

Watford Borough Council

Part 2 Local Plan-

Site Allocation Plan Options

Proposed 1st Consultation Version Sustainability Appraisal Report

November 2013

Appendix 3- Sustainability Assessment of Alternative 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.

Alternative Residential sites considered (not included in the Site Allocation Plan)

Site code	Site address	Size (ha)	Listed buildings and SAM	Flood Zone – 2, 3a or 3b	AQMA and Congestion	Wildlife site, Ancient	Primary school within	Secondary school within	Town centre within 2000m	Bus route	Rail station within 1000m	Greenspace: parks	Public Open Space	Proximity to community	Proximity to amenities	Major access constraints -	Evidence of social	Greenfield/Brownfield	Green Belt	Contaminated Land	Economic contribution	Comment
CAL35	Callowland Place	.330	-	-	x	x	✓	-	✓	✓	✓	✓	✓	✓	✓	-	-	✓	-	x	✓	Adjacent site abuts wildlife corridor- although direct impact may be limited, potential disturbance to habitats and species as a result of the proposed development is likely. Site is potentially contaminated and used as Hostel, implying support to brownfield land development SA objective, and contamination remediation will improve the soil condition at site (SA 4-Soil). 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

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																						(therefore access to services (SA 19)) and is located in close proximity to other amenities, open spaces and bus route. The railway station is located just over 1000m away from the site. The proposal will help revitalise the area and may help contribute to the vitality of the nearest town centre.	
CEN124	St Johns Road	.71	x	-	-	-	✓	✓	✓	✓	✓	x	-	✓	-	-	x	-	-	-	✓	<p>Locally listed building on the site. Dependent on the features and development proposal there may be a negative or neutral effect on the cultural heritage objective.</p> <p>No greenspace/ amenity space is located near the site and as such is located in a populated area. The nearest greenspace is allocated for housing (CEN 123) and the area is severed from other large greenspaces from the railway line to the east and major road along the east. Residential development will add pressure on the already 'greenspace deficit' area. Appropriate design allowance for greenspace/ park may be considered to support the health and wellbeing of current and future residents (SA 12).</p> <p>Site is located within the Central ward (within 30% most deprived area in England). Its proximity to the railway station is likely to counter act potential increase in traffic (from car use- thus increased air emissions). The development will help increase inward investment in the area (supporting economic objectives), but must be supplemented with appropriate social infrastructure.</p>	
HS02	Land to rear of Gade Avenue (no46-72)	.576	-	-	-	x	x	✓	✓	✓	✓	✓	✓	✓	✓	-	-	x	x	-	-	✓	<p>Site is located close to a wildlife site and on greenfield land- therefore minor negative effect predicted under the SA Biodiversity (SA1) and PDL objective (SA 8).</p> <p>Site is in proximity to some community facilities-development will progress social SA objectives (SA 19). Other features identified as neutral implies factor are not applicable.</p>
HS11	Registry offices and offices 36 Clarendon Road	.57	x	x	-	-	✓	✓	✓	✓	✓	-	✓	✓	✓	-	-	-	-	-	✓	<p>Large Listed Building on the site-changes, unless sympathetic will have a significant negative effect on the cultural heritage SA objective (SA10). The area is susceptible to ground water flooding (SA 3). The site is about 400m from the Town centre and in proximity to bus route and open spaces- development may contribute to increasing the inward investment- thus support SA economic objectives (SA 18 and SA 20).</p>	

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HS13	Land to the rear of 143-187 Gammons Lane	.721	-	-	-	x	✓	-	x	✓	x	✓	-	✓	x	-	-	x	-	-	-	Site is in close proximity to a wildlife site. Both operations and construction related impact from the development is likely on the species and habitats at the wildlife site (affecting SA 1). As such the proposed site will be a collection of backgardens which already may house species of biodiversity interest- negatively affecting the biodiversity SA objective. There may be loss of visual amenity for individual houses (as a result of back garden loss- SA 11), however access to Callowland Recreation ground may offer greenspace amenity. Access to services and amenities are mixed- the site is located close to a primary school but not within reasonable walking distance to community facilities such as GP- therefore minor negative under the Social objectives (SA19). The proposal may contribute to the wider area economic growth, however it is not considered to promote vitality of town centre/ local centres near the area.
HS23	Hudson Close Garages	8.1	-	-	-	x	✓	x	x	✓	x	✓	-	✓	-	-	-	✓	-	-	✓	4 Wildlife sites within a range of 200-400m. Works may affect species and habitats at these sites (affecting the SA 1 Biodiversity objective). Current land use @ site is that of a garage- implying the proposal will promote brownfield land development and may also address, potential contamination (from previous use)- supporting the soil objective SA4. The site is well connected to community facilities and local centres but is over 1500m away from GP facility- however as the site is connected through bus-route, no negative rating is allocated. The site is also in proximity to greenspaces (supporting SA objectives 19 and potentially SA12- health and well-being). As the site is of substantial area, there may be capacity for a larger development which in turn may create demand for services from the local centres- promoting local economic growth provided they are able to cater to the needs.
HS60	Land to the rear 2-34 Gade Avenue	.776	-	-	-	x	x	✓	✓	✓	✓	✓	✓	✓	✓	-	-	x	-	-	-	Cassionbury Park Nature Reserve is located adjacent to the proposed site. The site is also next to a park and greenspace- which may house variety of species and habitats. Dependent on the habitats and species present the proposal may have a synergistic negative effect on local biodiversity features (SA1).

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																						Although back gardens for planning purposes are classified as PDL, for purposes of the assessment- the sites will require excavation and therefore loss of top soli negatively affecting the soil objective (SA4). The site is not within walking distance from a primary school (~1200m) however it is well connected to all other community and social amenities, as well as a secondary school- supporting social objective SA 19. As the site is less than 1ha, the development may contribute to the wider area economic growth but t is not considered to significantly contribute to the vitality of the nearest local centre.
LEG39	LEG 39 – 501 St Albans Road, WHHT Garston Clinic	.25	-	-	x	-	✓	✓	✓	✓	x	x	-	✓	✓	✓	-	✓	-	-	✓	The site, although is not a designated site for biodiversity, it is currently unoccupied with trees and potentially some habitats and species that may be affected due to the proposed development (negative effect on SA1- Biodiversity). Similarly, development may result in excavation and therefore loss of top soil (and the site appears greenfield)- negative effect on SA4-Soil objective. Site is within 200m of the nearest AQMA and located close to the roundabout exit. New development will increase car traffic, potentially exacerbating the air quality situation in the area (negative effect on SA 7- Air quality). The site is within reasonable walking distance from the Dome roundabout and Longspring Local centres. As the Dome roundabout is a designed SPA, future improvements to the area may bring the site in proximity with more retail and community facilities. Conversely, the proposed site is a Clinic (which may be currently in use)- the loss will affect community amenity- access to the medical clinic.
LEG40	LEG40	.3	-	-	x	-	✓	✓	✓	✓	x	x	-	✓	✓	✓	-	✓	-	-	✓	The site, although is not a designated site for biodiversity, it is currently unoccupied with trees and potentially some habitats and species that may be affected due to the proposed development (negative effect on SA1- Biodiversity). Similarly, development may result in excavation and therefore loss of top soil (and the site appears greenfield)- negative effect on SA4-Soil objective. Site is within 200m of the nearest AQMA and located close to the roundabout exit. New development will increase car traffic, potentially exacerbating the air quality situation in the area (negative effect on SA 7- Air quality).

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MER48	MER48	1.28	-	-	-	x	✓	✓	x	✓	x	✓	✓	✓	✓	-	-	✓	-	-	✓	<p>The site is within reasonable walking distance from the Dome roundabout and Longspring Local centres. As the Dome roundabout is a designed SPA, future improvements to the area may bring the site in proximity with more retail and community facilities.</p> <p>Conversely, the proposed site is the Beechwood family centre (which may be currently in use)- the loss will affect a community amenity.</p>
NAS26	NAS 26	.47	-	-	-	x	✓	✓	✓	✓	x	-	✓	✓	✓	-	-	x	-	-	✓	<p>Wildlife site is located across the proposed site- works may affect species and habitat at the wildlife site (affecting SA1- Biodiversity). The proposed development will occur on PDL, supporting SA 8 (Maximising use of PDL).</p> <p>Site is well connected to both social amenities and community facilities- therefore supporting SA19; conversely the development may result in closure of the NHS care home- it is considered as loss of community amenity- therefore split assessment under SA19- equity and accessibility to services SA objective.</p> <p>The proposed site area is likely to support development of reasonable critical mass, injecting local growth- this however must be supported by adequate facility at the local centres for the site to help revitalize town centres, however contribution to prosperity and economic growth may be achieved (SA18).</p>
																						<p>Site is a garden land and is located adjacent to a PPG 17 greenspace. The site and surrounds may include species and habitats of biodiversity interest, implying development will have a negative effect on SA1 Biodiversity objective. The closest wildlife site is within 250m of the site. The development will also result in loss of top soil and will not support SA8- Maximizing use of PDL.</p> <p>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 (SA19).</p> <p>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.</p>

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NAS57	NAS 57	.33	x	-	-	-	✓	✓	✓	✓	x	✓	✓	✓	✓	-	-	✓	-	x	✓	<p>Few trees are located at and around the site that may include species of biodiversity interest, however at a higher level, no designated sites are known to be present near the site. The closest wildlife site is within 250m of the site, but no direct negative effect is envisaged from the proposal. Site houses a locally listed building-development will affect achievement of SA10 Cultural heritage objective.</p> <p>Development will occur on PDL (supporting SA8- Maximising use of PDL). Development will also present opportunity to remediate the contaminated land- supporting SA 4 Soil objective.</p> <p>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 (SA19).</p> <p>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.</p>
NAS58	NAS 58	.93	-	-	-	-	✓	✓	✓	✓	x	✓	✓	✓	✓	-	-	✓	-	-	✓	<p>Few trees are located at and around the site that may include species of biodiversity interest, however at a higher level, no designated sites are known to be present near the site. The closest wildlife site is within 600m of the site, but no direct negative effect is envisaged from the proposal.</p> <p>Site is brownfield, supports SA 8 (maximizing use of PDL).</p> <p>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 (SA19).</p> <p>Town centre within 2000m and the site, nearly 1ha may include number of dwellings to add demand to retail and social services- which may bring a positive effect on the local economic growth (SA18) and to revitalize the town centre (SA20).</p>

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H27		1.27	x	-	x	x	✓	✓	✓	✓	x	-	✓	✓	✓	-	-	✓	-	x	✓	Site is adjacent to a nationally listed building- development unless sympathetic to this heritage feature will negatively affect the heritage SA objective (SA 10) and 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. 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).
OXH7	The Pastures	.61	-	x x	-	-	✓	✓	✓	✓	x	x	✓	✓	✓	-	-	✓	-	x	✓	Site on flood zone 3 and susceptible for more surface water flooding- proposal will require exception testing and dependent on the land use and design mitigation will be required. Access to social and community facilities and to rail connectivity is mixed- it is not possible to predict with certainty that the social objectives could be met at the site. Due to past use (electric substation) the site may be contaminated, implying the proposal will use PDL and will help remediate contamination (supporting SA4-Soils and SA8- use of PDL).
PAR 37b	PAR 37b	.45	-	-	-	x	✓	✓	✓	✓	x	✓	✓	✓	✓	-	-	✓	-	x	✓	Wildlife site within 200m of the site works will potentially affect biodiversity features (SA1). Brownfield site, subject to contamination, implying development will help

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HS68	St Albans Road	.33	-	-	x	-	✓	?	✓	✓	x	x	-	✓	✓	✓	-	x	-	-	✓		<p>remediate (supporting SA4 Soils) and promote the use of PDL (SA8). Site may employ workers who will potentially lose jobs or be relocated- implying short term disturbance to local economy. However long term positive influence is likely from the proposed development to the local area and may help revitalize the town centre located in close proximity to the site.</p> <p>The site, although is not a designated site for biodiversity, it is currently unoccupied with trees and potentially some habitats and species that may be affected due to the proposed development (negative effect on SA1- Biodiversity). Similarly, development may result in excavation and therefore loss of top soil (and the site appears greenfield)- negative effect on SA4-Soil objective.</p> <p>Site is within 200m of the nearest AQMA and located close to the roundabout exit. New development will increase car traffic, potentially exacerbating the air quality situation in the area (negative effect on SA 7- Air quality).</p> <p>The site is within reasonable walking distance from the Dome roundabout and Longspring Local centres. As the Dome roundabout is a designed SPA, future improvements to the area may bring the site in proximity with more retail and community facilities.</p>
H12		2.02	-	-	-	-	✓	✓	x	✓	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). Site is adjacent to Lea Farm Recreation Ground- part or whole of the site may benefit from visual amenity and may access to the ground may help improve health and well-being of future residents (SA12).</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>Given the significant area and critical mass the development is likely to generate, the development may help boost Borough level economic growth- but as the site is not located close to any local centre, and not well connected to rail it is not certain that it will encourage future residents to visit the town centre; therefore no significant growth but minor economic growth and support to town centres- SA18 and SA20 are predicted.</p>
NAS18	NAS18	2.49	-	-	?	x	✓	✓	✓	✓	x	✓	✓	✓	✓	-	-	x	-	-	✓		<p>The site is adjacent to a wildlife site. Potential large scale of the</p>

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						x																<p>development may significantly affect biodiversity features at the wildlife site.</p> <p>There are no known air quality issues around the site, but due to the size of the proposed site and this presents potential for a larger development, increased car traffic therefore increase in local emissions is likely-dependent on the site proposals (affecting SA 4- Air quality).</p> <p>The site, although is brownfield, predominantly it is surrounded by greenspace- implying development will require excavation and therefore loss of top soil (negative effect on SA8).</p> <p>The site is well connected to social and community facilities and a recreation ground potentially contributing to the health and well-being of the future residents (SA12) and on the social objectives (SA19). Given the scale, development is likely to help boost Borough level economic growth.</p>