

Watford Borough Council

Part 2 Local Plan-

Site Allocation Plan Options

Proposed 1st Consultation Version Sustainability Appraisal Report

November 2013

Appendix 2- Sustainability Assessment of the proposed sites

Significance rating:

Symbol	Description
✓✓	Site location, or site condition is compatible with the site specific criteria and will significantly support relevant sustainability objective.
✓	Site location, or site condition is compatible with the site specific criteria and will support relevant sustainability objective.
0	Neutral – Site specific criteria is not relevant to the proposed land use type or is not applicable to the site, therefore effect on the corresponding sustainability objective will be neutral
?	Uncertain – Site specific information against the criteria is not known or site performance on relevant sustainability objective cannot be determined.
x	Site location, or site condition is not compatible with the site specific criteria and will have a minor negative effect on the relevant sustainability objective.
xx	Site location or site condition is not compatible with the site specific criteria and may significantly affect achievement of the relevant sustainability objective.

Proposed Residential Sites

Site code	Site address	Size (ha)	Listed buildings and SAM	Landscape Features	Flood Zone – 2, 3a or 3b	AQMA and Congestion	Wildlife site, Ancient	SSSI and SAC	Primary school within 600m	Secondary school within	Town centre within 2000m	Bus route	Rail station within 1000m	Greenpace: parks gardens	Public Open Space	Proximity to community	Proximity to amenities	Major access constraints -	Evidence of social	Greenfield/Brownfield Site/	Green Belt	Allotments	Contaminated Land	Economic contribution	Comment
MXD 6	Sandown Road, Industrial Estate	3.44	x	-	-	x	-	-	✓	-	✓	✓	✓	x	x	✓	✓	-	-	✓	-	-	x	✓	A locally listed building is located in part of the site. Any future development may have a negative effect on heritage assets SA objective. The site also falls within Environment Agency's Source Protection Zone- implying without appropriate mitigation measures risk to ground water resources cannot be ruled out. In terms of proximity to social and community facilities, the site is reasonably well located; however greenspaces or open spaces are not located within reasonable walking distance. Site is within 200m of an AQMA and the access road directly links to this area. With new development proposed, increase in car traffic and

Site code	Site address	Size (ha)	Listed buildings and SAM	Landscape Features	Flood Zone – 2, 3a or 3b	AQMA and Congestion	Wildlife site, Ancient	SSSI and SAC	Primary school within 600m	Secondary school within	Town centre within 2000m	Bus route	Rail station within 1000m	Greenspace: parks gardens	Public Open Space	Proximity to community	Proximity to amenities	Major access constraints -	Evidence of social	Greenfield/Brownfield Site/	Green Belt	Allotments	Contaminated Land	Economic contribution	Comment
																									therefore congestion is likely. The site has previous employment/Industrial usage and data indicates is 100% contaminated- implying the development will present an opportunity to remediate the land and use the brownfield site- supporting the soil SA objective.
H2	Shakespeare Street, Watford, WD24 5RR	1.36	-	-	-	x	x x	-	✓	-	✓	✓	✓	✓	✓	✓	✓	-	-	✓	-	-	x	x	Site is directly adjacent to a wildlife corridor- negative on biodiversity features (SA1) are likely from construction and operations. Site is on brownfield land supportive of SA objective 8(use of PDL) and will help remediate contaminated soil (supporting SA4). Development site is within Ground Water SPZ2 (affects SA2). An AQMA is within 500m of the site radius- although no direct effect is envisaged, additional cars from the proposed development may worsen air quality in the AQMA area, potentially affecting SA7 (Air quality). Site benefits from proximity to the Leavesden Road Local Centre (therefore access to services (SA 19)) and is adjacent to a vast greenspace-which may contribute to the health and wellbeing of the future residents (SA 12). The site is currently an industrial estate (with some ongoing vacancy levels). Prospects of inward investment is likely; however loss of employment space may result in the loss of jobs/ relocation for those currently employed at the site. For this reason, the economic impact are assigned a split assessment (SA 18 and SA 20).
H3	Cecil Street	.950	x	-	-	x	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	✓	-	-	x	✓	Locally listed building on site- works will affect cultural heritage features (SA 10). The site is within 200m of an AQMA- new housing may generate additional traffic exacerbating the air quality condition in the area. Site is on brownfield land- the proposal will support SA objective 8(to maximize use of PDL) and will help remediate contaminated soil (supporting SA4 Soils objective). Development must exercise caution as site is within Ground Water SPZ2. The site is well connected to amenities and services such as primary schools, GP, bus routes and railway station and is just over 2000m to the nearest town-centre- scoring well under access to services SA objective (SA19). The nearest greenspace and local centre is within 500m of the site. The development may positively contribute to improving vitality of the town-centre (SA20), although this active petrol station will be lost to the development affecting few jobs at the site.

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H4	Bedford Street	.950	x	-	x	x	-	-	✓	-	✓	✓	✓	✓	-	✓	✓	-	-	✓	-	-	-	✓	A national listed building is located along the southeastern end of the site- which may be affected by the proposed development (SA 10). The site is at risk of surface water flooding (severe category). Proposal must include mitigation to limit risk from and to the proposed development. Site is very close to a AQMA- proposed development will add more vehicle movement in the area. If the proposal includes school premises, air quality in the area may be affected. A wildlife corridor site is located few metres away from the site- assuming this greenspace is accessible to the public, the site is considered to benefit from this amenity. Site is very well located in terms of access to services, rail and bus routes- which may help promote the site for residential use, thus increase inward investment in the area. In turn the development may help improve vitality of the town-centre located less than 1500m from the site-supporting SA 18 and 20). Proposal at site may also include a Primary school- which will help improve access to amenity for local residents.
MXD5/H6	Lower Derby Road	.31	-	-	-	-	-	-	✓	-	✓	✓	✓	-	?	✓	✓	-	x	✓	-	-	-	✓	The site is located within SPZ1-unless appropriately mitigated, damage to groundwater resources is very likely (negative impact on SA 2- water resources objective). Site is adjacent to the proposed Croxley Rail Line, implying noise and vibration impact for the residents, potentially affecting their health (SA 12), unless mitigated. Although the site is located close to a green space (behind the plot), due to severance from the rail line, access will be limited, but site may benefit from visual amenity (SA 11). Site is located with the Central ward (which falls within 30% most deprived in England). The development may bring a slight boost to the local economy, however pressure on community amenity requirements of the present and future residents must be considered. The site comprises of recreational open space, but it is currently occupied by caravans; it is unclear whether the proposal will continue to deprive the residents of the amenity. For this reason uncertain rating is allocated under public amenity (and SA 19). Conversely the site is located close to the High Street Civic Space, potentially having access to community facilities and amenities.

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H8	Watford NCP	1.89	-	-	-	-	-	-	✓	-	✓	✓	✓	✓	-	✓	✓	-	x	✓	-	-	x	✓	Site is well located in relation to social amenities and transport facilities as well as schools- thus supporting social objectives. The site is in close proximity to a greenspace (although it is not clear whether this is an accessible space)- irrespective of access future residents will benefit from the visual amenity (thus wellbeing and health). Site has history of contamination but as a result of the proposed development, the brownfield site will be remediated, thus contributing to the soil SA objective. A combination of all features above, is likely to bring inward investment into this deprived ward (30% most deprived in England)- thus contributing to economic progress (SA 18) and access to good quality housing (SA15).
MXD1	Watford Town and Country Club	0.26	-	-	-	-	-	-	✓	✓	✓	✓	✓	-	✓	✓	✓	-	x	-	-	-	-	✓	Due to the site's proximity to the town-centre, the proposed development will help increase inward investment in the area (supporting economic objectives). As such the site will benefit from access to social and community amenities and facilities. Site is located with a deprived ward (IMD- 30% most deprived in England). The site is not close to a greenspace however as open spaces are located close to the site it is assumed these spaces will help contribute to the health and wellbeing of the future residents and for community interaction. Dependent on the proposed density the development may add more vehicles to the area, potentially exacerbating the air quality situation in the nearest AQMA area and not supporting the air quality SA objective (SA7).
MXD2	Colonial Way		-	-	-	-	-	-	x	-	-	✓	✓	-	-	?	?	-	-	✓	-	-	x	-	Site is not well connected to primary school, implying development will both suffer from access to the facility and potentially exacerbate any existing pressure on the service. Development will require contamination remediation, positive effect on the soil objective (SA4).
H11	First Avenue	.34	-	-	-	-	-	-	✓	✓	x	✓	-	-	✓	✓	✓	-	-	✓	-	-	-	✓	Site may be located within 250m of wildlife site. Although the scale of development is likely to be small, secondary impacts on biodiversity features may occur (SA1). The site is well connected to social and community facilities as well as to greenspace (recreation ground)- potentially contributing to the health and well-being of the future residents (SA12) and on the social objectives

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																									(SA19). As the site is less than 1ha, the development may contribute to the wider area economic growth (SA18) but as it is not close to any local centre- the scale and distance are unlikely to make a significant contribution to the vitality of the nearest local centre
H1			x	-	-	x	x	-	✓	✓	✓	✓	x	-	✓	✓	✓	-	-	✓	-	-	x	✓	Site is located close to a nationally listed building- development unless sympathetic to this heritage feature will negatively affect the heritage SA objective (SA 10) and is within 1000m of Haydon Pond Wildlife site and houses a tree covered by a Tree Protection Order. Due to the potential scale of development biodiversity features at the wildlife site, and if any within the site itself may be affected (SA1). Site is located close to an AQMA. Development may generate more car traffic, potentially exacerbating the air quality condition in the area (SA7). The site is well connected to social and community facilities supporting the social objectives (SA19), and benefits from access to open space which may help support the health and wellbeing of the residents There is potential for contaminated, implying development will improve the soil conditions (SA4) and will help maximizing use of PDL (SA8). Due to the site's proximity to the town centre and the potential critical mass the site could generate in terms of dwelling units, it is likely that future residents will use services from the town centre- adding more vitality and therefore to economic growth of the area (supporting SA 18 and SA20).
H5		1.44	-	-	-	x	x	-	✓	✓	✓	✓	x	-	✓	✓	✓	-	-	✓	-	-	x	✓	Site is within 500m of Haydon Pond Wildlife site. Due to the potential scale of development biodiversity features at the wildlife site may be affected (SA1). Site is located close to an AQMA. Development may generate more car traffic, potentially exacerbating the air quality condition in the area (SA7). The site is well connected to social and community facilities supporting the social objectives (SA19), and benefits from access to open space which may help support the health and wellbeing of the residents. Further studies will be required on whether the existing community and social amenities could cater to the demand of current and future residents at the site. Site was previously used as car park and is a railway land- there is

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																									potential for contaminated, implying development will improve the soil conditions (SA4) and will help maximizing use of PDL (SA8). Due to the site's proximity to the town centre and the potential critical mass the site could generate in terms of dwelling units, it is likely that future residents will use services from the town centre- adding more vitality and therefore to economic growth of the area (supporting SA 18 and SA20).	
H12		.31	-	-	-	-	-	-	✓	✓	x	✓	x	x	✓	✓	✓	-	-	x	-	-	-	-	-	Site is part garden land/residential properties- implying some greenfield land will be used in the process- negative effect on SA 8 (use of PDL). Site is well connected to social and community facilities, but not well linked to the town-centre or rail station (not supportive of SA13 or SA20). Nevertheless, with improvements planned as part of SPA at the Dome Roundabout, social objectives may be fully achieved in the medium to the long term (SA19). Development may contribute to borough wide economy, but significant local impact on economy is unlikely.
H7	Vicarage Road	.25	x	-	-	x	-	-	✓	✓	✓	✓	✓	x	-	✓	✓	-	-	✓	-	-	x	✓	A locally listed building is located at the site. Development will affect cultural heritage objective (SA10 and potentially SA11). Brownfield site, subject to contamination, implying development will help remediate (supporting SA4 Soils) and promote the use of PDL (SA8). The site is located close to the proposed Health Campus SPA- implying it will benefit from access to community, health and social facilities as well as links to the new Croxley Green train line. Development may contribute to borough wide economy, but significant local impact on economy is unlikely.	
H14		.51	-	-	-	-	-	-	✓	✓	✓	✓	x	x	✓	✓	✓	-	-	✓	-	-	x	✓	Former building yard- Brownfield site, subject to contamination, implying development will help remediate (supporting SA4 Soils) and promote the use of PDL (SA8). Site is well connected to social and community facilities, but not well linked to the town-centre or rail station (not supportive of SA13 or SA20). Due to the scale of the potential development, it may increase demand at local centres- therefore may help boost local economy.	
H16	Bill Everet Centre	1.07 ha	-	-	-	-	-	-	✓	-	x	?	-	x	✓	✓	-	-	-	✓	-	-	x	✓	Site is well connected to social and community facilities, but not well linked to the town-centre (not supportive of SA20- town centre revitalization).	

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MXD3	Land around the gas holder site	1.16	x	-	x	-	x	-	?	?	?	?	?	✓	?	?	?	-	-	✓	-	-	x	✓	Brownfield site, subject to contamination, implying development will help remediate (supporting SA4 Soils) and promote the use of PDL (SA8). The development may contribute to the wider area economic growth (SA18) and the scale of development may generate interest in local economic growth.
MXD7	Ascot Road	6.01	-	-	?	-	x	-	✓	✓	✓	✓	✓	✓	-	✓	✓	-	x	✓	-	-	x	✓	Site is next to greenspace part of Tolpits semi-natural area which may include features of biodiversity interest. The scale of development may add pressure to these features affecting achievement of SA1- Biodiversity objective. Site is adjacent to a large area of high surface water flood risk potential- if the development of large scale such as proposed, there may be increased risk to other buildings in the area. The site will include schools as part of the development and will be developed on brownfield land (requiring contamination remediation)- supportive of SA4 (soils) and SA8 (PDL use). The site will be located close to the Western Gateway SPA area, implying potential good access to community and social facilities in the medium to the long term (SA 19). The development will bring critical mass to the area, and thus help boost local economy (SA18 and SA20) and help address deprivation in the 20% Most deprived in Region ward.
H9	Whippendell Road, metal works	.59	-	-	-	-	-	-	✓	✓	✓	✓	-	✓	✓	✓	✓	-	x	✓	-	-	x	✓	Site is well connected, therefore supportive of SA 19. Site will have access to Ascot Road Semi natural area which may help indirectly improve wellbeing of the residents (SA12). Residential units will be developed on brownfield land (requiring contamination remediation)- supportive of SA4 (soils) and SA8 (PDL use). Site is currently on small employment use- proposal may displace jobs, if the site is actively employing staff. However it may outweigh the overall economic benefit to the Borough.

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H10	Humphreys Yard	1.62	-	-	-	-	-	-	✓	-	✓	✓	-	✓	-	✓	✓	-	x	✓	-	-	x	✓	<p>Site is currently on small employment use- proposal may displace jobs, if the site is actively employing staff. However it may outweigh the overall economic benefit to the Borough.</p> <p>The site will be located close to the Western Gateway SPA area, implying potential good access to community and social facilities in the medium to the long term (SA 19).</p> <p>Site will have access to Ascot Road Semi natural area which may indirectly help improve wellbeing of the residents (SA12).</p> <p>The development will bring critical mass to the area, and thus help boost local economy (SA18 and SA20) and help address deprivation in the 20% Most deprived in Region ward.</p>
H13		.25	-	-	-	-	-	-	-	✓	-	x	✓	-	✓	✓	-	-	x	✓	-	-	-	✓	<p>Site is adjacent to the Local Centre-The Gossamers- implying access to retail and few community facilities are good- supporting SA 19.</p> <p>The site is not well connected to rail station, however it is very close to the M1 road- therefore enjoys good road connectivity.</p> <p>Site is within 30% Most deprived in England, the proposal may help add affordable housing in the area and inject new growth in the vicinity.</p>
SPA2	Clive Way	2.93	-	-	-	-	-	-	x	-	✓	✓	✓	✓	-	✓	✓	-	-	✓	-	-	x	✓	<p>Whole site may be potentially contaminated and the development will occur on brownfield land. The development thus will support remediation of soil (supporting SA4- Soil objective) and maximize use of PDL (SA 8).</p> <p>Barring access to schools, the site is well connected to community and social amenities as well as the town centre (minor positive on SA 19). Given the significant area and critical mass the development is likely to generate, the development may help boost Borough level economic growth (supporting SA18 and SA20).</p>
H15		.35	-	-	-	-	-	-	✓	✓	x	✓	x	x	✓	✓	✓	-	-	x	-	-	-	-	<p>Site forms part of greenspace typology 2 under PPG17 study. Development at the site will result in loss of greenspace for local residents (affecting SA12 and SA18).</p> <p>Development may contribute to borough wide economy, but significant local impact on economy is unlikely.</p>

Proposed Non-residential sites

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MIXED USE																									
MXD 8 & 9	The parade	0.34ha	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	-	-			Site is currently in A1 use, proposed for mixed-use- this may help retain the A1 use as well as help increase housing provision, helping economic growth at the local level, as well as provide space for employment (supporting SA18). The site is well served by rail and bus and well connected to social and community facilities, implying development will be supportive of SA19 (accessibility objective). The site may have limited access to greenspace (walking distance) whose access may help improve well-being of the residents. The effect on health(SA12) may not be implied as negative but a positive opportunity is lost.
MXD10	Nissan Garage	0.52	-	-	x x	x x	-	-	-	-	✓	✓	x	?	-	-	-	-	-	✓	-	-	x	✓	Due to its previous use, site may be contaminated, implying the development will help remediate soil (supporting SA4) and use PDL (supporting SA8). However as the site is within an AQMA and the development may increase car traffic, the proposal may contribute to existing congestion near the Lower High Street (and affect Air quality SA7). The site will help bring investment in the local area, therefore contributing to local economic growth (SA18) and will help generate jobs. Site is within Ground source protection zone 1 and 2 and is potentially contaminated. Unless

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																								the construction works are done with care there may be serious implications for the water resources (SA 2) objective. The site is within a town centre- assuming this will provide access to social and community facilities, the site is considered to perform well under social objectives, except that access to greenspace information is not known. If the site includes residential use, greenspace access will help improve health and well-being of residents.
EMPLOYMENT SITE																								
E1	Watford Business Park		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Part of the site proposed for removal has already been developed for residential use. Therefore prediction of future impacts will not be applicable. Inclusion of existing car park to the E1 boundary will have neutral impact across all criteria listed.
E2	Cardiff road		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Removal of Cardiff road from employment allocation will not affect the economic growth objectives as the site has now been proposed for mixed use that will also make provision for health facilities improvement. Neutral impact is predicted across all the criteria.
E5a/b	Imperial Way/Colonial Way/St.Alban Road		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	The proposed removal of part of the existing allocation to SPA2 (but require SPA2 to allocate space for employment use) will support the overall aspirations to improve the town centre and surrounding areas. Equally by retaining employment use at 5a, the proposal attempts to strike a balance between releasing site for new development and retaining existing development. Review of vacancies at site 5a over a time may

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																								be required to consider whether the site must be safeguarded over the whole plan period of the Local Plan.
E6	Greycaine Road		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	As the Asda site will form part of the SPA Dome Roundabout area, which aims to promote economic growth and employment space in the area, the proposed approach is likely to have a neutral impact on most SA objectives. Reference must be made to the Core Strategy SA Report for a detailed appraisal on the Dome Roundabout SPA. See Sandown Road, Industrial Estate SA results for detailed assessment of the proposed mixed use on Sandown Road.
E7a	Clarendon Road/ Bridle Path		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	No proposed change to the employment designation, Article 4 direction will strengthen safeguard of commercial space in this area. See Development Management Policy EMPSA for appraisal of the policy relating this area.
E7b	Upton Road		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	As the change of use from employment has already occurred, no prediction for the future can be made, therefore the effects are considered to be neutral.
SCHOOLS																								
S1- site S1 has been assessed as part of residential unit @ Ascot road																								
S2	Lanchester Road	2.625ha	x	-	-	-	-	-	✓	-	-	✓	✓	-	-	-	-	-	✓	-	-	-	-	Site houses a locally listed building which will be affected due to the proposal, negative effect on SA 10 (cultural heritage). The site however is located close to a rail station and is on a bus route, implying school users will most likely be encouraged to use the public transport; this is further enhanced by lack of car park space in the area (all positively contributing

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																								to maintaining the air quality).
S3	Orchard	19.24ha	-	-	-	-	-	-	✓	-	-	✓	-	-	x	-	-	-	x	-	-	-	-	Site includes allotment land (open space and greenfield site) which can be lost to the development therefore affecting access to community facility. However on balance, this will make provision for another amenity- school. Proposals may investigate options to retain access to open space for the public.
GYPSIES AND TRAVELERS																								
GT1	Tolpits Lane	1ha	-	x			x x	-	?	?	?	?	?		?	?			xx	x x				Site is a Local Nature Reserve, and adjoins playing facility and is located within a Green belt. 20 pitches at the site will add pressure to the community facilities and amenities in the already deprived ward of Holywell, and it may lead to conflict between local residents and the gypsies. Dependent on the potential pressure on biodiversity features, and social function of the space (to the current community), the site may have limited potential to support the proposed land use. Further analysis must be conducted and suitable mitigation proposed to take the site forward.
RETAIL																								
R1	Sainsbury's site	1.5ha	-	-	x	-	-	-	-	-	✓	✓	✓	x	✓	✓	✓	-	-	✓	-	-	-	✓✓ A small area along the access road to the site is a surface water flooding vulnerable zone. Dependent on the design of the development (i.e., more impermeable surface and rainwater run-off), flood risk may be exacerbated in the area. The site is not at a walkable distance from any greenspace, however it is closer to the Watford Palace Theatre (open space) area. If the mixed

Site code	Site address	Size (ha)	Listed buildings and SAM	Landscape Features	Flood Zone – 2, 3a or 3b	AQMA and Congestion Hotspots	Wildlife site, Ancient Woodland	SSSI and SAC	Primary school within 600m	Secondary school within 2000m	Town centre within 2000m	Bus route	Rail station within 1000m	Greenspace - proximity, parks +	Public Open Space	Proximity to community facilities	Proximity to amenities	Major access constraints -	Evidence of social deprivation	Greenfield/Brownfield Site	Green Belt	Allotments	Contaminated Land	Economic growth	Comment
																									use includes residential use, this deficiency may need to be addressed. Due to its proximity to the town centre, and critical mass the mixed retail use can generate interest among shoppers, however a balanced approach to convenience and comparison shopping must be struck to ensure the proposed mixed use complements other town centre retail units offering. Significant positive effect on SA20. If not appropriately designed the proposed development may add more traffic than present and pollute air quality in the area.
R1	Option A (Alternate to Sainsbury's site)		x	-	-	-	-	-	-	-	✓	✓	✓	x	✓	✓	✓	-	-	✓	-	-	-	✓✓	Site is surrounded by listed buildings which may constrain development type and design aspects. The site is not at a walkable distance from any greenspace, however it is closer to the Watford Palace Theatre (open space) area. If the mixed use includes residential use, this deficiency may need to be addressed. Due to its proximity to the town-centre, and critical mass the mixed retail use can generate interest among shoppers, however a balanced approach to convenience and comparison shopping must be struck to ensure the proposed mixed use complements other town-centre retail units offering. Significant positive effect on SA20. If not appropriately designed the proposed development may add more traffic than present and pollute air quality in the area.
R2	TJ Hughes Redevelopment	0.69ha	x	-	x	-	-	-	-	-	✓	✓	✓	x	✓	✓	✓	-	-	✓	-	-	-	✓✓	Site houses a locally listed building. Demolition of the building will have a significant negative impact on SA 10 (cultural assets). A small area along the access road to the site is

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																								a surface water flooding vulnerable zone. Dependent on the design of the development (i.e., more impermeable surface and rainwater run-off), flood risk may be exacerbated in the area. Negative impact on SA 3 (Flood risk). The site is not at a walkable distance from any greenspace (affecting social objective SA 19), however it is closer to the Watford Palace Theatre (open space) area. If the mixed use includes residential use, this deficiency may need to be addressed. In the short term, the proposal will lead to loss of jobs for workers at the site. In the medium term, due to its proximity to the town centre, and critical mass the mixed retail use can generate interest among shoppers, however a balanced approach to convenience and comparison shopping must be struck to ensure the proposed mixed use complements other town centre retail units offering. Significant positive effect on SA20. If not appropriately designed the proposed development may add more traffic than present and pollute air quality in the area	
R3	BT Exchange	2.74ha	x	-	-	-	-	-	-	-	✓	✓	✓	x	-	-	-	-	✓	-	-	x	x	✓	Part of the site includes locally listed buildings which may be affected (minor negative on SA 10- cultural heritage). Part of the site has history of contamination, the development will help remediate the soil, supporting SA 4 (soil objective). The site is well connected to rail and bus routes, but lacks access to greenspace. If the land use includes residential use, this aspect must be addressed. In the short term there will be potential loss in

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																									jobs for the current retail tenants in the area, however the critical mass this development could create will support the town centre function, therefore significant positive impact on SA 20. In addition the proposal will remove the current vacant buildings at the site, thus regenerating the whole area, potentially creating a sense of place for the community (SA 16) and bring prosperity and economic growth (SA18) to the area.
R4	St.Mary's Church Street	1.164ha	X ?	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	-	-	-	-	✓	-	-	x	✓✓	The site overlooks St.Mary's Church which is a listed building. While construction related impact is likely, the development also presents an opportunity to remove the current car park building which does not complement the historic building setting. Dependent on the design of the proposed development, the option may support the cultural heritage objective (SA 10). In the short term there will be potential loss in jobs for the current retail tenants in the area, but the critical mass this development could create will support the town centre function, therefore significant positive impact on SA 20. In addition the proposal will remove the current vacant buildings at the site, thus regenerating the whole area, potentially creating a sense of place for the community (SA 16) and bring prosperity and economic growth (SA18) to the area. It is unclear how the loss of car park space will be compensated, although it may be a positive move to improve air quality in the area. Due to its proximity to the Watford High Street rail station, the development could make a case for modal shift from cars to bikes/walking.

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R5	Charter Place		-	-	-	X X	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	-	-	?	✓	This is an existing site, and the proposal is to strengthen the retail offering. The site is further supported by a dedicated development management policy. As site is already within an AQMA, if the development increases traffic, air quality impact is likely.
CEMETERY SITE																									
CM1	Paddock Road		-	-	?	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	The site was previously used as a depot site, therefore potentially contaminated. The SPZ status and flood zone status of the site are not known at this stage therefore impact on water resources and flood risk cannot be predicted.
COMMUNITY USE																									
	Site near Wright House		-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	The allocation will support social inclusion (SA14) and community participation (SA16) objective.
GREENSPACE AND SPORTS HUB																									
G1	Kytes Drive		-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	Site will enable extension of an existing wildlife corridor- which is most likely to support habitat and species biodiversity in the area. Minor positive effect on SA1 (biodiversity). Proximity to the site will increase visual amenity for the local residents (which may help in their health and well-being- SA12).
G2	Horseshoe Lane		-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Site will enable extension of an existing wildlife corridor- which is most likely to support habitat and species biodiversity in the area. Minor positive effect on SA1 (biodiversity). Proximity to the site will increase visual amenity for the local

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																									residents (which may help in their health and well-being- SA12).
G3	Woodside		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Site will enable extension of an existing wildlife corridor- which is most likely to support habitat and species biodiversity in the area. Minor positive effect on SA1 (biodiversity). Proximity to the site will increase visual amenity for the local residents (which may help in their health and well-being- SA12).
G4	Railway corridor		-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Site will enable connecting existing wildlife corridor sites- which is most likely to support habitat and species biodiversity in the area. Minor positive effect on SA1 (biodiversity). Proximity to the site will increase visual amenity for the local residents (which may help in their health and well-being- SA12).
G5	River Gade		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Business as usual scenario, as the proposal relates to formal designation of an existing wildlife site.
G6	Caxton Way		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	x	-	-	✓	Site is in a designated employment area and is currently used for parking. By designating the greenbelt to employment use, there is potential for industry type buildings to occur at the site. This will alter any biodiversity features, and in general the openness the car park space currently offers (it is acknowledged that this is not comparable to green open space); nevertheless by permitting employment use the character of the area will be altered (minor negative on SA 11). Positive effect on economic growth may occur.
G7	Clock Tower		-	-	-	-	x	-	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-	✓	Change in designation may lead to loss of biodiversity in the area (where green patch is

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G8	High Road		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	x	-	-	-	Site has been already developed, therefore the change has already occurred on the greenbelt land. For this reason the assessment concluded a business as usual scenario, but loss of greenbelt is recorded as minor negative.
G9	Horseshoe Lane		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	Change in designation to greenbelt may help maintain biodiversity in the greenbelt area adjacent to the site.
G10	King George V playing field		-	-	-	-	-	-	-	-	-	-	-	-	-	✓	?	-	x	✓	-	-	-	-	It is not clear whether the proposal will remove current Holywell Community Centre provision. Part of the hub will be within a 20% Most deprived area in the Region. The proposed development will help improve social inclusion and reduce health deprivation.
G11	Fullerians/sun postal		-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	✓	-	-	-	-	Existing provision. The change indicates designation. If this translates to improved provision and social inclusion activities, the proposal will have positive effect on social objectives.
G12	Westfield Community College		-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	x	✓	-	-	-	-	Existing provision. The change indicates designation. If this translates to improved provision and social inclusion activities, the proposal will have positive effect on social objectives. Part of the hub will be within a 20%

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G13	Woodside		-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	✓	-	-	-	-	Existing provision. The change indicates designation. If this translates to improved provision and social inclusion activities, the proposal will have positive effect on social objectives.
																									Most deprived area in the Region. The proposed development will help improve social inclusion and reduce health deprivation.