

Three Rivers District Council Annual Monitoring Report 2005

The current Three Rivers Local Plan was adopted in July 2001 and provides the Council's policies and proposals for development in the district in the period to 2011. The Local Plan, with the Hertfordshire Structure Plan and the Hertfordshire Waste and Minerals Local Plans form the existing Development Plan for the District.

The Planning and Compulsory Purchase Act 2004 came into force on 28 September 2004. The Act makes essential changes to development plans in England. Structure Plans, Local Plans and Unitary Development Plans will be replaced by new a new planning system. At a regional level there will be a Regional Spatial Strategy covering the East of England. At a local level there will be a portfolio of statutory and non-statutory Local Development Documents known collectively as a Local Development Framework. Three Rivers have prepared a Local Development Scheme, setting out the development plan documents to be produced, and a Statement of Community Involvement, setting out how the council will consult with the stakeholders and the local community.

This is the Annual Monitoring Report for the period 1 April 2004 to 31 March 2005. An Annual Monitoring Report is one of the requirements of the Planning Act and will become an important component of the emerging Local Development Framework. This is the first stage in formalising a comprehensive monitoring system that will play an important role in assessing and forming planning policies.

Following consideration by the Council's Executive Committee, the Annual Monitoring Report will be submitted to the Secretary of State (the Government Office for the East of England) in December 2005. It will be published on the Council's website www.threerivers.gov.uk

Annual Monitoring Report 2004/05



Executive Summary

This is the first Annual Monitoring Report prepared by Three Rivers District Council. It represents the first step in the development of a comprehensive monitoring strategy that will form an integral part of the Three Rivers Local Development Framework.

In accordance with the Planning Act 2004, the Council has compiled a set of data relevant to the District. The aim is to develop a system of data collection that can both describe the changing characteristics of the District and monitor the effects of Council policy. This will be an evolving process, growing as monitoring procedures are put in place and focussing upon important issues and policies.

In the early stages of developing a monitoring strategy the focus has been on providing initial baseline data to produce overview of the district and planning policies. A further role of this report has been to identify areas or policies for which there is no suitable or current data available. It is intended to highlight these shortfalls and to put in place measures to allow data collection in the future.

The development of a successful monitoring system will be dependent on analysing trends and drawing conclusions from data collected over a number of years. In this initial report there are limitations to the conclusions that can be drawn. However, there are great advantages in putting in place a monitoring system at the genesis of a new planning system.

The main findings of the 2004/05 report are summarised below.

- The Council's Statement of Community Involvement submitted to the Secretary of State in October 2005. As set out in the Local Development Scheme, formal adoption is expected in June.
- Initial consultation on Core Strategy completed. Pre-submission consultation will now extend beyond January 2006 milestone, but no slippage is expected in the overall programme.
- In the preparation period of Development Plan Documents the Council has 'saved' 115 Local Plan policies. The performance of these policies is being assessed against appeal decisions.
- The total resident population of the District is 82,848. The average population density is 949 persons per km².
- There are 33,439 households in the District. The average household size is 2.45 persons.
- The resident population under 18 is 19,106. The resident population over 64 is 13,683.

- The resident workforce is 40,566. 66% of the workforce work outside the District. The average distance travelled to work is 14km.
- There are 47,728 cars in the District. 84% of households have access to a car.
- Median and mean wage levels of residents are high. The District as a whole experiences low levels of deprivation.
- House prices are high; nearly ten times the average household income.
- Over 60% of the District is Green Belt. There are 149 Wildlife sites in the District, covering an area of 1,566 hectares.
- A set of key issues for the District have been identified. They include balancing homes and jobs, protection of the Green Belt and delivering improved transport systems.

- 100% of employment floorspace developed in the monitoring year 2004/05 was on previously developed land, exceeding the Draft Regional Spatial Strategy's target of 60%.
- No employment land was lost in areas designated in the Local Plan. 0.205 hectares of employment land was lost to residential development.
- In 2004/05 there was a net addition of 73 dwellings to total housing stock. There have been 3,696 dwelling completions in the current plan period. 305 completions are needed in the period to 2011 to meet the District's Structure Plan allocation.
- The District has 651 extant planning permissions. To prevent an oversupply a moratorium on residential developments involving net gains of ten or more units has been introduced.
- 99% of housing completions were on previously developed land, exceeding the national target of 60%.
- In the period 2001-2005 27% of housing completions have been for affordable uses. This falls short of the 30% target in the Draft RSS.
- 75% of housing sites under construction or with detailed planning permission are at over 50 dwellings per hectare, meeting targets for the efficient use of land.

Glossary of Terms

Annual Monitoring Report (AMR): A report submitted to the government by local planning authorities describing the characteristics of the authority's area and assessing the implementation and effectiveness of the Local Development Framework.

Affordable Housing (including intermediate or sub-market housing) : Defined in the Three Rivers Local Plan as housing available at or below the rent-capped level for this District as identified by the Housing Corporation for the annual Housing Investment Programme bidding rounds (or equivalent mortgage)>

Best Value: The way an authority measures, manages and improves its performance with regard to government targets.

Bio-diversity: The whole variety of life encompassing all genetics, species and ecosystem variations, including plant and animals.

Community Strategy: Local Authorities are required by the Local Government Act 2000 to prepare these with the aim of improving the social, environmental and economic well being of their areas. Through the community strategy, authorities are expected to co-ordinate the actions of local public, private voluntary and community sectors.

Development Plan Document: Spatial planning documents that are subject to independent examination, and together with the relevant regional spatial strategy, will form the development plan for the local authority area. They can include a core strategy, site specific allocations of land, and area action plans and generic development control policies. Individual DPDs or parts of a document can be reviewed independently from other DPDs.

Housing Trajectory: The means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the local development framework.

Local Development Document: The collective term used in the Act for development plan documents, supplementary planning documents and the statement of community involvement.

Local Development Framework: The name for the portfolio of local development documents and related documents. It consists of development plan documents, supplementary planning documents, a statement of community involvement, the local development scheme and annual monitoring reports. Together all these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

Output Indicators: The indicators that measure the direct effect of a policy. Used to assess whether policy targets have been achieved in reality using available information.

Regional Annual Monitoring Report (RAMR): A report prepared by the Regional Planning Body monitoring the policies in the Regional Spatial Strategy. As the local

DPDs must comply with the Regional Spatial Strategy, so the AMR feeds into the regional report.

Regional Spatial Strategy (RSS): The strategy for how a region should develop over the next decade. The Regional Spatial Strategy identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, mineral and waste treatment and disposal. Most former Regional Planning Guidance is now considered RSS and forms part of the development plan. Regional Spatial Strategies are prepared by Regional Planning Bodies.

Strategic Environment Assessment: A generic term used internationally to describe environmental assessment as applied to policies, plans and programmes.

Supplementary Planning Document: SPDs provide supplementary information in respect of the policies in development plan documents. They do not form part of the development plan and are not subject to independent examination.

Sustainable Development: A useful definition of sustainable development is given in the Brundtland Report; "Sustainable Development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

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Introduction

1. The Report

1.1 This is the first Annual Monitoring Report for Three Rivers District Council. It covers the financial year from 1st April 2004 to 31st March 2005. The first 'formal' AMR will be due in December 2006 and will monitor the period between 1 April 2005 and March 2006.

1.2 This initial AMR will serve as a basis for the production of subsequent reports. It is the first stage in formalising a comprehensive monitoring system that will play an important role in forming and assessing planning policies. Future reports will both expand the extent of current monitoring and focus on particular policies and issues.

2. Why Monitor?

2.1 Monitoring has three main goals:

- to highlight how planning policies are being implemented
- to raise awareness of the effectiveness of policies
- to provide information on the wider context in which policies operate

2.2 Under new legislation planning authorities are required to monitor on a proactive and continuous basis. There are two key objectives of the new planning system. Firstly, that Development Plan Documents (DPDs) will be 'spatial' and embrace wider social, environmental and economic objectives and, secondly, that the policies contained in development documents will be evidence based.

2.3 Monitoring should describe a planning authority's area and provide a crucial feedback into the policy making process.

2.4 Monitoring is also concerned with the implementation and effectiveness of the Local Development Framework (LDF). It should be used to establish what is happening now, what may happen in the future, and compare these trends against existing policies and targets. Monitoring will provide information on the performance of new policies and highlight the need for adjustments or revisions.

2.5 An important aspect of the new planning system is the flexibility to update components of the LDF to reflect changing circumstances. The ability to produce various DPDs, as opposed to one Local Plan, will allow the Council to respond quickly to changing priorities. Monitoring will enable changing circumstances to be identified and for the appropriate modifications to be made.

3. The New Planning System

- 3.1 In September 2004 the Government introduced major changes to the way the development plans system operates in England. The current Three Rivers Local Plan, with the Hertfordshire Structure Plan and the Hertfordshire Waste and Minerals Plans form the existing Development Plan for the District. This will be replaced by a Regional Spatial Strategy (RSS) and a Local Development Framework.
- 3.2 The draft RSS for the East of England was published for public consultation in December 2004. More information on the East of England Plan is available from www.eera.gov.uk
- 3.3 Three Rivers District Council is in the process of producing a Local Development Framework that will deliver the spatial strategy for the local area. The LDF is composed of a portfolio of statutory and non-statutory documents that fulfil a range of functions within the planning system.
- 3.4 The Annual Monitoring Report has a central role within the LDF. Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to submit a monitoring report to the Secretary of State. Under Regulation 48 of the Town and Country Planning Regulations this report should be submitted by the end of each December.

4. The Key Tasks and Principles of Monitoring

- 4.1 The regulations governing annual monitoring reports require planning authorities to undertake seven key monitoring tasks.

- 1) To review the progress of development plan document preparation against the timetable and milestones in the Local Development Scheme.
- 2) To assess the extent to which policies in Development Plan Documents are being implemented.
- 3) Where policies are not being implemented, to explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced.
- 4) To identify the significant effects of implementing policies in Development Plan Documents and whether they are as intended.
- 5) To set out whether policies are to be amended or replaced.
- 6) To survey the characteristics of the local planning authority's area.
- 7) To analyse monitoring procedures themselves and to set out necessary modifications and improvements to monitoring practices.

- 4.2 There are four broad principles which underpin a monitoring framework able to fulfil the above tasks should be developed.

- making use of existing information
- being consistent with national and regional monitoring
- setting objectives, policies, targets and indicators
- taking a forward looking approach

5. The Framework of Indicators

- 5.1 To achieve the tasks outlined in 4.1 planning authorities are required to develop a framework of indicators. The full range of the indicators monitored in the year 2004/05 is set out in **Appendix A**. A range of indicators are required to measure the different aspects of monitoring. The indicators can be grouped according to the type of information they measure.

- **Process Indicators**
monitor the implementation of the LDS and the use of existing plan policies
- **Contextual Indicators**
provide the wider context for the development of DPD policies
- **Output Indicators**
measure the direct effects of existing policies against local, regional or national targets
- **Significant Effects**
monitor the specific environmental, social and economic effects of policies

6. The Initial Monitoring Report

- 6.1 It is recognised that the first annual report will not cover all the tasks set out in 4.1 to the extent of subsequent reports. A more realistic goal is to establish a basis and structure for further reports to develop.
- 6.2 The results in this report are presented according to the four types of indicator defined above.

7. Consultation

- 7.1 Constraint on time and resources has prevented both public and full stakeholder consultation on the AMR for 2004/05. Some limited stakeholder consultation has been carried out with the Government Office for the East of England, neighbouring Districts and Hertfordshire County Council.
- 7.2 Although there is no formal consultation period for this year's AMR, views on the report's content and format, or on monitoring in general is most welcome. Comments should be sent to:

Development Plans
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
WD3 1RL

Comments can also be emailed to trldf@threeivers.gov.uk

Process Indicators

8. The Local Development Scheme

- 8.1 The Local Development Scheme (LDS) is the first statutory task the Council must complete in the preparation of the Local Development Framework. The LDS is the first point of reference for local communities and stakeholders. It sets out current policies and outlines the programme for the preparation of Development Plan Documents for the six year period 2005-2010.
- 8.2 The Three Rivers Local Development Scheme was submitted for approval to the Secretary of State, represented by the Government Office for the East of England, in March 2005. The Council received notification that the LDS was approved and the Scheme came into effect in April 2005.
- 8.3 The Council, in its role as the planning authority, is required to keep under review and, if necessary, revise the LDS. The Annual Monitoring Report is the mechanism through which the LDS is assessed. **Task 1** in **4.1** requires the AMR to review the progress of Development Plan Document preparation against the timetable and milestones in the Local Development Scheme.
- 8.4 The Local Development Scheme sets out the timelines for production of each DPD. It identifies the key milestones to be achieved, from the compilation of evidence base developments through to adoption, for all document preparation to be commenced within the first three years.

9. Statement of Community Involvement

- 9.1 The first LDF document produced is the Statement of Community Involvement (SCI). The SCI sets out the planning authority's policy for involving the community in the preparation and revision of Development Plan Documents and planning applications. The timetable for the production of the SCI as set out in Appendix 3 of the Local Development Scheme is shown in **Figure 1**.
- 9.2 The early production stages of the SCI met the key milestones outlined in the LDS. **Figure 2** shows that subsequent stages fall outside the reporting period of this report. It is noted that the date for submission to the Secretary of State has slipped from July to October. The examination stages will therefore be delayed, but subject to the PINs timeframe, formal adoption of the SCI is still expected in June. This will be reported in next year's AMR.

Key for Figures 1 - 6









	Start of preparation process		Submission to the Secretary of State
	Preparation process		Pre – examination meeting
	Pre – submission consultation		Commencement of examination
	Public participation on preferred options		Adoption

Figure 1: Statement of Community Involvement - Timescale in LDS





















2005												2006											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
																							

Figure 2: Statement of Community Involvement - Adjusted Timescale

2005												2006											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
																							

10. Core Strategy

- 10.1 The Core Strategy will set out the Council’s vision and objectives for future development to 2021. It will include generic development control policies and key policies on employment. It will also set out how the RPG 14 housing allocation will be provided.
- 10.2 The Local Development Scheme timetables the preparation process of the Core Strategy for between January 2005 and December 2005. The pre-submission consultation is scheduled for January 2006 with the submission to the Secretary of State scheduled for January 2007.
- 10.3 The Council has completed the initial consultation with members of the public and some key stakeholders (such as the Local Strategic Partnership). This has identified what they consider to be the key planning issues. A set of key issues/objectives have now emerged from the evidence gathering exercise. These were agreed by the Council’s Executive Committee in August 2005 and are the subject of further consultation until the end of the year. The Council will prepare and consult on an Issues and Options Paper in spring 2006 (Regulation 25) followed by a Preferred Options paper later the same year.
- 10.4 The timetable for the Core Strategy is broadly in line with the submitted LDS, although the pre-submission consultation will extend beyond the January 2006 milestone and run through to approximately April 2006. This is a result of staffing and resource issues, dealing with more than anticipated

representations on the SCI, and timing issues in relation to other public consultation activities. However it is anticipated that submission of the Core Strategy will still take place in early 2007 as indicated in the LDS, with no overall slippage of the programme.

Figure 3: Core Strategy - Timescale in LDS

2005												2006											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
[Shaded area from Jan to Dec 2005]												[Shaded area from Jan to Dec 2006]											

Figure 4: Core Strategy - Adjusted Timescale

2005												2006											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
[Shaded area from Jan to Dec 2005]												[Shaded area from Jan to Dec 2006]											

11. Development Plan Documents

- 11.1 The Housing Allocation DPD will allocate sites for the phased release of housing land in accordance with an annual figure based on RPG 14 and covering the period to 2021. It will also set out a policy for the provision of affordable housing, including a review of thresholds.
- 11.2 The start of the preparation process for the Housing Allocation DPD is timetabled for between January and December 2006. The pre-submission consultation will take place in January 2007, with submission to the Secretary of State scheduled for January 2008.
- 11.2 This DPD is dependant on the Core Strategy being produced and the programme for its production is running approximately one year later. Therefore, in accordance with the LDS, no specific work on the document has commenced, although work carried out in relation to the evidence base (particularly the Urban Capacity Study, see 17.5), the Core Strategy and the SA/SEA framework will feed into its production.

Figure 5: Housing Allocation DPD - Timescale in LDS

2005												2006											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
[Empty]												[Shaded area from Jan to Dec 2006]											

Figure 6: Housing Allocation DPD - Adjusted Timescale

2005												2006											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D

12. Supplementary Planning Documents

There are five SPDs scheduled for preparation from December 2006. Their adoption as Council policy is expected to be January 2008.

- o Extensions to Dwellings in The Green Belt
- o Trees and New Developments
- o Cycling in Three Rivers
- o Shop Front Design
- o Landscape Character Assessment

13. Saved Local Plan Policies

13.1 The Local Development Scheme sets out the policies in the adopted Local Plan that are to be saved until the adoption of the relevant Development Plan Documents. There are 115 policies to be saved, these are listed in **Appendix B**.

13.2 **Task 2 in 4.1** requires planning authorities to assess the extent to which policies in Development Plan Documents are being implemented. During the interim period in which development plan documents are being prepared, the planning authority should monitor the usage of the saved policies in the adopted Local Plan. It is necessary to assess the continued usefulness of saved policies and identify those which need review or replacement.

14. Evaluation of Policies

14.1 Three Rivers does not currently have any mechanisms in place to record each instance a policy is used in determining a planning application. This means that no data on planning applications is available for this monitoring year and a meaningful assessment of policy usage is not possible. Steps will be taken to establish a system of monitoring policy usage.

14.2 There are two existing measures of the implementation of saved policies. A number of saved policies cover areas monitored by the national indicators. These are examined in the Output Indicators section. Also, Three Rivers currently monitors the policies put forward by development control officers to planning inspectors in appeals. This is a helpful indicator of policy performance. The results are shown in **Figure 7**.

Figure 7: Saved Local Plan policies referred to in appeals

Policy	Description	Allowed	Dismissed
GEN.1	Making Development More Sustainable	4	3
GEN.1a	General Location of Development	0	1
GEN.2	Location of Major Development	3	2
GEN.3	Compliance with Design and Access Standards	11	34
C.1	Development within Conservation Areas	1	7
C.2	Setting of Conservation Areas	0	2
C.6	Demolition in Conservation Areas	0	3
N.12	Air Quality	0	1
N.14	Noise Pollution	4	1
N.15	Trees, Hedgerows and New Development	2	6
N.16	Protection of Trees and Hedgerows during Development	0	2
N.17	Replacement Planting	0	3
N.23	Landscape Regions	0	1
N.24	Telecommunications Apparatus	1	0
GB.1	Development within the Green Belt	5	4
GB.5	Replacement of Dwellings in the Green Belt	0	2
GB.6	Extensions to Dwellings in the Green Belt	3	3
GB.7	Ancillary Buildings, including those in the Green Belt	1	0
GB.8	The Extension of Residential Curtilages in the Green Belt	0	1
GB.9	Re-Use and Conversion of Buildings in the Green Belt	1	1
GB.10	Residential Conversion of Groups of Farm Buildings	1	0
D.8	Design for Safety and Security	0	1
H.3	Housing Land Supply and Additional Housing Sites	0	4
H.14	Infilling and Development on Garden Land	1	8
S.4	Local Shops	0	1
T.7	Highways and New Development	2	4
T.8	Car Parking Provision	0	2
T.10	Cycling	1	0
T.11	Walking	1	0
L.7	Sport in the Countryside	1	0

14.3 In the year 2004/05 there were a total of 86 appeal decisions, 28 were allowed, 57 were dismissed, 1 was withdrawn.

14.4 In 2004/05 there were 30 policies used in appeal decisions. 18 different policies were used in appeals that were allowed and 24 different policies were used in appeals that were dismissed. The majority of policies were used in five or less appeals. However, some such as Gen.3 and GB.1 were referenced on numerous occasions. **Figure 7** highlights the 10 policies that were referred to more often in appeals that were allowed than appeals that were dismissed.

14.5 Data from one year is probably insufficient to make any firm judgements on the performance of saved policies. However, it does give an indication of the frequency of their use and some of the issues facing development control

officers. It also serves as a useful resource for the production of Development Plan Documents.

15. Renewable Energy and Efficiency Policies

15.1 In the Regional Annual Monitoring Report the East of England monitors policies to promote energy efficiency and renewable energy. Indicator 6.2 is described as "Number of local authorities with policies in place to promote energy efficiency and renewable energy." The target is for all Development Plan Documents produced by planning authorities to contain policies for promoting and encouraging energy efficiency and renewable energy.

15.2 There are two policies in the current Three Rivers Local Plan 1996-2011 that promote energy efficiency.

- D.2 Energy Efficient Building Forms
- D.3 Energy Efficient Layout

The LDS states that these policies are to be replaced with new policies in DPDs but "saved" until then.

Contextual Indicators

16. Key Issues for the District

- 16.1 The first phase in preparing a DPD is evidence gathering. This is followed by the preparation of an Issues and Options document. As part of the evidence gathering process, the Council has reviewed the policy requirements at European, National and Regional level. It has also reviewed the key objectives set out in existing local strategies such as the Community Strategy, which the Council has prepared with its key partners (the Local Strategic Partnership). In addition, the Council has undertaken a number of studies relating to urban capacity; employment land, gypsy needs and open space (see 17.5).
- 16.2 At the this year's Rickmansworth Canal Festival, members of the public were asked what they considered to be the key planning issues. A set of common key issues/objectives have now emerged from the evidence gathering exercise.

- Balancing homes and jobs
- Protection of the Green Belt
- Delivering improved and more integrated transport systems
- Protecting and maintaining biodiversity and landscapes
- Achieving a measurable reduction of pollution and greenhouse gas emissions
- Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities, the emergency services, and transport
- Reduce crime rates and fear of crime through good design, increased police resources and improved access to training facilities provided by the Learning and Skills Council and other agencies
- Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities
- A holistic approach to waste management

- 16.3 In essence, future development in Three Rivers must secure balanced development for homes and jobs which safeguards the environment, maintains the green belt, secures good services, and facilities for all and achieves a sustainable transport system.

17. The Evidence Base

- 17.1 At independent examination one of the tests of soundness against which Development Plan Documents will be judged is whether policies are founded on a robust and credible evidence base.
- 17.2 *Local Development Framework Monitoring: A Good Practice Guide*, Table 5.1 sets out how the evidence base should play a key role in the preparation of Development Plan Documents. In the pre-production stage the evidence base should be used by planning authorities to outline and appraise policy options.
- 17.3 Once production of the Development Plan Document begins, the evidence base is used to give a set of baseline data. Baseline data shows the existing social, environmental, and economic conditions. It can then be used to measure the effects of policy through the lifespan of the DPD.
- 17.4 The evidence base is drawn from a variety of existing sources such as the Census, national datasets and local resources. To assist with specific needs the Council has commissioned a number of studies into particular areas of policy.
- 17.5 Commissioned Studies
- Urban Capacity Study – January 2005
 - South West Hertfordshire Employment Floorspace Study - April 2004 – January 2005
 - Hertfordshire Renewable Energy Study - July 2005
 - An Assessment of the Accommodation Needs of Gypsies and Travellers in South West Hertfordshire – 2004/05
 - Three Rivers Open Space, Sport and Recreation Study - December 2004 - October 2005

18. The District Profile

- 18.1 **Task 5** set out in **4.1**, requires local planning authorities to survey the characteristics of their area. Planning authorities should keep under review five issues.

- the principle physical, economic, social and environmental characteristics of their area
- the principle purposes for which land is used in the area
- the size, composition and distribution of the population of the area
- the communications, transport system and traffic of the area

(including accessibility by transport)

- any other considerations which may be expected to affect those matters

18.2 This survey will form a profile of the district, highlighting similarities and differences with other authorities. This reflects increasing recognition of the importance of the social, environmental and economic circumstances that exist within a locality.

18.3 The characteristics of the district are measured by contextual indicators. The purpose of contextual indicators is to provide the backdrop against which to consider the effects of policies and inform the interpretation of output and significant effects indicators.

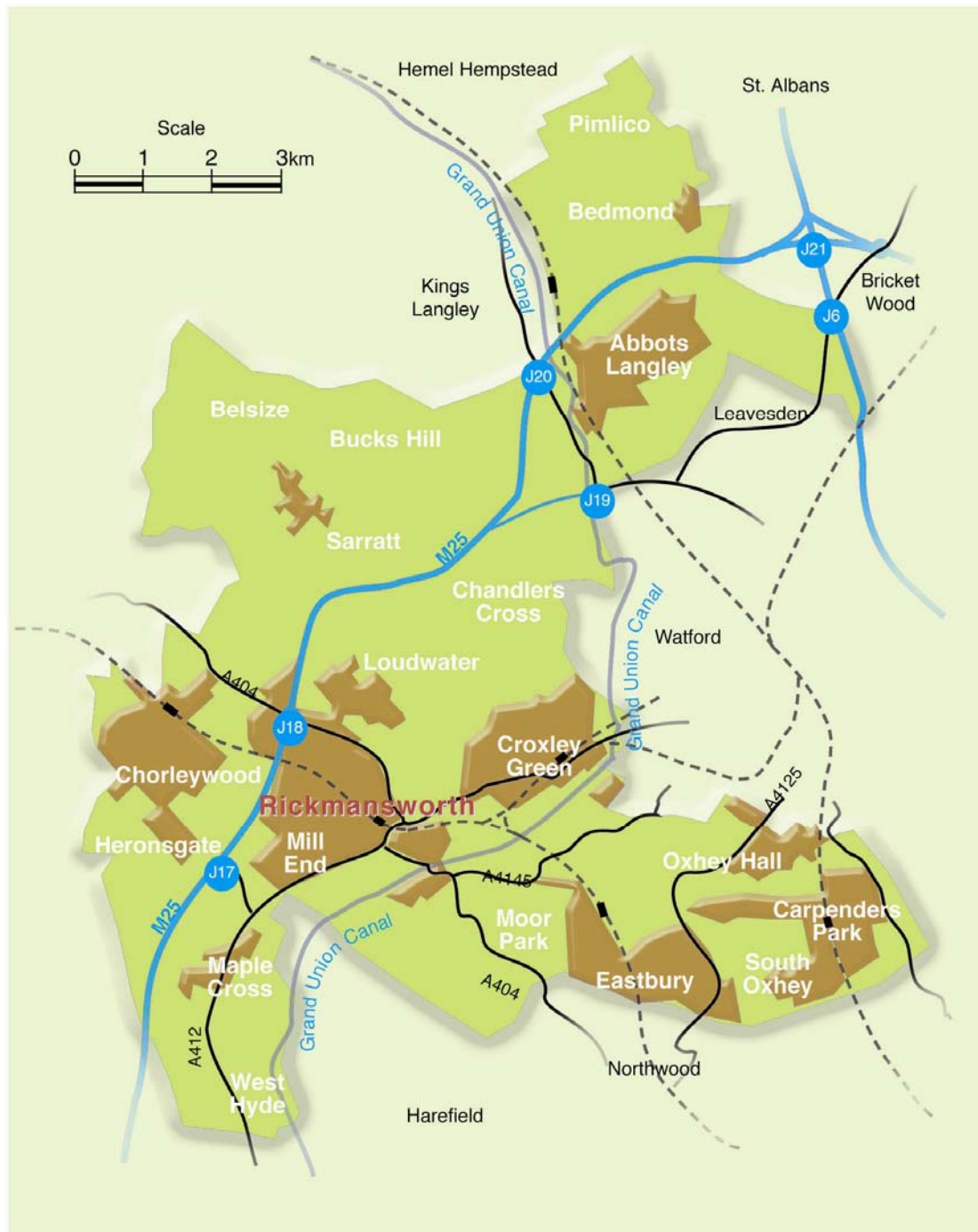
19. Physical Characteristics

19.1 The district of Three Rivers is located in south west Hertfordshire and the East of England. It also falls within the London Arc region. It shares boundaries with Buckinghamshire, the South East Region and the London boroughs of Harrow and Hillingdon.

19.2 Three Rivers covers an area of 88.8 square kilometres. Over 60% of this is designated as Green Belt. The metropolitan Green Belt surrounds the edge of London and provides an important buffer and green space between settlements in Hertfordshire and the London boroughs.

19.3 There are seven main settlements in the District. The largest of these is Rickmansworth, which in the 2001 Census had a population of 14,571. The settlements are generally surrounded by areas of Green Belt and there are a number of smaller settlements, such as Sarratt and Bedmond which lie wholly within the Green Belt.

19.4 The District is well served by communications. The M25 and M1 both run through the district. There are four underground stations and two mainline rail lines. The Grand Union Canal runs through the district.

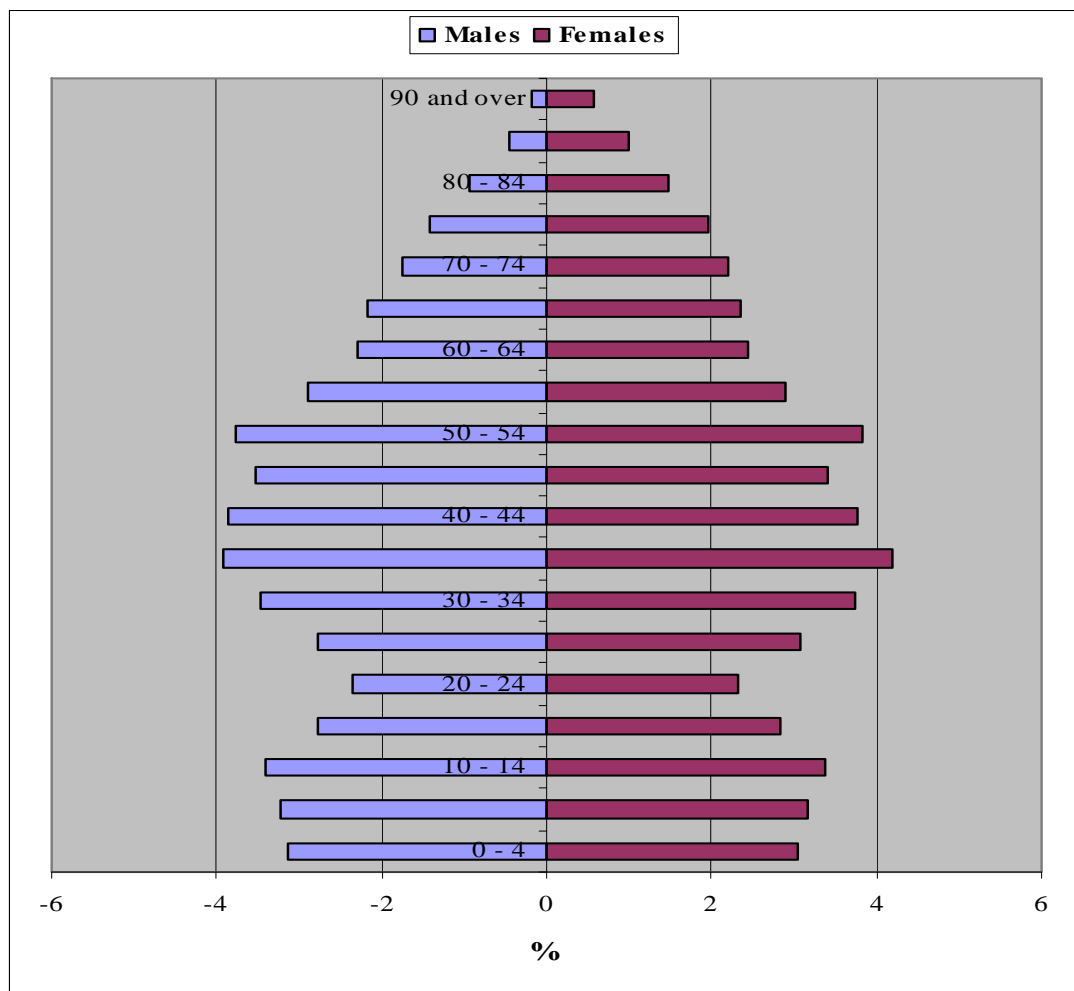
Figure 8: Map of District

20. Demographic Context

- 20.1 The 2001 Census gives the resident population of Three Rivers as 82,848. This is a change of +5.6% from the 78,457 recorded by the 1991 Census. This increase is slightly lower than the county and regional average, but close to the national level. The population density increased from 899 persons per km² in 1991 to 949 persons per km². Population density is higher in Three Rivers than the county, regional and national averages.

- 20.2 The age structure of the population in Three Rivers follows the national pattern, but has a relatively deep slump in population between 15 and 29, and a relatively high peak in the age groups 30 to 44 and 45 to 59.
- 20.3 Compared to other regions, a large proportion of the population of Three Rivers is aged under 15 and over 75, and a smaller percentage is of working age. The mean and median age of the resident population is higher in the Three Rivers than at the county, regional and national level.
- 20.4 Between 1991 and 2001 the percentage of people in the district aged under 15 and over 75 both increased. The percentage of the population of working age decreased slightly from 73.4% in 1991 to 71.3% in 2001. The 2001 Census gave the total resident workforce of the District (all those aged 16 and over who were employed or self-employed) as 40,566.

Figure 9: Population pyramid – 2001 Census



- 20.5 Population estimates were published in September 2004 following work by the Office for National Statistics (ONS) into the apparent shortfall in the population shown by the 2001 Census results. The most recent estimate for Three Rivers is for mid-2003 and gives the resident population as 83,900.

No.	1.1	Description	ONS population estimates for mid-2001, 2002 and 2003			
Level	National	Type	Contextual	Policy	N/A	
Mid 2001 estimate	Mid 2002 estimate	Mid 2003 estimate	Numeric change	Change as % of mid 2001 estimate		
82,900	83,300	83,900	+1,000	+1.2%		
Year	2004		Target	N/A		
Source	Office of National Statistics					

- 20.6 There are two main components of population change: natural change (births and deaths) and migration. The estimated increase in population between 2001 and 2003 is principally due to in-migration.

No.	1.2	Description	Components of change in population between mid-2001 and mid-2003			
Level	Regional	Type	Contextual	Policy	N/A	
		Mid 2003 estimate	Natural change during mid 2001 to mid 2003	Migration and other changes during mid 2001 to mid 2003		
		83,900	200	800		
Year	2003		Target	N/A		
Source	Office of National Statistics					

- 20.7 EERA has commissioned Anglia Polytechnic University to produce a suite of population projections to 2021 that incorporate the latest demographic information (the 'Chelmer model'). The projections are at district/unitary level to assist with spatial planning and underpin household projections and economic activity forecasts that also incorporate the most up-to-date information.

- 20.8 The projections took as their starting point the distribution of dwelling provision for the period 2001-2021 set out in Policy H1 of the 'banked' Regional Spatial Strategy (RSS) and work back from these to produce household and population projections.

No.	1.3	Description	2001 based population projections to 2021									
Level	Regional	Type	Contextual	Policy	N/A							
<table border="1"> <tr> <td>Population at mid 2001</td> <td>Population at mid 2021</td> <td>Change in population arising from banked RSS</td> </tr> <tr> <td>82,900</td> <td>85,400</td> <td>2,500</td> </tr> </table>							Population at mid 2001	Population at mid 2021	Change in population arising from banked RSS	82,900	85,400	2,500
Population at mid 2001	Population at mid 2021	Change in population arising from banked RSS										
82,900	85,400	2,500										
Year	2004				Target	N/A						
Source	Office of National Statistics											

No.	1.4	Description	2001 based household projections to 2021									
Level	Regional	Type	Contextual	Policy	N/A							
<table border="1"> <tr> <td>Number of households at mid 2001</td> <td>Number of households at mid 2021</td> <td>Changes in households arising from banked RSS</td> </tr> <tr> <td>33,400</td> <td>38,200</td> <td>4,800</td> </tr> </table>							Number of households at mid 2001	Number of households at mid 2021	Changes in households arising from banked RSS	33,400	38,200	4,800
Number of households at mid 2001	Number of households at mid 2021	Changes in households arising from banked RSS										
33,400	38,200	4,800										
Year	2004				Target	N/A						
Source	Office of National Statistics											

20.9 ONS consider that the figures in **Indicator 1.5** comprise the best 'official' estimates of the various components of change that occurred during the last decade, enabling identification of established trends for use in population projections etc.

No.	1.5	Description	Average annual population change 1991-2001			
Level	National	Type	Contextual	Policy	N/A	
Average number of live births during a year (thousands)	Average number of deaths during a year (thousands)	Average level of natural change during a year (thousands)	Average level of net migration and other changes (thousands)	Average level of total change during a year (thousands)		
1.0	0.8	0.2	0.2	0.4		
Year	2001				Target	N/A
Source	Office of National Statistics					

20.10 Migrants are residents with a different address one year before the Census. The majority of migrants in 2001 moved into Three Rivers were from elsewhere in the UK.

No.	1.6	Description	Migration into and out of the district in 2001 as percentage of population			
Level	Regional	Type	Contextual	Policy	N/A	
Total migrants	Moved in from within the UK	Moved in from outside the UK	Who had no usual address	Who moved within area	Who moved out of area	
7,685	4,329	591	389	2,376	4,606	
9.28%	5.23%	0.71%	0.47%	2.87%	5.56%	
Year	2001			Policy	N/A	
Source	Office of National Statistics					

21. Social and Economic Context

- 21.1 The Index of Multiple Deprivation (IMD) 2004 is a measure of multiple deprivation at the small area level. The model of multiple deprivation is based on the idea of distinct dimensions of deprivation which can be measured separately. There are seven domains of deprivation: Income, Employment, Health and Disability, Education, skills and training deprivation, Barriers to housing and services, Crime, and Living environment.
- 21.2 The IMDs are based upon on Census and administrative data from 2001 for the Census's lower layer Super Output Areas (SOAs). Each of the 32,482 SOAs in England has been assigned a score and a rank.
- 21.3 Six district level summary measures of the IMD 2004 have been produced. No single summary measure is favoured over another. There is no single best way of describing or comparing England's 354 districts. In each measure a score is also given for the county and the districts are ranked in order, where 1 is the most deprived and 354 the least.
- 21.4 These results indicate that Three Rivers has a low level of deprivation. On the six measures of local authority deprivation Three Rivers scores between 247 and 314 out of 354 districts. On the Rank of Average Scores Three Rivers scores 308 which places the District in the 15% least deprived local authorities in England. Three Rivers is particularly affluent in terms of employment and income.
- 21.5 It is important to note that the comparatively low rank of Extent reveals that there are residents of Three Rivers who live in some of the most deprived areas of the country. The generally positive outputs for the District would seem to mask small pockets of deprivation. The Index of Multiple Deprivation measures data at areas much lower than the District and it is intended to analyse these results in future reports.

No.	2.1	Description	Indices of multiple deprivation – District average of SOA scores			
Level	National	Type	Contextual	Policy	N/A	
		ID2004 Average of SOA Scores	ID2004 Rank in Hertfordshire (of 10 districts)	ID2004 Rank in East of England (of 48 districts, 10 counties)	ID2004 Rank in England (of 354 districts, 149 counties)	
		10.01	8	40	308	
Year	2004			Policy	N/A	
Source	http://www.odpm.gov.uk					

21.6 Male life expectancy is estimated to be improving at a faster rate than female. The increase in male life expectancy for Three Rivers between 95/97 and 01/03 is 1.4 years. This is the same increase as at regional level. Female life expectancy in Three Rivers dipped in the late 1990s. In 01/03 it was estimated to have risen to 82.2, the same level as in 95/97.

No.	2.2	Description	Life expectancy			
Level	National	Type	Contextual	Policy	N/A	
		1998-2000	1999-2001	2000-2002	2001-2003	Ranking 2001-03
	Male	77.8	77.8	77.5	78.1	35
	Female	81.3	81.7	82.2	82.2	39
Year	2003				Policy	N/A
Source	http://www.statistics.gov.uk					

21.7 The Annual Survey of Hours and Earnings (ASHE) is a new survey that has been developed to replace the New Earnings Survey (NES). The Gross Weekly Pay figures below give a residential dimension. Income and pay are here counted at home residence rather than work address. Median and mean weekly wages are considerably higher in Three Rivers than at country, regional and national levels.

21.8 The Annual Business Inquiry (ABI) monitors the percentage increase or decrease in the number of local jobs. At the beginning of 2000 there was a 6.0% increase, two years later there was a 3.7% decrease. These findings are supported by **Indicator 2.7**.

No.	2.3	Description	Gross weekly wages															
Level		National	Type	Contextual	Policy	N/A												
<table border="1"> <tr> <td colspan="2">Number of Jobs</td> <td colspan="2">Median</td> <td colspan="2">Mean</td> </tr> <tr> <td colspan="2">23,000</td> <td colspan="2">524.7</td> <td colspan="2">609.7</td> </tr> </table>							Number of Jobs		Median		Mean		23,000		524.7		609.7	
Number of Jobs		Median		Mean														
23,000		524.7		609.7														
Year	2004				Target	N/A												
Source	The Annual Survey of Hours and Earnings (ASHE)																	

21.9 Economic activity figures are produced by the Labour Force Survey. They show the number of people, who are economically active aged 16 to 59/64, expressed as a percentage of all working age people. The Economic Activity rate is lower in Three Rivers than at county level, but higher than the regional and national rates.

21.10 The proportion of people in Three Rivers of working age who were in employment is comparatively low. At the same time only 6.7% of people of working age were claiming key benefits. In November 2003 the proportion of people claiming benefits who have been out of work for over a year was 13.3%, the highest in Hertfordshire. It may be reasonable to conclude that unemployment in Three Rivers is low, but persistent.

No.	2.4	Description	Unemployment and benefits																		
Level		Regional	Type	Contextual	Policy	N/A															
<table border="1"> <tr> <td colspan="5">Percentage of those 16+ of working age economically active</td> </tr> <tr> <td>Mar 1999 – Feb 2000</td> <td>Mar 2000 – Feb 2001</td> <td>Mar 2001 – Feb 2002</td> <td>Mar 2002 - Feb 2003</td> <td>Mar 2003 - Feb 2004</td> </tr> <tr> <td>80.8%</td> <td>79.7%</td> <td>75.7%</td> <td>77.7%</td> <td>78.2%</td> </tr> </table>							Percentage of those 16+ of working age economically active					Mar 1999 – Feb 2000	Mar 2000 – Feb 2001	Mar 2001 – Feb 2002	Mar 2002 - Feb 2003	Mar 2003 - Feb 2004	80.8%	79.7%	75.7%	77.7%	78.2%
Percentage of those 16+ of working age economically active																					
Mar 1999 – Feb 2000	Mar 2000 – Feb 2001	Mar 2001 – Feb 2002	Mar 2002 - Feb 2003	Mar 2003 - Feb 2004																	
80.8%	79.7%	75.7%	77.7%	78.2%																	
Year	2004				Target	N/A															
Source	from Labour Force Survey (LFS 1)																				

21.11 Educational data is sourced from the Hertfordshire Local Economy Assessment 2004. Education levels in the District are generally high. In January 2005 74% of 15 year olds achieved five or more GCSEs grades A-C, the highest proportion in the county. In January 2001 86% of 18-24 year olds in Three Rivers were in full-time education or employment. 21.8% of 16-74 year olds in Three Rivers have no qualifications. 25.2% have a first degree or higher.

No.	2.5	Description	Educational attainment - Highest qualification attained - 16-74 year olds			
Level	National	Type	Contextual	Policy	N/A	
No qualifications	Level 1*	Level 2**	No qualifications	Level 1*	Level 2**	
12,857	9,527	12,922	5,353	14,930	3,517	
21.8%	16.1%	21.9%	9.1%	25.3%	5.9%	
Year	2001			Target	N/A	
Source	2001 Census, Table KS13 Qualifications and Students					

21.12 The largest Industry group in Three Rivers is Property & Business Services. There were 1195 units in this group in 2004. In 2004 the only other Industry group with more than 10% of local units was Construction.

No.	2.6	Description	Industrial composition of jobs			
Level	Regional	Type	Contextual	Policy	N/A	
Local units in large industry group						
		Number	Percent			
Agriculture		40	1.2%			
Production		220	6.7%			
Construction		370	11.3%			
Motor trade		110	3.4%			
Wholesale		265	8.1%			
Retail		295	9.0%			
Hotels/catering		165	5.0%			
Transport		90	2.8%			
Post/telecom		55	1.7%			
Finance		60	1.8%			
Property /business services		1,195	36.5%			
Education		65	2.0%			
Health		45	1.4%			
Public admin & other		295	9.0%			
Total		3,270	100%			
Year	2004			Target	N/A	
Source	http://www.statistics.gov.uk/idbr Standard Industrial Classification 1992					

21.13 VAT registrations and de-registrations are the best official guide to the pattern of business start-ups and closures and provide an indicator of the level of entrepreneurship and health of the business population. The VAT stock in Three Rivers was 2,780 in 1996 and increased each year to 3,230 in 2003. It remained the same in 2004. In Three Rivers the rate of increase in VAT has slowed since 2000. In 2004 the Index of the 1996 stock for Three Rivers dipped below that for Hertfordshire as a whole.

No.	2.7	Description	Stock of VAT registered businesses at start of year			
Level	National	Type	Contextual	Policy	N/A	
Year	2004			Target	N/A	
Source	http://www.sbs.gov.uk/content/analytical/statistics/vat9403.xls Inter-Departmental Business Register (IDBR)					

21.14 Workplace employment in Three Rivers increased by over 6,000 between 1991 and 2001. The District has experienced a relatively high percentage growth (25.3%) in the last ten years.

No.	2.8	Description	Workplace employment 1991 and 2001			
Level	Regional	Type	Contextual	Policy	N/A	
Year	2001			Target	N/A	
Source	Census Standard Tables S033, S129, T10					

22. Business, Retail and Leisure

22.1 An important aspect of the District profile is the development of data to monitor the purpose for which land is used. Government guidance and regional monitoring suggests that planning authorities should try to build up a picture of retail (A1), office (A2) and leisure (D2) uses, as well as general employment floorspace. The latest stock of employment floorspace is taken from the *South West Hertfordshire Employment Study*, discussed in **23**.

No.	3.1	Description	Employment floorspace stock (thousand sqm)									
Level	Local	Type	Contextual	Policy	N/A							
<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>Built office stock</td> <td>All industrial</td> <td>Total</td> </tr> <tr> <td>198</td> <td>194</td> <td>392</td> </tr> </table>							Built office stock	All industrial	Total	198	194	392
Built office stock	All industrial	Total										
198	194	392										
Year	2003				Target	N/A						
Source	South West Hertfordshire Employment Study											

22.2 Three Rivers does not currently hold data on the stock of retail uses in the District. At the time of writing a *Local Shopping Centre Survey* is being prepared which should enable an evidence base and picture of the District's retail outlets to be developed.

No.	3.10	Description	Retail (A1) stock by location				
Level	Local	Type	Contextual	Policy	N/A		
<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>N/K</td> </tr> </table>							N/K
N/K							
Year					Target	N/A	
Source							

22.3 The *Employment Floorspace Study* gives an overall figure for Office stock, but this is not broken down into use class or by location. A more detailed record could be used as baseline data to monitor completions and commitments.

No.	3.12	Description	Office (A2) stock by location				
Level	Local	Type	Contextual	Policy	N/A		
<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>N/K</td> </tr> </table>							N/K
N/K							
Year					Target	N/A	
Source							

22.4 The *Open Space, Sport and Recreation Study* commissioned by the Council surveys the outdoor and indoor sports facilities. While this provides valuable data for the evidence base, it does not constitute a baseline stock figure for D2 use.

No.	3.16	Description	Leisure (D2) stock by location			
Level		Local	Type	Contextual	Policy	N/A
N/K						
Year				Target	N/A	
Source						

23. Housing

23.1 Government guidance requires planning authorities to monitor the affordability of housing in their area. These results are from the 1st quarter of 2004 and are based on the monitoring compiled by the region. The most expensive place to buy any type of dwelling in the East of England is in Hertfordshire. Three Rivers is the second most expensive local authority in the county. In March 2004 a terraced house in Three Rivers was 7.5 times the average female annual income and 5.6 times the average male income. A detached house was 20.5 times the average female income and 15.4 times the average male income. It should be noted that household income data is only available for 2000/2001 whereas property data is for 2004.

23.2 In April 2003 there was an average of 66.2 unfit homes per 1000 in Three Rivers. This was the highest rate in Hertfordshire.

No.	4.7	Description	House prices and household income			
Level		National	Type	Contextual	Policy	N/A
Detached	Semi-detached	Terraced	Flat/ maisonette	Overall	Ratio of house prices to household income	
£551,925	£249,414	£203,892	£162,952	£291,839	9.57	
Year	2004			Target	N/A	
Source	HM Land Registry					

23.3 The East of England accounts for 11% of the total population of the country, but 22% of the population of gypsies and travellers. The Government Office considers the issue of traveller/gypsy sites of sufficient regional relevance to promote to the same level of importance of a national indicator. There are no Herts County Council sites in Three Rivers. As detailed in 17.5, the Council has commissioned a study of gypsy and traveller needs.

No.	4.17	Description	Authorised gypsy/traveller sites											
Level	Regional	Type	Contextual	Policy	N/A									
<p>Herts County Council Sites</p> <table border="1"> <thead> <tr> <th>Sites</th> <th>Pitches (families)</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>-</td> </tr> </tbody> </table> <p>Private Sites with Planning Permission</p> <table border="1"> <thead> <tr> <th>Sites</th> <th>Pitches</th> </tr> </thead> <tbody> <tr> <td>Bedmond Road, Abbots Langley</td> <td>9</td> </tr> </tbody> </table>							Sites	Pitches (families)	-	-	Sites	Pitches	Bedmond Road, Abbots Langley	9
Sites	Pitches (families)													
-	-													
Sites	Pitches													
Bedmond Road, Abbots Langley	9													
Year	2005	Target			N/A									
Source	Adult Care Services, Gypsy Section, Hertfordshire County Council													

No.	4.18	Description	Unauthorised gypsy/traveller sites							
Level	Regional	Type	Contextual	Policy	N/A					
<p>Private Sites without Planning Permission</p> <table border="1"> <thead> <tr> <th>Sites</th> <th>Pitches</th> </tr> </thead> <tbody> <tr> <td>Dawes Lane, Sarratt</td> <td>2</td> </tr> </tbody> </table>							Sites	Pitches	Dawes Lane, Sarratt	2
Sites	Pitches									
Dawes Lane, Sarratt	2									
Year	2005	Target			N/A					
Source	Adult Care Services, Gypsy Section, Hertfordshire County Council									

- 23.4 Between the 1991 and 2001 Census the average household size dropped from 2.55 to 2.45. In 2001 26.7% of households in Three Rivers were formed by one person. Over half of these people living alone were pensioners. 10% of households were formed by a family of which all members were pensioners.
- 23.5 Between the 1991 and 2001 Census the number of dwellings in the District rose from 30,928 to 33,878, and increase of 9.5%.
- 23.6 Three Rivers has a comparatively low percentage of vacant household spaces. The actual number of household spaces with no residents fell from 1,099 in 1991 to 732 in 2001. This is one way in which the growth in households can exceed the growth in dwellings. Between 1991 and 2001 there were increases in the numbers of all types of permanent household spaces. The largest increases were in detached and semi-detached.
- 23.7 Over the course of this monitoring year an additional 73 permanent and non-permanent dwellings were added to the housing stock.

No.	4.21	Description	Total housing stock			
Level		National	Type	Contextual	Policy	N/A
		Opening stock of permanent and non-permanent dwellings (01/04/04)		Closing stock of permanent and non-permanent dwellings (31/03/05)		
		34,819		34,892		
Year		2004/05			Target	N/A
Source	Information Management Unit					

24. Transport

- 24.1 Census results show that the ratio of cars to household in Three Rivers was higher in 2001 than the county, regional or national average.
- 24.2 In 2001 16.2% of households in Three Rivers did not own a car or van. This was lower than the county and regional figures and considerably lower than the national figures. 39% of households in Three Rivers owned one car or van. 44.9% of households in Three Rivers owned two or more cars or vans. The number of households in Three Rivers with no car decreased between 1991 and 2001. The number of households with 1 Car, 2 Cars and 3+ Cars all increased.
- 24.3 A comparatively high percentage of Three Rivers residents drove a car or van to work, 60.9% compared to 55.2% in England and Wales. Of the 26,577 people that said they travelled to work by car in Three Rivers only 7% travelled as passengers. In Three Rivers a lower percentage of people travelled to work by train, bus, and bicycle and on foot. The average distance travelled to work by residents of Three Rivers was 12km.

No.	5.1	Description	Mode of travel to work			
Source		Regional	Type	Contextual	Policy	N/A
		Mode	1991	2001	%Change	
		Train	4,887	5,113	+5%	
		Bus	1,213	1,149	-5%	
		Car Driver	21,460	24,704	+15%	
		Car Passenger	2,499	1,853	-26%	
		Motor Cycle	514	473	-8%	
		Pedal Cycle	698	531	-24%	
		On Foot	2,572	2,243	-13%	
		Other	147	363	+147%	
		Works at Home	2,242	4,163	+86%	

	Not Stated	514	-	-
Year	2001		Target	N/A
Source	2001 Census table KS15			

24.4 Traffic concentration provides a measure of traffic levels in relation to the size of each district. By this measure East Herts (11), falls below Three Rivers (13). The small but densely populated districts such as Watford (50), have the highest concentration. In terms of its relative area, Three Rivers has a larger road network, 3.9 km per square km of area, than six other districts. The densities of road networks generally correlate with the population density. Car traffic growth is predicted to rise at a slightly faster rate in the East of England and in Hertfordshire than at a national level. However, Three Rivers is one of five districts that are expected to experience growth below the national average.

No.	5.2	Description	Traffic flow and concentration														
Level	Regional	Type	Contextual	Policy	N/A												
		<table border="1"> <tr> <td colspan="2">Traffic (Million VKm/Day)</td> <td colspan="2">Traffic Concentration (VKm/Day X 1000 per Km²)</td> </tr> <tr> <td>All Rds</td> <td>Not M&T</td> <td>All Rds</td> <td>Not M&T</td> </tr> <tr> <td>1.2</td> <td>1.2</td> <td>13</td> <td>13</td> </tr> </table>		Traffic (Million VKm/Day)		Traffic Concentration (VKm/Day X 1000 per Km ²)		All Rds	Not M&T	All Rds	Not M&T	1.2	1.2	13	13		
Traffic (Million VKm/Day)		Traffic Concentration (VKm/Day X 1000 per Km ²)															
All Rds	Not M&T	All Rds	Not M&T														
1.2	1.2	13	13														
Year	2002/03			Target	N/A												
Source	Tina Hodges, Transportation Planning and Policy, HCC																

24.5 There are two indicators currently monitored at a regional level that would provide important contextual data on the Local Plan's overall aims of sustainable development. They concern the accessibility of existing households in urban and rural locations. The systems to monitor these indicators should be in place for the 2006 report.

No.	5.3	Description	Percentage of urban households within 400 meters of a quarter-hourly bus service			
Level	Regional	Type	Contextual	Policy		
<table border="1"> <tr> <td>N/K</td> </tr> </table>						N/K
N/K						
Year				Target	N/A	
Source						

No.	5.4	Description	Percentage of rural households within 13 minutes walk of an hourly bus service			
Level	Regional	Type	Contextual	Policy		
N/K						
Year				Target	N/A	
Source						

25. Environment

25.1 In the regional AMR the East of England monitors an indicator described as "Electricity from Renewable Sources." Hertfordshire has only a small generating capacity. This is mostly from Landfill gas. At present there are no statistics for renewable energy capacity at district level.

No.	6.1b	Description	Electricity from Renewable Sources			
Level	Regional	Type	Contextual	Policy	N/A	
N/K						
Year				Target	N/A	
Source						

25.2 National Core Output Indicators require planning authorities to monitor changes in priority habitats. To support this baseline data on the existing 'stock' of priority areas and habitats is required. Herts Biological Records Office are currently consulting with districts on how best to tailor data provision to the demands of the new monitoring regime. They intend to provide full results for this contextual indicator for the year 2005/06. At present they can provide an annual inventory of Wildlife Sites (to stand for Priority Areas) by number and total area.

No.	6.5a	Description	Existing priority areas (Wildlife Sites)							
Level	National	Type	Contextual	Policy	N/A					
<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>Number of Sites</td> <td>Area (ha)</td> </tr> <tr> <td>149</td> <td>1,566</td> </tr> </table>							Number of Sites	Area (ha)	149	1,566
Number of Sites	Area (ha)									
149	1,566									
Year	2004			Target	N/A					
Source	Herts Biological Records Office									

Output Indicators

26. Aims, Objectives, Targets, and Indicators

- 26.1 In the Local Development Framework, output indicators will be integrated into the policy making process. The overall aims of the core strategy will inform the objectives of DPDs. DPD policies will set targets to ensure these objectives are met. Comparing these targets against the results of output indicators will allow the effectiveness of policies to be assessed.
- 26.2 The current Local Plan predates this approach to policy making. Policies are not directly linked to indicators nor formulated with monitoring in mind. As a result it is not always possible to state whether Local Plan policies are meeting targets.
- 26.3 In preparing Development Plan Documents the Council will ensure that policies are integrated with 'SMART' targets related to the indicators. This means that targets should be: **S**pecific, **M**easurable, **A**chievable, **R**ealistic and **T**ime bound. This will enable future reports to monitor performance with greater clarity.

27. Local Plan Aims

- 27.1 The purpose of the current Three Rivers Local Plan is to make provision for the needs of those living and working in the District, to protect and enhance the District's towns and countryside, and to provide for development whilst taking into account local and wider impacts.
- 27.2 The following fourteen aims interpret this over-arching goal in a way relevant to the District. The policies set out in the Local Plan are developed directly from these aims.
- 27.3 Spatial Aims:
- i. Maintain the existing settlement pattern and the Green Belt.
 - ii. Concentrate development in the main towns (in so far as the quality of the urban environment can be maintained and improved).
- 27.4 General Aims for Development:
- ii. Ensure that development does not adversely affect the environment.
 - iii. Discourage use of the private car.
 - iv. Encourage a high standard of design.

27.5 Environmental Aims:

- v. Maintain and enhance the natural environment and avoid depletion and pollution of resources.
- vi. Protect critical habitats and wildlife.
- vii. Protect and provide open space within urban areas.
- viii. Protect and enhance open space within urban areas.
- ix. Protect and enhance critical elements of the historic environment, such as Listed Buildings, historic landscapes and archaeological remains.

27.6 Meeting Community Needs:

- x. Make provision for the new homes needed, and associated community and leisure facilities.
- xi. Ensure provision of land for employment uses.
- xii. Seek enhancement of town and village centres.
- xiii. Increase accessibility by means other than the motor car.
- xiv. Maintain the character of the different settlements of the District.

28. Core Output Indicators

National Core Output Indicators measure the direct effects of policies against a consistent set of national indicators. They cover key planning areas such as housing, business and the environment. Annex B of *Local Development Framework Monitoring: A Good Practice Guide* sets out the full list of Core Output Indicators on which local authorities are expected to report. In this initial Annual Monitoring Report particular emphasis is put on collecting data on the Core Output Indicators to ensure that local monitoring reaches an agreed national standard.

29. Local and Regional Output Indicators

- 29.1 There have been four regional annual monitoring reports produced for the East of England by EERA. Local planning authorities should seek to conform to the objectives of regional policy and regional targets and indicators are therefore relevant to local monitoring.
- 29.2 Local Output Indicators cover those policy areas not addressed by national indicators. The choice of local indicator should reflect local circumstance and cover local policies as development documents are produced. Government guidance suggests that local indicators should be developed over time on an incremental basis. This is to reflect the concomitant development of policies

and the ability to monitor them. There are therefore only a limited number of local indicators in this initial report.

30. Business, Retail and Leisure

30.1 The objectives of Chapter 7 of the adopted Local Plan are to assist economic development and regeneration whilst also working to protect and enhance the environment, and to maintain provision of land for employment use. Policy **E.1** governs **New Development for Employment**. Policy **E.4** sets out the Council's approach to proposals involving **Small Business Units**.

30.2 In the monitoring year 2004/05 there was a net loss of 8,915 m² of employment floorspace. The largest loss occurred in the B1 Use Class. The largest gains occurred in the B0 use class with the development at Kenwood House, Dwight Lane.

No.	3.2	Description	1a) Amount of floorspace developed for employment by type (gross internal m ²)			
Level		National	Type	Output	Policy	E.1 E.4
			Plan use class	Gain completed in year	Loss completed in year	Net completed in year
			B0	9,087	2,599	6,488
			B1	443	11,934	-11,491
			B1a	3,060	0	3,060
			B1c	0	0	0
			B2	0	0	0
			B8	0	6,972	-6,972
			Totals	12,590	21,505	-8,915
Year		2004/05			Target	N/A
Source		Information Management Unit				

30.3 In Three Rivers several well-located employment sites have been developed or redeveloped with modern industrial or business premises. It is important that these are retained for employment purposes in order to provide local job opportunities. Policy **E1** expresses the need for employment to be in locations which are close to public transport facilities and are easily reached from local housing by public transport, bicycle or on foot. Policy **E.3 Safeguarding of Employment Areas**, seeks to safeguard the employment areas identified on the Proposals Map will be safeguarded for business, industrial and storage or distribution development.

30.4 Almost all the developments affecting employment floorspace occurred in areas designated for employment uses in the Local Plan. There were some small gains in the B1 and B1a use classes outside employment areas.

No.	3.3	Description	1b) Amount of floorspace developed for employment by type, in employment or regeneration areas																																			
Level	National	Type	Output	Policy	E.1 E.3																																	
<table border="1"> <thead> <tr> <th>Plan use class</th> <th>Gain completed in year</th> <th>Loss completed in year</th> <th>Net completed in year</th> </tr> </thead> <tbody> <tr> <td>B0</td> <td>9,087</td> <td>0</td> <td>9,087</td> </tr> <tr> <td>B1</td> <td>0</td> <td>11,600</td> <td>-11,600</td> </tr> <tr> <td>B1a</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>B1c</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>B2</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>B8</td> <td>0</td> <td>5,915</td> <td>5,915</td> </tr> <tr> <td>Totals</td> <td>9,087</td> <td>21,505</td> <td>-8,915</td> </tr> </tbody> </table>							Plan use class	Gain completed in year	Loss completed in year	Net completed in year	B0	9,087	0	9,087	B1	0	11,600	-11,600	B1a	0	0	0	B1c	0	0	0	B2	0	0	0	B8	0	5,915	5,915	Totals	9,087	21,505	-8,915
Plan use class	Gain completed in year	Loss completed in year	Net completed in year																																			
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B1a	0	0	0																																			
B1c	0	0	0																																			
B2	0	0	0																																			
B8	0	5,915	5,915																																			
Totals	9,087	21,505	-8,915																																			
Year	2004/05	Target		N/A																																		
Source	Information Management Unit																																					

30.5 In the Local Plan there are no specific policies on the development of employment space on previously developed land. However, the recycling of land is an important Government objective and Target 5 of the Draft Regional Spatial Strategy is to provide at least 60% of all new development in the region on previously developed land or through the re-use of buildings.

30.6 100% of employment floorspace development during the monitoring year 2004/05 was on previously developed land.

No.	3.4	Description	1c) Amount of floorspace by employment type, which is on previously developed land																																			
Level	National	Type	Output	Policy	N/A																																	
<table border="1"> <thead> <tr> <th>Plan use class</th> <th>Gain completed in year (m2)</th> <th>Loss completed in year (m2)</th> <th>Net completed in year (m2)</th> </tr> </thead> <tbody> <tr> <td>B0</td> <td>9,087</td> <td>0</td> <td>9,087</td> </tr> <tr> <td>B1</td> <td>443</td> <td>11,934</td> <td>-11,491</td> </tr> <tr> <td>B1a</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>B1c</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>B2</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>B8</td> <td>0</td> <td>5,915</td> <td>-5,915</td> </tr> <tr> <td>Totals</td> <td>9,530</td> <td>21,505</td> <td>-11,975</td> </tr> </tbody> </table>							Plan use class	Gain completed in year (m2)	Loss completed in year (m2)	Net completed in year (m2)	B0	9,087	0	9,087	B1	443	11,934	-11,491	B1a	0	0	0	B1c	0	0	0	B2	0	0	0	B8	0	5,915	-5,915	Totals	9,530	21,505	-11,975
Plan use class	Gain completed in year (m2)	Loss completed in year (m2)	Net completed in year (m2)																																			
B0	9,087	0	9,087																																			
B1	443	11,934	-11,491																																			
B1a	0	0	0																																			
B1c	0	0	0																																			
B2	0	0	0																																			
B8	0	5,915	-5,915																																			
Totals	9,530	21,505	-11,975																																			
Year	2004/05	Target		N/A																																		
Source	Information Management Unit																																					

- 30.7 Paragraph 7.5 states that sufficient land must be allocated for employment purposes to allow for a balanced and sustainable economy and full employment. Policy **E1** governs proposals for the renewal or redevelopment of existing employment uses, and proposals for employment development in new locations
- 30.8 The majority of the employment land supply in Three Rivers is at the former Leavesden Airfield and Rolls Royce factory site. This is one of the most important employment and mixed development sites in the County and a very important site in the economy of this part of Hertfordshire. Policy **GB.2** sets down the framework within which any development should take place on the Leavesden Studios site. A Planning Brief for development was approved in 1993 and outline permission for a mixed use development was granted in 1995.
- 30.9 At the time the current Local Plan was adopted MEPC UK Ltd was preparing a new masterplan for the site. This estimates that a total of 1.6 million sqm of office floorspace could be created. The latest estimates show there are 14,469 sqm of vacant office space. There are also 93,450 sqm of unimplemented office floorspace.

No.	3.5	Description	1d) Employment land available by type			
Level		National	Type	Output	Policy	E.1 GB.2
Sites with Permission						
			Change code	Plan use class	Sum of proposed floorspace (sq/m)	Sum of application area (ha)
			G	B0	2,479	6.06
			G	B1	94,350	84.16
			G	B1a	16,498	7.76
			G	B8	285	0.02
				Totals	113,612 sq/m	98.00 ha
Estimated Sites						
			Change code	Plan use class	Sum of estimated floorspace (sq/m)	Sum of application area (ha)
			G	B1	2,110	0.60
Year	2004/05				Target	N/A
Source	Information Management Unit					

- 30.10 Policy E.3 seeks to safeguard employment areas. In 2004/05 there were losses of 0.29 ha of employment land in Three Rivers. None of this involved employment areas. This loss is only registered when a new development is

complete and it is worth noting that the redevelopment of sites such as the former Ovalitine factory may cause this figure to increase.

No.	3.6	Description	1e) Losses of employment land in (i) employment /regeneration areas and (ii) local authority area (completed sites only)			
Level	National	Type	Output	Policy	E.3	
		Employment Areas	0.0 ha			
		All District	0.2918 ha			
Year	2004/05				Target	N/A
Source	Information Management Unit					

30.11 Paragraph 7.15 states that there are certain sites in the District used for employment purposes that may be suitable for redevelopment as residential use. Paragraph 7.24 of the current Local Plan states that “Re-use of employment sites for other uses, including housing, will need to be considered as part of planned regeneration in accordance with Structure Plan policy 14.”

30.12 There is considerable pressure to redevelop sites currently designated as employment land, particularly from house builders. A number of large sites in the District are currently subject to developer interest or have ongoing applications. Balancing employment and housing land is one of the key issues identified in the preparation of the Core Strategy.

30.13 Government guidance states that sites are only considered ‘lost’ to employment uses once a new development is complete. This means that although there may be a number of vacant or derelict employment sites in the district or sites currently under-construction; they are not counted in this indicator.

No.	3.7	Description	1f) Amount of employment land lost to residential development			
Level	National	Type	Output	Policy	N/A	
		All District	0.205 ha			
Year	2004/05				Target	N/A
Source	Information Management Unit					

30.14 **Indicator 3.7** is a core output indicator that measures the provision of local services. The current Local Plan does not contain policies that specifically cover this issue. The data is collected by the Information Management Unit at Herts County Council. At present they only monitor completions above 235 sqm. In a district such as Three Rivers a large proportion of development will pass under this threshold. This means that the current monitoring procedure

is not operating at the level that will produce meaningful results for the District. This affects all the indicators under Local Services and is something that will be addressed in subsequent monitoring reports.

- 30.15 There is only one completion recorded in the year 04/05 within A1, A2 or D2 Use Classes. This was a loss of 1,300 sqm of A1 space. The loss occurred at Wards Nurseries, Dawes Lane and involved the demolition of a garden centre and the erection of five dwellings.

No.	3.8	Description	4a) Amount of completed Retail (A1), Office (A2), and Leisure (D2) development (gross internal m2)																							
Level	National	Type	Output	Policy	N/A																					
<table border="1"> <thead> <tr> <th>Plan use class</th> <th>Gain completed in year</th> <th>Loss completed in year</th> <th>Net completed in year</th> </tr> </thead> <tbody> <tr> <td>A1</td> <td>0</td> <td>1,300</td> <td>0</td> </tr> <tr> <td>A2</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>D2</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Totals</td> <td>0</td> <td>1,300</td> <td>-1,300</td> </tr> </tbody> </table>							Plan use class	Gain completed in year	Loss completed in year	Net completed in year	A1	0	1,300	0	A2	0	0	0	D2	0	0	0	Totals	0	1,300	-1,300
Plan use class	Gain completed in year	Loss completed in year	Net completed in year																							
A1	0	1,300	0																							
A2	0	0	0																							
D2	0	0	0																							
Totals	0	1,300	-1,300																							
Year	2004/05		Target	N/A																						
Source	Information Management Unit																									

- 30.16 The objectives of Chapter 8 of the Local Plan are to regenerate town, village and local centres in partnership with business, property owners and the local community, and to concentrate development of retail, leisure and services in town centres in preference to the provision of out-of-centre facilities. Policies **S.3**, **S.4** and **S.5** seek to control retail development in shopping centres. As is stated in **28.14** the monitoring thresholds used by Hertfordshire County Council are currently unsuitable for assessing whether the objectives are being met.

No.	3.9	Description	4b) Amount of completed Retail (A1), Office (A2), and Leisure (D2) development in town centres																							
Level	National	Type	Output	Policy	S.3 S.4 S.5																					
<table border="1"> <thead> <tr> <th>Plan use class</th> <th>Gain completed in year</th> <th>Loss completed in year</th> <th>Net completed in year</th> </tr> </thead> <tbody> <tr> <td>A1</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>A2</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>D2</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Totals</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>							Plan use class	Gain completed in year	Loss completed in year	Net completed in year	A1	0	0	0	A2	0	0	0	D2	0	0	0	Totals	0	0	0
Plan use class	Gain completed in year	Loss completed in year	Net completed in year																							
A1	0	0	0																							
A2	0	0	0																							
D2	0	0	0																							
Totals	0	0	0																							
Year	2004/05		Target	N/A																						
Source	Information Management Unit																									

30.17 The following indicators seek to provide further data on the provision of local services. Annual completions and the identified supply are broken down into the use class, and location as used by regional monitoring. Policies **S.3**, **S.4** and **S.5** seek to control the location of retail development. Policies GEN.1a and GEN.2 seek to direct development in the district towards more sustainable locations.

30.18 There is only one completion recorded in the year 04/05 within A1, A2 or D2 Use Classes. This was a loss of 1,300 sqm of A1 space. The loss occurred at Wards Nurseries, Dawes Lane and involved the demolition of a garden centre and the erection of five dwellings.

No.	3.11	Description	Retail (A1) completions by location (sqm)			
Level	Local	Type	Output	Policy	S.3 S.4 S.5	
Town Centre sites	Edge of Centre sites	Out of centre sites	District centre	Local centre	Out of town sites	
0	0	0	0	0	-1,300	
Year	2004/05		Target	N/A		
Source	Information Management Unit					

30.19 Policy **S.5** in the Local Plan sets out the policy on the site at Rickmansworth station car park allocated for convenience retail development. This site is now awaiting a Section 106 agreement and is classed as an Edge of Centre Site. In the monitoring year 2003/04 Three Rivers had commitments totalling a net gain of 4,229sqm of retail floorspace. There was a gain of 4,249sqm in edge of centre locations. This is in line with regional policy.

No.	3.12	Description	Retail commitments by location (sqm)			
Level	Local	Type	Output	Policy	S.3 S.4 S.5 S.7	
Town Centre sites	Edge of Centre sites	Out of centre sites	District centre	Local centre	Out of town sites	
0	4,249	-20	0	0	0	
Year	2004/05		Target	N/A		
Source	Information Management Unit					

30.20 For indicators 3.13 to 3.16 there are no results above the current threshold of 235 sqm.

No.	3.14	Description	Office completions by location (sqm)			
Level	Local	Type	Output	Policy	GEN1a GEN2	
Town Centre sites	Edge of Centre sites	Out of centre sites	District centre	Local centre	Out of town sites	
0	0	0	0	0	0	
Year	2004/05	Target		N/A		
Source	Information Management Unit					

No.	3.15	Description	Office completions by location (sqm)			
Level	Local	Type	Output	Policy	GEN1a GEN2	
Town Centre sites	Edge of Centre sites	Out of centre sites	District centre	Local centre	Out of town sites	
0	0	0	0	0	0	
Year	2004/05	Target		N/A		
Source	Information Management Unit					

No.	3.16	Description	Office commitments by location (sqm)			
Level	Local	Type	Output	Policy	GEN1a GEN2	
Town Centre sites	Edge of Centre sites	Out of centre sites	District centre	Local centre	Out of town sites	
0	0	0	0	0	0	
Year	2004/05	Target		N/A		
Source	Information Management Unit					

No.	3.17	Description	Leisure completions by location (sqm)			
Level	Local	Type	Output	Policy	L.1 L.2 L.3 L.4 L.5	
Town Centre sites	Edge of Centre sites	Out of centre sites	District centre	Local centre	Out of town sites	
0	0	0	0	0	0	
Year	2004/05	Target		N/A		
Source	Information Management Unit					

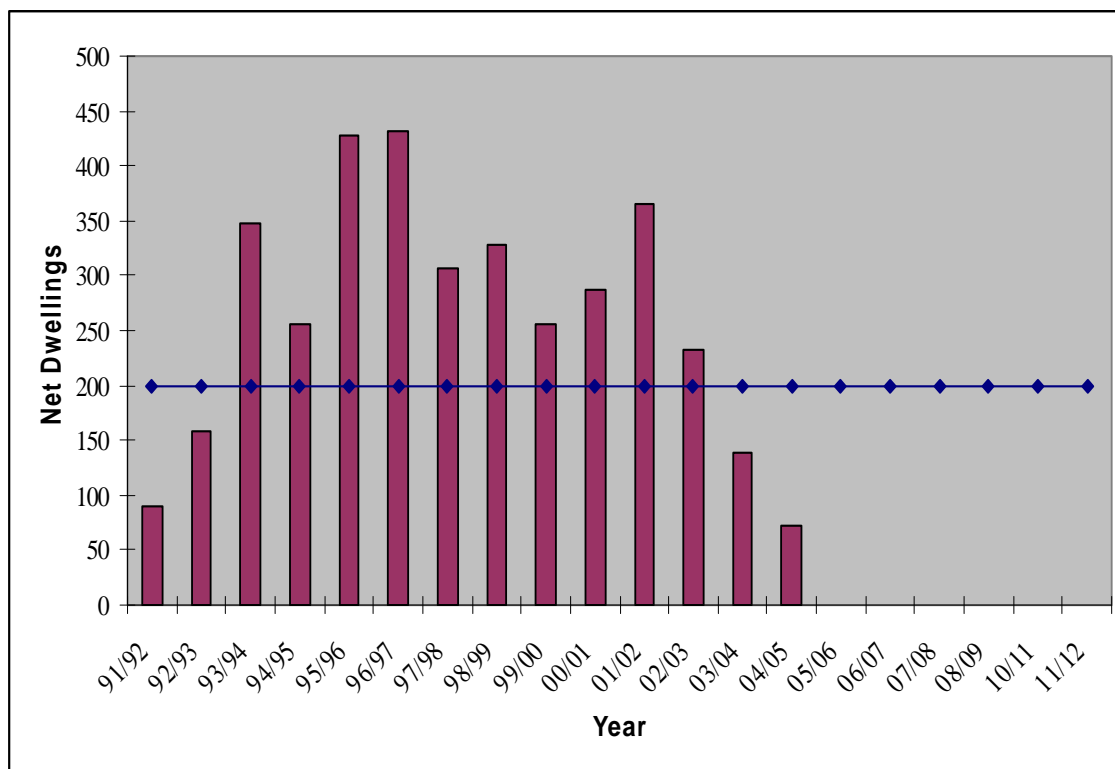
- 30.21 One of the aims of Chapter 10 is to provide sport and leisure opportunities to meet the needs of the local community. Policies **L.1**, **L.2**, **L.3**, **L.4** and **L.5** seek to control the development of new and existing sports facilities.
- 30.22 In the monitoring year 2003/04 Three Rivers had commitments totalling a net gain of 1,450 sqm of leisure floorspace. These commitments include a large gain at the Sir James Altham Pool. There is also development in progress of a new golf clubhouse at Batchworth Heath which includes the formation of a new nine hole golf course.

No.	3.18	Description	Leisure commitments by location (sqm)			
Level	Local	Type	Output	Policy	L.1 L.2 L.3 L.4 L.5	
Town Centre sites	Edge of Centre sites	Out of centre sites	District centre	Local centre	Out of town sites	
0	0	0	0	1,281	232	
Year	2004/05		Target	N/A		
Source	Information Management Unit					

31. Housing

- 31.1 The implementation of housing policy can be assessed through the presentation of housing data in the form of a trajectory. The trajectory is composed of the net additional dwellings completed and the anticipated dwelling supply. When compared with the planned provision for new dwellings over the period of current housing policy, the trajectory can demonstrate past and likely future performance. In this way the housing trajectory provides a progress report and supports the forward planning process. The housing trajectory can highlight a shortfall or excess of housing supply. It can be used to inform actions required to ensure the delivery of agreed housing numbers.
- 31.2 Policy 8 of the Hertfordshire County Structure Plan Review 1991-2011 prescribes a net total of 4000 additional new dwellings. This is the planned provision for Three Rivers. The target of an annual average of 200 new dwellings over the period 1991/92 to 2011/12 is adopted in the current Local Plan.
- 31.3 As shown in **Figure 10**, net additional dwellings have exceeded the average requirement of 200 in all but four years of the plan period. The completion rates peaked in 95/96 and 96/97 when over 800 dwellings were completed in two years. The number of completions continued to exceed the required rate until 03/04.

Figure 10: Annual Completions

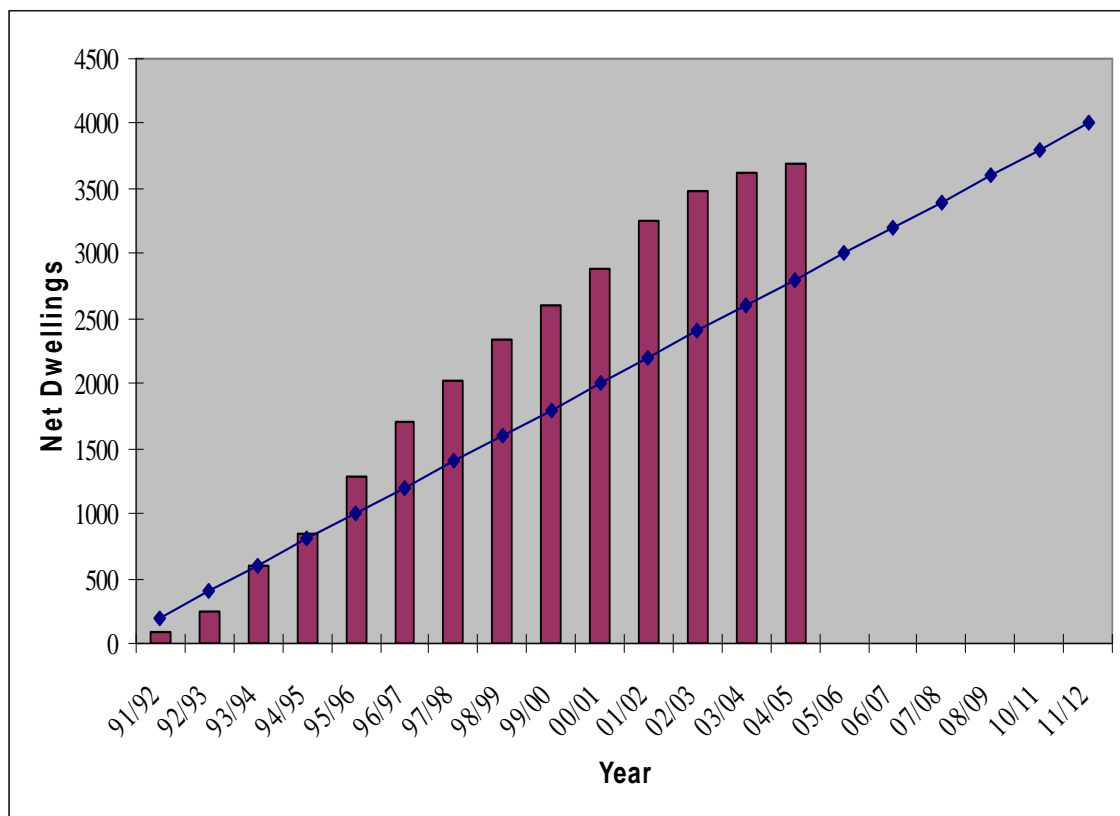


No.	4.1a	Description	2a) ii Annual completions (net additional dwellings)			
Level		National	Type	Output	Policy	H.1 H.2 H.3
			01/02	02/03	03/04	04/05
			365	233	138	73
Year		2004/05			Target	180
Source		Information Management Unit				

No.	4.1b	Description	2a) i Completion rates (net additional dwellings)			
Level		National	Type	Output	Policy	H.1 H.2 H.3
			Average completion rate 1991-2005	Average completions rate 1991-2005 as % of Structure Plan targets	Average completion rate 2001-2005	Average completion rate as % of Draft RSS
			264	132%	202	112%
Year		2004/05			Target	N/A
Source		Information Management Unit				

- 31.4 The first objective of Chapter 6 of the adopted Local Plan is to ensure a five year land supply and longer term provision in accordance with the County Structure Plan and PPG3 (Housing).
- 31.5 Paragraph 6.24 of the Local Plan highlights the risk of an oversupply of dwellings early in the plan period. It states that “in the interests of a steady and sustainable level of development activity, and to avoid rapid growth in housing and employment needs at the expense of the environment, a measure of phased release of land for new housing is desirable.”
- 31.6 The mechanism for the control of new development is Policy **H.3**. This enables the authority “to make provision for as close as possible to 4,000 dwellings during the period 1991-2011,” by applying restraint in the event of a “significant over supply.”
- 31.7 By April 2003 there had been a net total of 3,485 new dwelling completions in the plan period. As **Figure 11** shows this is ahead of the average annual rate for the plan period and only 515 short of the overall target. The Council decided that this constituted a significant oversupply and inline with Policy **H.3**, a moratorium on new housing was introduced.
- 31.8 Annual completions for 03/04 and 04/05 have been lower than the required average rate. The complete moratorium was lifted the following year to allow certain large brownfield sites to be redeveloped. A new partial moratorium was introduced in April 2005 with exemptions being made for development on sites of less than 10 units, or 100% affordable developments.

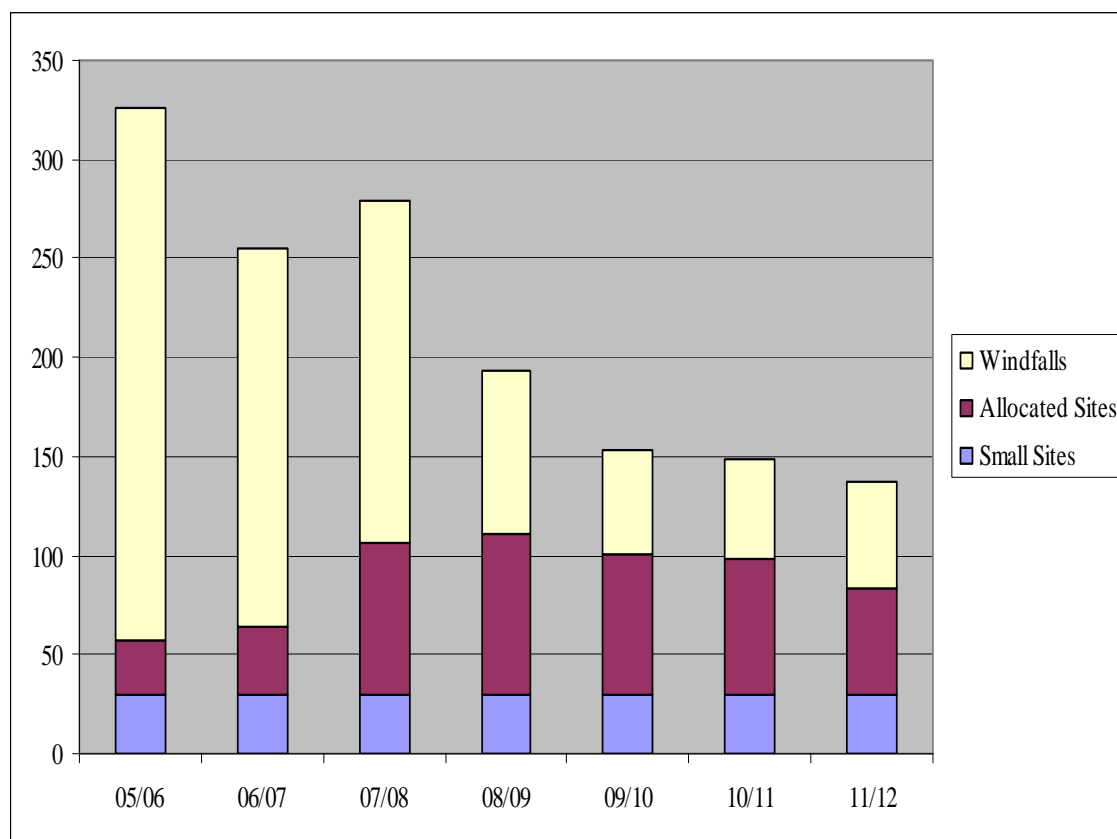
Figure 11: Cumulative Completions



No.	4.1c	Description	2a) iv. Structure plan requirement			
Level	National	Type	Output	Policy	H.1 H.2 H.3	
		Total completions 1991-2005	Residual requirement	Remaining years	Average additional dwellings required	
		3,696	305	6	51	
Year	2004/05			Target	4,000	
Source	Information Management Unit					

31.9 In **Figure 12** anticipated completion rates are given for 2005/06 until the end of the plan period. These projections are derived from three sources of supply: sites allocated in the Local Plan; large windfall sites; and an annual allowance for dwelling completions on small sites.

Figure 12: Projected Completions



No.	4.2a	Description	2a) iii. Planned dwelling commitments			
Level	National	Type	Output	Policy	H.1 H.2 H.3	
		New commitments arising during 2004/05 monitoring year	Total commitments at end of 2004/05 monitoring year	Number of years 'supply' in terms of Structure Plan	Number of years 'supply' in terms of draft RSS	
		231	1,119	5.6	6.2	
Year	2004/05			Target		
Source	Information Management Unit					

No.	4.2b	Description	2a) iii. Components of commitments			
Level	National	Type	Output	Policy	H.1 H.2 H.3	
		Extant planning permission	Allocations in Local Plan	Other identified sites	Contingent / strategic sites	
		651	353	115	0	
Year	2004/05			Target		
Source	Information Management Unit					

- 31.10 The Local Plan originally identified more than thirty sites suitable for housing development. By the time of the Local Plan Review in 2002 the majority of the sites phased early in the plan period had planning permission. The Local Plan also phases sites for 2001-2006 and 2006-2011. At the time of this report five of these housing development sites have been completed. This leaves an outstanding supply on twenty identified sites.
- 31.11 Paragraph 6.11(5) of the Local Plan states that the "long term supply of housing land is mainly comprised of sites that are currently in use, but which are considered to be suitable for housing if and when the current use ceases." The viability of these sites is continually assessed.
- 31.12 Each year a revised estimate of the annual number of units likely to come forward over the plan period is required. This is based on the current use of sites, their viability for housing development, interest from developers or the stage reached in the planning process. The estimated annual rates are then fed into the housing trajectory.
- 31.13 Paragraph 6.15 of the Local Plan defines "Large" windfall sites as "those containing ten or more dwellings," and acknowledges their contribution to housing supply. According to the latest GO-East guidelines any windfall site that has entered the planning process, through informal discussions, or submitted application, to those sites that have planning permission but have not been completely developed, contributes to the anticipated dwelling supply.

- 31.14 The estimate for the future completion rates of windfall sites are based on a number of factors. The most important factor is the site's stage in the planning process. Considerations are also made for the size and type of the site.
- 31.15 Small sites are defined by the Local Plan as those of nine dwellings or less. Paragraph 6.11(2) of the 2002 Plan Review makes for an annual allowance of 30 dwellings on these sites and windfall sites. This estimate "was agreed with the House Builders Federation in April 1999, based on monitoring data supplied by Hertfordshire County Council." However, evidence from monitoring shows that over the last few years the contribution from non-identified sites, particularly smaller sites, is in fact much greater. It is reasonable to assume that the 30 dwellings a year will come from sites of less than dwellings alone. This revised estimate has been incorporated into the housing trajectory below.
- 31.16 Dwelling completion rates cannot be predicted with complete certainty. Housing development depends on a number of wider factors that planning authority is unable to anticipate. Many of the sites allocated to the latter stages of the plan period were not vacant when allocated and may not become available for development within the timescale. At the end of 04/05 only a small number of allocated sites were at an advanced stage of the development process. Allocated sites are therefore assumed to contribute a smaller proportion of completions in the next few years and a greater proportion towards the end of the plan period.
- 31.17 Large windfall sites will contribute the majority of dwelling completions to the end of the plan period. Many of these sites are currently under construction or have full planning permission and are expected to contribute to high completion rates in the next few years.
- 31.18 Assuming that market conditions remain the same and the current partial moratorium remains in place, it is believed that dwelling completion rates will gradually decline to the end of the plan period. Even if a number of allocated sites do not come forward as predicted, there remains sufficient over supply to suggest that over the current plan period Three Rivers will considerably exceed the 4,000 completions required by the current Local Plan.
- 31.19 Before the Local Plan period comes to an end the Council will have adopted Development Plan Documents setting out housing policy in the new LDF. The first stage of this process is the Regional Spatial Strategy's housing allocation for the District. This will prescribe the total number of new dwelling completions required up to 2021.
- 31.20 Objective (f) of the Housing Chapter states that the Council will seek to locate as much housing as possible near to town centres, transport nodes and existing local services. On the location of residential development, paragraph 6.28 refers to policies **GEN.1** and **GEN.2**. To help assess whether this objective is being achieved, indicators 4.3 to 4.4c provide a statistical description of how successful Three Rivers has been in achieving the 'sequential approach' set out in PPG3: Housing.
- 31.21 The implication of these indicators is that a strategic authority displaying a high percentage of housing completions in large urban areas has better achieved a sequential approach, thereby reducing the need to travel, thereby

achieving a more sustainable relationship between jobs, homes and services. This is the principal objective of policy SS2 in the draft RSS, which lists the key settlements in which development will be focused. There are no settlements listed here wholly within Three Rivers. However, parts of the settlement of Watford, which is included in the list, do extend into the district, and this has important implications for the location of residential development.

31.22 These objectives are also in line with Local Plan policies **GEN.1** and **GEN.1a**. These seek to make development more sustainable by concentrating it within the district's urban areas.

31.23 In this year's survey there were no completions recorded within "other larger urban areas". Of the 73 completions, 71 were in areas defined as Smaller Urban Areas (between 3,000 and 25,000 population). This includes the major settlements in the district referred to in Local Plan policy GEN.1a. A further 2 dwellings were completed in settlements of less than 3,000 population. Considering the range of settlement sizes within the district, it is reasonable to conclude that Three Rivers was successful in achieving the sequential approach set out in PPG3 and the relevant Local Plan Policies.

No.	4.3	Description	Completions – settlement size															
Level	Regional	Type	Output	Policy	GEN.1a	GEN.2												
<table border="1"> <thead> <tr> <th>At other larger urban areas over 50,000</th> <th>At large urban areas 25,000–50,000</th> <th>At smaller urban areas 3,000 – 25,000</th> <th>At smaller settlements under 3,000</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>N/A</td> <td>71</td> <td>2</td> </tr> <tr> <td>0%</td> <td>N/A</td> <td>97.3%</td> <td>2.8%</td> </tr> </tbody> </table>							At other larger urban areas over 50,000	At large urban areas 25,000–50,000	At smaller urban areas 3,000 – 25,000	At smaller settlements under 3,000	0	N/A	71	2	0%	N/A	97.3%	2.8%
At other larger urban areas over 50,000	At large urban areas 25,000–50,000	At smaller urban areas 3,000 – 25,000	At smaller settlements under 3,000															
0	N/A	71	2															
0%	N/A	97.3%	2.8%															
Year	2004/05		Target	N/A														
Source	Information Management Unit																	

31.24 At the end of 2004/05, 4 dwellings within Larger Urban Areas had extant permissions. The overwhelming majority of permissions for dwellings, 608, were in Smaller Urban Areas, with the remaining 39 in Smaller Settlements. 94% of extant permissions for dwellings were in settlements with populations over 3,000.

No.	4.4a	Description	Extant permissions – settlement size															
Level	Regional	Type	Output	Policy	GEN.1a	GEN.2												
<table border="1"> <thead> <tr> <th>At other larger urban areas over 50,000</th> <th>At large urban areas 25,000–50,000</th> <th>At smaller urban areas 3,000 – 25,000</th> <th>At smaller settlements under 3,000</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>N/A</td> <td>608</td> <td>39</td> </tr> <tr> <td>0.6%</td> <td>N/A</td> <td>93.4%</td> <td>6.0%</td> </tr> </tbody> </table>							At other larger urban areas over 50,000	At large urban areas 25,000–50,000	At smaller urban areas 3,000 – 25,000	At smaller settlements under 3,000	4	N/A	608	39	0.6%	N/A	93.4%	6.0%
At other larger urban areas over 50,000	At large urban areas 25,000–50,000	At smaller urban areas 3,000 – 25,000	At smaller settlements under 3,000															
4	N/A	608	39															
0.6%	N/A	93.4%	6.0%															

Year	2004/05		Target	N/A
Source	Information Management Unit			

31.25 In Three Rivers all of the 344 potential dwellings identified on Allocated Sites were at settlements defined as Smaller Urban Areas. This highlights that Local Plan housing sites are grouped in the larger settlements in the district, and that future development on allocated sites will continue the trend towards the patterns of development set out in GEN.1 and GEN.2.

No.	4.4b	Description	Allocated sites – settlement size				
Level	Regional	Type	Output	Policy	GEN.1	GEN.2	
		At other larger urban areas over 50,000	At large urban areas 25,000–50,000	At smaller urban areas 3,000 – 25,000	At smaller settlements under 3,000		
		0	N/A	353	0		
		0%	N/A	100%	0%		
Year	2004/05			Target	N/A		
Source	Information Management Unit						

31.26 Other Identified sites refers to two sites which have been approved for development subject to Section 106 agreement. The distribution of these sites indicates future trends in the settlement composition of the district. In Three Rivers there were 115 potential dwellings identified on Other Sites. 28 potential dwellings are on a site that falls within Other Larger Urban areas. 87 potential dwellings are within a settlement defined as a Smaller Urban area.

No.	4.4c	Description	Other identified sites – settlement size				
Level	Regional	Type	Output	Policy	GEN.1	GEN.2	
		At other larger urban areas over 50,000	At large urban areas 25,000–50,000	At smaller urban areas 3,000 – 25,000	At smaller settlements under 3,000		
		28	N/A	0	87		
		24.3%	N/A	0%	75.7%		
Year	2004/05			Target	N/A		
Source	Information Management Unit						

31.27 The Local Plan does not contain specific policies on previously developed land as it predates the Government guidance contained in PPG 3. Although the targets set in PPG3 and policy SS4 in the draft RSS are different, (PPG3 relating to additional housing, and policy SS4 to new development), the supporting text to policy SS4 makes clear that the 60% target relates to

housing as well as all new development. In the year ending 2005, Three Rivers achieved 98.9% of gross dwelling completions on previously developed land (PDL), exceeding the national target of 60%. Only one dwelling in this year was not completed on PDL. The total area occupied by dwellings completed in 2004/05 was 5.07 hectares. 4.44 hectares, or 87.6%, of this was previously developed land.

No.	4.5	Description	2b) Completions on previously developed land															
Level	National	Type	Output	Policy	N/A													
<table border="1"> <thead> <tr> <th>Gross total dwellings</th> <th>Of which built on PDL</th> <th>Total area (ha)</th> <th>Of which PDL</th> </tr> </thead> <tbody> <tr> <td>94</td> <td>93</td> <td>5.07</td> <td>4.44</td> </tr> <tr> <td>100%</td> <td>98.9%</td> <td>100%</td> <td>87.6%</td> </tr> </tbody> </table>							Gross total dwellings	Of which built on PDL	Total area (ha)	Of which PDL	94	93	5.07	4.44	100%	98.9%	100%	87.6%
Gross total dwellings	Of which built on PDL	Total area (ha)	Of which PDL															
94	93	5.07	4.44															
100%	98.9%	100%	87.6%															
Year	2004/05		Target	N/A														
Source	Information Management Unit																	

31.28 The table below shows that at the end of 2004/05, Three Rivers had 10 extant planning permissions for dwellings not on PDL. 98.5% of extant permissions are on PDL. The extant permissions were on an area of 22.75 hectares. 21.59 hectares of this were PDL. This means 94.9% of land given permission for residential development is on PDL. These results indicate that Three Rivers will continue to meet the national and regional requirements for dwelling completions.

No.	4.6a	Description	Extant permissions on previously developed land															
Level	Regional	Type	Output	Policy	N/A													
<table border="1"> <thead> <tr> <th>Total dwellings</th> <th>Of which on PDL</th> <th>Total area (ha)</th> <th>Of which PDL</th> </tr> </thead> <tbody> <tr> <td>651</td> <td>641</td> <td>22.75</td> <td>21.59</td> </tr> <tr> <td>100%</td> <td>98.5%</td> <td>100%</td> <td>94.9%</td> </tr> </tbody> </table>							Total dwellings	Of which on PDL	Total area (ha)	Of which PDL	651	641	22.75	21.59	100%	98.5%	100%	94.9%
Total dwellings	Of which on PDL	Total area (ha)	Of which PDL															
651	641	22.75	21.59															
100%	98.5%	100%	94.9%															
Year	2004/05		Target	N/A														
Source	Information Management Unit																	

31.29 At the end of 2004/05 Three Rivers had an estimated supply of 353 dwellings on allocated sites. Of these, 165, or 46.7%, were on PDL. This is lower than national and regional targets for completions. However, sites in the current Local Plan were allocated before the 60% target was set by ODPM. The area allocated for housing was 12.37 hectares, 2.5 hectares, 20.2%, of this was classed as PDL. These results seem to indicate that for Three Rivers the high PDL rates for completions may decrease in the future as these allocated sites come forward. However, it is possible that this may be mitigated by the windfall sites on PDL.

No.	4.6b	Description	Allocated sites on previously developed land															
Level	Regional	Type	Output	Policy	N/A													
<table border="1"> <thead> <tr> <th>Total dwellings</th> <th>Of which on PDL</th> <th>Total area (ha)</th> <th>Of which PDL</th> </tr> </thead> <tbody> <tr> <td>353</td> <td>165</td> <td>12.37</td> <td>4.03</td> </tr> <tr> <td>100%</td> <td>46.7%</td> <td>100%</td> <td>20.2%</td> </tr> </tbody> </table>							Total dwellings	Of which on PDL	Total area (ha)	Of which PDL	353	165	12.37	4.03	100%	46.7%	100%	20.2%
Total dwellings	Of which on PDL	Total area (ha)	Of which PDL															
353	165	12.37	4.03															
100%	46.7%	100%	20.2%															
Year	2004/05		Target	N/A														
Source	Information Management Unit																	

31.30 At the end of 2004/05 Three Rivers had a supply of 115 dwellings on other identified sites. All of these were on PDL. The proposed dwellings are on an area of 2.5 hectares. 100% of this supply is on PDL.

No.	4.6c	Description	Other identified sites on previously developed land															
Level	Regional	Type	Output	Policy	N/A													
<table border="1"> <thead> <tr> <th>Total dwellings</th> <th>Of which on PDL</th> <th>Total area (ha)</th> <th>Of which PDL</th> </tr> </thead> <tbody> <tr> <td>115</td> <td>115</td> <td>2.5</td> <td>2.5</td> </tr> <tr> <td>115</td> <td>115</td> <td>2.5</td> <td>2.5</td> </tr> </tbody> </table>							Total dwellings	Of which on PDL	Total area (ha)	Of which PDL	115	115	2.5	2.5	115	115	2.5	2.5
Total dwellings	Of which on PDL	Total area (ha)	Of which PDL															
115	115	2.5	2.5															
115	115	2.5	2.5															
Year	2004/05		Target	N/A														
Source	Information Management Unit																	

31.31 One of the stated objectives of Chapter 5 is to ensure that an appropriate amount of housing is affordable. This objective informs Policy **H.5** and **H.6**. Policy **H.5** defines affordable housing. Policy **H.6** states that on sites which are capable of accommodating 25 dwellings or more, or are sites of 1 hectare or more (or part thereof), the Council will seek, by negotiation with developers, the provision of an element of affordable or special needs housing. For overall completions, including the development of small sites, the Council has not set a target for affordable housing.

31.32 Policy H2 of the draft RSS indicates that at least 30% of all housing completions should be affordable. In 2004/05 18 affordable dwellings were completed in Three Rivers, 19% of the total. Since 2001/02 there has been 222 affordable dwellings completed, 27.4% of the total. If completion rates are to fall in line with the RSS target (assuming a completion rate of 180 dwellings) an average of 54 affordable dwellings need to be completed each year.

No.	4.8	Description	2d) Affordable completions																		
Level	National	Type	Output	Policy	H.6																
<table border="1"> <tr> <td colspan="3">Annual completions 2004/05</td> </tr> <tr> <td>Total</td> <td>Of which affordable</td> <td>Percent of which affordable</td> </tr> <tr> <td>94</td> <td>18</td> <td>19.1%</td> </tr> <tr> <td colspan="3">Total completions 2001-2005</td> </tr> <tr> <td>809</td> <td>222</td> <td>27.4%</td> </tr> </table>							Annual completions 2004/05			Total	Of which affordable	Percent of which affordable	94	18	19.1%	Total completions 2001-2005			809	222	27.4%
Annual completions 2004/05																					
Total	Of which affordable	Percent of which affordable																			
94	18	19.1%																			
Total completions 2001-2005																					
809	222	27.4%																			
Year	2004/05		Target	N/A																	
Source	Information Management Unit																				

31.33 The number of extant permissions that are affordable gives an indication of the rate of affordable completions in future years. In 2004/05 12 affordable dwellings were given permission in Three Rivers, this is 9% of the total new permissions given in the year. At the end of 04/05 there were a total of 651 extant permissions, 148, or 12.9% of these were for affordable dwellings.

No.	4.9a	Description	Affordable extant permissions																		
Level	National	Type	Output	Policy	H.6																
<table border="1"> <tr> <td colspan="3">New extant permissions</td> </tr> <tr> <td>Total</td> <td>Of which affordable</td> <td>Percent of which affordable</td> </tr> <tr> <td>129</td> <td>12</td> <td>9.3%</td> </tr> <tr> <td colspan="3">Total extant permissions</td> </tr> <tr> <td>1,149</td> <td>148</td> <td>12.9%</td> </tr> </table>							New extant permissions			Total	Of which affordable	Percent of which affordable	129	12	9.3%	Total extant permissions			1,149	148	12.9%
New extant permissions																					
Total	Of which affordable	Percent of which affordable																			
129	12	9.3%																			
Total extant permissions																					
1,149	148	12.9%																			
Year	2004/05		Target	N/A																	
Source	Information Management Unit																				

31.34 The current Local Plan does not prescribe affordable housing quotas for allocated sites. However, one site at Lytham Avenue was identified as being suitable for 100% affordable dwellings.

No.	4.9b	Description	Allocated sites (estimated affordable capacity)									
Level	National	Type	Output	Policy	H.6							
<table border="1"> <tr> <td>Total</td> <td>Of which affordable</td> <td>Percent of which affordable</td> </tr> <tr> <td>353</td> <td>38</td> <td>10.8%</td> </tr> </table>							Total	Of which affordable	Percent of which affordable	353	38	10.8%
Total	Of which affordable	Percent of which affordable										
353	38	10.8%										
Year	2004/05		Target	N/A								
Source	Information Management Unit											

31.35 On larger sites full permission depends on agreement on the provision of an element of affordable housing. In these cases, Three Rivers requires affordable housing to form no less than 30% of the developments. In 2004/05 there were 115 dwellings on other identified sites, 35 of these were designated as affordable.

No.	4.9c	Description	Affordable other identified sites									
Level		National	Type	Output	Policy	H.6						
<table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Total</th> <th>Of which affordable</th> <th>Percent of which affordable</th> </tr> </thead> <tbody> <tr> <td>115</td> <td>35</td> <td>30%</td> </tr> </tbody> </table>							Total	Of which affordable	Percent of which affordable	115	35	30%
Total	Of which affordable	Percent of which affordable										
115	35	30%										
Year		2004/05		Target		N/A						
Source	Information Management Unit											

31.36 Objective (d) of Chapter 6 is to ensure that the overall mix of housing is appropriate for the local population and Objective (e) states that large sites contain a diversity of types of housing. Policy H.4 requires that residential development provide a range of dwelling sizes. One way of doing this is to monitor the number of bedrooms in new dwellings.

31.37 In 2004/05 just over half of dwellings completed in Three Rivers had 3 bedrooms. 27% of dwellings completed in that year were 1 or 2 bedroom properties. Results from a number of years are necessary to evaluate whether the policy objectives are being met. At present there are no results available for 2001 to 2004.

No.	4.10	Description	Completions – number of bedrooms			
Level		Local	Type	Output	Policy	H.4
Gross Total		1 Bed	2 Bed	3 Bed	4+ Bed	N/K
94		12	13	49	14	6
94		12.8%	13.8%	52.1%	14.9%	6.4%
Year		2004/05		Target		N/A
Source	Information Management Unit					

31.38 Monitoring the details of dwelling commitments provides an indicator of the character of future completions. In most cases permissions for residential developments detail the number of bedrooms of proposed dwellings. As well as Extant Permissions, it may all so be possible to monitor the details of Allocated and Other Identified Sites. Although data for this indicator is not available for this monitoring year the Council will work to provide it in subsequent reports.

No.	4.11	Description	Commitments – number of bedrooms			
Level		Local	Type	Output	Policy	H.4
Gross Total		1 Bed	2 Bed	3 Bed	4+ Bed	N/K
	651	0	0	0	0	651
	100%	0%	0%	0%	0%	100%
Year	2004/05				Target	N/A
Source	Information Management Unit					

31.39 Objective (g) of Chapter 6 states that the Council will seek to increase densities at appropriate locations and particularly near to town centres, transport nodes and existing local services. According to Policy **H.4**, within those parts of the main urban areas where there is good access to passenger transport or community facilities and services, applications for residential development will be expected to be at the highest density compatible with maintaining any natural or historic features of the site. No target is set in the Local Plan.

31.40 Government guidance on dwelling density is provided in PPG3: Housing. This emphasises the need to make the best use of land by avoiding housing development that makes inefficient use of land (less than 30 dwellings per hectare) and encouraging housing development that makes more efficient use of land (between 30 and 50 dwellings per hectare).

31.41 Unlike other indicators the regional return for dwelling density is not separated into completions and the various components of commitments. Instead the results combine the density of completions, sites under construction and sites with detailed permissions.

No.	4.12a	Description	2c) i/ii/iii Sites under construction and detailed planning permissions yet to be started at end of year – dwellings per hectare			
Level		National	Type	Output	Policy	H.4
		<30 Dwellings per hectare	30 to 50 Dwellings per hectare	>50 Dwellings per hectare		
		2%	23%	75%		
Year	2004/05				Target	N/A
Source	Information Management Unit					

31.42 In Three Rivers the average development density in 2004/05 was 18.5 dwellings per hectare (dph). This was below the target set in draft RSS. However, the average density for sites under construction and with detailed planning permission at the end of 2004/05 is 65.6 dph. It can be concluded that the density completion rates will rise to well above the regional target.

No.	4.12b	Description	Sites under construction and detailed planning permissions yet to be started at end of year – dwelling density			
Level	Local	Type	Output	Policy	H.4	
Gross dwellings completed in 2005	Gross dwellings sites under construction & detailed planning permissions at end of 2004/05	Net developable area of dwellings completed in 2005	Net developable area sites under construction & detailed planning permissions (ha)	Average development density of completions in 2005	Average development density sites under construction & detailed planning permissions	
95	590	5	9	18.5	65.6	
Year	2004/05		Target	N/A		
Source	Information Management Unit					

31.43 Objective (f) of Housing states that the Council will look to locate as much housing as possible near to town centres, transport nodes and existing local services. The overall aim of the Council's Green Belt policies is to maintain the existing settlement pattern and the Green Belt, and to concentrate development in the main settlements insofar as the quality of the urban environment can be maintained or improved. Policy **GB.1** only permits new building in very special circumstances, including limited affordable housing for local community needs as set out in Policy **H.7**.

31.44 The Green Belt has an important status within Three Rivers and this indicator provides useful data on the performance of policies. In the monitoring year 2004/05 there was a net gain of ten completions on Green Belt land. All of the dwellings gained in the Green Belt were built on previously developed land.

No.	4.15	Description	Annual completions in the Green Belt			
Level	Local	Type	Output	Policy	GB.1	
Dwellings gained		Dwellings lost		Net		
13		3		+10		
Year	2004/05		Target	N/A		
Source	Information Management Unit					

31.45 Three Rivers has 651 extant permissions, 54 (8%) of these are on Green Belt land.

No.	4.16a	Description	Extant permissions in the Green Belt									
Level	Local	Type	Output	Policy	GB.1							
<table border="1"> <tr> <td>Dwellings gained</td> <td>Dwellings lost</td> <td>Net</td> </tr> <tr> <td>78</td> <td>24</td> <td>+54</td> </tr> </table>							Dwellings gained	Dwellings lost	Net	78	24	+54
Dwellings gained	Dwellings lost	Net										
78	24	+54										
Year	2004/05		Target	N/A								
Source	Information Management Unit											

31.46 Three Rivers has no Contingent or Strategic sites allocated for housing in the Green Belt. There are also no housing sites awaiting full planning permission in the Green Belt.

No.	4.16b	Description	Allocated sites in the Green Belt									
Level	Local	Type	Output	Policy	GB.1							
<table border="1"> <tr> <td>Dwellings gained</td> <td>Dwellings lost</td> <td>Net</td> </tr> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </table>							Dwellings gained	Dwellings lost	Net	0	0	0
Dwellings gained	Dwellings lost	Net										
0	0	0										
Year	2004/05		Target	N/A								
Source	Information Management Unit											

No.	4.16c	Description	Other identified sites in the Green Belt									
Level	Local	Type	Output	Policy	GB.1							
<table border="1"> <tr> <td>Dwellings gained</td> <td>Dwellings lost</td> <td>Net</td> </tr> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </table>							Dwellings gained	Dwellings lost	Net	0	0	0
Dwellings gained	Dwellings lost	Net										
0	0	0										
Year	2004/05		Target	N/A								
Source	Information Management Unit											

31.47 Traveller and gypsy sites are an issue of regional importance and the Government Office has requested that planning authorities monitor changes to dwelling numbers as a core indicator. Policy **H.16** sets out the Council's criteria for the development of gypsy sites, specifically, that they should have access to the major road network and to shops, social and health facilities, and not be located in the metropolitan Green Belt.

31.48 In the monitoring year 2004/05 there were no completions on traveller/gypsy sites and no new planning permissions.

No.	4.19	Description	Traveller and gypsy site completions									
Level	National	Type	Output	Policy	H.16							
<table border="1"> <tr> <td>Dwellings gained</td> <td>Dwellings lost</td> <td>Net</td> </tr> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </table>							Dwellings gained	Dwellings lost	Net	0	0	0
Dwellings gained	Dwellings lost	Net										
0	0	0										
Year	2004/05				Target							
Source	Information Management Unit											

No.	4.20	Description	Traveller and gypsy sites extant permissions									
Level	National	Type	Output	Policy	H.16							
<table border="1"> <tr> <td>Dwellings gained</td> <td>Dwellings lost</td> <td>Net</td> </tr> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </table>							Dwellings gained	Dwellings lost	Net	0	0	0
Dwellings gained	Dwellings lost	Net										
0	0	0										
Year	2004/05				Target							
Source	Information Management Unit											

32. Transport

32.1 Sustainable development is integral to the overall goals of the Local Plan. The objective of directing development to sustainable locations is expressed by Policies **GEN.1a** and **GEN.2**. Sustainable development depends upon the integration and coordination of policies on housing, services and transportation. Indicator 5.5 is a Core Output Indicator that provides valuable data on the extent to which the Government's objectives on sustainable development are being met. On behalf of Three Rivers, the Information Management Unit at Hertfordshire County Council are developing systems to monitor this indicator. Results should be in place for the 2006 report.

No.	5.5	Description	3b) 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)			
Level	National	Type	Output	Policy	GEN.1 GEN.1a GEN.2 T.2	
N/K						
Year					Target	N/A
Source						

32.2 Policy **T.8** and **Appendix 3** of the Local Plan set out the car parking standards for new development. Indicator 5.6 is a Core Output Indicator the

measures the extent to which new development is complying with these policies. For this monitoring year there are no procedures in place to collect data for this indicator. Three Rivers will work with the Information Management Unit to record results for the 2006 report.

No.	5.6	Description	3a) 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			
Level	Regional	Type	Output	Policy	T.8 SPG.2	
N/K						
Year				Target	N/A	
Source						

33. Environment

33.1 Chapter 5 of the Local Plan covers 'Natural Environment and Resources'. The aim of this chapter is to ensure that development minimises its impact on the environment; protects critical natural habitats; protects and increases tree and plant cover; and maintains and enhances the natural environment and resources.

33.2 There are no policies in the current Local Plan that relate specifically to renewable energy. However, the Council is currently working towards a statement of policy that will look to support new development with a renewable energy capacity.

33.3 There were no procedures in place for the year 2004/05 to monitor this indicator. The Council will keep a record of planning applications for renewable schemes and is investigating how best to monitor those schemes that do not require planning permission.

No.	6.1a	Description	9) Renewable energy capacity installed by type			
Level	National	Type	Output	Policy	N/A	
N/K						
Year				Target	N/A	
Source						

33.4 The Local Plan does not contain a policy that relates directly to the management of open spaces. As reported in **17.5** the Council has commissioned an Open Space Study that provides an inventory of all the open space in the district. However, there is as yet no method of evaluating the proportion of this open space that is managed to Green Flag Award standard. The Council is currently assessing the resource implications of

undertaking such an evaluation. There are currently no open spaces in Three Rivers that have been awarded a Green Flag.

No.	6.3	Description	4c) Percentage of eligible open spaces managed to Green Flag Award standard			
Level	National	Type	Output	Policy	N/A	
N/K						
Year				Target	N/A	
Source						

33.5 Policy **N.5** of the Local Plan sets out the Council's requirements for development in river corridors and areas prone to flooding. Paragraph 2.32 states that the Council has a statutory duty to consult the Environment Agency on proposals that may affect water resources and will have regard to their views on such proposals. The Environment Agency's own data suggests that permissions granted contrary to their advice are very rare. For this monitoring year the Council's planning department did not have sufficiently accurate records to monitor this Core Output Indicator. Changes to the way planning applications are recorded should allow the results of this indicator to be reported in the next annual report.

No.	6.4	Description	7) Permissions granted contrary to Environment Agency advice			
Level	National	Type	Output	Policy	N.5	
N/K						
Year				Target	N/A	
Source						

33.6 Paragraph 2.11 of the Local Plan notes that Hertfordshire Biological Records Centre (HBRC) is the primary source of information and advice on the ecology of the District. When considering applications that may affect sites or species of nature conservation interest, the Council will consult the HBRC. Policy **N.1** states that when determining applications for planning permission the Council will take the likely effects on nature conservation into full account. This includes the likelihood that there will be significant adverse impacts from the proposed development and the national, regional or local status, importance, and sensitivity of a site or species which may be adversely affected.

33.7 Indicators 6.5b and 6.6 are Core Output Indicators that measure change in important areas and habitats. Herts Biological Records Office are currently consulting with districts on how best to tailor data provision to the demands of the new monitoring regime. They intend to provide full results for this indicator for the year 2005/06. At present they can provide an annual inventory of Wildlife Sites (to stand for Priority Areas) by number and total

area. H.B.R.O. are also considering the development of a small number of additional indicators to allow Districts to monitor their plan and contextual indicators to provide back information. These will specifically link planning decisions to development plan policies.

No.	6.5b	Description	8ii) Change in priority areas			
Level	National	Type	Output	Policy	N.1 N.2 N.3	
N/K						
Year				Target	N/A	
Source						

No.	6.6	Description	8i) Change in priority habitats and species (by type)			
Level	National	Type	Output	Policy	N.1 N.2 N.3	
N/K						
Year				Target	N/A	
Source						

Significant Effects Indicators

34. Sustainability Appraisal and Strategic Environmental Assessment

- 34.1 All Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) prepared as part of the Local Development Framework require a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). Local authorities are expected to adopt an integrated approach to monitoring of Local Development Frameworks, taking into account the monitoring needs of SA and SEA. Detailed Government guidance on SA/SEA requirements is provided in *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks*.
- 34.2 Although the SA and SEA are two separate processes, the Government guidance suggests that it is possible to satisfy the monitoring requirements for both using a single monitoring process. SA/SEA's should continue to monitor the significant effects of the implementation of DPD policies, so that any unforeseen adverse environmental, social and economic effects can be identified and appropriate remedial action taken. The SA/SEA will include significant effects indicators against which policies can be assessed. These significant effects indicators will be integrated into the overall monitoring framework and analysed in the annual reports.
- 34.3 At this stage of the Local Development Framework preparation the SA/SEAs have not produced any significant effects indicators to be monitored. The Council, with Watford B.C., Dacorum D.C. and St Albans D.C, has appointed consultants to undertake all the SA and SEA on the Local Development Framework. This includes the production of the Scoping Report and Sustainability Matrix and the development of indicators.
- 34.4 The Scoping Report is due to be finalised in January 2006. The Initial Report for the Core Strategy will be completed in spring 2006.

Conclusion

35. Analysis

- 35.1 Monitoring is to have an increasingly wide role in planning at all levels. The guidance covering monitoring sets out what is expected of annual reports when the Local Development Framework is adopted and monitoring mechanisms in place. In the interim period it is clear that a number of changes and improvements in data collection, working practices and information sharing will need to be developed.
- 35.2 This initial monitoring report has placed the greatest emphasis on collecting data on the National Core Output Indicators. There are eighteen Output Indicators in this report under the themes of Business, Retail and Leisure, Housing, Transport and Environment. There are seven Core Output Indicators for which there are no results this monitoring year. Two are in the theme of transport and five in Environment.
- 35.3 There are a variety of reasons for the shortfalls in these areas. Firstly, the adopted Local Plan does not contain policies directly related to the areas covered by National Core Output Indicators. As a result the Council did not have any monitoring procedures in place. Secondly, in contrast to topics such as employment or housing completions, these areas do not naturally produce quantitative statistics. The third reason is that outside bodies such as the Information Management Unit and the Herts Biological Records Office did not have systems in place to produce meaningful result for this monitoring year.

36. Actions to Address Shortfalls

- 36.1 There are three actions required to address the shortfalls in this year's Annual Monitoring Report.

- To improve in-house monitoring procedures.
- To modify the way details of planning applications are recorded.
- To work more directly with the Information Management Unit and Herts Biological Records Office.

37. Benchmarking

- 37.1 Government guidance advises that authorities should aim to benchmark their performance at sub-regional and regional level. The Regional AMR provides

data across the 48 district, borough and unitary authorities. The East of England is a highly diverse region and there will be of greater benefit to Three Rivers to compare performance with other Hertfordshire authorities.

- 37.2 Due to the constraints on time and resources involved with producing the initial AMR it has not been possible to use the results from other authorities in this report to 'place' Three Rivers in a countywide context. Instead, this years results from other authorities will be analysed and help to inform some of the background for next years Report.
- 37.3 All the local authorities in Hertfordshire participate in the Information Liaison forum with the County Council and it should be possible to develop benchmarking in future reports as monitoring systems progress.