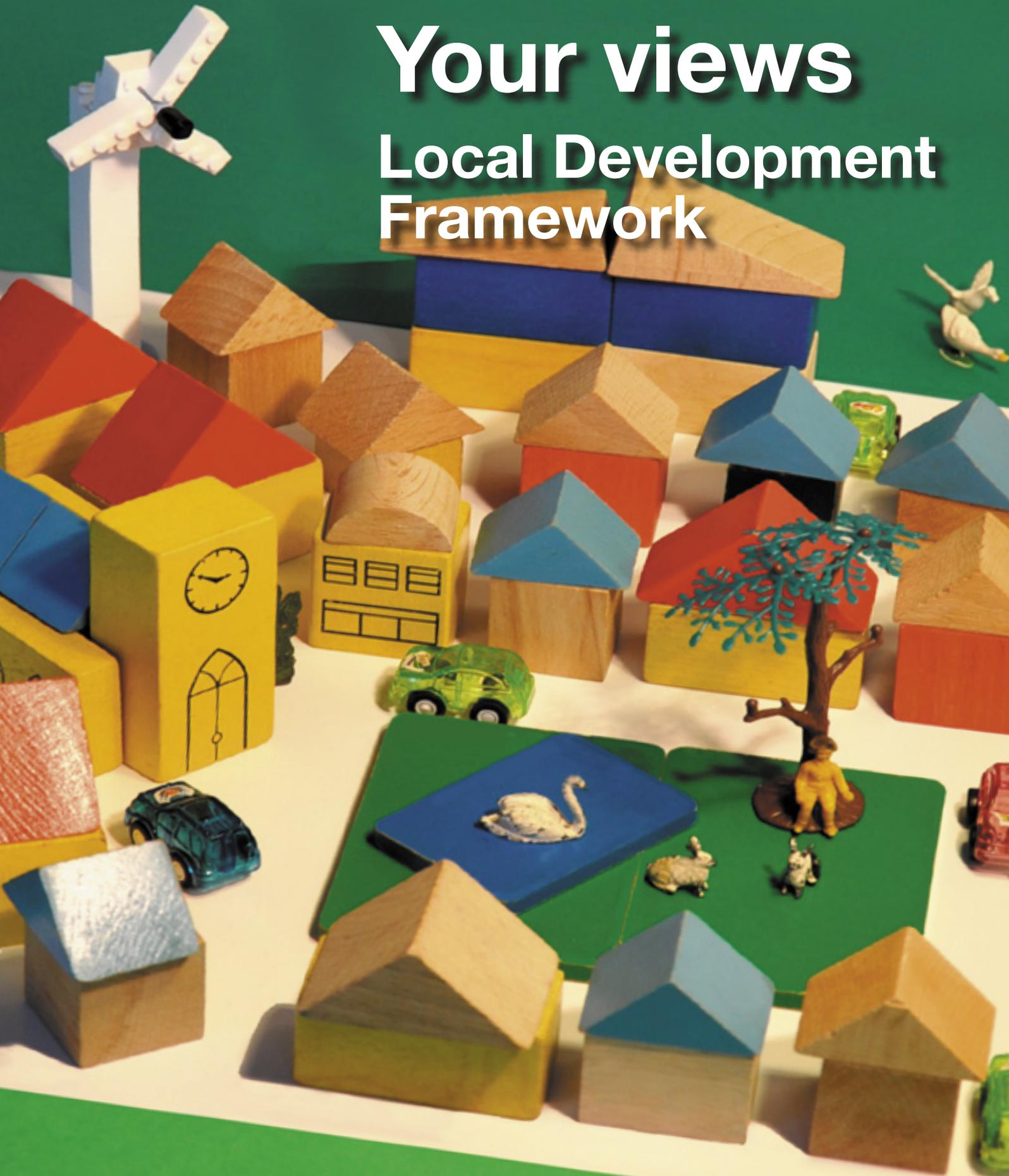


# Your views

## Local Development Framework



## OUR PLAN FOR THREE RIVERS

### In 2021 and beyond we see the District as:

- ◆ Remaining a good place to live, work and visit
- ◆ Offering a better choice of homes in terms of type, size and occupancy
- ◆ Having significantly more affordable housing available
- ◆ Having more jobs available locally
- ◆ Being even safer in terms of levels of crime and anti-social behaviour
- ◆ Having benefited from development that is designed to reduce carbon emissions
- ◆ Having increased rates of recycling and re-use of waste locally
- ◆ Having fewer inequalities relating to health, education, jobs and income
- ◆ Having better access to work, services and facilities so that there is less need to travel
- ◆ Having better choices for travel including alternatives to the car
- ◆ Having thriving town and local centres for everyday shopping needs
- ◆ Having a better spread of sports and recreation facilities in terms of the quality and quantity of space
- ◆ Having additional and enhanced areas of biodiversity, wildlife and landscape
- ◆ Having preserved and enhanced its historic character
- ◆ Having benefited from improved architectural standards in the quality and design of all development.

### Question 1

Do you agree with the plan for Three Rivers?

YES  NO

## WHAT IS THE CORE STRATEGY?

We are preparing a new type of plan called the Three Rivers Local Development Framework. The Core Strategy forms part of this and is important in setting out what our area will look and feel like by 2021 and beyond. The 'Preferred Options' document defines our vision and sets out how we will assess planning applications and control future development.

### The Core Strategy takes into account:

- ◆ The community's priorities as set out in the Three Rivers Community Strategy 2006-2012 and the document 'Hertfordshire 2021 - A Brighter Future'
- ◆ Responses we received to previous rounds of public consultation
- ◆ National planning requirements, for example in making sure that the impact of development on future generations is taken into account
- ◆ The East of England Plan 2001-2021, for example in delivering the necessary amount of homes and jobs in our area
- ◆ Many surveys and studies about the amount and type of development that is likely to be required and its impact on Three Rivers.

### The Government requires us to meet regional targets for housing and jobs.

The Core Strategy provides options to deal with the challenges we face in delivering and shaping future development. It also sets out how we take into account the special local circumstances of our District.

### Background

Planning shapes the places and the environment where we live and work and makes a real difference to people's lives. Through the Core Strategy we show how we:

- ◆ Can help deliver homes, jobs and services whilst protecting the environment
- ◆ Need to work together to make sure we get the right development, in the right place and at the right time
- ◆ Cannot avoid making tough decisions.

## ACHIEVING THE PLAN

We propose to achieve this through the Core Strategy in several ways.

### Dealing with growth in housing

We identify enough land to allow a regular amount of housing to come forward each year to meet national and regional requirements. This includes large and small sites to accommodate 4,000 homes by 2021.

We have carefully identified five larger housing sites and a further 35 smaller housing sites across the District, to help meet the required numbers of housing.

Please indicate by marking the appropriate box if you agree with the proposals for dealing with growth in housing.

**Larger Sites**

Leavesden Aerodrome, Abbots Langley	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Woodside Road, Abbots Langley	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Oxhey Drive/ Northwick Road area, South Oxhey	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Little Furze School, South Oxhey	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Kings Langley Employment Area.	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>

**Smaller Sites**

**Abbots Langley**

Former Kings Head Public House, High Street	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Working Men's Club, Trowley Rise	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Gade View Gardens	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Breakspear Public House, School Mead	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Land at Love Lane Reservoir	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Leavesden Pumping Station, East Lane	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Furtherfield Depot, Furtherfield	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>

**Langleybury**

Langleybury House/ School	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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<b>Bedmond</b> Land west of Bluebell Drive	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
--	-----	--------------------------	----	--------------------------

**Kings Langley**

Land at Three Acres, Toms Lane	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Land west of 10 Toms Lane	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>

**South Oxhey**

Grapevine Public House, Prestwick Road	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Heysham Drive Playing Fields	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>

<b>Carpenders Park</b> Land at Delta Gain	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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<b>Oxhey Hall</b> The Fairway, Green Lane	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
---	-----	--------------------------	----	--------------------------

**Croxley Green**

50-52 New Road	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
253 Watford Road	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
189-191 Watford Road	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
33 Baldwins Lane	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Buildings at Killingdown Farm	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Former British Rail Station Croxley Green	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>

**Mill End**

Happy Man Public House	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Land rear of The Queens Drive	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>

**Rickmansworth**

Langwood House, High Street	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Bridge Motors, Church Street	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Long Island Exchange, Victoria Close	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Royal British Legion, Ebury Road	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>

Depot, Harefield Road	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Gas Works, Salters Close	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Garages rear of Drillyard, West Way	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Police/ Fire Station, Rectory Road	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Depot, Stockers Farm Road	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Land south of Tolpits Lane	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>

**Loudwater**

Branksome Lodge, Loudwater Lane	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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**Sarratt**

Royal British Legion, Church Lane	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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(The mail Core Strategy provides more site details. See Further Details section on page f).

Please state any other possible sites for consideration

**Providing jobs**

We identify enough land in the district to meet the predicted number of jobs for our area. We also allocate new space for business at Maple Cross.

**Question 2**

Do you agree with the proposals for providing jobs?

YES  NO

**Dealing with growth in shopping**

We plan to spread the predicted growth in shopping space equally between the main centres of Abbots Langley, Chorleywood, Croxley Green, Rickmansworth and South Oxhey.

**Question 3**

Do you agree with the proposals for dealing with growth in shopping?

YES  NO

**Managing the future spread of development**

We plan to allow most development (70%) in the built-up areas of the district. However, there is not enough room to accommodate all future requirements here for housing, employment and other development.

We promote more mixed-use development, including housing, within the industrial areas at Kings Langley and Leavesden.

We earmark some land on the edge of existing towns and settlements for development. This will result in a small reduction in the total area of Green Belt in the District from 77% of the total area currently to 76% by 2021.

#### Question 4

Do you agree with the proposals for managing the future spread of development?

YES  NO

#### More affordable housing

We require new housing development to include a significant proportion of affordable housing. At 45%, this proportion is higher than the national average and reflects the very high cost of housing in the District.

Some sites will be earmarked mostly or entirely for affordable housing in the future.

We plan to allow affordable housing to come forward within the rural villages of Sarratt and Bedmond. This will be saved for local people and allowed as an exception to the normal rule for development in these areas.

#### Question 5

Do you agree with the proposals for providing affordable housing?

YES  NO

#### Making sure future development is sustainable

We require new development to meet strict standards in relation to carbon emissions and the use of renewable energy systems in development. This is over and above national and regional requirements. We will use a ground-breaking computer programme to measure the likely emissions caused by development.

We plan to steer development away from the areas at risk from flooding as identified in our strategic flood risk assessment and to require the use of good drainage systems.

We require development to provide water butts and other types of rain water storage and facilities to allow more water to be recycled.

We require development to include more re-used and recycled materials in construction and to provide more facilities to collect domestic and commercial waste.

We require development to have higher standards in relation to design and architecture. As part of this we will set up an annual civic design award.

#### Question 6

Do you agree with the proposals for making sure future development is sustainable?

YES  NO

#### Regenerating areas

We will promote development in the more deprived parts of the District that will help improve access to housing, skills, employment and other services.

We will identify the Oxhey Drive/Bridlington Road area in South Oxhey as an area for renewal through mixed-use redevelopment.

#### Question 7

Do you agree with the proposals for regenerating areas?

YES  NO

#### Providing infrastructure and services necessary to support development and growth

We will require development to contribute to infrastructure needs including transportation, schools and open space.

We will support the Croxley Rail Link and we set out necessary improvements to bus services, highway safety and the cycle network.

We will identify ways to improve shortfalls in the quality and quantity of open space and recreation facilities. For example, this includes providing new children's play areas at Sarratt, Rickmansworth, Chorleywood and Abbots Langley.

We will identify ways to join up important wildlife habitats through the creation of new green spaces and wildlife corridors.

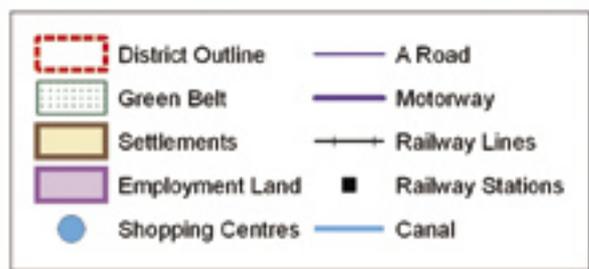
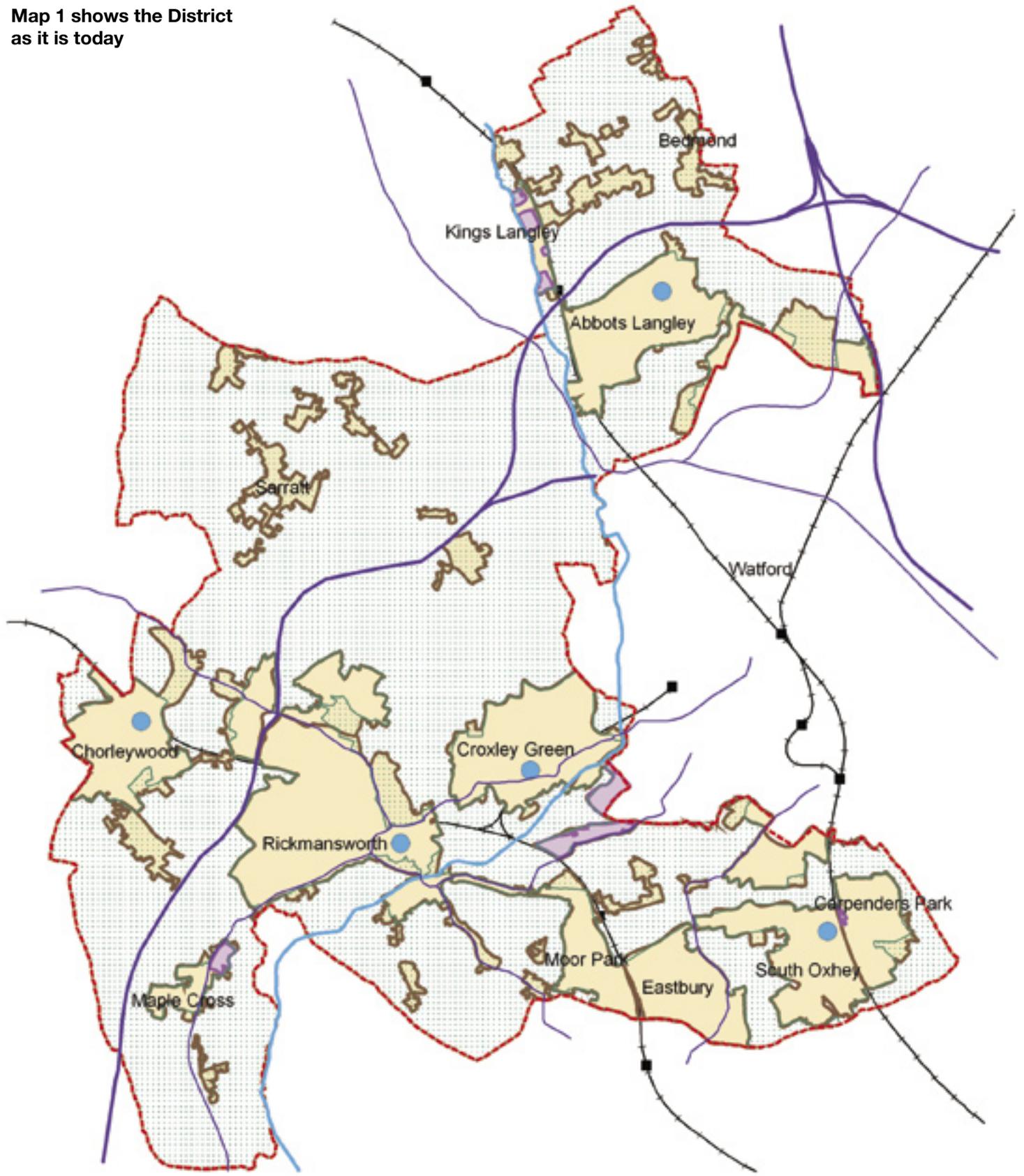
We will require development to contribute towards police resources locally and support a new Police Command Headquarters building at Leavesden.

#### Question 8

Do you agree with the proposals for providing infrastructure and services to support development and growth?

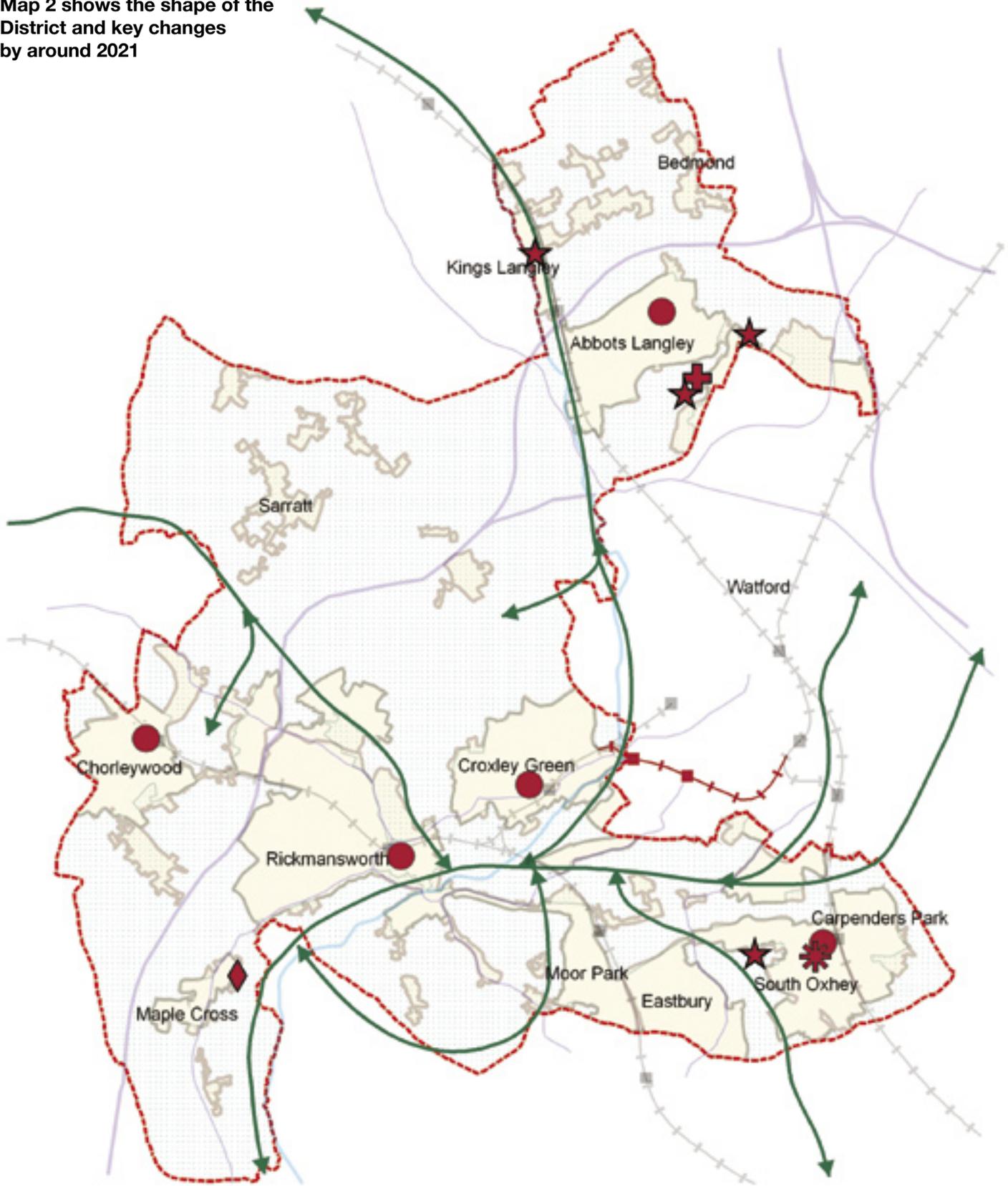
YES  NO

Map 1 shows the District as it is today



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Map 2 shows the shape of the District and key changes by around 2021



	Extended Employment Area		Green Space Connections
	Housing Development Area		New Railway Line
	New Police Headquarters		New Railway Stations
	Regeneration Area		
	Enhanced Shopping Centre		



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## HOW WE WILL MONITOR PROGRESS?

We will review the Core Strategy every year to test how we are moving towards our plan. We will achieve this by using targets to measure matters such as the delivery of housing and the impact of development on the environment. In essence we will:

- ◆ Regularly update the Core Strategy to make sure that it is in tune with the aspirations of the local community
- ◆ Continue to work with the Three Rivers Local Strategic Partnership, other infrastructure and service providers and our neighbouring councils
- ◆ Take on board any changes occurring nationally and regionally that affect us.

## WHAT HAPPENS NEXT?

Your responses to this consultation will help us decide whether our 'Preferred Options' need to be changed in any way before progressing to the next stages. They will also help confirm that we have considered all other realistic alternatives and options. The next stages for the Core Strategy include **Publication** and **Submission** later in 2009 and **Adoption** in 2010. Once adopted, the Core Strategy will replace the existing Three Rivers Local Plan 1996-2011.

The Core Strategy will also be used as a basis for preparing other documents such as the **Site Allocations** document and **Supplementary Planning Documents**. These documents will have to accord with the Core Strategy.

## FURTHER DETAILS

This document is a summary of the main Core Strategy document that can be viewed:

- ◆ **On our website**  
www.threerivers.gov.uk
- ◆ **In hard copy** at the Council's offices in Rickmansworth and at all public libraries in the District.

The main document contains further details of the plans, strategies and policies referred to in this summary. It also contains detailed maps and technical information that help support these.

A separate document called the Sustainability Appraisal is also available at the above locations. This document assesses the environmental, social and economic implications of the Preferred Options put forward in the Core Strategy.

## HOW CAN YOU RESPOND?

Please let us have your comments in one of the following ways:

- ◆ Reply to the questions within this document and send it back to us using the reply-paid service (*instructions on back page*)
- ◆ Make comments through our website:  
www.threerivers.gov.uk

### The closing date for responses is **30 March 2009.**

In order for us to acknowledge responses and keep you informed of future progress please complete your details below:

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Postcode: \_\_\_\_\_

Email: \_\_\_\_\_

If you have any further comments, please use the space below:  
*(NB. All comments will be made available for public inspection)*

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For further information contact us:

Email: trldf@threerivers.gov.uk

Telephone: 01923 727106  
 (Development Plans Service)

Minicom 01923 727303



If you would like this information translated into another language please contact Three Rivers District Council on 01923 776611

<p>अनुवाद करवायुन कालमा यो सूचना अर्थात् अनुवाद गरदा कालमा अनुवाद गरिने छैन। यस कालमा, अनुवाद, हिन्दी, मुन्डोवा आदिमा अनुवाद गर्न सकिने छैन।</p>	<p>انگریزی میں اس معلومات کا اردو میں تراجم کیا گیا ہے۔ اس وقت اردو میں اس معلومات کا اردو میں تراجم نہیں کیا گیا ہے۔</p>
<p>अभागीय क्षेत्र और भारतीय राजा से जाने वाली सेवाओं के बारे में हम आपकी तब जानकारी प्राप्त है। यह जानकारी यदि आपको पता है, नुसलानी, सिन्धी, उर्दू या किसी अन्य भाषा में अनुवाद करनी हो तो कृपया संपर्क करें।</p>	<p>અભાગીય વિસ્તાર અને અભિનિય રાજા પુરી પાસેથી સેવાઓ વિશે અમારે તમારા અભિપ્રાય જાણવા છે. જો આ અભિનિય તમારે મેંઘાવી, ગુજરાતી, સિન્ધી, ઉર્દૂ અથવા કોઈપણ અન્ય ભાષામાં મેંઘાવી સેવા તો અહેરમવાવી હોઈ સંપર્ક કરો.</p>

If you need this information in large print, braille or another format call 01923 776611 Minicom 01923 727303

This information is also available on our website at [www.threerivers.gov.uk](http://www.threerivers.gov.uk)

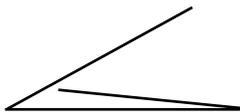
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**Local Development Framework  
Three Rivers District Council  
Three Rivers House  
Northway  
Rickmansworth  
WD3 1RL**

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Fold along the dotted lines, folding the bottom of the page up and the top down, so that the return address shows on the outside. Secure with sticky tape along the bottom.

