



Watford Borough Council Local Plan

Sustainability Appraisal of Strategic Options



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Executive Summary

The options set out within the 'Issues and Options for the new Watford Local Plan' document dated September 2018 have been subject to Sustainability Appraisal (SA).

The key issues and challenges for Watford Borough are described within the Issues and Options document and these have been reviewed as part of the SA to determine which can be subject to SA at this stage. The assessable options consist of seven distinct issues, each with between two and eight different options to be considered.

These issues include:

- Housing Development;
- Affordable Housing;
- Types of New Housing;
- Housing for an Aging Population;
- Employment;
- Tall Buildings; and
- Transport.

Potential sustainability effects have been identified against a set of 19 Borough-specific sustainability objectives, with reference to the following definitions:

Table ES1: Significance	
Symbol	Definitions of Significance of Effects Against the SA Objectives
++	The option supports the achievement of this objective; it addresses all relevant sub-objectives and could result in a potentially significant beneficial effect e.g. improved access by walking and cycling modes to a local or town centre
+	The option supports the achievement of this objective; it addresses some relevant sub-objectives, although it may have only a minor beneficial effect
0	The option has no impact or effect and is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant
?	Uncertain or insufficient information on which to determine the appraisal at this stage
-	The option appears to conflict with the achievement of this objective; it does not address relevant sub-objectives and may result in minor adverse effects

Table ES1: Significance	
Symbol	Definitions of Significance of Effects Against the SA Objectives
- -	The option works against the achievement of this objective; it could exacerbate relevant sub-objectives and may result in a potentially significant adverse effect e.g. loss of all or part of a designated ecological site of national importance.

The potential significant sustainability effects of the options are presented in the following tables. The tables only describe the potential significant effects; the options may also result in potential minor negative or minor positive effects. Full details on the assessment are contained in the main body of the report.

Table ES2 provides a summary of the significant effects identified in the assessment of the options, with reference to the SA Objectives within the SA Framework e.g. SA1, SA2 etc. A complete summary of effects (including minor negative and positive effects) can be found in Section 3.2 of the main report.

Table ES2: Potential Significant Sustainability Effects of Options

Option	Potential Significant Effects
Housing Development (Questions 4 and 5)	
<p>Option 1: Building more flats, especially in taller buildings at key locations.</p>	<p>This option could lead to potential significant positive effects on the efficient use of land (SA16), sustainable patterns of development (SA7) and access to facilities and sustainable transport modes (SA3).</p> <p>This policy option could have a potential significant negative effect on light pollution (SA9) because taller buildings are likely to contribute to existing light pollution unless controlled. An uncertain effect is identified in relation to SA13 (maintain and enhance historic and cultural assets). It could be beneficial to provide development in tall buildings if they do not affect any heritage assets but if the tall buildings are near to Conservation Areas or other assets they could negatively affect their character and/or settings.</p>
<p>Option 2: When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).</p>	<p>The assessment mainly identifies potential minor negative and positive effects. The option could support local businesses but place pressure on existing facilities.</p> <p>A potential uncertain effect was also identified with regards to Borough’s contribution to climate change (SA10) as the option provides opportunity for the delivery of more energy efficient homes, but redevelopment could be resource intensive. Due to the unknown location of the development, other potential uncertain effects have been identified in relation to historical and cultural assets (SA13), revitalising the town centre (SA15), and delivery of more sustainable patterns of development (SA7).</p>
<p>Option 3: Building on some of our open spaces or green belt where these are of low quality and poorly used.</p>	<p>This option would result in the development of green spaces and therefore the assessment has identified potential significant negative effects on biodiversity (SA12), SA14 (landscape and townscape) and the efficient use of land (SA16). Due to the unknown location of development uncertain effects were identified in relation to historical and cultural assets (SA13), revitalising the town centre (SA15) and delivery of more sustainable patterns of development (SA7).</p>

<p>Option 4: Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.</p>	<p>The assessment mainly identifies minor positive and negative effects. Uncertainty is identified in relation to SA8 (air quality) and the contribution to climate change (SA10). Locating residents further away from the Borough may lead to residents travelling further to access facilities and services in Watford and contributing further to air quality issues. However, this is dependent upon the location of development, as they may be near to sustainable transport modes and facilities and services outside of the Borough.</p> <p>Maintaining historic and cultural assets (SA13), the efficient use of land (SA16) and the delivery of sustainable patterns of development (SA7) have been identified as being uncertain, as they are dependent upon the sites identified for development.</p>
<p>Affordable Housing (Questions 6 and 7)</p>	
<p>Option1: The Council continues to prioritise affordable housing on site when new housing development comes forward.</p>	<p>Option 1 performed more strongly than option two as it provides more confidence that affordable housing will be delivered as part of developments. A potential significant positive effect was identified in relation to ensuring that everyone has access to good quality housing (SA4).</p>
<p>Option 2: The Council encourages developers to make a financial contribution that can be used to provide affordable housing on other sites in the Borough</p>	<p>An uncertain effect is identified in relation to health and wellbeing (SA5) because this option would not allow integration of affordable housing with market housing.</p>
<p>Types of New Housing (Question 9)</p>	
<p>Option 1: Focus on delivering mainly flats.</p>	<p>Potential significant positive effects have been identified in relation to the efficient use of land (SA16) because flats offer the potential to maximise housing delivery, whilst making efficient use of development plots.</p> <p>Uncertain effects are also identified for SA10 (Reduce the Borough's contribution to climate change) and SA13 (To maintain and enhance historic and cultural assets).</p>

<p>Option 2: Focus on delivering mainly family sized flats.</p>	<p>Like Option 1, a potential significant positive effect has been identified in relation to the efficient use of land (SA16). The assessment identified that flats may not be the appropriate style of housing to meet the needs of all of the Borough's residents, but family sized flats may offer additional internal and external space when compared to Option 1.</p> <p>Uncertain effects are also identified for SA7 (To deliver more sustainable patterns of development), SA8 (air quality), SA10 (Reduce the Borough's contribution to climate change) and SA 13 (to maintain and enhance historic and cultural assets).</p>
<p>Option 3: Focus on delivering mainly small houses.</p>	<p>Due to the unknown location of development, the assessment identifies uncertainty with regards to delivering more sustainable patterns of development (SA7), the maximisation of previously developed land (SA16), maintaining and enhancing historic and cultural assets (SA13) and the conservation and enhancement of the landscape and townscape (SA14). The effect on the contribution to climate change (SA10) and the encouragement of healthy lifestyles and improving quality of life for local residents (SA5) and has also been identified as uncertain. This will depend on the type and design of development, for example, the amount of outside space incorporated and the provision of walking and cycling access.</p>
<p>Option 4: Focus on delivering mainly family sized housing.</p>	<p>Due to the unknown location of development, the assessment identifies uncertainty with regards to delivering more sustainable patterns of development (SA7), the maximisation of previously developed land (SA16), maintaining and enhancing historic and cultural assets (SA13) and the conservation and enhancement of the landscape and townscape (SA14). The effect on the contribution to climate change (SA10) and the encouragement of healthy lifestyles and improving quality of life for local residents (SA5) and has also been identified as uncertain. As for Option 3, this will depend on the type and design of development.</p>
<p>Option 5: Deliver a mix of different housing types.</p>	<p>The assessment identified potential significant positive effects in relation to the provision of good quality housing to meets the needs of local residents (SA4). This option works positively towards ensuring housing needs are met and provides flexibility to delivery different types of housing, suitable for all.</p> <p>Due to the unknown location of development, the assessment identifies uncertainty with regards to delivering more sustainable patterns of development (SA7), the maximisation of previously developed land (SA16), maintaining and enhancing historic and cultural assets (SA13) and the conservation and</p>

	enhancement of the landscape and townscape (SA14). The effect on the contribution to climate change (SA10) and the encouragement of healthy lifestyles and improvement quality of life for local residents (SA5) and has also been identified as uncertain. As for Options 3 and 4 this will depend on the type and design of development.
Housing for an Aging Population (Questions 12 and 13)	
Option 1: Deliver purpose built retirement homes.	A potential uncertain significant positive effect has been identified in relation to the encouragement of healthy lifestyles and improvement of the quality of life for local residents (SA5). Purpose built retirement homes may provide opportunities for residents to be more sociable and physically active, encouraging healthier lifestyles. However, this would depend on the type of development delivered. Uncertain effects are also identified for access to essential services and facilities (SA3) and delivering more sustainable patterns of development (SA7).
Option 2: Ensure new homes are adaptable for all ages to live in.	Potential significant positive effects have been identified with regards to SA5 (encouragement of healthy lifestyles and improvement of the quality of life for local residents) and SA4 (ensuring quality housing for all). This option has the potential to deliver homes that are adapted to suit varying needs such as older residents, families and shared homes. Homes that are adaptable to suit a variety of needs could assist in maintaining independence, integration within the community and provide a better quality of life. Uncertain effects are also identified for access to essential services and facilities (SA3) and delivering more sustainable patterns of development (SA7).
Employment (Question 14)	
Option 1: Continue to protect existing employment areas from redevelopment to other uses such as housing.	Significant positive effects have been identified in relation to SA1 (achieving sustainable levels of prosperity and growth) because protecting employment spaces will help to support existing businesses and may also attract inward investment and encourage new businesses start-ups. This option could contribute to providing job security, but may not necessarily create more job opportunities.

<p>Option 2: Do not protect existing employment areas from redevelopment to other uses such as housing.</p>	<p>Potential significant negative effects have been identified in relation to SA1 (achieving sustainable levels of prosperity and growth) and SA2 (generation of employment opportunities), because the loss of employment areas to housing developments will not help to secure sustainable levels of economic growth and could result in the loss of jobs.</p> <p>Uncertain effects have been identified with regards to SA13 (maintain and enhance historic and cultural assets) and SA15 (revitalising the town centre), due to the uncertainty of development locations.</p>
<p>Tall Buildings (Question 17)</p>	
<p>Option 1: Allow tall buildings to be built anywhere in Watford.</p>	<p>This policy option could result in a significant positive effect on both SA1 (achieving sustainable levels of prosperity) and SA16 (maximising the use of previously developed land).</p> <p>Significant negative effects have been identified with regards to SA5 (encouraging healthy lifestyles) and SA14 (conservation and enhancement of the landscape and townscape). Taller buildings are unlikely to provide health benefits and may also impact negatively on existing neighbourhoods causing overshadowing, effecting the setting of nearby neighbourhoods, as well as creating micro-climates. Allowing tall buildings to be develop anywhere in the Borough will alter both the townscape and landscape. An uncertain significant negative effect has been identified for light and noise pollution (SA9) as tall buildings are likely to contribute further to the issue. However, there is some uncertainty because impacts on residents from noise sources would depend on the location of development. This option could allow tall buildings to be built away from key transport hubs and facilities, and may not provide a close integration of housing, jobs and services.</p>
<p>Option 2: Do not allow any more tall buildings in Watford.</p>	<p>A potential uncertain significant negative effect is identified in relation to ensuring sustainable prosperity (SA1). It is uncertain whether not allowing tall buildings in the Borough could negatively affect the local economy.</p> <p>New developments have the potential to enhance townscape in certain parts of the Borough and by not allowing tall buildings this option could result in land being developed which is less sustainably located or more environmentally constrained. Uncertain effects are therefore identified for SA7 (sustainable patterns of development) and SA12 (biodiversity).</p>

	Potential uncertain effects have also been identified with regards access to delivering good quality housing (SA4), maintaining and enhancing historical and cultural assets (SA13) and making optimal use of previously developed land.
Option 3: Allow tall buildings if the suitability of each is considered on a case by case basis.	The assessment of this option identifies a potential significant positive effect in relation to maximising the use of previously developed land (SA16). This option has the potential to concentrate development near transport nodes and the town centre. By considering the suitability of developments on a case by case basis there is potential for potential negative effects to be avoided or minimised.
Option 4: Identify which parts of the Borough where tall buildings are acceptable.	The potential effects of this option are similar to those of Option 3. This option provides control with regards to land use planning and greater certainty for developers. It could also be used to enhance the townscape of particular parts of the Borough (e.g. Clarendon Road) and could result in business clusters and therefore a potential significant positive effect is identified in relation to SA1 (achieving sustainable levels of prosperity) as well as for SA16 (maximising the use of previously developed land).
Transport (Questions 19, 23 and 24)	
Option 1: A 20mph speed limit on all residential roads.	A potential significant positive effect is identified in relation to SA5 (healthy lifestyles and quality of life). 20 mph speed limits on residential roads is likely to improve road safety in the Borough. An uncertain effect has been identified in relation to SA8 (air quality), because there is some evidence that suggests that reduced traffic speeds can help to improve air quality.
Option 2: Congestion charging in the most congested areas.	The assessment of this option has identified potential significant positive effects in relation to air quality (SA8), delivering sustainable levels of development (SA7) and reducing the Borough's contribution to climate change (SA10). This option discourages the use of private vehicles, reducing the number of vehicles on the Borough's roads and subsequently reducing the levels of greenhouse gas emissions and air pollution.
Option 3: Improving the quality and continuity of walking and cycling routes.	The assessment of this option has identified potential significant positive effects relating to SA5 (health and wellbeing), SA7 (delivering sustainable levels of development), SA8 (air quality) and SA10 (reducing the Borough's contribution to climate change). This option is likely to see an increased uptake of cycling and walking, providing health benefits to the Borough's residents, as well as reducing the number of

	private vehicles on the Borough's roads and reducing air pollution. Greater walking and cycling continuity should make the Borough more connected, facilitating walking and cycling to key facilities within Watford, including the town centre.
Option 4: Increasing the frequency of buses and providing priority bus lanes.	The assessment of this option has identified potential significant positive effects for air quality (SA8), delivering sustainable levels of development (SA7) and reducing the Borough's contribution to climate change (SA10). The option works towards reducing the number of private vehicles on the Borough's roads and subsequently reducing the levels of greenhouse gas emissions and air pollution within the Borough. Increasing the frequency of buses and providing priority bus lanes will make bus journeys quicker, encouraging greater bus patronage.
Option 5: Creating better access to the railway networks.	The assessment of this option has identified potential significant positive effects relating to SA7 (delivering sustainable levels of development), SA8 (air quality), and SA10 (reducing the Borough's contribution to climate change). Creating better access to public transport will help to reduce the number of private vehicles on the road and allow greater choice regarding transport modes.
Option 6: In new developments, prioritise walking, cycling and public transport over access by private vehicles	The assessment of this option has identified potential significant positive effects relating to SA7 (delivering sustainable levels of development), SA5 (health wellbeing and quality of life), SA8 (air quality), and SA10 (reducing the Borough's contribution to climate change). This option is likely to see an increased uptake of cycling and walking, providing health benefits to the Borough's residents, as well as reducing the number of private vehicles on the Borough's roads and subsequently reducing the levels of greenhouse gas emissions and air pollution.
Option 7: Deliver car-free neighbourhoods in areas where there is good access to other types of transport (e.g. new developments with no car parking)	The assessment of this option has identified potential significant positive effects relating to SA7 (delivering sustainable levels of development), SA5 (health wellbeing and quality of life), SA8 (air quality), SA10 (reducing the Borough's contribution to climate change) and SA3 (access to services and facilities). This option is likely to see increased uptake in cycling and walking, providing health benefits to the Borough's residents as well as improved street safety. Introducing car free neighbourhoods would help reduce reliance on private vehicles as well as improving air quality within these neighbourhoods.

	<p>A potential uncertain effect has been identified in relation to access to high quality housing (SA3). Not providing parking spaces in new developments may not be a suitable option for all of the Borough's residents but may be attractive for others.</p>
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How to comment:

Please provide responses **by 19th October 2018**.

Responses should be sent by email to the at Watford Planning Policy team:

strategy@watford.gov.uk

or by post to:

Planning Policy, Watford Borough Council, Town Hall, Watford, WD17 3EX

1 Introduction

1.1 Background

Watford Borough Council (WBC) originally began work on a Local Plan Part 2 which contained potential development sites and detailed planning policies. However, in October 2017 the Council decided not to progress this work, and instead focus on preparing the emerging new Local Plan. The Council is now working towards a new Local Plan to guide development in the Borough through to 2036. The Watford Local Plan Core Strategy was adopted in 2013 and covered the period 2006-2031. The new Local Plan will replace the Core Strategy.

The SA will play an important role in the evolution of the plan and consideration of all reasonable alternatives and will accompany the WBC Local Plan.

1.2 This Document

This document presents the findings of a Sustainability Appraisal (SA) of the assessable options set out within the 'Issues and Options for the new Watford Local Plan' document dated September 2018 (hitherto referred to as the 'Options Document'). The assessable options consist of seven distinct issues, each with between two and eight different options to be considered. The options assessed are presented in Section 2.

1.3 Sustainability Appraisal and Strategic Environmental Assessment

SA of Local Plans is required under Section 19 of the Planning and Compulsory Purchase Act 2004. The National Planning Policy Framework (March 2012) also requires SA of Local Plans. The SA must incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations). The SEA Regulations transpose the SEA Directive (2001/42/EC) into English law and applies to a range of plans and programmes, including Local Plans. The SEA Directive aims at a high level of protection of the environment, and to integrate the consideration of the environment into the preparation and adoption of plans and with a view to promoting sustainable development.

Within the context of local planning in England, it is accepted practice to integrate the requirements of SA and SEA in to a single assessment process, as set out in the Planning Practice Guidance¹ (updated 2014). The purpose of SA is to appraise the environmental, social

¹ <https://www.gov.uk/government/collections/planning-practice-guidance>

and economic effects of plans and programmes. The SA 'testing' of the Local Plan policies and their reasonable alternatives will help to develop the most sustainable policies and proposals as an integral part of the plan's development.

1.4 Habitats Regulations Assessment

In the UK, the Habitats Directive (92/43/EEC) has been transposed into domestic legislation as the Habitats Regulations 2010 which requires an assessment of any plans which are likely to have a significant effect on any protected European sites, i.e. Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar wetland sites. This is commonly referred to as a Habitats Regulations Assessment (HRA). This requirement includes strategic plans with an impact on land use.

For the Watford Local Plan, an HRA screening exercise will be undertaken to determine if the emerging planning policies and options (either in isolation and/or in combination with other plans or projects) would generate an adverse impact upon the integrity of a European site, in terms of its conservation objectives and qualifying interests. This exercise will be undertaken following confirmation of the scope of the HRA with Natural England (consultation has been initiated but a response has not yet been received at the time of writing). The screening process will be documented and submitted to Natural England for approval. Any potential effects from the Local Plan on European sites will be included within the SA and reported in the SA Reports.

1.5 How to Comment

This document is being consulted on alongside the Watford Local Plan Options Document (September 2018). It provides information on the sustainability of the options in order to inform consultees.

The consultation period will be six weeks from 7th September 2018 to 19th October 2018. We would welcome your views on this report.

How to comment:

Please provide responses **by 19th October 2018**.

Responses should be sent by email to the at Watford Planning Policy team:

strategy@watford.gov.uk

or by post to:

Planning Policy, Watford Borough Council, Town Hall, Watford, WD17 3EX

2 Methodology

2.1 Introduction

The SA process is shown in Figure 2.1. The appraisal of the Options Document is a part of Stage B of the SA process (developing and refining reasonable alternatives and assessing effects) and fulfils the requirements to identify, describe and evaluate the likely significant effects on the environment of “*reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme*”².

Stage A of the SA, which sets the scope of the appraisal and determines how it will be undertaken, was undertaken in November 2017 and culminated in the preparation of a Scoping Report. The Scoping Report has been consulted on with the organisations listed in Box 2.1. between the 18th December 2017 and the 29th January 2018.

Box 2.1: Scoping Report Consultees

Statutory Consultees

- Environment Agency
- Historic England
- Natural England

Neighbouring Authorities

- Hertfordshire Borough Council
- Dacorum Borough Council
- Hertsmere Borough Council
- St Albans District Council
- Three Rivers District Council

Local Groups

- Hertfordshire and Middlesex Wildlife Trust

Utilities Providers

- Thames Water

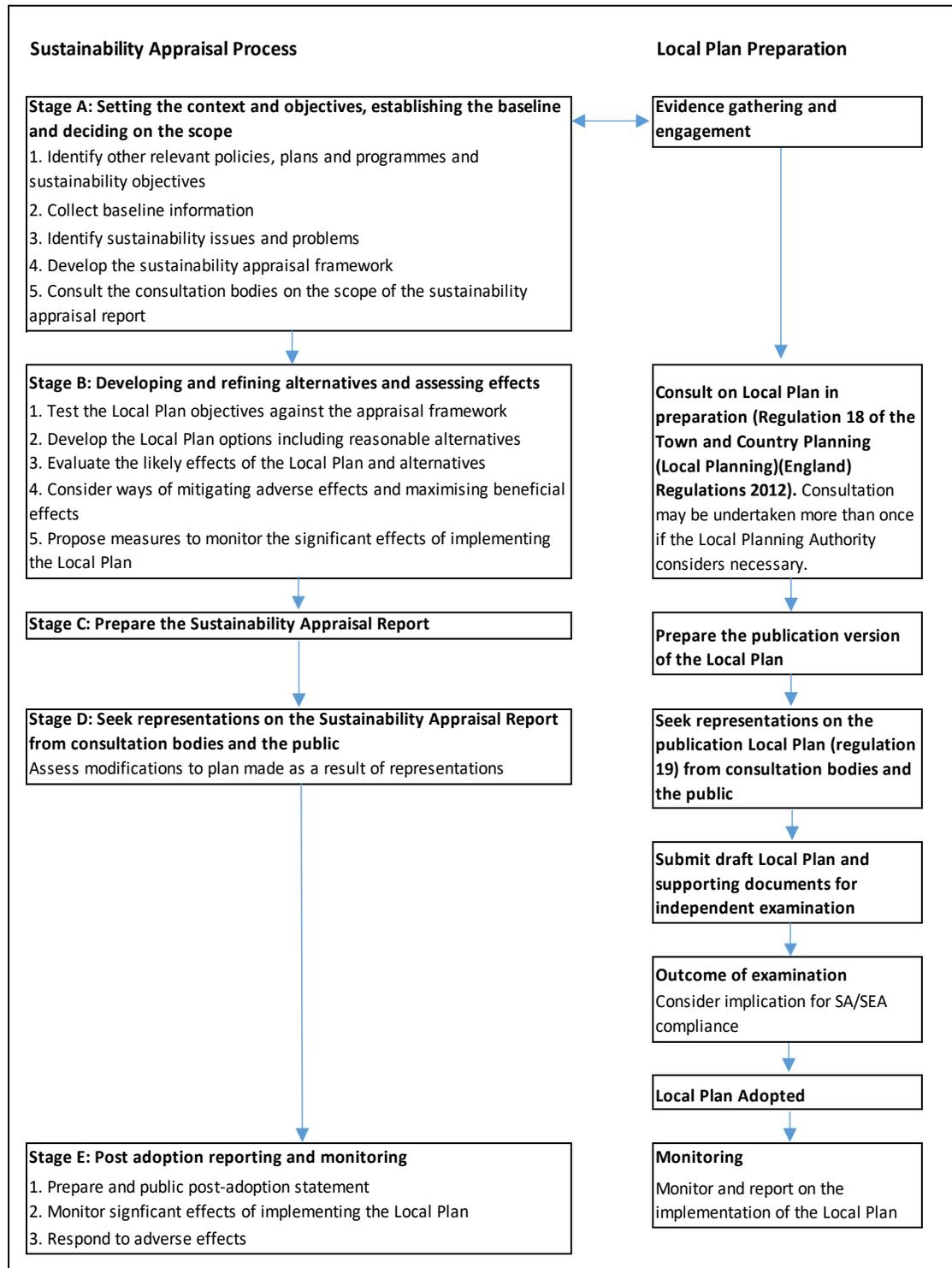
² SEA Regulations (Environmental Assessment of Plans and Programmes Regulations 2004) (Reg 12 (1(b)))

- Affinity Water

Following the consultation on the Scoping Report, the responses received have been reviewed and some changes have been made to the Scoping Report in order to address comments. These changes have included adding baseline data and amending the SA sub-objectives within the SA Framework. The Scoping Report has been amended and a final version can be accessed on the Council's website here:

https://www.watford.gov.uk/info/20012/planning_and_building_control/135/planning_policy/2

Figure 2.1: The SA Process



(Source: Adapted from Department for Communities and Local Government (2014) Planning Practice Guidance)

2.2 What has been appraised?

The options set out within the Options Document (September 2018) which have been appraised are listed in Box 2.2. References are provided in Box 2.2 to the corresponding questions within the Options Document.

Box 2.2: Options Assessed by the SA

Housing Development (Questions 4 and 5)

1. Building more flats, especially in taller buildings at key locations.
2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).
3. Building on some of our open spaces or green belt where these are of low quality and poorly used.
4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.

Affordable Housing (Questions 6 and 7)

1. The Council continues to prioritise affordable housing on site when new housing development comes forward.
2. The Council encourages developers to make a financial contribution that can be used to provide affordable housing on other sites in the Borough.

Types of New Housing (Question 9)

1. Focus on delivering mainly flats.
2. Focus on delivering mainly family sized flats.
3. Focus on delivering mainly small houses.
4. Focus on delivering mainly family sized housing.
5. Deliver a mix of different housing types.

Housing for an Aging Population (Questions 12 and 13)

1. Deliver purpose built retirement homes.
2. Ensure new homes are adaptable for all ages to live in.

Employment (Question 14)

1. Continue to protect existing employment areas from redevelopment to other uses such as housing.
2. Do not protect existing employment areas from redevelopment to other uses such as housing.

Tall Buildings (Question 17)

1. Allow tall buildings to be built anywhere in Watford.
2. Do not allow any more tall buildings in Watford.
3. Allow tall buildings if the suitability of each is considered on a case by case basis.
4. Identify which parts of the Borough where tall buildings are acceptable.

Transport (Question 19, 23 and 24)

1. A 20mph speed limit on all residential roads.
2. Congestion charging in the most congested areas.
3. Improving the quality and continuity of walking and cycling routes.
4. Increasing the frequency of buses and providing priority bus lanes.
5. Creating better access to the railway networks.

2.3 How was the appraisal undertaken?

The scoping process reviewed a large amount of data about the Borough and through this review, a set of key sustainability issues were identified for the Borough. The issues were then organised into a set of 19 SA Objectives called the 'SA Framework', against which to test the Local Plan as it develops. The SA Framework is set out in Table 2.1. The SA Objectives are the key objectives against which the Local Plan and its alternatives will be tested, in relation to which potential significant effects of the plan will be identified. The sub-objectives provide a finer grain of assessment which can be applied to, for example, options for site allocations and policy wording. The sub-objectives have been referred to during the assessment of the options in accordance with the criteria for significance in Table 2.2.

Considering different options for the Local Plan policies is a key part of the development of the Local Plan and the SA plays a role in presenting the sustainability implications of each of the options considered, informing consultees and decision-making at each stage in the plan-making process.

Table 2.1: SA Framework	
Objectives	Sub-objectives
SA1) Achieve sustainable levels of prosperity and economic growth	<ul style="list-style-type: none"> • To support existing businesses, attracting inward investment and encouraging new businesses start-ups through the creation of employment spaces. • To promote and support economic diversity, and particularly manufacturing and human health and care sectors.
SA2) To ensure that local residents have employment opportunities and access to training.	<ul style="list-style-type: none"> • To support the delivery of high quality jobs within the Borough. • To give greater focus to learning and skills through the provision / support of education and training facilities in order to meet needs.
SA3) To ensure ready access to essential services and facilities for all residents	<ul style="list-style-type: none"> • To improve everyone's access to high quality health, education, recreation, community facilities and public transport. • To ensure facilities and services are accessible by everyone, regardless of age or ability.
SA4) Ensure that everyone has access to good quality housing that meets their needs	<ul style="list-style-type: none"> • Promote a range of housing types and tenure. <p>To improve the provision of affordable housing.</p>
SA5) Encourage healthy lifestyles and improve quality of life for local residents	<ul style="list-style-type: none"> • To promote walking and cycling and community based activities. • To provide enhanced access to open spaces as part of the Borough's Green Infrastructure network. • To provide access to sporting and recreational facilities. • To provide good quality play spaces to meet the needs of residents. • To provide health facilities to meet the needs of residents. • To provide opportunities for residents to grow their own food.

Table 2.1: SA Framework	
Objectives	Sub-objectives
SA6) Reduce both crime and the fear of crime	<ul style="list-style-type: none"> • Improve community cohesion by reducing barriers between neighbourhoods and ensuring that everyone benefits from regeneration. • To plan new development to help reduce crime and the fear of crime through the design of the physical environment and by promoting well-used and over-looked streets and public spaces.
SA7) To deliver more sustainable patterns of development, including employment and housing and increase the use of sustainable transport modes	<ul style="list-style-type: none"> • To reduce the need to travel through closer integration of housing, jobs and services and promoting mixed use development. • To prioritise the use of sustainable modes of transport and reduce the reliance on private vehicles. • To help create safe and secure layouts which minimise conflicts between vehicle traffic, cyclists and pedestrians. • To support the expansion of electronic communications networks, including telecommunications and high speed broadband. • Deliver more facilities for charging plug-in and other ultra-low emission vehicles.
SA8) To achieve good air quality SA9) To minimise noise and light pollution	<ul style="list-style-type: none"> • To improve air quality across the Borough and avoid exacerbating existing areas of poor air quality. • To minimise noise pollution and consider sensitivity of receptors to existing noise sources. <p>To limit light pollution and promote and less invasive lighting sources, considering the balance between safety and environmental impacts.</p>
SA10) Reduce the Borough's contribution to climate change	<ul style="list-style-type: none"> • To minimise CO2 emissions. • To promote the design and construction of energy efficient developments and encourage the use of low carbon and renewable energy where practicable.

Table 2.1: SA Framework	
Objectives	Sub-objectives
SA11) Ensure that the Borough is resilient to the effects of climate change	<ul style="list-style-type: none"> • To improve the resilience of the Borough to climate change, particularly with respect to the design of new developments.
SA12) To protect and enhance biodiversity	<ul style="list-style-type: none"> • To protect and enhance designated wildlife sites (international, national and local). • To support the achievement of BAP targets. • To create habitats to ensure sustainable and linked species populations, and protect and enhance the Green Infrastructure network in the Borough. • To increase tree cover and protect existing woodland. • To eradicate invasive non-native species from the Borough.
SA13) To maintain and enhance historic and cultural assets	<ul style="list-style-type: none"> • To safeguard and enhance historic and cultural assets. • To promote local distinctiveness and local identity by repairing historic buildings and areas, and by encouraging the re-use of valued buildings. • Enhance understanding of the historic assets of the Borough.
SA14) Conserve and enhance the landscape and townscape, encouraging local distinctiveness	<ul style="list-style-type: none"> • To encourage high quality design, which respects local context, and improves local character and distinctiveness. • To improve the quality of life in urban areas by making them more attractive places in which to live, work and visit. • To protect and enhance the Borough's townscape and local sensitive landscapes.

Table 2.1: SA Framework	
Objectives	Sub-objectives
	<ul style="list-style-type: none"> • To encourage the use of previously developed (brownfield) land and the re-use of derelict land and buildings. • To identify, protect and improve quantity and quality of open spaces and public realm.
SA15) Revitalise the town centre to promote a return to sustainable urban living	<ul style="list-style-type: none"> • Create a viable and attractive town centres that has vitality and life, and discourage competing out of town developments.
SA16) Maximise the use of previously developed land and buildings and the efficient use of land.	<ul style="list-style-type: none"> • To protect soils from pollution and remediate contaminated land. • To concentrate development through the reuse of previously developed land and buildings and urban extensions only where the development of greenfield land is unavoidable. • To maximise the efficient use of land through encouraging high density development.
SA17) Maintain and enhance water quality and limit water consumption.	<ul style="list-style-type: none"> • To encourage high water efficiency and conservation, including retrofitting older buildings. • To improve quality and flow of rivers and protect and improve groundwater quality. • To ensure the Borough has the appropriate wastewater and sewerage capacity to deliver any predicted new development.

Table 2.1: SA Framework	
Objectives	Sub-objectives
SA18) Ensure that new development does not increase flood risk.	<ul style="list-style-type: none"> • To avoid development from being located in areas at risk of flooding taking account of climate change. • To ensure that green infrastructure schemes make space for water and reinstate floodplain. • To promote sustainable urban drainage systems to reduce flood risk and water loss from natural systems.
SA19) To minimise use and make efficient use of natural resources.	<ul style="list-style-type: none"> • To minimise the production of waste and promote the re-use, recycling and composting. • To safeguard land for waste processing / disposal within the Borough. • To safeguard reserves of exploitable minerals from sterilisation by other development.

Each option has been considered against all of the SA Objectives and this is presented within assessment tables in Annex A. For each SA Objective, potential effects have been identified using the notation set out in Table 2.2.

Table 2.2: Significance	
Symbol	Definitions of Significance of Effects Against the SA Objectives
++	The option supports the achievement of this objective; it addresses all relevant sub-objectives and could result in a potentially significant beneficial effect e.g. improved access by walking and cycling modes to a local or town centre
+	The option supports the achievement of this objective; it addresses some relevant sub-objectives, although it may have only a minor beneficial effect
0	The option has no impact or effect and is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant
?	Uncertain or insufficient information on which to determine the appraisal at this stage
-	The option appears to conflict with the achievement of this objective; it does not address relevant sub-objectives and may result in minor adverse effects
--	The option works against the achievement of this objective; it could exacerbate relevant sub-objectives and may result in a potentially significant adverse effect e.g. loss of all or part of a designated ecological site of national importance.

The appraisal of options at this stage in the plan-making process is strategic, mainly theoretical and non-spatially specific. Therefore, it is not possible for the appraisal of options to be detailed with regards to the nature of potential effects.

3 Sustainability Effects of the Options

3.1 Introduction

This section presents the sustainability effects of the options listed in Box 2.2 and provides commentaries on their relative performance in the appraisals. Potential significant effects have been identified in **bold text** and they also include uncertain effects. Reference is made to the objectives within the SA Framework where appropriate (e.g. SA1, SA2, etc), which is set out in Table 2.1.

3.2 Assessment of Options

Housing Development

The assessment found that all of the policy options, if considered alone, would result in potential minor positive effects in relation to SA4 (provision of housing). At this stage, the location of new residential development is not known and therefore the assessments identify uncertainty in relation to some SA Objectives. For example, all of the options have been identified as having an uncertain effect on historical and cultural assets (SA13) because the location of new development is unknown.

A summary of the performance of each of the options is provided below.

Option 1 - Building more flats, especially in taller buildings at key locations:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	++	+/?	-/?	0	++	+/?	--	+	0	-	?	-	+	++	0	0	0

This option could lead to potential **significant positive effects on the efficient use of land (SA16), sustainable patterns of development (SA7) and access to facilities and sustainable transport modes (SA3)**. Tall buildings make efficient use of development plots which means that this option could maximise housing delivery (SA4). By placing developments close to key transport locations, residents will have better access to services and facilities within the Borough.

A potential uncertain minor positive effect has been identified in relation to achieving good air quality (SA8) as by locating developments in key transport areas it should encourage use of sustainable transport modes, but this may be dependent on developments restricting usage of private diesel / petrol vehicles. A potential uncertain minor positive effect is also identified in relation to SA4 (access to housing) because this option may not meet the housing needs of all people.

This policy option could have a potential **significant negative effect on light pollution (SA9)** because taller buildings are likely to contribute to existing light pollution unless controlled.

An uncertain effect is identified in relation to SA13 (maintain and enhance historic and cultural assets). It could be beneficial to provide development in tall buildings if they do not affect any heritage assets but if the tall buildings are near to Conservation Areas or other assets they could negatively affect their character and/or settings.

Potential minor positive effects are also identified in relation to SA10 (contributions to climate change) and SA15 (revitalising the town centre).

Potential minor negative effects have been identified in relation to the conservation of the landscape and townscape (SA14) and biodiversity (SA12). An uncertain minor negative has been identified in relation to healthy lifestyles (SA5).

Option 2 - When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification):

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	+/?	+	-/?	0	?	-	-	?	0	-	?	+	?	+	0	-	0

Potential minor positive effects have been identified in relation to efficient use of land (SA16), conservation and enhancement of the landscape and townscape (SA14) and the provision of housing (SA4). Intensifying current residential areas could make efficient use of previously developed land, whilst ensuring that housing needs are met. This option provides flexibility to deliver different types of housing.

A potential minor positive and uncertain effect is identified in relation to access to facilities and services (SA3). Existing residential areas may already have good access to services and facilities to meet the needs of residents but it would not be certain until sites came forward under this option for consideration. The option could support local businesses but place pressure on existing facilities.

A potential uncertain minor negative effect has been identified for the efficient use of natural resources (SA19) because redeveloping existing residential areas could be resource intensive, requiring demolition and rebuilding. **A potential uncertain effect was also identified with regards to Borough’s contribution to climate change (SA10)** as the option provides opportunity for the delivery of more energy efficient homes, but redevelopment could be resource intensive.

Due to the unknown location of the development, other potential **uncertain effects have been identified in relation to historical and cultural assets (SA13), revitalising the town centre (SA15), and delivery of more sustainable patterns of development (SA7).** Mitigation is

suggested within Annex A to help to ensure that development does not result in negative effects in relation to these SA objectives.

This policy option is deemed to have a potential minor negative effect on light pollution (SA9), because residential developments are likely to contribute to light pollution unless controlled. However, mitigation could be put in place to limit light pollution in new developments.

Option 3 - Building on some of our open spaces or green belt where these are of low quality and poorly used:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	-	+	-/?	0	?	-	-	-	0	--	?	--	?	--	0	-	0

This option would result in the development of green spaces and therefore the assessment has identified potential **significant negative effects on biodiversity (SA12), SA14 (landscape and townscape) and the efficient use of land (SA16)**. Due to the unknown location of development **uncertain effects were identified in relation to historical and cultural assets (SA13), revitalising the town centre (SA15) and delivery of more sustainable patterns of development (SA7)**. Mitigation is suggested within Annex A to help to ensure that development does not result in negative effects in relation to these SA objectives.

Potential minor negative effects have been identified in relation to light pollution (SA9), SA18 (flood risk), contribution to climate change (SA10) and air quality (SA8). Green spaces can contribute to reducing the atmospheric concentration of CO₂ through carbon sequestration, as well as providing a permeable surface for water infiltration. The addition of further impermeable surfaces within the Borough could increase flood risk. Light pollution continues to be an issue in the Borough but mitigation could potentially be put in place to limit light pollution in new developments. A potential negative effect is also identified in relation to access to services and facilities (SA3), because it removes the possibility of improving the green space to benefit the area in the future.

Due to the unknown location of developments which could result from this option, a potential uncertain minor negative effect has been identified with regards to the encouragement of healthy lifestyles (SA5).

Option 4 - Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	+/?	+	0	0	?	?	-	?	0	-	?	-	-/?	?	0	0	0

This policy option should result in a positive effect with regards to SA4 (provision of housing) because this option ensures housing needs are met if sufficient land within the Borough is not available.

An uncertain minor positive effect is identified in relation to SA3 (access to services and facilities). Developments outside of the Watford boundary may locate residents further away from essential services and facilities within the Borough but they could be well located to local services and facilities outside of the Borough.

Potential minor negative effects have been identified in relation to the conservation and enhancement the landscape and townscape (SA14) and biodiversity (SA12). Mitigation is suggested within Annex A to help to ensure that development does not result in negative effects in relation to these SA objectives.

Potential uncertain minor negative effects have been identified in relation to SA9 (light pollution) and SA15 (revitalising the town centre). These are dependent upon the land chosen for development. By moving residents further away from the Borough’s facilities, they may be less inclined to support the town centre. New development is likely to have a negative effect on light pollution, but this can be mitigated. However, impacts on residents from noise sources would depend on the location of development and potential mitigation which could be put in place, such as through the design of developments, not allowing openable windows near to noise sources etc.

Uncertainty is identified in relation to SA8 (air quality) and the contribution to climate change (SA10). Locating residents further away from the Borough may lead to residents travelling further to access facilities and services in Watford and contributing further to air quality issues. However, this is dependent upon the location of development, as they may be near to sustainable transport modes and facilities and services outside of the Borough.

Maintaining historic and cultural assets (SA13), the efficient use of land (SA16) and the delivery of sustainable patterns of development (SA7) have been identified as being uncertain, as they are dependent upon the sites identified for development.

Affordable Housing Options

Both affordable housing options perform similarly. They will both result in the delivery of affordable housing and significant positive effects are therefore recorded. There is uncertainty recorded in the assessment of Option 2 because that option would not allow integration of affordable housing with market housing. However, it may provide the Council with a degree of control over the delivery (location and timing) of affordable housing within the Borough. The wording of Option 2 “encourages developers” to make financial contributions towards affordable housing and uncertainty is therefore also identified in relation to ensuring that everyone has access to good quality housing that meets their needs (SA4).

A summary of the performance of each of the options is provided below.

Policy Option 1 - The Council continues to prioritise affordable housing on site when new housing development comes forward:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	0	++	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0

This policy option has performed more strongly than Option 2 as it provides more confidence that affordable housing will be delivered as part of developments. One potential **significant positive effect was identified in relation to ensuring that everyone has access to good quality housing (SA4)**, because this option provides more affordable options for residents. A potential minor positive effect has been identified with regards to SA5 (health and wellbeing) because more affordable housing may provide health and well being benefits particularly for those who are homeless or living in overcrowded, poor quality housing. No other potential effects have been identified.

Policy Option 2 – The Council encourages developers to make a financial contribution that can be used to provide affordable housing on other sites in the Borough:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	0	+/?	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0

An uncertain effect is identified in relation to SA5 (health and wellbeing) because this option would not allow integration of affordable housing with market housing. However, the option would provide the Council with a degree of control over the delivery (location and timing) of affordable housing within the Borough. The wording of Option 2 “encourages developers” to make financial contributions towards affordable housing and a potential minor positive but **uncertain effect** is identified in relation to ensuring that everyone has access to good quality housing that meets their

needs (SA4). The uncertainty is due to the weak wording of the option: ‘encouraging’ rather than ‘requiring’.

Types of New Housing Options

Potential uncertain minor negative effects have been identified for all policy options with regard to light and noise pollution. New developments are likely to contribute to light pollution. There is some uncertainty around potential for effects from noise pollution, as this would be dependent upon location of the developments.

All policy options have been identified as having a potential uncertain effect on historical and cultural assets (SA13) and the delivery of sustainable patterns of development (SA7) because they are dependent upon the sites identified for development.

Potential minor uncertain negative effects have been identified in relation to air quality (SA8) for all policy options, because development is likely to contribute to deterioration in air quality. There is further uncertainty regarding the Borough’s contribution to climate change (SA10) because although new developments may be resource intensive, they provide an opportunity to deliver more energy efficient homes.

A summary of the performance of each of the options is provided below.

Policy Option 1 - Focus on delivering mainly flats:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	0	-	-/?	0	?	-/?	-	?	0	-	?	-	0	++	0	0	0

Potential significant positive effects have been identified in relation to the efficient use of land (SA16) because flats offer the potential to maximise housing delivery, whilst making efficient use of development plots. An uncertain minor negative effect has been identified with regards to providing good quality housing to meets the needs of local residents (SA4). Flats may not be the appropriate style of housing to meet the needs of all of the Borough’s residents. It is assumed that this option could lead to the development of 1 and 2 bedroom flats and family homes may not be delivered through this option.

Potential minor negative effects have been identified in relation to the conservation and enhancement of the landscape and townscape (SA14), because this option may involve the development of tall buildings which could change both the townscape and landscape of the Borough. A potential uncertain negative effect has been identified in relation to SA5 (encouraging healthy lifestyles and improving quality of life), because, unless carefully designed, flats may not encourage healthy lifestyles or improve quality of life. For example, residents may not be able to

grow their own food and developments may not provide any private outside space, both of which facilitate healthy lifestyles and improve quality of life.

Uncertain effects are also identified for SA10 (Reduce the Borough’s contribution to climate change) and SA 13 (To maintain and enhance historic and cultural assets).

Policy Option 2 - Focus on delivering mainly family sized flats:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	0	+/?	-/?	0	?	-/?	-	?	0	-	?	-	0	++	0	0	0

Like Option 1, a potential **significant positive effect has been identified in relation to the efficient use of land (SA16)**. An uncertain minor positive effect has been identified in relation to good quality housing to meets the needs of local residents (SA4). The assessment identified that flats may not be the appropriate style of housing to meet the needs of all of the Borough’s residents, but family sized flats may offer additional internal and external space when compared to Option 1.

Minor negative effects have been identified in relation to the conservation and enhancement of the landscape and townscape (SA14), because this option may involve the development of tall buildings which could change both the townscape and landscape of the Borough. An uncertain negative effect has been identified in relation to SA5 (encouraging healthy lifestyles and improve quality of life for local residents), because, as mentioned above, flats may not encourage healthy lifestyles or improve quality of life.

Uncertain effects are also identified for SA7 (To deliver more sustainable patterns of development), SA8 (air quality), SA10 (Reduce the Borough’s contribution to climate change) and SA 13 (To maintain and enhance historic and cultural assets).

Policy Option 3 - Focus on delivering mainly small houses:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	0	+	?	0	?	-/?	-	?	0	-	?	?	0	?	0	0	0

The assessment identified potential minor positive effects regarding the provision of good quality housing to meets the needs of local residents (SA4). Focusing on small housing may not be suitable for all of the Borough’s residents. Due to the unknown location of development, the assessment identifies **uncertainty with regards to delivering more sustainable patterns of development (SA7), the maximisation of previously developed land (SA16), maintaining and enhancing historic and cultural assets (SA13) and the conservation and enhancement of the landscape and townscape (SA14)**. The effects on the contribution to climate change (SA10) and the encouragement of healthy lifestyles and improving quality of life for local

residents (SA5) have also been identified as uncertain. This will depend on the type and design of development, for example, the amount of outside space incorporated within a development and the provision of walking and cycling access.

Policy Option 4 - Focus on delivering mainly family sized housing:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	0	+/?	?	0	?	-/?	-	?	0	-	?	?	0	?	0	0	0

No potential significant effects have been identified. An uncertain minor positive effect has been identified regarding the provision of good quality housing to meets the needs of local residents (SA4). This type of housing may not be suitable for all of the Borough’s residents, but this option would allow the provision of housing suitable for families.

Due to the unknown location of development, the assessment identifies **uncertainty with regards to delivering more sustainable patterns of development (SA7), the maximisation of previously developed land (SA16), maintaining and enhancing historic and cultural assets (SA13) and the conservation and enhancement of the landscape and townscape (SA14). The effects on the contribution to climate change (SA10) and the encouragement of healthy lifestyles and improvement quality of life for local residents (SA5) have also been identified as uncertain.** This will depend on the type and design of development, for example, the amount of outside space incorporated into a development and the provision of walking and cycling access.

Policy Option 5 - Deliver a mix of different housing types:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	0	++	?	0	?	-/?	-	?	0	-	?	?	?	?	0	0	0

The assessment identified potential **significant positive effects in relation to the provision of good quality housing to meets the needs of local residents (SA4).** This option works positively towards ensuring housing needs are met and provides flexibility to delivery different types of housing, suitable for all.

Due to the unknown location of development, the assessment identifies **uncertainty with regards to delivering more sustainable patterns of development (SA7), the maximisation of previously developed land (SA16), maintaining and enhancing historic and cultural assets (SA13) and the conservation and enhancement of the landscape and townscape (SA14). The effects on the contribution to climate change (SA10) and the encouragement of healthy lifestyles and improvement quality of life for local residents (SA5) have also been identified as uncertain.** This will depend on the type and design of development, for

example, the amount of outside space incorporated and the provision of walking and cycling access.

Housing for an Aging Population Options

Due to the unknown location and the type of development these options would entail, both policy options have been identified as having uncertain effects on the delivery of more sustainable patterns of development (SA7) and providing access to essential services and facilities for all residents (SA3).

A summary of the performance of each of the options is provided below.

Policy option 1 - Deliver purpose built retirement homes:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	?	-	++/?	0	?	0	0	0	0	0	0	0	0	0	0	0	0

A potential uncertain significant positive effect has been identified in relation to the encouragement of healthy lifestyles and improvement of the quality of life for local residents (SA5). Purpose built retirement homes may provide opportunities for residents to be more sociable and physically active, encouraging healthier lifestyles. However, this would depend on the type of development delivered. A potential minor negative effect has been identified in relation to ensuring quality housing for all (SA4), because this option has a narrow focus, on meeting the needs of residents who are of retirement age.

Uncertain effects are also identified for access to essential services and facilities (SA3) and delivering more sustainable patterns of development (SA7).

Policy Option 2 - Ensure new homes are adaptable for all ages to live in:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	?	++	++	0	?	0	0	0	0	0	0	0	0	0	0	0	0

Potential significant positive effects have been identified with regards to SA5 (encouragement of healthy lifestyles and improving the quality of life for local residents) and SA4 (ensuring quality housing for all). This option has the potential to deliver homes that are adapted to suit varying needs such as older residents, families and shared homes. Homes that are adaptable to suit a variety of needs could assist in maintaining independence, integration within the community and provide a better quality of life.

Uncertain effects are also identified for access to essential services and facilities (SA3) and delivering more sustainable patterns of development (SA7).

Employment Options

The two policy options performed rather differently, with policy Option 1 providing potential benefits for prosperity and the economy (SA1) and employment opportunities (SA2), whereas, policy Option 2 was deemed to have a potential significant negative effect on both these SA objectives. However, unlike policy Option 1, Option 2 provides opportunities to support meeting housing demands.

A summary of the performance of each of the options is provided below.

Policy Option 1 – Continue to protect existing employment areas from redevelopment to other uses such as housing:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
++	+/?	0	-	0	0	+	0	0	0	0	0	0	0	-/?	0	0	0	0

Significant positive effects have been identified in relation to SA1 (achieving sustainable levels of prosperity and growth) because protecting employment spaces will help to support existing businesses and may also attract inward investment and encourage new businesses start-ups. Conversely, the policy option was deemed to have a potential minor negative effect on the provision of housing (SA4).

The assessment found a potential uncertain positive effect in relation to the generation of employment opportunities (SA2). This option could contribute to providing job security, but may not necessarily create more job opportunities. A minor positive effect has been identified in relation to sustainable patterns of development (SA7), because maintaining employment space will allow residents to live and work in Watford and prevent an increase in commuting elsewhere for work.

Uncertain minor negative effects have been identified in relation to the revitalisation of the town centre (SA15) because the protection of existing employment areas may not necessarily work towards improving local character and distinctiveness. Underused or derelict buildings within employment areas could be better used to help revitalise the town centre.

Policy Option 2 – Do not protect existing employment areas from redevelopment to other uses such as housing:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
--	--	0	+	0	0	-	-	0	0	0	0	?	0	?	+/?	0	0	-/?

Potential significant negative effects have been identified in relation to SA1 (achieving sustainable levels of prosperity and growth) and SA2 (generation of employment opportunities), because the loss of employment areas to housing developments will not help to secure sustainable levels of economic growth and could result in the loss of jobs. An uncertain minor positive effect on the efficient use of land (SA16) has been identified because redevelopment could maximise the use of previously developed land, but it would depend on the sites developed and whether employment uses could be relocated elsewhere.

An uncertain minor negative effect has been identified in relation to the efficient use of natural resources (SA19) because redevelopment could be resource intensive, requiring demolition (producing waste) and rebuilding. Other minor negative effects have been identified with regards to SA7 (delivery of more sustainable patterns of development) and SA8 (improvement of air quality). The removal of employment space could mean that businesses could move beyond the Borough boundary, meaning that residents would need to travel further for work and potentially contributing to air pollution.

Uncertain effects have been identified with regards to SA13 (maintain and enhance historic and cultural assets) and SA15 (revitalising the town centre), due to the uncertainty of development locations.

Tall Buildings Options

The assessment has identified that tall buildings could potentially make efficient use of limited space in the Borough, in order to provide more employment spaces as well as housing. However, there are potential negative implications of tall building particularly for health and wellbeing, noise and light pollution and the conservation and enhancement of the landscape and townscape. For this reason, the options that carefully control the suitability of tall buildings (options 3 and 4) perform better. Allowing tall buildings to be built anywhere (Option 1) is more likely to result in significant negative effects.

A summary of the performance of each of the options is provided below.

Policy Option 1- Allow tall buildings to be built anywhere in Watford

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
++	0	0	+/?	--	0	-/?	0	-- /?	?	0	-/?	?	--	0	++	0	0	0

This policy option could result in a **significant positive effect on both SA1 (achieving sustainable levels of prosperity) and SA16 (maximising the use of previously developed land)**. This option could provide more employment space which may help to support existing businesses as well as attracting inward investment and encouraging new businesses start-ups. Tall buildings make efficient use of the limited space within the Borough.

Significant negative effects have been identified with regards to SA5 (encouraging healthy lifestyles) and SA14 (conservation and enhancement of the landscape and townscape). Taller buildings are unlikely to provide health benefits and may also impact negatively on existing neighbourhoods causing overshadowing, effecting the setting of nearby neighbourhoods, as well as creating micro-climates. Allowing tall buildings to be develop anywhere in the Borough will alter both the townscape and landscape. An **uncertain significant negative effect has been identified for light and noise pollution (SA9)** as tall buildings are likely to contribute further to the issue. However, there is some uncertainty because impacts on residents from noise sources would depend on the location of development.

The policy option could result in potential positive effects with regards to the delivery of housing (SA4) in the form of flats but this may not be the most appropriate style of housing to meet the needs of all of the Borough's residents and therefore a potential minor positive and uncertain effect is identified.

Potential minor uncertain negative effects have been identified with regards to SA7 (delivery of more sustainable patterns of development) and SA12 (protection of biodiversity). An increase in the number of tall buildings could have adverse effects on the natural environment within the Borough. This option could allow tall buildings to be built away from key transport hubs and facilities, and may not provide a close integration of housing, jobs and services.

Policy Option 2 - Do not allow any more tall buildings in Watford

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
--/?	0	0	?	0	0	?	0	0	0	0	0	?	+/?	0	?	0	0	0

A potential uncertain significant negative effect is identified in relation to ensuring sustainable prosperity (SA1). It is uncertain whether not allowing tall buildings in the Borough could negatively affect the local economy.

An uncertain potential minor positive effect has been identified in relation to the conservation and enhancement of the landscape (SA14). By preventing the additional development of tall buildings, the landscape and townscape of the Borough could be conserved. However, new developments

have the potential to enhance townscape in certain parts of the Borough and by not allowing tall buildings this option could result in land being developed which is less sustainable located or more environmentally constrained. **Uncertain effects are therefore identified for SA7 (sustainable patterns of development) and SA12 (biodiversity).**

Potential uncertain effects have also been identified with regards access to delivering good quality housing (SA4), maintaining and enhancing historical and cultural assets (SA13) and making optimal use of previously developed land.

Policy Option 3 - Allow tall buildings if the suitability of each is considered on a case by case basis

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
+	0	+/?	+	-	0	+	0	-/?	?	0	-/?	+/?	-	+/?	++	0	0	0

The assessment of this option identifies **a potential significant positive effect in relation to maximising the use of previously developed land (SA16)** because tall buildings make efficient use of development plots. This option could maximise housing and employment space delivery.

Potential minor positive effects have been identified in relation to SA1 (achieving sustainable levels of prosperity), SA4 (providing good quality homes) and SA7 (delivering more sustainable patterns of development). By considering development on a case by case basis, it is assumed that developments will be better placed, more suitable and potential adverse effects minimised.

Potential minor positive and uncertain effects are identified for SA3 (access to services and facilities, SA13 (maintaining historic and cultural assets) and SA15 (revitalising the town centre). This option has the potential to concentrate development near transport nodes and the town centre. By considering the suitability of development and identifying areas for development, the impact on historical and cultural assets could be minimised.

Potential minor negative effects have been identified with regards to encouraging healthy lifestyles (SA5) and conservation and enhancement of the landscape and townscape (SA14). More tall buildings are likely to change both the townscape and landscape of the Borough as well as having implications on the health and wellbeing of residents.

Uncertain minor negative effects have been identified in relation to biodiversity (SA12) and noise and light pollution (SA9). However, by considering the suitability of developments on a case by case basis there is potential for such effects to be avoided or minimised.

Policy Option 4 - Identify which parts of the Borough where tall buildings are acceptable

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
++	0	+/?	+	-	0	+	0	-/?	?	0	-/?	+/?	-	+/?	++	0	0	0

The potential effects of this option are similar to those of Option 3. This option provides control with regards to land use planning and greater certainty for developers. It could also be used to enhance the townscape of particular parts of the Borough (e.g. Clarendon Road) and could result in business clusters and therefore a potential **significant positive effect is identified in relation to SA1 (achieving sustainable levels of prosperity) as well as for SA16 (maximising the use of previously developed land).**

Potential minor positive and uncertain effects are identified for SA3 (access to services and facilities, SA13 (maintaining historic and cultural assets) and SA15 (revitalising the town centre). This option has the potential to concentrate development near transport nodes and the town centre. By considering the suitability of development and identifying areas for development, the impact on historical and cultural assets could be minimised.

Potential uncertain minor negative effects are identified in relation to SA9 (minimise noise and light pollution) and SA12 (protect and enhance biodiversity) due to the potential development proposed but such negative effects could potentially be mitigated.

Transport Options

The transport options all perform similarly, with potential positive effects identified, and it is assumed that all options could be taken forward simultaneously which could potentially result in positive cumulative effects. Apart from Option 1 all of the options could potentially result in significant positive effects particularly in relation to air quality (SA8), delivering sustainable levels of development (SA7) and reducing the Borough's contribution to climate change (SA10).

A summary of the performance of each of the options is provided below.

Policy Option 1 – A 20mph speed limit on all residential roads:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	0	0	++	0	0	?	+	0	0	0	0	0	0	0	0	0	0

A potential significant positive effect is identified in relation to SA5 (healthy lifestyles and quality of life). 20 mph speed limits on residential roads is likely to improve road safety in the Borough. A potential minor positive effect has been identified in relation to noise and light pollution (SA9), because this option may help to reduce noise pollution and disturbances in residential

areas. **An uncertain effect has been identified in relation to SA8 (air quality)**, because there is some evidence that suggests that reduced traffic speeds can help to improve air quality.

Policy Option 2 - Congestion charging in the most congested areas:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	0	0	0	0	++	++	0	++	0	0	0	0	0	0	0	0	0

The assessment of this option has identified potential **significant positive effects in relation to air quality (SA8), delivering sustainable levels of development (SA7) and reducing the Borough’s contribution to climate change (SA10)**. This option discourages the use of private vehicles, reducing the number of vehicles on the Borough’s roads and subsequently reducing the levels of greenhouse gas emissions and air pollution.

Policy Option 3 - Improving the quality and continuity of walking and cycling routes:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	+	0	++	0	++	++	0	++	0	0	0	0	+	0	0	0	0

The assessment of this option has identified potential **significant positive effects relating to SA5 (health and wellbeing), SA7 (delivering sustainable levels of development), SA8 (air quality) and SA10 (reducing the Borough’s contribution to climate change)**. This option is likely to see an increased uptake of cycling and walking, providing health benefits to the Borough’s residents, as well as reducing the number of private vehicles on the Borough’s roads and reducing air pollution.

A potential minor positive effect has been identified in relation to access to services and facilities (SA3) and the town centre (SA15). Greater walking and cycling continuity should make the Borough more connected, facilitating walking and cycling to key facilities within Watford, including the town centre.

Policy Option 4 – Increasing the frequency of buses and providing priority bus lanes:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	+	0	0	0	++	++	0	++	0	0	0	0	+	0	0	0	0

The assessment of this option has identified potential **significant positive effects for air quality (SA8), delivering sustainable levels of development (SA7) and reducing the Borough’s contribution to climate change (SA10)**. The option works towards reducing the number of private vehicles on the Borough’s roads and subsequently reducing the levels of greenhouse gas

emissions and air pollution within the Borough. Increasing the frequency of buses and providing priority bus lanes will make bus journeys quicker, encouraging greater bus patronage.

Minor positive effects are identified in relation to SA3 (access to facilities and services) and SA15 (revitalising the town centre). This option supports this SA objective through improving access by bus to services and facilities, including the town centre.

Policy Option 5 - Creating better access to the railway networks:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
+	0	+	0	0	0	++	++	0	++	0	0	0	0	0	0	0	0	0

The assessment of this option has identified potential **significant positive effects relating to SA7 (delivering sustainable levels of development), SA8 (air quality), and SA10 (reducing the Borough’s contribution to climate change)**. Creating better access to public transport will help to reduce the number of private vehicles on the road and allow greater choice regarding transport modes.

A potential minor positive effect is identified in relation to SA1 (prosperity and economic growth). Improving access to railway networks supports local businesses. A minor positive effect is also identified in relation to SA3 (access to services and facilities). Option 5 should provide better access to more sustainable modes of transport. This is likely to result in greater connectivity to services and facilities within the Borough.

Policy Option 6 - In new developments, prioritise walking, cycling and public transport over access by private vehicles:

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	+	0	++	0	++	++	0	++	0	0	0	0	0	0	0	0	0

The assessment of this option has identified potential **significant positive effects relating to SA7 (delivering sustainable levels of development), SA5 (health wellbeing and quality of life), SA8 (air quality) and SA10 (reducing the Borough’s contribution to climate change)**. This option is likely to see an increased uptake of cycling and walking, providing health benefits to the Borough’s residents, as well as reducing the number of private vehicles on the Borough’s roads and subsequently reducing the levels of greenhouse gas emissions and air pollution.

A minor positive effect is identified in relation to SA3 (access to services and facilities). The option should provide better access to more sustainable modes of transport. This is likely to result in greater connectivity to services and facilities within the Borough.

Policy Option 7 - Deliver car-free neighbourhoods in areas where there is good access to other types of transport (e.g. new developments with no car parking):

SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17	SA 18	SA 19
0	0	?	0	++	0	++	++	0	++	0	0	0	0	0	0	0	0	0

The assessment of this option has identified potential **significant positive effects relating to SA7 (delivering sustainable levels of development), SA5 (health wellbeing and quality of life), SA8 (air quality), SA10 (reducing the Borough’s contribution to climate change) and SA3 (access to services and facilities)**. This option is likely to see increased uptake in cycling and walking, providing health benefits to the Borough’s residents as well as improved street safety. Introducing car free neighbourhoods would help reduce reliance on private vehicles as well as improving air quality within these neighbourhoods.

A potential uncertain effect has been identified in relation to access to high quality housing (SA3). Not providing parking spaces in new developments may not be a suitable option for all of the Borough’s residents. Some residents may have needs which make them dependent on access to a private vehicle. This could be mitigated through provision of Car Club spaces or parking for electric vehicles. However, car free neighbourhoods might well be an attractive option for others.

3.3 Mitigation and Enhancement Measures

Suggestions for measures through which to mitigate for potential negative and uncertain effects and enhance neutral or potential positive effects have been put forward within the detailed appraisal tables. Mitigation is specifically put forward in Annex A (Tables A.1 to A.7) to address potential negative and uncertain effects. The suggestions include general mitigation, such as the control of development through the planning application process, and the avoidance of significant negative effects through the careful location of development, and more specific mitigation, such as development near to Conservation Areas needing to be designed to mitigated for potential negative effects on their settings.

4 Next Steps

Following receipt of responses to the consultation on the Issues and Options document and this accompanying report on the sustainability of options, WBC officers will choose preferred options to take forward and develop into the draft Local Plan.

Following confirmation of the scope of the HRA with Natural England, an HRA screening exercise will be undertaken to determine if the emerging Local Plan options (either in isolation and/or in combination with other plans or projects) would generate an adverse impact upon the integrity of a European site, in terms of its conservation objectives and qualifying interests. This process will be documented and submitted to Natural England for approval. Any potential effects from the Local Plan on European sites will be included within the SA and reported in the SA Reports.

Any additional options which come forward for consideration, which are reasonable alternatives, will also be subjected to SA testing and HRA screening.

The timetable for the preparation of the Local Plan is presented in Table 6.1.

Table 6.1: Local Plan Preparation Timetable		
Stage	When?	What Happens?
Stage 1: Issues and Options	September 2018	Six week consultation. The responses will be used to shape the new draft Local Plan.
Stage 2: Draft Plan / Preferred Option	Early 2019	WBC will publish and consult on a draft Local Plan, based on evidence, the Council's strategies and responses received in Stage 1. The consultation will run for six weeks. Responses received will be used to shape the Proposed Submission.
Stage 3: Proposed Publication	Late 2019	WBC will publish and consult on the Proposed Submission to the Secretary of State for examination. This is the public's final chance to engage with the Plan before it is finalised for submission. Consultation will run for six weeks.
Stage 4: Submission to the Secretary of State	Mid 2020	To ensure the Local Plan is deliverable it has to be submitted for examination to the Secretary of State. All the evidence and consultation reports will also be submitted to show how the Council has considered all the issues.

Table 6.1: Local Plan Preparation Timetable

Stage	When?	What Happens?
Stage 5: Examination by Independent Person	Late 2020	<p>The Secretary of State will appoint an Independent Person to examine the Local Plan, called an Inspector.</p> <p>The Local Plan will then face examination. The Inspector can make minor or major modifications to the Local Plan.</p>

Annex A: Options Assessment Tables

Assessment of Housing Development Options

Table A.1: Assessment of Housing Development Options				
SA Objective	Options			
	1. Building more flats, especially in taller buildings at key locations.	2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).	3. Building on some of our open spaces or green belt where these are of low quality and poorly used.	4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.
SA1) Achieve sustainable levels of prosperity and economic growth	0	0	0	0
	N/A	N/A	N/A	N/A
SA2) To ensure that local residents have employment opportunities and access to training	0	0	0	0
	N/A	N/A	N/A	N/A

Table A.1: Assessment of Housing Development Options

SA Objective	Options			
	1. Building more flats, especially in taller buildings at key locations.	2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).	3. Building on some of our open spaces or green belt where these are of low quality and poorly used.	4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.
	++	+/?	-	+/?
SA3) To ensure ready access to essential services and facilities for all residents	By placing developments close to key transport locations, residents will have better access to services and facilities within the Borough.	Existing residential areas may already have good access to services and facilities to meet the needs of residents but it would not be certain until sites came forward under this option for consideration. Could support local businesses but place pressure on existing facilities.	Developing on these sites may lead to the loss of some community facilities, albeit in bad repair or underused. It removes the possibility of improving green space to benefit the area in the future.	Depends on the location of developments. Developments outside of the Watford boundary may locate residents further away from essential services and facilities within the Borough but they could be well located to local services and facilities outside of the Borough.
	+/?	+	+	+
SA4) Ensure that everyone has access to good quality housing that meets their needs	Flats may not be the appropriate style of housing	This option works positively towards ensuring housing needs are met and provides	This option works positively towards ensuring housing needs are met and provides	This option works positively towards ensuring housing needs are met. It is assumed that this option could help to

Table A.1: Assessment of Housing Development Options

SA Objective	Options			
	1. Building more flats, especially in taller buildings at key locations.	2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).	3. Building on some of our open spaces or green belt where these are of low quality and poorly used.	4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.
	to meet the needs of all of the Borough's residents.	flexibility to delivery different types of housing.	flexibility to delivery different types of housing.	meet housing needs if sufficient land within the Borough is not available.
	-/?	-/?	-/?	0
SA5) Encourage healthy lifestyles and improve quality of life for local residents	Unless carefully controlled, flats may not encourage healthy lifestyles or improve quality of life. Residents may not be able to grow their own food and may not provide any private outside space, both of which support health lifestyles and improve quality of life.	If not adequately controlled, intensification could result in negative effects on quality of life, e.g. if adequate open space is not provided for residents.	Building on open space and / Green Belt land could potentially reduce quality of life if not carefully controlled i.e. through design of developments to ensure healthy lifestyles are encouraged, public open spaces / green infrastructure is provided etc.	N/A
	0	0	0	0

Table A.1: Assessment of Housing Development Options

SA Objective	Options			
	1. Building more flats, especially in taller buildings at key locations.	2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).	3. Building on some of our open spaces or green belt where these are of low quality and poorly used.	4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.
SA6) Reduce both crime and the fear of crime	N/A	N/A	N/A	N/A
SA7) To deliver more sustainable patterns of development, including employment and housing and increase the use of sustainable transport modes	++	?	?	?
	By placing developments close to key transport locations, residents will have good access to sustainable modes of transport.	The effects of these policy options are uncertain, due to the uncertainty of the development locations. If development was situated close to sustainable transport locations, the policy option is likely to perform well.		It is not known where development would be located for this option. It is assumed that it could be very close to the Watford Borough boundary and sustainable transport access may exist. Due to the unknown location of these sites the significance is uncertain.
	+ / ?	-	-	?

Table A.1: Assessment of Housing Development Options

	Options			
SA Objective	<p>1. Building more flats, especially in taller buildings at key locations.</p>	<p>2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).</p>	<p>3. Building on some of our open spaces or green belt where these are of low quality and poorly used.</p>	<p>4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.</p>
SA8) To achieve good air quality	<p>Locating developments in key transport areas should encourage use of sustainable transport modes and should not exacerbate existing air quality issues and encourage residents to live low-carbon lifestyles. However, this may be dependent on developments restricting usage of private diesel / petrol vehicles.</p>	<p>Intensification of residential areas may contribute to a deterioration in air quality.</p>	<p>Development in open spaces and/or on the greenbelt may contribute to a deterioration of air quality, potentially in places where this it is not currently an issue.</p>	<p>Locating residents further away from the Borough may lead to residents travelling further to access facilities and services in Watford and contributing further to air quality issues. However, this is dependent upon the location of development, as they may be near to sustainable transport modes and facilities and services outside of the Borough.</p>
	--	-	-	-

Table A.1: Assessment of Housing Development Options

	Options			
SA Objective	<p>1. Building more flats, especially in taller buildings at key locations.</p>	<p>2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).</p>	<p>3. Building on some of our open spaces or green belt where these are of low quality and poorly used.</p>	<p>4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.</p>
<p>SA9) To minimise noise and light pollution</p>	<p>Large scale tall developments are likely to contribute to light pollution. Mitigation could be used in order to ensure high quality lighting design (e.g. low angled, low glare, use of reflectors and sensors). Impacts on residents from noise sources would depend on the location of development. Mitigation would be needed for developments close to transport hubs.</p>	<p>Intensification of existing developments is likely to contribute to further light pollution. Mitigation could be used in order to ensure high quality lighting design (e.g. low angled, low glare, use of reflectors and sensors). Impacts on residents from noise sources would depend on the location of development.</p>	<p>At present, greenfield sites and open spaces are unlikely to contribute to the light pollution in the Borough. Mitigation could be used in order to ensure high quality lighting design in new developments (e.g. low angled, low glare, use of reflectors and sensors). Impacts on residents from noise sources would depend on the location of development.</p>	<p>Light pollution continues to be a problem in the Borough and could be exacerbated by any new development regardless of where it is located. Mitigation could be used in order to ensure high quality lighting design in new developments (e.g. low angled, low glare, use of reflectors and sensors). Impacts on residents from noise sources would depend on the location of development.</p>
	+	?	-	?

Table A.1: Assessment of Housing Development Options

SA Objective	Options			
	1. Building more flats, especially in taller buildings at key locations.	2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).	3. Building on some of our open spaces or green belt where these are of low quality and poorly used.	4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.
SA10) Reduce the Borough's contribution to climate change	This option encourages sustainable transport use and therefore reduces GHG emissions.	The effect of this policy option is uncertain. It gives opportunity for the delivery of more energy efficient homes, but redevelopment may be resource intensive.	Green spaces can contribute to reducing the atmospheric concentration of CO ₂ through carbon sequestration. Loss of these spaces is likely to have negative impact.	Depends on the location of development and access to services, facilities and public transport.
SA11) Ensure that the Borough's resilient to the effects of climate change	0	0	0	0
	N/A	N/A	N/A	N/A
SA12) To protect and enhance biodiversity	-	-	- -	-
	An increase in the supply of homes could have adverse effects on biodiversity and the natural environment within the Borough. New developments should be located and designed to minimise negative effects on the natural environment and		Despite sites being unused and of a low quality; development may lead to the loss of some valuable habitats. Mitigation would be	An increase in the supply of homes could have adverse effects on biodiversity and the natural environment within the Borough and wider area,

Table A.1: Assessment of Housing Development Options

SA Objective	Options			
	<p>1. Building more flats, especially in taller buildings at key locations.</p>	<p>2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).</p>	<p>3. Building on some of our open spaces or green belt where these are of low quality and poorly used.</p>	<p>4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.</p>
	biodiversity and maximise potential enhancements, and target delivering a net increase in biodiversity.		needed to avoid adverse impacts on biodiversity.	depending on the location of development. New developments should be located and designed to minimise negative effects on the natural environment and biodiversity and maximise potential enhancements, and target delivering a net increase in biodiversity.
	?	?	?	?
<p>SA13) To maintain and enhance historic and cultural assets</p>	<p>Could be beneficial to provide development in tall buildings if they do not affect any heritage assets but if the tall buildings are near to Conservation Areas or other</p>	<p>The effect of these policy options is uncertain, and dependent upon the land identified for development. But if the development near to Conservation Areas or other assets they could negatively affect their character and/or settings.</p>		

Table A.1: Assessment of Housing Development Options

SA Objective	Options			
	1. Building more flats, especially in taller buildings at key locations.	2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).	3. Building on some of our open spaces or green belt where these are of low quality and poorly used.	4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.
	assets they could negatively affect their character and/or settings.			
	-	+	--	-
SA14) Conserve and enhance the landscape and townscape, encouraging local distinctiveness	More tall buildings will change both the townscape and landscape of the Borough. A landscape and visual impact assessment would need to be carried out for any new proposal.	Intensifying current residential areas will make efficient use of previously developed land. However, developments would have to be careful not to negatively affect local sensitive areas such as Conservation Areas.	The removal of green spaces works against this objective. The option would not contribute to protecting and improving the quantity and quality of open spaces.	Developments over the Borough boundary are unlikely to contribute to local distinctiveness.
SA15) Revitalise the town centre to promote a return to sustainable urban living	+	?	?	-/?
	Contributes to sustainable urban living. By locating	Due to the unknown location of these areas the effect is	Due to the unknown location of these current locations the	By locating residents outside of the Watford boundary, it

Table A.1: Assessment of Housing Development Options

SA Objective	Options			
	1. Building more flats, especially in taller buildings at key locations.	2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).	3. Building on some of our open spaces or green belt where these are of low quality and poorly used.	4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.
	residents closer to key transport locations, residents should be inclined to use facilities within the town centre.	uncertain. New development could be closely located to the town centre and may bring more vitality to town centres.	effect is uncertain. Developments could contribute to an improved urban environment and create a more viable and attractive town centre.	may deter them from supporting Watford town centre. Residents are likely to use the facilities which are closest and most convenient. However, without knowing the location of development, there is uncertainty.
SA16) Maximise the use of previously developed land and buildings and the efficient use of land.	++	+	--	?
	Tall buildings make efficient use of development plots. This option could maximise housing delivery.	Intensifying current residential areas could make efficient use of previously developed land.	The use of green space and the green belt works negatively against this objective.	The effect of this policy option is uncertain, and dependent upon the land identified for development.
	0	0	0	0

Table A.1: Assessment of Housing Development Options

SA Objective	Options			
	1. Building more flats, especially in taller buildings at key locations.	2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).	3. Building on some of our open spaces or green belt where these are of low quality and poorly used.	4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.
SA17) Maintain and enhance water quality and limit water consumption.	N/A	N/A	N/A	N/A
SA18) Ensure that new development does not increase flood risk.	0	0	-	0
	N/A	N/A	The removal of green spaces for development will see the addition of more impermeable surfaces. This may lead to less ground infiltration and a subsequent increase in surface water flooding.	N/A
SA19) To minimise use and make efficient use of natural resources.	0	-/?	0	0
	N/A	Redeveloping existing residential areas could be resource intensive, requiring	N/A	N/A

Table A.1: Assessment of Housing Development Options

<p style="text-align: center;">SA Objective</p>	<p>Options</p>			
	<p>1. Building more flats, especially in taller buildings at key locations.</p>	<p>2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).</p>	<p>3. Building on some of our open spaces or green belt where these are of low quality and poorly used.</p>	<p>4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.</p>
<p>Mitigation and enhancement</p>	<p><u>Mitigation:</u></p>			
	<p>SA5 - Policy options 1-3 (plus Option 4 as an enhancement measure): Policy in the Local Plan is needed to ensure that new developments allow residents to lead healthy lifestyles and improve quality of life. All developments should provide adequate access to open space.</p> <p>SA5 – Policy Option 1: New flats in particular should provide access to open space including childrens’ play areas and allotments and ideally private space such as balconies and terraces.</p> <p>SA8 – All Policy Options: Policy in the Local Plan require new developments to restrict the use of private diesel / petrol vehicles and encourage the use of sustainable modes of transport.</p> <p>SA9- All Policy Options: Seek to ensure high quality lighting design (e.g. low angled, low glare, use of reflectors and sensors) in order to reduce the impact of light pollution.</p> <p>SA 9 – Policy Option 1: Noise assessment and mitigation through design for developments located close to noise sources, such as transport hubs.</p>			

Table A.1: Assessment of Housing Development Options

SA Objective	Options			
	1. Building more flats, especially in taller buildings at key locations.	2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).	3. Building on some of our open spaces or green belt where these are of low quality and poorly used.	4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.
	<p>SA10 – Policy Option 4: New housing developments located outside of the Borough would need to be accompanied with good access to sustainable transport modes in order to avoid increasing use of private vehicles and contributing to ongoing air pollution issues. Consider limiting car parking provision to one space per household in order to reduce risk of increasing air pollution.</p> <p>SA12 – All Policy Options: New developments should be located and designed to minimise negative effects on the natural environment and biodiversity and maximise potential enhancements, and target delivering a net increase in biodiversity.</p> <p>SA13- Policy Option 1: Careful location of tall buildings to ensure that they do not negatively affect the Conservation Areas and other historic and cultural assets. Vigilant design will be needed to avoid negative effects on and enhance the conservation area and surrounding historic assets.</p> <p>SA14 – All Policy Options: Careful consideration of development sites is needed to avoid negative effects on landscape and townscape, plus use of landscape and visual impact assessments for large scale proposals.</p> <p>SA18 – All Policy Options: New developments should include the use of SDS in order to prevent surface water flooding</p> <p>SA19 – Policy Option 2: Redevelopment of existing residential areas would need to demonstrate that resources are used as efficiently as possible including reuse of demolition waste.</p> <p><u>Enhancement:</u></p> <ul style="list-style-type: none"> • New developments should include the use of SDS in order to prevent surface water flooding 			

Table A.1: Assessment of Housing Development Options

<p>SA Objective</p>	<p>Options</p>			
	<p>1. Building more flats, especially in taller buildings at key locations.</p>	<p>2. When opportunities arise redeveloping existing residential areas with more homes than they currently support (intensification).</p>	<p>3. Building on some of our open spaces or green belt where these are of low quality and poorly used.</p>	<p>4. Working with neighbouring councils to see if some of our housing need can be met outside the Watford Borough boundary.</p>
	<ul style="list-style-type: none"> • New developments can include the use of green design features such as green roofs and walls, bird and bat boxes, trees and the incorporation of green spaces. • New housing developments should be designed to be resource efficient and developed in ways which minimise waste generation. They should be accompanied by sufficient waste/recycling/recovery facilities. • New housing developments should be designed to be energy efficient and make use of renewable and low carbon energy sources and materials. • New housing developments should be accompanied by provision of community facilities to meet local cultural, educational, recreational and social needs. 			

Assessment of Affordable Housing Options

Table A.2: Assessment of Affordable Housing Options		
SA Objective	Options	
	1. The Council continues to prioritise affordable housing on site when new housing development comes forward.	2. The Council encourages developers to make a financial contribution that can be used to provide affordable housing on other sites in the Borough.
SA1) Achieve sustainable levels of prosperity and economic growth	0	0
	N/A	
SA2) To ensure that local residents have employment opportunities and access to training.	0	0
	N/A	
SA3) To ensure ready access to essential services and facilities for all residents	0	0
	N/A	
SA4) Ensure that everyone has access to good quality housing that meets their needs	++	+/?
	Providing more affordable homes will help to achieve this SA objective and result in significant positive effects.	Providing more affordable homes will help to achieve this SA objective and result in significant positive effects. However, there is uncertainty because the wording of the option

Table A.2: Assessment of Affordable Housing Options

SA Objective	Options	
	<p>1. The Council continues to prioritise affordable housing on site when new housing development comes forward.</p>	<p>2. The Council encourages developers to make a financial contribution that can be used to provide affordable housing on other sites in the Borough.</p>
		<p>only “encourages developers” to make a financial contribution. It is therefore possible that financial contributions may not be received from all developers and it is therefore not clear how much affordable housing may be delivered.</p>
<p>SA5) Encourage healthy lifestyles and improve quality of life for local residents</p>	<p style="text-align: center;">+</p>	<p>?</p>
	<p>This option may help to reduce overcrowding and homelessness in the Borough, which would help to improve the health and quality of life for those affected. This option would deliver affordable housing alongside market housing, providing opportunities for integration of affordable housing with market housing on the same sites.</p>	<p>This option may help to reduce overcrowding and homelessness in the Borough, which would help to improve the health and quality of life for those affected. This option would not allow integration of affordable housing with market housing but would provide the Council with greater control over the delivery of affordable housing within the Borough.</p>

Table A.2: Assessment of Affordable Housing Options		
SA Objective	Options	
	1. The Council continues to prioritise affordable housing on site when new housing development comes forward.	2. The Council encourages developers to make a financial contribution that can be used to provide affordable housing on other sites in the Borough.
SA6) Reduce both crime and the fear of crime	0	0
	N/A	
SA7) To deliver more sustainable patterns of development, including employment and housing and increase the use of sustainable transport modes	0	0
	N/A	
SA8) To achieve good air quality	0	0
	N/A	
SA9) To minimise noise and light pollution	0	0
	N/A	
SA10) Reduce the Borough's contribution to climate change	0	0
	N/A	

Table A.2: Assessment of Affordable Housing Options		
SA Objective	Options	
	1. The Council continues to prioritise affordable housing on site when new housing development comes forward.	2. The Council encourages developers to make a financial contribution that can be used to provide affordable housing on other sites in the Borough.
SA11) Ensure that the Borough is resilient to the effects of climate change	0	0
	N/A	
SA12) To protect and enhance biodiversity	0	0
	N/A	
SA13) To maintain and enhance historic and cultural assets	0	0
	N/A	
SA14) Conserve and enhance the landscape and townscape, encouraging local distinctiveness	0	0
	N/A	
SA15) Revitalise the town centre to promote a return to sustainable urban living	0	0
	N/A	

Table A.2: Assessment of Affordable Housing Options

SA Objective	Options	
	<p>1. The Council continues to prioritise affordable housing on site when new housing development comes forward.</p>	<p>2. The Council encourages developers to make a financial contribution that can be used to provide affordable housing on other sites in the Borough.</p>
<p>SA16) Maximise the use of previously developed land and buildings and the efficient use of land.</p>	0	0
	N/A	
<p>SA17) Maintain and enhance water quality and limit water consumption.</p>	0	0
	N/A	
<p>SA18) Ensure that new development does not increase flood risk.</p>	0	0
	N/A	
<p>SA19) To minimise use and make efficient use of natural resources.</p>	0	0
	N/A	
<p>Mitigation and enhancement</p>	<p>Mitigation: Option 2: Include in policy a firmer requirement for developers to make financial contributions for affordable housing.</p>	

Table A.2: Assessment of Affordable Housing Options		
SA Objective	Options	
	1. The Council continues to prioritise affordable housing on site when new housing development comes forward.	2. The Council encourages developers to make a financial contribution that can be used to provide affordable housing on other sites in the Borough.
	<u>Enhancements:</u> None identified	

Assessment of Types of New Housing Options

SA Objective	Options				
	1. Focus on delivering mainly flats.	2. Focus on delivering mainly family sized flats.	3. Focus on delivering mainly small houses.	4. Focus on delivering mainly family sized housing.	5. Deliver a mix of different housing types.
SA1) Achieve sustainable levels of prosperity and economic growth	0	0	0	0	0
	N/A				
SA2) To ensure that local residents have employment opportunities and access to training.	0	0	0	0	0
	N/A				
SA3) To ensure ready access to essential services and facilities for all residents	0	0	0	0	0
	N/A				
SA4) Ensure that everyone has access to good quality housing that meets their needs	-	+/?	+	+/?	++
	Flats may not be the appropriate style of housing to meet the needs of all of the	Flats may not be the appropriate style of housing to meet the needs of all of the	Focusing on small houses may not be suitable for all of the Borough's residents.	Focusing on family housing may not be suitable for all of the Borough's residents	This option works positively towards ensuring housing needs are met and

Table A.3: Assessment of Types of New Housing Options					
SA Objective	Options				
	1. Focus on delivering mainly flats.	2. Focus on delivering mainly family sized flats.	3. Focus on delivering mainly small houses.	4. Focus on delivering mainly family sized housing.	5. Deliver a mix of different housing types.
	Borough's residents. It is assumed that this option 1 could lead to the development of a lot of 1 and 2 bedroom flats and family homes may not be delivered through this option.	Borough's residents, but family flats may offer additional space.		and may not deliver the housing targets.	provides flexibility to deliver different types of housing, suitable for all and in line with housing targets.
SA5) Encourage healthy lifestyles and improve quality of life for local residents	-/?	-/?	?	?	?
	Unless carefully controlled, flats may not encourage healthy lifestyles or improve quality of life. Residents may not be able to grow their own food and may not provide any private outside space, both of which support health	Unless carefully controlled, flats may not encourage healthy lifestyles or improve quality of life. Residents may not be able to grow their own food and may not provide any private outside space, both of which support health	The effect of these policy options is uncertain. Development would need to be carefully controlled to ensure that open spaces / outside space and other measures to facilitate healthy lifestyles are incorporated.		

Table A.3: Assessment of Types of New Housing Options					
SA Objective	Options				
	1. Focus on delivering mainly flats.	2. Focus on delivering mainly family sized flats.	3. Focus on delivering mainly small houses.	4. Focus on delivering mainly family sized housing.	5. Deliver a mix of different housing types.
	lifestyles and improve quality of life.	lifestyles and improve quality of life. However, this option would allow the provision of flats suitable for families with regards to provision of suitable bedrooms and internal space.			
SA6) Reduce both crime and the fear of crime	0	0	0	0	0
	N/A				
SA7) To deliver more sustainable patterns of development, including employment and housing and increase the use of sustainable transport modes	?	?	?	?	?
	The effect of these policy options is uncertain, due to the unknown development locations. Development situated close to sustainable transport hubs would support the achievement of this SA Objective.				

Table A.3: Assessment of Types of New Housing Options					
SA Objective	Options				
	1. Focus on delivering mainly flats.	2. Focus on delivering mainly family sized flats.	3. Focus on delivering mainly small houses.	4. Focus on delivering mainly family sized housing.	5. Deliver a mix of different housing types.
SA8) To achieve good air quality	-/?	-/?	-/?	-/?	-/?
	Further development is likely to contribute to deterioration in air quality. Mitigation would be needed in order to ensure that the use of private vehicles is restricted and sustainable modes of transports are encouraged.				
SA9) To minimise noise and light pollution	-	-	-	-	-
	Large scale developments are likely to contribute to light pollution. Mitigation could be used in order to ensure high quality lighting design (e.g. low angled, low glare, use of reflectors and sensors). Impacts on residents from noise sources would depend on the location of development. Mitigation would be needed for developments close to transport hubs and other noisy activities such as the concrete batching plant.				
SA10) Reduce the Borough's contribution to climate change	0	0	0	0	0
	N/A				
SA11) Ensure that the Borough is resilient to the effects of climate change	0	0	0	0	0
	N/A				
	0	0	0	0	0

Table A.3: Assessment of Types of New Housing Options					
SA Objective	Options				
	1. Focus on delivering mainly flats.	2. Focus on delivering mainly family sized flats.	3. Focus on delivering mainly small houses.	4. Focus on delivering mainly family sized housing.	5. Deliver a mix of different housing types.
SA12) To protect and enhance biodiversity	N/A				
SA13) To maintain and enhance historic and cultural assets	?	?	?	?	?
	The effect of these policy options is uncertain and is dependent upon location. If tall buildings are located near to conservation areas they could negatively affect their character. Developments would need to ensure that they do not have any negative effects on the character of heritage assets, Conservation Areas or other assets.		The effect of these policy options is uncertain and is dependent upon location. Developments would need to ensure that they do not have any negative effects on the character of heritage assets, Conservation Areas or other assets		
SA14) Conserve and enhance the landscape and townscape, encouraging local distinctiveness	-	-	?	?	?
	Potential minor negative effects have been identified because this option may involve the development of tall buildings which could change		The effect of these policy options is uncertain, and dependent upon sites identified for development and the mix of housing types proposed.		

Table A.3: Assessment of Types of New Housing Options					
SA Objective	Options				
	1. Focus on delivering mainly flats.	2. Focus on delivering mainly family sized flats.	3. Focus on delivering mainly small houses.	4. Focus on delivering mainly family sized housing.	5. Deliver a mix of different housing types.
	both the townscape and landscape of the Borough. Landscape and visual impact assessments would need to be carried out for new proposals for blocks of flats.				
SA15) Revitalise the town centre to promote a return to sustainable urban living	0	0	0	0	0
	N/A				
SA16) Maximise the use of previously developed land and buildings and the efficient use of land.	++	++	?	?	?
	Flats developed in tall buildings make efficient use of development plots. This option could maximise housing delivery.		The effect of this policy option is uncertain, and dependent upon the sites identified for development and the mix of housing types delivered in Option 5.		
SA17) Maintain and enhance water quality and limit water consumption.	0	0	0	0	0
	N/A				
	0	0	0	0	0

Table A.3: Assessment of Types of New Housing Options					
SA Objective	Options				
	1. Focus on delivering mainly flats.	2. Focus on delivering mainly family sized flats.	3. Focus on delivering mainly small houses.	4. Focus on delivering mainly family sized housing.	5. Deliver a mix of different housing types.
SA18) Ensure that new development does not increase flood risk.	N/A				
SA19) To minimise use and make efficient use of natural resources.	0	0	0	0	0
	N/A				
Mitigation and enhancement	<p>Mitigation:</p> <p>SA5 – All Policy Options: Policy in the Local plan is needed to ensure that new developments allow residents to lead healthy lifestyles and improve quality of life. All developments should provide adequate access to open space.</p> <p>SA5 – Policy Options 1 & 2: New flats in particular should provide access to open space including childrens’ play areas and allotments and ideally private space such as balconies and terraces.</p> <p>SA8 – All Policy Options: The Local Plan should require new developments to restrict the use of private diesel / petrol vehicles and encourage the use of sustainable modes of transport. Locating developments close to sustainable transport hubs would support the achievement of this SA Objective</p> <p>SA9- All Policy Options: Seek to ensure high quality lighting design (e.g. low angled, low glare, use of reflectors and sensors) in order to reduce the impact of light pollution. Noise assessment and mitigation would be required for any residential developments close to noise emitting activities such as transport hubs, concrete batching plant, major roads etc.</p>				

Table A.3: Assessment of Types of New Housing Options					
SA Objective	Options				
	1. Focus on delivering mainly flats.	2. Focus on delivering mainly family sized flats.	3. Focus on delivering mainly small houses.	4. Focus on delivering mainly family sized housing.	5. Deliver a mix of different housing types.
	<p>SA10 – All Policy Options: New housing developments would need to be accompanied with good access to sustainable transport modes in order to avoid increasing use of private vehicles and contributing to ongoing air pollution issues.</p> <p>SA12 – All Policy Options: New developments should be located and designed to minimise negative effects on the natural environment and biodiversity and maximise potential enhancements, and target delivering a net increase in biodiversity.</p> <p>SA13- Policy Options 1 & 2: Careful location of tall buildings to ensure that they do not negatively affect the Conservation Areas and other historic and cultural assets.</p> <p>Enhancements:</p> <ul style="list-style-type: none"> • New developments should include the use of SDS in order to prevent surface water flooding • New developments can include the use of green design features such as green roofs and walls, bird and bat boxes, trees and the incorporation of green spaces to improve biodiversity. • New residential developments should be designed to be resource efficient and developed in ways which minimise waste generation. They should be accompanied by sufficient waste/recycling/recovery facilities. • New residential developments should be designed to be energy efficient and make use of renewable and low carbon energy sources and materials. • New residential developments should be accompanied by provision of community facilities to meet local cultural, educational, recreational and social needs. 				

Assessment of Housing for an Aging Population Options

Table A.4: Assessment of Housing for an Aging Population Options		
SA Objective	Options	
	1. Deliver purpose built retirement homes.	2. Ensure new homes are adaptable for all ages to live in.
SA1) Achieve sustainable levels of prosperity and economic growth	0	0
	N/A	
SA2) To ensure that local residents have employment opportunities and access to training.	0	0
	N/A	
SA3) To ensure ready access to essential services and facilities for all residents	?	?
	Retirement developments can often provide a range of additional facilities for its residents. However, the type and location of the development is unknown and therefore the significance is uncertain.	Without the known locations the significance is uncertain. If development was situated close to nearby facilities and services, it is likely that this option would perform well.
SA4) Ensure that everyone has access to good quality housing that meets their needs	+	++
	This option will provide purpose built accommodation suitable for residents of retirement age but does not provide flexibility for it to be inhabited by people or	This policy option ensures that homes will be adapted to suit the needs of all the Borough's residents.

Table A.4: Assessment of Housing for an Aging Population Options		
SA Objective	Options	
	1. Deliver purpose built retirement homes.	2. Ensure new homes are adaptable for all ages to live in.
	different ages or families. This option only benefits residents of retirement age and is therefore a little restricted.	
	++/?	++
SA5) Encourage healthy lifestyles and improve quality of life for local residents	Purpose built retirement homes may provide opportunities for residents to be more sociable and physically active, encouraging healthier lifestyles.	Homes that are adaptable to suit a variety of needs could assist in maintaining independence, integration within the community and provide a better quality of life.
SA6) Reduce both crime and the fear of crime	0	0
	N/A	
SA7) To deliver more sustainable patterns of development, including employment and housing and increase the use of sustainable transport modes	?	?
	The effect of this policy option is uncertain, due to the unknown location of development. If development was situated close to sustainable transport locations, the policy option is likely to perform well.	

Table A.4: Assessment of Housing for an Aging Population Options		
SA Objective	Options	
	1. Deliver purpose built retirement homes.	2. Ensure new homes are adaptable for all ages to live in.
SA8) To achieve good air quality	0	0
	N/A	
SA9) To minimise noise and light pollution	0	0
	N/A	
SA10) Reduce the Borough's contribution to climate change	0	0
	N/A	
SA11) Ensure that the Borough is resilient to the effects of climate change	0	0
	N/A	
SA12) To protect and enhance biodiversity	0	0
	N/A	
SA13) To maintain and enhance historic and cultural assets	0	0

Table A.4: Assessment of Housing for an Aging Population Options		
SA Objective	Options	
	1. Deliver purpose built retirement homes.	2. Ensure new homes are adaptable for all ages to live in.
	N/A	
SA14) Conserve and enhance the landscape and townscape, encouraging local distinctiveness	0	0
	N/A	
SA15) Revitalise the town centre to promote a return to sustainable urban living	0	0
	N/A	
SA16) Maximise the use of previously developed land and buildings and the efficient use of land.	0	0
	N/A	
SA17) Maintain and enhance water quality and limit water consumption.	0	0
	N/A	
	0	0

Table A.4: Assessment of Housing for an Aging Population Options

SA Objective	Options	
	1. Deliver purpose built retirement homes.	2. Ensure new homes are adaptable for all ages to live in.
SA18) Ensure that new development does not increase flood risk.	N/A	
SA19) To minimise use and make efficient use of natural resources.	0	0
	N/A	
Mitigation and Enhancement	<p><u>Mitigation:</u></p> <p>SA5 – All Policy Options: Policy in the Local Plan is needed to ensure that new developments allow residents to lead healthy lifestyles and improve quality of life. All developments should provide adequate access to open space and encourage walking and cycling.</p> <p>SA8 – All Policy Options: Policy in the Local Plan require new developments to restrict the use of private diesel / petrol vehicles and encourage the use of sustainable modes of transport.</p> <p>SA9- All Policy Options: Seek to ensure high quality lighting design (e.g. low angled, low glare, use of reflectors and sensors) in order to reduce the impact of light pollution.</p> <p>SA10 – All Policy Options: New residential developments would need to be accompanied with good access to sustainable transport modes in order to avoid increasing use of private vehicles and contributing to ongoing air pollution issues.</p>	

Table A.4: Assessment of Housing for an Aging Population Options

SA Objective	Options	
	1. Deliver purpose built retirement homes.	2. Ensure new homes are adaptable for all ages to live in.
	<p>SA12 – All Policy Options: New residential developments should be located and designed to minimise negative effects on the natural environment and biodiversity and maximise potential enhancements, and target delivering a net increase in biodiversity.</p> <p>SA13- All Policy Options: Careful location of development would be needed to ensure that it does not negatively affect the Conservation Areas and other historic and cultural assets.</p> <p><u>Enhancements:</u></p> <ul style="list-style-type: none"> • New developments should include the use of SDS in order to prevent surface water flooding • New developments can include the use of green design features such as green roofs and walls, bird and bat boxes, trees and the incorporation of green spaces. • New residential developments should be accompanied by provision of community facilities to meet local cultural, educational, recreational and social needs. 	

Assessment of Employment Options

Table A.5: Assessment of Employment Options		
SA Objective	Options	
	1. Continue to protect existing employment areas from redevelopment to other uses such as housing.	2. Do not protect existing employment areas from redevelopment to other uses such as housing.
SA1) Achieve sustainable levels of prosperity and economic growth	++	--
	Protecting employment spaces will help to support existing businesses as well as attracting inward investment and encouraging new businesses start-ups.	Losing employment areas to residential developments will not help to secure sustainable levels of economic growth within the Borough.
SA2) To ensure that local residents have employment opportunities and access to training.	+/?	--
	Protecting employment land will help to provide job security to some of the Borough's residents. There is some uncertainty as it may not generate further employment opportunities.	The loss of employment areas for housing will reduce the number of employment opportunities available in Watford and could mean that residents need to travel further for work.
SA3) To ensure ready access to essential services and facilities for all residents	0	0
	N/A	

Table A.5: Assessment of Employment Options		
SA Objective	Options	
	1. Continue to protect existing employment areas from redevelopment to other uses such as housing.	2. Do not protect existing employment areas from redevelopment to other uses such as housing.
	-	+
SA4) Ensure that everyone has access to good quality housing that meets their needs	Safeguarding employment land may not work towards the achievement of this SA objective but it is important that a balance between the delivery of homes, jobs and services is achieved within the Borough and therefore a neutral effect is recorded.	This option works positively towards ensuring housing needs are met.
	0	0
SA5) Encourage healthy lifestyles and improve quality of life for local residents	N/A	
	0	0
SA6) Reduce both crime and the fear of crime	N/A	

Table A.5: Assessment of Employment Options

SA Objective	Options	
	1. Continue to protect existing employment areas from redevelopment to other uses such as housing.	2. Do not protect existing employment areas from redevelopment to other uses such as housing.
SA7) To deliver more sustainable patterns of development, including employment and housing and increase the use of sustainable transport modes	+	-
	By maintaining employment space within the Borough, it will prevent Watford from becoming a commuter town.	Removal of employment spaces to make way for alternative developments could mean that employment spaces could be relocated outside of the Borough.
SA8) To achieve good air quality	0	-
	N/A	Further development is likely to contribute to deterioration in air quality, with residents potentially commuting further for work. There is some uncertainty as some developments could be well served by sustainable transport. The incorporation of green spaces within developments may help to improve air quality.
SA9) To minimise noise and light pollution	0	0
	N/A	N/A

Table A.5: Assessment of Employment Options

SA Objective	Options	
	1. Continue to protect existing employment areas from redevelopment to other uses such as housing.	2. Do not protect existing employment areas from redevelopment to other uses such as housing.
SA10) Reduce the Borough's contribution to climate change	0	0
	N/A	N/A
SA11) Ensure that the Borough s resilient to the effects of climate change	0	0
	N/A	
SA12) To protect and enhance biodiversity	0	0
	N/A	N/A
SA13) To maintain and enhance historic and cultural assets	0	?
	N/A	The effect of this policy options is uncertain and is dependent upon location. Developments would need to ensure that they do not have any negative effects on the character of heritage assets, Conservation Areas or other cultural assets.
	0	0

Table A.5: Assessment of Employment Options		
SA Objective	Options	
	1. Continue to protect existing employment areas from redevelopment to other uses such as housing.	2. Do not protect existing employment areas from redevelopment to other uses such as housing.
SA14) Conserve and enhance the landscape and townscape, encouraging local distinctiveness	N/A	
SA15) Revitalise the town centre to promote a return to sustainable urban living	-/?	?
	Protecting existing employment areas may not necessarily work towards improving the local character and distinctiveness. Underused or derelict buildings within employment areas could be better used to help revitalise the town centre.	The effect of these policy options is uncertain, and dependent upon the sites identified for development.
SA16) Maximise the use of previously developed land and buildings and the efficient use of land.	0	+/?
	N/A	This option would lead to development of previously developed employment areas, potentially making efficient use of land within the Borough for housing delivery. However, this would depend on the sites developed and whether employment uses could be relocated elsewhere.

Table A.5: Assessment of Employment Options

SA Objective	Options	
	1. Continue to protect existing employment areas from redevelopment to other uses such as housing.	2. Do not protect existing employment areas from redevelopment to other uses such as housing.
SA17) Maintain and enhance water quality and limit water consumption.	0	0
	N/A	
SA18) Ensure that new development does not increase flood risk.	0	0
	N/A	
SA19) To minimise use and make efficient use of natural resources.	0	-/?
	N/A	Redeveloping existing employment areas could be resource intensive, requiring demolition (producing waste) and rebuilding.
Mitigation and Enhancements	<p><u>Mitigation:</u></p> <p>SA 8 – All Policy Options: New developments would need to be accompanied with good access to sustainable transport modes in order to avoid increasing use of private vehicles and contributing to ongoing air pollution issues.</p>	

Table A.5: Assessment of Employment Options		
SA Objective	Options	
	1. Continue to protect existing employment areas from redevelopment to other uses such as housing.	2. Do not protect existing employment areas from redevelopment to other uses such as housing.
	<p>SA9- Policy Option 2: Seek to ensure high quality lighting design (e.g. low angled, low glare, use of reflectors and sensors) in order to reduce the impact of light pollution.</p> <p>SA12 – All Policy Options: New developments should be located and designed to minimise negative effects on the natural environment and biodiversity and maximise potential enhancements, and target delivering a net increase in biodiversity.</p> <p>SA16 – Policy Option 2: Employment space could only be redeveloped for other uses, such as housing, if existing businesses can be relocated within the Borough and the redevelopment represents an efficient use of land</p> <p>SA19 – Policy Option 2: Local Plan policies should encourage the minimisation of construction waste arisings and encourage resource efficiency, as well as encouraging the minimisation of construction and operational carbon emissions</p> <p><u>Enhancements:</u></p> <ul style="list-style-type: none"> • New developments should include the use of SDS in order to prevent surface water flooding • New developments can include the use of green design features such as green roofs and walls, bird and bat boxes, trees and the incorporation of green spaces. 	

Assessment of Tall Building Options

Table A.6: Assessment of Tall Buildings Options				
SA Objective	Options			
	1. Allow tall buildings to be built anywhere in Watford	2. Do not allow any more tall buildings in Watford	3. Allow tall buildings if the suitability of each is considered on a case by case basis	4. Identify which parts of the Borough where tall buildings are acceptable
SA1) Achieve sustainable levels of prosperity and economic growth	++	-/?	+	++
	Tall buildings may provide more employment spaces which may help to support existing businesses as well as attracting inward investment and encouraging new businesses start-ups.	Uncertain whether not allowing tall buildings in the Borough would negatively affect the local economy.	Tall buildings may provide more employment spaces which may help to support existing businesses as well as attracting inward investment and encouraging new businesses start-ups. By assessing the buildings on a case by case basis, it may give more opportunities for development to be located close to sustainable transport hubs.	Tall buildings may provide more employment spaces which may help to support existing businesses as well as attracting inward investment and encouraging new businesses start-ups.

Table A.6: Assessment of Tall Buildings Options

SA Objective	Options			
	1. Allow tall buildings to be built anywhere in Watford	2. Do not allow any more tall buildings in Watford	3. Allow tall buildings if the suitability of each is considered on a case by case basis	4. Identify which parts of the Borough where tall buildings are acceptable
SA2) To ensure that local residents have employment opportunities and access to training.	0	0	0	0
	N/A			
SA3) To ensure ready access to essential services and facilities for all residents	0	0	+/?	+/?
	N/A		Potential to concentrate development near transport nodes and areas with existing services and facilities.	
	+/?	?	+	+
SA4) Ensure that everyone has access to good quality housing that meets their needs	Taller buildings may give opportunities to provide more flats. However, this may not be the most appropriate style of housing to meet the needs of all of the Borough's residents.	This effect of this option is uncertain and would depend on whether housing demand could be met in developments which are not tall buildings.	Taller buildings may give opportunities to provide more flats. However, this may not be the most appropriate style of housing to meet the needs of all of the Borough's residents. By checking the suitability of the development may mean that developments could better meet the needs of the Borough's residents.	

Table A.6: Assessment of Tall Buildings Options

SA Objective	Options			
	1. Allow tall buildings to be built anywhere in Watford	2. Do not allow any more tall buildings in Watford	3. Allow tall buildings if the suitability of each is considered on a case by case basis	4. Identify which parts of the Borough where tall buildings are acceptable
SA5) Encourage healthy lifestyles and improve quality of life for local residents	--	0	-	-
	Unless carefully controlled, flats may not encourage healthy lifestyles or improve quality of life. Residents may not be provided with private outside space, which can support healthy lifestyles and improve quality of life. Tall buildings may also impact negatively on existing neighbourhoods causing overshadowing, effecting the setting of nearby neighbourhoods, as well as creating micro-climates.	N/A	Unless carefully controlled, flats may not encourage healthy lifestyles or improve quality of life. Residents may not be provided with private outside space, which can support healthy lifestyles and improve quality of life. By checking the suitability of the development, it may mean that developments could better meet the needs of the Borough's residents, as well as mitigating any adverse negative impacts.	
	0	0	0	0

Table A.6: Assessment of Tall Buildings Options

SA Objective	Options			
	1. Allow tall buildings to be built anywhere in Watford	2. Do not allow any more tall buildings in Watford	3. Allow tall buildings if the suitability of each is considered on a case by case basis	4. Identify which parts of the Borough where tall buildings are acceptable
SA6) Reduce both crime and the fear of crime	N/A			
SA7) To deliver more sustainable patterns of development, including employment and housing and increase the use of sustainable transport modes	-/?	?	+	+
	This could allow buildings to be built away from key transport hubs and facilities.	By not allowing tall buildings this option could result in land being developed which is less sustainable located or more environmentally constrained.	These policy options could ensure that development is placed close to transport hubs and well placed within the Borough to encourage walking and cycling options.	
SA8) To achieve good air quality	0	0	0	0
	N/A			

Table A.6: Assessment of Tall Buildings Options

SA Objective	Options			
	1. Allow tall buildings to be built anywhere in Watford	2. Do not allow any more tall buildings in Watford	3. Allow tall buildings if the suitability of each is considered on a case by case basis	4. Identify which parts of the Borough where tall buildings are acceptable
SA9) To minimise noise and light pollution	- -/?	0	-/?	-/?
	Tall buildings are likely to contribute to light pollution. The effects of noise and light pollution would need to be considered. High quality lighting design (e.g. low angled, low glare, use of reflectors and sensors) could be required to mitigate potential effects. Impacts on residents from noise sources would depend on the location of development. Noise assessment and mitigation would be required if noise emitting activities such as the concrete batching plant or	N/A		Tall buildings are likely to contribute to light pollution. The effects of noise and light pollution would need to be considered. High quality lighting design (e.g. low angled, low glare, use of reflectors and sensors) could be required to mitigate potential effects. Impacts on residents from noise sources would depend on the location of development. Noise assessment and mitigation would be required if noise emitting activities such as the concrete batching plant or railway lines are located nearby.

Table A.6: Assessment of Tall Buildings Options

SA Objective	Options			
	1. Allow tall buildings to be built anywhere in Watford	2. Do not allow any more tall buildings in Watford	3. Allow tall buildings if the suitability of each is considered on a case by case basis	4. Identify which parts of the Borough where tall buildings are acceptable
	railway lines are located nearby.			
SA10) Reduce the Borough's contribution to climate change	?	0	?	?
	The effect of this policy option is uncertain. It provides opportunity for the delivery of more energy efficient buildings, but development may be resource intensive.	N/A	The effect of these policy options is uncertain. It provides opportunity for the delivery of more energy efficient buildings, but development may be resource intensive.	
SA11) Ensure that the Borough is resilient to the effects of climate change	0	0	0	0
	N/A			
	-/?	?	-/?	-/?

Table A.6: Assessment of Tall Buildings Options

SA Objective	Options			
SA12) To protect and enhance biodiversity	1. Allow tall buildings to be built anywhere in Watford	2. Do not allow any more tall buildings in Watford	3. Allow tall buildings if the suitability of each is considered on a case by case basis	4. Identify which parts of the Borough where tall buildings are acceptable
	An increase in the number of buildings could have adverse effects on biodiversity and the natural environment within the Borough. New developments should be located and designed to minimise negative effects on the natural environment and biodiversity and maximise potential enhancements, and target delivering a net increase in biodiversity.	By not allowing tall buildings this option could result in land being developed which is less sustainable located or more environmentally constrained.	Development could have adverse effects on biodiversity and the natural environment within the Borough. However, by considering the suitability of the location, the effects on biodiversity can be assessed and mitigated before development. New developments should be located and designed to minimise negative effects on the natural environment and biodiversity and maximise potential enhancements, and target delivering a net increase in biodiversity.	
	?	?	+/?	+/?

Table A.6: Assessment of Tall Buildings Options

SA Objective	Options			
SA13) To maintain and enhance historic and cultural assets	1. Allow tall buildings to be built anywhere in Watford	2. Do not allow any more tall buildings in Watford	3. Allow tall buildings if the suitability of each is considered on a case by case basis	4. Identify which parts of the Borough where tall buildings are acceptable
	The effect of these policy options is uncertain, and dependent upon the land identified for development. If tall buildings are near to Conservation Areas or other heritage assets they could negatively affect their setting and character.	This policy option is likely to protect historic and cultural assets and Conservation Areas from negative effects associated with tall building developments. However, this option could give way to other types of development which may have an equal negative impact, such as low rise flats and housing estates.	The effect of these policy options is uncertain, and dependent upon the land identified for development. If tall buildings are near to Conservation Areas or other heritage assets they could negatively affect their setting and character. However, by considering the suitability of development and identifying areas for development, the impact on historical and cultural assets could be minimised.	
SA14) Conserve and enhance the landscape and townscape, encouraging local distinctiveness	--	+/?	-	-
	More tall buildings will change both the townscape and landscape of the Borough. A landscape and visual impact assessment would need to be carried out for any new	By preventing the additional development of tall buildings, the landscape and townscape of the Borough could be conserved. However, new developments have the	More tall buildings will change both the townscape and landscape of the Borough. A landscape and visual impact assessment would need to be carried out for any new proposal. However, by considering the suitability of	

Table A.6: Assessment of Tall Buildings Options

SA Objective	Options			
	1. Allow tall buildings to be built anywhere in Watford	2. Do not allow any more tall buildings in Watford	3. Allow tall buildings if the suitability of each is considered on a case by case basis	4. Identify which parts of the Borough where tall buildings are acceptable
	proposal. This option could result in significant negative effects as it allows tall buildings in any location in the Borough.	potential to enhance townscape in certain parts of the Borough.	development and identifying areas for development, the impact on the landscape and townscape could be minimised.	
SA15) Revitalise the town centre to promote a return to sustainable urban living	?	0	+/-	+/-
	This policy option is uncertain as development could be placed anywhere. Tall buildings in the town centre could be positive and could support the town centre, by locating more people there, increasing footfall and also encouraging walking and cycling and discouraging driving private fossil fuel vehicles.	N/A	Well placed tall buildings (particularly placed close to the town centre) could be positive in supporting the town centre, by locating more people there, increasing footfall and also encouraging walking and cycling and discouraging driving private fossil fuel vehicles.	

Table A.6: Assessment of Tall Buildings Options

SA Objective	Options			
	1. Allow tall buildings to be built anywhere in Watford	2. Do not allow any more tall buildings in Watford	3. Allow tall buildings if the suitability of each is considered on a case by case basis	4. Identify which parts of the Borough where tall buildings are acceptable
	++	?	++	++
SA16) Maximise the use of previously developed land and buildings and the efficient use of land.	Tall buildings make efficient use of development plots. This option could maximise housing and employment space delivery.	This option may not support the optimal use of land. However, there is still potential to maximise the use of previously developed land in this option.	Tall buildings make efficient use of development plots. These options could maximise housing and employment space delivery.	
SA17) Maintain and enhance water quality and limit water consumption.	0	0	0	0
	N/A			
SA18) Ensure that new development does not increase flood risk.	0	0	0	0
	N/A			
	0	0	0	0

Table A.6: Assessment of Tall Buildings Options

SA Objective	Options			
SA19) To minimise use and make efficient use of natural resources.	1. Allow tall buildings to be built anywhere in Watford	2. Do not allow any more tall buildings in Watford	3. Allow tall buildings if the suitability of each is considered on a case by case basis	4. Identify which parts of the Borough where tall buildings are acceptable
	N/A			
Mitigation and enhancement	<p><u>Mitigation:</u></p> <p>SA3 – Policy Options 3 & 4: Seek to locate tall buildings near to transport nodes and/or the town centre.</p> <p>SA5 - Policy Options 1, 3 & 4: Micro-climate assessments should be required for tall building proposals to ensure that they do not negatively affect receptors.</p> <p>SA9- Policy Options 1, 3 & 4: Seek to ensure high quality lighting design (e.g. low angled, low glare, use of reflectors and sensors) in order to reduce the impact of light pollution. Noise assessment and mitigation would be required if noise emitting activities such as the concrete batching plant or railway lines are located nearby.</p> <p>SA12 – Policy Options 1, 3 & 4: New developments should be located and designed to minimise negative effects on the natural environment and biodiversity and maximise potential enhancements, and target delivering a net increase in biodiversity.</p> <p>SA13- Policy Options 1 & 2: Careful location of tall buildings in needed to ensure that they do not negatively affect the Conservation Areas and other historic and cultural assets.</p>			

Table A.6: Assessment of Tall Buildings Options

SA Objective	Options			
	1. Allow tall buildings to be built anywhere in Watford	2. Do not allow any more tall buildings in Watford	3. Allow tall buildings if the suitability of each is considered on a case by case basis	4. Identify which parts of the Borough where tall buildings are acceptable
	<p>SA14 – Policy Options 1,3 & 4: Landscape assessments should be carried out in order to determine the potential negative effects on the Borough’s landscape.</p> <p>SA16- Policy Option 4: identify locations near to the town centre where tall building would support revitalising the town centre to promote a return to sustainable urban living.</p> <p>Enhancements:</p> <ul style="list-style-type: none"> • New developments should include the use of SDS in order to prevent surface water flooding • New developments can include the use of green design features such as green roofs and walls, bird and bat boxes, trees and the incorporation of green spaces. • New developments should be designed to be resource efficient and developed in ways which minimise waste generation. They should be accompanied by sufficient waste/recycling/recovery facilities. • New developments should be designed to be energy efficient and make use of renewable and low carbon energy sources and materials. • Development should be located near to public transport hubs and to restrict the parking allowances for private fossil fuel vehicles in order to support a reduction in air pollution in the Borough. 			

Assessment of Transport Options

Transport options:

1. A 20mph speed limit on all residential roads.
2. Congestion charging in the most congested areas.
3. Improving the quality and continuity of walking and cycling routes.
4. Increasing the frequency of buses and providing priority bus lanes.
5. Creating better access to the railway networks.
6. In new developments, prioritise walking, cycling and public transport over access by private vehicles.
7. Deliver car-free neighbourhoods in areas where there is good access to other types of transport (e.g. new developments with no car parking).

SA Objectives	Options						
	1	2	3	4	5	6	7
SA1) Achieve sustainable levels of prosperity and economic growth	0	0	0	0	+	0	0
	N/A				Improving access to railway networks supports local businesses.	N/A	
	0	0	0	0	0	0	0

Table A.7: Assessment of Transport Options

SA Objectives	Options						
	1	2	3	4	5	6	7
SA2) To ensure that local residents have employment opportunities and access to training.	N/A						
SA3) To ensure ready access to essential services and facilities for all residents	0	0	+	+	+	+	0
	N/A		By improving walking and cycling routes, residents will have better more sustainable access facilities.	These policy options work towards providing better access to more sustainable modes of transport. This is likely to see greater connectivity to services and facilities within the Borough.			N/A
SA4) Ensure that everyone has access to good quality housing that meets their needs	0	0	0	0	0	0	?
	N/A						Removing parking spaces from new developments

Table A.7: Assessment of Transport Options

SA Objectives	Options							
	1	2	3	4	5	6	7	
								<p>may not be a suitable option for all of the Borough's residents. Some residents may have additional needs which makes them dependent upon access to a private car. However, car free neighbourhoods might well be an attractive option for others.</p>
<p>SA5) Encourage healthy lifestyles and improve quality of life for local residents</p>	+	0	++	0	0	++	++	
	20 mph speed limits are likely to	N/A	This option is likely to see an increased	N/A	N/A	This option is likely to see an increased	This option is likely to see an increased	

Table A.7: Assessment of Transport Options

SA Objectives	Options						
	1	2	3	4	5	6	7
	improve road safety in the Borough.		uptake in cycling and walking, providing health benefits to the Borough's residents.			uptake in cycling and walking, providing health benefits to the Borough's residents.	uptake in cycling and walking, providing health benefits to the Borough's residents. Car free neighbourhoods may have additional health benefits from improved air quality.
SA6) Reduce both crime and the fear of crime	0	0	0	0	0	0	0
	N/A						
SA7) To deliver more sustainable patterns of development, including employment and housing and increase the use of sustainable transport modes	0	++	++	++	++	++	++
	N/A	By using congestion charging, residents are likely to be	By improving walking and cycling routes, resident will	Increasing the frequency of buses and providing priority bus	Better access to public transport may make residents more	By improving walking and cycling routes, resident will be	By creating car free neighbourhoods, residents may be deterred from

Table A.7: Assessment of Transport Options

SA Objectives	Options						
	1	2	3	4	5	6	7
		deterred from using private vehicles and opt for more sustainable modes.	be more inclined to use them.	lanes will make journeys quicker, and may become a more attractive option for residents.	inclined to use it.	more inclined to use them.	using private cars, especially if there's good access to sustainable transport options.
SA8) To achieve good air quality	?	++	++	++	++	++	++
	There is some evidence that suggests that reduced traffic speeds can help to improve air quality.	Introducing congestion charging may make residents less likely to use private cars. This could help reduce congestion in problem areas and significantly	These policy options will encourage residents to opt for more sustainable transport modes, rather than relying on their private cars.			Introducing car free neighbourhoods may help reduce reliance on the private car. It may also help to improve better air quality within these neighbourhoods.	

Table A.7: Assessment of Transport Options

SA Objectives	Options						
	1	2	3	4	5	6	7
		improve the air quality.					
SA9) To minimise noise and light pollution	+	0	0	0	0	0	0
	Reducing speeds on roads may help to reduce traffic noise.	N/A					
SA10) Reduce the Borough's contribution to climate change	0	++	++	++	++	++	++
	N/A	This option is likely to deter residents from using their private cars, and opt for more sustainable modes. This would therefore help	These policy options encourage sustainable transport use and therefore reduce GHG emissions.				

Table A.7: Assessment of Transport Options

SA Objectives	Options							
	1	2	3	4	5	6	7	
		to reduce GHG emissions.						
SA11) Ensure that the Boroughs resilient to the effects of climate change	0	0	0	0	0	0	0	
	N/A							
SA12) To protect and enhance biodiversity	0	0	0	0	0	0	0	
	N/A							
SA13) To maintain and enhance historic and cultural assets	0	0	0	0	0	0	0	
	N/A							
SA14) Conserve and enhance the landscape and townscape, encouraging local distinctiveness	0	0	0	0	0	0	0	
	N/A							
	0	0	+	+	0	0	0	

Table A.7: Assessment of Transport Options

SA Objectives	Options						
	1	2	3	4	5	6	7
SA15) Revitalise the town centre to promote a return to sustainable urban living	N/A		Supports revitalisation of town centre through improving access by bus, foot and cycle.		N/A		
SA16) Maximise the use of previously developed land and buildings and the efficient use of land.	0	0	0	0	0	0	0
	N/A						
SA17) Maintain and enhance water quality and limit water consumption.	0	0	0	0	0	0	0
	N/A						
SA18) Ensure that new development does not increase flood risk.	0	0	0	0	0	0	0
	N/A						
SA19) To minimise use and make efficient use of natural resources.	0	0	0	0	0	0	0
	N/A						
Mitigation and enhancement	<u>Mitigation:</u> None identified						

Table A.7: Assessment of Transport Options

SA Objectives	Options						
	1	2	3	4	5	6	7
	<p>SA4 Policy Option 8: In order to meet the needs of all residents some parking spaces may need to be incorporated into developments. This could include the use of Car Club spaces or parking for electric vehicles.</p> <p><u>Enhancements:</u></p> <p>A Local Plan policy could be considered which aims to improve electric car infrastructure which would help to improve accessibility and reduce air pollution.</p>						