Watford Borough Council
Part 2 Local Plan-
Site Allocation Plan Options
Proposed 1st Consultation Version
Sustainability Appraisal Report
November 2013

Appendix 1-SEA/SA Framework

The Site Allocation Plan SEA/SA Appraisal Framework

Objective	Criteria	Site specific questions
Biodiversity		
1. To protect, maintain and enhance biodiversity and geodiversity at all levels, including the maintenance and enhancement of Biodiversity Action Plan habitats and species in line with local targets	To protect, maintain and enhance designated wildlife and geological sites (international, national and local) and protected species to achieve favourable condition	Would development of the site: • provide opportunities for enhancement of biodiversity? • avoid fragmentation & improve connectivity? • contribute to a wider green infrastructure strategy? • protect woodlands, hedgerows, trees and watercourses? Is it likely that there are any protected species or habitats on or near the site? Would development of the site impact locally on a recognised site of geological / geomorphological importance?
	To restore characteristic habitats and species, to achieve BAP targets	
	To support farming and countryside practices that enhance wider biodiversity and landscape quality by economically and socially valuable activities (e.g. grazing, coppicing, nature reserves) [1]	
	To manage woodlands and other habitats of value for biodiversity in a sustainable manner and protect them against conversion to other uses	
	To recognise the social/environmental value and increase access to woodlands, wildlife & geological sites and green spaces particularly near/in urban areas	
	To encourage people to come into contact with, understand, and enjoy nature	
Water		
2. To protect, maintain and enhance water resources (including water quality and quantity) while taking into account the impacts of climate change	To raise awareness and encourage higher water efficiency and conservation by for instance promoting water reuse in new and existing developments	Would development of the site: • be of a sufficient size to act as an exemplar for sustainable water management? • operate within the existing capacities for water supply and wastewater treatment? • enable resolution of existing wastewater infrastructure problems?
	To ensure water consumption does not exceed levels which can be supported by natural processes and storage systems	
	To improve chemical and biological quality and flow of rivers and encourage practices which reduce nitrate levels in groundwater	
	To improve flow of rivers	
	To reduce the number and severity of pollution incidents	
	To maintain or restore the integrity of water dependent wildlife sites in the area	

[1] Not always applicable to urban boroughs, such as Watford

Objective	Criteria	Site specific questions
3. Ensure that new developments avoid areas which are at risk from flooding and natural flood storage areas	To avoid developments in areas being at risk from fluvial, sewer or groundwater flooding (for instance natural flood plains) while taking into account the impacts of climate change	Is the site located outside of an area at risk from flooding? (e.g. flood zones 3a and 3b, or areas of known pluvial flooding) Would development of the site: • reduce the risk of flooding to people and property? • resolve an existing drainage problem?
	To ensure that developments, which are at risk from flooding or are likely to be at risk in future due to climate change, are sufficiently adapted	
	To promote properly maintained sustainable urban drainage systems to reduce flood risk and run off in areas outside Source Protection Zones 1 (SPZ)	
Soil		
4. Minimise development of land with high quality soils and minimise the degradation/loss of soils due to new developments	To safeguard high quality soils, such as agricultural land grades 1, 2 and 3a) from development[2]	Would development of the site: • involve the loss of high quality agricultural land? • involve remediation of previously developed land?
	To limit contamination/degradation/loss of soils due to development	
Climatic Factors		
5. Reduce the impacts of climate change, with a particular focus on reducing the consumption of fossil fuels and levels of CO_2	To minimise greenhouse gas emissions (particularly CO_2) for instance through more energy efficient design and reducing the need to travel	Is the site of sufficient size to act as an exemplar of sustainable development? Does the site location encourage sustainable modes of travel? Is the site of sufficient size to provide on or off-site CHP? Is the site located such that it could be linked to an existing CHP facility? Will it develop significant renewable energy resources?
	To promote increased carbon sequestration e.g. through increases in woodland cover	
	To adopt lifestyle changes which help to mitigate and adapt to climate change, such as promoting water and energy efficiency (through for instance higher levels of home insulation)	
6. Ensure that developments are capable of withstanding the effects of climate change (adaptation to climate change)	To promote design measures which enable developments to withstand and accommodate the likely impacts and results of climate change (for instance through robust and weather resistant building structures)	No site specific questions. Flood risk covered in SA3.
Air Quality		

[2] Might not always be applicable for urban boroughs, such as Watford

Objective	Criteria	Site specific questions
7. Achieve good air quality, especially in urban areas	To reduce the need to travel by car through planning settlement patterns and economic activity in a way that reduces dependence on the car and maintains access to work and essential services for non-car-owners	Would development of the site affect an AQMA or lead to its designation? Would development of the site be likely to improve air quality within an area of poor air quality? Will the proposed use increase air pollution (from traffic or industrial processes)?
	To integrate land use and transport planning by for instance: • Promoting Green Transport Plans, including car pools, car sharing as part of new developments • Ensuring services and facilities are accessible by sustainable modes of transport	
	To ensure that development proposals do not make existing air quality problems worse	
	To address existing or potential air quality problems	
Material Assets		
8. Maximise the use of previously developed land and buildings, and the efficient use of land	To concentrate new developments on previously developed land (PDL)	Is the site on previously developed land? Is the site capable of supporting higher density development and/or a mix of uses? Would development of the site: • restore vacant / contaminated land? • clean up contaminated land? • involve the loss of greenfield land • involve the loss of gardens? • allow re-use of existing buildings?
	To avoid use of Greenfield sites for development	
	To maximise the efficient use of land and existing buildings by measures such as higher densities and mixed use developments	
	To encourage the remediation of contaminated and derelict land and buildings	
9. To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible	To encourage maximum efficiency and appropriate use of materials, particularly from local and regional sources	Would development of the site: • be able to support the generation & use of renewable resources? • be able to take advantage of passive solar gain through orientation? • be able to minimise use of energy through design and occupation?
	To require new developments to incorporate renewable, secondary, or sustainably sourced local materials in buildings and infrastructure	
	To safeguard reserves of exploitable minerals from sterilisation by other developments	
	To promote renewable energy sources as part of new or refurbished	

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	developments	• be of a size to support waste to energy options?
	To increase recycling and composting rates and encourage easily accessible recycling systems as part of new developments	• be able to minimise demand for primary minerals & aggregates?
	To promote awareness regarding waste/recycling and renewable energy issues through education programmes in schools and the community	• be able to use materials from nearby sources? • be able to recycle local stone to reinforce local character? Is the site in a mineral safeguarding zone?
Cultural Heritage		
10. To identify, maintain and enhance the historic environment and cultural assets	To safeguard and enhance the historic environment and restore historic character where appropriate, based on sound historical evidence	Could development of the site enhance features & settings of historical, archaeological or cultural importance and the enjoyment of such assets?
	To promote local distinctiveness by maintaining and restoring historic buildings and areas, encouraging the re-use of valued buildings and thoughtful high quality design in housing and mixed use developments – to a density which respects the local context and townscape character, and includes enhancement of the public realm	Would development of the site adversely affect a Conservation Area, listed building, HP&G, area of archaeological importance, SAM, or WHS?
	To promote public education, enjoyment and access of the built heritage and archaeology	Is it likely to adversely affect a building, structure or area of heritage importance?
Landscape & Townscape		
11. To conserve and enhance landscape and townscape character and encourage local distinctiveness	To protect and enhance landscape and townscape character	Would development of the site:
	To evaluate the sensitivity of the landscape to new/inappropriate developments and avoid inappropriate developments in these areas	• have the potential to enhance the quality & diversity of open land/countryside?
	To protect 'dark skies' from light pollution, and promote low energy and less invasive lighting sources while considering the balance between safety and environmental impacts	• lead to coalescence of existing towns/villages? • be likely to adversely affect an area of landscape importance?
	To minimise the visual impact of new developments	Would development of the site affect townscapes? Would development of the site provide green infrastructure as part of wider strategy?
Population & Human Health		
12. To encourage healthier	To promote the health advantages of walking and cycling and community based	Would development of the site:

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lifestyles and reduce adverse health impacts of new developments	activities	• provide opportunities to extend or improve the cycle/footpath network?
	To identify, protect and enhance open spaces, such as rivers and canals, parks and gardens, allotments and playing fields, and the links between them, for the benefit of people and wildlife	• affect public rights of way? • provide open space for informal and/or formal recreation?
	To include specific design and amenity policies to minimise noise and odour pollution, particularly in residential areas	• enable enhanced access to existing open space? • provide open space for allotments?
	To narrow the income gap between the poorest and wealthiest parts of the area and to reduce health differential	• integrate with a wider green infrastructure strategy? Would the site involve locating a noisy or polluting land use next to a sensitive land use?
13. To deliver more sustainable patterns of location of development	To reduce the need to travel through closer integration of housing, jobs and services	Would development of the site: • help to reduce the need to travel?
	To promote better and more sustainable access to health facilities	Is the site within a main settlement? Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc)
Social Factors		
14. Promote equity & address social exclusion by closing the gap between the poorest communities and the rest	To include measures which will improve everyone's access to high quality health, education, recreation, community facilities and public transport	Would development of the site: • provide local community services & facilities e.g. education, health, leisure & recreation) or enable access to existing ones?
	To ensure facilities and services are accessible by people with disabilities and minority groups	• provide facilities that existing communities could share? • help support existing community facilities?
	To encourage people to access the learning and skills they need for high quality of life	• promote mixed tenure & mixed use? • provide business & employment space near to residents?
	To ensure that the LDF does not discriminate on the basis of disability, ethnic minority, or gender	
15. Ensure that everyone has access to good quality housing that meets their needs	Promote a range housing types and tenure, including high quality affordable and key worker housing	Would development of the site secure afford affordable homes and/or Lifetime Homes?
16. Enhance community	To recognise the value of the multi-cultural/faith diversity of the peoples in the	Would development of the site include provision of religious

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identity and participation	region	cultural uses?
	To improve the quality of life in urban areas by making them more attractive places in which to live and work, and to visit	
	To encourage high quality design in new developments, including mixed uses, to create local identity and encourage a sense of community pride	
17. Reduce both crime and fear of crime	To reduce all levels of crime with particular focus on violent, drug related, environmental and racially motivated crime	Could development of the site: • reduce crime through design measures • increase the frequency of nuisance complaints and criminal / anti-social activity (noise pollution, vandalism, anti-social behaviour orders)
	To plan new developments to help reducing crime and fear of crime through thoughtful design of the physical environment, and by promoting well-used streets and public spaces	
	To support government-sponsored crime/safety initiatives, maximising the use of all tools available to police, local authorities and other agencies to tackle anti-social behaviour	
Economic Factors		
18. Achieve sustainable levels of prosperity and economic growth	To support an economy in the Authority which draws on the knowledge base, creativity and enterprise of its people	Would development of the site: • lead to the loss of viable employment/jobs? • contribute employment floorspace?
	To promote and support economic diversity, small and medium sized enterprises and community-based enterprises	
	To support the economy with high quality infrastructure and a high quality environment	
19. Achieve a more equitable sharing of the benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived areas in the region	To encourage local provision of and access to jobs and services	Would development of the site: • encourage provision of jobs to local people? • enable local people to work near their homes?
	To improve the competitiveness of the rural economy [not applicable for urban boroughs, such as Watford]	
20. Revitalise town centres to promote a return to sustainable urban living	To promote the role of local centres as centres for sustainable development providing services, housing and employment, drawing on the principles of urban renaissance	Would development of the site: • support the vibrancy of the town centres • support the vibrancy of the local centres
	To encourage well-designed mixed-use developments in the heart of urban areas,	

Objective	Criteria	Site specific questions
	create viable and attractive town centres that have vitality and life, and discourage out-of-town developments	