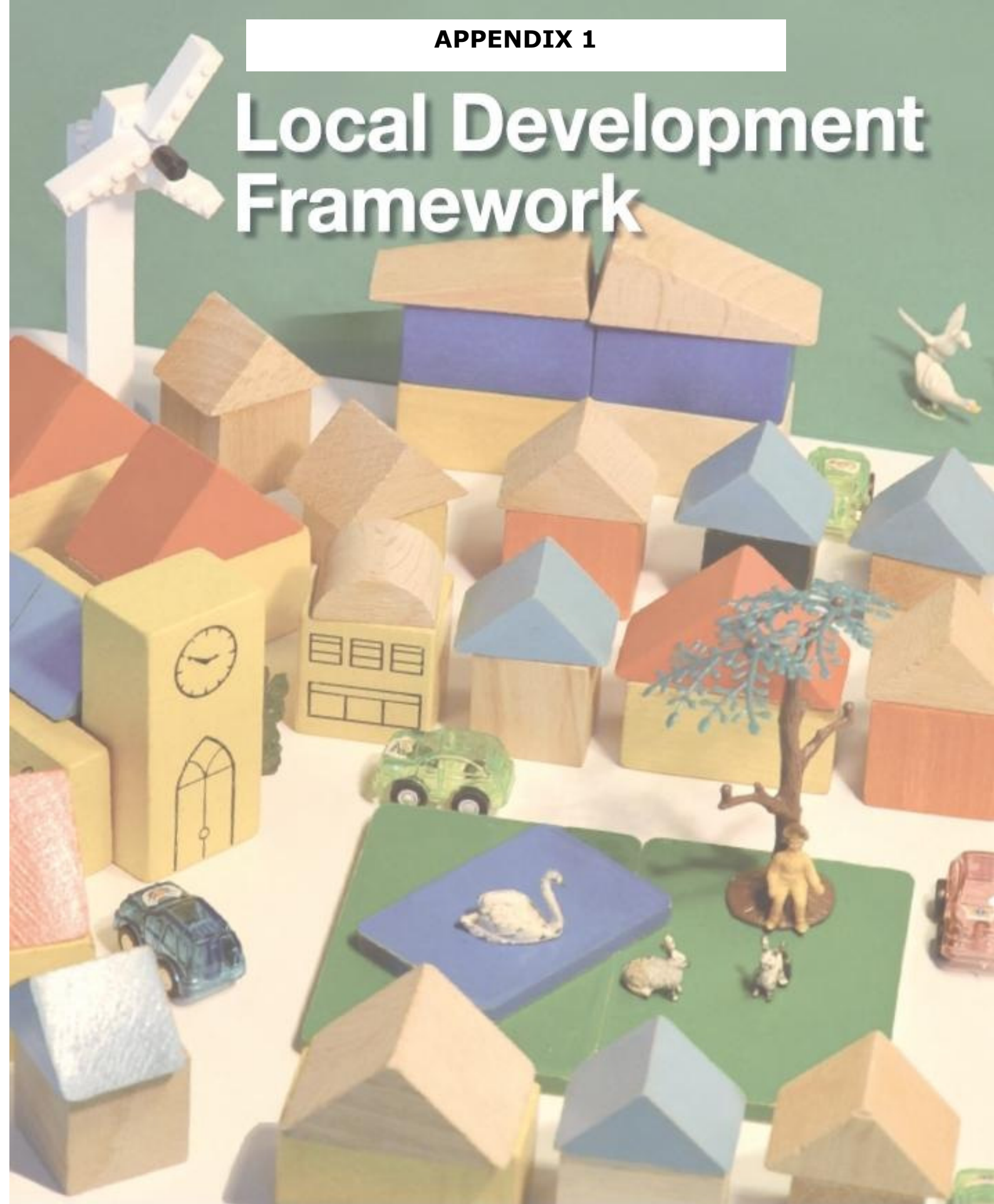


# Local Development Framework



**LOCAL DEVELOPMENT SCHEME**

**September 2011**

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# The Local Development Scheme for Three Rivers District

## 1. Introduction

Three Rivers District Council as local planning authority is required to submit to the Secretary of State a Local Development Scheme under the provisions of the Planning and Compulsory Purchase Act 2004. The Local Development Scheme (LDS) for Three Rivers is a project plan which sets out the timescales for the preparation of Local Development Documents (LDDs) that form the Council's Local Development Framework (LDF), within the current planning system.

The Planning and Compulsory Purchase Act introduced major changes to the planning system. The Hertfordshire County Structure Plan and district-wide local plan will cease to exist and will be replaced by a local development framework for Three Rivers.

The Three Rivers Local Development Framework (LDF) will comprise the following statutory local development documents:

- **Core Strategy** Development Plan Document
- **Site Allocations** Development Plan Document
- **Development Management Policies** Development Plan Document
- **Gypsy & Traveller** Development Plan Document
- **Community Infrastructure Levy (CIL) Charging Schedule**
- **Statement of Community Involvement**
- **Supplementary Planning Documents**

Further details about these documents are set out further in this document and Appendix 5 provides a glossary of the terms used in this document.

## 2. Local Development Scheme

This document is the Local Development Scheme (LDS) that sets out:

- The Local Development Documents (LDDs) that the Council intends to produce
- Which LDDs will be part of the development plan (see Appendices 1 & 2)
- Which will be Supplementary Planning Documents (SPD) (see Appendices 1 & 2)
- Information on the Statement of Community Involvement (see Appendices 1 & 2)
- Information on the Annual Monitoring Report
- A timetable for the production of appropriate new DPDs and SPDs (Appendix 3)
- 'Milestones' to be achieved as part of the process leading to adoption (Appendix 3)
- The relationship of the LDF to existing policies (Appendix 4)
- Other supporting documents and statements that will be required or referred to
- Which current Local Plan policies will be 'saved' (Appendix 4)
- The resources available together with constraints and a risk assessment.

The Local Development Scheme September 2011 supersedes the LDS which came into effect in November 2010. This LDS reflects the changes made to the national planning system and the progress made on the LDDs. As with previous versions, the current LDS has been subjected to targeted and informal consultation with officers and Members from Three Rivers District Council, with appropriate local authorities and other stakeholders such as the Local Strategic Partnership (LSP).

The LDS is being publicised so that the public will know what the Council is intending to do and when, and at what stage they can get involved in the process.

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### 3. Key Stages of Development Plan Production

Planning Policy Statement 12 'Local Spatial Planning' was published on 4 June 2008 alongside a new set of Local Development Framework (LDF) Regulations. Regulations came in to force on 28 November 2008 and 6 April 2009. The revised policy approach was designed to be simpler, quicker and more flexible. There is now a single statutory prescribed consultation, followed by publication and submission of a DPD.

The key production stages for DPDs that make up the Local Development Framework are summarised below and shown in Figure 1.

#### **Preparation of the evidence base**

It is essential that Core Strategies and other DPDs are based on a thorough evidence base in order to ensure that the choices made by the Plan are informed by the evidence.

#### **Public participation in the Preparation of the Development Plan**

There is now a single statutory prescribed consultation stage, known as 'Regulation 25'. There is significant emphasis on the concept of 'front loading' and building consensus at an early stage of the plan preparation process. This stage may not necessarily be an isolated stage of consultation that takes a set period of time; instead there may be a variety of activities which happen more than once and at different stages.

#### **Publication of a Development Plan Document**

Before submitting a DPD to the Secretary of State, the Local Planning Authority must publish the proposed submission document and notify specific consultation and general consultation bodies. The publication of the DPD is not considered to be an additional stage of public consultation. The DPD is published for representations only relating to issues of soundness to be made.

#### **Submission of a Development Plan Document**

The Council must submit the DPD to the Secretary of State, together with a summary of the representations raised.

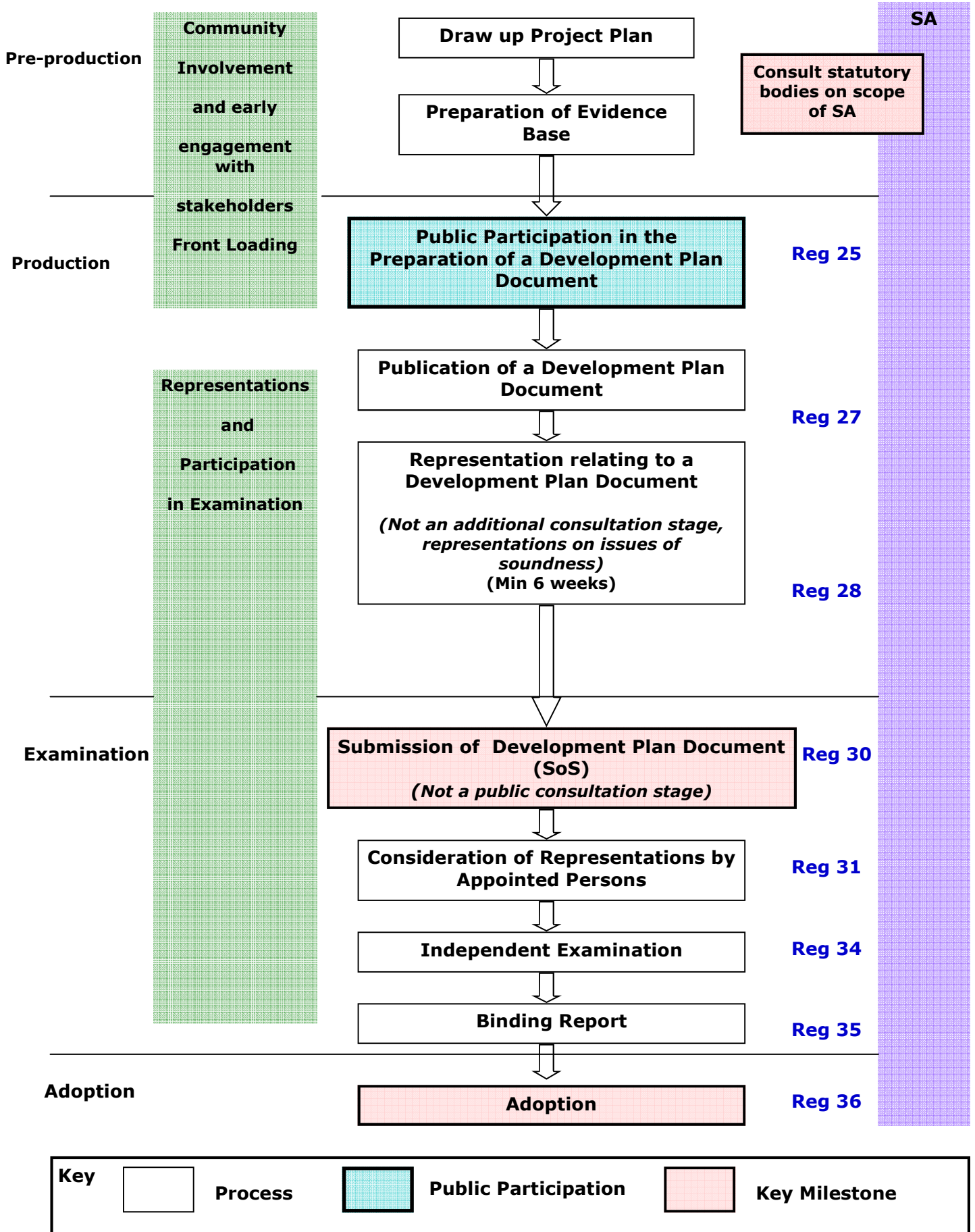
#### **Examination in Public**

The DPD is considered by a Planning Inspector at an Independent Examination to assess the 'soundness' of the Plan and the representations made.

#### **Adoption**

An Inspector's report will be issued following the independent examination which will set out binding recommendations for how the documents must be changed. The Council can then proceed to adopt the Plan.

**Figure 1: PROCESS OF PRODUCING A DEVELOPMENT PLAN DOCUMENT (DPD)**



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Government guidance (PPS 12) permits the rolling forward of timescales agreed in local development schemes having regard to:

- Any special circumstances
- Meeting of government priorities
- Programme management and resource matters
- Producing a robust evidence base.

The Council has decided to review its LDS to set out the timescales for the production of the following documents following the Examination Hearings of the Core Strategy and changes to planning policy:

- Gypsy & Traveller DPD
- Community Infrastructure Levy (CIL) Charging Schedule
- Carbon Off Setting SPD
- Statement of Community Involvement (SCI)

#### **4. The Transitional Period**

Planning policy and control in Three Rivers is based on the statutory 'development plan' for the area. The components of the development plan are undergoing a period of review but currently consists of the following:

- **Three Rivers Local Plan 1996-2011**
- **East of England Plan (RSS)**
- **Hertfordshire County Structure Plan 1991-2011**
- **The Hertfordshire Minerals Local Plan 2002-2016**
- **The Hertfordshire Waste Local Plan 1993-2005**

#### **Three Rivers Local Plan**

The Three Rivers Local Plan 1996-2011 was adopted by the Council in July 2001 and provides, together with supplementary planning guidance, a comprehensive framework for the area.

As part of the Planning and Compulsory Purchase Act 2004, local plan policies were protected for a period of three years from commencement of the Act. The three year period expired on 27th September 2007 and in order to extend or 'save' policies beyond this period, local planning authorities were required to obtain a Direction from the Secretary of State. The effect of the Direction for Three Rivers is that the majority of the existing policies in the Three Rivers Local Plan 1996-2011 have been extended.

Appendix 4 sets out the 'saved' policies together with proposals and timescales for replacement within a relevant DPD.

#### **Supplementary Planning Guidance**

There are three adopted Supplementary Planning Guidance documents (SPGs) and eight further documents being used as material considerations in the determination of planning applications. These are linked to saved policies of the Local Plan and in due course will be replaced by new Supplementary Planning Documents (SPDs) or revised guidance as appropriate.

The three adopted SPGs (together with the linked Local Plan policies shown in brackets) are:

- SPG 3: Extensions to Dwellings in the Green Belt (GB6)
- SPG 4: Cycling in Three Rivers (T10)
- SPG 8: Landscape Character Assessment (N18, N23).

The 'material consideration' documents include guidance on:

- Affordable Housing (H6,H7)
- Car parking at new development (T8, App.3)
- Shopfront Design (C3,C4,C5)
- Moor Park Conservation Area Design Guide (C1,C2,C6)
- Chilterns AONB Buildings Design Guides and Technical Notes (N20,N21).

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## **Supplementary Planning Documents (SPDs)**

The Council formally adopted two SPDs in December 2007:

- Sustainable Communities SPD
- Open Space, Amenity and Children's Play Space SPD.

The Council also approved a revised Affordable Housing SPD for use as a material consideration for Development Management purposes in June 2011.

## **Hertfordshire Structure Plan**

The plan for the period 1991–2011 was adopted in April 1998 and only policies 3, 15, 24, 35 and 52 remain saved until they are superseded by policies to be adopted in Local Development Documents.

## **Hertfordshire Waste and Minerals Plans**

The Minerals Plan was adopted in March 2007 and all policies are automatically saved beyond 2010. Policies 1-46 (excluding 6) in the Waste plan adopted in January 1999 are saved. Both Plans will be replaced by the emerging Waste and Minerals Framework.

Further information on Hertfordshire County Council documents is available at <http://www.hertsdirect.org/envroads/environment/plan/hccdevplan>

## **East of England Plan**

The East of England Plan (also known as the Regional Strategy) published in May 2008, provides the strategic framework for LDFs in terms of spatial development as well as setting targets for housing and Gypsy & Traveller pitch provision.

## **Localism Bill and Neighbourhood Planning**

The Government introduced the Localism Bill to Parliament on 13 December 2010 which introduces legislation to revoke Regional Strategies (including the East of England Plan). The Bill is expected to receive Royal Assent early in 2012 with the revocation of Regional Strategies following shortly afterwards. It is anticipated that the Local Development Scheme will need to be updated at that time should it be decided that further Local Development Documents are required or that existing documents are amended as a result.

The Bill also introduces Neighbourhood Planning which will allow community groups and Parish Councils to prepare Neighbourhood Plans which can be adopted as part of the Development Plan for the District. The Bill when enacted, is likely to place a duty on the Council, to provide assistance to any community group wishing to produce such plans and although there is still uncertainty over the role of the Council, it is likely to include:

- Providing background information/maps/data
- Running engagement/plan making workshops
- Advising on existing policies that should be taken into account such as from LDFs and National Policy and
- Turning community ideas into plan text, maps and diagrams.

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## 5. Preparation of Local Development Documents on a Joint Basis

Three Rivers is influenced by and relates to its immediate surroundings for the whole range of spatial planning, social, economic, transport and environmental issues. In particular, there are relationships with South and West Hertfordshire and the adjacent districts of Dacorum, Hertsmere, St Albans and Watford, as well as with Hertfordshire County Council. There are also links and similarities with the adjacent Buckinghamshire districts of Chiltern and South Bucks. Finally, links are significant with London, not only with the adjacent Unitary Authorities of Harrow and Hillingdon but also with Central London because of the strong economic and transport ties.

The Council will continue to work with its neighbours on issues of common and cross-boundary interest and will consider the need for joint development documents as appropriate. The Council has worked with neighbouring districts and the County Council in preparing several joint studies to inform the LDF. It is envisaged that these joint initiatives will continue in future and will inform the preparation of LDDs although at this stage no joint LDDs are envisaged.

## 6. Monitoring Progress

Each LDD will specify to what extent it replaces the existing planning policies. The Annual Monitoring Report (AMR) will specify what existing planning policies and guidance will remain in force.

The LDS will be monitored on an annual basis. Each year a report will be produced that will:

- Provide information on the extent to which 'saved' policies in the local plan and policies within the LDDs are being achieved
- Specify how the Council is performing against the timescales set out within the adopted LDS
- Include a forecast of future housing supply against strategic housing requirements
- Provide an up-to-date list of relevant background documents and other relevant publications
- Outline the status of Structure Plan and Local Plan policies
- Conclude as to whether any LDDs need reviewing in advance of their scheduled main review date
- Indicate what additional LDDs need to be prepared
- Update the LDS as appropriate.

Each LDD will need to be reviewed on a regular basis to ensure that it is kept up to date. However, in addition to the scheduled reviews, each AMR will consider whether earlier reviews are required.

It may not be appropriate or necessary to prepare or carry out a major review of some of the site specific DPDs or SPDs proposed within this LDS. This could be the case if development proposals are brought forward on identified sites before a DPD or SPD is prepared.

Annual Monitoring Reports, to a large extent, will be concerned with reporting on the effectiveness of Local Development Documents, measured against a set of indicators to monitor the progress of policies. Six AMRs have been submitted: December 2005 (covering 2004/5), December 2006 (covering 2005/6), December 2007 (covering 2006/2007), December 2008 (covering 2007/2008), December 2009 (covering 2008/2009) and December 2010 (covering 2009/2010).



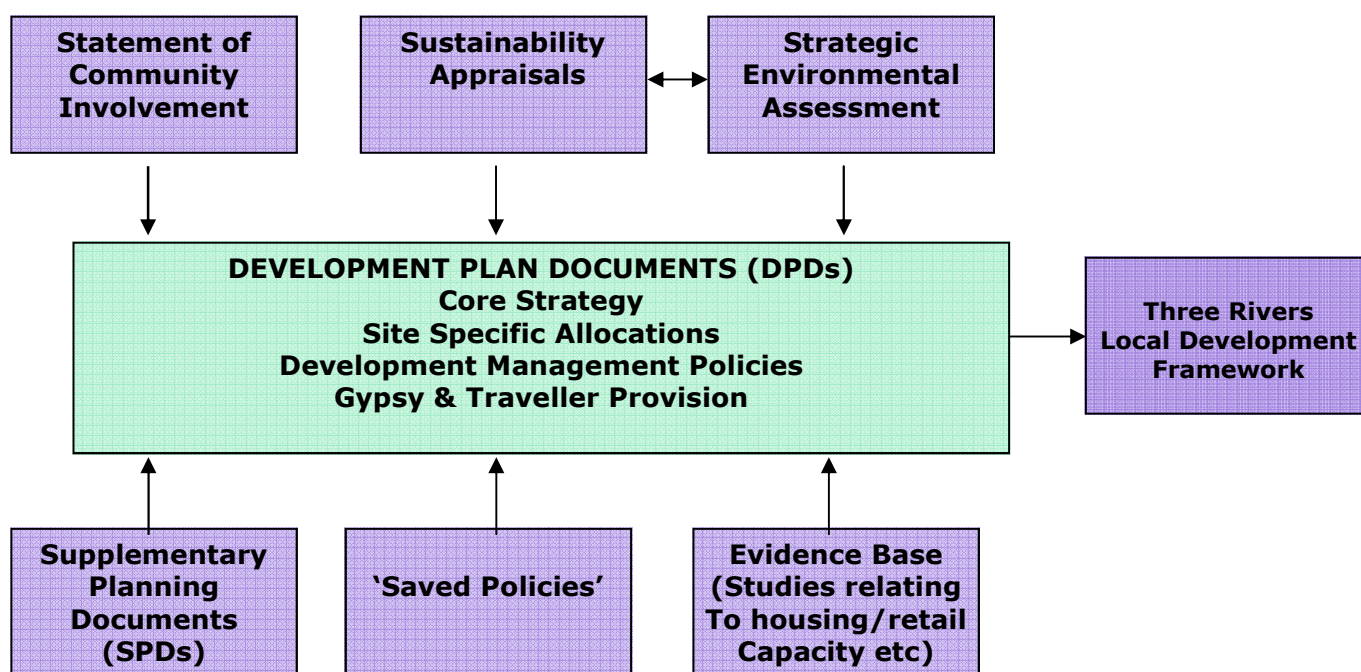
## 7. Planned Timescales

The provisional 'milestones' for the main DPDs that need to be achieved in order that the relevant parts of the LDF can be progressed towards adoption are set out below:

Document	Pre-Submission Consultation	Submission	Pre-Examination Meeting	Examination	Adoption
Core Strategy DPD	July to December 2010	February 2011	Not required	June 2011	December 2011
Site Allocations DPD	November 2009 to January 2010 and November 2011 to January 2012	August 2012	October 2012	December 2012	June 2013
Development Management Policies DPD	November 2009 to January 2010 and November 2011 to January 2012	August 2012	October 2012	December 2012	June 2013
Gypsy & Traveller DPD	September to October 2012	March 2013	May 2013	July 2013	December 2013
Community & Infrastructure (CIL) Charging Schedule	September – October 2012	March 2013	May 2013	July 2013	December 2013

Progress will be monitored annually and the milestones may need to be reviewed and reported in the Annual Monitoring Report. The LDS may therefore need to be revised although the Council will strive to keep to agreed timetables as far as possible. More information on the timetable showing the various stages of preparation is included in Appendix 3. Figure 2 below is a diagram showing how the various parts of the LDF link together.

**Figure 2 Diagram of Key Links in the Local Development Framework**



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## 8. Developing and Managing the Evidence Base

It is essential that LDDs are informed by a thorough, proportionate and up-to-date 'evidence base'. The evidence base includes a series of research documents establishing an understanding of the needs, opportunities and constraints within the District. To date the following studies have been completed, many of them through joint working with adjoining authorities and the County Council:

- Urban Housing Capacity Study (January 2005)
- Employment Land Study (January 2005, update May 2010)
- Open Space, Sport and Recreation Study (July 2005, update 2010)
- Gypsy and Travellers' Needs Study (April 2005) and Identification of Potential Sites (September 2006)
- Retail Capacity Study (March 2007)
- Transport Background Paper (March 2007)
- Access to Services and Infrastructure Background Paper (March 2007, update October 2007)
- Settlement Appraisal Paper (March 2007, update March 2010)
- Housing Market Needs Background Paper (November 2006)
- Strategic Flood Risk Assessment (June 2007)
- Appropriate Assessment report (December 2007)
- Strategic Housing Market Assessment (April 2010)
- Development Economics Study (Housing and Viability) (February 2009)
- Strategic Housing Land Availability Assessment (November 2008, update April 2010)
- London Arc Employment Study (February 2009)
- Hertfordshire Investment and Infrastructure Strategy (November 2009)
- Green Infrastructure Background Paper (March 2010)
- Water Cycle Study (May 2010)
- Infrastructure Delivery Plan (March 2010)
- Spatial Portrait of Three Rivers (March 2010)
- Low and Zero Carbon Study (August 2010)
- Local Policy Context (March 2010)
- Meeting the Rising Demand for School Places (Hertfordshire County Council, 2010)

The above studies provide Three Rivers with a comprehensive evidence base for its LDF. However, the evidence base will be reviewed on a regular basis to ensure that it is kept up to date and reflects local circumstances and additional studies will be undertaken as required. Updates can be viewed at [www.threerivers.co.uk/Default.aspx/web/EvidenceBase](http://www.threerivers.co.uk/Default.aspx/web/EvidenceBase)

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## 9. Sustainability Appraisal/Strategic Environmental Assessment

A series of documents are required to assess the social, environmental and economic effects of plans to ensure that development is as 'sustainable' as possible. Several appraisals have already been carried out in relation to the Core Strategy DPD at various stages and also in relation to the two adopted SPDs. The LDF Regulations which came into force on 6 April 2009 removed the need for sustainability appraisals in relation to some future SPDs but they will continue to be required for all DPDs. An Appropriate Assessment is also required under the European Habitats Directive to ensure proposals do not have any significant impacts on Special Areas of Conservation (SACs). A screening report was carried out in relation to the Core Strategy and revealed no likely significant impacts.

## 10. Key Documents

There are a number of strategies and plans which affect the Three Rivers area in terms of priorities and actions. It is therefore important that LDDs and the Core Strategy in particular relate to these so that the community's aspirations can be delivered in an effective and joined-up way. The key strategic documents include:

- The Community Strategy for Three Rivers (2006-2012)
- Hertfordshire Sustainable Community Strategy (Hertfordshire 2021- A Brighter Future)
- Three Rivers Strategic Plan (2011-2014)
- Three Rivers Housing Strategy 2006-2011
- Hertfordshire Local Transport Plan 2011–2031
- Health Authority Strategy
- Hertfordshire Policing Plan 2010-2013.

## 11. Other Documents

There will be certain supporting documentation for each LDD. This will include for each document a:

- Sustainability Appraisal and Strategic Environmental Assessment
- Explanation of the steps undertaken to ensure that the document has been produced in accordance with the Statement of Community Involvement
- Statement explaining the relationship of the LDD to the Hertfordshire Structure Plan, the Three Rivers Local Plan and other documents under the 'old' planning policy framework
- List of any documents that are relevant to the LDD topic or areas which may be of relevance to the planning of that area.

## 12. Financial and Staffing Resources

In terms of staffing, preparation of local development plan documents will be co-ordinated in house by the Council's Development Plans Service. A full time staff equivalent of three posts is available to work on the local development documents.

The Development Plans Service currently consists of five full-time qualified or part-qualified planning officers, with support from two technical officers. This equates to a staffing establishment of 6.54 FTE. The Service is also responsible for a range of other work including, building conservation, design and development, systems support and mapping, and monitoring and information. Specialist building conservation advice is also provided externally on a part-time basis by an advisor. Consultants are also used to provide technical support in preparing the evidence base where appropriate.

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The amount of officer time that each planning officer currently gives to the preparation of the LDF is as follows:

- Development Plans Manager (50%)
- Principal Planning Officer (90%)
- Senior Planning Officer (90%)
- Senior Planning & Conservation Officer (10%)
- Planning Officer (80%)

The Council recognises the need for close working between the above Service and other parts of the Council. This is particularly the case in relation to the Community Plan and Partnerships function of the Council. It is recognised that joint working between the LDF and the LSP is vital to the achievement of an integrated approach towards spatial and community planning. Joint work has already been undertaken, for example, in relation to infrastructure and access to services. Strong links also exist with Housing Services (in relation to affordable housing), Sustainability (in relation to carbon reduction and energy) Leisure and Landscape (in relation to green infrastructure and biodiversity) and Development Management (in relation to policy operation). The Council will continue to work with adjoining authorities and the County Council on joint technical studies to achieve economies of scale.

In terms of financing the preparation of the LDF, it is intended that this will be met by the existing revenue budget for Development Plans. Budgetary provision for 2011/12 and 2012/13 reflects the additional costs associated with the planned examinations for the Core Strategy DPD, Site Allocations DPD and the Development Management Policies DPD. On the basis of moderate length examinations a total of £200,000 has been set aside.

These costs take into account estimated Inspector's fees and expenses, legal advice and the employment of a programme officer. They will be kept under review and firmed up as the LDF progresses.

The impacts of the Localism Bill on planning services will not become clear until the Bill is enacted and further details are set out in the associated regulations in early 2012. As set out in Section 4 of this document, the new provisions are likely to place an additional requirement on district councils to assist in the preparation of Neighbourhood Plans and Neighbourhood Development Orders. The level of work generated in this regard will be dependent on the extent to which Parish Councils and any newly established Neighbourhood Forums wish to participate in the community planning process.

The work programme set out in this LDS is significant and challenging but is nevertheless considered to be deliverable on the basis of existing staffing and financial resources. However the impacts of new legislation and any other changes in circumstances will be assessed and kept under review as part of the Council's system of forward financial and service planning and budgetary monitoring.

### 13. Risk Assessment

In preparing the local development scheme, it was found that the main areas of risk are as follows:

Risk	Action to Mitigate Risks	Risk Level
Staffing levels  (See also Financial & Staffing Resources in Section 12).	In the 2009 LDS it was acknowledged that the Development Plans service was small compared to other authorities and this was one factor in revising the timetable at that time. It was also recognised that staff retention strategies would need to be considered by the Council to minimise the risk of key planning staff leaving the Council. These factors we've addressed through additional budgetary and staffing provision. In the event that a member of staff leaves from the permanent establishment, consideration will be given to the temporary employment of contract staff in the short term.	High/ Medium
Skills levels.	Staff within the Development Plans Service are generally well skilled but there are skill shortages primarily in technical areas such as in developing the evidence base and in undertaking sustainability appraisals. In these cases, consultants are being employed not only to fill technical skills gaps but also to make more efficient use of time of existing planning staff on mainstream planning issues. The Council is using LDF software (from CAPS Uniform) to assist with the delivery and efficiency of consultation on LDF documents. External systems support for this is co-ordinated from a dedicated officer within the Service. In recent years in order to meet identified gaps in skills levels, two officers have successfully completed a Master's degree in Spatial Planning (2007 and 2009) and staff generally take part in training to further their Continued Professional Development (CPD).	Medium
Financial  (See also Financial & Staffing Resources in Section 12).	Budgetary provision will be made on the basis of existing revenue funding . The Council has contingencies in place to deal with costs associated with the examination process in future years. Risks will be mitigated by identifying resource requirements through the Council's system of forward financial planning process.	High/ Medium
The soundness of DPDs	The timetable for the production of the LDF has been modified in the light of our experience having gone through the examination process and due to changes to the national planning system brought about by the new coalition Government. Whilst the programme and process remains challenging, this risk will be minimised by working closely with PINS at all milestone stages and in the run up to submission of DPDs. Any risks brought about by future changes to the national planning system will clearly need to be examined at the appropriate time. The Annual Monitoring Report (AMR) will track performance and highlight any amendments required to the work programme set out in the LDS.	Medium

<b>Risk</b>	<b>Action to Mitigate Risks</b>	<b>Risk Level</b>
Decision making process	Delays may be experienced as a result of democratic process and/or timetabling of meetings. This will be minimised by ensuring Members are kept informed of the LDF process.	Low/ Medium
Information and evidence base	A number of technical studies have been carried out by consultants and in-house to inform the LDF. The baseline information will become less up-to-date as the LDF timetable progresses. Updates will be commissioned where necessary but this will have both financial and staff resources implications. These implications will be minimised by focussing only on updates that are absolutely necessary and proportionate to ensure 'soundness'. The Council will seek advice from the Government Office on this as necessary.	Medium
The capacity of key stakeholders to input into the LDF	The ability of stakeholders, such as those forming part of the Local Strategic Partnership (LSP) and other external agencies and infrastructure and service providers, to provide technical data to feed into DDPs may be affected because of the increase in demand from other local authorities in the area. Whilst the risk is outside of the Council's control, the Council will continue to work closely and collaboratively with stakeholders to facilitate their input.	Medium
The ability of PINs to examine DPDs	The ability of the Planning Inspectorate (PINS) to deal with the examination process within the timescales set out in the LDS may be compromised by a rise in demand for their services from other authorities leading to a possible delay in adoption of DPDs. Again, whilst this is outside the control of the Council, it will work closely with PINs to minimise any delays. The LDS process in itself also alerts PINs to future DPD schedules so that they can plan workloads accordingly.	Low
The length of the public examination being longer than anticipated	Whilst complications may lead to longer examinations, the Council will work closely with PINs and stakeholders to minimise the risk of this happening (see also Financial implications).	Medium
Strategic Environmental Assessment/ Sustainability Appraisal	The Council has employed consultants, jointly with adjoining districts to assist with this work. Successful co-ordination and delivery at key output stages may sometimes be difficult because of the workload of the consultants and the ability of key consultation agencies to input into the process. The Council is seeking to minimise this risk by working closely with the consultants and partner authorities and meeting on a regular basis to identify any problems.	Low/ Medium
Localism Bill	The Localism Bill, when fully enacted in early 2012, is likely to place additional requirements on Councils to assist with the preparation of Neighbourhood Plans and Neighbourhood Development Orders. It may lead to a future revision of the LDS if there is an impact on staffing and financial resources and consequently the delivery of the identified LDF programme. At this stage the impact is not expected to be significant but there will be a need to review once the Bill is enacted and requirements become clearer.	Medium

**Approved following Executive Committee on 5 September 2011.**  
**Peter Brooker**  
**Director Communities & Environmental Services**  
**Three Rivers District Council**  
**Three Rivers House**  
**Northway**  
**Rickmansworth**  
**Herts WD3 1RL**

## APPENDIX I LOCAL DEVELOPMENT PROFILES

### CORE STRATEGY

<b>Role and subject</b>	Will set out the vision/objectives/spatial strategy for future development to 2026 (giving indications of where development will go and split between previously developed land and greenfield/green belt sites). Will set out Core Policies, Place Shaping Policies and high level Development Management Policies.
<b>Geographical coverage</b>	The whole District
<b>Status</b>	Development Plan Document
<b>Priority</b>	High
<b>Chain of Conformity</b>	With National Policy Guidance
<b>Start of Preparation Process</b>	January 2006 – January 2009
<b>Pre – Submission Consultation</b>	February– March 2009 and November 2009—January 2010
<b>Submission to Secretary of State</b>	February 2011
<b>Pre – Examination Meeting</b>	Not Required
<b>Commencement of Examination</b>	June 2011
<b>Adoption</b>	December 2011
<b>Monitoring and Review</b>	Ongoing
<b>Lead Officer</b>	Head of Development Plans
<b>Reporting arrangements</b>	Drafts to be approved by Executive Committee. Submission and Adoption stages by full Council.
<b>Staffing resources</b>	Development Plans Service with assistance other parts of the Council. Input also from LSP partner officers.
<b>Evidence base</b>	Responses from stakeholder and community involvement Three Rivers Community Strategy and other plans and strategies affecting the area Housing, Employment, Retail, Open Space and other Studies SEA/SA Annual Monitoring Reports
<b>Stakeholder and Community Involvement</b>	In accordance with adopted SCI.

## SITE ALLOCATIONS DPD

<b>Role and subject</b>	Will allocate sites for housing, education, employment, retail, open space and community uses in accordance with Core Strategy .
<b>Geographical coverage</b>	The whole District
<b>Status</b>	Development Plan Document
<b>Priority</b>	High
<b>Chain of Conformity</b>	With Core Strategy.
<b>Start of Preparation Process</b>	September 2010 —February 2011
<b>Pre – Submission Consultation</b>	November 2011—January 2012
<b>Submission to Secretary of State</b>	August 2012
<b>Pre – Examination Meeting</b>	October 2012
<b>Commencement of Examination</b>	December 2012
<b>Adoption</b>	June 2013
<b>Monitoring and Review</b>	Ongoing
<b>Lead Officer</b>	Head of Development plans
<b>Reporting arrangements</b>	Drafts to be approved by Executive Committee. Submission and Adoption by full Council.
<b>Staffing resources</b>	Development Plans Service with input from other parts of the Council. Input also from LSP Partner officers.
<b>Evidence base</b>	Responses from stakeholder and community involvement Three Rivers Community Strategy and other plans and strategies affecting the area Housing, Employment, Retail, Gypsy and Traveller, Open Space, Flood Risk and other Studies SEA/SA Annual Monitoring Reports
<b>Stakeholder and Community Involvement</b>	In accordance with adopted SCI.



## DEVELOPMENT MANAGEMENT POLICIES DPD

<b>Role and subject</b>	Will set out the Development Management Policies.
<b>Geographical coverage</b>	The whole District
<b>Status</b>	Development Plan Document
<b>Priority</b>	High
<b>Chain of Conformity</b>	With Core Strategy,
<b>Start of Preparation Process</b>	January 2006—January 2009
<b>Pre – Submission Consultation</b>	February—March 2009 ,November 2009—January 2010 and November 2011—January 2012
<b>Submission to Secretary of State</b>	August 2012
<b>Pre – Examination Meeting</b>	October 2012
<b>Commencement of Examination</b>	December 2012
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<b>Lead Officer</b>	Head of Development Plans
<b>Reporting arrangements</b>	Drafts to be approved by Executive Committee. Submission and Adoption by full Council.
<b>Staffing resources</b>	Development Plans Service with input from other parts of the Council. Input also from LSP Partner officers.
<b>Evidence base</b>	Responses from stakeholder and community involvement Three Rivers Community Strategy and other plans and strategies affecting the area Housing, Employment, Retail, Gypsy and Traveller, Open Space, Flood Risk and other Studies SEA/SA Annual Monitoring Reports
<b>Stakeholder and Community Involvement</b>	In accordance with adopted SCI.

## GYPSY & TRAVELLER DPD

<b>Role and subject</b>	Will allocate site for Gypsy & Travellers to meet targets set out in the Core Strategy
<b>Geographical coverage</b>	The whole District
<b>Status</b>	Development Plan Document
<b>Priority</b>	High
<b>Chain of Conformity</b>	With Core Strategy
<b>Start of Preparation Process</b>	March —May 2012
<b>Pre – Submission Consultation</b>	September - October 2012
<b>Submission to Secretary of State</b>	March 2013
<b>Pre – Examination Meeting</b>	May 2013
<b>Commencement of Examination</b>	July 2013
<b>Adoption</b>	December 2013
<b>Monitoring and Review</b>	Ongoing
<b>Lead Officer</b>	Head of Development Plans
<b>Reporting arrangements</b>	Drafts to be approved by Executive Committee. Submission and Adoption by full Council.
<b>Staffing resources</b>	Development Plans Service with input from other parts of the Council.
<b>Evidence base</b>	Responses from stakeholder and community involvement Three Rivers Community Strategy and other plans and strategies affecting the area Housing, Employment, Retail, Gypsy and Traveller, Open Space, Flood Risk and other Studies SEA/SA Annual Monitoring Reports
<b>Stakeholder and Community Involvement</b>	In accordance with adopted SCI.

## COMMUNITY & INFRASTRUCTURE LEVY Charging Schedule

<b>Role and subject</b>	Will set out developer contributions towards infrastructure for delivering sustainable development.
<b>Geographical coverage</b>	The whole District
<b>Status</b>	Local Development Document
<b>Priority</b>	High
<b>Chain of Conformity</b>	With Core Strategy
<b>Start of Preparation Process</b>	March—May 2012
<b>Pre – Submission Consultation</b>	September—October 2012
<b>Submission to Secretary of State</b>	March 2013
<b>Pre – Examination Meeting</b>	May 2013
<b>Commencement of Examination</b>	July 2013
<b>Adoption</b>	December 2013
<b>Monitoring and Review</b>	Ongoing
<b>Lead Officer</b>	Head of Development Plans
<b>Reporting arrangements</b>	Drafts to be approved by Executive Committee. Submission and Adoption by full Council.
<b>Staffing resources</b>	Development Plans Service with input from other parts of the Council, neighbouring authorities, Hertfordshire County Council
<b>Evidence base</b>	Prepared in accordance with the Planning Act 2008 and the Community Infrastructure Levy Regulations, Infrastructure Delivery Plan and economic viability assessments
<b>Stakeholder and Community Involvement</b>	In accordance with adopted SCI.

The following schedule includes proposed Supplementary Planning Documents (SPDs) for information only.

**AFFORDABLE HOUSING SPD**

<b>Role and subject</b>	Will provide supporting guidance in relation to Core Strategy policy on affordable housing including housing mix, tenure and size of units. Will also provide formula for calculating commuted payments towards affordable housing on small sites.
<b>Geographical coverage</b>	The whole District
<b>Status</b>	Supplementary Planning Document
<b>Priority</b>	High
<b>Chain of Conformity</b>	With Core Strategy.
<b>Start of Preparation Process</b>	January—March 2011
<b>Public Participation on options</b>	April—May 2011
<b>Adoption</b>	January 2012
<b>Monitoring and Review</b>	Ongoing
<b>Lead Officer</b>	Head of Development Plans
<b>Reporting arrangements</b>	Drafts to be approved by Executive Committee. Adoption by full Council.
<b>Staffing resources</b>	Development Plans Service with assistance from Community Partnership Unit, Housing Policy (Strategy) Group and LSP.
<b>Evidence base</b>	Responses from stakeholder and community involvement Three Community Strategy and other plans and strategies affecting the area Strategic Housing Market Assessment and Development Economics Study Annual Monitoring Reports
<b>Stakeholder and Community Involvement</b>	In accordance with adopted SCI.

## INFRASTRUCTURE & OBLIGATIONS SPD

<b>Role and Subject</b>	Will set out further guidance on planning obligations which fall outside CIL regime such as those for site specific mitigation measures.
<b>Geographical Coverage</b>	The whole District
<b>Status</b>	Supplementary Planning Document
<b>Priority</b>	High
<b>Chain of Conformity</b>	With Core Strategy.
<b>Start of Preparation Process</b>	March—May 2012
<b>Public Participation on options Adoption</b>	September—October 2012
<b>Monitoring &amp; Review</b>	December 2013 Ongoing
<b>Lead Officer</b>	Head of Development Plans
<b>Reporting Arrangements</b>	Drafts to be approved by Executive Committee Adoption by full Council
<b>Staffing Resources</b>	Development Plans Service and officers from other parts of the Council and County Council.
<b>Evidence Base</b>	Responses from stakeholder and community involvement Three Community Strategy and other plans and strategies affecting the area Hertfordshire Infrastructure and Investment Study Three Rivers Infrastructure Schedule and Delivery Plan Annual Monitoring Reports
<b>Stakeholder and Community Involvement</b>	In accordance with adopted SCI.

## GREEN INFRASTRUCTURE & LANDSCAPE SPD

<b>Role and Subject</b>	Will assess requirements and provision of Green Infrastructure to cover networks of protected sites, nature reserves, green spaces, waterways and green linkages. Also provide an updated landscape strategy for district in conjunction with regional designations and typologies.
<b>Geographical Coverage</b>	The whole District
<b>Status</b>	Supplementary Planning Document (incorporating existing SPG on landscape character)
<b>Priority</b>	Medium
<b>Chain of Conformity</b>	With Core Strategy.
<b>Start of Preparation Process</b>	November 2012—February 2013
<b>Public Participation on options</b>	September—October 2013
<b>Adoption</b>	February 2014
<b>Monitoring &amp; Review</b>	Ongoing
<b>Lead Officer</b>	Head of Development Plans
<b>Reporting Arrangements</b>	Drafts to be approved by Executive Committee. Adoption by full Council.
<b>Staffing Resources</b>	Development Plans Service with input from other parts of the Council including Sustainability Service. Also input from County Landscape officers.
<b>Evidence Base</b>	Responses from stakeholder and community involvement Three Community Strategy and other plans and strategies affecting the area Hertfordshire Biodiversity Action Plan and other background biodiversity and landscape studies Annual Monitoring Reports
<b>Stakeholder and Community Involvement</b>	In accordance with adopted SCI.

## DESIGN SPD

<b>Role and Subject</b>	Will provide guidance and good practice on improving the design of all new development within the District covering residential and commercial development within the urban area and countryside. Also set out how character of District can be protected and enhanced.
<b>Geographical Coverage</b>	The whole District.
<b>Status</b>	Supplementary Planning Document (incorporating existing SPGs on Shopfront Design and Extensions to Dwellings in the Green Belt)
<b>Priority</b>	Medium
<b>Chain of Conformity</b>	With Core Strategy
<b>Start of Preparation Process</b>	January—April 2013
<b>Public Participation on options</b>	September—October 2013
<b>Adoption</b>	February 2014
<b>Monitoring &amp; Review</b>	Ongoing.
<b>Lead Officer</b>	Head of Development Plans
<b>Reporting Arrangements</b>	Drafts to be approved by Executive Committee. Adoption by full Council.
<b>Staffing Resources</b>	Development Plans Service and other parts of the Council. Input from consultants as necessary.
<b>Evidence Base</b>	Responses from stakeholder and community involvement Three Community Strategy and other plans and strategies affecting the area Building Futures modules including sustainable design Chiltern Design Guide Annual Monitoring Reports
<b>Stakeholder and Community Involvement</b>	In accordance with adopted SCI.

**PARKING STANDARDS SPD**

<b>Role and Subject</b>	Will provide revised parking standards for new development. Also updating of zonal map of District relating to accessibility.
<b>Geographical Coverage</b>	The whole District
<b>Status</b>	Supplementary Planning Document
<b>Priority</b>	Low
<b>Chain of Conformity</b>	With Core Strategy.
<b>Start of Preparation Process</b>	March—June 2013
<b>Public Participation on options</b>	September—October 2013
<b>Adoption</b>	February 2014
<b>Monitoring &amp; Review</b>	Ongoing
<b>Lead Officer</b>	Head of Development Plans
<b>Reporting Arrangements</b>	Drafts to be approved by Executive Committee. Adoption by full Council
<b>Staffing Resources</b>	Development Plans Service with officers other parts of the Council and County Council
<b>Evidence Base</b>	Responses from stakeholder and community involvement Three Community Strategy and other plans and strategies affecting the area Research to be undertaken by HCC including population projections and car ownership rates Existing SPG on car parking (2002) Annual Monitoring Reports
<b>Stakeholder and Community Involvement</b>	In accordance with adopted SCI.



## CARBON OFF SETTING SPD

<b>Role and Subject</b>	To provide details of contributions to a Carbon Off Setting fund where developments are incapable of meeting carbon/energy targets.
<b>Geographical Coverage</b>	The whole District
<b>Status</b>	Supplementary Planning Document
<b>Priority</b>	High
<b>Chain of Conformity</b>	With Core Strategy, Development Management DPD and Infrastructure & Obligations SPD
<b>Start of Preparation Process</b>	March—May 2012
<b>Public Participation on options</b>	September—October 2012
<b>Adoption</b>	December 2013
<b>Monitoring &amp; Review</b>	Ongoing
<b>Lead Officer</b>	Head of Development Plans
<b>Reporting Arrangements</b>	Drafts to be approved by Executive Committee. Adoption by full Council
<b>Staffing Resources</b>	Development Plans Service with officers other parts of the Council
<b>Evidence Base</b>	Responses from stakeholder and community involvement Evidence Base Studies and CPLAN
<b>Stakeholder and Community Involvement</b>	In accordance with adopted SCI.

## STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

<b>Role and Subject</b>	To set out how communities will be involved in the preparation and revision of Local Development Documents and in the consideration of planning applications
<b>Geographical Coverage</b>	The whole District
<b>Status</b>	Local Development Document
<b>Priority</b>	Low
<b>Chain of Conformity</b>	With National Guidance and Policy
<b>Start of Preparation Process</b>	April—July 2013
<b>Public Participation on options Adoption</b>	October—November 2013
<b>Monitoring &amp; Review</b>	April 2014
<b>Lead Officer</b>	Ongoing
<b>Reporting Arrangements</b>	Head of Development Plans
<b>Staffing Resources</b>	Drafts to be approved by Executive Committee. Adoption by full Council
<b>Evidence Base</b>	Development Plans Service with officers other parts of the Council Responses from stakeholder and community involvement
<b>Stakeholder and Community Involvement</b>	In accordance with national guidance and regulations

## APPENDIX 2 Schedules








Document	Brief Description	Conformity to Regulations/ policies and other parts of LDD	Area	Proposed Status	Priority	Start of Preparation Process	Pre-submission consultation	Submission to Secretary of State	Pre-Examination Meeting	Start of Examination	Adoption
<b>Core Strategy</b>	Will set out the vision/objectives/spatial strategy for future development to 2026. Will set out Core Policies, Place Shaping Policies and high level Development Management Policies.	In general conformity with National Planning Guidance. All other LDDs to be in conformity with Core Strategy	District	To be prepared as a DPD	High	January 2006-January 2009	February—March 2009 and November 2009—January 2010. July—December 2010	February 2011	Not Required	June 2011	December 2011
<b>Site Allocations DPD</b>	Will allocate key land uses including housing, employment, retail and open space	With Core Strategy, Housing Strategy	District	To be prepared as a DPD	High	September-October 2010	November 2011—January 2012	August 2012	October 2012	December 2012	June 2013
<b>Development Management Policies DPD</b>	Will set out the Development Management Policies	With Core Strategy	District	To be prepared as a DPD	High	January 2006-January 2009	February—March 2009 and November 2009—January 2010. November 2011—January 2012	August 2012	October 2012	December 2012	June 2013
<b>Gypsy &amp; Traveller DPD</b>	Will allocate land for Gypsy & Traveller provision	With Core Strategy	District	To be prepared as a DPD	High	March—May 2012	September—October 2012	March 2013	May 2013	July 2013	December 2013
<b>Community &amp; Infrastructure (CIL) Charging Schedule</b>	Will set out the developer's contributions towards infrastructure	With Core Strategy	District	To be prepared in accordance with CIL Regulations	High	March—May 2012	September—October 2012	March 2013	May 2013	July 2013	December 2013
<b>Proposals Map</b>	Will show policy designations and sites with specific allocations	With Site Allocations DPDs.	District	To be prepared alongside DPD and incorporated within.	High	To be prepared as part of the Site Allocations DPD process to reflect the up to date spatial plan for the area.					
<b>Strategic &amp; Environmental Assessment Of LDF</b>	Will analyse the potential impact of LDD policies on the environment	N/A	District	To be prepared alongside DPDs and incorporated within.	High	To be prepared alongside DPDs and related timetables in order to inform Options.					
<b>Sustainability Appraisal of LDF</b>	Will consider the potential impact of LDDs on environmental, economic and social issues.	N/A	District	To be prepared alongside DPDs and incorporated within.	High	To be prepared alongside DPDs and related timetables in order to inform Options.					

Document	Brief Description	Conformity to Regulations/ policies and other parts of LDD	Area	Proposed Status	Priority	Start of Preparation Process	Public Participation on Revised Draft SPD	Representations and Finalise SPD	Adoption	Monitoring & Review
<b>Affordable Housing SPD</b>	To provide guidance on the quantity/ type of affordable housing required as part of new development.	With Core Strategy	District	New SPD	High	January—March 2011	April—May 2011	June—July 2011	January 2012	On going
<b>Infrastructure &amp; Obligations SPD</b>	To provide guidance on contributions for infrastructure for new development (CIL & S106)	With Core Strategy and Community & Infrastructure (CIL) LDD	District	New SPD	High	March—May 2012	September—October 2012	March 2013	December 2013	Ongoing
<b>Carbon Off Setting SPD</b>	To provide details of contributions when developments incapable of meeting carbon/ energy targets	With Core Strategy, Development Management DPD and Infrastructure & Obligations SPD	District	New SPD	High	March—May 2012	September—October 2012	March 2013	December 2013	Ongoing
<b>Green Infrastructure &amp; landscape SPD</b>	To provide guidance for the requirements of Green Infrastructure	With Core Strategy	District	New SPD incorporating and expanding existing SPG	Medium	November 2012—February 2013	September—October 2013	November 2013	February 2014	On going
<b>Design SPD</b>	To provide guidance on improving design of all new development	With Core Strategy	District	New SPD combining and expanding existing SPG.	Medium	January—April 2013	September—October 2013	November 2013	February 2014	On going
<b>Parking Standards SPD</b>	To provide guidance on parking facilities of all new development	With Core Strategy	District	New SPD incorporating and expanding existing SPG	Low	March—June 2013	September—October 2013	November 2013	February 2014	On going
<b>Statement of Community Involvement</b>	To set out how communities will be involved in the preparation of LDDs and of planning applications	With National Guidance and Community Strategy	District	Update of existing LDD	Low	April—July 2013	October—November 2013	N/A	April 2014	On going

# APPENDIX 3 Timetable for LDF Preparation

## DEVELOPMENT PLAN DOCUMENTS

	2011					2012					2013					2014									
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	J	A	S	O	D	J	F	M	A	M	
<b>Core Strategy DPD</b>																									
<b>Site Allocations DPD</b>																									
<b>Development Management Policies DPD</b>																									
<b>Gypsy &amp; Traveller DPD</b>																									
<b>Community &amp; Infrastructure (CIL) Charging Schedule</b>																									




	Preparation (including informal consultation on issues and options)
	Pre-submission consultation (on preferred alternatives and approach)
	Publication stage
	Submission stage
	Pre-Examination Meeting
	Examination
	Adoption

# APPENDIX 3 Timetable for LDF Preparation

## SUPPLEMENTARY PLANNING DOCUMENTS (shown for information only)

	2011			2012			2013			2014		
	J	J	J	J	J	J	J	J	J	J	J	J
	A	S	O	A	M	A	O	S	A	S	O	N
	J	J	D	F	M	A	M	A	M	A	M	A
Affordable Housing SPD												
Infrastructure & Obligations SPD*												
Carbon Off Setting SPD**												
Green Infrastructure & Landscape SPD												
Design SPD												
Parking Standards SPD												
Statement of Community Involvement												

\*To be prepared and adopted alongside the Community Infrastructure Levy (CIL) DPD  
 \*\*To be prepared alongside the Infrastructure & Obligations SPD

	Preparation
	Public Consultation
	Adoption

## Appendix 4

### Schedule of policies “saved” from the Three Rivers Local Plan 1996-2011

Theme	To be replaced with new policies in DPDs but “saved” until then	To be deleted	To be merged into DPD	Timescale	Relevant DPD
General Development (GEN)	1a	5a	1, 2, 3, 4, 5, 6, 7, 8	Jan 2006—April 2013	Core Strategy/ Development management Policies DPD
Natural Environment & Resources (N)	10, 15, 16, 21, 23, 24	8, 14, 19, 21	1, 2, 3, 4, 5, 6, 7, 9, 12, 13, 14, 17, 18, 20, 22	Jan 2006—April 2013	Core Strategy/ Development Management Policies DPD
Conservation of Built Heritage (C)		10, 11	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14,	Jan 2006—April 2013	Core Strategy/ Development Management Policies DPD
Green Belt (GB)	1, 2, 3, 4, 5		6, 7, 8, 9, 10, 11, 12	Jan 2006—April 2013	Core Strategy/ Development Management Policies DPD
Design (D)	2, 3	5	1, 4, 6, 7, 8, 9	Jan 2006—April 2013	Core Strategy/ Development Management Policies DPD
Housing (H)	1, 2, 3, 5, 6, 7	16	4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17	Jan 2009—April 2013	Core Strategy/ Development Management Policies & Site Allocations
Employment and Economic Development (E)	1, 3	5, 6	4, 6	Jan 2009—April 2013	Core Strategy/ Development Management Policies & Site Allocations
Town & Local Shopping Centres (S)		5a	1, 2, 3, 4, 5, 6, 7	Jan 2009—April 2013	Core Strategy/ Development Management Policies & Site Allocations
Transport & Movement (T)	3, 8, 9		1, 2, 4, 5, 6, 7, 10, 11	Jan 2006—April 2013	Core Strategy/ Development Management Policies & Site Allocations
Sport & Leisure (L)	1, 2, 3, 4, 10, 11, 16		5, 6, 7, 8, 9, 12, 13, 14, 15	Jan 2009—April 2013	Core Strategy/ Development Management Policies & Site Allocations

## General Development Policies (GEN)

Making Development More Sustainable  
 General Location of Development  
 Location of Major Development  
 Compliance with Design and Access Standards  
 Potentially Hazardous or Polluting Development  
 Development, Unstable Land and Contamination

Provision of Utilities and Services  
 The Need for Environmental Impact Statements  
 Planning Obligations and Conditions

## Conservation of the Built Heritage

Development within Conservation Areas  
 Setting of Conservation Areas

Shop Front Design & Advertisements in Conservation Areas  
 Signage in Conservation Areas  
 Shop Security

Demolition in Conservation Areas  
 Change of Use of Listed Buildings  
 Alterations or Extensions of Listed Buildings  
 The Setting of Listed Buildings

Locally Important Buildings  
**Historic Parks and Gardens**  
 Archaeology and Development

## Natural Environment and Resources (N)

Nature Conservation

### Sites of Nature Conservation Importance

Protected Species

Protection of Water Resource

Flood Prevention and River Corridors

Water Supply and Sewerage Infrastructure

Agricultural Land

Use of Recycled and Reclaimed Materials

Provision for Waste Recovery and Recycling Facilities  
 in New Development

Air Quality

Light Pollution

Trees, Hedgerows and New Development

Protection of Trees and Hedgerows during Development

Replacement Planting  
 Landscape Management

Protection of the Chilterns AONB  
 Colne Valley Regional Park  
 Landscape Regions  
 Telecommunications Apparatus

N.1  
 N.2

N.3

N.4

N.5

N.6

N.7

N.9

N.10

N.12

N.13

N.15

N.16

N.17

N.18

N.20

N.22

N.23

N.24

GEN.1

GEN.1A

GEN.2

GEN.3

GEN.4

GEN.5

GEN.6

GEN.7

GEN.8

C.1

C.2

C.3

C.4

C.5

C.6

C.7

C.8

C.9

C.12

C.13

C.14



## Green Belt (GB)

Aims, Objectives & Introduction

Development within the Green Belt

Leavesden Studios Site

Maple Lodge Sewage Treatment Works

Maple Lodge Planning Brief

Replacement of Dwellings in the Green Belt

Extensions to Dwellings in the Green Belt

Ancillary Buildings, including those in the Green Belt

The Extension of Residential Curtilages in the Green Belt

Re-Use and Conversion of Buildings in the Green Belt

Residential Conversion of Groups of Farm Buildings

Agricultural and Forestry Dwellings in the Green Belt

Use of Agricultural Occupancy Conditions

GB.1

GB.2

GB.3

GB.4

GB.5

GB.6

GB.7

GB.8

GB.9

GB.10

GB.11

GB.12

Design Statements

Energy Efficient Building Forms

Energy Efficient Layout

Pedestrian Priority and Cycle Routes

Landscaping

Design for Water Conservation

Design for Safety and Security

Access for the Disabled

D.1

D.2

D.3

D.4

D.6

D.7

D.8

D.9

## Housing (H)

Residential Land Supply

Development of Identified Housing Sites

Control over Housing Land Supply and Identification

of Additional Housing Sites

Dwelling Mix and Density

Definition of Financially Affordable Levels

Affordable and Special Needs Housing

Rural Affordable Housing

Specialist Residential Accommodation

Home Working

Loss or Conversion of Dwellings

Conversion of Space above Shops

Conversion of Office Space to Residential Use

Subdivision of Dwellings

Infilling and Development on Garden Land

Residential Caravan Parks

Residential Moorings

Employment and Economic Development

New Development for Employment

Safeguarding of Employment Areas

Small Business Units

H.1

H.2

H.3

H.4

H.5

H.6

H.7

H.8

H.9

H.10

H.11

H.12

H.13

H.14

H.15

H.17

E.1

E.3

E.4

## Town and Local Shopping Centres

Primary Shopping Frontages  
Secondary Shopping Frontages  
Local Shopping Centres  
Local Shops  
Retail Development in existing Shopping Areas  
Retail Development outside Existing Shopping Centres  
Conversion and Redevelopment of Business Premises in Rickmansworth

S.1  
S.2  
S.3  
S.4  
S.5  
S.6  
S.7

## Transport and Movement

Transportation Interchanges  
Passenger Transport and New Development  
CrossRail and Croxley Link Rail Improvements  
New Road Schemes  
Transfer of Road Freight to Rail and Water  
M25 Motorway  
Highways and New Development  
Car Parking Provision  
Reduced Levels of Parking Provision  
Cycling  
Walking

T.1  
T.2  
T.3  
T.4  
T.5  
T.6  
T.7  
T.8  
T.9  
T.10  
T.11

## Sport and Leisure

Protection of Existing Sports Facilities  
Dual and Multiple Use of Sports Facilities  
Built Sports Development  
Provision for Sports Facilities by New Development  
Golf Courses  
Golf Driving Ranges  
Sport in the Countryside  
Water-based Sport and Leisure  
Protection of Existing Amenity and Children's Play Space  
Amenity and Children's Play Space Provision in New Residential Development  
Design of Open Space  
Protection of Grass Verges and Minor Open Spaces  
Access to the Countryside  
Rights of Way  
Commons  
Protection of Allotments

L.1  
L.2  
L.3  
L.4  
L.5  
L.6  
L.7  
L.8  
L.9  
L.10  
L.11  
L.12  
L.13  
L.14  
L.15  
L.16  
L.17

**AMR Annual Monitoring Report**

A document to be produced each year showing progress in achieving the timetable set out in the LDS and setting out revisions to the LDS.

**AONB Chilterns Area of Outstanding Natural Beauty**

National designation of countryside which is of high landscape quality. Stringent controls on development apply. Three Rivers District Council is a member of the Chilterns Conservation Board which ensures implementation of the Management Plan for the AONB.

**DPD Development Plan Document**

Any part of the LDF that forms part of the statutory development plan – these are: Core Strategy, area wide policies, topic policies, area action plans, proposals map, and site allocations (includes LDDs but not SCI or SPDs)

**EIP Examination in Public**

An examination chaired by an independent inspector into objections to the LDDs and into LDDs as a whole.

**GOEast Government Office for the East of England**

Regional government office (based in Cambridge) responsible for implementing national policy in the region and ensuring Local Planning Authorities policies and plans accord with national guidance.

**HEF Hertfordshire Environmental Forum**

Countywide group consisting of representatives from the 10 Hertfordshire districts and the County Council which monitors the state of the local environment and co-ordinates improvements.

**LDD Local Development Document**

The individual documents that set out planning policies for specific topics or for geographical areas

**LDF Local Development Framework**

The collective name given to all those policies and documents forming the planning framework for the District

**LDS Local Development Scheme**

A project management document setting out what the LDF will contain, a timetable for its production, proposals for monitoring and review.

**LP Local Plan**

The existing statutory plan for the area setting out policies for controlling development and proposals for particular areas/sites.

**PPG13 Planning Policy Guidance Note 13 Transport**

Guidance note produced by the Office of the Deputy Prime Minister which promotes sustainable transport.

**Public Service Agreement Target 6**

PSA6 is the target set by the Office of the Deputy Prime Minister for local planning authorities to achieve the milestones set out in Local Development Schemes by 31 March 2007. It seeks to ensure an efficient planning system to deliver sustainable communities and to deliver housing provision, regeneration and the required infrastructure. It aims for a better, simpler, faster and more accessible planning system to serve business and the community.

**‘Soundness’ of the Plan**

Development Plan Documents will be tested thoroughly by independent examination to ensure they have followed correct procedures, conform to national and regional policy and the Council's community strategy, and the policies they contain are coherent, consistent and effective.

**Spatial Planning**

An approach to planning that ensures the most efficient use of land by balancing competing demands. Does not consider just the physical aspects of location/land use but also economic, social and environmental matters.

**SA Sustainability Appraisal**

An appraisal of the impacts of policies and proposals on economic, social and environmental issues.

**SCI Statement of Community Involvement**

The document that sets out how the Local Planning Authority will involve and consult the public in the production of the LDF and on major development control matters.

**SEA Strategic Environmental Assessment**

An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of impacts.

**SPD Supplementary Planning Document**

A document providing an elaboration of policies, design guidance, site development guidance, parking standards etc.

**SPG Supplementary Planning Guidance**

Documents produced under the existing system providing an elaboration of policies, design guidance, site development guidance.