



Dacorum Site Allocations Development Plan Document

**Main Modifications to the Pre-Submission Site Allocations
Development Plan Document (incorporating Focused
Changes)**

Sustainability Report Addendum

December 2016

PROJECT REPORT: CPR2350

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Sustainability Appraisal Report Addendum

December 2016

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Prepared for: Dacorum Borough Council, Strategic Planning and Regeneration

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1 Introduction

1.1 Background

During the development of the Dacorum Site Allocations DPD a Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA), has been undertaken, with a series of SA reports having been produced at key stages in the process.

During that process a range of Sustainability Reports and Working Notes have been published to communicate the findings of the combined SA/SEA process and enable consultation. These documents have been informed by reports and working notes produced during the associated process to develop the Dacorum Core Strategy DPD.

For the Site Allocations DPD, three SA Working Notes were produced in the period between November 2006 and April 2014 and then a full SA Report was prepared to accompany the Pre-Submission Site Allocations document during the consultation from September to November 2014.

To take into account the Focused Changes that were made to the Site Allocations DPD following the consultation on the Pre-Submission DPD, an SA Report Addendum was produced in July 2015. This Addendum provided new or revised assessments for those Focused Changes that were considered to potentially affect the findings of the original SA Report – all in a positive direction. The other Focused Changes and minor changes were judged as having little or no influence on the SA Report findings.

Further minor changes were proposed to the Site Allocations DPD prior to Submission and for the purposes of completeness it was necessary to determine whether any of these changes would have implications in relation to the findings in the SA Report and its Addendum. An SA Submission Statement (January 2016) was therefore prepared for this purpose.

Following the Submission of the DPD but prior to the Examination, an additional SA Report Addendum (May 2016) was prepared in order to provide information in relation to how alternatives were considered during the development of the Site Allocations DPD, and in particular to pull together within a single document certain information previously reported in various SA Working Notes. The Addendum also provided clarification in relation to some other issues that were raised in correspondence from the Inspector (Examination documents PC3a and PC3b).

Following discussions with the Inspector and other stakeholders during the Examination Hearings, a further schedule of Proposed Main Modifications has now been produced. Consultation on these proposed Main Modifications will take place for eight weeks, commencing in late December 2016. During this consultation, representations on the soundness of the Main Modifications will be sought. For completeness the Council has also included a schedule of the changes that are required to the Policies Map to illustrate the implications of the Main Modifications spatially. These changes will also form part of the consultation.

This third SA Report Addendum has been produced to document the sustainability appraisal of the changes in schedule of Proposed Main Modifications and changes to the Policies Map and forms part of the consultation process.

This Addendum should be read alongside the SA Report (September 2014) (Examination document SUB20), the SA Report Addendum (July 2015) (Examination document SUB13); the SA Submission Statement (January 2016) (Examination document SUB5) and the SA Report Addendum (May 2016) (Examination document SA22).

2 Methodology

2.1 Introduction

The aim of this stage of the SA/SEA process is to determine whether there are likely to be any significant sustainability effects arising from the Main Modifications to the Site Allocations DPD and to consider whether there is a need to update the findings documented in previous SA Reports.

2.2 Screening

It would not be proportionate to undertake a full assessment on all of the proposed modifications and it was therefore necessary to identify those Main Modifications and Policies Map changes which could potentially result in significant effects or alterations to the previous assessments, so that the assessment could focus on those specific modifications. This was undertaken through an initial screening process which considered the significance of the proposed modification and whether it would have implications of the previous findings of the SA. The screening was undertaken on all the proposed Main Modifications and Policies Map changes.

The screening used three levels of categorisation for the potential implications of each of the proposed modifications on the original sustainability appraisal as follows:

- No implications for the SA;
- Implications (either positive or negative) for SA objectives but no update to previous assessments required; or
- Modification requires an additional/updated assessment.

2.2.1 Habitats Regulations Assessment

Alongside the sustainability appraisal screening of the proposed Main Modifications, consideration was also given to the potential implications of the modifications on the findings of the Habitats Regulations Assessment.

2.3 Assessment

Those changes that the screening process identified as requiring an additional/updated assessment were then assessed against the SA Objectives using the methodology utilised for all previous rounds of Sustainability Appraisal. Details of this methodology are provided in Section 6.1 of the SA Report (September 2011).

3 Assessment Findings

3.1 Screening

3.1.1 Main Modifications

The results of the screening process for the Main Modifications are detailed in Schedule A in Appendix A to this report and can be summarised as follows:

The 56 proposed Main Modifications were categorised as follows:

- 45 Main Modifications - No implications for the SA, either due to the minor nature of the policy change or due to the change being to supporting text;
- 7 Main Modifications – Minor implications (either positive or negative) for SA objectives but no update to SA findings required (see Section 3.2); and
- 4 Main Modifications - Modification requires an update to the original assessment (see Section 3.3 and Appendix B). NB: these all relate to Policy LA5: Icknield Way, West of Tring.

3.1.2 Changes required to the Policies Map

The results of the screening process for the Policies Map changes are detailed in Schedule B in Appendix A to this report and can be summarised as follows:

- Neither of the two policies map modifications have implications for the SA or HRA as they simply illustrate the implications of the Main Modifications spatially. Any effects would be considered during the screening of the relevant Main Modifications.

3.2 Minor Implications

The screening process identified 7 proposed Main Modifications that are likely to have positive implications for some SA Objectives but which did not warrant any further assessment. The SA Objectives covered are as follows:

SA1: Biodiversity

- In relation to additional policy text for Policy LA3: West Hemel Hempstead that will help to reduce adverse effects on biodiversity (MM18).
- In relation to strengthened policy text for Policy LA4: Hanburys, Shootersway, Berkhamsted that will help to reduce adverse effects on biodiversity (MM25).
- In relation to additional planning requirements for Proposal L/4 Dunsley Farm, London Road, Tring (MM54).

SA12: Health

- In relation to additional planning requirements for Proposal L/4 Dunsley Farm, London Road, Tring (MM54).

SA15: Housing

- In relation to increased housing provision (additional 190 units) at site allocation H/2 (MM42).
- In relation to increased housing provision (additional 21 units) at site allocation H/5 (MM43).
- In relation to increased housing provision (additional 16 units) at site allocation H/12 (MM45).
- In relation to increased housing provision (additional 200 units) at site allocation MU/2 (MM47).

NB: only those Main Modifications where the estimated dwelling capacity has been changed by 10 or more units have been considered to have implications for the previous assessments.

None of these changes require an update to the original findings of the SA, as in all cases the effects identified did not alter the previous scorings identified for the policy against the relevant SA objective.

3.3 Detailed Assessment

Four of the Main Modifications relating to Policy LA5: Icknield Way, West of Tring (MM28, MM29, MM33 and MM34) were identified as having implications for the previous assessment of this policy and therefore an updated assessment has been prepared to take account of these Main Modifications (see Appendix B).

Assessment significance criteria

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

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

Policy LA5: Icknield Way, West of Tring

Assessment

The detailed assessment is included in Appendix B. A summary of the scoring against each of the SA objectives is shown in the table below. It should be noted that none of the overall scores have been changed as a result of the Main Modifications.

The amended assessment findings for the ‘Landscape & Townscape’ (SA11) and ‘Housing’ objectives (from Appendix B) are also copied below. The text uses strikethrough and bold text to show deletions and additions to the original assessment (SA Report, September 2014).

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape& Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	-	x	?	-	x	x	-	-	x	✓ x	x	x	✓	-	-	✓	✓	✓

Update assessments for SA Objectives 11 and 15

11	Landscape & Townscape	The site is in the Green Belt. and The area proposed for built development (eastern fields) is located adjacent to the Chilterns AONB, with the associated open space (Policy L/3) and cemetery extension (Policy C/1) in the western fields both being within the AONB. Development of this site would be visible from Icknield Way and the Chilterns AONB, which could have adverse visual impacts. Limiting the effect of the new development on views from the AONB and creating a soft edge and transition with the AONB could help to mitigate these effects. Buildings will be limited to two storeys, except where a higher element would create interest and focal points in the street scene, and this supports this objective.	x
15	Good quality housing	This site would provide 180-200 dwellings, including 40% affordable housing. A mix of homes will be provided, accommodating both smaller households and family homes. The site will provide a traveller site of 5 pitches.	✓

3.4 Implications for Habitats Regulations Assessment

A Habitats Regulations Assessment (HRA) was undertaken for the Dacorum Core Strategy and this concluded that there would be no significant effects, as a result of either air pollution or recreation disturbance, on Chiltern Beechwoods SAC from either individual developments or cumulative effects from the implementation of the Core Strategy. Natural England agreed with the conclusions of the HRA and the avoidance and mitigation proposed.

The SA report for the Site Allocations Pre-Submission (September 2014) identified that whilst the Site Allocations DPD provides a greater level of detail to the location of development to that which was included in the Core Strategy, it does not put forward any sites that are of a scale and/or location that would alter the findings of the HRA of the Core Strategy. Based on their review of the Pre-Submission Site Allocations DPD Natural England were satisfied with this conclusion.

The changes proposed in the Focused Changes to the Site Allocations (July 2015) were screened to determine whether there were any that were of a nature that could alter the findings of the Core Strategy HRA. This additional screening process concluded that none of the Focused Changes were of a scale and/or location that would alter the findings of the previous HRA.

The additional minor changes proposed to the Site Allocations (see SA Submission Statement (January 2016)) were screened to determine whether there were any that are of a nature that could alter the findings of the Core Strategy HRA. As for the Focused Changes, the result of this additional screening process was that it was considered that none of the minor changes were of a nature (in terms of scale and/or location) that would alter the findings of the previous HRA.

None of the proposed Major Modifications or associated Policy Map changes have been found as having any implications for the existing findings of the Habitats Regulations Assessment. See Appendix A for the screening of the Main Modifications and Policy Map changes. Therefore the conclusions of the Core Strategy HRA Report continue to remain unchanged.

4 Conclusion and Next Steps

4.1 Conclusion

Of the Main Modifications to the Site Allocations DPD and associated changes to the Policies Map that are being proposed, only four, all related to Policy LA5, have warranted an update to the previous assessment through the SA/SEA process. The updated assessment for that policy did not identify any new significant effects.

For the changes which were identified as likely to have some effects, but not at a level significant to warrant additional assessment, the changes supported SA objectives covering biodiversity, health and housing.

Overall the changes do not affect the outcomes of the SA which found that generally the Site Allocations DPD is likely to have positive Borough-wide effects across the range of sustainability topics.

In addition the changes have been found to not have any implications for the previous findings of the Habitats Regulation Assessment.

4.2 Next Steps

The Main Modifications, Policies Map changes and the accompanying SA Report Addendum (this document) will be subject to consultation for a seven-week period. Following the close of the consultation, all responses will be passed to the Planning Inspector for her consideration. Provided the Inspector does not wish the Council to consult on any further Modifications to the plan she will issue her final Report into the Site Allocations examination. Provided the plan (incorporating the Main Modifications) is found 'sound,' Cabinet and full Council will be requested to adopt the plan, and if this recommendation is agreed, the Site Allocations DPD will then come into full statutory effect.

When the Site Allocations DPD is adopted it will be accompanied by an SA Adoption Statement. In line with the SEA Regulations, the SA Adoption Statement will provide the following information:

- How environmental/sustainability considerations have been integrated into the Site Allocations;
- How the SA Report has been taken into account;
- How opinions expressed in relation to the consultations on the Site Allocations and SA Report have been taken into account;
- The reasons for choosing the Site Allocations as adopted, in the light of the other reasonable alternatives dealt with; and
- The measures that are to be taken to monitor the significant environmental/sustainability effects of the implementation of the Site Allocations.

Appendix A: Screening of Proposed Main Modifications

Schedule A below sets out the 'Main Modifications' (denoted by an 'MM' prefix) that have been identified as necessary to make Dacorum Borough Council's 'Site Allocations DPD, incorporating Focused Changes' (January 2016) 'sound'.

Schedule (A), listing the Main Modifications includes:

- The section and page number of the plan that the modification relates to, in order to help the reader identify what areas of the plan are proposed for modification.
- Where relevant, the Policy Number, Paragraph Number and Page Number has been referenced (the Page Number refers to the page number within the January 2016 version of the plan).
- Deleted text is shown via ~~strikethrough~~, whilst new text is underlined.

For completeness the Council has also included a schedule of the changes that are required to the Policies Map to illustrate the implications of the Main Modifications spatially. These are set out in Schedule (B) below. These are denoted by a 'PM' prefix.

For purposes of the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA), in both these schedules an additional column has been added to consider whether the Main Modifications and/or Policy Map changes have any implications for the previous findings of the SA and/or HRA. Updates to the assessments deemed to be necessary are documented in Appendix B.

(A) Proposed Main Modifications				
Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
PROMOTING SUSTAINABLE DEVELOPMENT				
MM1	Page 19	Schedule of Mixed Use Proposals and Sites	<p><u>Schedule of Mixed Use Proposals and Sites</u></p> <p><u>'The net capacity figures specified provide an estimate of expected dwelling capacity and should not be treated as maxima. Final dwelling capacities will be tested through the planning application process, where detailed schemes will be expected to demonstrate compliance with specified planning requirements and other relevant policies and guidance.'</u></p>	<p>Change in procedural detail.</p> <p>No update to SA findings required.</p> <p>No implications for HRA.</p>
MM2	Page 20	MU/2	<p>Proposal: Replacement hospital, new 2 form entry primary school and housing (200 400 homes)</p> <p><i>Note: This change links to MM47 in the housing schedule.</i></p>	<p>Implications of change in housing number considered under MM47.</p> <p>No implications for HRA.</p>

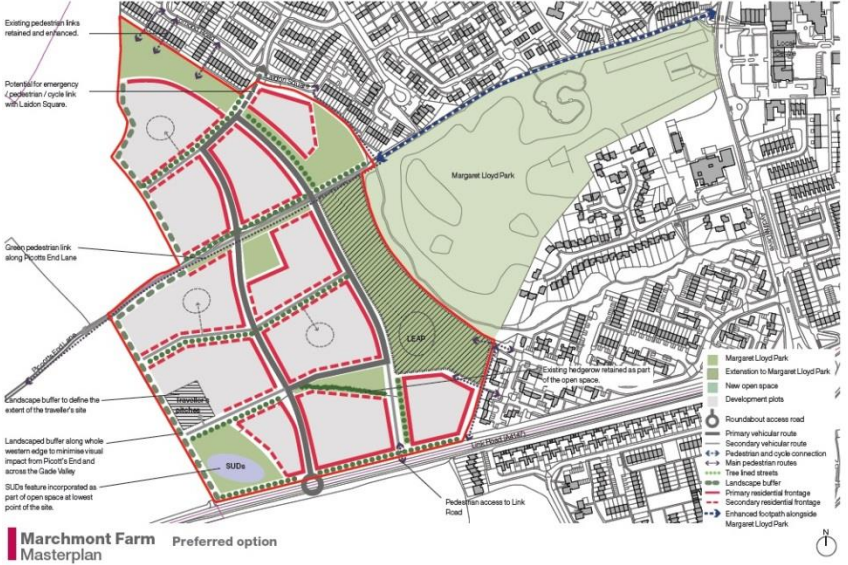
Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA																														
MM3	Page 20	Proposal MU/3	Planning Requirements: Insert the following sentence after sentence 1: “ <u>Development brief required.</u> ”	Change in procedural detail. No update to SA findings required. No implications for HRA.																														
STRENGTHENING ECONOMIC PROSPERITY																																		
MM4	Page 45	Table 1	<p>Amend the entry for Jarman Fields in Table 1 (Out of Centre Retail Locations (updated) as follows:</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Main uses</th> </tr> </thead> <tbody> <tr> <td colspan="2">Out of centre retail locations</td> </tr> <tr> <td colspan="2">Hemel Hempstead</td> </tr> <tr> <td>• Sainsbury, Apsley Mills Retail Park, London Road (Sainsbury, Apsley)</td> <td>Food retailing</td> </tr> <tr> <td>• Remainder of Apsley Mills Retail Park, London Road (Apsley Mills)</td> <td>Bulky, non-food goods</td> </tr> <tr> <td>• Two Waters, London Road (Two Waters)</td> <td>Bulky, non-food goods</td> </tr> <tr> <td>• <u>Dunelm Homebase</u> and Wickes, London Road (London Road)</td> <td>Bulky, non-food goods</td> </tr> <tr> <td>• B&Q, Two Waters Road (Cornerhall)</td> <td>Bulky, non-food goods</td> </tr> <tr> <td>• London Road/Two Waters Way (Two Waters) <i>(new site — see Map Book Section 6)</i></td> <td>Food retailing</td> </tr> <tr> <td colspan="2">Berkhamsted</td> </tr> <tr> <td>• Gossoms End / Billet Lane <i>(new site — see Map Book Section 6)</i></td> <td>Food retailing</td> </tr> <tr> <td colspan="2">Tring</td> </tr> <tr> <td>• Tesco, London Road (Tring)</td> <td>Food retailing</td> </tr> <tr> <td colspan="2">Out of centre retail and leisure locations</td> </tr> <tr> <td>• Jarman Fields <i>(new site — see Map Book Section 6)</i></td> <td>Food retailing and bulky non-food goods (excluding clothing and footwear unless ancillary to the main use of a unit). Leisure uses.</td> </tr> </tbody> </table>	Location	Main uses	Out of centre retail locations		Hemel Hempstead		• Sainsbury, Apsley Mills Retail Park, London Road (Sainsbury, Apsley)	Food retailing	• Remainder of Apsley Mills Retail Park, London Road (Apsley Mills)	Bulky, non-food goods	• Two Waters, London Road (Two Waters)	Bulky, non-food goods	• <u>Dunelm Homebase</u> and Wickes, London Road (London Road)	Bulky, non-food goods	• B&Q, Two Waters Road (Cornerhall)	Bulky, non-food goods	• London Road/Two Waters Way (Two Waters) <i>(new site — see Map Book Section 6)</i>	Food retailing	Berkhamsted		• Gossoms End / Billet Lane <i>(new site — see Map Book Section 6)</i>	Food retailing	Tring		• Tesco, London Road (Tring)	Food retailing	Out of centre retail and leisure locations		• Jarman Fields <i>(new site — see Map Book Section 6)</i>	Food retailing and bulky non-food goods (excluding clothing and footwear unless ancillary to the main use of a unit). Leisure uses.	Minor change in supporting text detail, amending the ‘main uses’ for Jarman Fields that were included in Table 6 in the Core Strategy. No update to SA findings required. No implications for HRA.
Location	Main uses																																	
Out of centre retail locations																																		
Hemel Hempstead																																		
• Sainsbury, Apsley Mills Retail Park, London Road (Sainsbury, Apsley)	Food retailing																																	
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Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
MM5	Page 45	Proposal S/1	<p>Amend Focused Change SC6 as follows:</p> <p>'Acceptable uses are retail and leisure uses. Approximately 7,000 sqm (gross) of retail floorspace is acceptable, except for the sale and display of clothing and footwear, unless ancillary to the main use of an individual unit. The nature and scale of development should aim to maximise the use of the site and ensure no significant adverse impact on Hemel Hempstead town centre. The sale and display of clothing and footwear is not acceptable, unless ancillary to the main use of an individual unit.'</p>	<p>No update to SA findings required as this amendment to the previous significant change (SC) will not result in any new or amended effects from those previously reported for Proposal S/1.</p> <p>No implications for HRA.</p>
PROVIDING HOMES AND COMMUNITY SERVICES				
MM6	Page 49	Introduction	<p>Amend paragraph 6.3 to take into account consequential changes to the phasing of the Local Allocations:</p> <p>'Core Strategy Policies CS2: Selection of Development Sites and CS35: Infrastructure and Developer Contributions require all development to provide, or make adequate contribution towards, infrastructure and services. The Core Strategy does not set out any absolute requirements regarding the timing of new homes except in the case of the release of the Local Allocations, which are were seen as being delivered from 2021 onwards (Policy CS3: Managing Selected Development Sites). They may be released earlier in order to secure a five year housing land supply. However, a decision has now been taken to bring forward the three largest Local Allocations (LA1, LA3 and LA5) earlier (see paragraph 6.27). These Local Allocations will help further boost the 5 year housing supply position. They should be made available for delivery, as and when required. New homes are generally directed to the towns and larger villages in accordance with the settlement hierarchy (Policy CS1: Distribution of Development), although the largest share of this will be taken by Hemel Hempstead as a Main Centre for Development and Change.'</p>	<p>Update to supporting text. No update to SA required. The implications of the policy changes described are considered under MM12 and MM20.</p> <p>No implications for HRA.</p>
MM7	Page 52	The Housing Programme	<p>Amend bullet point three to paragraph 6.16 to take into account consequential changes regarding the deletion of the traveller site at LA5:</p> <ul style="list-style-type: none"> Gypsy and Traveller pitches to be delivered through the 	<p>Update to supporting text. No update to SA required. The implications of the policy changes</p>


Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA																				
			Local Allocations (see Policies LA1 <u>and</u> LA3 <u>and</u> LA5); and	described are considered under MM39. No implications for HRA.																				
MM8	Page 52	Table 3	<p>Table 3: Housing Programme 2006 – 2031</p> <table border="1"> <thead> <tr> <th>Source</th> <th>No. of homes (net)</th> </tr> </thead> <tbody> <tr> <td>Completions 2006 - 2015</td> <td>3,377</td> </tr> <tr> <td>Commitments as at 1st April 2015</td> <td>2,569</td> </tr> <tr> <td>Housing schedule (comprising new allocations, Mixed Use Allocations and Local Allocations)**</td> <td>3,246 <u>3,653</u></td> </tr> <tr> <td>SHLAA sites***</td> <td>644</td> </tr> <tr> <td>Other (non SHLAA) sites****</td> <td>423</td> </tr> <tr> <td>Defined locations in Hemel Hempstead*****</td> <td>315</td> </tr> <tr> <td>Windfall in Residential Areas of the main settlements*****</td> <td>500</td> </tr> <tr> <td>Gypsy and Traveller pitches*****</td> <td><u>17-12</u></td> </tr> <tr> <td>Total</td> <td>11,091 <u>11,498</u></td> </tr> </tbody> </table> <p><i>* Source: 2014/15 AMR (as at 1st April 2015).</i></p> <p><u>Notes:</u></p> <p>* <u>Data from 2014/15 AMR (as at 1st April 2015)</u></p> <p>** <u>The contribution from the housing schedule has been adjusted to take into account progress on sites and to avoid double counting with other sources of housing land.</u></p> <p>*** <u>This is based on sites from the 2008 SHLAA study.</u></p> <p>**** <u>This source includes new sites not identified in the 2008 SHLAA such as emerging schemes identified through early discussions with landowners / developers.</u></p> <p>***** <u>“Defined locations in Hemel Hempstead” cover the contribution from the Heart of Maylands project in the Maylands Business Park and the redevelopment of the Grovehill Local Centre.</u></p> <p>***** <u>Windfall site opportunities i.e. small unidentified new build and</u></p>	Source	No. of homes (net)	Completions 2006 - 2015	3,377	Commitments as at 1 st April 2015	2,569	Housing schedule (comprising new allocations, Mixed Use Allocations and Local Allocations)**	3,246 <u>3,653</u>	SHLAA sites***	644	Other (non SHLAA) sites****	423	Defined locations in Hemel Hempstead*****	315	Windfall in Residential Areas of the main settlements*****	500	Gypsy and Traveller pitches*****	<u>17-12</u>	Total	11,091 <u>11,498</u>	Update to evidence base. No update to SA findings required. No implications for HRA.
Source	No. of homes (net)																							
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Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
			<p><u>conversion housing sites but excluding any contribution from garden land in built-up areas.</u> ***** Comprises provision from sites LA1 and LA3.</p> <p><i>Note: The changes to the dwelling capacities for allocated sites require a consequential update to the housing trajectory in Appendix 2.</i></p>	
MM9	Page 53	Paragraph 6.21	<p>'The housing schedule provides for an indicative capacity of 3,656 <u>4,075</u> dwellings. <u>The net capacity figures specified provide an estimate of expected capacity and should not be treated as maxima. Final dwelling capacities will be tested through the planning application process, where detailed schemes will be expected to demonstrate compliance with specified planning requirements and other relevant policies and guidance.'</u></p>	<p>Update to evidence base and additional procedural text. No update to SA findings required. No implications for HRA.</p>
MM10	Pages 53 and 54	Paragraphs 6.23-6.30	<p>Amend paragraphs 6.23-6.30 to take into account direct and consequential changes to the phasing of the Local Allocations:</p> <p>6.26 Core Strategy Policy CS3: Managing Selected Development Sites controls the timing of delivery, stating that the Local Allocations will be delivered from 2021. This approach is principally to ensure a steady release of housing land over the plan period, to encourage earlier opportunities for homes on previously developed land within the settlements, to boost supply over the latter half of the housing programme (where identified urban sites decline), and to maintain housing activity for the development industry and wider local economy. In the short to medium term, housing supply in the Borough is strong without their contribution.</p> <p>6.27 Following further consideration of local housing needs and the role the sites will play in delivering other essential local infrastructure, the delivery of Local Allocations <u>LA1 Marchmont Farm, Hemel Hempstead, LA3 West Hemel Hempstead, and LA5: Icknield Way, west of Tring</u> has <u>have</u> been brought forward into Part 1 of the Schedule of Housing Proposals and Sites. <u>These Local Allocations can make a significant contribution to boosting the 5-year housing supply, good progress is being made towards their earlier delivery, and LA1 and LA3 will enable a 5-year supply of traveller pitches to be secured. Whilst no specific delivery date</u></p>	<p>Update to supporting text. No update to SA required. The implications of the policy changes described are considered under MM12 and MM20. No implications for HRA.</p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
			<p>has been set in <u>each case</u>, this will follow the formal release of the <u>these sites</u> from the Green Belt i.e. after adoption of the Site Allocations DPD.</p> <p>6.28 The remaining Local Allocations (i.e. LA1, LA2, LA3, LA4 and LA6) are included in Part 2 of the Schedule of Housing Proposals and Sites and will bring forward completed homes from 2021 onwards. No detailed phasing of these three individual sites is warranted as they vary significantly in size, character, and location, and these factors will naturally regulate their release over time. However, there will need to be a lead in period in order to allow practical delivery from 2021. In practice, this will mean that applications will be received and determined in advance of 2021 and that site construction and works may actually take place ahead of the specified release date to enable occupation of new homes by <u>from</u> 2021.</p> <p>6.29 Earlier release of these Local Allocations may be justified so as to maintain a five year housing land supply, in accordance with Core Strategy Policy CS3: Managing Selected Development Sites, <u>although this is seen as unlikely given the early release of LA1, LA3 and LA5.</u> Decisions on such action will be informed by the Annual Monitoring Report process.</p> <p>6.30 <u>In the interim,</u> aAll Local Allocations will be safeguarded and managed as open land or other appropriate temporary <u>open</u> uses until developed for their allocated use(s).</p>	
MM11	Page 56	Policy LA1	<p><i>Revised site layout to recognise existing pedestrian link between Link Road and Margaret Lloyd Park within indicative block layout; and to remove reference to a specified landscaped buffer on the western boundary of the site to enable a natural delineation along the planted settlement edge.</i></p>	<p>As reported in the SA Submission Statement (January 2016) this modification has no implications for the findings of the SA Report and its Addendum.</p> <p>No implications for HRA.</p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
			 <p>Existing pedestrian links retained and enhanced.</p> <p>Potential for emergency / pedestrian / cycle link with Landon Square.</p> <p>Grade pedestrian link along Potts End Lane.</p> <p>Landscaped buffer to define the extent of the traveller's site.</p> <p>Landscaped buffer along whole western edge to minimise visual impact from Potts End and across the Gable Valley.</p> <p>SUDs feature incorporated as part of open space at lowest point of the site.</p> <p>Marchmont Farm Preferred option Masterplan</p> <p>Margaret Lloyd Park</p> <p>Extension to Margaret Lloyd Park</p> <p>New open space</p> <p>Development plots</p> <p>Roundabout access road</p> <p>Primary vehicular route</p> <p>Secondary vehicular route</p> <p>Pedestrian and cycle connection</p> <p>Main pedestrian routes</p> <p>Tie-in streets</p> <p>Landscaped buffer</p> <p>Primary residential frontage</p> <p>Secondary residential frontage</p> <p>Enhanced footpath alongside Margaret Lloyd Park</p>	
MM12	Page 56	Policy LA1	<p>Amend bullet point 1 in the 'Delivery and Phasing' section as follows:</p> <p>'LA1 is scheduled to come forward from 2021 onwards <u>available for immediate development</u>, in accordance with Policies CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.'</p>	<p>Change to timing of development.</p> <p>The effects previously reported for LA1, in the SA Report (September 2014) and in relation to MC17 in the SA Report Addendum (July 2015), remain unchanged.</p> <p>Whilst the timings of some of the predicted effects may change, the nature and scale of the effects will remain unchanged. No update to SA findings is therefore required.</p> <p>No implications for HRA.</p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
MM13	Page 56	Policy LA1	<p>Delete the following text in bullet point 2 in the 'Delivery and Phasing' section (suggested as Focused Change MC18) as follows:</p> <p>'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole, followed by a series of reserved matters (or full applications) for each phase (or series of phases). This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.'</p> <p>and replace with the following text:</p> <p><u>'The phasing of the site will seek to deliver the Gypsy and Traveller pitches within an early phase, subject to technical and viability considerations, to ensure a 5 year supply of Gypsy and Traveller provision. The Council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this Master Plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.'</u></p>	<p>Change in procedural detail. No update to SA findings required. No implications for HRA.</p>
MM14	Page 57	Policy LA1	<p>Amend MC19 sixth bullet point in the 'Delivery and Phasing' section as follows, for consistency with change made to equivalent text in Policy LA3:</p> <p>'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades that are required as a result of the development, in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.'</p>	<p>Minor change in policy detail. No update to SA findings required. No implications for HRA.</p>
MM15	Page 58	Policy LA2	<p>Delete the following text (suggested as Focused Change MC21):</p> <p>'Limit housing to two storeys, except where a higher element would create interest and focal points in the street scene, and would not be harmful to the historic environment.'</p> <p>and replace with the following text:</p> <p><u>'Limit housing to two storeys, except where two and a half storey housing would create interest and focal points in the street scene, and would not</u></p>	<p>Minor change in policy detail. As reported in the SA Submission Statement (January 2016) this modification has no implications for the findings of the SA Report and its Addendum.</p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
			<u>be harmful to the historic character.'</u>	No implications for HRA.
MM16	Page 59	Policy LA2	<p>Minor amendments to framework plan to make clear that there is no vehicular access linking with existing residential areas (via Townsend).</p> 	<p>As reported in the SA Submission Statement (January 2016) this modification has no implications for the findings of the SA Report and its Addendum.</p> <p>No implications for HRA.</p>
MM17	Page 59	Policy LA2	<p>Amend MC22 sixth bullet point in 'Delivery and Phasing' section as follows, for consistency with change made to equivalent text in Policy LA3:</p> <p>'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are required as a result of the development</u>, in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.'</p>	<p>Minor change in policy detail.</p> <p>No update to SA findings required.</p> <p>No implications for HRA.</p>
MM18	Page 62	Policy LA3	<p>Amend MC24 (a Key Development Principle for the site) as follows :</p> <ul style="list-style-type: none"> Design, layout and landscaping to <u>mitigate the impacts on the archaeological, heritage and ecological assets within the site and safeguard those</u> adjoining the development. 	<p>As reported in the SA Submission Statement (January 2016) this modification has positive implications for SA Objective 1 'Biodiversity' as it will help to reduce adverse effects on</p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
				biodiversity. However there is no overall change to the original 'minor negative' assessment against this SA Objective, which relates to the loss or damage to some habitats that will result from development of this greenfield site. No implications for HRA.
MM19	Page 63	Policy LA3	<i>Minor amendments to framework plan to remove reference to footpath access extending outside of the master plan area, to ensure consistency with the updated plan in the Master Plan document and to show correct extent of site in south west corner to tally with site boundary on Policies Map and master plan.</i>	Minor change in policy detail. As reported in the SA Submission Statement (January 2016) this modification has no implications for the findings of the SA Report and its Addendum. No implications for HRA.


Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
MM20	Page 64	Policy LA3	<p>Amend bullet point 1 in the 'Delivery and Phasing' section as follows:</p> <p>'LA3 is scheduled to come forward from 2021 onwards <u>available for immediate development</u>, in accordance with Policies CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.'</p>	<p>The effects previously reported for LA3, in the SA Report (September 2014), in relation to MC24 in the SA Report Addendum (July 2015) and in the SA Submission Statement (January 2016), remain unchanged.</p> <p>Whilst the timings of some of the predicted effects may change the nature and scale of the effects will remain unchanged. No update to</p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
				SA findings is therefore required. No implications for HRA.
MM21	Page 64	Policy LA3	<p>Delete the following text in bullet point 2 in the 'Delivery and Phasing' section (suggested as Focused Change MC25) as follows:</p> <p>'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole, followed by a series of reserved matters (or full applications) for each phase (or series of phases). This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.'</p> <p>and replace with the following text:</p> <p><u>'The phasing of the site will seek to deliver the Gypsy and Traveller pitches within an early phase, subject to technical and viability considerations, to ensure a 5 year supply of Gypsy and Traveller provision. The Council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this Master Plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.'</u></p>	Change in procedural detail. No update to SA findings required. No implications for HRA.
MM22	Page 64	Policy LA3	<p>Amend third bullet point in 'Delivery and Phasing' section as follows:</p> <p>No abnormal costs have been identified that would undermine the ability of this site to provide appropriate contributions towards infrastructure in accordance with Core Strategy Policy CS35: Infrastructure and Developer Contributions. The site is also proposed as zero CIL rated in the Council's Draft Charging Schedule <u>located in Zone 4 within the CIL Charging Schedule for which there is no charge for residential development.</u> Contributions will therefore be secured through Section 106.</p>	Change in procedural detail. No update to SA findings required. No implications for HRA.
MM23	Page 64	Policy LA3	Amend MC26 sixth bullet point in 'Delivery and Phasing' section as follows:	Minor change in policy detail. No update to SA findings required.

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
			'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are required as a result of the development</u> , in order to ensure that sufficient sewerage and sewerage <u>sewage</u> treatment capacity is available to support the timely delivery of this site.'	No implications for HRA.
MM24	Page 66	Policy LA4	Delete the following text (suggested as Focused Change MC28): 'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole. This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.' and replace with the following text: <u>'The Council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this Master Plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.'</u>	Change in procedural detail. As reported in the SA Submission Statement (January 2016) this modification has no implications for the findings of the SA Report and its Addendum. No implications for HRA.
MM25	Page 66	Policy LA4	Amend this bullet point of the 'Delivery and Phasing' section as follows: 'Contributions may also be required towards offsetting loss of wildlife resource and, following early liaison with Hertfordshire County Council (Ecology) Ecology.'	This modification has minor positive implications for SA Objective 1 'Biodiversity' as it will help to reduce adverse effects on biodiversity. However there is no overall change to the original 'minor negative' assessment against this SA Objective, which relates to the loss or damage to some habitats that will result from development of this greenfield site. No implications for HRA.
MM26	Page 67	Policy LA4	Amend MC29 sixth bullet point in 'Delivery and Phasing' section as	Minor change in policy detail.

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
			<p>follows, for consistency with change made to equivalent text in Policy LA3:</p> <p>'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are required as a result of the development</u>, in order to ensure that sufficient sewerage and sewerage <u>sewage</u> treatment capacity is available to support the timely delivery of this site.'</p>	<p>No update to SA findings required.</p> <p>No implications for HRA.</p>
MM27	Page 68	Policy LA5	<p>Delete the existing text for bullet point 3 at the start of the policy, as follows:</p> <p>'An extension to the cemetery of around 1.6 hectares, in the western fields, and also car parking and associated facilities for the cemetery in the eastern fields development area.'</p> <p>and replace by the following text, as it is uncertain whether the associated facilities for the cemetery will be located in the new car park or within the existing cemetery:</p> <p>'An extension to the cemetery of around 1.6 hectares, in the western fields, and also car parking for the cemetery in the eastern fields development area.'</p>	<p>Minor change in policy detail.</p> <p>As reported in the SA Submission Statement (January 2016) this modification has no implications for the findings of the SA Report and its Addendum.</p> <p>No implications for HRA.</p>
MM28	Page 68	Policy LA5	<p>Delete bullet point 4 at the start of the policy, as follows:</p> <p>'A traveller site of 5 pitches in the western fields'</p>	<p>Policy LA5 assessment updated to reflect this modification.</p> <p>See Appendix B.</p> <p>No implications for HRA.</p>
MM29	Page 68	Policy LA5	<p>Amend bullet point 5 at the start of the policy, as follows, to reflect the deletion of the proposed traveller site (see Main Modification MM28 above):</p> <p>'Open space (around 6.4 <u>6.5</u> hectares) in the western fields'</p>	<p>Policy LA5 assessment updated to reflect this modification.</p> <p>See Appendix B.</p> <p>No implications for HRA.</p>
MM30	Page 68	Policy LA5	<p>Amend the existing text for sentence 2 of paragraph 2 in the policy, as follows, to reflect the deletion of the proposed traveller site (see Main</p>	<p>Minor change in policy detail.</p> <p>No update to SA findings required.</p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
			Modification MM28 above): 'Additional guidance on the employment, Gypsies and Travellers , cemetery and open space proposals is included in this Site Allocations document as follows'	No implications for HRA.
MM31	Page 68	Policy LA5	Delete bullet point 2 in paragraph 2 of the policy, as follows, to reflect the deletion of the proposed traveller site (see Main Modification MM28 above): 'Policy SA9: Sites for Gypsies and Travellers '	Minor change in policy detail. No update to SA findings required. No implications for HRA.
MM32	Page 69	Policy LA5	Delete the existing text for key development principle 11, as follows, for consistency with changes made to the associated master plan: 'Locate car parking (at least 30 spaces) and other facilities for the cemetery in the development area, adjacent to the cemetery extension.' and replace with the following text, as it is uncertain whether the other facilities for the cemetery will be located in the new car park or within the existing cemetery: <u>'Locate car parking (at least 30 spaces) for the cemetery in the development area, adjacent to the cemetery extension.'</u>	Minor change in policy detail. As reported in the SA Submission Statement (January 2016) this modification has no implications for the findings of the SA Report and its Addendum. No implications for HRA.
MM33	Page 69	Policy LA5	Delete key development principle 12, as follows: 'Locate the Gypsy site in the western fields. Provide a landscape screen and take road access from Aylesbury Road, west of the cemetery extension.'	Policy LA5 assessment updated to reflect this modification. See Appendix B. No implications for HRA.
MM34	Page 70	Policy LA5	Replace existing indicative spatial layout map with the amended version below which: (a) deletes the words 'and other facilities' from the label for 'Cemetery car park', for consistency with changes made to the draft master plan; and (b) deletes the proposed traveller site and extends the public open space onto the land shown previously for the traveller site	Policy LA5 assessment updated to reflect this modification. See Appendix B. No implications for HRA.

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
				
MM35	Page 71	Policy LA5	<p>Delete the following text (suggested as Focused Change MC34):</p> <p>'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole. This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.'</p> <p>and replace with the following text:</p> <p><u>'The Council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this Master Plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.'</u></p>	<p>Update to procedural detail.</p> <p>As reported in the SA Submission Statement (January 2016) this modification has no implications for the findings of the SA Report and its Addendum.</p> <p>No implications for HRA.</p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
MM36	Page 71	Policy LA5	<p>Amend MC35 seventh bullet point in 'Delivery and Phasing' section as follows, for consistency with change made to equivalent text in Policy LA3:</p> <p>'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are required as a result of the development</u>, in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.'</p>	<p>Minor change in policy detail. No update to SA findings required No implications for HRA.</p>
MM37	Page 74	Policy LA6	<p>Amend MC38 sixth bullet point in 'Delivery and Phasing' section as follows, for consistency with change made to equivalent text in Policy LA3:</p> <p>'Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades <u>that are required as a result of the development</u>, in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.'</p>	<p>Minor change in policy detail. No update to SA findings required No implications for HRA.</p>
MM38	Pages 73-76	Gypsy and Travellers	<p>Amend the Gypsy and Travellers section as follows:</p> <p style="text-align: center;">Gypsy and Travellers</p> <p>6.33 National policy for Gypsies and Travellers is set out in the Planning Policy for Traveller Sites (August 2015 <u>March 2012</u>) (PPTS), 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.</p> <p>6.34 Core Strategy Policies CS21: Existing Accommodation for Travelling Communities and CS22: New Accommodation for Gypsies and Travellers set out how this policy will be applied at the local level. As with conventional housing, the approach is to safeguard existing provision (Table 4). Protection of existing and future sites is essential given the difficulty in identifying sites within and outside of the built-up areas. Both existing sites are</p>	<p>Update to supporting text. No update to SA required. The policy changes described are considered under MM39. No implications for HRA.</p>

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA								
			<p>owned and managed by Hertfordshire County Council.</p> <p>Table 4: Existing Authorised Gypsy and Traveller Sites</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Number of authorised pitches</th> </tr> </thead> <tbody> <tr> <td>Three Cherry Trees Lane, Hemel Hempstead</td> <td>30</td> </tr> <tr> <td>Cheddington Lane, Long Marston</td> <td>6</td> </tr> <tr> <td>Total</td> <td>36</td> </tr> </tbody> </table> <p>6.35 A Traveller Needs Assessment has been completed¹ for both Gypsy and Travellers and travelling showpeople. It identified a need for 17 new pitches to address natural growth of Gypsy and Travellers already resident in the Borough over the lifetime of the plan. These needs will be met, <u>as far as is practical</u>, through the provision of suitable sites through the plan process. Potential locations have been suggested and assessed through technical work and consultation with the Gypsy Community, their representatives and the wider community.</p> <p>6.36 The Traveller Needs Assessment advises that the best <u>suggests that one</u> way to accommodate sites is as part of larger housing developments. This approach will aid integration of sites with the settled community; reduce the marginalisation of the travelling communities and ensure occupants of the sites have good access to local services and facilities such as health and education.</p> <p>6.37 12 n<u>New pitches will be provided through the two as part of the</u></p>	Site	Number of authorised pitches	Three Cherry Trees Lane, Hemel Hempstead	30	Cheddington Lane, Long Marston	6	Total	36	
Site	Number of authorised pitches											
Three Cherry Trees Lane, Hemel Hempstead	30											
Cheddington Lane, Long Marston	6											
Total	36											

¹ Dacorum Borough Council and Three Rivers District Council Traveller Needs Assessment (January 2013)

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
			<p>three largest Local Allocations (see Policies LA1: Marchmont Farm, and LA3: West Hemel Hempstead and LA5: Icknield Way, west of Tring). These Local Allocations are available for delivery at any time (see Part 1 of the Schedule of Housing Proposals and Sites). Splitting provision over these <u>two</u> three sites will help ensure that the needs of both Irish Travellers and Romany Gypsies are met and that sites can remain small-scale. The precise location and design of the new sites will be guided by the relevant site master plans.</p> <p>6.38 Local Allocation LA5: Icknield Way, west of Tring is available for delivery at any time (see Part 1 of the Schedule of Housing Proposals and Sites). The Council will consider the need to bring forward the Gypsy and Traveller pitches on either LA1: Marchmont Farm or LA3: West Hemel Hempstead earlier than currently programmed (i.e. before 2021), should provision be required to ensure a 5 year supply of pitches. Decisions on such action will be informed by the Annual Monitoring Report process.</p> <p>6.38 <u>The provision of pitches through the early delivery of LA1 and LA3 will ensure that a 5 year supply of deliverable sites can be met. Longer term needs will be reconsidered through a new gypsy and traveller needs assessment that will support work on a new Local Plan (incorporating an early partial review of the Core Strategy). This new assessment will take into account the implications of the new definition of travellers set out in the PPTS. The Council expects to adopt its new Local Plan in 2019 (see Chapter 18 Monitoring and Review).</u></p>	

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA												
MM39	Page 76	Policy SA9	<p>Amend Policy SA9 to delete reference to the traveller site at LA5:</p> <div style="border: 1px solid black; padding: 5px;"> <p>POLICY SA9: Sites for Gypsies and Travellers New accommodation for Gypsies and Travellers will be provided as part of Local Allocations LA1 and LA3 and LA5:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Site Reference</th> <th style="width: 55%;">Site</th> <th style="width: 30%;">Number of Pitches</th> </tr> </thead> <tbody> <tr> <td>LA1</td> <td>Marchmont Farm, Hemel Hempstead</td> <td>5</td> </tr> <tr> <td>LA3</td> <td>West Hemel Hempstead</td> <td>7</td> </tr> <tr> <td>LA5</td> <td>Icknield Way, west of Tring</td> <td>5</td> </tr> </tbody> </table> <p>Applications for additional sites will be determined in accordance with Core Strategy Policy CS22: New Accommodation for Gypsies and Travellers, and other relevant policies and guidance.</p> <p>All new pitches should meet the criteria of Policy CS22 and, where appropriate, satisfy any specific site requirements under Policies LA1 and LA3 and LA5 and associated master plans.</p> </div>	Site Reference	Site	Number of Pitches	LA1	Marchmont Farm, Hemel Hempstead	5	LA3	West Hemel Hempstead	7	LA5	Icknield Way, west of Tring	5	<p>The modification has implications for the assessment of LA5. See Appendix B for the updated assessment for that Local Allocation.</p> <p>No implications for HRA.</p>
Site Reference	Site	Number of Pitches														
LA1	Marchmont Farm, Hemel Hempstead	5														
LA3	West Hemel Hempstead	7														
LA5	Icknield Way, west of Tring	5														
MM40	Page 77	Schedule of Housing Proposals and Sites	<p>Amend note 9 as follows:</p> <p><i>9) Delivery of Local Allocations LA1: Marchmont Farm, Hemel Hempstead LA3: West of Hemel Hempstead, and LA5: Icknield Way, West of Tring will take place following removal of the sites from the Green Belt.</i></p>	<p>Update to supporting text. No update to SA required. The implications of the policy changes are considered under MM12 and MM20.</p> <p>No implications for HRA.</p>												
MM41	Page 78	Schedule of Housing Proposals and Sites	<p>Schedule of Housing Proposals and Sites</p> <p><u>The housing schedule provides for an indicative capacity of 3,656 4,075 dwellings. The net capacity figures specified provide an estimate of expected capacity and should not be treated as maxima. Final dwelling capacities will be tested through the planning application process, where</u></p>	<p>Update to procedural detail.</p> <p>No update to SA findings required.</p> <p>No implications for HRA.</p>												

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			<u>detailed schemes will be expected to demonstrate compliance with specified planning requirements and other relevant policies and guidance.</u>	
MM42	Page 78	Proposal H/2	Amend the text of Proposal H/2 as follows: Net Capacity: 460 <u>350</u> Planning Requirements: <u>There is potential for the capacity to be exceeded if fully justified against these constraints, and subject to viability considerations and achieving a high quality design that protects the local character.</u>	This modification has positive implications for SA Objective 15 'Good quality housing' as it will increase the provision of housing, including affordable housing, however it does not change the already 'minor positive' assessment. No implications for HRA.
MM43	Page 79	Proposal H/5	Amend the text of Proposal H/5 as follows: Net Capacity: 45 <u>36</u> Planning Requirements: <u>Application to be approved for 36 homes subject to completion of legal agreement.</u>	This modification has positive implications for SA Objective 15 'Good quality housing' as it will increase the provision of housing, including affordable housing, however it does not change the already 'minor positive' assessment. No implications for HRA.
MM44	Page 80	Proposal H/9	Amend the text of Proposal H/9 as follows: Net Capacity: 25-35 <u>31</u> Planning Requirements: <u>Application approved for 31 homes.</u>	Clarification of housing number. No update to SA findings required. No implications for HRA.
MM45	Page 81	Proposal H/12	Amend the text of Proposal H/12 as follows: Net Capacity: 50 <u>66</u> Planning Requirements: <u>Application approved for 43 homes but revised scheme being pursued for higher capacity.</u>	This modification has positive implications for SA Objective 15 'Good quality housing' as it will increase the provision of housing, including affordable housing,

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
				however it does not change the already 'minor positive' assessment. No implications for HRA.
MM46	Page 82	Proposal H/14	Amend the text of Proposal H/14 as follows: Net Capacity: 45 <u>11</u> Planning Requirements: <u>Application approved for 11 homes.</u>	Minor change to housing number. No update to SA findings required. No implications for HRA.
MM47	Page 84	Proposal MU/2	Amend the text of Proposal MU/2 as follows: Net Capacity: 200 <u>400</u>	This modification has positive implications for SA Objective 15 'Good quality housing' as it will increase the provision of housing, including affordable housing. No implications for HRA.
MM48	Page 85	Proposal MU/8	Amend the text of Proposal MU/8 as follows: Net Capacity: 44 <u>23</u> Planning Requirements: <u>Application approved for 23 homes.</u>	Minor change to housing number. No update to SA findings required. No implications for HRA.

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MM49	Page 85	(c) Local Allocations	<p>Amend section (c) of Part 1 of the Schedule of Housing Proposals and Sites as follows:</p> <p>(c) Local Allocations</p> <p><i>Sites in this schedule have a total net capacity of 200 1450 homes.</i></p> <table border="1" data-bbox="748 491 1585 1145"> <thead> <tr> <th colspan="2" data-bbox="748 491 1585 528">Hemel Hempstead</th> </tr> <tr> <th colspan="2" data-bbox="748 528 1585 564">Proposal LA1</th> </tr> </thead> <tbody> <tr> <td data-bbox="748 564 983 601">Location:</td> <td data-bbox="983 564 1585 601">Marchmont Farm</td> </tr> <tr> <td data-bbox="748 601 983 636">Site Area: (Ha)</td> <td data-bbox="983 601 1585 636">16.2</td> </tr> <tr> <td data-bbox="748 636 983 673">Net Capacity:</td> <td data-bbox="983 636 1585 673">300-350</td> </tr> <tr> <td data-bbox="748 673 983 721">Planning Requirements:</td> <td data-bbox="983 673 1585 721">See Policy SA8 and LA1: Marchmont Farm</td> </tr> <tr> <th colspan="2" data-bbox="748 721 1585 758">Proposal LA3</th> </tr> <tr> <td data-bbox="748 758 983 794">Location:</td> <td data-bbox="983 758 1585 794">West Hemel Hempstead</td> </tr> <tr> <td data-bbox="748 794 983 831">Site Area: (Ha)</td> <td data-bbox="983 794 1585 831">51</td> </tr> <tr> <td data-bbox="748 831 983 868">Net Capacity:</td> <td data-bbox="983 831 1585 868">900</td> </tr> <tr> <td data-bbox="748 868 983 916">Planning Requirements:</td> <td data-bbox="983 868 1585 916">See Policy SA8 and LA3: West Hemel Hempstead</td> </tr> <tr> <th colspan="2" data-bbox="748 916 1585 952">Tring</th> </tr> <tr> <th colspan="2" data-bbox="748 952 1585 989">Proposal LA5</th> </tr> <tr> <td data-bbox="748 989 983 1026">Location:</td> <td data-bbox="983 989 1585 1026">Icknield Way, west of Tring</td> </tr> <tr> <td data-bbox="748 1026 983 1062">Site Area: (Ha)</td> <td data-bbox="983 1026 1585 1062">8</td> </tr> <tr> <td data-bbox="748 1062 983 1099">Net Capacity:</td> <td data-bbox="983 1062 1585 1099">180-200</td> </tr> <tr> <td data-bbox="748 1099 983 1145">Planning Requirements:</td> <td data-bbox="983 1099 1585 1145">See Policy SA8 and LA5: Icknield Way, west of Tring</td> </tr> </tbody> </table>	Hemel Hempstead		Proposal LA1		Location:	Marchmont Farm	Site Area: (Ha)	16.2	Net Capacity:	300-350	Planning Requirements:	See Policy SA8 and LA1: Marchmont Farm	Proposal LA3		Location:	West Hemel Hempstead	Site Area: (Ha)	51	Net Capacity:	900	Planning Requirements:	See Policy SA8 and LA3: West Hemel Hempstead	Tring		Proposal LA5		Location:	Icknield Way, west of Tring	Site Area: (Ha)	8	Net Capacity:	180-200	Planning Requirements:	See Policy SA8 and LA5: Icknield Way, west of Tring	<p>Update to schedule. No update to SA required. The implications of the policy changes are considered under MM12 and MM20.</p> <p>No implications for HRA.</p>
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MM50	Pages 85 and 86	Part 2 Schedule of Housing Proposals and Sites	<p>Amend Part 2 of the Schedule of Housing Proposal and Site as follows:</p> <p>PART 2. SITES PROPOSED FOR DEVELOPMENT TO BE DELIVERED FROM 2021 ONWARDS</p> <p>(a) Local Allocations</p> <p><i>Sites in this schedule have a total net capacity of 4,430 180 homes.</i></p>	<p>Update to schedule. No update to SA required. The implications of the policy changes are considered under MM12 and MM20.</p> <p>No implications for HRA.</p>																																		

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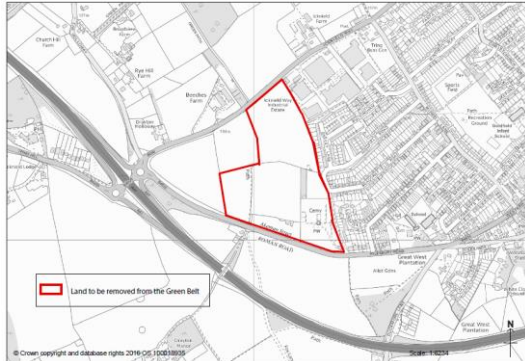
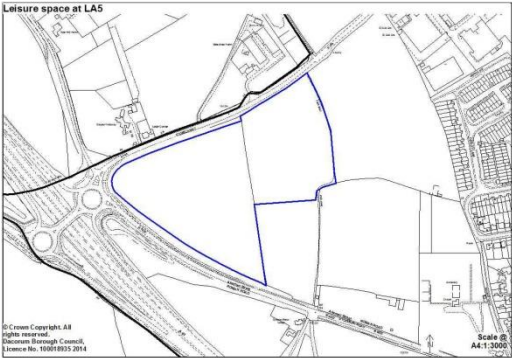
Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA								
MM51	Page 90	Proposal C/1	<table border="1"> <tr> <td colspan="2" data-bbox="748 347 1585 379">Proposal C/1</td> </tr> <tr> <td data-bbox="748 379 927 411">Location:</td> <td data-bbox="931 379 1585 411">Land west of Tring</td> </tr> <tr> <td data-bbox="748 411 927 467">Site Area: (Ha)</td> <td data-bbox="931 411 1585 467">1.6</td> </tr> <tr> <td data-bbox="748 467 927 826">Planning Requirements :</td> <td data-bbox="931 467 1585 826">Provision of detached extension to Tring Cemetery. Access from Aylesbury Road. Site to be well landscaped (particularly along its boundaries), appropriate to its location within the Chilterns Area of Outstanding Natural Beauty – design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting. Undertake protected species surveys and incorporate appropriate requirements into any planning application to ensure there would be no adverse impacts. To also include appropriate parking area (of at least 30 spaces) and ancillary building and yard within the adjacent development area (i.e. land excluded from the Green Belt) to meet service needs.</td> </tr> </table>	Proposal C/1		Location:	Land west of Tring	Site Area: (Ha)	1.6	Planning Requirements :	Provision of detached extension to Tring Cemetery. Access from Aylesbury Road. Site to be well landscaped (particularly along its boundaries), appropriate to its location within the Chilterns Area of Outstanding Natural Beauty – design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting. Undertake protected species surveys and incorporate appropriate requirements into any planning application to ensure there would be no adverse impacts. To also include appropriate parking area (of at least 30 spaces) and ancillary building and yard within the adjacent development area (i.e. land excluded from the Green Belt) to meet service needs.	<p>Minor change in policy detail.</p> <p>No change to SA findings, as updated in the SA Report Addendum (July 2015), required.</p> <p>There will be a requirement to take account of the Chilterns AONB through the application of Policy CS24 of the Core Strategy, which requires development to have regard to the policies and actions set out in the Chiltern Conservation Board’s Management Plan and associated guidance. The Conservation Board are also consulted as a matter of course on relevant planning applications.</p> <p>No implications for HRA.</p>
Proposal C/1												
Location:	Land west of Tring											
Site Area: (Ha)	1.6											
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MM52	Page 91	Proposal C/2	<table border="1"> <tr> <td colspan="2" data-bbox="748 994 1585 1026">Proposal C/2</td> </tr> <tr> <td data-bbox="748 1026 927 1082">Location:</td> <td data-bbox="931 1026 1585 1082">Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden</td> </tr> <tr> <td data-bbox="748 1082 927 1137">Site Area: (Ha)</td> <td data-bbox="931 1082 1585 1137">3.0</td> </tr> </table>	Proposal C/2		Location:	Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden	Site Area: (Ha)	3.0	<p>Minor change in policy detail.</p> <p>No change to SA findings, as updated in the SA Report Addendum (July 2015), required.</p> <p>There will be a requirement to take account of the Chilterns AONB through the application of Policy CS24 of the Core Strategy, which requires development to have regard to the policies and actions set out in the Chiltern Conservation</p>		
Proposal C/2												
Location:	Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden											
Site Area: (Ha)	3.0											

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required		Implications for the SA and/or HRA								
			Planning Requirements :	Phased approach to redevelopment of existing previously developed part of the site. The design, layout and scale of development to be guided by its sensitive location in the Chilterns Area of Outstanding Natural Beauty, open setting, and the ability of St Margarets Lane to serve the site. Advice to be sought from the Chilterns Conservation Board at the design stage and including taking to take account of the Chilterns Building Design Guide and associated Technical Guidance Notes. Existing landscaping to be retained and, where appropriate, enhanced. Replacement of some of the existing buildings within the previously developed part of the site is acceptable provided they are of a high quality of design. Significant intensification of current activities on the site will not be acceptable.	Board's Management Plan and associated guidance. The Conservation Board are also consulted as a matter of course on relevant planning applications. No implications for HRA.								
MM53	Page 93	Proposal L/3	<table border="1"> <tr> <td colspan="2" data-bbox="748 756 927 783">Proposal L/3</td> </tr> <tr> <td data-bbox="748 786 927 813">Location:</td> <td data-bbox="931 786 1590 813">Land west of Local Allocation LA5: Icknield Way</td> </tr> <tr> <td data-bbox="748 817 927 871">Site Area: (Ha)</td> <td data-bbox="931 817 1590 871">6.5</td> </tr> <tr> <td data-bbox="748 874 927 1206">Planning Requirements:</td> <td data-bbox="931 874 1590 1206"> Proposal linked to bringing forward public open space as part of Local Allocation LA5. Provide an east-west footpath / cycleway from the development area to the A41 roundabout. Provide a mix of parkland and informal open space and consider inclusion of pitches for outdoor sports. Retain and enhance existing hedgerows and tree belts and provide new native tree planting and wildlife habitats. Provide a neighbourhood equipped play area. Detailed design Design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting. See site master plan. </td> </tr> </table>		Proposal L/3		Location:	Land west of Local Allocation LA5: Icknield Way	Site Area: (Ha)	6.5	Planning Requirements:	Proposal linked to bringing forward public open space as part of Local Allocation LA5. Provide an east-west footpath / cycleway from the development area to the A41 roundabout. Provide a mix of parkland and informal open space and consider inclusion of pitches for outdoor sports. Retain and enhance existing hedgerows and tree belts and provide new native tree planting and wildlife habitats. Provide a neighbourhood equipped play area. Detailed design Design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting. See site master plan.	Minor change in policy detail. No change to SA findings, as updated in the SA Report Addendum (July 2015), required. The Chiltern Conservation Board are not a statutory consultee that otherwise might need to be mentioned in policy text. There will be a requirement to take account of the Chilterns AONB through the application of Policy CS24 of the Core Strategy, which requires development to have regard to the policies and actions set out in the Chiltern Conservation Board's Management Plan and associated guidance. The Conservation Board are also
Proposal L/3													
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Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA								
				consulted as a matter of course on relevant planning applications. No implications for HRA.								
MM54	Page 93	Proposal L/4	<p>Amend the text of Proposal L/4 (Focused Change SC10) as follows:</p> <table border="1"> <tr> <th colspan="2">Proposal L/4</th> </tr> <tr> <th>Location</th> <td>Dunsley Farm, London Road, Tring</td> </tr> <tr> <td>Site Area (Ha):</td> <td>2.7</td> </tr> <tr> <td>Planning Requirements :</td> <td>Proposal linked to the potential future redevelopment of Tring Secondary School to make provisions for detached playing fields in the event that they should be required as result of the school's physical expansion. The site should provide sufficient space for playing pitches for outdoor sports in order to meet the school's requirements and Sport England standards guidance. These playing pitches will also be made available for community use. <u>Existing hedgerows to be retained and enhanced where possible to minimise any impact upon the ecological value of the site, including existing wildlife corridors. Pedestrian access to the site to be via adjacent cricket pitch. Consideration to be given to the provision of a pedestrian crossing point on Station Road to ensure safety of movement between the site and school.</u></td> </tr> </table>	Proposal L/4		Location	Dunsley Farm, London Road, Tring	Site Area (Ha):	2.7	Planning Requirements :	Proposal linked to the potential future redevelopment of Tring Secondary School to make provisions for detached playing fields in the event that they should be required as result of the school's physical expansion. The site should provide sufficient space for playing pitches for outdoor sports in order to meet the school's requirements and Sport England standards guidance. These playing pitches will also be made available for community use. <u>Existing hedgerows to be retained and enhanced where possible to minimise any impact upon the ecological value of the site, including existing wildlife corridors. Pedestrian access to the site to be via adjacent cricket pitch. Consideration to be given to the provision of a pedestrian crossing point on Station Road to ensure safety of movement between the site and school.</u>	<p>As reported in the SA Submission Statement (January 2016) this modification has positive implications for SA Objective 1 'Biodiversity' as it will help to reduce adverse effects on biodiversity and potentially result in enhancement. As a result, the previous neutral assessment reported in the SA Report Addendum becomes a 'minor positive' assessment.</p> <p>The change also has positive implications for SA Objective 12 'Health', however it does not change the already 'minor positive' assessment.</p> <p>No implications for HRA.</p>
Proposal L/4												
Location	Dunsley Farm, London Road, Tring											
Site Area (Ha):	2.7											
Planning Requirements :	Proposal linked to the potential future redevelopment of Tring Secondary School to make provisions for detached playing fields in the event that they should be required as result of the school's physical expansion. The site should provide sufficient space for playing pitches for outdoor sports in order to meet the school's requirements and Sport England standards guidance. These playing pitches will also be made available for community use. <u>Existing hedgerows to be retained and enhanced where possible to minimise any impact upon the ecological value of the site, including existing wildlife corridors. Pedestrian access to the site to be via adjacent cricket pitch. Consideration to be given to the provision of a pedestrian crossing point on Station Road to ensure safety of movement between the site and school.</u>											
MM55	Page 134	Paragraph 18.6	<p>Delete the existing text for sentence 2 in paragraph 18.6, as follows:</p> <p>'With regard to the Local Allocations, Core Strategy Policy CS3: Managing Selected Development Sites, allows these sites to be brought forward in advance of their current delivery date, should certain criteria be met.'</p> <p>and replace with the following text, which takes account of the Inspector's recommendations on sites LA1, LA3 and LA5:</p> <p>'With regard to the Local Allocations, <u>Policy SA8 (Local Allocations) states</u></p>	<p>Update to supporting text. No update to SA required. The implications of the policy changes described are considered under MM12 and MM20.</p> <p>No implications for HRA.</p>								

Main Modification Number	Page Number	Site Allocations Reference / Section	Amendment Required	Implications for the SA and/or HRA
			<p><u>that sites LA1, LA3 and LA5 are available for immediate development. Sites LA2, LA4 and LA6 will be considered under Core Strategy Policy CS3: Managing Selected Development Sites. This policy allows these sites to be brought forward in advance of their current delivery date (2021), should certain criteria be met.'</u></p>	
MM56	Page 135	Section 18, below paragraph 18.8	<p>Insert the following new text below paragraph 18.8:</p> <p><u>Review</u></p> <p><u>18.9 Core Strategy paragraphs 29.7-29.10 indicate the Council's commitment to carry out an early partial review of the Core Strategy. It has now been decided that this document will take the form of a single Local Plan. The new plan, once adopted, will replace the Core Strategy, the Site Allocations Development Plan document and the remaining saved policies in the Dacorum Borough Local Plan 1991-2011.</u></p> <p><u>18.10 The timetable for preparing the new Local Plan is set out in the Council's Local Development Scheme (LDS). This timetable sets out the Council's intention to have the new Local Plan in place in 2019.</u></p>	<p>Update to procedural detail.</p> <p>No update to SA findings required.</p> <p>No implications for HRA.</p>

(B) Changes Required to the Policies Map

Policies Map Modification Number	Page Number	Site Allocations Map Book Reference	Amendment Required	Implications for the SA and/or HRA
PM1	Page 10	GB/9	<p>Replace the existing GB/9 'amended map' with the revised version below which retains the land proposed previously for a traveller site within the Green Belt.</p>  <p>The map shows a residential area with a red outline indicating a specific plot of land. A legend below the map shows a red square with the text 'Land to be removed from the Green Belt'. The map includes a north arrow and a scale of 1:10,000.</p>	<p>Update to map to reflect changes to Policy LA5 which have been assessed in Appendix B. No update to SA findings required. No implications for HRA.</p>
PM2	Page 90	L/3	<p>Revert to the boundary of L/3 contained in the Site Allocations Pre-Submission document (September 2014), as shown below, to reflect the deletion of the proposed traveller site.</p>  <p>The map shows a residential area with a blue outline indicating a specific plot of land. The map includes a north arrow and a scale of 1:10,000. Text at the bottom left of the map reads: '© Crown Copyright. All rights reserved. Deacons Borough Council, Licence No. 100018333 2014'. Text at the bottom right of the map reads: 'Scale 1:10,000'.</p>	<p>Update to map to reflect changes to Policy LA5 which have been assessed in Appendix B. No update to SA findings required. No implications for HRA.</p>

Appendix B: Updated Assessments

This appendix includes the updated assessments for Policy LA5 which reflect the Main Modifications that are being proposed for that Local Allocation (see Appendix A).

The assessment table uses strikethrough and bold text to indicate the changes to the assessment for Policy LA5 that was included in the Publication SA Report.

As for all previous stages of SA, the assessment uses the scoring criteria and SA Objectives outlined below.

Key to Assessment Scores

The following table outlines the symbols and abbreviations used to document the results of the assessment process.

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

SA Objectives

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

SA Objective	Reference Term
1	To protect, maintain and enhance biodiversity and geodiversity at all levels, including the maintenance and enhancement of Biodiversity Action Plan habitats and species in line with local targets
	Biodiversity

2	To protect, maintain and enhance water resources (including water quality and quantity) while taking into account the impacts of climate change	Water quality/ quantity
3	Ensure that new developments avoid areas which are at risk from flooding and natural flood storage areas	Flood risk
4	Minimise development of land with high quality soils and minimise the degradation/loss of soils due to new developments	Soils
5	Reduce the impacts of climate change, with a particular focus on reducing the consumption of fossil fuels and levels of CO ₂	Greenhouse gas emissions
6	Ensure that developments are capable of withstanding the effects of climate change (adaptation to climate change)	Climate change proof
7	Achieve good air quality, especially in urban areas	Air Quality
8	Maximise the use of previously developed land and buildings, and the efficient use of land	Use of brownfield sites
9	To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible	Resource efficiency
10	To identify, maintain and enhance the historic environment and cultural assets	Historic & cultural assets
11	To conserve and enhance landscape and townscape character and encourage local distinctiveness	Landscape & Townscape
12	To encourage healthier lifestyles and reduce adverse health impacts of new developments	Health
13	To deliver more sustainable patterns of location of development.	Sustainable locations
14	Promote equity & address social exclusion by closing the gap between the poorest communities and the rest	Equality & social exclusion
15	Ensure that everyone has access to good quality housing that meets their needs	Good quality housing
16	Enhance community identity and participation	Community Identity & participation
17	Reduce both crime and fear of crime	Crime and fear of crime
18	Achieve sustainable levels of prosperity and economic growth	Sustainable prosperity and growth
19	Achieve a more equitable sharing of the benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived areas in the region	Fairer access to services
20	Revitalise town centres to promote a return to sustainable urban living	Revitalise town centres

Policy LA5: Icknield Way, West of Tring

NB. This table does not include assessment for the parts of the LA5 which are covered by E/1 (extension to the industrial estate), C/1 (extension to the cemetery) and L/3 (provision of new open space), as these were assessed separately in the Publication SA Report (September 2014).

SA Objective		Icknield Way, West of Tring	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water quality/ quantity	No predicted effects. Ensuring sufficient sewerage and sewage treatment capacity supports this objective.	-
3	Flood risk	The site is in a low flood risk zone.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located near a local centre and is adjacent to the town's main employment area. However it is located 2km from the town centre. This could increase the use of the car to access town centre facilities and services, thereby increasing the growth of ghg emissions. Pedestrian and cycle routes will permeate the site which should help to encourage walking and cycling on the site. There is also uncertainty around the level of out-commuting that may result from building the large number of houses on this site. If this is by car on the A41, there is the potential for growth in ghg emissions.	?
6	Climate change proof	No predicted effects.	-
7	Air Quality	The site is located near a local centre and is adjacent to main employment area. However it is located 2km from the town centre. This could increase the use of the car, increasing the possibility of adverse effects on local air quality. Pedestrian and cycle routes will permeate the site which should help to encourage walking and cycling on the site.	x
8	Use of brownfield sites	This site is located in greenfield.	x
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	This site is located in an area classified as "20 th century agriculture" (HLC). The site is adjacent to Tring cemetery, which is a locally listed historic park and garden, protecting the green and open setting of this designation should mitigate any potential adverse effects.	-
11	Landscape & Townscape	The site is in the Green Belt. and The area proposed for built development (eastern fields) is located adjacent to the Chilterns AONB, with the associated open space (Policy L/3) and cemetery extension (Policy C/1) in the western fields both being within the AONB. Development of this site would be visible from Icknield Way and the Chilterns AONB, which could have adverse visual impacts. Limiting the effect of the new development on views from the AONB and creating a soft edge and transition with the AONB could help to mitigate these effects. Buildings will be limited to two storeys, except where a higher element would create interest and focal points in the street scene, and this supports this objective.	x
12	Health	Developing this site would allow for open space, but it would not be big enough for all the leisure space aspirations for Tring.	✓
		This site is close to the A41, which means there would be noise disturbance which could affect the health and well-being of the new residents.	x

SA Objective		Icknield Way, West of Tring	
13	Sustainable Locations	The site is located near the local centre and is adjacent to main employment area. However it is located 2km from the town centre.	×
14	Equality & social exclusion	The site is located near the local centre and is adjacent to main employment area. However it is located 2km from the town centre. A new toddler's play area will be developed.	×
15	Good quality housing	This site would provide 180-200 dwellings, including 40% affordable housing. A mix of homes will be provided, accommodating both smaller households and family homes. The site will provide a traveller site of 5 pitches.	✓
16	Community Identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects. The site will be designed to be safe and secure.	-
18	Sustainable prosperity and growth	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
19	Fairer access to services	This option provides new housing which could result in improved services and jobs for the town and should help to support the local services, thereby maintaining their viability.	✓
20	Revitalise town centres	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy, thereby helping to support sustainable urban living.	✓
Summary of Assessment		<p>As development of site would lead to built development on greenfield land, within the Green Belt and close adjacent to the Chilterns AONB, adverse effects have been forecast for the biodiversity, soils, use of brownfield sites and landscape & townscape SA objectives. The development requirements seek to mitigate these impacts through careful layout, design, density and landscaping. For example, limiting the effect of the new development on views from the AONB and creating a soft edge and transition with the AONB could help to mitigate these effects. The site is adjacent to Tring cemetery, which is a locally listed historic park and garden, protecting the green and open setting of this designation should mitigate any potential adverse effects.</p> <p>This site is located near to a local centre and is adjacent to the town's main employment area. However it is located 2km from the town centre. This could increase the use of the car to access town centre facilities and services, thereby increasing the growth of greenhouse gas emissions and other emission to air. Pedestrian and cycle routes will permeate the site which should help to encourage walking and cycling on the site. There is also uncertainty around the level of out-commuting that may result from building the large number of houses on this site. If this is by car on the A41 there is the potential for increased levels of emissions.</p> <p>Development of this site would provide for around 180-200 dwellings, including 40% affordable housing. However, the site is close to the A41, which means noise disturbance could affect the health and well-being of the new residents. The new housing on the site should help to support the local services in the town, maintaining their viability and boosting the local economy.</p>	