

Appendices

A. Saved Local Plan Policies

General Development Policies (GEN)

Making Development More Sustainable	GEN.1
General Location of Development	GEN.1a
Location of Major Development	GEN.2
Compliance with Design and Access Standards	GEN.3
Potentially Hazardous or Polluting Development	GEN.4
Development, Unstable Land and Contamination	GEN.5
Contaminated Land	GEN.5a
Provision of Utilities and Services	GEN.6
The Need for Environmental Impact Statements	GEN.7
Planning Obligations and Conditions	GEN.8

Conservation of the Built Heritage (C)

Development within Conservation Areas	C.1
Setting of Conservation Areas	C.2
Shop Front Design & Advertisements	C.3
Signage in Conservation Areas	C.4
Shop Security	C.5
Demolition in Conservation Areas	C.6
Change of Use of Listed Buildings	C.7
Alterations or Extensions of Listed Buildings	C.8
The Setting of Listed Buildings	C.9
Demolition of Listed Buildings	C.10
Recording of Historic Buildings	C.11
Locally Important Buildings	C.12
Historic Parks and Gardens	C.13
Archaeology and Development	C.14

Natural Environment and Resources (N)

Nature Conservation	N.1
Sites of Nature Conservation Importance	N.2
Protected Species	N.3
Protection of Water Resources	N.4
Flood Prevention and River Corridors	N.5
Water Supply and Sewerage Infrastructure	N.6
Agricultural Land	N.7
Minerals and Waste Management Issues	N.8
Recycled and Reclaimed Materials	N.9
Waste Recovery and Recycling in New Development	N.10
Air Quality	N.12
Light Pollution	N.13

Noise Pollution	N.14
Trees, Hedgerows and New Development	N.15
Protection of Trees and Hedgerows	N.16
Replacement Planting	N.17
Landscape Management	N.18
Woodland Planting and Management	N.19
Protection of the Chilterns AONB	N.20
Chilterns Conference	N.21
Colne Valley Regional Park	N.22
Landscape Regions	N.23
Telecommunications Apparatus	N.24

Green Belt (GB)

Development within the Green Belt	GB.1
Leavesden Studios Site	GB.2
Maple Lodge Sewage Treatment Works	GB.3
Maple Lodge Planning Brief	GB.4
Replacement of Dwellings in the Green Belt	GB.5
Extensions to Dwellings in the Green Belt	GB.6
Ancillary Buildings, including those in the Green Belt	GB.7
Residential Curtilages in the Green Belt	GB.8
Re-Use and Conversion of Buildings in the Green Belt	GB.9
Residential Conversion of Groups of Farm Buildings	GB.10
Agricultural Dwellings in the Green Belt	GB.11
Use of Agricultural Occupancy Conditions	GB.12

Design (D)

Design Statements	D.1
Energy Efficient Building Forms	D.2
Energy Efficient Layout	D.3
Pedestrian Priority and Cycle Routes	D.4
Design of Residential Roads	D.5
Landscaping	D.6
Design for Water Conservation	D.7
Design for Safety and Security	D.8
Access for the Disabled	D.9

Housing (H)

Residential Land Supply	H.1
Development of Identified Housing Sites	H.2
Housing Supply and Additional Housing Sites	H.3
Dwelling Mix and Density	H.4
Definition of Financially Affordable Levels	H.5
Affordable and Special Needs Housing	H.6
Rural Affordable Housing	H.7
Specialist Residential Accommodation	H.8
Home Working	H.9
Loss or Conversion of Dwellings	H.10
Conversion of Space above Shops	H.11

Conversion of Office Space to Residential Use	H.12
Subdivision of Dwellings	H.13
Infilling and Development on Garden Land	H.14
Residential Caravan Parks	H.15
Gypsy Sites	H.16
Residential Moorings	H.17

Employment and Economic Development

New Development for Employment	E.1
Safeguarding of Employment Areas	E.3
Small Business Units	E.4
Northwood – Headquarters (HMS Warrior)	E.5
Provision of Creche and Day Nursery Facilities	E.6

Town and Local Shopping Centres

Primary Shopping Frontages	S.1
Secondary Shopping Frontages	S.2
Local Shopping Centres	S.3
Local Shops	S.4
Retail Development in existing Shopping Areas	S.5
Rickmansworth Station Car Park	S.5a
Retail Development outside Shopping Centres	S.6
Redevelopment of Businesses in Rickmansworth	S.7

Transport and Movement

Transportation Interchanges	T.1
Passenger Transport and New Development	T.2
CrossRail and Croxley Link Rail Improvements	T.3
New Road Schemes	T.4
Transfer of Road Freight to Rail and Water	T.5
M25 Motorway	T.6
Highways and New Development	T.7
Car Parking Provision	T.8
Reduced Levels of Parking Provision	T.9
Cycling	T.10
Walking	T.11

Sport and Leisure

Protection of Existing Sports Facilities	L.1
Dual and Multiple Use of Sports Facilities	L.2
Built Sports Development	L.3
Provision for Sports Facilities by New Development	L.4
Golf Courses	L.5
Golf Driving Ranges	L.6
Sport in the Countryside	L.7
Water-based Sport and Leisure	L.8
Protection of Existing Amenity and Play Space	L.9

Play Space Provision in New Development	L.10
Design of Open Space	L.11
Protection of Grass Verges and Minor Open Spaces	L.12
Access to the Countryside	L.13
Rights of Way	L.14
Commons	L.15
Protection of Allotments	L.16

B. Housing Completions

<u>Year</u>	<u>Net Completions</u>
1991/1992	89
1992/1993	159
1993/1994	347
1994/1995	255
1995/1996	427
1996/1997	431
1997/1998	307
1998/1999	329
1999/2000	256
2000/2001	287
2001/2002	365
2002/2003	233
2003/2004	138
2004/2005	73
Total	3696
Average	264

The figures for 1991 to 1998 are taken from the Three Rivers Local Plan 1996-2011 (page 93). Subsequent figures are taken from Hertfordshire County Council completions data.

The average number of completions from 1991/92 to 2004/05 is 264.

C. Housing Supply

1. Allocated Sites

Planned Capacity of Sites Yet to Come Forward

Site Reference	Site Address	Planned Capacity
3	Hurstleigh, Shire Lane, Chorleywood	10
15	High Street South Side, Bury Lane/Ebury Road	21
17	Napier House, Wharf Lane, Rickmansworth	30
18	Three Valleys Water Site, London Road	40
19	Harefield Road Depot, Rickmansworth	21
20	Chilwell Gardens site, South Oxhey	112
21	Old Merchant Taylors site (phase 1)	70
22	Durrants Club, Merchant Taylors	20
27	Land adjacent to Lytham Avenue, South Oxhey	30
28	31 & Rear of 33-65 New Road	14
28b	Three Valleys Water reservoir site, Chorleywood	30
21	Old Merchant Taylors site (phase 2)	60
29	Scots Hill "terrapin" site, Croxley Green	25
30	IMC Works, Harvey Road	40
31	143-149 Watford Road, Croxley Green	25
32	Talbot Road car park (High Street junction)	10
33	Bridge Motors, Church Street, Rickmansworth	10
34	Mill End dairy site (Shepherds Farm)	16
35	10 High Street (showroom site), Rickmansworth	21
36	Gas Works, Wharf Lane	50
TOTAL		655

2. Small Sites

Completion Rates on Sites of less than 10 Dwellings

Year	Net Completions
1998/1999	18
1999/2000	47
2000/2001	54
2001/2002	43
2002/2003	55
2003/2004	23

Total	240
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Permissions on Sites of less than 10 Dwellings

Year	Permissions
1998/1999	84
1999/2000	94
2000/2001	112
2001/2002	49
2002/2003	32
2003/2004	36
Total	407

Urban Capacity Estimates on Sites less than 10 Dwellings - 2006-2011

Other Sources of Potential (conversions etc)	5
Small Site Allowance (1-4)	190
Identified Sites (5-9)	105
Total	300

3. The Uptake of Extant Permissions.

Valid Permissions not Completed

Year Site Identified	Net Outstanding
1995	7
1996	5
1997	22
1998	0
1999	82
2000	3
2001	17
2002	13
2003	36
2004	424
Total	609

Lapsed Permissions Not Completed

Year Site Identified	Net Lapsed
1995	0
1996	0
1997	-1
1998	-1
1999	2
2000	-4
2001	6
2002	10
2003	5
2004	3
Total	20

D. Incomplete Core Output Indicators

Results have not been collected for the following Core Output Indicators:

Transport

- 3a)** Amount of New Residential Development Within 30 Minutes Public Transport Time of: a GP; a Hospital; a Primary School; a Secondary School; Areas of Employment; and a Major Retail Centre(s)
- 3b)** Amount of Competed Non-residential Development Within Use Class Orders A, B and D Complying with Car-parking Standards Set Out in the Local Development Framework

Environment

- 9)** Renewable energy capacity installed by type
- 4c)** Percentage of eligible open spaces managed to green flag award standard
- 7)** Permissions granted contrary to Environment Agency advice
- 8i)** Change in priority habitats and species (by type)
- 8ii)** Change in priority areas

B. The Framework of Indicators

Key	
National Core Output Indicator	
Indicator Incomplete	

No.	1. Demographic Context	Level			Type			Year of results						
		National	Regional	Local	Contextual	Output	Effects	1999	2000	2001	2002	2003	2004	2005
1.1	ONS Population Estimates for mid-2001, mid 2002 and mid-2003	•			•							•		
1.2	Components of change in population between mid-2001 and mid-2003		•		•							•		
1.3	2001 based population projection to 2021		•		•								•	
1.4	2001 based household projection to 2021		•		•								•	
1.5	Average annual population change 1991 - 2001	•			•					•				
1.6	Migration 2001		•		•					•				

No.	2. Social and Economic Context	Level			Type			Year of results						
		National	Regional	Local	Contextual	Output	Effects	1999	2000	2001	2002	2003	2004	2005
2.1	Indices of multiple deprivation	•			•								•	
2.2	Life expectancy	•			•							•		
2.3	Gross Weekly Wages	•			•								•	
2.4	Unemployment		•		•								•	
2.5	Educational attainment	•			•					•				
2.6	Industrial composition of jobs		•		•								•	
2.7	Stock of VAT registered businesses at the start of the year	•			•								•	
2.8	Workplace employment 1991 and 2001		•		•					•				

No.	3. Business, Retail and Leisure	Level			Type			Year of results						
		National	Regional	Local	Contextual	Output	Effects	1999	2000	2001	2002	2003	2004	2005
				●		●						●		
3.1	Employment floorspace - stock			●		●						●		
3.2	1a) Amount of floorspace developed for employment by type	●				●								●
3.3	1b) Amount of floorspace developed for employment by type, in employment or regeneration areas	●				●								●
3.4	1c) Amount of floorspace by employment type, which is on previously developed land	●				●								●
3.5	1d) Employment land available by type	●				●								●
3.6	1e) Losses of employment land in (i) employment/regeneration areas and (ii) local authority area.	●				●								●
3.7	1f) Amount of employment land lost to residential development	●				●								●
3.8	4a) Amount of completed A1, A2, D2 development	●				●								●
3.9	4b) Amount of completed A1, A2, D2 development in town centres	●				●								●
3.10	Retail stock by location			●		●								
3.11	Retail completions by location			●		●								●
3.12	Retail commitments by location			●		●								●
3.13	Office stock by location			●	●									
3.14	Office completions by location			●		●								●
3.15	Office commitments by location			●		●								●
3.16	Leisure stock by location			●	●									●
3.17	Leisure completions by location			●		●								●
3.18	Leisure commitments by location			●		●								●

No.	4. Housing	Level			Type			Year of results							
		National	Regional	Local	Contextual	Output	Effects	1999	2000	2001	2002	2003	2004	2005	
4.1	2a) Completions	•		•		•									•
4.2a	2a) Planned dwelling commitments	•		•		•									•
4.2b	2a) Components of commitments	•		•		•									•
4.2c	2a) Other identified sites	•				•									•
4.3	Completions – Settlement size		•	•		•									•
4.4a	Extant permissions - settlement size		•	•		•									•
4.5	2b) Completions on previously developed land	•				•									•
4.6a	Outstanding permissions on previously developed land		•			•									•
4.6b	Allocated sites on previously developed land		•			•									•
4.6c	Other identified sites on previously developed land		•			•									•
4.7	House prices and household income	•			•										•
4.8	2d) Affordable housing completions	•				•									•
4.9a	Affordable housing extant permissions		•			•									•
4.9b	Affordable housing on allocated sites		•			•									•
4.9c	Affordable housing on other identified sites		•			•									•
4.10	Completions – number of bedrooms			•		•									•
4.11a	Commitments- number of bedrooms			•		•									•
4.12a	2c) Sites under construction and detailed planning permissions yet to be started at end of year – Dwellings per hectare	•				•									•
4.12b	2c) Sites under construction and detailed planning permissions yet to be started at end of year – Dwelling density	•				•									•
4.15	Completions in the Green Belt			•		•									•
4.16a	Extant permissions in the Green Belt			•		•									•
4.16	Allocated sites in the Green Belt			•		•									•

b															
4.16c	Other identified sites - Number of bedrooms			•		•									•
4.17	Gypsy/traveller authorised sites – stock		•		•										•
4.18	Gypsy/traveller unauthorised sites – stock		•		•										•
4.19	Gypsy/traveller sites – completions		•			•									•
4.20	Gypsy/traveller sites – completions		•			•									•
4.21	Total Housing Stock	•			•										•

No.	5. Transport	Level			Type			Year of results						
		National	Regional	Local	Contextual	Output	Effects	1999	2000	2001	2002	2003	2004	2005
5.1	Mode of Travel		●		●					●				
5.2	Traffic Flow and Concentration		●		●							●		
5.3	Percentage of Urban Households Within 400 Metres of a Quarter-hourly Bus Service		●		●									
5.4	Percentage of Rural Households within 13 Minutes Walk of an Hourly Bus Service		●		●									
5.5	3a) Amount of New Residential Development Within 30 Minutes Public Transport Time of: a GP; a Hospital; a Primary School; a Secondary School; Areas of Employment; and a Major Retail Centre(s)	●				●								
5.6	3b) Amount of Completed Non-residential Development Within Use Class Orders A, B and D Complying with Car-parking Standards Set Out in the Local Development Framework	●				●								

No.	6. Environment	Level			Type			Year of results						
		National	Regional	Local	Contextual	Output	Effects	1999	2000	2001	2002	2003	2004	2005
6.1a	Electricity from renewable sources		●											
6.2	9) Renewable energy capacity installed by type	●												
6.3	4c) Percentage of eligible open spaces managed to green flag award standard	●												
6.4	7) Permissions granted contrary to Environment Agency advice	●						●						
6.5a	Existing priority areas (Wildlife sites)			●	●									●
6.5b	8i) Change in priority habitats and species (by type)	●						●						
6.6	8ii) Change in priority areas	●						●						