housing.

Preferred Policy Option 1: Strategic Policy: Overarching Policy on Sustainable Development

The Council considered that there were no reasonable alternatives in relation to this policy.

Preferred Policy Option 2: Housing Mix and Type

The Council considered that there were no reasonable alternatives in relation to this policy.

Preferred Policy Option 3: Housing Density

The Council considered lower densities of development, this being a 35-50 DPH (dwellings per hectare) threshold. However it was considered that applying a higher density target of 50+ DPH in policy was preferable given the high housing need in Three Rivers and the NPPF's emphasis on ensuring that developments optimise the use of land. It was also considered that the higher density target of 50+ DPH could assist in reducing pressure on greenfield sites. Whilst making efficient use of land is recognised as important and hence the higher 50+ DPH target was selected, the policy also includes a caveat stating that a lower density of development may be appropriate with regard to a site and its context. This caveat within the policy was considered reasonable given the need to protect the quality of the environment, particularly as some development sites may fall within areas of special historic or landscape value.

In addition, at the Issues and Options stage the following option (Option 3) was considered in relation to the distribution of housing growth, as follows:

"3. Increase the density of development (taller buildings, smaller houses, smaller gardens)"

See Section D.1.1.1 for a summary of the SA findings for Option 3 at that stage.

Preferred Policy Option 4: Affordable Housing

At the Issues and Options stage, the following options were considered in relation to affordable housing:

1. All new developments of 10 or more net dwellings to provide 45% affordable housing and all new developments between one to nine net dwellings to provide either 45% affordable housing or if appropriate, a commuted payment towards off-site provision

2. All new developments of 10 or more dwellings to provide 55% affordable housing and all new developments between one to nine net dwellings to provide either 55% affordable housing or if appropriate, a commuted payment towards off-site provision
3. All new developments of 10 or more net dwellings to provide 60% affordable housing and all new developments between one to nine net dwellings to provide either 60% affordable housing or if appropriate, a commuted payment towards off-site provision
4. Provide a percentage figure into the individual types of affordable housing that should be provided (social rented, affordable rented, intermediate housing, private rent housing, discounted market sales housing and starter homes) on sites that provide one to nine net dwellings, and ten or more net dwellings.

Options 1, 2 and 3 are mutually exclusive, whilst Option 4 is more of a procedural option.

The findings of the SA undertaken to support the Issues and Options consultation are summarised below. The full assessments can be found in the Issues and Options SA Working Note (July 2017) which is available at the following weblink:

<https://www.threerivers.gov.uk/egcl-page/new-local-plan>

Option	SA Objectives														
	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment
1. 45%	-	-	-	-	-	-	-	-	-	✓	-	✓	✓	-	-
2. 55%	-	-	-	-	-	-	-	-	-	✓	-	✓	✓	-	-
3. 60%	-	-	-	-	-	-	-	-	-	✓	-	✓	✓✓	-	-
4. % for individual types	-	-	-	-	-	-	-	-	-	-	-	-	✓/?	-	-

The Issues and Options SA Working Note summarised the findings of the assessment as follows:

“For all the environmental objectives and some of the social and economic objectives there are no effects predicted in relation to the options for affordable housing provision as the options are focused on a specific issue which does not affect many SA objectives.

For Options 1, 2 and 3 minor positive effects have been identified against the SA objectives covering ‘health and wellbeing’ (SA10) and ‘community cohesion’ (SA12) as the provision of affordable housing at levels at least as high as that in the Core Strategy will help to meet these objectives through helping to meet the needs of those who cannot compete in the local housing market.

Significant positive effects have been identified for Option 3 in relation to the SA objective for ‘housing’ (SA13) as it provides a substantial increase to the level of affordable housing provision included in the current Core Strategy and would go a long way towards meeting the demand of 69% affordable housing identified in the SHMA (2016). It would still result in a slight shortfall in supply, although it should be noted that delivering this percentage of affordable housing would have issues in terms of the economic viability of delivering the new developments and would therefore not be a reasonable alternative.

Option 4 is more of a procedural option, which without any detail being provided on the split of affordable housing types to be delivered has been difficult to assess. Whilst the option provides a mechanism for the identified need of different types of affordable housing to be met, and has therefore been given a positive ‘score’ in relation to SA13 (housing), the actual effect of this option on the SA objective will be dependent on whether the allocated percentage figures for each affordable housing type meet their respective demand.”

The Preferred Policy Option for Affordable Housing in the Regulation 18 Local Plan does not set a single threshold but instead is more complex, taking a similar approach to Option 4 at the Issues and Options stage. The requirement proposed is for all new development resulting in a net gain of one or more dwellings to be expected to contribute to the provision of affordable housing through providing at least:

- a) a) 40% of the total number of dwellings as affordable housing for rent (by net additional unit), and
- b) b) An additional 10% of the total number of dwellings as dwellings available for affordable home ownership on developments delivering 10 or more dwellings, except where an exemption applies under paragraph 64 of the NPPF.

The requirement that 40% of the total number of dwellings be available as affordable housing for rent has been applied in the Preferred Policy Option due to the high need for affordable housing for rent which was assessed in the Local Housing Needs Assessment (LNHA) (2020). The need for affordable housing for rent is equivalent to 55% of the District’s total housing requirement under the standard methodology, and given the significant and growing need for affordable housing, the LHNA recommends that seeking the maximum

amount of affordable housing for rent as is viably possible is justified. Subsequently, it was considered that a 40% requirement for dwellings to be available as affordable housing for rent was justified in terms of this high need and recognition that a higher percentage requirement could potentially affect overall Local Plan viability and the viability of other policies.

In addition to the 40% requirement for affordable homes for rent, a requirement for 10% of dwellings to be available for affordable home ownership on major developments is included in the Preferred Policy Option for Affordable Housing. This was considered the most reasonable option given the analysis in the LNHA and due to the NPPF requirement for policies to expect at least 10% of dwellings as available for affordable home ownership on major developments. The analysis in the LNHA demonstrates that the most significant need is for households who cannot afford anything in the market without subsidy and therefore it was not considered reasonable to increase the 10% requirement without a basis to increase provision of affordable home ownership above the NPPF's baseline 10% figure, particularly given that exceeding this baseline figure would reduce the supply of affordable homes for rent.

The percentage requirements for affordable housing for rent and affordable home ownership will be subject to a forthcoming Whole Plan Viability Assessment which will consider whether the requirements maintain the viability of development. Changes to the Preferred Policy Option for Affordable Housing may be necessary if the Whole Plan Viability Assessment shows that the percentage requirements would adversely impact the viability of development and as such be unreasonable to apply in policy.

Preferred Policy Option 5: Provision for Gypsies, Travellers and Travelling Showpeople

The Council considered that there were no reasonable alternatives in relation to this policy.

Preferred Policy Option 6: Residential Design and Layout and Accessible and Adaptable Buildings

A higher threshold of developments of more than 100 dwellings was considered for the provision of accessible and adaptable dwellings and wheelchair user dwellings, however, given the high need identified in the LNHA a threshold of 50 dwellings to be applied in policy was considered to be required. This identified need was based on the following from the LNHA:

- M4(2) – Accessible and Adaptable Dwellings: The LNHA projects an increase to the population with a range of disabilities in Three Rivers and recommends that the Councils should consider a starting point where all dwellings are M4(2) compliant.
- M4(3) – Wheelchair User Dwellings: Combining current and projected need for wheelchair user homes, the LNHA estimates a need for 430 homes up to 2036, which is equivalent to approximately 4% of the overall housing requirement.



Assessment for the alternative thresholds for the provision of accessible and adaptable dwellings and wheelchair user dwellings

Option	SA Objectives														
	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment
50 dwelling threshold	.	.	.	.	.	.	.	.	.	✓	.	.	✓	.	.
100 dwelling threshold	.	.	.	.	.	.	.	.	.	✓	.	.	✓	.	.

The assessment has identified that for 13 of the 15 SA objectives there are no predicted effects resulting from the inclusion of thresholds for the provision of accessible and adaptable dwellings and wheelchair user dwellings.

The findings of the assessment for the remaining two SA Objectives are as follows.

SA10 Health and Wellbeing:

- 50 dwelling threshold: □ Inclusion of the 50 dwelling threshold would require a relatively high level of new development to take into account health and access issues.
- 100 dwelling threshold: □ Inclusion of the threshold would require a moderate level of new development to take into account health and access issues.

SA13 Housing

- 50 dwelling threshold: □ Based on the potential allocations in Part 2 of the Regulation 18 Local Plan, the requirement for developments of 50 or more dwellings to provide 10% of new homes meeting M4(2) standard and 10% meeting M4(3) standard would provide approximately 817 accessible and adaptable dwellings to contribute to meeting the M4(2) need identified in the Local Housing Needs Assessment (LNHA) and approximately 95% of M4(3) need. Minor positive effects against SA13 have therefore been identified.
- 100 dwelling threshold: □ Based on the potential allocations in Part 2 of the Regulation 18 Local Plan, the requirement for developments of 50 or more dwellings to provide 10% of new homes meeting M4(2) standard and 10% meeting M4(3) standard would provide approximately 760 accessible and adaptable dwellings to contribute to meeting the M4(2) need identified in the Local Housing Needs Assessment (LNHA) and approximately 89% of M4(3) need. Minor positive effects against SA13 have therefore been identified.

Preferred Policy Option 7: Employment and Economic

At the Issues and Options stage, the following options were considered in relation to employment:

1. Continue safeguarding the existing allocated employment areas so they can continue to be a focus for jobs growth only
2. Extend existing employment areas for employment use
3. Continue safeguarding the existing allocated employment areas and allocate an additional 8.6ha of land for office-based uses and warehousing, in accordance with the employment land requirements outlined in the South West Hertfordshire Economic Study
4. Continue safeguarding the existing allocated employment areas and allocate an additional 8.6ha of land, but allow conversion to residential uses with the need for planning permission, to ensure a satisfactory form of development

5. Continue safeguarding the existing allocated employment areas, and allocate an additional 8.6ha of land, but allow the development of mixed use schemes (mix of employment, residential, retail, leisure uses) within existing employment areas.

Options 1 to 5 are mutually exclusive.

The findings of the SA undertaken to support the Issues and Options consultation are summarised below. The full assessments can be found in the Issues and Options SA Working Note (July 2017) which is available at the following weblink:

<https://www.threerivers.gov.uk/egcl-page/new-local-plan>

Option	SA Objectives														
	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment
1. Continue safeguarding	-	-	-	?	-	-	-	-	-	-	✓	-	-	✓	✓
2. Extending existing	?	-	-	?	-	x	-	?	?	-	✓	-	-	✓✓	✓✓
3. Continue safeguarding plus 8.6ha for office based/ warehousing	?	-	-	?	-	x	-	?	?	-	✓	-	-	✓✓	✓✓
4. Continue safeguarding with additional 8.6 ha and potential for some conversion to residential	?	-	-	?	-	x	-	?	?	-	✓	-	✓	✓	✓
5. Continue safeguarding with additional 8.6 ha and potential for some conversion to mixed use	?	-	-	?	-	x	-	?	?	-	✓	-	✓	✓✓	✓✓

The Issues and Options SA Working Note summarised the findings of the assessment as follows:

“As with the other spatial options considered as part of the Issues and Options consultation the assessment of the employment options was undertaken without any specific locations having been proposed. As a result there is much uncertainty in the assessments as many of the effects would be location dependent / specific as well as being dependent on the controls provided by the other policies in the Local Plan, in particular the development management policies.

All of the options score positively against the ‘economy’ (SA14) and ‘employment’ (SA15) objectives, as at a minimum they will safeguard existing employment land from being redeveloped for other uses. For Options 2 and 3 which would increase the amount of employment land to meet the need identified in the South West Hertfordshire Economic Study (2016), these positive effects have been predicted to be significant, whilst for Option 1, which would safeguard existing sites but not allocate additional employment land the effects are minor positive. Minor positive effects have also been identified for Option 4, as whilst it would safeguard existing sites and allocate an additional 8.6ha it would also allow for some existing employment areas to be converted to residential use, subject to planning permission, which would reduce the District’s total employment land area. Option 5 would safeguard existing sites and allocate an additional 8.6ha but would also allow for some existing employment areas to be converted to mixed use development. Whilst this would result in some existing employment land loss, given that the mixed use development would incorporate some employment use a significant positive effect has been found for this option.

For Options 2, 3, 4, and 5, which would extend existing sites or allocate new sites, uncertainty has been identified for several of the environmental objectives as the effects will be dependent on the locations chosen for new / extended developments. All four of these options have been identified as having a minor negative effect on soils (SA6) as they will result in some soil loss and sealing from the new development.”

The Preferred Policy Option goes beyond the proposed requirements in these options by supporting the delivery of at least 5.5ha of B-class employment space and associated sui-generis uses with focus given to industrial and warehouse uses with priority given to proposals in allocated employment sites and those within the most sustainable locations such as town centres and areas served by sustainable transport.

This approach has been informed by the South West Herts Economic Study (2019), which was undertaken after the Issues and Options consultation and which therefore provides a new evidence base to inform the detailed requirements for land or floorspace for economic development over the plan period.

The assessment of the Preferred Policy Option is provided in Appendix E, with a summary being provided in Section 6 of the Interim SA Report.



Preferred Policy Option 8: Warner Bros. Studios at Leavesden

Land adjacent to the existing Leavesden Studios allocation site was considered both for the expansion of Warner Bros. Studios and for housing.

The SA assessed each option against the SA framework of objectives, with the findings shown below, along with explanatory comments. These assessments can also be found in Appendix F (employment use) and Appendix G (housing use).



Employment Use - Leavesden Studios expansion

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Ref: CFS28 Land at Gypsy Lane, Hunton Bridge Leavesden Studios expansion	x	-	-	✓	-	x	-	-	x	-	✓	-	-	✓✓	✓✓

- ✘ Development of this greenfield site, which is adjacent to two wildlife sites, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and affect local landscape (SA9).
- ✓ The site is proposed for extension of the existing Leavesden Studios and is in a relatively sustainable location (SA4 & SA11).
- ✓✓ Development of this site would allow expansion into this area of Leavesden Studios which is of importance to the local and national economy as an employer and a visitor site. Development would contribute to the growth of the creative industry in this area (SA14 and SA15).



Residential Use

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Ref: CFS28 Land at Gypsy Lane, Hunton Bridge Residential Use	x	-	-	✓	-	x	-	-	x	-	✓	-	✓	xx	xx

 Development of this site for residential use would prevent future expansion into this area of the locally and nationally important Leavesden Studios. There is currently no other suitable land of this scale around Leavesden Studios where the expansion could otherwise take place. A significant effect has therefore been identified (SA14 and SA15).

 Development of this greenfield site, which is adjacent to two wildlife sites, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would affect the local landscape (SA9).

 The site is in close proximity to local facilities and services including a bus stop (SA4 & SA11). Development would include new open space and play space (SA10 & SA12) and would deliver 230-310 new dwellings (SA13).

The use as an employment site, through the expansion of Warner Bros. Studios, was chosen as the preferred option in order not to compromise the ability of Warner Bros. Studios to contribute to the local and national economy, both as a local employer and as a centre to contribute to the economic growth of the District over the Local Plan period. The Council consider that it is essential that land is allocated to allow the expansion of the studios and that a policy is in place to ensure that the land is safeguarded for that use.

Preferred Policy Option 9: Retail and Leisure

The Council considered that there were no reasonable alternatives in relation to this policy.

Preferred Policy Option 10: Social and Community Facilities

The Council considered that there were no reasonable alternatives in relation to this policy.

Preferred Policy Option 11: Health and Wellbeing

The alternative option considered was not to set out a policy for Health and Wellbeing. However, that option was not considered to be reasonable given that at a local level Hertfordshire Public Health had commissioned the Town and Country Planning Association (TCPA) to support the inclusion for Health and Wellbeing policies in Local Plans across the county.

The work commissioned by the TCPA report (on behalf of Hertfordshire Public Health) provided a report evidencing health inequalities for Three Rivers and subsequently made three main recommendations. It was considered that the first and second recommendations were already met through other Local Plan policies/strategic objectives. However, the third recommendation (to include a policy requirement for Health Impact Assessments for 100+ unit developments and some forms of non-residential developments) was not accounted for by other Local Plan policies. Given the TCPA's evidence of health inequalities in Three Rivers and subsequent recommendation, it would not have been reasonable to not include a Health and Wellbeing Policy requirement for Health Impact Assessments on 100+ unit developments.

Preferred Policy Option 12: Carbon Dioxide Emissions and On-site Renewable Energy

A higher percentage of carbon emission reductions was considered as well as a requirement for all new dwellings to be zero carbon. As national planning policy does not allow Three Rivers District Council to do this in their Local Plan it was not considered to be a reasonable alternative, and instead the Council is seeking the maximum reduction in carbon emissions that are currently allowed under national planning policy.

Preferred Policy Option 13: Adapting to Climate Change and Sustainable Construction

Higher targets for water efficiency standards were considered but as national planning policy does not allow Three Rivers District Council to do this in their Local Plan it was not considered to be a reasonable alternative. Instead the Council is seeking the maximum reduction currently allowed under national planning policy.

Preferred Policy Option 14: Renewable and Low Carbon Energy Developments

The Council considered that there were no reasonable alternatives in relation to this policy.

Preferred Policy Option 15: Flood Risk and Water Resources

The potential alternative option to rely on National Planning Policy alone was not considered to be a realistic alternative as national policy requires that Local Plans should contain flood risk policies which are supported by a strategic Flood Risk Assessment.

At the Issues and Options stage, under the topic of 'Sustainability and Climate Change' two options were considered in relation to flood risk (see Options 1 and 2 below). The third option does not relate to flood risk but has been retained here for consistency with the information provided in the SA Working Note for the Issues and Options:

The following options have been proposed in relation to sustainability and climate change:

1. Ensure that new allocations for housing and other land uses in the new Local Plan are situated only in areas where there is the least risk of flooding from rivers (Environment Agency classification: Flood Zone 1)
2. Consider allocating additional sites other than within Flood Zone 1, provided that mitigation measures can be put in place to the satisfaction of the Environment Agency and Hertfordshire County Council as Lead Local Flood Authority
3. Ensure allocations within the Local Plan are located within areas where there is an opportunity to minimise greenhouse gas emissions through alternative modes of transport and through reducing the need to travel.

Options 1 and 2 are mutually exclusive, whilst Option 3 deals with a different issue.



The findings of the SA undertaken to support the Issues and Options consultation are summarised below. The full assessments can be found in the Issues and Options SA Working Note (July 2017) which is available at the following weblink:

<https://www.threerivers.gov.uk/egcl-page/new-local-plan>

Option	SA Objectives														
	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment
1. New development in Flood Zone 1 only	-	✓	✓✓	✓	-	-	-	-	-	✓	-	-	-	-	-
2. Allocate sites other than Flood Zone 1 with mitigation	-	?	✓	?	-	-	-	-	-	✓ / ?	-	-	-	-	-
3. Locations which minimise GHGs	-	-	-	✓✓	✓	-	-	-	-	✓	✓	-	-	-	-

The Issues and Options SA Working Note summarised the findings of the assessment as follows:

“Option 1, which would allow development only in Flood Zone Level 1, has been identified as having a significant positive effect against the SA objective for ‘flood risk’ (SA3), which the option directly supports. Minor positive effects have been identified against the SA objectives for ‘water’ (SA2), in relation to avoidance of potential flood-related pollution incidents, ‘climate change’ (SA4), in relation to adaptation to the effects of climate change, and ‘health’ (SA10), in relation to reduced stress associated with homes being flooded.

Whilst Option 2 requires that measures can be provided to mitigate flood risk it does not perform as well as Option 2 as the ‘non Flood Zone 1 areas’ could be more vulnerable to flooding over time as the effects of climate change increase, with more extreme rainfall events being predicted in the future. For this reason uncertainty has been identified in the assessments for ‘water’ (SA2) and ‘climate change’ (SA4). A minor positive effect has been identified for ‘flood risk’ (SA3) and ‘health’ SA10), although for the latter there is also some uncertainty relating to the long-term effectiveness of the mitigation measures.

For Option 3 significant positive effects have been identified against the SA objectives for ‘climate change’ (SA4), as locating development in areas close to housing and/or services and providing access to sustainable travel modes will reduce the need for car travel and reduce growth in greenhouse gas emissions. Minor positive effects have been identified against the SA objectives for ‘air quality’ (SA5), ‘health and wellbeing’ (SA10) and ‘sustainable locations’ (SA11) as the option would help to improve air quality, enable active travel modes and improve the vibrancy and vitality of settlements.”

Preferred Policy Option 16: Green Belt

The alternative option to rely on National Planning Policy alone, rather than have a policy on Green Belt, was considered. However, this option was not considered appropriate due to the need to provide further clarification and guidance on specific types of developments, such as agricultural and forestry dwellings and extensions and alterations to buildings. The Preferred Policy Option for Green Belt Policy provides further information/guidance on these specific types of development (including a functional test for agricultural and forestry dwellings at Appendix 1 of the Regulation 18 Part 1 document). It was not considered that national policy provided enough detail on these matters, which is why the option to rely on national policy was not taken forward.

Preferred Policy Option 17: Ground Conditions, Contamination and Pollution

The alternative option to rely on National Planning Policy alone was not considered to be a realistic alternative as national policy requires that Local Plan policies should contribute to and enhance the natural environment which includes consideration for pollution, land instability and contamination.

Preferred Policy Option 18: Waste Management and Recycling

The Council considered that there were no reasonable alternatives in relation to this policy.

Preferred Policy Option 19: Green and Blue Infrastructure

The Council considered that there were no other reasonable alternatives to the preferred policy approach.

D.1.22 Preferred Policy Option 20: Landscape Character

The alternative option to rely on national planning policy was not considered to be a reasonable alternative given the importance of the landscape and the importance of the Chilterns Area of Outstanding Natural Beauty.

D.1.23 Preferred Policy Option 21: Biodiversity, Trees, Woodlands and Landscaping

There were no alternatives considered appropriate as national policy requires that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible as well as promoting the conservation, restoration and enhancement of priority habitats and that appropriate weight should be attached to designated sites of international, national and local importance, protected species and to biodiversity and geological interests in the wider environment.

Preferred Policy Option 22: Open Space, Play Space, Sport and Recreation

The Council considered that there were no reasonable alternatives in relation to this policy.

Preferred Policy Option 23: Local Distinctiveness and Place Shaping

The Council considered that there were no reasonable alternatives in relation to this policy.

Preferred Policy Option 24: Advertisements

The Council considered that there were no reasonable alternatives in relation to this policy.

Preferred Policy Option 25: Heritage and the Historic Environment

No alternatives were considered, as the National Planning Policy Framework requires local planning authorities to set out within their Local Plan a positive strategy for the conservation and enjoyment of the historic environment and the Council has a duty to conserve and enhance the significance, character and appearance of the District's historic environment when carrying out its statutory functions and through the planning system.

Preferred Policy Option 26: Sustainable Transport and Travel

At the Issues and Options stage, the following options were considered in relation to transport:

1. Ensure that all new development is designed to enable the use of sustainable modes of transport where possible
2. Reduce the need to travel by locating housing development near existing services/ facilities
3. Reduce the need to travel by providing services/facilities within settlements
4. Ensure new development provides services/facilities, along with improved transport links.

Options 1, 2, 3 and 4 are not mutually exclusive.

The findings of the SA undertaken to support the Issues and Options consultation are summarised below. The full assessments can be found in the Issues and Options SA Working Note (July 2017) which is available at the following weblink:

<https://www.threerivers.gov.uk/egcl-page/new-local-plan>

Option	SA Objectives														
	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment
1. Design to enable use of sustainable modes	-	-	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-
2. Locate housing near existing services	-	-	-	✓	✓	-	-	-	-	✓	✓	-	-	✓	✓
3. Provide services within settlements	-	-	-	✓	✓	-	-	-	-	✓	✓	-	-	✓	✓
4. Provide services & links in new developments	-	-	-	✓	✓	-	-	-	-	✓	✓	-	-	✓	✓

The Issues and Options SA Working Note summarised the findings of the assessment as follows:

“The four options are related to sustainable transport in one or more ways, through reducing the need to travel by locating housing close to services and vice-versa (Options 2, 3 and 4); enabling the use of sustainable modes of travel (Option 1); and improving transport links in new developments (Option 4). This has resulted in positive effects being identified for all the options against the SA objectives for ‘climate change’ (SA4), ‘air quality’ (SA5), ‘health and wellbeing’ (SA10) and ‘sustainable locations’ (SA11) associated with a reduced need to travel and encouraging active transport modes. Positive effects have also been identified for Options 2, 3 and 4 against the SA objectives for ‘economy’ (SA14) and ‘employment’ (SA15) as the options would reduce the need for people to travel outside the District to access services and would therefore support the local economy.

*In addition to these options a further option with a relationship to transport was considered at the Issues and Options stage under the topic of ‘Sustainability and Climate Change’. [See Option 3 in Section **Error! Reference source not found.** above (“Ensure allocations within the Local Plan are located within areas where there is an opportunity to minimise greenhouse gas emissions through alternative modes of transport and through reducing the need to travel.”)].”*

The Preferred Policy Option takes forward elements from all four of these options, including amongst others: requirements for the integration of sustainable transport measures as part of new developments; enhancement of the walking and cycling networks and their integration within the wider network of transport routes; provision and improvement of public transport access and transport infrastructure either through direct schemes and/or funded through developer contributions. This will support the proposed Spatial Strategy, which seeks to direct development to the areas with greatest access to public transport, services and facilities.

Preferred Policy Option 27: Parking

An alternative option was considered to keep the existing parking standards that allow for more parking. However, that option was not taken forward as the existing parking standards do not reflect the latest data on car ownership from the 2011 census, on which the standards in the Preferred Policy Option for Parking are based.

In addition, the option to retain existing parking standards was not taken forwards due to a recognised need for parking management in order to help influence travel demand and modes of travel; HCC’s Local Transport Plan identifies the use of parking management as one of the methods in achieving a modal shift away from car usage. It was considered that allowing for less parking in new developments would help in encouraging sustainable transport use and reducing car use. This is particularly relevant to the sustainability zones which have been included in the preferred parking standards; in the sustainability zones, parking provision can be adjusted downwards from the standards, with the intention of further encouraging sustainable transport choices in the sustainability zones.

Preferred Policy Option 28: Deliveries, Servicing and Construction

The Council considered that there were no reasonable alternatives in relation to this policy.

Preferred Policy Option 29: Waterways

The Council considered that there were no reasonable alternatives in relation to this policy.

Preferred Policy Option 30: Broadband and Electronic Communications

The Council considered that there were no reasonable alternatives in relation to this policy.

Regulation 18 Local Plan Part 2: Sites for Potential Allocation

During the development of the Regulation 18 Local Plan a large number of site options have been assessed for their suitability for inclusion in the Local Plan. This work has been undertaken as part of the Strategic Housing & Employment Land Availability Assessment (SHELAA), the sites having been identified through a range of sources.

Sites of less than 5 dwellings were not considered by the Council to be reasonable alternatives for allocation in the Local Plan and have therefore not been subject to SA.

In October 2018 the Council undertook a consultation on the potential sites which had been identified and assessed. The consultation was supported by a Sustainability Appraisal Working Note, this assessing each site against the framework of SA objectives. Following this consultation a further 27 sites were submitted to the Council and these were also subject to SA (in 2019).

In 2020 further sites, or variants on previously considered sites, were identified and assessed. The assessments for all the sites considered between 2018-2020 are included in this Interim SA Report as follows:

- Appendix F includes the assessments for all the SHELAA sites which are proposed for inclusion in the Local Plan;
- Appendix G includes the assessments for the SHELAA sites which are not being taken forward, as well as the Out of Settlement (OOS) sites which were considered in the Edge of Settlement & New Settlement Scoping Study (see Section D.1.1.2 above).

The reasons for including certain sites within the Regulation 18 Local Plan consultation ahead of others is a result of weighing up the Local Plan evidence base, the Sustainability Appraisal and the level of Green Belt harm as assessed in the Stage 2 Green Belt Review.

Further details for each site are provided in the SHELAA which can be accessed via the following weblink:

<https://www.threerivers.gov.uk/egcl-page/new-local-plan-evidence-base>

NB: for some sites now proposed for allocation in the Local Plan there have been some changes to the site boundary, when compared with the boundaries shown in the SHELAA.



Assessment based on meeting the full identified housing need (10,678 dwellings over the Plan period)

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 short term	In medium term	In long term
1	Biodiversity	Making provision for over 10,000 new homes over the Local Plan period has the potential to result in adverse effects on biodiversity. These effects will be dependent on the location and biodiversity characteristics of the sites to be developed – although it should be noted that new development would be required to deliver a net-gain in biodiversity. Also, once the new houses are occupied there will be increased pressure on the natural environment associated with recreational activities of new residents, as well as impacts from increased numbers of domestic pets. In addition, there could be some adverse secondary effects on biodiversity as a result of increased pressure on water resources that would result from additional dwellings in the District, when considered alongside new developments in neighbouring local authorities.	P	L	x	x	x
2	Water	Providing for over 10,000 new homes in the Local Plan period would increase this pressure on water resources. The effect is likely to become more significant over time as more dwellings are built and risk of periodic water shortages increases. New development could also result in the pollution of water courses both during construction and when developments are occupied, as well as affecting groundwater resources, particularly if the development is in a Source Protection Zone (SPZ). New development increases the potential for water pollution, associated with increased run-off from impermeable surfaces and the potential for sewer flooding in high rainfall events. The likelihood and level of such effects will be dependent on the specific development locations and on the actions/mitigations implemented in the development.	P	L	x	x	x
3	Flood risk	No predicted effects.	-	-	-	-	-
4	Climate Change	Making provision for over 10,000 new homes over the Local Plan period would inevitably result in an increase in greenhouse gas emissions from energy used in the construction and occupation of new housing / employment uses and the associated activities including increases in traffic.	P	N	x	x	x

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 short term	In medium term	In long term
5	Air Quality	Making provision for over 10,000 new homes over the Local Plan period would inevitably contribute to background emissions through an increase in the number of vehicles on the road.	P	L	x	x	x
6	Soils	Making provision for over 10,000 new homes over the Local Plan period would inevitably require development on greenfield sites – with associated adverse effects on soils.	P	L	x	x	x
7	Resource efficiency	The level of new housing development proposed would result in adverse effects against this objective due to the high level of resource use and waste generation associated with the new developments.	P	L	x	x	x
8	Historic Environment	The housing and employment development proposed for the Local Plan could have adverse effects on known or undiscovered heritage assets. Effects will however be dependent on the specific sites taken forward for development and the design of new developments.	-	-	?	?	?
9	Landscape/ Townscape	Making provision for over 10,000 new homes over the Local Plan period would inevitably result in effects on the local landscapes and townscapes in those areas where new development takes place. The effects against this objective will be dependent on how the growth is delivered in terms of design, scale and location of the new developments. Development could also have the potential to result in adverse effects on the wider landscapes, such as the setting of the Chilterns AONB.	P	L	x	x	x
10	Health and Wellbeing	Making provision for over 10,000 new homes over the Local Plan period would help to meet the housing needs of the local population and reduce issues of overcrowding and stress related to any inadequacy of housing provision.	P	L	✓	✓	✓
11	Sustainable Locations	No predicted effects.	-	-	-	-	-
12	Community cohesion	Making provision for over 10,000 new homes over the Local Plan period could result in a cumulative impact by adding pressure on community infrastructure across the District. Conversely, the level of housing growth should result in increased levels of developer contributions which could result in an increased provision of health, education, recreation and community facilities, as well as supporting the	-	-	?	?	?

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 short term	In medium	In long term
		viability of existing services and facilities. Effects will vary between area and will also depend on the levels of new infrastructure provided as part of new developments.					
		The provision for over 10,000 new homes will support the objective to reduce inequalities by meeting the District's Objectively Assessed Need (OAN) for housing.	P	L	✓	✓	✓
13	Housing	Making provision over 10,000 new homes over the Local Plan period would meet the District's Objectively Assessed Need (OAN) for housing and therefore significant positive effects have been identified against this objective.	P	L	✓✓	✓✓	✓✓
14	Sustainable prosperity	Providing new homes will support the economy by providing necessary dwellings for local workers.	P	L	✓	✓	✓
15	Employment and skills	The level of housing growth proposed should help to enable people to remain living in the area and therefore have improved access to newly created employment opportunities.	P	L	✓	✓	✓

Regulation 18 Local Plan Additional Sites for Potential Allocation

This SA Working Note (January 2023) is a focused document which adds to the information provided in the Initial SA Report by providing assessments for the 18 new sites and two amended and reconsidered sites which are now proposed for allocation.

No reasonable alternatives were assessed at this stage.

Regulation 18 Part 4

This new Working Note (October 2023) is a focused document which was produced to contribute to the plan-making process, by providing an independent assessment of the Part 4 Local Plan, with a view to guiding the production of next stage of its development. It has been prepared to accompany the Part 4 consultation.

The Working Note adds to the information provided in the Initial SA Report (June 2021) and the SA Working Note (January 2023). Sustainability Appraisal is a decision aiding tool rather than a decision making one and the contents of this report should therefore be considered in this light.

The alternatives considered at this stage are outlined below.

Housing Growth Options

The options which are being assessed in this new round of sustainability appraisal are as follows:

- 270 dpa ('Low Growth Option', 42% of OAN of 637 dpa)
- 415 dpa ('Moderate Growth Option', 65% of OAN on 637 dpa)
- 637 dpa ('High Growth Option', 100% of OAN (637 dpa))

The moderate growth option of 415 dpa is very similar to the Low Growth option of 411 dpa in 2017, whilst the High Growth option (637dpa) is similar to the High Growth option in 2017 (630dpa). However it should be recognised that the 2017 figures were in the context of an OAN of 514 dpa, whilst the 2023 options are in the context of an OAN of 637.

Whilst the 270 dpa Low Growth level is therefore the one option for which sustainability appraisal of an equivalent growth level has not yet been undertaken, this SA Working Note provides assessments of the Low, Medium and High Growth Options for purposes of completeness and in order to provide a comparison of the 'performance' of each option against the SA objectives.

At this Part 4 Local Plan stage the preferred approach of the Council is the Low Growth option.

On the basis of the constraints faced by the District in terms of Green Belt coverage the Council do not consider it to be a reasonable alternative to deliver a higher level of growth

than OAN that could help to meet the needs of neighbouring authorities – as it would require high levels of Green Belt release.

The Council also consider that an option which would have no Green Belt release is not a reasonable alternative, given that it would only result in a housing growth level of 190 dpa.

Growth Options Assessment

The detailed assessments of the three growth options against each of the SA objectives are provided in Appendix B, with a summary being provided in Table 31. It should be noted that where the growth levels 'score' the same for a particular objective, there can be different levels of effects within that 'score', with that detail provided in Appendix B.



Growth Options Assessment Summary

Growth Option	SA Objectives														
	SA1: Biodiversity	SA2: Water	SA3: Flood Risk	SA4: Climate Change	SA5: Air Quality	SA6: Soils	SA7: Resource Efficiency	SA8: Historic Environment	SA9: Landscape & Townscape	SA10: Health and Wellbeing	SA11: Sustainable Location	SA12: Community Cohesion	SA13: Housing	SA14: Sustainable Prosperity	SA15: Employment and Skills
270 dpa	x=	x=	-	x=	x=	x=	x=	?	x=	?	?	?	xx=	✓=	x=
415 dpa	x=	x=	-	x=	x=	x=	x=	?	x=	?	?	✓=	✓/x=	✓=	?
637 dpa	x=	x=	-	x=	x=	x=	x=	?	x=	✓=	?	✓=	✓✓=	✓=	✓=

The key differences between the three assessments are associated with the social SA objectives, in particular SA13 Housing. For the option which would meet the full local housing need a significant positive score has been predicted, whilst for the Moderate Growth option a mixed positive / negative score has been predicted, as whilst it would provide much needed new housing in the District it would only meet 65% of the District's Objectively Assessed Need (OAN) for housing which would have negative implications for the supply of affordable housing. For the Council's preferred Low Growth option a significant negative effect has been predicted on the basis that it would only meet 42% of the OAN, thereby have major implications for the delivery of much need affordable housing.

The low level of growth is also predicted to have greater negative implications for the other social objectives, given that it would result in the provision of less new health and community infrastructure as well as limiting the opportunity to reduce inequalities by meeting the need for affordable housing. It could also have economic implications, resulting from a lack of opportunities for people to stay living in the area and benefit from the planned expansion of jobs in the District.

In relation to the environmental objectives all the options would have some adverse effects associated with new development, hence the negative 'scores' across all three options. However, in general terms these would be the least for the Low Growth option, although there could be cases where the delivery of larger strategic sites could result in benefits that may not be provided by smaller sites. The assessment commentary for each objective provides details on the potential differences in effects that each option would have in relation to each environmental objective.

Sites required to deliver each option

Delivery of the Low Growth option would require development of all the sites included in Sections 4-16 of the Part 4 Local Plan. These are brownfield sites or sites in areas of low to moderate harm to the Green Belt, which includes the categories of sites assessed by the Green Belt Review as 'low harm', 'low-moderate harm' or 'moderate harm'. Through careful consideration which included further Call for Brownfield Sites consultation in spring 2023, no alternative sites meeting these criteria were found that could have been included but have been excluded.

To deliver the Moderate Growth option would require all those sites from the Low Growth option but would also include sites that fall within areas of 'moderate-high' harm or 'high' harm to the Green Belt, where those sites would be strategic in scale and could provide benefits in terms of infrastructure provision and sustainability. No alternatives strategic sites were found which would meet those criteria.

The High Growth option is the standard method target which all the sites included in the 2021 Reg 18 consultation aimed to meet, but which was unsuccessful due to a lack of suitable sites.

The options tested therefore comprised a range that were sufficiently distinct so as to allow a meaningful comparison to be made between the different growth options.

In summary, the three options ranged from 270 to 637 dwellings per annum [dpa]. Whilst it is understood that the quantum of growth assessed could have been higher, or indeed lower, it is essentially for the Council to define the content of the reasonable alternatives to be assessed. Whether or not an alternative is 'reasonable' is ultimately a matter of law but

the determining factor is whether the process of identifying and assessing reasonable alternatives has followed and how far it is logically progressed.

Spatial distribution of development

Given the Green Belt constraints and other constraints such as flood risk that exist across the District it has not been possible to consider a range of spatial options for the delivery of housing for the new Local Plan.

Whilst the focus of the spatial strategy included in the current Core Strategy (adopted in 2011) is to direct new development towards the areas of the Principal Town (Rickmansworth) and Key Centres (South Oxhey, Croxley Green, Abbots Langley, Chorleywood, Leavesden and Garston and Mill End), as these were identified as the most sustainable locations in the District, there are now very limited opportunities to continue with this strategy. Because of the restricted availability of the sites it has not been considered possible to provide new housing in each key settlement. Nor has it been possible to apportion housing broadly equivalent to population levels within settlements.

The approach now being taken is one to limit harm to the Green Belt which has resulted in some larger sites associated with settlements lower down the settlement hierarchy being proposed for development due to their lesser harm to the Green Belt.

Appendix I

Sites not Proposed for Allocation



Introduction

Table I-2 sets out the assessments of sites that have been proposed or considered at various stages of plan development, but not allocated in the Regulation 19 Local Plan or assessed as part of its reasonable alternatives, as produced by TRL. The assessments have been undertaken using the same methodology as in this report, as outlined in **Section 4**, though the significance of effects are indicated differently, using the symbols and colouring outlined in **Table I-1**.

Table I-1 – SA Key

Significance Assessment	Description
✓✓	The option is likely to have a significant positive effect
✓	The option is likely to have a positive effect which is not significant
?	Uncertain – It is uncertain how or if the option impacts on the SA objective
–	Neutral – The option is unlikely to impact on the SA objective
×	The option is likely to have a negative effect which is not significant
×	The option is likely to have a significant negative effect

Table I-2 – SA Assessments for Sites not Proposed for Allocation

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust.	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: AB5 Storage yard at Marlin Square, Abbots Langley	-	-	-	✓	-	✓	-	-	-	?	✓	-	✓	x	x	✓ The site is close to facilities and services including public transport (SA4 & SA11) and makes use of previously developed land (SA6). The development would deliver 3 new dwellings (SA13). ? The development may disrupt the public footpath which runs along the western boundary (SA10). x The site is currently in used to support an existing business and the loss of this space may impact the local economy and job provision in a small way (SA14 & SA15).
Site Ref: AB32 Yard Tibbs Hill Road	-	-	?	✓	-	✓	-	-	-	?	✓	-	✓	-	-	? A small area of the site is at risk of surface water flooding (SA3). The site is at some distance from open space (SA10). ✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 & SA11) and would deliver 10 new dwellings (SA13).
Site Ref: AB35 Yard south of the allotments, Gallows Hill Lane, Abbots Langley	-	-	-	✓	-	✓	-	x	-	✓	✓	-	✓	-	-	x The site is within a Site of Known Archaeological Interest and part of the site is within the Abbots Langley Conservation Area (SA8). ✓ The site is close to facilities and services including public transport (SA4 & SA11) and makes use of previously developed land (SA6) which is close to open space (SA10). The development would deliver 20-32 new dwellings (SA13).
Site Ref: AB36 Land to the rear of Causeway House,	x	-	-	✓	-	x	-	x	-	?	✓	-	✓	-	-	x The site is made up of greenfield land with some biodiversity value (SA1) and there would be a loss of undeveloped land (SA6). The site lies within a Site of Known Archaeological Interest and the Abbots Langley Conservation Area (SA8).

Abbots Langley																⚠ The development may disrupt the public right of way which runs along the south-western boundary (SA10). ✓ The site is close to open space (SA10) and facilities and services including public transport (SA4 & SA11) and would deliver 5-7 new dwellings (SA13).
Site Ref: AB9 Abbots Road Car Park, Abbots Langley	-	-	-	✓	-	✓	-	x	-	?	✓	-	✓	-	-	✗ The site is within a Site of Known Archaeological Interest and may affect the setting of the Abbots Langley Conservation Area which is adjacent (SA8). ⚠ The development may affect the public right of way which runs along the south-western boundary (SA10). ✓ The site is close to open space (SA10) and facilities and services including public transport (SA4 & SA11) and makes use of previously developed land (SA6). The development would deliver 20-32 new dwellings (SA13).
Site Ref: ACFS11 North of Moor Lane	x x	?	x	✓	-	x	-	?	x	✓	✓	-	✓	-	-	✗✗ This greenfield site lies wholly within a Local Wildlife Site (SA1). ✗ A proportion of the north part of the site is within Flood Zones 2 and 3a and is at very high risk of groundwater flooding (SA3). The land is currently used for agriculture (SA6) and development would affect local landscape (SA9). ⚠ The site may include heritage assets of archaeological significance (SA8). ✓ The site is within reasonable proximity of open space (SA10), services and facilities including a bus stop, though is at a distance from a primary school (SA4 & SA11) and would deliver 20-30 new dwellings (SA13).
Site Ref: ACFS12 Land rear of Fir Trees, Dawes Lane, Sarratt	x	-	-	✓	-	x	-	-	?	-	✓	-	✓	-	-	✗ This greenfield site contains TPOs along its eastern boundary and to the south of the site (SA1) and it is currently used for agriculture (SA6). ⚠ The site is within close proximity of the Chilterns AONB and therefore may affect the AONB's setting, although the site has medium-low sensitivity to built development (SA9). ✓ The site is within reasonable proximity to most services and facilities, though is not well served by public transport (SA4 & SA11) and would deliver 7-12 new dwellings (SA13).
Site Ref: ACFS13a Land at Hampermill Lane	x	?	-	✓	-	x	-	?	x	?	✓	-	✓	-	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1), result in a loss of agricultural land (SA6) and extend the ribbon of residential housing to the west of the site into open land (SA9). ⚠ The site is in GSPZ1 which risks contamination to the ground water source (SA2). There is a Scheduled Monument, Grade II and Grade II* Listed Buildings close to the site and the site may contain heritage assets of archaeological

																interest (SA8). Development may disrupt access to the public right of way which runs along the site boundary (SA10). ✓ The site is within reasonable proximity of services and facilities including a bus stop, though has an infrequent bus service and is at a distance from a primary school (SA4 & SA11). The site is adjacent to open land and playing fields that could be used for recreation (SA10) and would deliver 15-25 new dwellings (SA13).
Site Ref: ACFS4a Land at Fir Tree Hill	x	-	?	x	-	x	-	?	x	?	x	-	✓	-	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1), result in the loss of undeveloped land (SA6) and would extend Chandler's Cross into open countryside (SA9). The site is located at a distance from facilities and services and is not well served by public transport (SA4 & SA11). ? There is a low-high risk of surface water flooding across the north of the site (SA3) and the site is close to two Grade II Listed Buildings (SA8). Development could adversely affect users of the public right of way that runs alongside the west of the site (SA10). ✓ The site is close to open space (SA10) and development would deliver 8-13 new dwellings (SA13).
Site Ref: ACFS4b Land at corner of Fir Tree Hill & Rousebarn Lane	x	-	-	x	-	x	-	?	x	?	x	-	✓	-	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Chandler's Cross into open countryside (SA9). The site is located at a distance from facilities and services and is not well served by public transport (SA4 & SA11). ? The site is close to two Grade II Listed Buildings (SA8) and development could adversely affect users of the public right of way that runs alongside the west of the site (SA10). ✓ The site is close to open space (SA10) and development would deliver 15-25 new dwellings (SA13).
Site Ref: ACFS4c Land	x	-	-	x	-	x	-	?	x	?	x	-	✓	-	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6) and would extend

Site Ref: ACFS7 High Elms Manor	x x	-	-	✓	-	x	-	x	x	?	✓	✓	✓	-	-	✖✖ This greenfield site is considered to have high ecological sensitivity and it sits wholly within a Local Wildlife Site (SA1). ✖ The site is undeveloped land (SA6) within the grounds of a Grade II Listed Building and an archaeological assessment would be needed prior to development (SA8). The development would affect local landscape (SA9). ? A public right of way runs along the access route to the site (SA10). ✓ The site is within a reasonable distance to facilities and services including a bus stop, though is at a distance from a railway station (SA4 & SA11) and development would include new open space and play space (SA10 & SA12) and will deliver 30-40 new dwellings (SA13).
Site Ref: ACFS8a Flowerhouse (small)	-	-	-	✓	?	✓	-	x	-	?	✓	-	✓	-	x	✖ This development may disrupt views to a Scheduled Monument to the west of the site. There are also two Grade II Listed Buildings and a Locally Listed Building close to the site. (SA8). The loss of a retail unit on the site may lead to a small number of job losses (SA15). ? The site's location close to Kings Langley railway station and the M25 may impact residents' health and wellbeing due to noise and air quality (SA5 & SA10). In addition, the site is located at a considerable distance from open space (SA10). ✓ The site is close to facilities and services including a bus stop and railway station, though is at a distance from a primary school (SA4 & SA11) and is on previously developed land (SA6). The development would deliver 5-7 new dwellings (SA13).
Site Ref: ACFS9a Toms Lane	x	-	-	x	-	x	-	?	x	?	x	-	✓	-	-	✖ Development of this greenfield site would have adverse effects on biodiversity (SA1) and result in a loss of agricultural land (SA6). The site has a medium sensitivity to built development and development would disrupt views across the Upper Gade Valley (SA9). The site is some distance from facilities and services, including a primary school and has poor access to Kings Langley centre and to public transport (SA4 & SA11). ? The site may include heritage assets of archaeological interest (SA8) and the proximity to the railway line may affect residents' wellbeing due to noise (SA10). ✓ The site would deliver 20-30 new dwellings (SA13).

Site Ref: ACFS9c Egg Farm Lane	x	-	-	✓	-	x	-	?	x	?	✓	-	✓	-	-	✗ The site is greenfield land which contains a number of TPOs (SA1) and is currently undeveloped (SA6). The site has medium sensitivity to built development (SA9). ? There are a number of Grade II Listed Buildings within close proximity to the site (SA8). The site's proximity to the railway line may affect residents' wellbeing due to noise and a public footpath runs alongside the site which is at a distance from any open space (SA10). ✓ The site is reasonably close to facilities and services, though is at a distance from a primary school and does not have a regular bus service (SA4 & SA11). Development would deliver 10-20 new dwellings (SA13).
Site Ref: ACFS9d Bedmond Road	-	-	-	✓	?	✓	-	x	?	?	✓	-	✓	-	-	✗ Development would result in a change to the historic agrarian setting of a Grade II* Listed Building to the south of the site. The site may include heritage assets of archaeological interest (SA8). ? The site is located close to the M25 which may have negative health and wellbeing implications due to air quality and noise (SA5 & SA10). The development of the industrial unit on the site may have benefits for the local landscape and the site is of medium-low sensitivity to built development (SA9). The site is at some distance from open space (SA10). ✓ The site is relatively close to facilities and services including a bus stop, though is at a distance from a railway station (SA4 & SA11) and partly makes use of previously developed land (SA6). The site would deliver 20-30 new dwellings (SA13).
Site Ref: ACFS9e Land west of Bedmond Road	x	-	-	✓	-	x	-	-	x	✓	✓	✓	✓	-	-	✗ The site is on greenfield land with a number of TPOs to the west of the site (SA1) and is currently undeveloped (SA6). Development would extend Bedmond into the countryside (SA9). ✓ The site is relatively close to facilities and services, though is at a distance to a railway station (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 48 new dwellings (SA13).
Site Ref: ACFS9f Sheppeys Lane	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-	✗ Development of this greenfield site, which contains TPOs, would have adverse effects on biodiversity (SA1) and result in a loss of agricultural land (SA6). The site's rural exposed nature means it has a medium sensitivity to built development (SA9). ? A public right of way runs along the south of the site (SA10). ✓ The site is reasonably close to open space (SA10) and facilities and services and a bus stop, though is at a distance from a railway station (SA4 & SA11) and would deliver 30-40 new dwellings (SA13)

Site Ref: AS5 Garages at Morrison Close, South Oxhey	-	-	-	✓	-	✓	-	-	-	-	✓	-	✓	-	-	✓ The site is close to facilities and services including public transport (SA4 & SA11) and especially a local primary school and makes use of previously developed land (SA6). The development would deliver 3 new dwellings (SA13).
Site Ref: AS13 Garages at Blackford Road	-	-	?	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	? Approximately 10% of the site is at high risk of surface water flooding and approximately 50% of the site is medium-low risk of surface water flooding (SA3). Redevelopment of the garages may help improve the local townscape (SA9). ✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services, including a regular bus service (SA4 & SA11) and open space (SA10), and would deliver 7 new dwellings (SA13).
Site Ref: AS31 Garages at Woodhall Lane	-	-	?	✓	-	✓	-	-	?	?	✓	-	✓	-	-	? The southern half of the site (51% of the site) is at high risk of surface water flooding (SA3). Redevelopment of the garages may help improve the local townscape (SA9). The site is at some distance from open space (SA10). ✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services, including a regular bus service and train station (SA4 & SA11), and would deliver 6 new dwellings (SA13).
Site Ref: CFS1 114-118 Toms Lane	x	-	-	x	-	x	-	-	?	?	x	-	✓	-	-	x The site is open grassland with biodiversity value (SA1) and there would be a loss of undeveloped greenfield land (SA6). The site is at a distance from services and facilities and is not well served by public transport (SA4 & SA11). ? The site is of medium-low sensitivity to the built environment (SA9). The site is at a distance from any open space (SA10). ✓ The development would deliver 10-20 new dwellings (SA13).
Site Ref: CFS10 Land between Millhouse Lane and Bell Lane, Bedmond	x	-	-	✓	-	x	-	?	?	✓	✓	✓	✓	-	-	x Development of this greenfield site with high ecological sensitivity, which contains a number of TPOs and open grassland and woodland would have adverse effects on biodiversity (SA1). Development would result in the loss of undeveloped land (SA6). ? Development may affect the setting of a number of Grade II Listed Buildings which sit close to the site (SA8) and the site is of medium-low sensitivity to built development (SA9). ✓ The site is located reasonably close to services and facilities including a bus stop, though is at a distance from a railway station (SA4 & SA11). The development will provide new open space and play space (SA10 & SA12) and would deliver 34 new dwellings (SA13).

Site Ref: CFS15 Alabama and Waverley, Chenies Road	x	-	?	✓	-	x	-	x	x	✓	✓	✓	✓	-	-	✗ Development of this greenfield site, which has high ecological sensitivity due to its proximity to a LNR and LWS, would have adverse effects for biodiversity (SA1). Though a small area of the site is brownfield (approx. 6%) there would be a loss of a larger greenfield area (SA6). Development may affect the setting of the Chorleywood Conservation Area and two listed buildings which are adjacent to the east (SA8) and the site has a medium sensitivity rating due to the Chilterns National Landscape which is adjacent to the west (SA9). ? An area along the west of the site is at medium-high risk of surface water flooding (SA3). ✓ The site is located reasonably close to services and facilities and is reasonably well served by buses (SA4 & SA11). The development would provide new open space and play space (SA10 & SA12) and would deliver 10 new dwellings (SA13).
Site Ref: CFS17 Birdwood Lane at Hill Farm, Stag Lane	x	?	-	✓	-	x	-	x	x	✓	✓	✓	✓	-	-	✗ Development of this moderate-high ecologically sensitive greenfield site would have adverse effects on biodiversity (SA1) and it is currently in use as agricultural land (SA6). Development here would disrupt the historic agrarian setting of the Heronsgate Conservation Area which borders the site to the south-west (SA8). The site has medium-low sensitivity to the built environment but would extend Heronsgate into open countryside (SA9). ? A majority of the site is in GSPZ1 which risks contamination of the groundwater source (SA2). ✓ The site is located reasonably close to services and facilities though is not well served by buses (SA4 & SA11). The development would provide new open space and play space (SA10 & SA12) and would deliver 35-55 new dwellings (SA13).
Site Ref: CFS18a Hill Farm, Stag Lane, Chorleywood	x	-	-	✓	-	x	-	?	x	✓	✓	-	✓	-	-	✗ The site, which is adjacent to an LWS to the south-west, is made up of greenfield land (SA1) which is currently in use as agricultural land (SA6) and is considered as having medium sensitivity to the built environment (SA9). ? The site may contain heritage assets of archaeological interest and is close to Heronsgate Conservation Area (SA8). ✓ The site is located reasonably close to services and facilities, though is not well served by buses (SA4 & SA11). The site is close to open space (SA10) and the development would deliver 150-210 new dwellings (SA13).

Site Ref: CFS18b																		✗ The site, which is adjacent to an LWS to the south-west, is made up of greenfield land (SA1) and is currently in use as agricultural land (SA6) which is considered as having medium sensitivity to the built environment (SA9). The development may disrupt the setting of the adjacent Heronsgate Conservation Area and the site may contain heritage assets of archaeological interest (SA8). ✓ The site is located reasonably close to services and facilities, though is not well served by buses (SA4 & SA11). The site is close to open space (SA10) and the development would deliver 228 new dwellings (SA13).
Hill Farm, Stag Lane, Chorleywood	✗	-	-	✓	-	✗	-	✗	✗	✓	✓	-	✓	-	-	-	-	
Site Ref: CFS18c																		✗ The site, which is adjacent to an LWS to the south-west, is made up of greenfield land (SA1) and is currently in use as agricultural land (SA6) which is considered as having medium sensitivity to the built environment (SA9). The development may disrupt the setting of the adjacent Heronsgate Conservation Area and the site may contain heritage assets of archaeological interest (SA8). ✓ The site is located reasonably close to services and facilities, though is not well served by buses (SA4 & SA11). The site is close to open space (SA10) and the development would deliver 26 new dwellings (SA13).
Hill Farm, Stag Lane, Chorleywood	-	?	-	✓	-	✓	-	?	✗	✓	?	-	✓	-	-	-	-	
Site Ref: CFS19																		✗ Development of this greenfield site, which contains a TPO, would have adverse effects on biodiversity (SA1) and would result in the loss of undeveloped land (SA6). ✗ The site is within GSPZ1 which risks contamination of the groundwater source (SA2). ✓ The site is located reasonably close to services and facilities including a bus stop (SA4 & SA11) and open space (SA10) and development would deliver 17 new dwellings (SA13).
Land adjacent to 62-84 & 99-121 Sycamore Road	✗	?	-	✓	-	✗	-	-	-	✓	✓	-	✓	-	-	-	-	
Site Ref: CFS21																		✗ Development of this greenfield site, which contains a Local Wildlife site and Ancient Woodland with TPOs, and which is close to the Whippendell Woods
Land	-	?	?	+	0	-	0	?	-	+	+	+	+	+	+	+	+	

at Rousebarn Lane, Little Green Lane																		SSSI, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Croxley Green into open countryside (SA9). ? Thames Water has advised that due to the scale of the development, it is likely that upgrades to wastewater network would be required (SA2). Despite the majority of the site being at low risk of surface water flooding, parts of the site are at a high risk of surface water flooding, specifically a small flowpath in the south east corner of the site (SA3). Development could affect the setting of the Grade II listed building to the south of the site boundary, Croxley Green Conservation Area to the south-west and Cassiobury Park Registered Park and Garden to the north of the site. The Heritage Impact Assessment states that the site would have a moderate adverse impact on the historical environment (SA8). Development may also disrupt access to the public rights of way which cross the site (SA10). + The site is close to local facilities and services, though is at some distance from a bus stop (SA4 & SA11). Development of the site would provide new open space, a country park, sports facilities, a health centre and a new community facility (SA10 & SA12) as well as some local shops that will support the local economy and provide jobs (SA14 & SA15). ++ Development would deliver 600 new dwellings (SA13).
Site Ref: CFS23 Langleybury	x	-	-	x	?	✓/x	-	?	-	?	x	?	✓	✓	✓			x The site has high ecological sensitivity due to the woodland on site which has some biodiversity value (SA1) and is located at a distance from facilities and services, though is reasonably close to a bus stop (SA4 & SA11). ✓/x The site is part previously developed land, part greenfield agricultural land (SA6). ? The site is adjacent to the M25 which could affect the health and wellbeing of new residents through air quality and noise issues (SA5) and is at a distance from any open space (SA10). The site contains Grade II* and Grade II Listed Buildings which could be affected by the development of the site (SA8). Potential leisure uses that may be provided alongside the hotel could contribute to local health and recreation facilities (SA10 & SA12). ✓ The site would deliver 120-180 new dwellings (SA13). Development to support the hotel and ancillary leisure uses would support the local economy and job creation (SA14 & SA15).

Site Ref: CFS26a & CFS26b combined site	x	-	?	✓	?	x	-	?	x	?	✓	✓	✓	✓	✓	✗ Development of this greenfield site, which contains a Local Wildlife site, Ancient Woodland and TPOs, would have adverse effects on biodiversity (SA1), would result in loss of agricultural land (SA6) and would extend Abbots Langley into open countryside in an area with medium-high sensitivity to built development (SA9). ? There is a risk of surface water flooding in areas of the site (SA3). The site is in close proximity to the M25 which could result in air quality (SA5) and noise issues for residents of new housing and development could also adversely affect users of the public rights of way that run through the site (SA10). An area of the site was previously a landfill and development could provide an opportunity for remediation of any contamination (SA6). The site is in close proximity to Abbots Langley Conservation Area and Grade II* and Grade II Listed Buildings (SA8). ✓ The site is reasonably close to services and facilities and enhancements to Kings Langley train station are proposed, though it is at a distance from a bus stop (SA4 & SA11). Development would provide new facilities including new healthcare facilities, open space (SA10), play space, a community centre, two primary schools (SA12), a secondary school and local shops (SA14 & SA15). ✓✓ Development would deliver 2,340 new dwellings (SA13).
Site Ref: CFS26b The Kings Langley Estate, Abbots Langley	x	-	?	✓	?	x	-	?	x	✓	✓	✓	✓	✓	-	✗ Development of this greenfield site, which contains two Local Wildlife Sites and an Ancient Woodland, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Kings Langley into open countryside (SA9). ? Small parts of the site are at high risk of surface water flooding (SA3). The site contains a Site of Known Archaeological Interest (SA8). The site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA5 & SA10). Development could also adversely affect users of the public rights of way that run through the site (SA10). ✓ Development of the site would provide new open space, play space (SA10) and community facilities including local shops (SA4 & SA11) and a primary and secondary school (SA12 & SA15). ✓✓ Development would deliver 1,375 new dwellings (SA13).

Site Ref: CFS26d Land to the east of the Kings Langley Estate	x	-	-	✓	-	x	-	?	x	✓	✓	✓	✓	-	-	x The site, which is close to a number of TPOs, is greenfield (SA1) and is currently in use as agricultural land (SA6). There would be a loss of a large area of green space and development would extend Bedmond into open countryside (SA9). ? A Locally Listed Building is located to the immediate east of the site (SA8). ✓ The site is within a reasonable distance to services and facilities including a bus stop, though is at a distance from a railway station, (SA4 & SA11). It is close to a sport and social centre to the immediate north and open space (SA10 & SA12). The development would deliver 180-240 new dwellings (SA13).
Site Ref: CFS26e The Kings Langley Estate, Abbots Langley (Amended and reconsidered site)	x	-	-	✓	?	x	-	?	x	?	✓	✓	✓	-	-	x Development of this greenfield site, which contains an area of woodland covered by a TPO, would have adverse effects on biodiversity (SA1), would result in loss of agricultural land (SA6) and would extend Abbots Langley into open countryside in an area with medium-high sensitivity to built development (SA9). ? The site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA10). The site is in close proximity Grade II Listed Buildings (SA8). ✓ The site is in close proximity to local facilities and services, though is at some distance from a bus stop (SA4 & SA11). Development of the site would provide considerable new open space as well as play space (SA10) and a new primary school (SA12). Development of the site would deliver 380 new dwellings (SA13).
Site Ref: CFS29 Land at Sarratt Lane, Loudwater	x	-	-	x	-	x	-	x	?	?	x	✓	✓	-	-	x The site, with high ecological sensitivity, is made up of open grassland and woodland with biodiversity value and is adjacent to a LWS which is covered by TPOs (SA1). The site is located at a distance from services and facilities and is poorly connected to public transport (SA4 & SA11). The site is greenfield (SA6) and may contain heritage assets of archaeological interest. Development here would disrupt the setting of the Outer Loudwater Conservation Area that the site lies within (SA8). ? The development would affect the local landscape which has medium-low sensitivity to built development (SA9). ✓ Development would include new open space and play space (SA10 & SA12) and would deliver 24-40 new dwellings (SA13).

Site Ref: CFS30 Land rear of Branksome Lodge	x	-	-	x	-	x	-	x	?	?	x	-	✓	-	-	✗ The site is greenfield with biodiversity value and a number of TPOs along the boundary (SA1) and is located at a distance from services and facilities, and is poorly connected to public transport (SA4 & SA11). The development would disrupt undeveloped land (SA6) which may contain heritage assets of archaeological interest and disrupt the setting of the Outer Loudwater Conservation Area that the site lies within (SA8). ? ✓ The development would deliver 17-28 new dwellings (SA13).
Site Ref: CFS33 Land at Maple Cross, Maple Lodge	x	?	x	x	-	x	-	-	x	✓	x	✓	✓	✓	✓	✗ Development of this largely greenfield site, which contains a TPO and is adjacent to a Local Nature Reserve, would have adverse effects on biodiversity (SA1). Although part of the site is previously developed land, most of the site is greenfield and there would be a loss of agricultural land (SA6) and the development would extend Maple Cross into open countryside (SA9). The site is partly within Flood Zones 2 and 3b (SA3) Though the site is reasonably close to a local shop and secondary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11). ? ✓ A site of this scale could provide some new local services and facilities which could reduce the need to travel (SA4 & SA11). The development includes new open space and play space (SA10 & SA12). Development of business uses and a hotel would support the local economy and job creation (SA14 & SA15). ✓✓ Development would deliver 820-950 new dwellings (SA13).
Site Ref: CFS33a Land	x	?	x	x	-	✓/x	-	-	?	?	x	✓	✓	✓	✓	✗ The site is located close to a LWS and there are several TPOs within the site (SA1). The south of the site is within Flood Zone 2 and the north east of the site

at Maple Cross (Revised Boundary)																is within Flood Zone 3b (SA3). Though the site is reasonably close to a local shop and secondary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11). ✓/✗ The site is made up of greenfield and previously developed land (SA6). ✗ The site is within GSPZ1 which risks contamination to the groundwater source (SA2). A small part of the site was previously a landfill site and development could provide an opportunity for remediation of any contamination (SA6). The development would erode the green space between Maple Cross and Mill End and the site is considered as having medium-low sensitivity to built development (SA9). There is a concern that odour from the nearby Sewage Treatment Works may affect the wellbeing of users of the space (SA10). ✓ A site of this scale could provide some new local services and facilities which could reduce the need to travel (SA4 & SA11). Development would include new open space and play space (SA10 & SA12) and the development includes opportunities for business developments which would help to support the local economy and job provision (SA14 & SA15). ✓✓ The development would deliver 768-896 new dwellings (SA13).
Site Ref: CFS34 Land of South Hornhill Road and Woodland Road, Maple Cross	x	?	-	x	-	x	-	-	x	?	x	-	✓	-	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Maple Cross into open countryside (SA9). Though the site is reasonably close to a local shop and primary and secondary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11). ✗ The site is in GSPZ1 which risks contamination to the groundwater source (SA2). Development could adversely affect users of the public right of way that runs along the southern edge of the site (SA10). ✓ The site is close to open space (SA10) and would deliver 90-135 new dwellings (SA13).

Site Ref: CFS34a Land at Hornhill Road and Woodland Road Larger Site	x	?	-	x	?	x	-	-	x	✓	x	✓	✓	✓	-	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Maple Cross into open countryside (SA9). Though the site is reasonably close to a local shop and primary and secondary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11). ? The site is in GSPZ1 which risks contamination to the groundwater source (SA2). The site is adjacent to the M25 which could affect the health and wellbeing of new residents through air quality and noise issues (SA5 & SA10). Development could adversely affect users of the public right of way that runs along part of the northern edge of the site (SA10). ✓ Development of the site would provide new open space (SA10) and new community facilities and shops (SA12). ✓✓ Development would deliver 730-1100 new dwellings (SA13).
Site Ref: CFS34b Land south of Hornhill Road and Woodland Road (Combined Site)	x	?	?	x	?	x	-	x	x	?	x	-	✓	✓	✓	✓	✗ The site is greenfield with some biodiversity value (SA1) and is in use as agricultural land (SA6). Development here would have an adverse effect on the setting of a Grade II Listed Building which is immediately east of the site and the site itself may include heritage assets of archaeological interest (SA8). Development would extend Maple Cross into open countryside in an area with medium-high sensitivity to the built environment (SA9). Though the site is reasonably close to a local shop and primary and secondary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11). ? A majority of the site is in a GSPZ1 (SA2) and small areas of the site are at high risk of surface water flooding due to a surface water flow path running through the site (SA3). A large part of the site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA5 & SA10). ✓ A site of this scale could provide some new local services and facilities which could reduce the need to travel (SA4 & SA11). The new services would include open space for recreation (SA10), a primary school, care home and community facilities (SA12) and a new local centre (SA14 & SA15). ✓✓ The development would deliver 950 new dwellings in addition to a 90 bed residential care facility (SA13).

Site Ref: CFS35a Maple Lodge Depot	?	?	-	x	-	✓	-	?	-	?	x	-	✓	x	x	✗ The site is located at a distance from facilities and services, though is close to a bus stop (SA4 & SA11). The site is currently in use as employment space and the loss of this may impact the local economy and job provision (SA14 & SA15). ? ✓ The site makes use of previously developed land (SA6) and the development would deliver 16-20 new dwellings (SA13).
Site Ref: CFS35b Maple Lodge Depot and Car Park	?	?	-	x	-	✓	-	?	-	?	x	-	✓	x	x	✗ The site is located at a distance from facilities and services, though is close to a bus stop (SA4 & SA11). The site is currently in use as employment space and the loss of this may impact the local economy and job provision (SA14 & SA15). ? ✓ The site makes use of previously developed land (SA6) and the development would deliver 20-25 new dwellings (SA13).
Site Ref: CFS37 Land at Long Lane, Mill End, standalone site	x	?	-	✓	?	x	-	-	x	?	✓	-	✓	✓	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Mill End in to open countryside (SA9). ? ✓ The site is in close proximity to local facilities and services (SA4 & SA11). ✓✓ Development would deliver 450-600 new dwellings (SA13).

Site Ref: CFS37 & PSCFS21 Combined Site, Land at Long Lane, Mill End	x	?	?	x	x	x	-	x	x	?	x	-	✓	-	-	✓ The site would provide up to 595 new dwellings (SA13). ? The site is in GSPZ1 which risks contamination to the ground water source (SA2). The site is within Flood Zone 1 land but does have a low risk of surface water flooding along its southern and south-eastern boundaries (SA3). The site has poor access to open spaces and could potentially compromise the Public Right of Way that runs along its western and southern boundary (SA10), alongside there being noise concerns from the M25. x Development of this greenfield site would have adverse effects on biodiversity (SA1) and the site is within the Green Belt, is adjacent to the M25 which could cause air quality issues for future residents (SA5), result in the loss of undeveloped land (SA6) and would extend the existing built environment into the open countryside (SA9). The site is located at a distance from facilities and services and is not well served by public transport (SA4 & SA11). The site is located close to Heronsgate Conservation Area, that is located to the west of the site, just over the M25 (though the Heritage Impact Assessment identified neutral effects). The site is identified as potentially containing heritage assets of archaeological interest (SA8).
Site Ref: CFS38a and rear of Colne Mead, Mill End	x	?	x x	✓	-	x	-	?	x	✓	✓	✓	✓	-	-	xx The majority of the site is in the Flood Zone 3b functional floodplain (SA3). x Development of this greenfield site, which is next to a LNR and a LWS, would have adverse effects on biodiversity (SA1), would result in the loss of an area of undeveloped land (SA6) and would extend Mill End into open countryside (SA9). ? The River Colne runs along the boundary of the site and could be adversely affected by new development. The site is also in GSPZ1 which risks contamination to the groundwater source (SA2). The development may affect the setting of the nearby Grade II Listed Building and the site may contain heritage assets of archaeological interest (SA8). ✓ The site is in close proximity to local facilities and services, though is poorly served by public transport (SA4 & SA11). The development would include new open space and play space (SA10 & SA12) and would deliver 170-225 new dwellings (SA13).

Site Ref: CFS38b Land at the Waterside	-	?	x	✓	-	✓/x	-	x	-	-	✓	-	✓	-	-	x A substantial area of the site is in Flood Zone 3b and some is in Flood Zone 2. There is also a risk of surface water flooding in the north of the site (SA3). The setting of a Grade II Listed Building on the site would be affected by development (SA8). ✓/x The site is made up of greenfield and previously developed land (SA6). ? The site is within GSPZ1 which risks contamination to the groundwater source (SA2). ✓ The site is located reasonably close to services and facilities, though is poorly served by public transport (SA4 & SA11). The development would deliver 12-16 new dwellings (SA13).
Site Ref: CFS39a Land South of Tolpits Lane	x/x	?	?	x	-	x	-	x	x	✓	x	✓	✓	-	-	xx Development of this greenfield site, which includes a Local Wildlife Site, would have significant adverse effects on biodiversity (SA1). x Development would result in the loss of agricultural land (SA6) and would result in the loss of open land to the south of Tolpits Lane at a site with medium sensitivity to built development (SA9). The site contains a Grade II Listed Building and one Locally Important Building and in addition part of the site is a Site of Archaeological Interest (SA8). The site does not have easy access to local facilities and services and is at a distance from a primary school (SA4 & SA11). ? The site is adjacent to the River Colne which could be adversely affected (SA2) and has a small part in Flood Zone 3b (SA3). ✓ The development would provide new open space and play space (SA10 & SA12) and would deliver 70-140 new dwellings (SA13).

Site Ref: CFS39b Land to East of Merchant Taylors School	x	?	?	x	-	x	-	x	x	?	x	-	-	✓	✓	✗ Development of this greenfield site, which contains woodland, would have adverse effects on biodiversity (SA1). Development would result in the loss of agricultural land (SA6) and would result in the loss of an area of open countryside which is of medium sensitivity to built development (SA9). The site is located within a Site of Known Archaeological Interest and in addition, development could adversely affect the settings of the Moor Park Estate Conservation Area and a number of Grade II Listed Buildings in the vicinity (SA8). The site is at a distance from services and facilities though there is an underground station nearby (SA4 and SA11). ? ✓ Development of the site for education uses would help to support the local economy and job creation (SA14 & SA15).
Site Ref: CFS40 Land at Park Road, Rickmansworth	x	?	-	✓	-	✓	-	-	?	?	✓	✓	✓	-	-	✗ The site is partly greenfield, with a wooded area in the east of the site that is partly within two wildlife sites (SA1). ? ✓ Although there is an area of greenfield, the site mostly makes use of previously developed land (SA6). The site is within an existing settlement with good access to services and facilities including a bus stop and railway station (SA4 & SA11). The development would provide additional open space and play space (SA10 & SA12) and would deliver 185-222 new dwellings (SA13).

Site Ref: CFS40a Land at Park Road	-	?	0	+	0	?	0	?	?	+/ ?	+	+	+	0	0	Part of the site is greenfield which has biodiversity value and contains some TPOs (SA1). The site is within GSPZ1 which risks contamination to the groundwater source (SA2). A small part of the site was previously railway land and development could provide an opportunity for remediation of any contamination (SA6). The site has potential to include assets of archaeological significance and part of the site is adjacent to the Rickmansworth Town Conservation Area (SA8). The site is of medium-low sensitivity to built development, though has potential to improve the townscape by redeveloping the disused buildings and depot part of the site (SA9). The proximity to the railway station may cause noise and vibration that affects residents' wellbeing. Development may also impact the amenity of the public right of ways which run along the northern and southern boundaries of the eastern parcel of the site (SA10). The site is within an existing settlement with good access to services and facilities including a bus stop and railway station (SA4 & SA11). The development would provide additional open space and play space (SA10 & SA12) and 40 new dwellings (SA13).
Site Ref: CFS41 Rickmansworth Station, Station Approach	?	?	-	✓	-	?	-	x	?	?	✓	✓	✓	-	-	Development here may affect the setting of the Rickmansworth Town Conservation Area which the site is partly within (SA8). There is a TPO on the site (SA1) and the site is within GSPZ1 which risks contamination to the groundwater source (SA2). The site was previously railway land and development could provide an opportunity for remediation of any contamination (SA6). The site is of medium-low sensitivity to built development, though has potential to improve the townscape by redeveloping the area around the station and car park (SA9). The proximity to the railway station may cause noise and vibration that affects residents' wellbeing (SA10). The site is within an existing settlement with good access to services and facilities including a bus stop and railway station (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 70 new dwellings (SA13).

Site Ref: CFS42 Land rear of Ebury Road	x	?	x x	✓	-	x	-	x	?	✓	✓	-	✓	-	-	xx The site is bordered by a river and a majority of the site (80%) is in Flood Zone 3a with the remainder in Flood Zones 3b and 2 (SA3). x The site is greenfield and has biodiversity value (SA1) and development here would build on undeveloped land (SA6). This development would disrupt the setting of the adjacent Rickmansworth Town Conservation Area (SA8). ? The site is within GSPZ1 which risks contamination to the groundwater source (SA2). There would be a loss of grassland and the landscape is considered to be of medium-low sensitivity to built development (SA9). ✓ The site is within an existing settlement, close to open space (SA10), facilities and services and is well served by public transport (SA4 & SA11) and would deliver 15-18 new dwellings (SA13).
Site Ref: CFS43 Land north of Moor Lane	x x	?	x	✓	-	x	-	?	x	✓	✓	✓	✓	-	-	xx The site lies wholly within a Local Wildlife Site (SA1). x A large area of the site is in Flood Zones 2 and 3a, with a smaller part in Flood Zone 3b (SA2). The site is greenfield and currently in use as agricultural land (SA6) and development here would result in the loss of a large area of green space (SA9). ? The site is within GSPZ1 which risks contamination to the groundwater source (SA2). The site may include heritage assets of archaeological interest (SA8). ✓ The site is close to facilities and services including a bus stop, though is at a distance from a primary school (SA4 & SA11). The development would include new open space and play space (SA10 & SA12) and would deliver 39-52 new dwellings (SA13).
Site Ref: CFS44 West of Hampton Hall Farm	x	?	x x	✓	-	x	-	?	x	-	✓	-	✓	-	-	xx A majority of the site (89%) is within Flood Zone 3a and the remainder is in Flood Zone 2. The site is also at high risk of groundwater flooding (SA3). x The site is made up of greenfield land with some biodiversity value and is adjacent to a Local Wildlife Site (SA1). There would be a loss of undeveloped land (SA6) and an area of green space (SA9). ? The site is within GSPZ1 which risks contamination to the groundwater source (SA2). There are Grade II Listed Buildings located close to the site boundary and there may be heritage assets of archaeological interest (SA8). ✓ The site is close to facilities and services including a bus stop, though is at a distance from a primary school (SA4 & SA11). The site would deliver 11-16 new dwellings (SA13).

Site Ref: CFS46 Land at The Boot, Sarratt	x	-	-	x	-	✓/x	-	x	?	?	x	-	✓	-	-	✗ A small area of the site is within a Local Wildlife Site and the site itself has moderate-high ecological sensitivity (SA1). The western half of the site is within Sarratt (The Green) Conservation Area and is a Site of Known Archaeological Interest which includes a Grade II Listed Building (SA8). Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 & SA11). ✓/✗ The site is made up of a mix of greenfield and previously developed land (SA6). ? The site has a medium sensitivity to the built environment (SA9) and may disrupt access to the public right of way which runs along the site boundary (SA10). ✓ Development would deliver 9-15 new dwellings (SA13).
Site Ref: CFS5 Land adj. to Parmiters School, High Elms Lane	x	-	-	x	-	x	-	-	x	✓	x	✓	✓	-	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Abbots Langley into open countryside (SA9). The site is at a distance from service and facilities (SA4 & SA11). ✓ The development will provide new open space and play space (SA10 & SA12) and would deliver 166 new dwellings (SA13).
Site Ref: CFS51 Land rear of Great Winch off Dunny Lane, Little Windmill Drive	x	-	-	x	-	x	-	?	x	?	x	-	✓	-	-	✗ The site is made up of greenfield land with biodiversity value (SA1), is wholly undeveloped land (SA6) and there would be a loss of green open space (SA9). The site is located at some distance from any facilities and services, though has reasonable access to a bus service (SA4 & SA11). ? The site is close to a Grade II Listed Building and may contain heritage assets of archaeological interest (SA8). It is some distance from any open space (SA10). ✓ The site would deliver 12-24 new dwellings (SA13).

Site Ref: CFS53 Oxhey Golf Course and Driving Range	x	?	?	✓	-	x	-	-	x	✓	✓	✓	✓	-	-	✗ Development of this greenfield (ex-golf course) site, with an undeveloped area of the site to the south of the ex-driving range car park, would have adverse effects on biodiversity (SA1), would result in the loss of open land (SA6) and would extend built development into open countryside at a site with medium sensitivity to built development (SA9). ? The site is in GSPZ1 which risks contamination to the groundwater source (SA2). The site is also adjacent to a watercourse and parts of the site are at a high-medium risk of surface water flooding (SA3). Development could affect users of the public right of way which runs through the site (SA10). ✓ The site is within close proximity to local facilities and services including public transport (SA4 & SA11). Development could provide new open space and other community uses (SA10 & SA12). ✓✓ Development would deliver 474-632 new dwellings (SA13).
Site Ref: CFS54 Land south of Bedmond	x	-	-	✓	-	x	-	?	x	?	✓	✓	✓	-	-	✗ The site, which is greenfield and contains a number of TPOs, is adjacent to a Local Wildlife Site and development would adversely affect biodiversity (SA1) and take place on undeveloped land (SA6). Development would extend Bedmond into open countryside at a site with medium sensitivity to built development (SA9). ? There is potential that the site includes heritage assets which are of archaeological interest (SA8). The site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA5 & SA10). ✓ The site is reasonably close to facilities and services, though is at a distance from a railway station (SA4 & SA11). The development includes open space and play space (SA10 & SA12) and would deliver 129 new dwellings (SA13).
Site Ref: CFS57 Pheasants Ridge Gap, Berry Lane	x	?	-	✓	?	x	-	?	x	?	✓	✓	✓	-	-	✗ Development of this greenfield site, which is adjacent to a Local Wildlife Site to the south, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would affect local landscape (SA9). ? The site is within GSPZ1 which risks contamination of the ground water source (SA2). The proximity to the M25 risks noise and air quality impacts that might affect local residents' health and wellbeing (SA5 & SA10). The Chorleywood Common Conservation Area is close to the north of the site (SA8). ✓ The site is reasonably close to facilities and services, though is at a distance from a railway station (SA4 & SA11). The development will provide new open space and play space (SA10 & SA12) and 40 new dwellings (SA13).

Site Ref: CFS62a Land at 19 Toms Lane	x	-	-	x	-	x	-	-	-	-	x	-	✓	-	-	✗ Although there is a small area of previously developed land, the site is mainly greenfield and has some biodiversity value (SA1) and would result in the loss of undeveloped land (SA6). The site is some distance from facilities and services, including a primary school and has poor access to Kings Langley centre and to public transport (SA4 & SA11). ✓ The development would deliver 14-18 new dwellings (SA13).
Site Ref: CFS62b 1 Toms Lane	x	-	-	x	-	x	-	?	-	?	x	-	✓	-	-	✗ Although there is a small area of previously developed land, the site is mainly greenfield and has some biodiversity value (SA1) and would result in the loss of undeveloped land (SA6). The site is some distance from facilities and services, including a primary school and has poor access to Kings Langley centre and to public transport (SA4 & SA11). ? There is a Grade II Listed Building close to the site (SA8) and the site is in close proximity to the railway line which may cause noise disturbance which could disrupt residents' wellbeing (SA10). ✓ The site is close to open space for recreation (SA10) and the development would deliver 6-8 new dwellings (SA13).
Site Ref: CFS62c, 3 Toms Lane, Abbots Langley	?	-	-	✓	-	?	-	?	?	✓	✓	-	✓	-	-	✓ The site is close to facilities and services including public transport (SA4 & SA11) and especially a railway station. The development would deliver 3 new dwellings (SA13). The site has access to allotments/playing fields and the potential noise effects from the nearby railway line are considered minor (SA10). ? The site is located within the Green Belt (also considered the Grey Belt) and would comprise the use of a small portion of greenfield land (SA1), with the majority of the small site being previously developed land (SA6). The site is in close proximity to the Grade II Listed Building (The Bell Public House) (SA8) and though it is small in scale, it would extend the existing built environment into some greenfield land (SA9).
Site Ref: CFS63 The Orchard, Land adjacent to Bedmond Road	x	-	-	✓	-	x	-	-	?	-	✓	-	✓	-	-	✗ The site is made up of greenfield land with some biodiversity value (SA1) and there would be a loss of undeveloped land (SA6). ? The site is in use as an open field and has medium-low sensitivity to built development (SA9). ✓ The site is reasonably close to services and facilities including a bus stop, though is at a distance from a railway station (SA4 & SA11). The development would deliver 8-13 new dwellings (SA13).

Site Ref: CFS64 Land of South Chalfont Lane, West Hyde	x	?	?	x	-	x	-	?	x	?	x	✓	✓	-	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend West Hyde into open countryside at a site with medium sensitivity to built development (SA9). The site does not have good access to local facilities and services, though is reasonably close to a bus stop (SA4 and SA11). ? ? ✓
Site Ref: CFS66 Land at London Road, Rickmansworth	x	-	?	x	-	x	-	x	x	✓	x	✓	✓	-	-	✗ The site is made up of greenfield land with some biodiversity value (SA1) and there would be a loss of undeveloped land (SA6). The site is adjacent to the north to the Grade II* Registered Park and Garden of Moor Park and to the east to Batchworth Heath Conservation Area which contains Grade II Listed Buildings. The site may contain heritage assets of archaeological interest (SA8). It is made up of open space with medium sensitivity to built development (SA9). The site is at a distance from services and facilities, though is close to a bus stop (SA4 & SA11). ? ? ✓
Site Ref: CFS67 Land	x	?	x	✓	-	x	-	x	x	?	✓	✓	✓	-	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1). Part of the site is in Flood Zone 3b and part of the site has a high risk of

north of Oxhey Hall Farm																surface water flooding (SA3). Development would result in the loss of agricultural land (SA6) and would extend Oxhey Hall into open countryside (SA9). Part of the site is a Site of Archaeological Interest, and development could affect the setting of the Scheduled Monument adjacent to the south-west corner of the site as well as the Oxhey Hall Conservation Area which is located within close proximity of the site. In addition there are two Listed Buildings to the south-west of the site, including the Grade II* Oxhey Hall, whose settings could be affected by the development. (SA8). ❓ The site is in a GSPZ1 and in addition a tributary of the River Colne runs along the boundary of the site and could be adversely affected by new development (SA2). Development could also affect users of the public right of way that runs through the site (SA10). ✅ The site is in close proximity to local facilities and services including a bus service, though is at a distance from a primary school (SA4 & SA11). Development would include new open space and play space (SA10 & SA12) and would deliver 275-415 new dwellings (SA13).
Site Ref: CFS69 Land at Carpenders Park Farm	x	?	?	✓	-	x	-	-	x	?	✓	✓	✓	✓	✓	❌ Development of this largely greenfield site would have adverse effects on biodiversity (SA1). Development would also result in the loss of agricultural land (SA6) and would extend Carpenders Park into open countryside at a site with medium-high sensitivity to built development (SA9). ❓ Development could have adverse effects on the Hartsbourne Stream which runs through the site (SA2). A small part in the middle of the site is within Flood Zones 2 and 3b, with some areas at a high risk of surface water flooding (SA3). Development could affect users of the public right of way that runs through the site (SA10). ✅ The site is reasonably close to local facilities and services and an underground station (SA4 & SA11). The site is of a size that it could provide a new local centre with a school, sport and community facilities (SA10 & SA12) and opportunities that help to support the local economy and job provision (SA14 & SA15). ✅ Development would deliver 372-744 new dwellings (SA13).
Site Ref: CFS69a Land	x	-	?	✓	-	x	-	?	x	✓	✓	✓	✓	-	-	❌ The site is greenfield land likely to have some biodiversity value and there is a Local Wildlife Site close to the south of the site (SA1). It is in use as agricultural

at Carpenders Park Farm - Revised Boundary																land (SA6). Development would extend Carpenders Park into open countryside at a site with medium-high sensitivity to built development (SA9).
																❓ Flood Zone 3b is located approximately 10 metres to the south of the site (SA3). The site was previously a dairy farm and development could provide an opportunity for remediation of any contamination (SA6). There are three Grade II Listed Buildings and a Scheduled Monument close to the south of the site and there is potential for the site to include heritage assets of archaeological interest (SA8). ✅ The site is reasonably close to local facilities and services and a London overground station (SA4 & SA11). The site is of a size that it could provide new open space and play space (SA10) and a primary school (SA12). The site would deliver 485 new dwellings (SA13).
Site Ref: CFS71 Land rear of Kings Head, Hunton Bridge	x	-	x	✓	-	✓/x	-	x	x	-	✓	-	✓	-	-	✗ The site contains a number of TPOs and is adjacent to a Local Wildlife Site (SA1). The eastern side is at high risk of surface water flooding and the boundaries of the site are located within Flood Zones 3a and 3b and a section of the north is within Flood Zone 2 (SA3). The development would cause harm to the character of the Hunton Bridge Conservation Area which it lies within and which contains a Grade II Listed Building, with several more Grade II and Grade II* Listed Buildings in the wider vicinity. The site may also contain heritage assets of archaeological interest (SA8). The site is considered to have medium-high sensitivity to built development (SA9). ✓/✗ The site is made up of greenfield and previously developed land (SA6). ✅ The site is at a reasonable distance to facilities and services, though is not well served by bus services (SA4 & SA11) and The development would deliver 18-24 new dwellings (SA13).
Site Ref: CFS73 Land	x	?		✓	-		-	-	x	✓	✓	✓	?	-	-	✗✗ The site is in Flood Zone 3b. There is a high risk of surface water flooding to the north-east and east of the site (SA3).

Site Ref: CFS77 Rickmansworth Library	-	?	-	✓	-	✓	-	x	?	✓	✓	✓	✓	-	-	x The site is within a Site of Known Archaeological Interest and the Rickmansworth Town Conservation Area. Nearby the site are several Grade II listed buildings (SA8). ? The site is wholly within GSPZ1 which risks contamination to the groundwater source (SA2). The development may affect the local townscape and the area is of medium-low sensitivity to built development (SA9). ✓ The site is within an urban area close to services and facilities including a bus stop (SA4 & SA11) and makes use of previously developed land (SA6). The development is close to open space (SA10). Development would require the provision of a new, improved library facility (SA12) and would deliver 7 new dwellings (SA13).
Site Ref: CFS8a Notley Farm, Bedmond Road	x	-	-	✓	-	x	-	?	x	?	✓	✓	✓	-	-	x This site is made up of greenfield land which has TPOs along the boundary, veteran trees and an ancient tree within the site (SA1). The land is currently in use for agriculture (SA6). Development here would extend Abbots Langley in to open countryside and the site is of medium-low sensitivity to built development (SA9). ? The site is close to Abbots Langley Conservation Area and two Grade II Listed Buildings (SA8). The site is close to open space but the development may disrupt the public right of way which runs along the northern site boundary (SA10). ✓ The site is in close proximity to most local facilities and services and is close to a bus stop, though is at a distance from any railway station (SA4 & SA11). The development would provide new open space and play space (SA10 & SA12) and would deliver 55-70 new dwellings (SA13).
Site Ref: CFS8b Notley Farm, Bedmond Road, Abbots	x	-	?	✓	-	x	-	-	x	?	✓	✓	✓	-	-	x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Abbots Langley into open countryside (SA9). ? A small section of the site is at high risk of surface water flooding (SA3). Development could adversely affect users of the public right of way that runs

Langley, WD5 0GX																along the northern and southern boundary of the site and the site's southern boundary (SA10). ✓ The site is in close proximity to local facilities and services and is reasonably close to a bus stop, though is at a distance from a railway station (SA4 & SA11). The development includes new open space and play space (SA10 & SA12) and would deliver 125-165 new dwellings (SA13).
Site Ref: CFS8c Notley Farm, Bedmond Road, Abbots Langley, WD5 0GX	x	-	-	✓	-	x	-	-	x	?	✓	✓	✓	-	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Abbots Langley into open countryside at site with medium sensitivity to built development (SA9). ? Development could adversely affect users of the public right of way that runs along the northern and southern boundary of the site (SA10). ✓ The site is in close proximity to local facilities and services and is close to a bus stop, though is at a distance from a railway station (SA4 & SA11). The development includes new open space and play space (SA10 & SA12) and would deliver 160-215 new dwellings (SA13).
Site Ref: CFS8d Notley Farm (combined sites) (Amended and reconsidered site)	x	-	-	✓	-	x	-	?	x	?	✓	✓	✓	-	-	✗ This site is made up of greenfield land which has TPOs along the boundary, veteran trees and an ancient tree within the site (SA1). The land is currently in use for agriculture (SA6). Development here would extend Abbots Langley into open countryside (SA9). ? The site is close to Abbots Langley Conservation Area and two Grade II Listed Buildings (SA8). Development would disrupt the public right of way which runs across the centre of the site (SA10). ✓ The site is in close proximity to most local facilities and services and is close to a bus stop, though is at a distance from any railway station (SA4 & SA11). The development would provide considerable new open space and play space (SA10 & SA12) and would deliver 450 new dwellings (SA13).

Site Ref: CFS9 Land at Millhouse Lane, Bedmond	x	-	-	✓	-	x	-	x	?	✓	✓	✓	✓	-	-	✗ Development of this greenfield site with high ecological sensitivity, which contains a number of TPOs and open grassland and woodland would have adverse effects on biodiversity (SA1). Development would result in the loss of undeveloped land (SA6) and would affect the setting of nearby Listed Buildings (SA8). ? Development would affect the local landscape at a site with medium-low sensitivity to built development (SA9). ✓ The site is in close proximity to most local facilities and services and is close to a bus stop, though is at a distance from any railway station (SA4 & SA11). The site's development would provide new open space and play space (SA10 & SA12) and would deliver 25-43 new dwellings (SA13).
Site Ref: CG16 Garages rear of Owens Way	-	-	?	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	? The northern part of the access road to the site is at high risk of surface water flooding (SA3). Redevelopment of the garages may help improve the local townscape (SA9). ✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services including a regular bus service (SA4 & SA11) and open space (SA10), and would deliver 6 new dwellings (SA13).
Site Ref: CP1a Garages, rear of Parade, Delta Gain, Carpenders Park	-	-	?	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	? A main river runs close to the site and there is a high risk of surface water flooding across the south-west part of the site (SA3). Redevelopment of the garages may improve the local townscape (SA9). ✓ The site is close to facilities and services including public transport (SA4 & SA11) and makes use of previously developed land (SA6) which is close to open space (SA10). The development would deliver 5-6 new dwellings (SA13).
Site Ref: CW11 Heronsgate Motors, Heronsgate Rd, Chorleywood	-	-	-	✓	-	✓	-	?	?	✓	✓	-	✓	x	x	✗ The site is currently in use for several business enterprises and development here would result in a loss of employment space (SA14 & SA15). ? Replacement of the garage and car repair centre may help to enhance the setting of the nearby Heronsgate Conservation Area (SA8) and the quality of the local townscape (SA9). ✓ The site is in close proximity to local facilities and services (SA4 & SA11) and makes use of previously developed land (SA6) which is close to open space (SA10). The site would deliver 5-7 new dwellings (SA13).

Site Ref: CW8 Telephone Exchange, Shire Lane, Chorleywood	-	-	-	✓	-	✓	-	?	-	-	✓	-	✓	-	-	? The site is next to the Chorleywood (Station Estate) Conservation Area and is close to a Grade II Listed Building (SA8). ✓ The site is close to facilities and services (SA4 & SA11) and makes use of previously developed land (SA6). The development would deliver 5-7 new dwellings (SA13).
Site Ref: EOS1.0 Land adjacent to Royal Masonic School	x	?	-	✓	-	x	-	x	x	x	✓	x	✓	✓	-	x The site is greenfield and there is a LWS to the north-west of the site (SA1) which is on undeveloped land (SA6). The site's western boundary is adjacent to a number of Locally Listed and a Grade II Listed Building to the west. There are also Grade II Listed Buildings and Locally Listed Buildings located to the north, south and south-west of the site. A small parcel to the north-west of the site is located in the Outer Loudwater Conservation Area (SA8). Development here would disrupt the site's unique landform which is of medium sensitivity to built development (SA9). Development of the site would result in the disruption of a public right of way and loss of a sports club, cricket pitches and recreational space, although there would be a requirement for the development to provide new open space and play space (SA10 & SA12). ? The site is in Groundwater Source Protection Zone 1 (GSPZ1) (SA2). ✓ The site is within close proximity to local facilities and services though is not well served by public transport (SA4 & SA11). ✓✓ The site would deliver 1,274-1,820 new dwellings (SA13).
Site Ref: EOS10.0 Sandy Lodge Golf Course	x x	-	?	✓	-	x	-	x	x	x	✓	x	✓	✓	-	xx The site is located wholly within a LWS and there are TPOs in place in the north-western corner of the site (SA1). x There would be a loss of undeveloped greenfield land (SA6) and the site is in a Site of Known Archaeological Interest (SA8). Development at this site would result in the loss of distinctive landscape features of medium-high sensitivity to built development (SA9) and the site is currently in use as a golf course and is crossed by a public right of way (SA10 & SA12). ? There is a surface water flow path running through the site which poses a low-high risk of surface water flooding (SA3). ✓ The site is within reasonable proximity of services and facilities (SA4 & SA11). The development would include new open space and play space (SA10 & SA12). ✓✓ The development would deliver 962-1,375 new dwellings (SA13).

Site Ref: EOS11.0 Land to the north of Hampermill Lane	x	?	x	✓	-	x	-	x	x	✓	✓	✓	✓	-	-	✗ Development here would mean the loss of greenfield land with biodiversity value (SA1) and agricultural land (SA6) and would extend Oxhey Hall into open countryside, though the site is of medium-low sensitivity to built development (SA9). Small areas within the site are in Flood Zone 2, 3 and 3a and there is a low-high risk of surface water flooding (SA2). The site is close to a Grade II* and a Grade II Listed Building as well as a Scheduled Monument. To the south of the site is Oxhey Hall Conservation Area; to the north of the site is the Oxhey Hall Site of Known Archaeological Interest; and to the west of the site is River Colne Settlements Site of Known Archaeological Interest. (SA8). ? ✓ The site is located within a reasonable distance of facilities and services, though is at a distance from a primary school and has an infrequent bus service (SA4 & SA11). The site would provide new open space and play space (SA10 & SA12) and will deliver 100-166 new dwellings (SA13).
Site Ref: EOS12.0 Land to the west of Maple Cross	x	?	-	x	?	x	-	-	x	?	x	✓	✓	-	-	✗ The site is greenfield and has biodiversity value and there are TPOs in place to the south of the site (SA1) and it is currently in use as agricultural land (SA6). The development would extend Mill End into open countryside and the area is of medium-high sensitivity to built development (SA9). Though the site is reasonably close to a local shop and primary and secondary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11). ? ✓ ✓ The development will provide new open space and play space (SA10 & SA12) and would deliver 343-395 new dwellings (SA13).
Site Ref: EOS12.1 Land between M25 and Maple Cross	x	?	-	x	?	x	-	?	x	?	x	-	✓	✓	-	✗ The site is greenfield and adjacent to a LWS to the north-west (SA1) and there would be a loss of agricultural land (SA6). The development would disrupt the landscape's distinct character which is of medium sensitivity to built development (SA9). Though the site is reasonably close to a local shop and primary and secondary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11). ? Part of the site is within GSPZ1 and GSPZ2 (SA2). The development may disrupt the historic agrarian setting of two Grade II Listed Buildings north of the site (SA8). The proximity to the M25 to the west of the site may have adverse

				✓						✓	✓					effects in terms of air quality and noise pollution which may affect the health and wellbeing of residents (SA5 & SA10). ✓ The site is close to open space for recreation (SA10). New services and facilities that a site this size could support may reduce the need for travel (SA4 & SA11) ✓✓ The development would deliver 775-1240 new dwellings (SA13).
Site Ref: EOS12.4 Land to the west and south of Maple Cross (combined sites)	x	?	?	x	?	x	-	x	x	?	x	✓	✓	✓	✓	✗ The site is greenfield and has biodiversity value, with protected trees within the site (SA1) and it is currently in use as agricultural land (SA6). The development would extend Maple Cross into open countryside, the southern section of the western parcel is of medium-high sensitivity to built development, although the eastern parcel is classified as having medium-low sensitivity to built development (SA9). A Grade II Listed Building is adjacent to the site and the site itself includes heritage assets of archaeological interest. A Heritage Impact Assessment found that development here would have adverse impact on the historic environment due to its disruption of the historic agrarian setting (SA8). Though the site is reasonably close to a local shop and primary and secondary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11). ? The site is in a GSPZ1 (SA2) and small areas of the site are at high risk of surface water flooding due to a surface water flow path running through the site (SA3). The western parcel of the site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA5 & SA10). ✓ The site would be required to provide primary education facilities, a local centre (including local shops, community facilities, a nursery and flexible commercial space), a GP surgery, open space, play space (SA10, SA12, SA14 & SA15) and improvements to bus stops and an extended bus route through the sites (SA4 & SA11). This new local infrastructure would help reduce the need to travel (SA4 & SA11). ✓✓ The development would deliver 850 new dwellings (SA13).

Site Ref: EOS2.0 Prestwick Road Meadows, South Oxhey	x x	-	?	✓	-	x	-	-	x	x	✓	-	✓	-	-	✖✖ This greenfield site is wholly within a LWS (Prestwick Road Meadows South) (SA1). ✖ The site is currently undeveloped (SA6) and has valuable landscape features and a medium-high sensitivity to built development (SA9). Development of the site would result in a loss of open space which could be used for recreation, although there would be a requirement for the development to provide new open space and play space (SA10). ? ✓ The site is within close proximity to local facilities and services including a bus service (SA4 & SA11) and would deliver 84-210 new dwellings (SA13).
Site Ref: EOS3.0 Land to west of Copthorne Road	x	?	?	✓	-	x	-	x	x	✓	✓	✓	✓	✓	-	✖ The site is greenfield and there are LWSs to the south of both the eastern and western parts of the site. The southern boundary is adjacent to an ancient woodland and there are TPOs in place adjacent to the eastern boundary (SA1). Development would result in the loss of some agricultural land (SA6). There are Locally Listed and Grade II Buildings within the vicinity of the site. Part of the site is within Croxley Green Conservation Area (SA8). The site's unique landscape features would be disrupted by development and the site is of medium-high sensitivity to built development (SA9). ? ✓ The site is within close proximity to local facilities and services, though it is not well served by public transport (SA4 & SA11). Development of the site would provide new open space and play space (SA10 & SA12). ✓✓ Development would deliver 709-1,013 new dwellings (SA13).

Site Ref: EOS3.1 Land adjacent to Rickmansworth School	x	?	-	✓	-	x	-	x	?	x	✓	-	✓	-	-	x Development would result in the loss of greenfield land and woodland. The site is adjacent to a LWS and ancient woodland on the south-eastern boundary and some TPOs on the northern boundary (SA1) and there would be a loss of undeveloped land (SA6). A Grade II Listed Building and Croxley Green Conservation Area are located to the north of the site and development here would remove the undeveloped landscape between them (SA8). The development of the site would result in a loss of open space, though some of this will be retained as part of the development (SA10). ? A majority of the site is within a GSPZ1 which runs a high risk of contamination to the groundwater source (SA2). The site is of medium-low sensitivity to built development (SA9). ✓ The site is within reasonably close proximity to local facilities and services including a bus service (SA4 & SA11) and would deliver 239-341 new dwellings (SA13).
Site Ref: EOS3.2 Land north of Croxleyhall Woods	x	?	?	✓	-	x	-	?	x	x	✓	x	✓	-	-	x Development would result in the loss of greenfield land which is adjacent to Crowley Hall LWS and ancient woodland (SA1) and is undeveloped land (SA6). The site has valuable landscape features and is of medium sensitivity to built development (SA9). Allotment gardens would be lost (SA12). The development of the site would result in a loss of open space, though some of this will be retained as part of the development (SA10). ? The site is in GSPZ1 and GSPZ2 which runs a risk of contamination to the groundwater source (SA2). A surface water flow path covers much of the site and poses low-high risk of surface water flooding (SA3). Croxley Green Conservation Area contains Listed and Locally Listed Buildings and is located to the north-west of the site (SA8). ✓ The site is within close proximity to local facilities and services including a bus service (SA4 & SA11) and would deliver 81-116 new dwellings (SA13).
Site Ref: EOS4.0	x	-	-	✓	?	x	-	?	x	?	✓	✓	✓	-	-	

Land adjacent to Bedmond Road																	✖ Development of this greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6) and extend Abbots Langley into open countryside (SA9). 🟡 The site is in very close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA5 & SA10). Grade II listed buildings are located to the south-west and east of the site as well as several Locally Listed Buildings (SA8). ✔ The site is in close proximity to local facilities and services, though is at a distance from a railway station (SA4 & SA11). The development will provide new open space and play space (SA10 & SA12) and would deliver 319 new dwellings (SA13).
Site Ref: EOS5.0 Land to the south of Bullsland Lane	✖	-	🟡	✔	-	✖	-	✖	✖	✖	✔	✖	✔ ✔	-	-		✖ Development of this greenfield site would have adverse effects of biodiversity (SA1) and there would be a loss of undeveloped land (SA6). The site is adjacent to the Chilterns AONB and contains valuable landscape features and has medium sensitivity to built development (SA9). The development would have a detrimental impact on the setting of the two Grade II Listed Buildings on the site and Heronsgate Conservation Area nearby (SA8). The development of the site would result in a loss of open space and allotments, though some open space would be retained as part of the development (SA10 & SA12). 🟡 There is a low-high risk of surface water flooding across the site (SA3). ✔ The site is within reasonable proximity of facilities and services but is not well served by public transport (SA4 & SA11). ✔✔ The site would deliver 506-723 new houses (SA13).
Site Ref: EOS5.1 Land to the south of Berry Lane	✖	🟡	-	✔	-	✖	-	✖	✖	🟡	✔	-	✔	-	-		✖ Development at this site would result in a loss of greenfield land with biodiversity value and the site is located adjacent to an LWS (SA1). There would be a loss of agricultural land (SA6). The site is exposed and has medium sensitivity to built development (SA9). Development may disrupt the setting of Chorleywood Common Conservation Area which is in close proximity to the north of the site (SA8).

Site Ref: EOS6.0 Leavesden Green	x	-	-	✓	-	x	-	-	x	x	✓	x	✓	-	-	✗ Development of this greenfield site would have adverse effects of biodiversity (SA1) and a loss of undeveloped land (SA6). This open site is of medium sensitivity to built development (SA9). Dedicated public open space used for recreation would be lost although some of this would be retained as part of the development (SA10 & SA12). ✓ The site is in reasonably close proximity to facilities and services including a bus stop, though is at a distance from a railway station (SA4 & SA11) and would deliver 68-102 new dwellings (SA13).
Site Ref: EOS6.1 Land north of Parmiter's School	x	-	-	✓	-	x	-	-	?	x	✓	x	✓	✓	-	✗ Development at this site would result in the loss of a large area of greenfield with biodiversity value (SA1) and undeveloped land (SA6). The development would result in disruption to a public right of way and the loss of which is currently used as playing fields and sports grounds for the nearby school, although some open space will be retained as part of the development (SA10 & SA12). ? ✓ The site is within reasonable proximity to facilities and services including a bus service, though is at a distance from a railway station (SA4 & SA11). ✓✓ The site would deliver 434-620 new dwellings (SA13).
Site Ref: EOS8.0 Land to the east of Lower Road, Kings Langley	x	-	?	x	-	x	-	-	x	✓	x	✓	✓	-	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6) and would disrupt the character of the Upper Gade Valley which is of medium sensitivity to built development (SA9). The site is some distance from local facilities and services, including a primary school, although it does have a bus stop reasonably close by (SA4 & SA11). ? ✓ The development would include new open space and play space (SA10 & SA12) and would deliver 175-250 new dwellings (SA13).
Site Ref: EOS8.1	x	-	-	x	-	x	-	-	?	?	x	✓	✓	-	-	✗ There are TPOs in place adjacent to the western boundary of the site and there would be a loss of greenfield land and woodland (SA1) and undeveloped land (SA6). The site does not have good access to local facilities and services, though does not have a bus stop close by (SA4 & SA11).

Land to the south of Hyde Lane																⚠ The site is of medium-low sensitivity to built development (SA9). The proximity to the rail line may have adverse effects on residents' wellbeing due to the noise (SA10). ✓ The development would include new open space and play space (SA10 & SA12) and would deliver 290-415 new dwellings (SA13).
Site Ref: H8 Royal British Legion, Church Lane, Sarratt.	?	?	-	✓	-	✓	-	x	-	✓	✓	-	✓	-	-	✓ The site is close to facilities and services including public transport and a primary school (SA4 & SA11). The development would deliver up to 8 new dwellings (SA13). The site has access to allotments/open space (SA10). The site is comprised of previously developed land (SA6). ⚠ The site is in a GSPZ2 which risks contamination to the ground water source (SA2) and is within the Green Belt (SA1). x The site lies adjacent to the Sarratt (The Green) Conservation Area and is in close proximity to several Listed Buildings.
Site Ref: H18 Royal British Legion, Ebury Road	-	?	-	✓	-	✓	-	x	-	✓	✓	-	✓	-	-	x The site is within the Rickmansworth Town Conservation Area and there is a Grade II Listed Building and several Locally Listed Buildings nearby (SA8). ⚠ The site is in GSPZ1 which risks contamination to the groundwater source (SA2). ✓ The site is located within an existing settlement with good access to facilities and services including a bus stop (SA4 & SA11), open space (SA10), and makes use of previously developed land (SA6). The development would deliver 6 new dwellings (SA13).
Site Ref: H22 Depot, Stockers Farm Road	x	-	?	✓	-	✓	-	?	?	✓	✓	✓	✓	?	?	x Part of the site lies within a LWS and is adjacent to the LWS on the north and eastern sides (SA1). ⚠ A small area of the site is in Flood Zone 2 and the western and eastern boundaries are adjacent to Flood Zone 3a. There is a small area at the south at high risk of surface water flooding (SA3). The site is next to Stockers Lock and Farm Conservation Area which contains several Grade II Listed Buildings (SA8). Development of the depot site may improve the local townscape (SA9). The site is currently in use as an industrial unit, loss of this may cause job loss (SA14 & SA15). ✓ The site is reasonably close to services and facilities including a bus stop (SA4 & SA11) and makes use of previously developed land (SA6). The development will provide new open space and play space (SA10 & SA12) and would deliver 60 new dwellings (SA13).

Site Ref: H4 Furtherfield Depot	-	-	-	✓	-	✓	-	-	?	✓	✓	✓	✓	-	-	? The redevelopment of the depot unit may improve the local townscape (SA9). ✓ The site is located next to services and facilities including a bus stop (SA4 & SA11) as well as open space for recreation (SA10 & SA12) and is on previously developed land (SA6). The development would deliver 36 new dwellings (SA13).
Site Ref: H7 Langleybury House	-	-	-	x	-	✓	-	?	-	✓	x	✓	✓	-	-	x The site is located at some distance from services and facilities, though is reasonably close to a bus stop (SA4 & SA11). ? Within the site there is a Grade II* Listed Building which is on Historic England's Heritage At Risk Register and other Grade II Listed Buildings (SA8). ✓ The development makes use of previously developed land (SA6). The development will provide new open space and play space (SA10 & SA12) and would deliver 25 new dwellings (SA13).
Site Ref: H9 33 Baldwins Lane	-	?	?	✓	-	✓	-	-	?	?	✓	✓	✓	?	?	? The site is in GSPZ1 which risks contamination to the groundwater source (SA2) and there is high risk of surface water flooding to the north of the site (SA3). The redevelopment of the car sales unit may improve the local townscape (SA9). Noise and vibration from the railway line close to the west of the site may have adverse effects on residents' wellbeing (SA10). The site is currently in use as a car-sales centre, loss of this may cause job losses (SA14 & SA15). ✓ The site is located close to services and facilities including a bus stop (SA4 & SA11) and makes use of previously developed land (SA6). The development is close to open space and play space (SA10 & SA12) and would deliver 10 new dwellings (SA13).
Site Ref: LB3 Garages, Long Elms, Kings Langley	?	-	-	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	? The whole site is covered by a TPO, with trees located at the site boundary (SA1). Redevelopment of the garages may improve the local townscape (SA9). ✓ The site is in close proximity to local facilities and services including public transport (SA4 & SA11) and is classified as previously developed land (SA6) and is close to open space (SA10). The development would deliver 5-6 new dwellings (SA13).
Site Ref: LG5 Garages off Lemonfield Drive (2 sets), Garston	-	-	x	✓	-	✓	-	-	?	?	✓	-	✓	-	-	x A small part of the site along the south-western and northern boundaries is in Flood Zone 3b, with a slightly larger area in Flood Zone 2 (SA3). ? Redevelopment of the garages may improve the local townscape (SA9). The site is located at a distance from open space (SA10). ✓ The site is in close proximity to local facilities and services including public transport (SA4 & SA11) and makes use of previously developed land (SA6). The site would deliver 5 new dwellings (SA13).

Site Ref: MC4 Garages at Pollards, Maple Cross.	-	?	-	✓	-	✓	-	-	-	✓	✓	-	✓	-	-	✓ The site is close to facilities and services including public transport (SA4 & SA11). The development would deliver up to 8 new dwellings (SA13). The site is near open space (Beechen Wood) (SA10). The site is comprised of previously developed land (SA6). ? The site is in a GSPZ1 which risks contamination to the ground water source (SA2).
Site Ref: MC26 Maple Lodge Depot car park, Maple Cross	?	?	-	x	-	✓	-	?	-	?	x	-	✓	?	?	x The site is at some distance from services and facilities including schools, supermarkets and a railway station, though it does have a bus service (SA4 & SA11). ? There are TPOs in place along the site boundary (SA1) and the site is within GSPZ1 which risks contamination to the groundwater source (SA2). There are two Grade II Listed Buildings close to the site (SA8) and there is concern odour from the nearby Maple Lodge Sewage Treatment Works may affect the wellbeing of residents (SA10). The site is ancillary to existing employment space and is located on allocated employment land. The loss of this may impact the local economy and job provision (SA14 & SA15). ✓ The site makes use of previously developed land (SA6) and is close to open space (SA10). The site would deliver 4-5 new dwellings (SA13).
Site Ref: NCFS1 Chequers House, Chequers Lane, Abbots Langley	x	-	-	x	-	x	-	?	x	?	x	✓	✓	-	-	x Development of this mainly greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Abbots Langley into open countryside (SA9). The site is at a distance from services and facilities, including bus stops and a railway station (SA4 & SA11). ? Development may affect the setting of a listed building which is located to the east of the site (SA8). Development may disrupt the public right of way which runs along the boundary of the site (SA10). ✓ The site is close to open space and development would be required to provide new open space and play space (SA10 & SA12). Development would deliver c.147 new dwellings (SA13).

Site Ref: NCFS10 Great Westwood Equestrian Park, Kings Langley	xx	-	?	x		x	-	?	x	?	x	✓	✓	✓	✓	xx Development of this mainly greenfield site, which contains the Westwood Quarry SSSI, which encompasses parts of two ancient woodland Local Wildlife Sites, which is adjacent to a third LWS and which contains trees covered by a TPO, would have significant adverse effects on biodiversity (SA1) x Development of the site would result in soiling sealing (SA6) and would extend built development into open countryside (SA9). The site is located at a distance from facilities and services as well as public transport (SA4 & SA11). ? Part of the site is at risk of surface water flooding (SA3). Development may affect the setting of listed heritage assets near to the site (SA8). The site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA10). ✓ Development would be required to provide new open space, play space, community facilities and a primary school (SA10 & SA12), would deliver c.455 new dwellings (SA13) and provide new commercial and employment opportunities (SA14 & SA15).

Site Ref: NCFS12 Land East of Oxhey Lane (Smaller version of CFS69)	-	0	?	+	0	-	0	0	-	?	+	+	+	0	0	Development of the greenfield site, with a Local Wildlife Site close to the south of the site, would have adverse effects on biodiversity (SA1). Development would result in the loss of agricultural land (SA6). Development would extend Carpenders Park into open countryside (SA9). The site's southern boundary is marginally impacted by Flood Zone 2 and 3 designations in addition to a flood storage area. Parts of the site are also at risk of surface water flooding, with sections of the site possessing risks of 1 in 30, 1 in 100, and 1 in 1,000-year rainfall events (SA3). Development may disrupt the public right of way which runs across the north of the site (SA10). The site is in relatively close proximity to local facilities and services including a bus stop and London Underground station (SA4 & SA11). Development would be required to provide new open space, play space, community facilities and a primary school (SA10 & SA12). Development would deliver 381 new dwellings (SA13).
Site Ref: NCFS13 Catlips Farm, Berry Lane, Chorleywood	x	-	?	?	-	x	-	?	x	?	?	✓	✓	-	-	Development of the largely greenfield site, which is adjacent to a Local Wildlife Site that includes ancient woodland and which contains trees covered by TPOs, would have adverse effects on biodiversity (SA1), would result in soil sealing (SA6) and would extend Chorleywood into open countryside (SA9). Part of the site is at risk of surface water flooding (SA3). Development may affect the setting of Chorleywood Common Conservation Area (SA8). The site is located adjacent to the M25 which could result in air quality and noise issues for residents of new housing. Development may disrupt the public right of way which runs down the eastern side of the site (SA10). The site is relatively close to services and facilities, including a railway station, however it has poor access and improvements to active travel provision would be needed to make this a sustainable location (SA4 & SA11). Development would be required to provide new open space, play space, and community facilities including local shops, health centre and primary school (SA10 & SA12). Development would deliver c.440 new dwellings (SA13).
Site Ref: NCFS14	?	-	-	✓	-	✓	-	x	-	?	✓	?	✓	-	-	

Site Ref: NCFS19 Land adjacent to 60 Harthall Lane, Kings Langley	x	-	-	x	-	x	-	-	-	✓	x	✓	✓	-	-	✗ Development of the greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6). The site is some distance from facilities and services, including a primary school and has poor access for pedestrians to Kings Langley centre and to public transport (SA4 & SA11). ✓ Development would be required to provide new open space, play space (SA10 & SA12) and would deliver c.35 new dwellings (SA13).
Site Ref: NCFS2 Fortune Farm, High Elms Lane, Abbots Langley	x	-	-	x	-	✓/x	-	?	x	?	x	✓	✓	-	-	✗ Development of this mainly greenfield site would have adverse effects on biodiversity (SA1) and would extend Abbots Langley into open countryside (SA9). The site is at a distance from services and facilities, including bus stops and a railway station (SA4 & SA11). ✓/✗ The site is made up of a mix of greenfield (the majority) and previously developed land (SA6). ? Development may affect the setting of listed buildings which are located to the south-east of the site (SA8). Development may disrupt the public right of way which runs through the site (SA10). ✓ The site is close to open space and development would be required to provide new open space and play space (SA10 & SA12). Development would deliver c.142 new dwellings (SA13).
Site Ref: NCFS22 Nine of Hearts Golf Club, Rickmansworth	x	-	-	x	-	x	-	?	x	✓	x	✓	✓	✓	✓	✗ Development of the largely greenfield site, which borders a Local Nature Reserve (Batchworth Heath) and Local Wildlife Sites, would have adverse effects on biodiversity (SA1), would result in soil sealing (SA6) and would result in new built-development in open countryside (SA9). The site is at a distance for services and facilities (SA4 & SA11). ? Development may affect the setting of the Batchworth Heath Conservation Area and adjacent listed buildings (SA8). ✓ The site is close to open space and development would be required to provide new open space, play space, and community facilities including local shops, health centre and primary school (SA10 & SA12). The mixed-use element of the new development would help to support the local economy and provide employment opportunities (SA14 & SA15). ✓ Development would deliver c.980 new dwellings (SA13).

Site Ref: NCFS23 Primrose Lodge, London Road, Rickmansworth	x	-	-	x	-	✓	-	?	-	✓	x	✓	✓	-	-	x Development of the undeveloped parts of the site would have adverse effects on biodiversity (SA1). The site is at a distance for services and facilities (SA4 & SA11). ? Development may affect the setting of listed building to the north of the site (SA8). ✓ The site is classified as previously developed land (SA6). The site is close to open space and development would be required to provide new open space and play space (SA10 and SA12). Development would deliver c.27 new dwellings (SA13).
Site Ref: NCFS24 The Island, Land off Church Street, Rickmansworth	?	?	x x	✓	-	x	-	?	-	✓	✓	-	✓	-	-	xx The site is entirely situated in Flood Zone 3b. x Development of the greenfield area of the site would result in soil sealing (SA6). ? Development could affect the neighbouring Croxley Hall Lakes Local Wildlife Site (SA1) and have adverse effects on the River Chess and the River Colne, which run alongside the site (SA2). Development could affect the setting of the Rickmansworth Town Centre Conservation Area and nearby listed buildings (SA8). ✓ The site is in close proximity to facilities and services (SA4 & SA11). The site is close to open space (SA10). Development would deliver c.16 new dwellings (SA13).
Site Ref: NCFS25 The Vicarage, Bury Lane, Rickmansworth	?	-	x x	✓	-	✓	-	x	-	✓	✓	-	✓	-	-	xx The site is entirely situated in Flood Zone 3a. x The site is within the Rickmansworth Town Conservation Area, a site of archaeological interest and there are several listed buildings nearby (SA8). ? Development may affect the trees on the boundary of the site which are covered by TPOs (SA1). ✓ The site is in close proximity to facilities and services (SA4 & SA11). The site is classified as previously developed land (SA6). The site is close to open space (SA10). Development would deliver c.9 new dwellings (SA13).

Site Ref: NCFS27 Green End Farm, Sarratt	-	-	-	x	-	✓	-	?	x	✓	x	✓	✓	x	x	✗ Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 & SA11). The development may disrupt the setting of the Chilterns National Landscape to which it is adjacent (SA9). Development of the site would result in the loss of commercial buildings which could have some adverse effects on the local economy and job availability (SA14 & SA15). ? Development may affect the setting of Sarratt (The Green) Conservation Area and affect a site of archaeological interest which are both located approximately 250m to the south-west of the site, as well as affecting the setting of nearby listed buildings. (SA8). ✓ The site is previously developed land (SA6). Development would be required to provide new open space and play space (SA10 & SA12). Development would deliver c.39 new dwellings (SA13).
Site Ref: NCFS28 Ravenswood, Sarratt	-	-	-	x	-	✓	-	?	x	?	x	?	✓	-	-	✗ Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 & SA11). The development may disrupt the setting of the Chilterns National Landscape to which it is adjacent (SA9). ? Development may affect the setting of Sarratt (The Green) Conservation Area and affect a site of archaeological interest which are both located approximately 200m to the south-west of the site, as well as affecting the setting of nearby listed buildings (SA8). The site is some distance from open space and play space (SA10 & SA12). ✓ The majority of the site is previously developed land (SA6). Development would deliver c.18 new dwellings (SA13).

Site Ref: NCFS29 New Model Farm, Sarratt	x	-	-	x	-	x	-	?	x	?	x	✓	✓	-	-	✗ Development of the greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6). Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 & SA11). Development would extend Sarratt into open countryside and may affect the setting of the Chilterns National Landscape which is within 150m to the west of the site (SA9). ❓ Development here may disrupt the setting of Sarratt (Church End) and Sarratt (The Green) Conservation Areas and affect site of archaeological interest which all located approximately 300m from the site, as well as affecting the setting of nearby listed buildings (SA8). Development may disrupt the public right of way which runs along the perimeter of the site (SA10). ✓ Development would be required to provide new open space and play space (SA10 & SA12) and would deliver c.110 new dwellings (SA13).
Site Ref: NCFS3 The Old Dairy, Chequers Lane, Abbots Langley	x	-	-	x	-	x	-	-	x	✓	x	✓	✓	-	-	✗ Development of the greenfield site would have adverse effects on biodiversity (SA1), result in loss of agricultural land (SA6) and would extend Abbots Langley into open countryside (SA9). The site is at a distance from services and facilities, including bus stops and a railway station (SA4 & SA11). ✓ The site is close to open space and development would be required to provide new open space and play space (SA10 & SA12). Development would deliver c.35 new dwellings (SA13).
Site Ref: NCFS30 Sarratt Lodge, Sarratt Green, Sarratt	x	-	-	x	-	x	-	x	?	?	x	?	✓	-	-	✗ Development of the greenfield garden site, which is adjacent to the Sarratt Green Local Wildlife Site would have adverse effects on biodiversity (SA1) and would result in soil sealing (SA6). Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 & SA11). The majority of the site is in Sarratt (The Green) Conservation Area and development here would disrupt its setting. The site is also in a site of archaeological interest and has listen buildings in close proximity (SA8). ❓ Development may affect the setting of the Chilterns National Landscape which is within 150m to the west of the site (SA9). The site is some distance from open space and play space (SA10 & SA12). ✓ Development would deliver c.8 new dwellings (SA13).

Site Ref: NCFS31 Land to the South-East of Poles Hill, Belsize	x	-	-	x	-	x	-	?	x	?	x	✓	✓	-	-	✗ Development of the greenfield site, which is adjacent to an ancient woodland Local Wildlife Site covered by a TPO, would have adverse effects on biodiversity (SA1) would result in the loss of agricultural land (SA6) and would extend Belsize into open countryside near to the Chilterns National Landscape (SA9). The site is located at some distance from any facilities and services, including a railway station, and has poor public transport provision (SA4 & SA11). ? Development may affect the setting of listed buildings to the north of the site (SA8). Development may disrupt the public right of way which runs through the centre of the site (SA10). ✓ The site is close to open space and development would be required to provide new play space and open space (SA10 & SA12). Development would deliver c.102 new dwellings (SA13).
Site Ref: NCFS32 Land to the southwest of Bragmans Lane	x	-	-	x	-	x	-	?	x	✓	x	✓	✓	-	-	✗ Development of the greenfield site, which is adjacent to two Local Wildlife Sites covered by TPOs, would have adverse effects on biodiversity (SA1) would result in the loss of agricultural land (SA6) and would extend Belsize into open countryside near to the Chilterns National Landscape (SA9). The site is located at some distance from any facilities and services, including a railway station, and has poor public transport provision (SA4 & SA11). ? Development may affect the setting of the listed buildings to the west of the site (SA8). ✓ The site is close to open space and development would be required to provide new play space and open space (SA10 & SA12). Development would deliver c.122 new dwellings (SA13).
Site Ref: NCFS33 Oxhey Park Golf Centre, Prestwick Road, South Oxhey	x	-	-	✓	-	x	-	?	x	✓	✓	-	✓	x	x	✓ The site would provide up to 368 new dwellings (SA13). The site is located close to facilities and services and is well served by public transport, including access to a railway station and a range of play spaces (SA4, SA10 & SA11). ? The site is located close to Oxhey Hall Conservation Area (SA8). ✗ Development of this greenfield site would have adverse effects on biodiversity (SA1) and is within the Green Belt, is adjacent to the M25 which could cause air quality issues for future residents (SA5), result in the loss of undeveloped land (SA6) and would extend the existing built environment into undeveloped land (SA9). The site is currently used as a golf course, which has employment and economic benefits, which would be lost if the site was developed (SA14 & SA15).

Site Ref: NCFS36 Land North of Little Green Lane	-	0	0	+	0	-	0	?	-	+	+	+	0	0	Development of the greenfield site, which is adjacent to an ancient woodland and a Local Wildlife Site, both of which are covered by a TPO, would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6) and extend West Hyde towards open countryside (SA9). Development may affect the setting of the Croxley Green Conservation Area as well as a nearby Grade II listed building and several locally important buildings (SA8). Development may disrupt the public right of way which runs adjacent to the site (SA10). The site is within close proximity to local facilities and services including public transport (SA4 & SA11) and would be required to provide play space and open space (SA10 & SA12). Development would deliver 35 new dwellings (SA13).	
Site Ref: NCFS4 High Elms Manor, Leavesden	x	-	-	✓	-	x	-	?	x	?	✓	✓	✓	-	-	Development of the greenfield site, which includes part of a Local Wildlife Site and which contains trees covered by a TPO, would have adverse effects on biodiversity (SA1) would result in soil sealing (SA6) and would extend Leavesden into semi-open countryside (SA9). Development may affect the settings of listed buildings which are located to the west of the site (SA8). Development may disrupt the public right of way which runs along the boundary of the site (SA10). The site is located in relatively close proximity to services and facilities as well as public transport (SA4 & SA11). Development would be required to provide new open space and other play space (SA10 & SA12). Development would deliver c.35 new dwellings (SA13).
Site Ref: NCFS6	-	?	-	?	?	-	0	?	-	+	?	+	+	0	0	Development of the greenfield site, which has trees covered by a TPO along the northern boundary, would have adverse effects on biodiversity. The site is also located nearby to a Local Wildlife Site to the south and is adjacent to the

Site Ref: NCFS9 Land to the north-west of Woodstock, Bedmond	x	-	-	✓	-	x	-	?	-	?	✓	-	✓	-	-	x Development of this mainly greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6). ? Development may affect the setting of the listed buildings to the south-west of the site (SA8). The site is some distance from open space (SA10). ✓ The site is located reasonably close to some local services and facilities including a bus stop, though is at a distance from a railway station (SA4 & SA11). Development would deliver c.20 new dwellings (SA13).
Site Ref: NSS11a Land at Sarratt, Sarratt Road, Sarratt. Parcel 1.	x	-	?	x	-	x	-	?	x	?	x	✓	✓	✓	✓	x Development of the greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6). Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 & SA11). The site is considered to have a high sensitivity to built development and development would extend Sarratt into open countryside and may affect the setting of the Chilterns AONB which is within 300m to the west of the site (SA9). ? A surface water flow path runs through the centre of the site (SA3). Development here may disrupt the setting of Sarratt (The Green) Conservation Area's historical agrarian landscape (SA8). Development may disrupt the public right of way which runs through the site (SA10). ✓ Development would include new open space and play space as well as a local shop (SA10 & SA12) and would deliver 80-108 new dwellings (SA13). The development would provide a new business hub (offices) with potential provision for ancillary spaces, which would provide new economic and employment opportunities (SA14 & SA15).
Site Ref: NSS12 Land between Bell Lane and Millhouse Lane	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-	x Development of this greenfield woodland site which is covered by a TPO would have adverse effects on biodiversity (SA1). Development would result in the loss of undeveloped land (SA6). The site is considered to have a high sensitivity to built development and development of the site would extend Bedmond into open countryside (SA9). ? Development may disrupt access to the public right of way which runs through the site (SA10). ✓ The site is located reasonably close to some local services and facilities including a bus stop, though is at a distance from a railway station (SA4 & SA11) and is relatively close to open space and play space (SA10). The site would deliver 11-16 new dwellings (SA13).

Site Ref: NSS13 Land to the rear of The Shires High Elms Lane	x	-	-	✓	-	x	-	?	x	✓	✓	✓	✓	-	-	✗ Development of this greenfield site which contains TPOs throughout the site and open grassland and woodland would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6). The site is considered to have a medium-high sensitivity to built development and would extend Abbots Langley into semi-open countryside (SA9). ? ✓ The site is located in relatively close proximity to services and facilities (SA4 & SA11). The development would provide new open space and play space (SA10 & SA12) and would deliver 130-185 new dwellings (SA13).
Site Ref: NSS15 Land adj. Newlands Park	x	-	-	x	-	x	-	-	-	x	x	-	✓	-	-	✗ The site is made up of greenfield land with some biodiversity value (SA1) and there would be a loss of undeveloped land (SA6). The site is at some distance from open space and play space (SA10) as well as most local facilities and services (SA4 & SA11). ✓ The development would deliver 6-9 new dwellings (SA13).
Site Ref: NSS16 Sunnyhill Road	?	?	-	x	?	✓	-	-	-	?	x	✓	✓	x	x	✗ Whilst the site is close to a frequent bus service it is located at some distance from services and facilities and is at a distance from a railway station (SA4 & SA11). Development of the site would result in the loss of a commercial enterprise (spa facility) which could have some adverse effects on the local economy and jobs (SA14 & SA15). ? ✓ The site contains TPOs at the north boundary of the site (SA1). The site is within GSPZ1 which risks contamination of the ground water source (SA2). The site's proximity to the north of the HS2 construction depot may have negative impacts on residents' health and wellbeing due to noise and air quality, although this effect may be temporary depending on how long the construction depot is operational (SA5 & SA10). ✓ The majority of the site is comprised of previously developed land (SA6). Development would provide new open space and play space (SA10 & SA12) and the site would deliver 26-37 new dwellings (SA13).

Site Ref: NSS17 The Puffing Mill Windmill Hill Chipperfield	x	-	?	x	-	x	-	?	?	?	x	-	✓	-	-	✗ The majority of the site is greenfield and covered with woodland (SA1 and SA6). The site is located at some distance from any facilities and services and a railway station, though has reasonable access to a bus service (SA4 & SA11). ? A small area in the centre of the site is at a high risk of surface water flooding (SA3). The site is close to a Grade II Listed Building and may contain heritage assets of archaeological interest (SA8). The site is considered to have a medium-low sensitivity to built development (SA9). The site is a considerable distance from any open space and play space and could affect users of the public right of way that runs along the west boundary of the site (SA10). ✓ The site would deliver 4-8 new dwellings (SA13).
Site Ref: NSS18 Catlips Farm, Berry Lane, Chorleywood	x	-	-	x	?	x	-	-	x*	?	x	✓	✓	-	-	✗ The majority of this site is made up of greenfield land with a woodland part of the site being a Local Wildlife Site (SA1). The land is currently in use for agriculture (SA6). Development would be in open countryside (SA9). The site is at some distance from local services and facilities (SA4 & SA11). ? The site is in very close proximity to the M25 which could result in air quality and noise issues for residents of the new housing (SA5 & SA10). Development would affect the open space which forms part of the site (SA10). ✓ Development would provide new open space and community facilities and deliver 300 new dwellings (SA13). * Landscape Sensitivity Assessment outstanding
Site Ref: NSS21 Land between Adams House and Five Oaks	x	-	-	x	-	✓	-	-	?*	-	x	-	✓	-	-	✗ The site is undeveloped garden land and is adjacent to a Local Wildlife Site as well as being covered by a TPO (SA1). The site is located at some distance from local services and facilities as well as from bus stops (SA4 & SA11). ? Effects on landscape are uncertain (SA9). ✓ The site is classified as previously developed land (SA6). The site would deliver 5 new dwellings (SA13). * Landscape Sensitivity Assessment outstanding
Site Ref: NSS22 Lonsdale, 19 Hyde Lane, Kings Langley	x	-	-	x	-	x	-	-	?*	x	x	x	✓	-	-	✗ The majority of this site is made up of undeveloped land (SA1 and SA6). The site is at some distance from local services and facilities (SA4 & SA11) as well as open space (SA10 and SA12). ? Effects on landscape are uncertain (SA9). ✓ The site would deliver 63 new dwellings (SA13). * Landscape Sensitivity Assessment outstanding

Site Ref: NSS3 Land Between Bell Lane and Millhouse Lane, Bedmond	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-	x Development of this greenfield woodland site which is covered by a TPO would have adverse effects on biodiversity (SA1). Development would result in the loss of undeveloped land (SA6). The site is considered to have a high sensitivity to built development and development of the site would extend Bedmond into open countryside (SA9). ? The north-east of the site is designated as a Historic Landfill site and development could provide an opportunity for remediation of any contamination (SA6). Development may disrupt access to the public right of way which runs through the site (SA10). ✓ The site is located reasonably close to some local services and facilities including a bus stop, though is at a distance from a railway station (SA4 & SA11) and is relatively close to open space and play space (SA10). The site would deliver 12-18 new dwellings (SA13).
Site Ref: NSS5 Clancy Group HQ, Harefield	x	?	?	x	-	✓	-	?	?	✓	x	✓	✓	x	x	x The main area of the site is adjacent to the Colne Valley Gravel Pits Local Wildlife Site, with the access road being within the LWS (SA1). The site is at a distance from services and facilities and a railway station, though it has a frequent bus service in relatively close proximity (SA4 & SA11). Loss of some of the existing employment space could have some adverse effects on the local economy and jobs (SA14 & SA15). ? The site is within GSPZ1 which risks contamination of the ground water source and is close proximity to River Colne and adjacent water bodies (SA2). Part of the site is in Flood Zone 2 and is adjacent to Flood Zone 3b (SA3). Development may affect the setting of the Coppermill Lock Conservation Area adjacent to the east of the site (SA8). The site is considered to have a medium-low sensitivity to built development (SA9). ✓ The site is comprised of previously developed land (SA6), would provide new open space and play space (SA10 & SA12) and would deliver 26-36 new dwellings (SA13).

Site Ref: NSS7 Fir Trees, Dawes Lane, Sarratt	x	-	-	x	-	✓/x	-	-	?	?	x	?	✓	-	-	✗ Development of this part greenfield site which contains TPOs along its eastern boundary and to the south of the site would have adverse effects on biodiversity (SA1). Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 & SA11). ✓✗ The site is made up of a mix of greenfield and previously developed land (SA6). ? The site is within 150m of the Chilterns AONB and may therefore affect the AONB's setting, although the site is considered as having medium-low sensitivity to built development (SA9). If the development were to provide new dwellings it would provide new open space and play space (SA10 & SA12). ✓ The site would deliver 12-20 new dwellings or 8 gypsy and traveller pitches (SA13).
Site Ref: NSS8 Land at Hilltop Farm, Kings Langley	x	-	-	x	-	x	-	-	?	✓	x	✓	✓	-	-	✗ Development of this greenfield site, which has some tree cover, would have adverse effects on biodiversity (SA1). Development would result in the loss of agricultural land (SA6) and affect local landscape (SA9). The site is located at a distance from services and facilities, has infrequent public transport provision and is at a distance from a railway station (SA4 & SA11). ? The site is considered to have a medium-low sensitivity to built development (SA9). ✓ The development would provide new open space and play space (SA10 & SA12). The site would deliver 110-185 new dwellings (SA13).
Site Ref: NSS9 Land adjacent to 235 Toms Lane	x	-	-	✓	-	x	-	-	x	✓	✓	✓	✓	-	-	✗ Development of this greenfield site, which has Local Wildlife Sites to the south (Moor Wood LWS) and east (Bedmond Green LWS), would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6). The site is considered to have a high sensitivity to built development and development would extend Bedmond into open countryside and erode the gap with Kings Langley (SA9). ✓ The site is reasonably close to facilities and services, though has infrequent public transport provision and is at a distance from a railway station (SA4 & SA11). Development would provide new open space and play space (SA10 and SA12). Development would deliver 50-83 new dwellings (SA13).

Site Ref: NW34 Garages r/o The Dick Whittington, South Oxhey	-	-	?	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	? The site is at low-high risk of surface water flooding (SA3). Redevelopment of the garages may improve the local townscape (SA9). ✓ The site is in close proximity to local facilities and services including public transport (SA4 & SA11) and makes use of previously developed land (SA6) which is close to open space (SA10). The site would deliver 5-7 new dwellings (SA13).
Site Ref: NW34a Garages r/o The Dick Whittington	-	-	-	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	? Redevelopment of the garages may help improve the local townscape (SA9). ✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services including public transport (SA4 & SA11), open space (SA10), and would deliver 6 new dwellings (SA13).
Site Ref: OH5 Garages off of Silk Mill Road, Oxhey Hall	-	?	-	✓	-	✓	-	-	?	?	✓	-	✓	-	-	? The site is in GSPZ1 which risks contamination to the groundwater source (SA2). Redevelopment of the garages may improve the local townscape (SA9). The site is at some distance from open space (SA10). ✓ The site is in close proximity to local facilities and services including public transport (SA4 & SA11) and is classified as previously developed land (SA6). The site would deliver 5-7 new dwellings (SA13).
Site Ref: OSPF1 The Island, Church Street, Rickmansworth	?	?	x	✓	-	✓	-	?	-	✓	✓	-	✓	-	-	✓ The site would provide up to 3 new dwellings (SA13). The site is located close to facilities and services and is well served by public transport, and a range of play spaces/allotments/open space (SA4, SA10 & SA11). The site would develop previously developed land (SA6). ? The site is located within the Green Belt though is not located near to identifiable biodiversity assets (SA1). The site is in a GSPZ1 which risks contamination to the ground water source (SA2). The site is small in scale and doesn't contain any heritage assets, though it is in close proximity to a number of Listed Buildings and the Rickmansworth Town Conservation Area. x The site is wholly located within Flood Zone 3b land (SA3).
Site Ref: OSPF2 Land at Bell Lane, Bedmond	?	-	-	✓	-	x	-	-	?	✓	✓	-	✓	-	-	✓ The site would provide up to 5 new dwellings (SA13). The site is located close to facilities and services (notably a local primary school) and a range of recreational space and open space, and is served by public transport (SA4, SA10 & SA11). ? The site is located within the Green Belt (Grey Belt) and could potentially affect protected trees (SA1). Site would develop greenfield land but is small in scale and part of the existing built environment, though concerns exist regarding the development of this site assisting in merging settlements, making landscape effects uncertain (SA9). x The site would develop greenfield land (SA6).

Site Ref: OSP17 Former Royal British Legion, Sarratt	x	-	-	x	-	x	-	?	x	-	x	-	✓	-	-	✗ Although the site contains some brownfield, the majority of the site is greenfield with some biodiversity value (SA1) and development would mostly take place on undeveloped land (SA6). Development here would affect the local landscape and may disrupt the setting of the Chilterns AONB which is approx. 400m to the west of the site (SA9). Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 & SA11). ? ✓ The site is adjacent to Sarratt (The Green) Conservation Area which contains a number of Grade II Listed Buildings and is a Site of Known Archaeological Interest (SA8). ✓ The development would deliver 12-20 new dwellings (SA13).
Site Ref: OSP21 The Timber Yard, 65 Toms Lane	-	-	-	x	-	✓	-	-	-	-	x	-	✓	-	-	✗ The site is some distance from facilities and services, including a primary school and has poor access to Kings Langley centre and to public transport (SA4 & SA11). ✓ The site is previously developed land used as a timber yard. Development could provide an opportunity for remediation of any land contamination (SA6). The site would deliver 6-12 new homes (SA13).
Site Ref: OSP22 Batchworth Park Golf Course	x	?	-	✓	-	x	-	?	?	x	✓	✓	✓	✓	x	✗ Development would result in the loss of greenfield land with some biodiversity value (SA1) and the land is currently undeveloped (SA6). Development of the site would result in the loss of a recreation facility (SA10) and the loss of this commercial enterprise could have some adverse effects on the local economy and jobs (SA14 & SA15). ? ✓ The site is partly within GSPZ1 which risks contamination to the groundwater source (SA2). Development may affect the setting of the Moor Park Registered Park and Garden (SA8) and the site is of medium-low sensitivity to built development (SA9). ✓ The site is reasonably close to services and facilities including a bus stop (SA4 & SA11). The development would provide new open space and play space (SA10) and a new primary school (SA12). ✓✓ The development would deliver 618 new dwellings (SA13).

Site Ref: OSP3 Land at Heronsgate, Chorleywood	x	?	-	✓	?	x	-	x	x	?	✓	✓	✓	-	-	✗ Development of this greenfield site, which contains a local wildlife site, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Chorleywood into open countryside, closing the gap with Heronsgate (SA9). The site is adjacent to Heronsgate Conservation Area which includes a number of Grade II Listed Buildings and the historic environment may be disrupted by the development (SA8). ? Part of the site is in Ground Water Protection Zone 1 (Inner Protection Zone) (SA2). The close proximity of the site to the M25 could result in adverse effects from air quality and noise on the health and wellbeing of new residents (SA5 and SA10). Development could adversely affect users of the public right of way that runs across the site (SA10). ✓ The site is reasonably close to local services and facilities and is of a scale that it could provide a new bus route and facilities (SA4 & SA11) including a community hub, school (SA12) and walking and cycling routes (SA10). ✓✓ Development would deliver 1120-1680 new dwellings (SA13).
Site Ref: OSP3a Land at Heronsgate, Chorleywood (Smaller Site)	x	?	?	✓	?	x	-	x	x	?	✓	✓	✓	-	-	✗ The site is greenfield and adjacent to a LWS, parts of the site are considered to have high ecological sensitivity and TPOs are in place in the northern corner of the site (SA1). The land is currently in use as agricultural land (SA6) and has distinctive characteristics and is exposed, with medium-high sensitivity to built development (SA9). The site is adjacent to Heronsgate Conservation Area which includes a number of Grade II listed buildings and the historic environment may be disrupted by the development. The site may include heritage assets of archaeological interest (SA8). ? The majority of the site is in GSPZ1 which risks contamination to the groundwater source (SA2) and there is high risk of surface water flooding along the southern edge and low-high risk in the south-east of the site (SA3). The site's proximity to the M25 on the south-eastern edge may have health and wellbeing implications for residents due to air quality and noise (SA5 & SA10). ✓ The site is reasonably close to local services and facilities and is of a scale that it could provide a new bus route and facilities (SA4 & SA11) including a community hub, school (SA12) and walking and cycling routes (SA10). ✓✓ The development could provide 1,379 new homes (SA13).

Site Ref: OSPF3b Land at Heronsgate, Hill Farm and Birdwood, Chorleywood	x	?	?	✓	?	x	-	x	x	?	✓	✓	✓	-	-	✗ The site is greenfield and adjacent to an LWS, parts of the site are considered to have high ecological sensitivity and TPOs are in place in the northern and north-western edges of the site (SA1). The land is currently in use as agricultural land (SA6) and is of medium-high sensitivity to built development due to its landscape characteristics (SA9). The site is adjacent to Heronsgate Conservation Area which includes a number of Grade II Listed Buildings and the historic environment may be disrupted by the development. The site may include heritage assets of archaeological interest (SA8). ⚠ A majority of the site is in GSPZ1 which risks contamination to the groundwater source (SA2) and there is high risk of surface water flooding along the southern edge and in the south-east of the site (SA3). The site's proximity to the M25 on the south-eastern edge may have health and wellbeing implications for residents due to air quality and noise (SA5 & SA10). ✓ The site is reasonably close to local services and facilities and is of a scale that it could provide a new bus route, local shop and facilities (SA4 & SA11) including a community hub, primary school (SA12) and walking and cycling routes (SA10). ✓✓ The development could deliver 1,604 new dwellings (SA13).
Site Ref: P21 Garages at Tudor Way, Mill End	-	?	-	✓	-	✓	-	-	?	?	✓	-	✓	-	-	⚠ The site is within GSPZ1 which risks contamination to the groundwater source (SA2) and development would disrupt the public right of way which runs across the site (SA10). Redevelopment of the garages may improve the local townscape (SA9). ✓ The site is in close proximity to local facilities and services including public transport (SA4 & SA11) and makes use of previously developed land (SA6) which is close to open space (SA10). The site would deliver 4-6 new dwellings (SA13).
Site Ref: P26 Garages at Windsor Way, Mill End	-	?	?	✓	-	✓	-	-	?	?	✓	-	✓	-	-	⚠ The site is within GSPZ1 which risks contamination to the groundwater source (SA2) and there is a low-high risk of surface water flooding on the access road (SA3). Redevelopment of the garages may improve the local townscape (SA9). Development may disrupt the public right of way which runs along the site boundary (SA10). ✓ The site is in close proximity to local facilities and services including public transport (SA4 & SA11) and makes use of previously developed land (SA6) which is close to open space (SA10). The site would deliver 4-6 new dwellings (SA13).

Site Ref: P33 Chiltern Drive	-	?	-	✓	-	✓	-	-	-	✓	✓	-	✓	-	-	⚠ The site is in a GSPZ1 which risks contamination to the groundwater source (SA2). ✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 & SA11), open space (SA10), and would deliver 6 new dwellings (SA13).
Site Ref: P34 The Bucklands Garages, Mill End	-	?	-	✓	-	✓	-	-	-	✓	✓	-	✓	-	-	✓ The site would provide up to 4 new dwellings (SA13). The site is located close to facilities and services (especially a mixed junior and infants school) and is well served by public transport, and a range of play spaces/allotments/open space (SA4, SA10 & SA11). The site would develop previously developed land (SA6). ⚠ The site is in a GSPZ1 which risks contamination to the ground water source (SA2).
Site Ref: P38 Garages at Whitfield Way	-	?	-	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	⚠ The site is in a GSPZ1 which risks contamination to the groundwater source (SA2). Redevelopment of the garages may help improve the local townscape (SA9). ✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 & SA11), open space (SA10), and would deliver 6 new dwellings (SA13).
Site Ref: P4 Quickwood Close Garages, Mill End	-	?	-	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	⚠ The site is in a GSPZ1 which risks contamination to the groundwater source (SA2). Redevelopment of the garages may improve the local townscape (SA9). ✓ The site is classified as previously developed land (SA6) and is close to open space (SA10). The site is in close proximity to local facilities and services (SA4 & SA11) and would deliver 6-7 new dwellings (SA13).
Site Ref: PCS11 West Hyde Residential Centre	?	?	-	✗	-	✓	-	?	-	-	✗	✗	✓	-	-	✗ Though the site is reasonably close to a local shop and primary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11). Development here would result in the loss of a residential centre that is used by a children's charity (SA12). ⚠ The site is close to a Local Wildlife Site (SA1) and two Grade II Listed Buildings are located nearby (SA8). ✓ The site makes use of previously developed land (SA6) which could deliver 4-5 new dwellings (SA13).

Site Ref: PCS15 Griggs Field, Batchworth	x	-	-	x	-	x	-	-	x	x	x	x	✓	x	x	✗ Development of this greenfield (golf course) site would have adverse effects on biodiversity (SA1), would result in the loss of open land (SA6) and would extend built development into open countryside (SA9). The site is at a distance from facilities and services though it has a reasonably good bus service (SA4 & SA11). Development of the site would result in the loss of a recreation facility (SA10 & SA12) and the loss of this commercial enterprise could have some adverse effects on the local economy and jobs (SA14 & SA15). ✗ Development could adversely affect users of the public right of way that runs alongside the north-west of the site (SA10). ✓ The site would deliver 225-340 new dwellings (SA13).
Site Ref: PCS17 Depot, Harefield Road, Rickmansworth	-	?	x	✓	-	✓	-	?	-	✓	✓	-	✓	-	-	✗ Substantial areas of the site are in Flood Zone 3a and Flood Zone 2 (SA3). ✗ The site is within GSPZ1 which risks contamination to the groundwater source (SA2) and is located close to Rickmansworth Town Conservation Area (SA8). ✓ The site is within an existing settlement, close to facilities and services including public transport (SA4 & SA11). The site is previously developed land, which was previously a waste depot; development could provide an opportunity for remediation of any contamination (SA6). The site is close to open space (SA10) and development would deliver 25-36 new dwellings (SA13).
Site Ref: PCS19 Abbots Langley Mens Club	-	-	-	✓	-	✓	-	?	-	-	✓	?	✓	-	-	✗ The site is close to Abbots Langley Conservation Area (SA8) and there would be a loss of a community facility (SA12). ✓ The site is within an existing settlement, close to facilities and services including a bus service, though is at a distance from a railway station (SA4 & SA11). The development makes use of previously developed land (SA6) and would deliver 7-11 new dwellings (SA13).
Site Ref: PCS24 Bluebell Drive (Larger Site), Bedmond	x	-	-	✓	-	x	-	-	x	?	✓	✓	✓	-	-	✗ Development of this greenfield site, which has a wildlife site adjacent to the south, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Bedmond into open countryside at a site with medium sensitivity to built development (SA9). ✗ Development could adversely affect users of the two public rights of way that run across the site (SA10). ✓ The site is in close proximity to local facilities and services, though is poorly served by public transport (SA4 & SA11). The development would include new open space and play space (SA10 & SA12) and would deliver 85-145 new dwellings (SA13).

Site PCS25 Lane 1, Bedmond	Ref: East 1,	x	-	-	✓	-	x	-	?	-	✓	✓	-	✓	-	-	✗ The site is made up of grassland with some biodiversity value (SA1) and is currently used as agricultural land (SA6). ? There are a number of Grade II and Locally Listed Buildings nearby to the site and the site may contain heritage assets of archaeological interest (SA8). ✓ The site is within reasonable proximity of facilities and services including a bus stop, though is at a distance from a railway station (SA4 & SA11). The site is close to open space (SA10) and would deliver 15-25 new dwellings (SA13).
Site PCS26 Lane 2, Bedmond	Ref: East 2,	x	-	-	✓	-	x	-	?	-	?	✓	?	✓	-	-	✗ The site is mostly made up of greenfield land which has some biodiversity value (SA1). The site is mainly greenfield, although there is some previously developed land and development could provide an opportunity for remediation of any contamination from the previous use as a pet cemetery (SA6). ? The site may include heritage assets of archaeological interest and there are some Grade II and Locally Listed Buildings nearby, though these are at a distance from the site (SA8). Loss of the pet cemetery could have adverse effects on the wellbeing of individuals and local communities that are directly affected (SA10 & SA12). ✓ The site is within reasonable proximity of facilities and services including a bus stop though is at a distance from a railway station (SA4 & SA11) and would deliver 15-25 new dwellings (SA13).
Site PCS27 Lane 3, Bedmond	Ref: East 3,	x	-	-	x	?	x	-	?	?	?	x	-	✓	-	-	✗ The site is made up of greenfield land which has some biodiversity value and is located next to a Local Wildlife Site (SA1). The development would build on undeveloped land (SA6). The site is located at a distance from services and facilities though it does have a bus service (SA4 & SA11). ? The south of the site is in close proximity to the M25 which may have noise and air quality implications that affect the health and wellbeing of residents (SA5 & SA10). The site may contain heritage assets of archaeological significance (SA8) and development would affect the local landscape but the site is classed as having medium-low sensitivity to built development (SA9). ✓ The site would deliver 20-35 new dwellings (SA13).

Site PCS29 Ref: East Lane 5, Bedmond	x	-	-	✓	-	x	-	?	?	-	✓	-	✓	-	-	✗ The site is greenfield and has a high ecological sensitivity due to habitats in the area (SA1). The site is currently in agricultural use (SA6). ? The site may contain heritage assets of archaeological interest (SA8) and development would affect the local landscape but the site is classed as having medium-low sensitivity to built development (SA9). ✓ The site is within reasonable proximity of facilities and services including a bus service, though is at a distance from a railway station (SA4 & SA11) and would deliver 30-55 new dwellings (SA13).
Site PCS30 Ref: East Lane 6, Bedmond	x	-	-	✓	-	✓/x	-	?	-	-	✓	-	✓	-	-	✗ The greenfield area of the site is made up of grassland with some biodiversity value (SA1). ✓/x The site is a mix of greenfield and brownfield land (SA6). ? The site may contain heritage assets of archaeological interest and is close to a Grade II Listed Building (SA8). ✓ The site is within reasonable proximity of facilities and services including a bus service, though is at a distance from a railway station (SA4 & SA11) and would deliver 30-55 new dwellings (SA13).
Site PCS33 Ref: Land west of Bluebell Drive, Bedmond	x	-	-	✓	-	✓	-	-	x	?	✓	-	✓	-	-	✗ Part of the site is within a LWS and is rated as having high ecological sensitivity (SA1). There would be a loss of green space and the site is considered as having medium sensitivity to built development (SA9). ? There is a public right of way running across the north of the site (SA10). ✓ The site is within reasonable proximity of facilities and services, though is at a distance from a railway station (SA4 & SA11). The site is previously developed land which was previously a landfill site and development could provide an opportunity for remediation of any contamination (SA6). The site is close to open space (SA10) and would deliver 15-20 new dwellings (SA13).
Site PCS34 Ref: 20 Hilltop Road, Kings Langley	?	-	-	✓	-	x	-	-	-	✓	x	-	✓	-	-	✓ The site would provide up to 3 new dwellings (SA13). The site is in close proximity to a range of open spaces and play spaces (SA10). The site is close to a bus stop and is potentially within walking distance of a railway station (SA4). ? The site is located within the Green Belt (SA1). ✗ The site has been identified as not having good access to services and facilities (SA11). The site would develop greenfield land (SA6).

Site Ref: PCS36 Land opposite the Alpine Press, Kings Langley	?	-	x	✓	x	✓	-	?	-	x	✓	-	✓	-	-	✓ The site would provide up to 3 new dwellings (SA13). The site is located close to facilities and services and is well served by public transport (located across from a railway station) (SA4 & SA11). The site would develop previously developed land (SA6). ? The site is located within the Green Belt (SA1). The site is small in scale but is located close to two Listed Buildings and a scheduled monument to the south west. x The site does include a small portion of it that is within Flood Zone 3b and another portion that is identified as having groundwater flooding issues (SA3). The site is not located close to public open spaces and has potential air quality (M25 related) and noise (railway station related) health issues (SA5 & SA10).
Site Ref: PCS4 East Green Street	-	0	?	+	0	-	0	?	--	?	+	0	+	+	0	-- The site is located in the Chilterns National Landscape and in addition development would extend Chorleywood into open countryside (SA9). - Development of this greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6). ? The eastern boundary of the site ranges from medium to high risk of surface water flooding. The site also contains a surface water flow path which ranges from low to medium risk of surface water flooding (SA3) Development could affect the setting of the adjacent Chorleywood Common Conservation Area. The site has potential to contain heritage assets of archaeological interest (SA8). Development could adversely affect users of the public right of way that runs around the south-west side of the site (SA10). + ++ The site is in close proximity to local facilities and services (SA4 & SA11). ++ Development would deliver 678 new dwellings (SA13).

Site Ref: PCS42 Leavesden Pumping Station, East Lane	?	-	?	x	-	✓	-	-	x	✓	x	-	✓	-	-	✗ The site is considered as having medium sensitivity to the built environment due to the historic rural nature of the setting (SA9). The site is located at a distance from services and facilities and is not well served by public transport (SA4 & SA11). ? There are a number of TPOs along the boundary of the site (SA1) and a surface water flow path crosses the site, giving a medium-high risk of surface water flooding (SA3). ✓ The site is previously developed land which was used previously as a gasworks and development could provide an opportunity for remediation of any contamination (SA6). The site is close to open space (SA10) and would deliver 15-20 new dwellings (SA13).
Site Ref: PCS44 Garston Manor, Garston	x x	-	-	✓	-	x	-	-	x	✓	✓	✓	✓	-	-	✗✗ Development of this greenfield site, which contains a Local Wildlife Site, would have significant adverse effects on biodiversity (SA1). ✗ Development would result in the loss of undeveloped land (SA6) and would result in the loss of open land to the north of Leavesden Green (SA9). ✓ The site is in close proximity to local facilities and services including a bus service, though is at a distance from a railway station (SA4 & SA11). The site will include new open space and play space (SA10 & SA12) and would deliver 95-130 new dwellings (SA13).
Site Ref: PCS46 Twychells Farm, Bedmond	x	-	-	x	-	x	-	-	x	?	x	✓	✓	-	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Bedmond into open countryside at a site with medium sensitivity to built development (SA9). The site is at a distance from services and facilities, though does have a bus service (SA4 & SA11). ? Development could adversely affect users of the public right of way that runs along the west side of the site (SA10). ✓ Development would include new open space and play space (SA10 & SA12) and would deliver 43-57 new dwellings (SA13).

Site Ref: PCS47 South of Little Oxhey Lane, Carpenders Park	-	0	?	+	?	-	0	?	-	+	+	+	++	0	0	Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Carpenders Park into open countryside (SA9). Part of the site is at a high risk of surface water flooding (SA3). The southern boundary of the site is adjacent to the Harrow AQMA, therefore consideration should be given to air quality which may impact on the site (SA5). The site contains no heritage assets, however, development may impact the London Coal Duty Marker (Grade II) located to the south of the site along with three other Grade II listed buildings. The site is also assessed as having potential to include heritage assets of archaeological interest. The Heritage Impact Assessment deems the site would have a minor negative impact on the historic environment (SA8). The site is in close proximity to local facilities and services including a bus stop (SA4 & SA11) and would provide new open space, play space and potentially a primary school (SA10 & SA12). Development would deliver 485 new dwellings (SA13).
Site Ref: PCS50 The Roughs, Eastbury	x	?	-	✓	-	x	-	-	x	✓	✓	✓	✓	-	-	Development of this woodland greenfield site, a majority of which is covered by TPOs and which is adjacent to a Local Nature Reserve and Local Wildlife Site, would have adverse effects on biodiversity (SA1). Development would result in the loss of undeveloped land (SA6) and would affect local landscape (SA9). The site is in GSPZ1 which risks contamination to the groundwater source (SA2). The site is in close proximity to local facilities and services though is not well connected to public transport (SA4 & SA11). Development would include new open space and play space (SA10 & SA12) and would deliver 110-145 new dwellings (SA13).
Site Ref: PCS51 Cockayne, Loudwater Lane	x	-	?	x	-	✓/x	-	?	x	?	x	✓	✓	-	-	Development of this greenfield site would have adverse effects on biodiversity (SA1) and would extend Croxley Green into open countryside (SA9). The site is at a distance from services and facilities and is not well connected to public transport (SA4 & SA11). ✓/x The site is part previously developed land, part greenfield agricultural land (SA6).

																	Small areas of the site are at high risk of surface water flooding (SA3). Development could adversely affect the Croxley Green Conservation Area, in which the site is partly located, and the setting of Grade II Listed Buildings within the site (SA8). Development could also affect users of the public right of way that runs through the site (SA10). The development would include new open space and play space (SA10 & SA12) and would deliver 380-570 new dwellings (SA13).
Site Ref: PCS52 Hilltop Road, Kings Langley	x	-	-	x	-	x	-	-	x	?	x	-	✓	-	-	-	The site is made up of greenfield land which has some biodiversity value (SA1). The development would build on undeveloped land (SA6) and affect local landscape (SA9). The site is located at a distance from services and facilities and has poor access to public transport (SA4 & SA11). The site is located at some distance from open space (SA10). The site would deliver 10-15 new dwellings (SA13).
Site Ref: PCS54 Land at Waterdell, Bricket Wood	x	-	-	✓	?	x	-	?	x	?	✓	-	✓	-	-	-	The site is made up of greenfield land which has some biodiversity value (SA1). The development would build on agricultural land (SA6) and affect local landscape (SA9). The site's proximity to the M1 may have noise and air quality impacts that affect residents' health and wellbeing (SA5 & SA10). The site may include heritage assets of archaeological interest (SA8). The site is reasonably close to facilities and services including a bus service (SA4 & SA11) and would deliver 50-70 new dwellings (SA13).
Site Ref: PCS59 Land at Berry Lane, Mill End, Mill End	x	-	-	✓	-	✓	-	-	x	x	✓	x	✓	-	-	-	Development of this grassland site would have adverse effects on biodiversity (SA1). This site has medium sensitivity to built development (SA9). Development would result in the loss of designated open space which is currently in use as playing fields (SA10 and SA12). The site was previously a landfill site and development could provide an opportunity for remediation of any contamination (SA6). The site is in close proximity to local facilities and services including a bus service (SA4 & SA11) and would deliver 80-105 new dwellings (SA13).
Site Ref: PCS6 Hall Farm, Berry Lane	x	-	-	x	-	x	-	x	x	?	x	-	✓	-	-	-	The development of this greenfield site with biodiversity value (SA1) would result in the loss of agricultural land (SA6) and may disrupt the setting of the adjacent Chorleywood Common Conservation Area to the north (SA8). The site has medium sensitivity to built development and would extend Chorleywood into the countryside (SA9). The site does not have easy access to local facilities and

																	services, is at a distance from a primary school and does not have a frequent bus service (SA4 & SA11). ? The site's proximity to the railway may cause noise disturbance which affects the wellbeing of residents (SA10). ✓ The site is close to open space (SA10) and could deliver 30-50 new dwellings (SA13).
Site Ref: PCS60 Land at Furtherfield	x	-	-	✓	-	✓	-	-	x	x	✓	✓	✓	-	-	-	✗ Development of this grassland site would have adverse effects on biodiversity (SA1). Development of this site would affect local landscape (SA9). There would be a loss of designated open space, though some of this would be retained in the development (SA10). ✓ The site is in close proximity to local facilities and services though is not well served by public transport (SA4 & SA11). The site was previously a landfill site and development could provide an opportunity for remediation of any contamination (SA6). The development would include a new play space (SA12) and would deliver 370-500 new dwellings (SA13).
Site Ref: PCS61 Land at Bluebell Drive	x x	-	-	✓	-	✓	-	-	x	-	✓	-	✓	-	-	-	✗✗ The site is wholly within an LWS and is made up of grassland with vegetation and tree coverage (SA1). ✗ The site is considered to have medium-high sensitivity to built development (SA9). ✓ The site is reasonably close to facilities and services, though has no public transport access (SA4 & SA11). The site was previously a landfill site and development could provide an opportunity for remediation of any contamination (SA6). The site would deliver 65-99 new dwellings (SA13).
Site Ref: PCS7 Hall Farm, Shepherds Lane	x	?	-	✓	-	x	-	?	x	-	✓	-	✓	-	-	-	✗ The site is opposite a Local Wildlife Site and is made up of greenfield land (SA1), which is currently used for agriculture (SA6). The development would disrupt the otherwise rural setting and has medium sensitivity to built development (SA9). ? The site is within GSPZ1 which risks contamination to the groundwater source (SA2). A complex of Grade II Listed Buildings is located to the north of the site (SA8). ✓ The site is reasonably close to facilities and services including a bus service (SA4 & SA11) and could deliver 25-40 new dwellings (SA13).

Site Ref: PSCFS1 Land adjoining Red Hall, Redhall Lane	x	-	?	x	-	x	-	?	x	✓	x	✓	✓	-	-	✗ The site is greenfield land with biodiversity value which is adjacent to a Local Wildlife Site and Ancient Woodland (SA1). The site is currently in use as agricultural land (SA6) and the development would expand Chandler's Cross into open countryside (SA9). The site is located at a distance from services and facilities and is not well served by public transport (SA4 & SA11). ? There is a high risk of surface water flooding in a small area at the west of the site (SA3) and there are three Grade II Listed Buildings close to the site and the site may contain heritage assets of archaeological interest (SA8). ✓ Development would include new open space and play space (SA10 & SA12) and would deliver 85-130 new dwellings (SA13).
Site Ref: PSCFS10 Land north-east of Long Lane, Heronsgate	x	-	?	✓	-	x	-	?	x	✓	✓	✓	✓	-	-	✗ The site is greenfield and has some biodiversity value, with all the trees on site being covered by TPOs (SA1). Development here would result in the loss of undeveloped land (SA6), woodland and green space which is considered to have medium sensitivity to built development (SA9). ? A small area along the western boundary is at high risk of surface water flooding (SA3). The site shares a boundary with the Heronsgate Conservation Area (SA8). ✓ The site is within reasonable proximity to facilities and services but is not well served by public transport (SA4 & SA11). The development would include new open space and play space (SA10 & SA12) and would deliver 31-42 new dwellings (SA13).
Site Ref: PSCFS11 Land north-east of Valley View Farm, Oxhey Lane	x x	-	-	✓	-	x	-	-	x	?	✓	✓	✓	-	-	✗✗ Development of this greenfield site, the majority of which is designated as a Local Wildlife Site, would have significant adverse effects on biodiversity (SA1). ✗ Development would result in the loss of agricultural land (SA6) and would extend Carpenders Park into open countryside (SA9). ? Development could affect users of the public right of way that runs through the site (SA10). ✓ The site is relatively close to local facilities and services, though is at a distance from a primary school (SA4 & SA11) and the development would include new open space and play space (SA10 & SA12) and would deliver 80-110 new dwellings (SA13).

Site Ref: PSCFS12 Land between East Lane and M25	x	-	-	x	?	x	-	-	x	?	x	✓	✓	-	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of undeveloped land (SA6) and affect landscape at a site with medium-high sensitivity to built development (SA9). The site is at a distance from public transport and services and facilities (SA4 & SA11). ? The site is close to the M25 which could affect the health and wellbeing of new residents through air quality and noise issues (SA5 & SA10). Development could adversely affect users of the public rights of way that run through the site and along the eastern and southern boundaries, as well as the designated open space nearby to the south-west of the site, though some open space would be provided as part of the development (SA10). ✓ The development would include new play space (SA12). ✓ Development would deliver 620-830 new dwellings (SA13).
Site Ref: PSCFS13 Land between East Lane and Bedmond Road	x	-	-	✓	-	x	-	?	x	?	✓	✓	✓	-	-	✗ Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Bedmond into open countryside at a site with medium-high sensitivity to built development (SA9). ? Development could adversely affect the setting of the Grade II Listed Buildings close to the site (SA8) and users of the public right of way that runs along the eastern boundary of the site (SA10). ✓ The development includes new open space and play space (SA10 & SA12), the site is in close proximity to local facilities and services (SA4 & SA11) and would deliver 172-230 new dwellings (SA13).
Site Ref: PSCFS14 East Lodge, Essex Lane, Kings Langley	x	-	-	✓	-	✓/x	-	x	?	✓	✓	-	✓	-	-	✗ A majority of the site lies within an LWS (SA1) and development here may disrupt the setting of a Grade II* and Grade II Listed Building close to the site (SA8). ✓✗ The site is made up of both greenfield and previously developed land (SA6). ? The site has medium-low sensitivity to the built environment (SA9). ✓ The site is reasonably close to facilities and services, though is at a distance from a railway station and the bus service is irregular (SA4 & SA11). The site is close to open playing fields for recreation (SA10). The development would deliver 5-7 new dwellings (SA13).

Site Ref: PSCFS16 Greys, Bucks Hill, Kings Langley	x	-	-	x	-	x	-	?	x	-	x	-	✓	-	-	✗ A majority of the site lies within an LWS and is made up of greenfield land with biodiversity value (SA1) and development here would result in a loss of agricultural land (SA6) and would affect local landscape (SA9). The site is located at a distance from services and facilities and has poor access to public transport (SA4 & SA11). ? ✓ The site is immediately adjacent to a Grade II Listed Building and has potential to include heritage assets of archaeological interest (SA8). ✓ The development would deliver 20-35 new dwellings (SA13).
Site Ref: PSCFS17 Rear of Glenwood, Harthall Lane	x	-	-	x	-	x	-	-	?	-	x	-	✓	-	-	✗ The site is composed of greenfield land with biodiversity value (SA1) and development here would result in a loss of undeveloped land (SA6). The site is some distance from facilities and services, including a primary school and has poor access to Kings Langley centre and to public transport (SA4 & SA11). ? ✓ The site is considered to be of medium-low sensitivity to built development (SA9). ✓ The development would deliver 10-15 new dwellings (SA13).
Site Ref: PSCFS19 Land south west of Berry Lane, Chorleywood	x	-	-	✓	?	x	-	?	x	?	✓	-	✓	-	-	✗ This greenfield site contains a number of TPOs along the southern boundary (SA1). And development would result in the loss of agricultural land (SA6). ? ✓ The site's proximity to the M25 and railway line may have noise and air quality implications which affect the health and wellbeing of residents (SA5 & SA10). The site is close to the Chorleywood Common Conservation Area and may include heritage assets of archaeological interest (SA8) and is of medium-low sensitivity to built development (SA9). ✓ The site is within a reasonable distance of services and facilities, though is at a distance from a primary school and does not have a bus stop nearby (SA4 & SA11). The site is close to open space (SA10) and the development would deliver 15 new dwellings (SA13).
Site Ref: PSCFS20a Millfield Plantation, Beechengrove Wood	x x	-	-	x	?	x	-	x	x x	?	x	✓	✓	-	-	✗✗ Development of this greenfield site, which is located in the Beechengrove Wood Local Wildlife Site and which is covered by a Tree Preservation Order, would have significant adverse effects on biodiversity (SA1). The site is located in the Chilterns AONB and in addition development would extend Loudwater into open countryside (SA9). ✗ Development would result in the loss and sealing of soil (SA6). The site is some distance from local facilities and services and is not well served by public

Site Ref: PSCFS24 Land north of Little Green Lane, Croxley Green	x	-	-	✓	-	x	-	?	x	-	✓	✓	-	-	✓	✗ This site is made up of greenfield land and is adjacent to a Local Wildlife Site, Ancient Woodland and has a number of TPOs along its boundary (SA1). It is currently in use as agricultural land (SA6) and its development would extend Croxley Green into open countryside (SA9). ? ✓ The site is close to Croxley Green Conservation Area which contains some Grade II Listed Buildings (SA8). ✓ The site is located on the edge of an existing settlement and has reasonably good access to public transport (SA4 & SA11). The provision of a new school would benefit the community and create jobs (SA12 & SA15).
Site Ref: PSCFS3 Land at Batchworth Heath Farm, Batchworth	x	-	-	x	-	x	-	x	x	✓	x	✓	✓	-	-	✗ The site is greenfield with biodiversity value and is adjacent to a Local Nature Reserve and a Local Wildlife Site (SA1). Development would result in the loss of undeveloped land (SA6) and would affect the rural agrarian setting of the adjacent Batchworth Heath Conservation Area which contains three Grade II Listed Buildings and the site may include heritage assets of archaeological interest (SA8). There would be a loss of green space and the site is considered to be of medium sensitivity to built development (SA9). It is located at a distance from facilities and services (SA4 & SA11). ✓ The development would include new open space and play space (SA10 & SA12) and would deliver 30-40 new dwellings (SA13).
Site Ref: PSCFS4 The Woodlands, Bedmond Road	x	-	-	✓	-	x	-	-	x	-	✓	-	✓	-	-	✗ The site is made up of open grassland with biodiversity value and there are a number of TPOs surrounding the site (SA1). There would be a loss of undeveloped land (SA6), green space and the site is considered to be of medium sensitivity to built development (SA9). ✓ The site is within reasonable proximity to services and facilities, though is at a distance to a railway station (SA4 & SA11) and the development would deliver 6-9 new dwellings (SA13).
Site Ref: PSCFS5 West Hyde Nursery, Old Uxbridge Road	x	?	?	x	-	✓	-	?	-	?	x	-	✓	-	-	✗ A Local Wildlife Site encroaches the site along the north-east boundary (SA1). The site is located at a distance from facilities and services though is reasonably close to a bus stop (SA4 & SA11). ? ✓ The site is within GSPZ1 which risks contamination to the groundwater source and it is entirely within Flood Zone 2 (SA3). A Grade II Listed Building lies close to the site (SA8) and a public right of way runs across the south of the site and the site is at some distance from open space (SA10). ✓ The development makes use of previously developed land site and development could provide an opportunity for remediation of any contamination (SA6) and the development would deliver 5-6 new dwellings (SA13)

Site Ref: PSCFS6 Land south of Junction 20, M25, Kings Langley	x	-	-	x	?	x	-	x	x	?	x	✓	✓	-	-	✗ The greenfield portion of the site has biodiversity value and includes TPOs in the centre as well as to the north (SA1). The majority of the site is greenfield land, although some of the site is PDL and as the site was previously a landfill site development could provide an opportunity for remediation of any contamination (SA6). There would be a loss of a large area of green space and the site has medium sensitivity to the built environment (SA9). Development may affect the setting of the adjacent Hunton Bridge Conservation Area and the Grade II Listed Building close to the site (SA8). Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, and has poor public transport provision (SA4 & SA11). ? The site's proximity to the M25 may have noise and air quality implications which affect the health and wellbeing of residents (SA5 & SA10). ✓ Development would include new open space and play space (SA10 & SA12) and would deliver 294-441 new dwellings (SA13).
Site Ref: PSCFS8a Moor Park Golf Course, 1 Sandy Lodge Road	x	?	x	✓	-	x	-	x	x	?	✓	?	-	✓	-	✗✗ A large area of the site is in Flood Zone 3b, with the remainder in Flood Zones 2 and 3a. There is a very high risk of surface water flooding and groundwater flooding (SA3). ✗ The site is made up of greenfield land with biodiversity value and a number of TPOs along the boundary (SA1). Development here would result in the loss of undeveloped land (SA6). The site is in a Site of Known Archaeological Interest and may contain heritage assets. Development may affect the setting of the adjacent Moor Park Conservation Area and nearby Moor Park Registered Park and Garden (SA8). Development would affect the local landscape (SA9). ? The site is within GSPZ1 which risks contamination to the groundwater source (SA2).. The site is located at some distance from open space (SA10). ✓ The site is located within reasonable proximity of facilities and services including an underground station, though is at a distance from a primary school (SA4 & SA11). The development would deliver 5-7 new dwellings (SA13).

Site Ref: PSCFS8b Moor Park Golf Course, Adjacent to 1 Anson Walk	x x	-	-	✓	-	x	-	x x	x	?	✓	-	✓	-	-	xx The site is wholly within a Local Wildlife Site and is composed of greenfield land with biodiversity value (SA1). The site is within the Moor Park Grade II* Park and Garden and development here would result in permanent loss and inevitable harm to the setting with a cumulative harm to the wider heritage asset. The site is adjacent to the Moor Park Estate Conservation Area which contains a number of Grade II Listed Buildings and is in a Site of Archaeological Interest (SA8). x Development would result in a loss of undeveloped land (SA6), and would disrupt the historic characteristics of the setting which is considered to have high sensitivity to the built environment (SA9). The site is at some distance from open space (SA10). ✓ The site is located within reasonable proximity of facilities and services including a bus stop, though is at a distance from a primary school (SA4 & SA11). The development would deliver 4-6 new dwellings (SA13).
Site Ref: PSCFS8c Moor Park Golf Course, Adjacent to 2 Anson Walk	x	-	-	✓	-	x	-	x x	x	?	✓	-	✓	-	-	xx The site is within the Moor Park Grade II* Park and Garden and development here would result in permanent loss and inevitable harm to the setting with a cumulative harm to the wider heritage asset. The site is adjacent to the Moor Park Estate Conservation Area which contains a number of Grade II Listed Buildings and is in a Site of Archaeological Interest (SA8). x The site is composed of greenfield land with biodiversity value (SA1). Development here would result in a loss of undeveloped land (SA6) and would disrupt the historic characteristics of the setting which is considered to have high sensitivity to the built environment (SA9). ? The site is located some distance from open space (SA10). ✓ The site is located within reasonable proximity of facilities and services including a bus stop, though is at a distance from a primary school (SA4 & SA11). The development would deliver 5-7 new dwellings (SA13).

Site Ref: PSCFS8d Moor Park Golf Course, North of Park Close	x	-	-	✓	-	x	-	x	x	?	✓	-	✓	-	-	xx The site is within the Moor Park Grade II* Park and Garden and development here would result in permanent loss and inevitable harm to the setting with a cumulative harm to the wider heritage asset. The site is adjacent to the Moor Park Estate Conservation Area which contains a number of Grade II Listed Buildings and is in a Site of Archaeological Interest (SA8). x The site is composed of greenfield land with biodiversity value and is adjacent to a LWS (SA1). Development here would result in a loss of undeveloped land (SA6), and would disrupt the historic characteristics of the setting which is considered to have high sensitivity to the built environment (SA9). ? The site is located at some distance from open space (SA10). ✓ The site is located within reasonable proximity of facilities and services including a bus stop, though is at a distance from a primary school (SA4 & SA11). The development would deliver 20-25 new dwellings (SA13).
Site Ref: PSCFS9 The Island, land to the east of Church Street	x	?	x	✓	-	x	-	?	x	-	✓	-	✓	-	-	xx The site, which is greenfield, lies entirely within a Local Wildlife Site (SA1) and Flood Zones 3a and 3b and is at high risk of groundwater flooding (SA3). x Development here would result in the loss of undeveloped land (SA6) and would affect local landscape (SA9). ? The site is wholly within GSPZ1 which risks contamination of the ground water source (SA2). There is potential for the site to include heritage assets of archaeological interest and the site is nearby to Rickmansworth Town Conservation Area (SA8). ✓ The site is close to facilities and services including a bus stop (SA4 & SA11) and would deliver 10-15 new dwellings (SA13).
Site Ref: R15 Garages, east of Goral Mead, Rickmansworth	-	?	x	✓	-	✓	-	-	-	✓	✓	-	✓	-	-	✓ The site would provide up to 3 new dwellings (SA13). The site is located close to facilities and services and is well served by public transport (located close to a railway station) (SA4 & SA11). The site is in close proximity to allotments and play spaces (SA10). The site would develop previously developed land (SA6). ? The site is in a GSPZ1 which risks contamination to the ground water source (SA2). x The site has portions of it that are within Flood Zones 2 and 3a and is adjacent to land identified to be within Flood Zone 3b. The site is also identified to have some surface water and groundwater flooding related issues (SA3).

Site Ref: R17a Marks and Spencers, High St, Rickmansworth	-	?	?	✓	-	✓	-	x	-	?	✓	-	✓	x	x	x The site is wholly within Rickmansworth Town Conservation Area and is close to a number of Grade II and Locally Listed Buildings (SA8). The site is currently in use as a supermarket and the loss of this commercial enterprise could have some adverse effects on the local economy and jobs (SA14 & SA15). ? The site is within GSPZ1 which risks contamination to the groundwater source (SA2) and there is a low-high risk of surface water flooding along the adjacent road (SA3). Development may disrupt the public right of way which runs along the south-eastern site boundary (SA10). ✓ The site is close to facilities and services including public transport (SA4 & SA11) and makes use of previously developed land (SA6) which is close to open space (SA10). The development would provide 7-10 new dwellings (SA13).
Site Ref: R35 Tesco, Harefield Road, Rickmansworth		?	?	✓	-	✓	-	?	-	✓	✓	-	✓	x	x	x The site is currently in use as a large supermarket and the loss of this commercial enterprise could have some adverse effects on the local economy and jobs (SA14 & SA15). ? The site is in GSPZ1 which risks contamination to the groundwater source (SA2). Part of the site is in Flood Zone 2 and Flood Zone 3b along the boundary (SA3). There are Grade II Listed Buildings close to the site (SA8). ✓ The site is close to facilities and services including public transport (SA4 & SA11) and makes use of previously developed land (SA6) which is close to open space (SA10). The development would provide 60-84 new dwellings (SA13).
Site Ref: R6 Talbot Road, Rickmansworth	-	?	x	✓	-	✓	-	x	-	✓	✓	-	✓	-	-	x The majority of the site is within Flood Zone 2 (SA3) and the development may disrupt the setting of the Rickmansworth Town Centre Conservation Area, which the site is located within, and the Grade II and Locally Listed Buildings located nearby (SA8). ? The site is within GSPZ1 which risks contamination to the groundwater source (SA2). ✓ The site is part of an existing settlement with good access to facilities and services including public transport (SA4 & SA11) and makes use of previously developed land (SA6) which is close to open space (SA10). The development would provide 4-6 new dwellings (SA13).
Site Ref: RWA2 Land r/o 164- 182 St	x	-	-	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	✓ The site would provide up to 3 new dwellings (SA13). The site is located close to facilities and services, including a primary school located across the adjacent railway line to the west, and is served by public transport (SA4 & SA11). The site is in close proximity to play spaces (SA10). It is not considered that potential

Georges Drive & 77-83 Little Oxhey Lane, Carpenders Park																noise from the railway line would affect future residents of the site following careful design of the site. ? The site would see the development of greenfield land that acts as a barrier to a railway line and the site is on the edge of the existing built environment of Carpenders Park (SA9), though is small in scale. x The site would mainly develop greenfield land but would also develop some previously developed land (SA6). Alongside developing greenfield land, the site development of the site could affect protected trees (SA1).
Site Ref: RWA3 10 Gypsy Lane, Hunton Bridge, Abbots Langley/Hunton Bridge	x	-	x	✓	-	x	-	-	-	✓	✓	-	✓	-	-	✓ The site would provide up to 3 new dwellings (SA13). The site is located close to facilities and services and is served by public transport (SA4 & SA11). The site is in close proximity to recreation spaces (SA10). x The site is comprised of greenfield land and is within the Green Belt (SA1 & SA6). The site is primarily comprised of land that is at risk of some form of surface water flooding and also contains portions of it that are at risk of groundwater flooding (SA3).
Site Ref: RWA4 162 Abbots Road, Abbots Langley	x x	-	-	✓	-	✓	-	-	-	✓	✓	-	✓	-	-	✓ The site would provide up to 4 new dwellings (SA13). The site is located close to facilities and services and is served by public transport (SA4 & SA11). The site is in close proximity to a public park and play spaces (SA10). The site would primarily develop previously developed land, but would develop some greenfield land, though the site is small in scale (SA6). xx This mixed land site is entirely within a Local Wildlife Site (Valley View Farm Meadows) and is adjacent to the Mutton Wood Local Wildlife Site (SA1).
Site Ref: RWA10 5 Wyatts Road	x	-	-	✓	-	x	-	x	-	-	✓	-	✓	-	-	x Trees within the site and along the boundary are covered by TPOs (SA1). Although there is a small area of previously developed land, the site is mostly greenfield (SA6). The development may disrupt the setting of the Chorleywood Common Conservation Area to which it is adjacent (SA8). ✓ The site is within an existing settlement, close to facilities and services including a bus stop (SA4 & SA11). The development would deliver 5-6 new dwellings (SA13).

Site Ref: RWA12 124 Greenfield Avenue, Carpenders Park	?	-	-	✓	-	✓	-	-	-	✓	✓	-	✓	-	-	✓ The site would provide up to 3 new dwellings (SA13). The site is located close to facilities and services and is served by public transport (SA4 & SA11). Site is also in close proximity to the Grade II Listed Building – Greenfield School, though no adverse heritage effects are identified. The site is in close proximity to a public park and play spaces (SA10). The site would primarily develop previously developed land, but would develop some greenfield land, though the site is small in scale (SA6). ? The site would develop a small amount of greenfield land (SA1).
Site Ref: RWA14 2 Canterbury Way, Croxley Green	?	-	-	✓	-	x	-	-	-	✓	✓	-	✓	-	-	✓ The site would provide up to 3 new dwellings (SA13). The site is located close to facilities and services and is served by public transport (SA4 & SA11). The site is in close proximity to a public park and play spaces (SA10). ? The site would develop greenfield land but is not located close to any designated biodiversity assets, though there is a protected tree located adjacent to the site to the north-east (SA1). x The site would develop greenfield land (SA6).



Appendix J

Reasons for Rejection of Sites





Introduction

Table J-1 below outlines the reasons for rejection of sites not allocated within the Regulation 19 Local Plan, that have been proposed or considered at various stages of the plan's development, as provided by TRDC.

Table J-1 – Rejected Sites for Regulation 19 Plan

Site Ref	Site Name	Size (ha)	Greenfield/Brownfield	Green Belt/Grey Belt/N/A	Current Use	Development Type	Indicative Dwelling Capacity (Net)	Settlement Hierarchy/Sustainability Rating	Site Sustainability Rating	Reason For Removal/Rejection
AB32	Yard off Tibbs Hill Road, Abbots Langley	0.16	Brownfield	N/A	Storage Yard	Residential	5	Small Town/Good	Fair	Access unlikely to be suitable as set out in Manual for Streets Guidance, due to requirements for emergency vehicles and refuse collection
AB35	Yard south of the allotments, Gallows Hill Lane, Abbots Langley	0.07	Brownfield	N/A	Depot	Residential	4	Small Town/Good	Very poor	It is not currently being promoted by the landowner. The site is therefore considered unavailable for residential development
AB36	Land to the rear of Causeway House, Abbots Langley	0.1	Greenfield	N/A	Amenity Greenspace	Residential	5	Small Town/Good	Fair	Concerns over suitability of access and currently unavailable due to long term leasehold agreements

AB5	Builders yard, Marlin Square, Abbots Langley	0.06	Brownfield	N/A	Storage yard	Residential	3	Small Town/Good	Fair	Unavailable. Small site unlikely to accommodate 5 dwellings
AB9	Abbots Road Car Park, Abbots Langley	0.4	Brownfield	N/A	Car park	Residential	14	Small Town/Good	Fair	Site unavailable as used as TRDC car park
ACFS11	North of Moor Lane, Rickmansworth	1	Greenfield	Green Belt	Horse grazing	Residential	35	Principal Town/Very Good	Poor	Site wholly within a LWS and significant proportions of the site are in FZ2 and 3
ACFS12	Land rear of Fir Trees, Dawes Lane, Sarratt	0.5	Greenfield	Grey Belt	Paddock	Residential	18	Green Belt Village/Fair	Poor	No appropriate access and in an unsustainable location in a washed over Green Belt village
ACFS13a	Land at Hampermill Lane, Hampermill	0.8	Greenfield	Green Belt	Agriculture	Residential	28	Green Belt Hamlet/NA	Poor	Site to be taken forward as larger ACFS13b
ACFS4a	Land at Fir Tree Hill, Chandlers Cross	0.5	Greenfield	Grey Belt	Greenfield	Residential	18	Green Belt Hamlet/NA	Very poor	Unsustainable location in Green Belt Hamlet with single track access and no footpaths

ACFS4b	Land at corner of Fir Tree Hill & Rousebarn Lane, Chandlers Cross	0.98	Greenfield	Grey Belt	Greenfield	Residential	34	Green Belt Hamlet/NA	Very poor	Unsustainable location in Green Belt Hamlet with single track access and no footpaths
ACFS4c	Land at corner of Fir Tree Hill & Rousebarn Lane, Chandlers Cross	1	Greenfield	Grey Belt *	Agricultural buildings/greenfield land	Residential	35	Green Belt Hamlet/NA	Very poor	Unsustainable location in Green Belt Hamlet with single track access and no footpaths
ACFS4d	Land adjacent to County Place, Chandlers Cross	0.5	Greenfield	Grey Belt *	Greenfield, menage	Residential	18	Green Belt Hamlet/NA	Very poor	Unsustainable location in Green Belt Hamlet with single track access and no footpaths
ACFS5	Pond Field, Chorleywood	0.9	Greenfield	Green Belt	Agriculture	Residential	32	Small Town/Very Good	Very poor	Unsustainable location beyond Chorleywood settlement boundary with unsuitable access road
ACFS6	Home Field, Berry Lane, West Clayton, Chorleywood	0.8	Greenfield	Green Belt	Greenfield	Residential	28	Small Town/Very Good	Very poor	Unsustainable location with narrow access roads and no footpaths

ACFS7	Land to south-east of High Elms Manor, Garston	0.95	Greenfield	Green Belt	Grassland	Residential	33	Suburban Settlement /Fair	Poor	Proposed access to the site down a public right of way, which may not be suitable, within a LWS and extensive TPO cover
ACFS8a	Flowerhouse (small site), Kings Langley	0.13	Brownfield	Grey Belt *	Retail unit and car park	Residential	7	Small Town/Good	Fair	Site as part of ACFS8b more likely to be taken forward than this in isolation, mainly due to small site size
ACFS9a	Land off Toms Lane, Toms Lane	1	Greenfield	Green Belt	Agriculture	Residential	35	Green Belt Hamlet/Poor	Poor	Unsustainable location to the east of the railway line and bridge. Site likely to be taken forward CFS26c
ACFS9c	Egg Farm Lane, Kings Langley	0.6	Greenfield/Brownfield	Green Belt	Grassland	Residential	21	Small Town/Good	Fair	Site being taken forward as part of the larger CFS26b
ACFS9d	Bedmond Road, Abotts Langley	1	Mostly Brownfield	Grey Belt	Small Warehouses and Greenfield land	Residential	12	Small Town/Good	Poor	Site CFS7 will be taken forward.
ACFS9e	Land west of Bedmond Road, Bedmond	1	Greenfield	Grey Belt	Greenfield	Residential	20	Green Belt Village/Poor	Poor	Overdevelopment not particularly sustainable Washed

										over Green Belt village location
ACFS9f	Sheppeys Lane, Bedmond	1	Greenfield	Green Belt	Agriculture	Residential	35	Green Belt Village/Poor	Poor	Unsustainable location outside of Bedmond, which is a washed over Green Belt village in any case.
AS13	Garages at Blackford Road, South Oxhey	0.1	Brownfield	N/A	Garages	Residential	5	Large Suburban Settlement /Fair	Fair	Access unlikely to be suitable as set out in Manual for Streets Guidance, due to requirements for emergency vehicles and refuse collection
AS31	Garages at Woodhall Lane, South Oxhey	0.09	Brownfield	N/A	Garages	Residential	5	Large Suburban Settlement /Fair	Good	Access unlikely to be suitable as set out in Manual for Streets Guidance, due to requirements for emergency vehicles and refuse collection
AS5	Garages at Morriston Close, South Oxhey	0.05	Mix of brownfield and greenfield	N/A	Garages	Residential	3	Large Suburban Settlement /Fair	Fair	Long and narrow access would not meet Manual for Streets Guidance for emergency and refuse collection vehicles, plus unlikely to be able

										to provide 5 dwellings
CFS1	114-118 Toms Lane, Abbots Langley	0.62	Mostly Greenfield	Grey Belt	Greenfield with small derelict building	Residential	22	Small Town/Good	Poor	Site in unsustainable location, not adjacent to Bedmond settlement boundary which is also in a washed over Green Belt village.
CFS10	Land between Millhouse Lane and Bell Lane, Bedmond	1	Mostly Greenfield	Grey Belt	Grassland	Residential	35	Green Belt Village/Poor	Poor	Development would necessitate improvements to Bell Lane access, but site of insufficient scale to warrant it. Washed over Green Belt village location
CFS15	Alabama and Waverley, Chenies Road	1.9	Mix of brownfield and greenfield	Grey Belt	Residential	Residential	10	Small Town/Very Good	Poor	Withdrawn by site owners
CFS17	Birdwood Lane at Hill Farm, Stag Lane, Chorleywood	2.3	Greenfield	Green Belt	Agriculture	Residential	81	Small Town/Very Good	Very poor	Nearest settlement washed over GB hamlet in an unsustainable location with narrow access

CFS18a	Hill Farm, Stag Lane, Chorleywood (Revised Boundary)	4.2	Mostly greenfield	Grey Belt	Farm complex, grazing land	Residential	147	Small Town/Very Good	Very poor	Access upgrades required due to narrow access
CFS18b	Hill Farm, Stag Lane, Chorleywood (Revised Boundary - Access)	7	Brownfield	Green Belt	Farm complex, grazing land	Residential	245	Small Town/Very Good	Very poor	Access upgrades required due to narrow access
CFS18c	Hill Farm, Stag Lane, Chorleywood	0.75	Brownfield and greenfield	Grey belt	Agricultural buildings	Residential	26	Small Town/Very Good	Very poor	Site being taken forward as CFS18 (whole site)
CFS19	Land adjacent to 62-84 & 99-121 Sycamore Road, Croxley Green	0.27	Greenfield	N/A	Greenfield land	Residential	14	Small Town/Very Good	Fair	Amenity space for neighbouring residential blocks
CFS21	Land at Rousebarn Lane, Little Green Lane	40.6	Greenfield	Green Belt	Agriculture	Residential	600	Small Town/Very Good	Good	Poor access to site, with a narrow often single track lane. Other access proposed through residential streets which will increase traffic significantly.

CFS23	Langleybury Estate, Langleybury Lane, Hunton Bridge	6	Mostly Brownfield	Part Grey Belt, part Green Belt	Various uses. Including a manor house, farm and former secondary school	Residential & Leisure	20	Green Belt Hamlet/NA*	Poor	Site is no longer available, following withdrawal
CFS25	Four Winds off of Toms Lane, Toms Lane	0.9	Mostly greenfield, small area of PDL	Grey Belt	Residential curtilage, including outbuildings	Residential	32	Green Belt Hamlet/Poor	Poor	Site is in an unsustainable location and is accessed from Toms Lane, with no pedestrian links
CFS26a	The Kings Langley Estate, Abbots Langley/Kings Langley	58.5	Mostly greenfield	Green Belt	Agriculture	Residential	1125	Small Town/Good	Good	The site extends Abbots Langley significantly into the green belt fundamental area of importance identified in the Green Belt Review. Concern about link road across open space.
CFS26a and CFS26b	Kings Langley Estate (combined) Abbots Langley	154.1	Mostly Greenfield	Green Belt	Agriculture	Residential	3853	Small Town/Good	Good	Site too large and will merge Abbots and Kings Langley. Access issues for the west of the site, due to narrow under bridge single track access

CFS26b	The Kings Langley Estate, Abbots Langley	95.6	Mostly Greenfield	Green Belt	Agriculture	Residential	2390	Small Town/Good	Fair	Concerns relating to access from north/west of the site as site is too large for one access. Development of both sides of M25 would close gap between Abbots and Kings Langley
CFS26d	Land to the east of the Kings Langley Estate, Abbots Langley	6	Greenfield	Green Belt	Agriculture	Residential	210	Small Town/Good	Fair	Site partially adjacent to Bedmond, which is a washed over Green Belt Village, so unsustainable and unsuitable for allocation
CFS26e	Land to the south west of Kings Langley Estate, Abbots Langley	22	Greenfield	Grey Belt	Agriculture	Residential	550	Small Town/Good	Poor	Access from Little How Croft unlikely to be sufficient for development of that scale
CFS29	Land at Sarratt Lane, Loudwater	1.6	Greenfield	Grey Belt	Grassland, small woodland	Residential	56	Small Suburban Settlement /Very Poor	Very poor	Sarratt Lane narrow and unsuitable access and unsustainable location

CFS30	Land rear of Branksome Lodge, Loudwater	1.1	Greenfield	Grey Belt	Scrubland	Residential	39	Small Suburban Settlement /Very Poor	Very poor	Narrow single track access in unsustainable location
CFS33	Land at Maple Cross, East of A412, Maple Lodge	27.1	Greenfield	Part Grey Belt , part Green Belt	Industrial, landfill, greenfield	Residential, Employment, Retail, Hotel	949	Large Village/Fair	Poor	Multiple ownerships and site unavailable
CFS33a	Land at Maple Cross (Revised Boundary), east of A412, Maple Lodge	25.6	Brown and Greenfield land	Part Grey Belt , part Green Belt	Industrial, landfill, greenfield	Residential, Employment, Retail, Hotel	896	Large Village/Fair	Poor	Site unavaialble and under several ownerships
CFS34	Land south of Hornhill Road and Woodland Road, Maple Cross	4.5	Greenfield	Grey Belt	Agriculture	Residential	158	Large Village/Fair	Disconn ected	Unlikely to be suitable from an access perspective- work required likely to be uneconomical for size of site
CFS34a	Land at Hornhill Road and Woodland Road (Larger	31.8	Greenfield	Grey Belt	Agriculture	Residential	1113	Large Village/Fair	Poor	Unsustainable location south of Maple Cross not of a scale for sufficient infrastructure

	Site), Maple Cross									
CFS34b	Land south of Hornhill Road and Woodland Road (Combined Site), Maple Cross	36.3	Greenfield	Grey Belt	Agriculture	Residential, education, community uses, retail and employment	950 + 90-bed care home (47 dwellings)	Large Village/Fair	Poor	Site taken forward under EOS12.2
CFS35a	Maple Lodge Depot, off Maple Cross Close, Maple Cross	0.4	Brownfield	Grey belt	Mixed employment uses	Residential	14	Large Village/Fair	Poor	In an Article 4 protected employment area
CFS35b	Maple Lodge Depot and Car Park, Maple Cross	0.5	Brownfield	Grey belt	Mixed employment uses	Residential	18	Large Village/Fair	Poor	Majority of site area designated as Article 4 employment area
CFS37	Land at Long Lane, Mill End	17	Greenfield	Grey Belt	Agriculture	Residential	595	Suburban Settlement /Fair	Poor	Site has only one access, which is unsuitable for a strategic sized site.
CFS37 + PSCFS 21	Land at Long Lane (Combined Site), Mill End	20	Greenfield	Grey Belt	Agriculture	Residential	700	Suburban Settlement /Fair	Poor (CFS37)/ Very poor (PSCFS 21)	Site allows access from the east as well, off Shepherds Lane, but EOS7.0 combines three sites into preferred parcel

CFS38a	Land rear of Colne Mead, Mill End	6.15	Greenfield	Grey Belt	Greenfield, former watercress beds	Residential	215	Suburban Settlement /Fair	Disconnected	Majority of the site in FZ3b so unsuitable
CFS38b	Land at the Waterside, Mill End	0.41	Mix of brownfield and greenfield	Grey Belt	Wedding venue, car park and garden	Residential	14	Suburban Settlement /Fair	Fair	2/3rds of area FZ3b and most of area outside a Grade II listed building and designated community facility
CFS39a	South of Tolpits Lane, Sandy Lodge	6.9	Greenfield	Grey Belt	2 residential properties, greenfield	Residential	173	Green Belt Hamlet/Poor	Disconnected	Majority of the site a LWS with a Grade II building on the remaining area. Site also in an unsustainable location
CFS39c	Sandy Lodge Lane and Land at Askew Road, Sandy Lodge	0.7	Greenfield	Grey Belt	Woodland	Residential	18	Green Belt Hamlet/Poor	Fair	Site almost entirely covered by a TPO.
CFS40	Land at Park Road, Rickmansworth	3.7	Greenfield	N/A	Railway line, woodland, greenfield	Residential	130	Principal Town/Very Good	Good	Most of the area considered unsuitable due to LWS, tree coverage and railway buffer. Small part considered suitable under CFS40a

CFS40a	Land at Park Road	1.8	Mix of brownfield and greenfield	N/A	Greenfield/P DL (Transport for London Depot and Car Park)	Residential	40	Principal Town/Very Good	Good	Lack of access and site is no longer available.
CFS41	Rickmansworth Station, Station Approach, Rickmansworth	0.9	Brownfield	N/A	Railway station and line, car park	Residential	45	Principal Town/Very Good	Good	Realistic developable area very small considering existing and continued use and no evidence provided that the remainder was achievable. Subsequently withdrawn in 2023 so no longer available.
CFS42	Land rear of Ebury Road, Rickmansworth	0.3	Mix of brownfield and greenfield	N/A	Greenfield	Residential	15	Principal Town/Very Good	Disconnected	Site entirely within Flood Zone 2 and 3. Also, no suitable current access
CFS43	Land north of Moor Lane, Rickmansworth	1.3	Greenfield	Green Belt	Horse grazing	Residential	46	Principal Town/Very Good	Poor	Site is wholly within a LWS and significant proportions are with Flood Zones 2 and 3
CFS44	West of Hampton Hall Farm,	0.54	Greenfield	Grey belt	Greenfield	Residential	19	Principal Town/Very Good	Poor	Whole site is in Flood Zone 2 and 3a

	Rickmansworth									
CFS46	Land at The Boot, The Green, Sarratt	0.6	Mix of brownfield and greenfield	Grey belt	Pub with associated garden and car park	Residential	21	Green Belt Village/Fair	Very poor	Unsuitable for allocation due to washed over Green Belt Village location, but aside from potential heritage concerns to be overcome, this site may be suitable as infill development for affordable or local needs (under rural exceptions policy)
CFS5	Land adj. Parmiters School, High Elms Lane, Abbots Langley	3.5	Greenfield	Green Belt	Agriculture	Residential	123	Small Town/Good	Poor	Access to the site likely not suitable, site detached from the built up area of Abbots Langley
CFS51	Land rear of Great Winch off Dunny Lane, Belsize	1.2	Greenfield	Grey belt	Open field	Residential	30	Green Belt Hamlet/NA	Very poor	Unsustainable location next to the hamlet of Belsize in Green Belt
CFS53	Oxhey Golf Course and Driving Range, Prestwick Road, South Oxhey	15.8	Greenfield	Green Belt	Disused golf course and associated uses, including driving range	Residential, Leisure, Education	553	Large Suburban Settlement /Fair	Good	Site is under long term leasehold agreement and is not available

CFS54	Land south of Bedmond	1.2	Greenfield	Grey belt	Scrubland	Residential	42	Green Belt Village/Poor	Poor	Bedmond is only partially adjacent to the site, which is a Washed over Green Belt village in any case
CFS57	Pheasants Ridge Gap, Berry Lane, Chorleywood	0.7	Greenfield	Grey belt	Paddock	Residential	25	Small Town/Very Good	Very poor	Unsustainable location on Berry Lane and access not mitigatable for a site of this size
CFS62a	Land at 19 Toms Lane, Abbots Langley	0.45	Mostly Greenfield	Grey belt	Residential and greenfield	Residential	16	Small Town/Good	Fair	Site is unavailable
CFS62b	1 Toms Lane, Abbots Langley	0.2	Mostly Greenfield	Grey belt	Residential & curtilage	Residential	7	Small Town/Good	Fair	Site is unavailable
CFS62c	3 Toms Lane, Abbots Langley	0.07	Brownfield	Grey belt	Residential	Residential	3	Small Town/Good	Fair	Site too small for 5 dwellings
CFS63	The Orchard, Land Adjacent to Bedmond Road/Church Hill, Bedmond	2.71	Greenfield	Grey belt	Open field	Residential	95	Green Belt Village/Poor	Poor	Unsustainable location-Site is not adjacent to the main part of Bedmond, which is also a washed over Green Belt village.
CFS64	Land south of Chalfont	8.6	Greenfield	Grey belt	Agriculture	Residential	301	Green Belt Hamlet/	Poor	The site is adjacent to the Green Belt Hamlet of West

	Lane, West Hyde									Hyde, so in an unsustainable location
CFS66	Land at London Road, Rickmansworth	1.7	Greenfield	Grey belt	Former grazing land	Residential	60	Principal Town/Very Good	Poor	Unsustainable location between settlements
CFS67	Land north of Oxhey Hall Farm, Oxhey Hall	13.9	Greenfield	Green Belt	Agriculture	Residential	487	Suburban Settlement /Poor	Poor	Oxhey Hall adjacent and Heritage Impact Assessment concludes there would be serious harm to heritage assets.
CFS69	Land at Carpenders Park Farm, Carpenders Park	24.8	Greenfield	Green Belt	Agriculture	Residential and ancillary uses including community, employment, education	620	Large Suburban Settlement /Good	Fair	Part of the site too close to Flood Storage Area and partly in a LWS.
CFS69a	Land at Carpenders Park Farm - Revised Boundary, Carpenders Park	22.5	Greenfield	Green Belt	Agriculture	Residential and ancillary uses including community, employment, education	260	Large Suburban Settlement /Good	Fair	Part of the site too close to Flood Storage Area and partly in a LWS.
CFS71	Land rear of Kings Head, Hunton Bridge	0.8	Greenfield	Grey Belt	Pub garden, part of pub	Residential/Residential Care Home	28	Green Belt Hamlet/NA	Poor	Site unsuitable due to major adverse impact on Grade II listed pub and

										significant harm to conservation area.
CFS73	Land at 319 & 321 Uxbridge Road, Mill End	4.7	Brown and Greenfield land	Grey Belt	Travelling showpeople, greenfield	Residential	165	Suburban Settlement /Fair	Fair	Site unavailable and safeguarded for use by Travelling Showpeople
CFS75	Bedmond Fields, Toms Lane, Bedmond	13.2	Greenfield	Green Belt	Agriculture	Residential	462	Green Belt Village/Poor	Poor	Site is in multiple ownership of unconfirmed availability
CFS76	Rear of 45 Harthall Lane, Harthall Lane	7.1	Greenfield	Grey Belt	Agriculture	Residential	249	Green Belt Hamlet/Poor	Very poor	Unsustainable location with a narrow access onto a road with no pedestrian provision
CFS77	Rickmansworth Library, corner of High St and Northway, Rickmansworth	0.1	Brownfield	N/A	Library	Residential/Town Centre Use	5	Principal Town/Very Good	Good	Site unavailable, as no alternative site has yet been found
CFS8a	Notley Farm, Bedmond Road, Abbots Langley	1.8	Mostly Greenfield	Grey Belt	Agriculture	Residential	63	Small Town/Good	Fair	Access from Shepherd Close unlikely to be achievable-currently serves a small number of dwellings in cul de sac

CFS8b	Notley Farm, Bedmond Road, Abbots Langley	4.2	Mostly Greenfield	Green Belt	Agriculture	Residential	147	Small Town/Good	Fair	No direct access and access from Shepherds Close (CFS8a) considered unsuitable, which would be the only option for this site
CFS8c	Notley Farm, Bedmond Road, Abbots Langley	5.4	Mostly Greenfield	Grey Belt	Agriculture	Residential	189	Small Town/Good	Fair	Unsuitable access from Shepherds Close. Green Belt*
CFS8d	Notley Farm (combined sites) Abbots Langley	11.4	Greenfield	Green Belt	Agriculture	Residential	342	Small Town/Good	Fair	Access not currently available. Green Belt*
CFS9	Land at Millhouse Lane, Bedmond	0.7	Greenfield	Grey Belt	Greenfield and woodland	Residential	25	Green Belt Village/Poor	Poor	Unsuitable access and covered by woodland is covered by a Tree Preservation Order. Washed over Green Belt village location
CG16	Garages Owen's Way, Croxley Green	0.09	Brownfield	N/A	Garages	Residential	5	Small Town/Very Good	Good	Long and narrow access would not meet Manual for Streets Guidance for emergency and refuse collection vehicles
CP1a	Garages, rear of Parade,	0.07	Brownfield	N/A	Garages	Residential	6	Large Suburban	Good	Watercourse culvert running beneath

	Delta Gain, Carpenders Park							Settlement /Good		site and given its likely position and small size of the site, accommodating 5 dwellings would be unlikely
CW11	Heronsgate Motors, Heronsgate Road, Chorleywood	0.09	Brownfield	N/A	Car servicing	Residential	7	Small Town/Very Good	Fair	Site is unavailable
CW8	Telephone Exchange, Shire Lane, Chorleywood	0.09	Brownfield	N/A	Telephone exchange	Residential	5	Small Town/Very Good	Good	Site being taken forward as NSS23
EOS1. 0	Land adjacent to Royal Masonic School, Rickmanswor th	36.4	Greenfield	Gre en Belt	School open space and sports fields	Residential	1274	Principal Town/Very Good	Good	Site is used for sports use, partly ancillary to the school and partly cricket pitches that require protection in line with Playing Pitch Strategy findings
EOS10 .0	Sandy Lodge Golf Course, Sandy Lodge	27.5	Greenfield	Gre y Belt	Golf course	Residential	963	Green Belt Hamlet/Po or	Poor	Site is Sandy Lodge Golf Course. Latest Playing Pitch Strategy states it should be retained

EOS11.0	Land to the north of Hampermill Lane, Oxhey Hall	3.56	Greenfield	Green Belt	Agriculture	Residential	125	Suburban Settlement /Poor	Poor	Heritage Impact Assessment concludes Oxhey Hall would be seriously harmed by the development of the site
EOS12.0	Land to the west of Maple Cross, between Chalfont Road and Horner Road	15.76	Greenfield	Green Belt	Agriculture	Residential	394	Large Village/Fair	Poor	Site taken forward under EOS12.2
EOS12.1	Land north of Chalfont Road, Maple Cross	31	Greenfield	Green Belt	Agriculture	Residential	1085	Large Village/Fair	Poor	Site is partially unavailable (see EOS12.3 for available area)
EOS12.4	Land west and south of Maple Cross (2 Parcels)	17.18	Greenfield	Grey Belt and Green Belt *	Agriculture	Residential, education, community uses, retail and employment	859	Large Village/Fair	Poor	Site superseded by larger combined EOS12.2
EOS2.0	Prestwick Road Meadows, South Oxhey	2.4	Brownfield	N/A	Open space	Residential	84	Large Suburban Settlement /Fair	Fair	Site wholly within a LWS and designated Open Space. Significant proportion of the site are in FZ2 and 3

EOS3.0	Land to west of Copthorne Road, Croxley Green	20.26	Greenfield	Green Belt	Greenfield land	Residential	1013	Small Town/Very Good	Fair	Site size would require at least 2 points of access and difficult to provide one, given common land rights, reconfiguration of traffic and other issues. Location also not particularly sustainable
EOS3.1	Land adjacent to Rickmansworth School, Croxley Green	6.8	Greenfield	Part Grey Belt, part Green Belt	Playing fields, greenfield	Residential	238	Small Town/Very Good	Fair	No existing access and Layrock and All Saints Lane not publicly maintained, with access from A412 very complex and costly. Eastern part used as school pitches and subsequently unavailable
EOS3.2	Land north of Croxleyhall Woods, Croxley Green	2.3	Greenfield	Grey Belt	Allotment	Residential	81	Small Town/Very Good	Fair	Site is currently used for allotments which require retaining and school pitches, so unsuitable and partially unavailable
EOS4.0	Land adjacent to Bedmond Road, Abbots Langley	10.18	Greenfield	Green Belt	Predominantly agriculture, with storage building	Residential	356	Small Town/Good	Poor	Site withdrawn and therefore no longer available

EOS5.0	Land to the south of Bullsland Lane, Chorleywood	14.4	Greenfield	Part Green Belt, part Green Belt	Greenfield	Residential	504	Small Town/Very Good	Fair	Eastern part of the site is open space and allotments that need to be retained. Access from Bullsland Lane or Shire Lane also unsuitable.
EOS5.1	Land to the south of Berry Lane, Chorleywood	8.3	Greenfield	Green Belt	Agriculture	Residential	291	Small Town/Very Good	Very poor	Unsustainable location and unsuitable access. Part of the site is also unavailable
EOS5.2	Land to the south of Berry Lane - Larger Site, Chorleywood	10	Greenfield	Green Belt	Agriculture	Residential	350	Small Town/Very Good	Fair	Unsustainable location with narrow access roads and no footpaths. Part of site not available
EOS5.3	Land to the south of Berry Lane - Revised Boundary, Chorleywood	7.1	Greenfield	Green Belt	Agriculture	Residential	249	Small Town/Very Good	Fair	Unsustainable location with narrow access roads and no footpaths. Part of site not available
EOS6.0	Land off Aerodrome Way, Leavesden Green	1.7	Greenfield	Green Belt *	Public open space	Residential	60	Suburban Settlement /Fair	Fair	Unavailable and an Amenity Greenspace

EOS6.1	Land north of Parmiter's School, Leavesden & Garston	12.4	Greenfield	Green Belt	Sports ground/playing fields	Residential	434	Suburban Settlement /Fair	Disconnected	Used for community sports uses, which requires retaining
EOS8.0	Land to the east of Lower Road, Kings Langley	5	Greenfield	Green Belt	Agricultural, woodland	Residential	175	Small Town/Good	Poor	Unsustainable location nearer the hamlet of Nash Mills than the built up area of Kings Langley
EOS8.1	Land to the south of Hyde Lane, Harthall Lane	8.3	Greenfield	Green Belt	Greenfield	Residential	291	Green Belt Hamlet/Poor	Poor	Settlement in an unsustainable location, with HCC highways stating that a significant increase in traffic associated with this large site would be unacceptable on Hyde Lane
H18	Royal British Legion, Ebury Road Rickmansworth	0.08	Brownfield	N/A	Royal British Legion	Residential	4	Principal Town/Very Good	Good	Site unavailable as has been withdrawn
H22	Depot, Stockers Farm Road, Rickmansworth	0.8	Brownfield	Grey Belt	Depot	Residential	28	Principal Town/Very Good	Poor	Site being taken forward under H22a

H4	Furtherfield Depot, Furtherfield, Abbots Langley	0.53ha	Brownfield	N/A	Depot	Residential	19	Small Town/Good	Fair	The site is not available as capacity issues elsewhere necessitate it remaining as its current use for the foreseeable future
H7	Langleybury House/School, Kings Langley	1.97	Brownfield	Grey Belt	Former secondary school buildings (used for filming)	Residential	30	Small Town/Good	Disconnected	Currently unavailable
H8	Royal British Legion (smaller site) Church Lane, Sarratt	0.15	Brownfield	Grey Belt	Former British Legion	Residential	8	Green Belt Village/Fair	Poor	Unsuitable for allocation due to washed over Green Belt Village location, this site may be suitable as infill development for affordable or local needs (under rural exceptions policy) so no longer requires allocation
H9	33 Baldwins Lane, Croxley Green	0.09	Brownfield	N/A	Car sales centre	Residential	5	Small Town/Very Good	Good	Although a previous plan allocation, it is not currently available
LB3	Garages, Long Elms,	0.07	Brownfield	N/A	Garages	Residential	4	Small Town/Good	Fair	Further assessment has concluded this

	Kings Langley									site is not suitable for 5 dwellings
LG5	Garages off Lemonfield Drive (2 sets), Garston	0.06	Brownfield	N/A	Garages	Residential	3	Suburban Settlement /Fair	Fair	Under several ownerships and unavailable
MC26	Maple Lodge Depot car park, Maple Cross	0.07	Brownfield	Grey Belt	Car park	Residential	4	Large Village/Fair	Poor	Site in Article 4 protected employment area and unlikely to achieve 5 dwellings
MC4	Garages at Pollards, Maple Cross	0.05	Brownfield	Grey Belt	Garages	Residential	3	Large Village/Fair	Poor	Site considered too small for 5 dwellings
NCFS1	Chequers House, Chequers Lane, Abbots Langley	4.19	Greenfield	Grey Belt	Grazing land, residential	Residential	147	Small Town/Good	Poor	Narrow access-unlikely to be suitable for scale of development. Unsustainable location
NCFS10	Great Westwood, Old House Lane, Chandlers Cross	22 (13 ha proposed for residential)	Mostly greenfield	Green Belt	Equestrian, woodland and amenity(shooting) use	Residential, Employment, Ancillary E uses (eg shop/café)	455	Green Belt Hamlet/NA	Very poor	Whilst this large site has several environmental constraints, the narrow access and unsustainable location are the main factors that make this site unsuitable

NCFS1 2	Land East of Oxhey Lane (Smaller version of CFS69)	12.7	Greenfield	Green Belt		Residential	381	Large Suburban Settlement /Good	Fair	Development east of Oxhey Lane would be building in an area of Green Belt fundamental importance and release of parcel would be very high. Poor pedestrian links into the main centre of Carpenders Park
NCFS1 3	Catlips Farm, Berry Lane, Chorleywood (Larger than NSS18)	34.5	Mostly greenfield	Green Belt	Equestrian, farm complex	Residential, Medical Centre, Community Buildings, School, Sports Facilities	863	Small Town/Very Good	Very poor	Site accessed by narrow lanes with no pedestrian access. Roads unsuitable with little opportunity for enhancement. Overall, an unsustainable location between two settlements
NCFS1 4	Homefield Road, Chorleywood	0.4	Brownfield	N/A	Residential Care Home and C3 residential	Residential	20	Small Town/Very Good	Good	Site only partially available and would likely represent over development in a conservation area
NCFS1 6	Land north of Stag Lane, Chorleywood	0.65	Greenfield	Grey Belt	Meadow	Residential	23	Small Town/Very Good	Fair	Site is within a defined open space and a Local Wildlife Site. Access, both pedestrian and

										vehicular is poor and likely not suitable
NCFS18	Land to the East of Sarratt Lane, Loudwater - CFS29 New red line	0.9	Greenfield	Grey Belt	Meadow/scrub	Residential	32	Small Suburban Settlement /Very Poor	Very poor	The site is in an unsustainable location and there is poor vehicular and pedestrian access.
NCFS19	Land adjacent to 60 Harthall Lane, Harthall Lane	1	Greenfield	Grey Belt	Agriculture	Residential	35	Green Belt Hamlet/Poor	Poor	Unsustainable location in small settlement with no pedestrian access or bus service on Harthall Lane, the access point to the site
NCFS2	Fortunes Farm, High Elms Lane, Abbots Langley	4.047	Mostly Greenfield	Green Belt	Grazing land, residential	Residential	142	Small Town/Good	Poor	Unsustainable location and narrow, likely to be unsuitable access for scale of development.
NCFS22	Nine of Herts Golf Club surrounding land, Batchworth	39.2	Greenfield	Green Belt	9 hole golf course and equestrian uses	Residential including Specialist Housing, Hotel, Community Facilities, Shops and Primary School	980	Green Belt Village/Poor	Poor	Site isolated from other settlements open countryside. Not of sufficient scale to be made a sustainable, self-sufficient settlement

NCFS2 3	Primrose Lodge, London Road, Batchworth	0.7773	Brownfield and Greenfield	Gre y Belt	Residential dwelling and large garden	Residential	27	Green Belt Village/Po or	Poor	Unsustainable location, Green Belt*
NCFS2 4	The Island, Church Street, Rickmanswor th	0.45	Mix of brownfield and greenfield	N/A	Residential and curtilage with access	Residential	16	Principal Town/Very Good	Fair	Site is wholly within FZ3b with potentially unsuitable access
NCFS2 5	The Vicarage, Bury Lane, Rickmanswor th	0.271	Brownfield	N/A	Mainly woodland and existing dwelling	Residential	9	Principal Town/Very Good	Good	Mainly covered in a TPO and Flood Zone 3
NCFS2 7	Green End Farm, Church Lane, Sarratt	1.12	Mix of brownfield and greenfield	Gre y Belt	Residential, commercial and stables	Residential	39	Green Belt Village/Fair	Poor	Unsustainable location and lack of footpath to village centre
NCFS2 8	Ravenswood, Church Lane, Saratt	0.52	Brownfield and Greenfield	Gre y Belt	Residential, including outbuildings and stables	Residential	18	Green Belt Village/Fair	Very poor	Unsustainable location in washed over Green Belt settlement with considerable length of access road with no pedestrian access to village
NCFS2 9	New Model Farm, Church Lane, Sarratt	3.13	Greenfield	Gre en Belt	Agriculture	Residential	110	Green Belt Village/Fair	Disconn ected	Site detached from Sarratt village and unable to provide access.

										Unsustainable location.
NCFS3	The Old Dairy, Chequers Lane, Abbots Langley	1	Greenfield	Grey Belt	Paddock	Residential	35	Small Town/Good	Poor	Unsustainable location not adjacent to settlement boundary. Adjacent highways unlikely to be suitable for access
NCFS30	Sarratt Lodge, Sarratt Green, Sarratt	0.22	Mostly greenfield	Grey Belt	Residential and curtilage	Residential	8	Green Belt Village/Fair	Very poor	Site in Sarratt Conservation Area and in order to achieve 5 dwellings on the site, the character of the area would be adversely impacted
NCFS31	Land to the South East of Poles Hill, Belsize	2.91	Greenfield	Grey Belt	Agriculture	Residential	102	Green Belt Hamlet/NA	Very poor	Unsustainable location next to the hamlet of Belsize in Green Belt
NCFS32	Land to the southwest of Bragmans Lane, Belsize	3.49	Greenfield	Green Belt	Agriculture/grazing land	Residential	122	Green Belt Hamlet/NA	Very poor	Unsustainable location next to the hamlet of Belsize in Green Belt
NCFS33	Oxhey Park Golf Centre, Oxhey Hall	10.5	Mostly greenfield	Green Belt	Former golf course, driving range, associated development	Residential, Specialist Housing, Community/Sports Facilities	368	Suburban Settlement /Poor	Good	Site is unavailable and not promoted

NCFS3 6	Land North of Little Green Lane	1	Greenfield	Green Belt	Agricultural	Residential	35	Small Town/Very Good	Good	The site is only accessible via a narrow, often single track lane (western side of Little Green Lane), which would not be appropriate for the scale of development proposed.
NCFS4	High Elms Manor, Garston	4 (1ha developable area)	Mostly greenfield	Grey Belt	Scrubland, woodland	Residential	35	Suburban Settlement /Fair	Fair	While this mitigates some of the access issues of ACFS7, site is still predominantly in a LWS with extensive TPO coverage, additionally with Historic England stating the harm to the Grade II Listed Manor cannot be mitigated
NCFS6	Land to the East of Watford Road	9.5	Mostly greenfield	Green Belt	Meadow/grassland	Residential	333	Green Belt Hamlet/NA	Poor	Unsustainable location adjacent to Green Belt Hamlet, significant walking distances to services and facilities. Access off relatively high speed dual carriageway

										unlikely to be acceptable
NCFS7	Waterdell, Chequers Lane, Bricket Wood	1.81	Greenfield	Green Belt	Grazing	Residential	63	Settlement outside District	Disconnected	Outside any settlement boundary in an unsustainable location. Likely too close to waste transfer station
NCFS8	Land off St Albans Lane, Bedmond	1.574	Greenfield	Green Belt	Grassland with small storage/agriculture buildings	Residential	56	Green Belt Village/Poor	Poor	Narrow access with unsuitable road network and lack of footpaths. Washed over Green Belt village location
NCFS9	Land to the north-west of Woodstock, Bedmond	5.8	Greenfield	Green Belt	Grassland and small storage/agricultural buildings	Residential	203	Green Belt Village/Poor	Poor	Site is off a narrow rural lane with no pedestrian access and in an unsustainable location outside a Green Belt Village
NSS11a	Land at Sarratt Road, Sarratt	5.4	Greenfield	Green Belt	Agriculture	Residential, offices, potential Community Café	189	Green Belt Village/Fair	Poor	Site approved for 83 dwellings at appeal (22/0601/OUT)/(22/0047/REF)
NSS12	Land between Bell Lane and Millhouse	0.54	Greenfield	Green Belt	Woodland	Residential	19	Green Belt Village/Poor	Poor	Entire wooded area covered by TPO. Washed over Green Belt village location

	Lane, Bedmond									
NSS13	Land to the rear of The Shires, High Elms Lane, Leavesden & Garston	3.7	Greenfield	Part Green Belt part Grey Belt	Grassland, small woodland	Residential	130	Suburban Settlement /Fair	Fair	Unsuitable access to the site and requirement for the site to be retained as parkland and woodland as part of adjacent recent development
NSS15	Land adj. Newlands Park, Bedmond	0.29	Greenfield	Grey Belt	Greenfield	Residential-Park Homes	10	Green Belt Village/Poor	Poor	Unsustainable location and unsuitable access. Washed over Green Belt village
NSS16	Sunnyhill Road, West Hyde	0.73	Brownfield	Grey Belt	Residential, lesiure use including spa	Residential or Sheltered Housing	37	Green Belt Hamlet/Poor	Poor	Unsustainable location on the edge of a Green Belt Hamlet and subject to noise for the next few years from the HS2 depot
NSS17	The Puffing Field Windmill Hill Chipperfield	0.84	Greenfield	Grey Belt	Woodland	Residential	21	Settlement outside District	Very poor	Aside from the unsustainable location, the access is single track and almost entirely covered in woodland, and as such unsuitable

NSS18	Catlips Farm, Berry Lane, Chorleywood	21.8	Greenfield	Green Belt	Agriculture, woodland, equestrian	Residential	545	Small Town/Very Good	Very poor	Site outside settlement boundaries in an unsustainable location with narrow often single track access and no footpaths, which is unsuitable for a site of this size in particular
NSS21	Land between Adams House and Five Oaks, London Road, Batchworth	0.24	Brownfield	Grey Belt	Former residential garden	Residential	8	Green Belt Village/Poor	Poor	Unsustainable location, Green Belt*
NSS22	Lonsdale, 19 Hyde Lane, Kings Langley	1.58	Brownfield and Greenfield	Grey Belt	Residential curtilage, including outbuildings	Residential	55	Small Town/Good	Poor	NCFS20 to be taken forward, which this site forms part of.
NSS3	Land Between Bell Lane and Millhouse Lane, Bedmond	0.6	Greenfield	Grey Belt	Woodland	Residential	21	Green Belt Village/Poor	Poor	Entire wooded area covered by TPO. Washed over Green Belt village
NSS5	Clancy Group HQ, Park Lane, Harefield	1.3	Brownfield	Grey Belt	Offices, workshops, car park	Residential, retaining office & depot	36	Green Belt Hamlet/NA	Very poor	Narrow and long access, located in flood zones 2, 3a and 3b and would

										result in loss of distribution/warehouse space of which there will be a need in the District
NSS7	Fir Trees, Dawes Lane, Saratt	0.8	Brownfield	N/A	Gypsy and Traveller pitches and paddock	Gypsy and Traveller Pitches or Rural Exception Residential	28	Green Belt Village/Fair	Poor	Safeguarded for existing Gypsy and Traveller use
NSS8	Land at Hilltop Farm, Hilltop Road, Kings Langley	3.7	Greenfield	Green Belt	Agriculture	Residential	130	Small Town/Good	Poor	Site is in an unsustainable location and is accessed from Toms Lane, with no pedestrian links
NSS9	Land adjacent to 235 Toms Lane, Bedmond	3.3	Greenfield	Green Belt	Agriculture	Residential	116	Green Belt Village/Poor	Poor	Site in unsustainable location, not adjacent to Bedmond settlement boundary which is also in a washed over Green Belt village. Add in overdevelopment
NW34	Garages r/o The Dick Whittington, Prestwick	0.09	Brownfield	N/A	Garages	Residential	5	Large Suburban Settlement /Fair	Fair	Site is unavailable and is in multiple leasehold agreements

	Road, South Oxhey									
NW34a	Garages r/o The Dick Whittington (Revised Boundary) Prestwick Road, South Oxhey	0.09	Brownfield	N/A	Garages	Residential	5	Large Suburban Settlement /Fair	Fair	Access unlikely to be suitable as set out in Manual for Streets Guidance, due to requirements for emergency vehicles and refuse collection. Site also unavailable
OH5	Garages off of Silk Mill Road, Oxhey Hall	0.11	Brownfield	N/A	Garages	Residential	6	Suburban Settlement /Poor	Poor	Site unavaialble with deveral leasehold agreements
OSPF1	The Island, Church Street, Rickmansworth (existing dwelling only)	0.06	Mix of brownfield and greenfield	N/A	Residential	Residential	3	Principal Town/Very Good	Disconn ected	Site is wholly within FZ3b
OSPF1 7	Former Royal British Legion, Church Lane, Sarratt	0.8	Brownfield	Gre y Belt	Former British Legion	Residential	28	Green Belt Village/Fair	Poor	Unsuitable for allocation due to washed over Green Belt Village location, this site may be partially suitable as infill development for affordable or local needs (under rural exceptions policy)

OSPF2	Land at Bell lane, Bedmond	0.1	Greenfield	Green Belt	Open grassland	Residential	5	Green Belt Village/Poor	Poor	Unsuitable access when considered in isolation
OSPF2 1	The Timber Yard, 65 Toms lane, Toms Lane	0.4	Brownfield	N/A	Fencing Yard	Residential	14	Small Town/Good	Poor	Unsustainable location in Green Belt Hamlet with no pedestrian access
OSPF2 2	Land at Batchworth Golf Course, Batchworth	55.3	Mostly greenfield	Green Belt	Golf course	Residential/Care Home	1383	Green Belt Hamlet/Poor	Poor	Batchworth Golf Course should be retained according to the latest PPS. It is also likely to be unavailable
OSPF3	Land at Heronsgate, Chorleywood	56	Greenfield	Green Belt	Agriculture	Residential	1400	Small Town/Very Good	Very poor	Site access is not suitable for a site of this size.
OSPF3 a	Land at Heronsgate, Chorleywood (Smaller Site)	53.9	Greenfield	Green Belt	Agriculture	Residential	1348	Small Town/Very Good	Very poor	Green Belt
OSPF3 b	Land at Heronsgate, Hill Farm and Birdwood, Chorleywood	68	Greenfield	Green Belt	Agriculture	Residential	1700	Small Town/Very Good	Fair	Site superseded by OSPF3a for further consideration
P21	Garages at Tudor Way, Mill End	0.06	Brownfield	N/A	Garages	Residential	3	Suburban Settlement /Fair	Fair	Insufficient access arrangements and too small for 5 dwellings

P26	Garages at Windsor Way, Mill End	0.1	Brownfield	N/A	Garages	Residential	4	Suburban Settlement /Fair	Fair	Site access not suitable for refuse collection and emergency vehicles according to Manual for Streets guidance
P33	Chiltern Drive Garages, Chiltern Drive, Mill End	0.07	Brownfield	N/A	Garages	Residential	5	Suburban Settlement /Fair	Fair	Access via long narrow road and inappropriate for emergency and refuse collection vehicles, as set out in the Manual for Streets guidance
P34	The Bucklands Garages off Berry Lane, Mill End	0.08	Brownfield	N/A	Garages	Residential	4	Suburban Settlement /Fair	Fair	Access too narrow and long for appropriate access of emergency and refuse vehicles, according to Manual for Streets
P38	Garages at Whitfield Way, Mill End	0.09	Brownfield	N/A	Garages	Residential	5	Suburban Settlement /Fair	Poor	Access too narrow and long for appropriate access of emergency and refuse vehicles, according to Manual for Streets
P4	Quickwood Close Garages, Mill End	0.14	Brownfield	N/A	Garages	Residential	7	Suburban Settlement /Fair	Poor	Site P4a to be taken forward

PCS11	West Hyde Residential Centre, Old Uxbridge Road, West Hyde	0.13	Brownfield	Grey Belt	Residential home/care centre	Residential	7	Green Belt Hamlet/Poor	Poor	Unsustainable location in Green Belt Hamlet
PCS15	Griggs Field, Batchworth	11.3	Greenfield	Green Belt	9 hole golf course	Residential	283	Green Belt Village/Poor	Poor	Site is not in a sustainable location, on the edge of a Green Belt Hamlet
PCS17	Affinity Water Depot, Harefield Road, Rickmansworth	0.6	Brownfield	N/A	Waste depot and car park	Residential	21	Principal Town/Very Good	Good	Site is unavailable
PCS19	Abbots Langley Mens Club, 21 Trowley Rise, Abbots Langley	0.14	Brownfield	Grey Belt	Social Club	Residential	7	Small Town/Good	Fair	Site in use as a community facility that should be protected and is unavailable
PCS24	Bluebell Drive, Bedmond	5.7	Greenfield	Green Belt	Agriculture	Residential	200	Green Belt Village/Poor	Poor	Only part of the site is available and the unavailable part would provide access. Additionally, location is unsustainable

PCS25	East Lane 1, Bedmond	0.9	Mostly Greenfield	Grey Belt	Greenfield, equestrian	Residential	32	Green Belt Village/Poor	Very poor	Site in two ownerships, and partially unavailable. PCS25a is available area only under single ownership
PCS26	East Lane 2, Bedmond	0.86	Brownfield and Greenfield	Grey Belt	Small business units, greenfield	Residential	30	Green Belt Village/Poor	Poor	Site is undeveloped and on the edge of a washed over Green Belt Village and as such is considered an unsustainable location for development
PCS27	East Lane 3, Bedmond	1.3	Greenfield	Grey Belt	Greenfield	Residential	46	Green Belt Village/Poor	Very poor	Scale of development out of keeping with village-washed over Green Belt location, not adjacent to Bedmond settlement boundary
PCS29	East Lane 5, Bedmond	2.1	Greenfield	Grey Belt	Grazing land	Residential	74	Green Belt Village/Poor	Disconnected	Overdevelopment due to scale, poor access and Green Belt*
PCS30	East Lane 6, Bedmond	2.1	Brownfield and Greenfield	Grey Belt	Poultry farm complex, grassland	Residential	74	Green Belt Village/Poor	Disconnected	Site is poorly connected to Bedmond and there are access issues. Green Belt*

PCS33	Land west of Bluebell Drive, Bedmond	0.72	Brownfield	Grey Belt	Former landfill	Residential	25	Green Belt Village/Poor	Poor	Partially within a LWS and High Green Belt Harm if released. Washed over Green Belt village location
PCS34	Adjacent to 20 Hilltop Road, Kings Langley	0.05	Greenfield	Grey Belt	Grassland	Residential	3	Small Town/Good	Very poor	Site unavailable and not suitable for 5 dwellings
PCS36	Land opposite Alpine Press, Kings Langley	0.05	Brownfield	Grey Belt	Car park	Residential	3	Small Town/Good	Fair	Site too small for dwellings in isolation, but could be added to ACFS8a
PCS4	East Green Street	22.6	Greenfield	Green Belt	Open Grassland	Residential	678	Small Town/Very Good	Poor	Site lies within the Chilterns National Landscape and is subsequently highly sensitive to any development, particularly of a significant size. Highway accessibility issues due to narrow railway bridge into town centre
PCS42	Leavedon Pumping Station, East	0.5	Brownfield	Grey Belt	Pumping Station	Residential	18	Small Town/Good	Poor	Site is unavailable, notwithstanding its unsustainable

	Lane, Kings Langley									location and unsuitable access
PCS44	Garston Manor, High Elms Lane, Garston	3.3	Greenfield	Green Belt	Grassland, small woodland	Residential	116	Suburban Settlement /Fair	Fair	Majority of site designated as a LWS and extensive TPO coverage. Concerns over suitability of access
PCS46	Twychells Farm, Bedmond Lane, Bedmond	23	Greenfield	Green Belt	Grassland and woodland	Residential	805	Green Belt Village/Poor	Very poor	Unsustainable location outside Bedmond's boundary, which is a washed over Green Belt village anyway, with significant access concerns
PCS47	South of Little Oxhey Lane, Carpenders Park	19.4	Greenfield	Green Belt	Open Grassland	Residential	485	Large Suburban Settlement /Good	Fair	Development east of Oxhey Lane would be building in an area of Green Belt fundamental importance and release of parcel would be very high. Poor pedestrian links into the main centre of Carpenders Park
PCS50	The Roughs, Eastbury	3.6	Mix of brownfield and greenfield	N/A	Woodland, greenfield	Residential	126	Suburban Settlement /Fair	Poor	Majority of site covered by a TPO and other part is still

										occupied by woodland, meaning development is unsuitable
PCS51	Cockaygne, Loudwater Lane, Croxley Green	19	Mostly greenfield	Green Belt	Agricultural, residential and curtilage	Residential	570	Small Town/Very Good	Poor	Site under multiple ownerships and not available
PCS52	Hilltop Road, Kings Langley	0.45	Greenfield	Grey Belt	Grazing	Residential	16	Small Town/Good	Poor	Site unavailable and without suitable access
PCS54	Land at Waterdell, Garston/Bricket Wood	1.7	Greenfield	Grey Belt	Agricultural	Residential	60	Suburban Settlement/Fair	Disconnected	No access available to the site and in an unsustainable location
PCS59	Land at Berry Lane, Mill End	2.6	Greenfield	N/A	former landfill, now open space	Residential	91	Suburban Settlement/Fair	Good	Whole site is designated Open Space, which requires retaining
PCS6	Hall Farm, Berry Lane, Chorleywood	1.9	Greenfield	Green Belt	Agriculture	Residential	50	Small Town/Very Good	Very poor	Site is unavailable and on a single track road in an unsustainable location
PCS60	Land at Furtherfield, Abbots Langley	12.4	Mostly Greenfield	Green Belt	Former Landfill, Depot	Residential	434	Small Town/Good	Fair	Majority of site designated natural or semi natural greenspace that needs to be retained. Remaining part is H4

										allocation, which is now unavailable
PCS61	Land at Bluebell Drive, Bedmond	3.3	Brownfield	Green Belt	Former Landfill, Depot	Residential	116	Green Belt Village/Poor	Poor	Whole site is designated a LWS
PCS7	Hall Farm, Shepherds Lane, Chorleywood	1.5	Greenfield	Green Belt	Agriculture	Residential	40	Small Town/Very Good	Very poor	Site access on narrow lane outside of Chorleywood boundary. Unsuitable access and unsuitable location
PSCFS 1	Land adjoining Red Hall, Redhall Lane, Chandlers Cross	4.3	Greenfield	Green Belt	Grazing land	Residential	151	Green Belt Hamlet/NA	Very poor	Unsustainable location outside Green Belt Hamlet with single track access and no footpaths
PSCFS 10	Land north-east of Long Lane, Heronsgate	1.03	Greenfield	Grey Belt	Woodland, greenfield	Residential	37	Small Town/Very Good	Very poor	Unsustainable location with unsuitable access and pedestrian provision
PSCFS 11	Land north-east of Valley View Farm, Oxhey Lane, Carpenders Park	2.8	Greenfield	Green Belt	Former piggery, greenfield land	Residential	98	Large Suburban Settlement /Good	Poor	Unsustainable location in open countryside and majority within LWS

PSCFS 12	Land between East Lane and M25, Abbots Langley	20.7	Greenfield	Green Belt	Agriculture	Residential	725	Small Town/Good	Very poor	Unsustainable location detached from the settlement of Abbots Langley. Likely to be designated as a Country Park for the data centre
PSCFS 13	Land between East Lane and Bedmond Road	0.5	Greenfield	Grey Belt	Agriculture	Residential	18	Green Belt Village/Poor	Poor	Unsustainable location- Site is not adjacent to the main part of Bedmond, which is also in a washed over Green Belt village.
PSCFS 14	East Lodge, Essex Lane, Kings Langley	0.17	Brownfield	Grey Belt	Residential and curtilage development	Residential	6	Small Town/Good	Very poor	Majority of site within LWS. Remainder cannot support 5 dwellings
PSCFS 16	Greys, Bucks Hill, Kings Langley	1.12	Greenfield	Grey Belt	Greenfield land/part residential garden	Residential	39	Small Town/Good	Very poor	Unsustainable location next to the hamlet of Bucks Hill and covered by a LWS, with a single track access
PSCFS 17	Rear of Glenwood, Harthall Lane, Harthall Lane	0.53	Greenfield	Grey Belt	Woodland	Residential	19	Green Belt Hamlet/Poor	Disconnected	Unsustainable location and site access onto unsuitable road for pedestrians, with no bus service

PSCFS 19	Land south west of Berry Lane, Chorleywood	0.35	Greenfield	Green Belt	Greenfield	Residential	12	Small Town/Very Good	Very poor	Unsustainable location on Berry Lane and access not mitigatable for a site of this size
PSCFS 20a	Millfield Plantation, Beechengrove Wood, Loudwater	7.5	Greenfield	Green Belt	Woodland	Residential/Burial Ground	263	Small Suburban Settlement /Very Poor	Very poor	The site is within Chilterns AONB and there is no existing access, with potential access from a narrow unsuitable lane
PSCFS 20b	Beechengrove Wood, Loudwater	13.8	Greenfield	Green Belt	Woodland	Residential/Burial Ground	345	Small Suburban Settlement /Very Poor	Very poor	The site is wholly within the Chilterns National Landscape and the whole of the site is designated as a Local Wildlife Site and Ancient Woodland; the entire site is also covered by a TPO. Access is poor and location unsustainable
PSCFS 21	Land south-west of Shepherds Lane, Mill End	3	Greenfield	Grey Belt	Agriculture	Residential	105	Suburban Settlement /Fair	Very poor	Site in isolation detached from Mill End settlement
PSCFS 24	Land north of Little Green		Greenfield	Green Belt	Agriculture	Education	n/a	Small Town/Very Good	Fair	Access from a single track road

	Lane, Croxley Green									and subsequently unsuitable
PSCFS 3	Land at Batchworth Heath Farm, Batchworth	1.4	Greenfield	Green Belt	Greenfield land	Residential	49	Green Belt Village/Poor	Disconnected	The site is in an unsustainable location and there is poor vehicular access. Green Belt*
PSCFS 4	The Woodlands, Bedmond Road, Bedmond	0.3	Greenfield	Grey Belt	Greenfield land	Residential	11	Green Belt Village/Poor	Poor	Site not connected to Bedmond's settlement boundary and most of the site is not available.
PSCFS 5	West Hyde Nursery, Old Uxbridge Road, West Hyde	0.16	Brownfield	Grey Belt	Tree Nursery	Residential	8	Green Belt Hamlet/Poor	Very poor	Unsustainable location in a Green Belt Hamlet. Parts of the site historic landfill and LWS
PSCFS 6	Land south of Junction 20, M25, Hunton Bridge	14.7	Mostly Greenfield	Grey Belt		Residential	441	Green Belt Hamlet/NA	Poor	Site is not in a sustainable location, on the edge of a Green Belt Hamlet. Specific retail allocation not required
PSCFS 8a	Moor Park Golf Course, 1 Sandy Lodge Road, Sandy Lodge	0.35	Greenfield	Grey Belt	Woodland	Residential	9	Green Belt Hamlet/Poor	Poor	Majority of site in FZ3a and b and other part occupied by protected trees.

PSCFS 8b	Moor Park Golf Course, Adjacent to 1 Anson Walk	0.14	Greenfield	Grey Belt	Woodland	Residential	5	Suburban Settlement /Fair	Poor	Site wholly a LWS and within Registered Park and Garden and subsequently unsuitable
PSCFS 8c	Moor Park Golf Course, Adjacent to 2 Anson Walk	0.18	Greenfield	Grey Belt	Woodland	Residential	6	Suburban Settlement /Fair	Poor	Site wholly a LWS and within Registered Park and Garden and subsequently unsuitable
PSCFS 8d	Moor Park Golf Course, North of Park Close, Batchworth	0.7	Greenfield	Green Belt		Residential	25	Green Belt Village/Poor	Poor	Site in unsustainable location, not adjacent to sustainable settlement
PSCFS 9	Land to the east of Church Street, Rickmansworth	0.5	Greenfield	N/A	Garden land	Residential	18	Principal Town/Very Good	Fair	Site entirely within Flood Zone 3 and a Local Wildlife Site
R15	Garages east of Goral Mead (Smaller Site), Rickmansworth	0.05	Brownfield	N/A	Garages	Residential	3	Principal Town/Very Good	Good	Site under several ownerships and not available

R17a	Marks and Spencers, High St, Rickmansworth	0.14	Brownfield	N/A	Retail	Residential	7	Principal Town/Very Good	Fair	Site is unavailable
R35	Tesco, Harefield Road, Rickmansworth	1.2	Brownfield	N/A	Superstore and car park	Residential	42	Principal Town/Very Good	Fair	Site is unavailable
R6	Car Park 1, Talbot Road, Rickmansworth	0.07	Brownfield	N/A	Car park	Residential	4	Principal Town/Very Good	Good	Culverted watercourse runs beneath the site and any required easements would make the site undeliverable due to small size
RWA10	5 Wyatts Road, Chorleywood	0.12	Brownfield	N/A	Residential	Residential	4	Small Town/Very Good	Poor	Upon further review and given the TPO's associated with the site, it is not likely to be able to accommodate 5 dwellings
RWA12	124 Greenfield Avenue, Carpenders Park	0.08	Brownfield	N/A	Residential garden	Residential	3	Large Suburban Settlement /Good	Good	Further assessment has concluded this site is not suitable for 5 dwellings and access likely to be too narrow

RWA1 4	2 Canterbury Way, Croxley Green	0.09	Brownfield	N/A	Amenity space	Residential	3	Small Town/Very Good	Fair	Site too small for 5 dwellings, given recent application and appeal dismissal, and surrounding developed context
RWA2	Land r/o 164-182 St Georges Drive, Carpenders Park	0.26	Greenfield	Grey Belt	Greenfield, Residential curtilage	Residential	4	Large Suburban Settlement /Good	Poor	Small, narrow site unlikely to be able to accommodate 5 dwellings and too close to a railway line
RWA3	10 Gypsy Lane, Hunton Bridge	0.1	Greenfield	Grey Belt	Greenfield	Residential	4	Green Belt Hamlet/NA	Poor	Site too small for 5 dwellings, given recent application and appeal dismissal, and surrounding developed context
RWA4	162 Abbots Road, Abbots Langley	0.2	Brownfield	Grey Belt	Residential	Residential	5	Small Town/Good	Poor	Application which was refused for flats suggests site would not be suitable for 5 units, notwithstanding unsustainable location



Kings Orchard
1 Queen Street
Bristol
BS2 0HQ

wsp.com

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