

## **EXECUTIVE SUMMARY**

This is the second Annual Monitoring Report to be submitted by Three Rivers District Council. It is one component of the Three Rivers Local Development Framework, and has an integral role in monitoring within the local authority area.

This AMR is completed in relation to adopted Local Plan policies since Local Development Framework policies are yet to be produced. The AMR is based on a range of data and information sources. There are gaps in the data which have been identified through the AMR, and the council aims to work together with partners such as Hertfordshire County Council (HCC) to resolve these gaps and ensure full reporting in future years.

The development of a successful monitoring system will be dependent on analysis of trends in data collected over a number of years, and subsequent conclusions drawn from this data. Currently, conclusions are limited by a lack of historical data to allow recognition of any trends, and the relationship of any trends to policy objectives. As monitoring systems develop, data should become available to allow trend analysis.

There are currently no significant effects indicators as these will be generated in conjunction with Development Plan Documents as these are produced.

The main findings of the 2005/06 AMR are outlined below:

### **LOCAL DEVELOPMENT SCHEME IMPLEMENTATION**

Three Rivers LDS came into effect in April 2005. The SCI was adopted in July 2006, just one month behind the June milestone. Initial consultation on Core Strategy Issues and Options has taken place, receiving over 500 responses. Consultation on Preferred Options is now anticipated at the start of 2007, and it is hoped the scheduled December 2007 adoption of the Core Strategy will not be too far delayed.

### **LOCAL PLAN POLICY ANALYSIS**

Of the 125 saved Local Plan policies, all are considered to be useful and relevant. 91 are to be merged into Development Plan Documents, while the remaining 34 are to be saved then replaced.

### **BUSINESS DEVELOPMENT**

35 962sqm employment floorspace was lost in 2005/06, 78% of this is attributable to a single site (Ovaltine). The majority (84%) of employment floorspace lost has been to residential. 126 142sqm of employment floorspace is available, either through allocation or outstanding planning permissions, 97% of these are on previously developed floorspace.

### **HOUSING**

There were 197 net dwelling completions in 2005/06. Housing trajectories show that Three Rivers is on target to exceed the Structure Plan allocation of 4000 dwellings by 2010/11, although is set to fall short of the RSS target of 4000 by 2021, requiring an extra 567 dwellings. The Council has exceeded the 60% target for development on PDL, reaching 99%. 54% of completions are at densities of >30dph, and although 45% of completions at <30dph is high; this may be explained by the number of single dwelling completions in Green Belt/ conservation areas. Affordable housing

completions made up 25% of total completions, short of the 30% target set by the draft RSS.

## GYPSY AND TRAVELLER ISSUES

Gypsy and traveller issues have been declared of importance to the district. An assessment of the accommodation needs of Gypsies and Travellers in South and West Hertfordshire has been completed, and a second study to identify suitability of locations in South and West Hertfordshire for the provision of Gypsy and Traveller sites has been undertaken. There are currently two authorised sites in Three Rivers, and one in Watford on the boundary with Three Rivers. There are no unauthorised sites, nor any outstanding applications for further development.

## TRANSPORT

97.6% of completed non-residential floorspace complies with Local Plan/ SPG car parking standards. At least 90% of residential development is within 30 minutes public transport time of a GP, primary school, secondary school, areas of employment and major retail centres, and 70% is within 30 minutes public transport time of a hospital.

## LOCAL SERVICES

Retail and office uses showed a loss of floorspace in the monitoring year, while leisure gained 1023sqm. There are commitments for 4336sqm retail (A1) floorspace, 12984sqm office (A2 & B1a) floorspace and 427sqm leisure (D2) floorspace.

## ENVIRONMENT

The Local Plan aims to minimise the impact of development on the environment. In 2005/06 no planning permissions were given contrary to Environment Agency advice on grounds of flood defence or water quality. Wildlife Sites in Three Rivers increased by 11ha in 2005/06. The district has one renewable energy installation, the wind turbine at Kings Langley, capacity: 0.225MW.

## **GLOSSARY OF TERMS**

**The Act:** The Planning and Compulsory Purchase Act 2004

**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).

**Biodiversity:** 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 (DPD):** 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 housing completions, and projected future housing supply 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 (LDF):** The name for the portfolio of local development documents and related documents. It consists of development plan documents, supplementary planning documents, the statement of community involvement, the local development scheme and annual monitoring reports. These documents provide the framework for delivering the spatial planning strategy for a local authority area.

**Local Development Scheme (LDS):** The first stage of the LDF, outlining the programme for preparation of DPDs for the period 2005-2010.

**Local Plan:** The Three Rivers Local Plan 1996-2011 (adopted 2001), provides the framework for guiding, controlling and facilitating development within Three Rivers District for the period 1996-2011.

**Local Strategic Partnership (LSP):** A single, non-statutory, multi-agency body, which matches local authority boundaries, and aims to bring together at a local level the different parts of the public, private, community and voluntary sectors.

**Output Indicators:** Monitor the direct effect of a policy, they may be 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. Since local authority DPDs must comply with the Regional Spatial Strategy, AMRs will feed 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 Environmental Assessment (SEA):** A generic term used internationally to describe environmental assessment as applied to policies, plans and programmes.

**Supplementary Planning Document (SPD):** 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.

**Sustainability Appraisal (SA):** Provides for the systematic identification and evaluation of economic, social and environmental impacts of a proposal.

**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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## CHAPTER 1: INTRODUCTION

This is the Three Rivers District Council Annual Monitoring Report (AMR) for the financial year 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006. It is the result of changes brought about under the Planning and Compulsory Purchase Act 2004 which require local authorities to develop a Local Development Framework (LDF) in replacement of existing Local Plans. This will include a Local Development Scheme (LDS) which sets out production of LDF documents, and an AMR to assess the implementation of the LDS and the extent to which policies in local development documents are being successfully implemented.

Monitoring should include description of a planning authorities area, and provide a crucial feedback into the policy making process. Flexibility is an important aspect of the new planning system, allowing components of the LDF to be updated to reflect changing circumstances. The ability to produce various Development Plan Documents (DPDs), as opposed to a single Local Plan, will allow the council to respond quickly to changing priorities. Monitoring will enable changing circumstances to be identified, and for appropriate policy modifications to be made.

At present, the adopted district-wide local plan for Three Rivers is the Three Rivers Local Plan 1996-2011 (adopted 2001). The policies within this plan have been automatically 'saved' for three years, until they are replaced by DPD policies. As the council has not yet reached the production stage of DPDs, the AMR will monitor the effects of 'saved' local plan policies until DPD policies are adopted.

The draft East of England Plan sets out the Regional Spatial Strategy (RSS) for the East of England. It was published for consultation in December 2004 and underwent an examination in public December 2005 to March 2006. More details are available from [www.eera.gov.uk](http://www.eera.gov.uk).

### KEY TASKS AND PRINCIPLES OF MONITORING

As required by Section 35 of the Act, Local Planning Regulation 48 and SEA Regulation 17, The AMR should:

- Review actual progress in terms of local development document preparation against the milestones in the Local Development Scheme;
- Assess the extent to which policies in local development documents are being implemented;
- Where policies are not being implemented, explain why and set out what steps are being taken to ensure the policy is implemented; or whether the policy is to be amended or replaced;
- Identify the significant effects of implementing policies in local development documents and whether they are as intended;
- Set out whether policies are to be amended or replaced;
- Survey the characteristics of the local planning authority's area; and
- Analyse monitoring procedures themselves and set out necessary modifications and improvements to monitoring practices.

### MONITORING ARRANGEMENTS

Three Rivers completes in house monitoring of planning applications for housing, business, leisure and telecommunications; policy usage and effectiveness. An arrangement with the Forward Planning Unit (FPU) at Hertfordshire County Council (HCC) provides much of the remaining data required for the monitoring of LDF performance and production of the AMR. Further monitoring is also completed using

information from the Environment Agency and Hertfordshire Biological Records Centre sources.

The Council has commissioned, or is working on a number of studies to meet specific information needs for the district. These include: Urban Capacity Study, South West Hertfordshire Employment Floorspace Study, Hertfordshire Renewable Energy Study, An Assessment of the Accommodation Needs of Gypsies and Travellers in South West Hertfordshire, Three Rivers Retail Study, Three Rivers Open Space, Sport and Recreation Study, Strategic Flood Risk Assessment and a Housing Market Assessment.

## FRAMEWORK OF INDICATORS

In order to achieve the key tasks outlined above, planning authorities are required to develop a framework of indicators. These indicators may be grouped according to the information measured as follows:

- **Process Indicators:** Assess the implementation of the LDS and the effectiveness of plan policies in decision making
- **Contextual Indicators:** Describe the wider social, environmental and economic background to the development of DPD policies
- **Core Output Indicators:** Measure the direct impact of policies against a series of consistent, nationally set indicators
- **Local Output Indicators:** Measure the direct impacts of policies against locally derived indicators reflecting issues considered important at the local level.
- **Significant Effects Indicators:** Monitor the specific environmental, social and economic effects of policies.

DPDs and supplementary planning documents (SPDs) prepared as part of the Local Development Framework require a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). The SA and SEA will monitor significant effects of DPD policy implementation to allow identification of, and subsequent remedial action of any unforeseen adverse environmental, social or economic effects. Three Rivers District Council, along with Watford Borough Council, Dacorum District Council and St Albans District Council have appointed consultants to undertake SA and SEA for the LDF, including the production of scoping report and sustainability matrix.

The saved Local Plan policies currently in effect were not subject to SA or SEA during production, and therefore there are no identified significant effect indicators against which to monitor these policies. Once DPDs and SPDs have been adopted in the future however, Three Rivers will be able to integrate SA/ SEA monitoring within the AMR.

## CONSULTATION

Time and resource constraints have prevented public and full stakeholder consultation on the AMR 2005/06, although some limited stakeholder consultation has been carried out with the Government Office for the East of England, neighbouring districts and HCC.

Although there is no formal consultation period for this years AMR, views on report content and format, or on monitoring in general are welcome. Comments should be sent to:



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

Alternatively, comments may be emailed to [trldf@threerivers.gov.uk](mailto:trldf@threerivers.gov.uk)

The AMR 2005/06 will be published on the Three Rivers District Council website as soon as possible after submission as reasonably practicable.

## **CHAPTER 2: IMPLEMENTATION OF LDS**

The Local Development Scheme (LDS) is the first statutory task in the completion of the Local Development Framework. It outlines the programme for preparation of Development Plan Documents for the period 2005-2010.

The Three Rivers LDS was approved and came into effect in April 2005. It sets out the key milestones to be achieved in relation to DPD preparation through from compilation of the evidence base to adoption of the document.

### **STATEMENT OF COMMUNITY INVOLVEMENT**

The first LDF document to be produced is the Statement of Community Involvement (SCI). This sets out the planning authority's policy for involving the community in the preparation and revision of DPDs and planning applications. The early production stages of the SCI met the milestones outlined in the LDS. Although submission to the Secretary of State slipped from July to October 2005 as a result of dealing with more than anticipated representations and timing issues related to other public consultation activities, formal adoption of the SCI occurred in July 2006, just behind the June 2006 milestone set in the LDS.

### **CORE STRATEGY**

The Core Strategy will set out the Council's vision and objectives for future developments 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. The LDS timetables the start of preparation process for between January 2005 and December 2005. Pre-submission consultation is scheduled for January 2006, public participation on preferred options between February and December 2006, and submission to the Secretary of State scheduled for January 2007 for adoption December 2007.

The Council has completed the initial consultation with members of the public and some key stakeholders (such as the Local Strategic Partnership). This identified key planning issues for the District. These were agreed by the Councils Executive Committee in August 2005 and were subject to consultation until the end of 2005. The Core Strategy: Regulation 25 Issues and Options Paper was prepared in spring 2006 and has undergone widespread consultation receiving over 500 responses. The results of this consultation were reported to the Executive Committee on 27.11.06, and it was agreed that this would be used to inform the preferred options for the Core Strategy. The remainder of the LDS timetable is likely to be pushed back by up to 6 months for the following reasons.

- Analysis of the 500 plus responses and their implications are taking longer than anticipated. In this regard, the Council is shortly to acquire LDF software to help deal with future representations in a more efficient manner, including the ability to receive and publish representations online.
- The Council is linking in to additional consultation on the review of the Community Strategy and are liaising with the LSP on 'access to services' identified at the Issues and Options stage as requiring more of an understanding to develop real options. A series of workshops/ meetings is being planned with stakeholders from both planning and community strategy perspectives. These will cover services and infrastructure, and will help to inform a monitoring and implementation strategy for the Core Strategy.


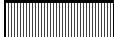


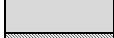



**TABLE 2.1: THREE RIVERS LOCAL DEVELOPMENT SCHEME**

Timetable for LDF Preparation Stage	2005												2006												2007											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
SCI																																				
Core Strategy																																				
Housing Allocations DPD***																																				

**NB** When each DPD is adopted, the proposals map will be revised.


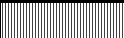



**TABLE 2.2: THREE RIVERS LOCAL DEVELOPMENT SCHEME (CONTINUED)**

Timetable for LDF Preparation Stage Cont.	2008											
	J	F	M	A	M	J	J	A	S	O	N	D
Housing Allocations DPD***												

KEY FOR TABLES 2.1 AND 2.2	
	Indicates START of preparation Process
	Preparation Process
	Pre – Submission Consultation
	Public Participation on Preferred Options
	Submission to the Secretary of State
	Pre – Examination Meeting
	Commencement of Examination
	Adoption

**TABLE 2.3: THREE RIVERS SPD PRODUCTION TIMETABLE**

Timetable for LDF Preparation Stage SPDs	2006												2007												2008											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Extensions to Dwellings in the Green Belt																																				
Trees and New Development																																				
Cycling in Three Rivers																																				
Shop Front Design Guide																																				
Landscape Character Assessment																																				

KEY FOR TABLE 2.3	
	Indicates START of preparation Process
	Preparation Process
	Public Participation on Revised Draft SPD
	Representations & Finalise SPD
	Adoption

- A need to augment the evidence base to better develop preferred options has been identified. Accordingly, a retail capacity study has been commissioned, and the results of a gypsy allocations study are under consideration.
- Work with adjoining authorities is taking place with a view to commissioning a joint Housing Market Analysis and a Strategic Flood Risk Assessment. It is felt important that the 'preferred options' stage is informed by a fuller range of evidence.
- The publication of the Panel's report into the East of England Plan in June identified that Three Rivers should plan to accommodate an additional 400 dwellings between 2001-2021 (rising from 3600 to 4000). This was published after Core Strategy: Issues and Options went out to public consultation. Work is taking place to see how additional housing can be planned for and the impact of this on the Three Rivers Housing Trajectory (see chapter 5 for further details). It is also intended to take account of the Secretary of State's Proposed Changes, now anticipated in December 2006, before proceeding with Preferred Options.
- Three Rivers intends to take stock of the recent Lichfield and Stafford Examinations where they have failed with regard to the tests of soundness. In particular, it is felt important to ensure: demonstration of realistic provision for housing land supply; an adequate evidence base upon which policies may be justified; a reasonable choice of spatial options; close links with the Community Strategy; and locally distinctive policies.

Subject to discussion with the Government Office, it is envisaged that a revised LDS will alter milestones to show consultation taking place early 2007 and a submission date of June/ July 2007 (rather than January 2007) for the Core Strategy. It is hoped that the delay will not significantly affect the date of adoption of the Core Strategy, particularly if by undertaking a more rigorous approach at this stage, the length of examination period and subsequent reporting time can be reduced. Taking stock and revising milestones at this early stage of the process will also mean there is reduced risk of future DPDs being found unsound at the examination stages and of subsequent delays in adoption. It is anticipated that a formal revision to the LDS will be submitted in January 2007.




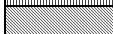


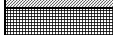

**TABLE 2.4: REVISED LDS TIMETABLE**

	2005												2006												2007											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Core Strategy																																				
Revised C S Milestones																																				

**HOUSING ALLOCATION DPD**

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.

Preparation for this document was

KEY FOR TABLE 2.4	
	Indicates START of preparation Process
	Preparation Process
	Pre – Submission Consultation
	Public Participation on Preferred Options
	Submission to the Secretary of State
	Pre – Examination Meeting
	Commencement of Examination
	Adoption

timetabled for January- December 2006, with pre-submission consultation January-December 2007 and submission to the Secretary of State in January 2008 for adoption December 2008.

The DPD is dependent upon the Core Strategy being produced, and while the Core Strategy is behind schedule, no specific work on the document has commenced in accordance with the LDS. Work has been carried out in relation to the evidence base however, particularly the Urban Capacity Study, and this along with the Core Strategy and SA/ SEA framework and housing trajectory will feed into its production.

#### SUPPLEMENTARY PLANNING DOCUMENTS

There are five Supplementary Planning Documents scheduled for preparation from December 2006, with adoption expected in January 2008. These SPDs cover Extensions to Dwellings in the Greenbelt, Trees and New Developments, Cycling in Three Rivers, Shop Front Design and Landscape Character Assessment.

#### LOCAL PLAN SAVED POLICY ANALYSIS

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 125 policies to be saved.

Planning authorities are required to assess the extent to which policies in Development Plan Documents are being implemented. During the interim period in which DPDs are being prepared, the planning authority should monitor the usage of the saved Local Plan policies. This is necessary to assess the continued usefulness of saved policies and identify those which need review or replacement. A number of saved policies relate to effects monitored by national indicators, examined in chapters 4-9.

Three Rivers does not currently have mechanisms in place to record each instance a policy is used in determining a planning application for 2005/06, therefore data on Local Plan policy usage in planning applications is not available this monitoring year. A system to monitor policies cited in planning application decisions has been implemented, and results of this will be available for the 2006/07 AMR.

Three Rivers currently monitors policies put forward by development control officers to planning inspectors in appeals. This provides a helpful indicator of policy performance.

*TABLE 2.5: SAVED LOCAL PLAN POLICIES REFERRED TO IN APPEALS*

Policy	Description	Allowed	Dismissed
GEN.1	Making Development more Sustainable	0	1
GEN.1a	General Location of Development	0	2
GEN.2	Location of Major Development	0	1
GEN.3	Compliance with Design and Access Standards	15	27
C.1	Development within Conservation Areas	3	6
C.2	Setting of Conservation Areas	0	2
C.6	Demolition in Conservation Areas	1	2
C.7	Change of Use of Listed Buildings	0	2
C.8	Alterations or Extensions of Listed Buildings	0	2
C.9	The Setting of Listed Buildings	0	2
C.11	Recording of Historic Buildings	0	1
D.9	Access for the Disabled	1	0

N.1	Nature Conservation	0	1
N.3	Protected Species	0	2
N.14	Noise Pollution	0	2
N.15	Trees, Hedgerows and New Development	2	7
N.16	Protection of Trees and Hedgerows during Development	1	3
N.17	Replacement Planting	0	1
N.20	Protection of the Chilterns AONB	0	1
N.23	Landscape Regions	0	1
N.24	Telecommunications Apparatus	0	2
GB.1	Development within the Green Belt	6	12
GB.5	Replacement of Dwellings in the Green Belt	1	1
GB.6	Extensions to Dwellings in the Green Belt	1	10
GB.7	Ancillary Buildings in the Green Belt	0	1
GB.9	Re-Use and Conversion of Buildings in the Green Belt	2	4
H.3	Housing Land Supply and Additional Housing Sites	0	2
H.4	Dwelling mix and Density	1	3
H.13	Subdivision of Dwellings	1	0
H.14	Infilling and Development on Garden Land	2	10
H.16	Gypsy Sites	1	0
T.7	Highways and New Development	2	4
T.8	Car Parking Provision	2	3
T.10	Cycling	0	1
<b>34 policies</b>	<b>Total</b>	<b>42</b>	<b>119</b>

In the monitoring year 2005/06, there were 106 appeals. 13 were withdrawn, 30 were allowed and 63 dismissed. 34 policies were used in appeal decisions. 16 different policies were used in appeals that were allowed and 31 different policies were used in appeals that were dismissed. The majority of policies were used in five or fewer appeals; however some were referenced on numerous examples (GEN.3, GB.1, GB.6, and GB.10). Only three policies were referred to more often in appeals that were allowed than in appeals that were dismissed. This indicates that existing policies are being effectively implemented.

Analysis of saved Local Plan policies (Appendix 1) shows that the majority of policies (91 of 125) are still useful and relevant and will be merged into DPDs as these are produced. They may require updated wording, but the overall purpose of the policy will remain the same. The remaining 34 policies are to be saved and replaced by new policies in the production of future DPDs. These policies include instances where significant wording amendment may be appropriate, though still retaining the overall purpose of the policy. The list of saved policies will continue to be monitored and any changes to this list will be submitted to the Government Office by the 1<sup>st</sup> April 2007 in accordance with recent DCLG guidelines<sup>1</sup>.

As policies are produced through the LDF, they will take account of regional and national guidance. As guidance may change over time, it will be necessary to review local authority policies and vary them where appropriate. Until policies have been produced however, review in relation to national/ regional policies will not form a part of the AMR.

<sup>1</sup> Protocol for handling proposals to extend adopted Local Plan, Unitary Development Plan and Structure Plan policies beyond the three year saved period, available from [www.communities.gov.uk](http://www.communities.gov.uk)

## CHAPTER 3: DISTRICT PROFILE

Regulations governing annual monitoring reports require local planning authorities to survey the characteristics of their area. Issues that should be kept under review are:

- The principle physical, economic, social and environmental characteristics of their area
- The principle purpose 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

District Characteristics are measured through contextual indicators. Contextual indicators provide a backdrop against which to consider the effects of policies and inform the interpretation of output and significant effects indicators.

### PHYSICAL CHARACTERISTICS

The district of Three Rivers is located in south west Hertfordshire and the East of England. It falls within the London Arc region, and shares boundaries with Buckinghamshire, London Borough of Harrow, London Borough of Hillingdon and Hertfordshire districts of Watford, Hertsmere, St Albans and Dacorum.

Three Rivers covers an area of 88.8km<sup>2</sup>, of which over 60% 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.

There are seven main settlements in the District. The largest of these is Rickmansworth, population 14 571<sup>2</sup>. Settlements are generally surrounded by Green Belt and smaller settlements, such as Sarratt and Bedmond lie wholly within the Green Belt.

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 also runs through the district.

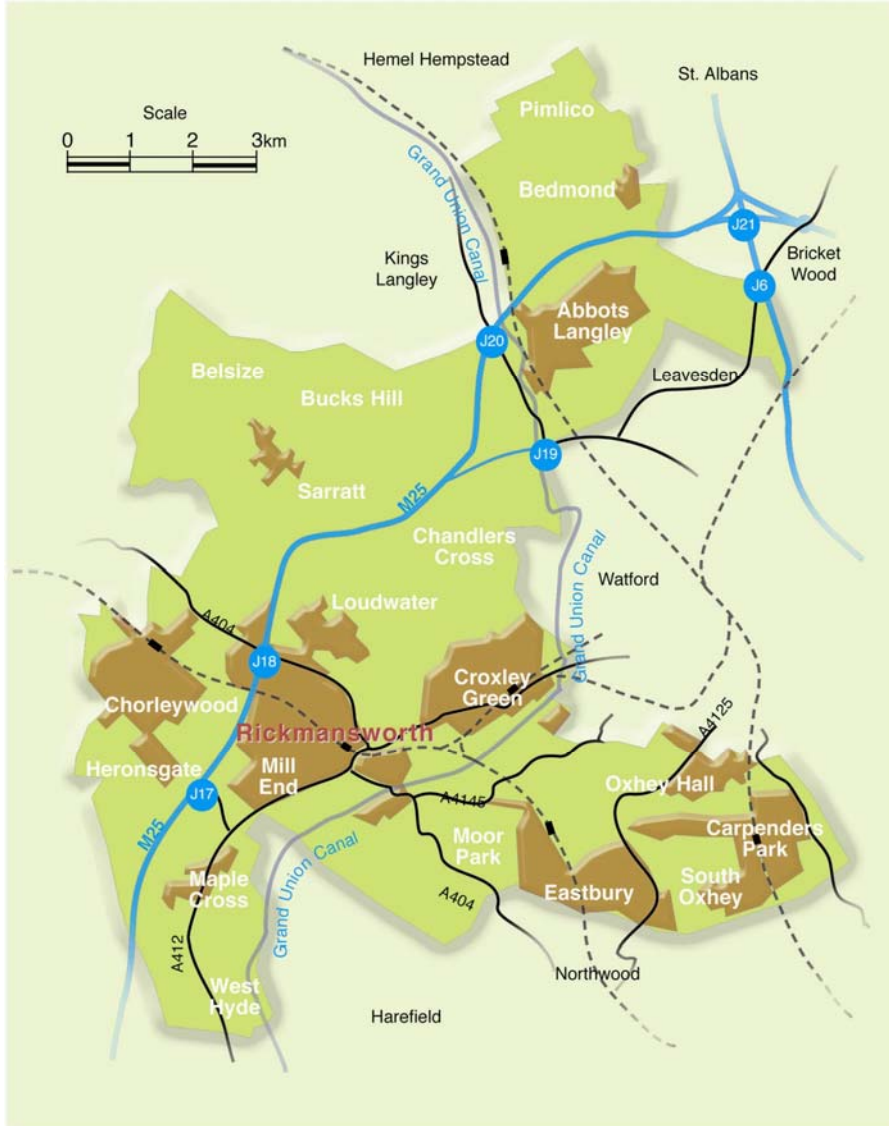
Three Rivers has 1 Grade I Listed Building, 20 Grade II\* Listed Buildings and 376 Grade II Listed Buildings. There are also 21 Conservation Areas.

There are 32 doctors' surgeries within the region covered by the Watford and Three Rivers Primary Care Trust. There are no hospitals within Three Rivers but A&E services are accessible at Watford General, Hemel Hempstead, Northwick Park and Hillingdon hospitals in surrounding local authority areas. Three Rivers provides 28 primary schools, five secondary schools and two special schools.

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<sup>2</sup> Census, 2001, available from [www.statistics.gov.uk](http://www.statistics.gov.uk)

FIGURE 3.1: MAP OF THREE RIVERS DISTRICT



DEMOGRAPHIC CONTEXT

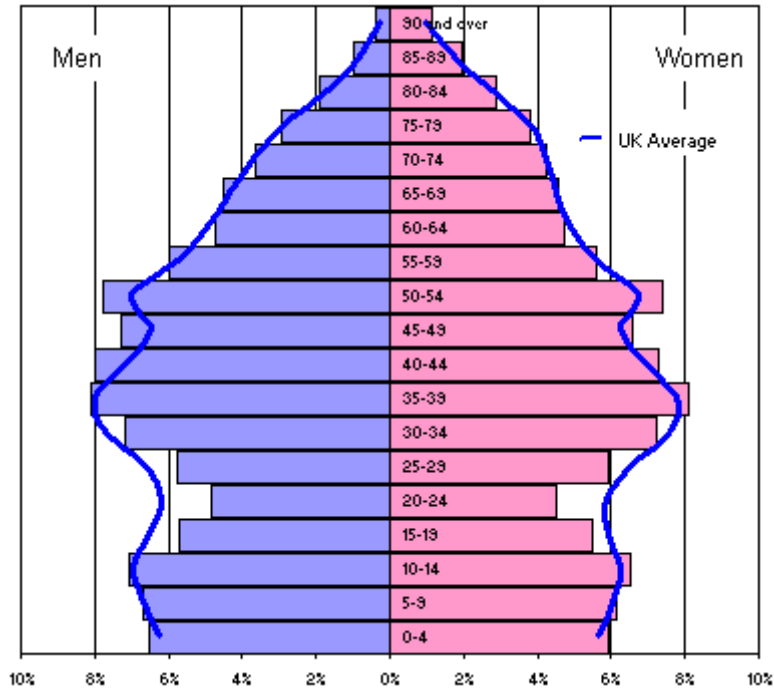
The 2001 Census gives the resident population of Three Rivers as 82 848. This is a 5.6% increase on the 1991 Census population of 78 457. This increase is slightly below the Hertfordshire average, but comparable to national levels. Population density has increased from 899 persons/km<sup>2</sup> in 1991, to 949 persons/km<sup>2</sup> in 2001. Population density is higher in Three Rivers than the county, regional and national averages.

The 2001 Census gave the total residential workforce of the District (all those aged 16 and over who were employed or self employed) as 40 566.

The age structure of the population in Three Rivers follows the national pattern, with a slump in population between ages 15-29, and a peak through ages 30-59.



FIGURE 3.2: THREE RIVERS AGE DISTRIBUTION PYRAMID<sup>3</sup>



POPULATION ESTIMATES

The ONS mid-year population estimates for Three Rivers show an estimated population increase of 2.1% from 2001-2005.

TABLE 3.1: THREE RIVERS MID YEAR POPULATION ESTIMATES 2001-2005<sup>4</sup>

Year	Mid Year Population Estimate	Change from 2001	Percentage Change from 2001
2001	82 900	0	0
2002	83 300	400	0.5
2003	83 900	600	1.2
2004	84 000	100	1.3
2005	84 600	600	2.1

The main components of population change are natural change (births and deaths), and migration. The principal mechanism for change in 2004-2005 mid year population estimates is migration.

TABLE 3.2: COMPONENTS OF THREE RIVERS POPULATION CHANGE<sup>5</sup>

	Live Births	Deaths	Natural Change	Net Migration and Other	Total
2004/05	900	800	100	500	600

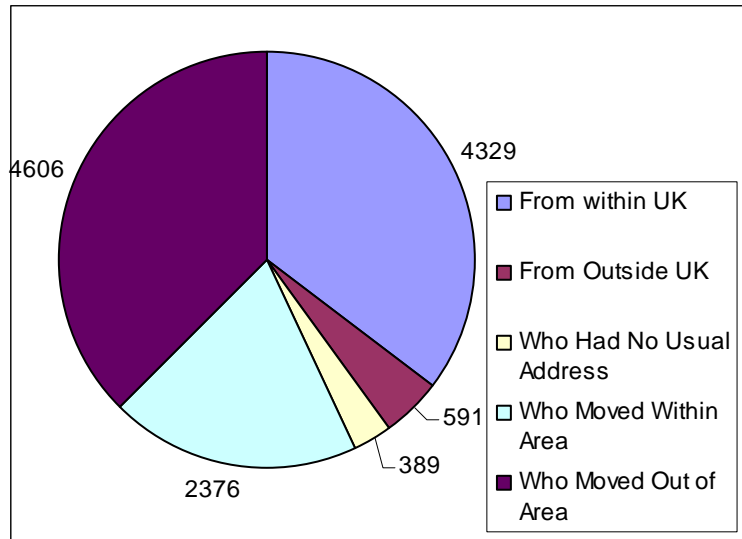
Migrants are 'residents with a different address one year before the Census'. The majority of migrants into Three Rivers in 2001 were from elsewhere in the UK.

<sup>3</sup> Census, 2001, available from [www.statistics.gov.uk/census2001](http://www.statistics.gov.uk/census2001)

<sup>4</sup> Office for National Statistics, available from [www.statistics.gov.uk/](http://www.statistics.gov.uk/)

<sup>5</sup> Office for National Statistics, available from [www.statistics.gov.uk/](http://www.statistics.gov.uk/)

FIGURE 3.3: ORIGIN OF THREE RIVERS MIGRANTS<sup>6</sup>



Population projections have been completed to 2029 based on 2004 mid year population estimates. The projections are trend based, so assume future levels of births, deaths and migration will continue the observed pattern of the previous five years. Projections do not take into account any future policy changes that have not yet occurred.

TABLE 3.3: THREE RIVERS POPULATION PROJECTIONS 2004-2029<sup>7</sup>

Year	Projected Population
2004	84 000
2005	84 700
2006	85 300
2007	85 800
2008	86 300
2009	86 800
2014	89 200
2019	91 600
2024	93 900
2029	96 000

### ETHNIC COMPOSITION

Three Rivers resident population is predominantly white, and while 'Chinese or other ethnic groups' are represented at higher percentages than for the East of England and England and Wales, 'mixed' and 'black or black British' groups are represented at percentages lower than the England and Wales averages.

<sup>6</sup> Census, 2001, available from [www.statistics.gov.uk/census2001](http://www.statistics.gov.uk/census2001)

<sup>7</sup> Office for National Statistics, available from [www.statistics.gov.uk](http://www.statistics.gov.uk)

**TABLE 3.4: ETHNIC COMPOSITION OF THREE RIVERS, EAST OF ENGLAND AND ENGLAND & WALES<sup>8</sup>**

Percent Population	Three Rivers	East of England	England and Wales
White	92.35	95.12	91.31
Mixed	1.26	1.08	1.27
Asian or Asian British	4.66	2.26	4.37
Black or Black British	1.00	0.9	2.19
Chinese or Other Ethnic Group	0.73	0.65	0.65

### SOCIAL CONTEXT

The Index of Multiple Deprivation (IMD 2004) is a measure of the level of deprivation in an area. It takes account of income unemployment; health and disability; education, skills and training; barriers to housing and services; crime; and living environment. The overall IMD is a weighted aggregation of these indicators. A higher IMD score indicates a greater level of deprivation in an area.

IMD results indicate Three Rivers has a low level of deprivation. On the rank of average scores, Three Rivers is ranked 308, in the least deprived 15% of local authorities in England. However, within the district wide result, there are pockets of deprivation, visible at the super output area (SOA) scale. The five most deprived super output areas are within the wards of Northwick (two SOAs), Hayling, Maple Cross and Mill End, and Ashridge.

**TABLE 3.5: THREE RIVERS IMD RANK<sup>9</sup>**

ID2004 Average of SOA Scores	ID2004 Rank in Hertfordshire (10 districts)	ID2004 Rank in East of England (48 districts)	ID2004 Rank in England (354 districts)
9.42	8	40	308

Crime in Three Rivers is relatively low compared to the national average. Only offences related to fraud and forgery exceed national levels in the year 2004/05<sup>10</sup>

### ECONOMIC CONTEXT

Three Rivers provides jobs for 40 566 people, and claimant count figures show that the September 2005 rate of unemployment is 1.3%, lower than the Hertfordshire, East of England and national rates.

The Annual Survey of Hours and Earnings (ASHE) has replaced the New Earnings Survey, and provides income and pay data at home residence addresses. Three Rivers mean and median gross weekly pay is considerably higher than county, regional and national levels.

<sup>8</sup> Census, 2001, available from [www.statistics.gov.uk/census2001](http://www.statistics.gov.uk/census2001)

<sup>9</sup> Indices of Deprivation, available from [www.communities.gov.uk/](http://www.communities.gov.uk/)

<sup>10</sup> British Crime Survey, available from [www.crimestatistics.org.uk/](http://www.crimestatistics.org.uk/)

**TABLE 3.6: INCOME LEVELS OF RESIDENTS OF THREE RIVERS, HERTFORDSHIRE, EAST OF ENGLAND AND ENGLAND<sup>11</sup>**

	Number of Jobs	Gross Weekly Pay (£)	
		Median	Mean
Three Rivers	19 000	548.6	634.8
Hertfordshire	403 000	380.9	472.8
East of England	2 064 000	345.0	412.9
England	19 836 000	355.0	430.4

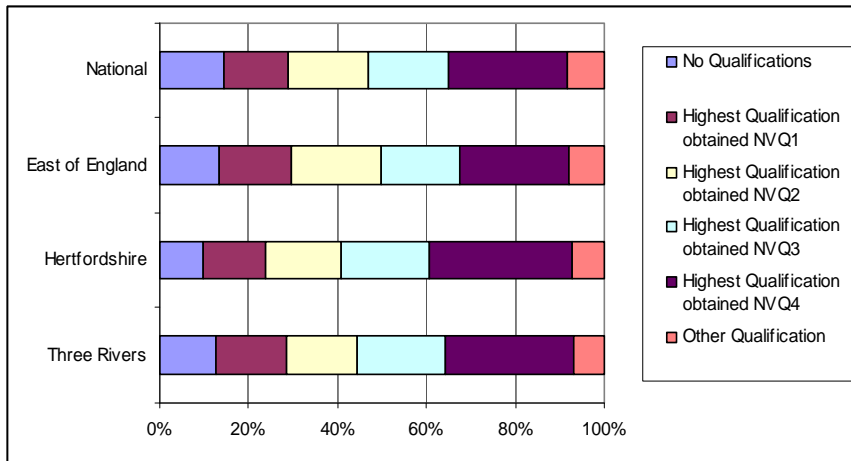
Economic activity rates are measured by the Labour Force Survey (replaced by the Annual Population Survey for the monitoring year ending 2005), and show the number of people who are economically active aged 16 to 59/64 expressed as a percentage of all working age people. Economic activity rates for 2004/05 in Three Rivers are lower than for Hertfordshire and the East of England, but are higher than national levels.

**TABLE 3.7: ECONOMIC ACTIVITY RATES IN THREE RIVERS, HERTFORDSHIRE, EAST OF ENGLAND AND ENGLAND<sup>12</sup>**

	Mar99 – Feb00	Mar00 – Feb01	Mar01 – Feb02	Mar02 – Feb03	Mar03 – Feb04	Apr04 – Mar05
Three Rivers	80.8	79.7	75.7	77.7	78.2	80.6
Hertfordshire	78.8	78.4	78.4	78.4	78.4	83.0
East of England	76.9	76.8	76.7	76.6	76.5	81.6
England	77.5	77.5	77.5	77.5	77.5	78.4

Comparison of the qualifications obtained by the working age population of Three Rivers, Hertfordshire, East of England and England show slight variations between populations.

**FIGURE 3.4: QUALIFICATIONS OF WORKING AGE POPULATION IN THREE RIVERS, HERTFORDSHIRE, EAST OF ENGLAND AND NATIONALLY<sup>13</sup>**

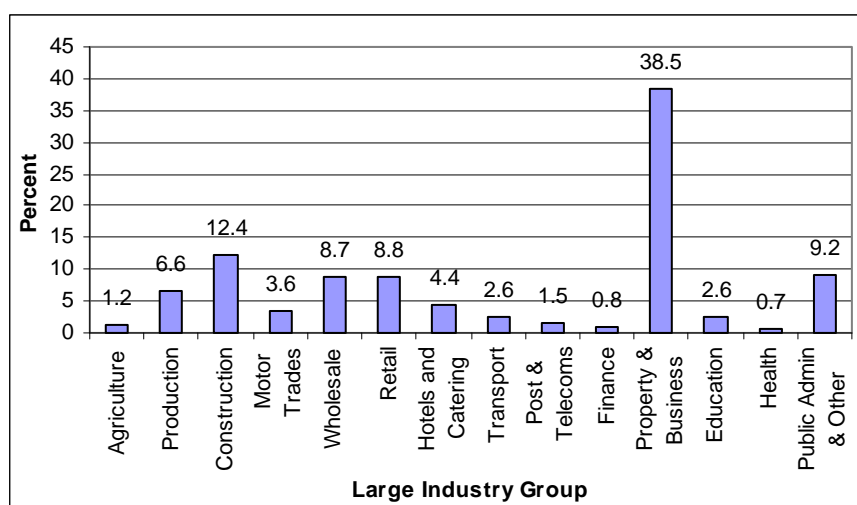


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<sup>11</sup> Annual Survey of Hours and Earnings 2005, available from [www.nomisweb.co.uk](http://www.nomisweb.co.uk)  
<sup>12</sup> Local Area Labour Force Survey Jan-Dec 2005, available from [www.nomisweb.co.uk](http://www.nomisweb.co.uk)  
<sup>13</sup> Local Area Labour Force Survey Jan-Dec 2005, available from [www.nomisweb.co.uk](http://www.nomisweb.co.uk)  
<sup>14</sup> NVQ4 and above: e.g. HND, Degree and Higher Degree level Qualifications  
 NVQ3 and above: e.g. 2 or more A levels, advanced GNVQ, NVQ3  
 NVQ2 and above: e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ2  
 NVQ1 and above: e.g. fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ1  
 Other Qualifications: includes foreign and some professional qualifications  
 No Qualifications: no formal qualifications held

The largest industry group in Three Rivers is property/ business services, which comprises 38.5% of large industry group units in 2005.

FIGURE 3.5: PERCENTAGE OF LOCAL UNITS IN LARGE INDUSTRY GROUP<sup>15</sup>



VAT registrations and de-registrations are the best official guide to the pattern of business start-ups and closures, and show the level of entrepreneurship and business population health. The VAT stock of Three Rivers has increased since 1996 to reach 3280 in 2005.

TABLE 3.8: THREE RIVERS VAT STOCKS 2006<sup>16</sup>

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
VAT Stocks at Start of Year	2780	2850	2900	3035	3100	3175	3205	3230	3230	3280

## BUSINESS, RETAIL AND LEISURE

The Councils Employment Floorspace Study of 2003 provides a baseline figure for employment space in the district. In 2003, the district had 198 000sqm of built office stock and 194 000sqm of all industrial use floorspace.

At the end of the monitoring year, there was 48 530sqm retail (A1) stock in Three Rivers, 9510sqm of this in town centres.

A local shopping centre survey was carried out in July 2005 to assess the function, condition and vitality of existing local shopping centres and parades.

<sup>15</sup> Inter-Departmental Business Register, available from [www.statistics.gov.uk](http://www.statistics.gov.uk)

<sup>16</sup> Inter-Departmental Business Register, available from [www.statistics.gov.uk](http://www.statistics.gov.uk)

**TABLE 3.9: FUNCTION AND VITALITY OF LOCAL SHOPPING CENTRES IN THREE RIVERS**

Shopping Parade	Class A1 (retail) %	Class A2 (banks, employment agencies and other non-retail) %	Class A3 (restaurant/ café) %	Class A5 (hot food takeaway) %	Sui Generic (laundrettes, taxi business, car hire and sales) %	Class D1 (medical/ dentists) %	Class B1 (offices other than A2) %	Vacant %
Rickmansworth	65	17	10	4	0	0	4	0
Croxley Green	73	10	3	13	0	1	0	5
Abbots Langley	64	16	9	11	0	0	0	7
Leavesden	36	0	10	9	9	36	0	0
Sarratt	100	0	0	0	0	0	0	0
Bedmond	100	0	0	0	0	0	0	0
Mill End	82	0	0	12	6	0	0	6
Maple Cross	34	0	33	33	0	0	0	0
Chorleywood	69	15	5	3	4	2	2	3
South Oxhey	70	7	4	12	3	4	0	5
<b>Total</b>	<b>70</b>	<b>12</b>	<b>7</b>	<b>7</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>3</b>

The survey indicates that Three Rivers has 46683m<sup>2</sup> retail floorspace, of this the majority (70%) of retail stock in Three Rivers is Class A1 (retail), and just 3% of premises are vacant.

There are a range of open space and recreation facilities, and diverse opportunities for sport and leisure activities within Three Rivers, although there are access deficiencies in certain parts of the district. Action Plans have been prepared identifying the need to plan for improvements to facilities.

## HOUSING

There were 35 089 dwellings in Three Rivers at 31/03/06<sup>17</sup>, and only 732 household spaces with no residents at 2001<sup>18</sup>.

Three Rivers has a higher than average proportion of owner occupied households (77.1%) than Hertfordshire (72%) and nationally (63.2%). 13.2% of people are living in local authority housing compared to 14.3% in Hertfordshire and 13.2% nationally.

**TABLE 3.10: THREE RIVERS HOUSEHOLD OCCUPATION<sup>19</sup>**

Households	Owner occupier	Local authority	Housing association	Private rented	Other
33439	25775	4423	877	1905	459
	77.1%	13.2%	2.6%	5.7%	1.4%

The affordability ratio provides a measure of affordability for different types of housing over time. Affordability ratios are higher for females than males over all classes of property, and have increased for all except detached properties since January 2002.

<sup>17</sup> Information Management Unit, HCC

<sup>18</sup> Census, 2001, available from [www.statistics.gov.uk/census2001](http://www.statistics.gov.uk/census2001)

<sup>19</sup> Census, 2001, available from [www.statistics.gov.uk/census2001](http://www.statistics.gov.uk/census2001)

TABLE 3.11: THREE RIVERS AFFORDABILITY RATIO (HOUSE PRICE/EARNINGS)<sup>20</sup>

	Detached		Semi-detached		Terraced		Flats/ Maisonettes	
	Male	Female	Male	Female	Male	Female	Male	Female
Jan 02	13.2	17.4	6.1	8.1	4.9	6.4	4.6	6.0
Mar 04	15.4	20.5	7.0	9.4	5.6	7.5	4.5	6.0
Mar 05	13.6	20.1	7.0	10.4	5.6	8.3	5.0	7.4

## TRANSPORT

Census 2001 results show that the ratio of cars to households in Three Rivers was higher than the county, regional or national average. 16.2% of households did not own a car or van, 39% of households owned one car or van, and 44.9% of households owned two or more cars or vans. The mode of travel to work is shown in table 3.12 with the change since the 1991 Census. The average distance travelled to work by residents of residents of Three Rivers was 12km.

TABLE 3.12: MODE OF TRAVEL TO WORK, 1991-2001<sup>21</sup>

Mode	1991	2001	% change
Train	4887	5113	+5%
Bus	1213	1149	-5%
Car Driver	21460	24704	+15%
Car Passenger	2499	1853	-26%
Motor Cycle	514	473	-8%
Pedal Cycle	698	531	-24%
On Foot	2572	2243	-13%
Other	147	363	+147%
Works at Home	2242	4163	+86%
Not Stated	514	-	-

## ENVIRONMENT

Planning authorities are required to monitor changes in priority habitats, requiring a baseline figure. The Hertfordshire Biological Records Office can provide an annual inventory of Wildlife Sites (to stand for priority areas) by number and area. Within Three Rivers, there are 150 wildlife sites, covering an area of 1575.61ha (2005).

<sup>20</sup> House price data House Price Index, available from [www.landreg.gov.uk](http://www.landreg.gov.uk), income data from Annual Survey of Hours and Earnings available from [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

<sup>21</sup> Census 1991 and Census 2001, available from [www.statistics.gov.uk](http://www.statistics.gov.uk)

## CHAPTER 4: BUSINESS DEVELOPMENT

### CORE INDICATOR 1a: AMOUNT OF FLOORSPACE DEVELOPED FOR EMPLOYMENT BY TYPE

Local Plan Policy E.1 governs new development for employment, while policy E.4 sets out the Council's approach to proposals involving small business units. Monitoring of the supply of employment land ensures the needs of businesses in the district will be met.

In the monitoring year 2005/06, there was a net loss of 35 962sqm (6.53 ha) employment floorspace. The largest loss was in class B2 where 27 900sqm (4.08ha) at the former Ovaltine site has been redeveloped, primarily as residential. There were no gains in employment floorspace within the monitoring year 2005/06 in Three Rivers.

*TABLE 4.1: EMPLOYMENT FLOORSPACE COMPLETIONS*

Plan use class	Gain Completed in Year (sqm)	Loss Completed in Year (sqm)	Net Completed in Year (sqm)
B1a	0	1746	-1746
B1c	0	0	0
B2	0	27900	-27900
B8	0	6316	-6316
<b>Total</b>	<b>0</b>	<b>35962</b>	<b>-35962</b>

Currently data for all 'business development' indicators is only available above a 235sqm threshold. The HCC information and monitoring service is looking to expand its monitoring to include employment generating floorspace completions under the current threshold. Data should therefore be available below this threshold for future monitoring years.

### CORE INDICATOR 1b: AMOUNT OF FLOORSPACE DEVELOPED FOR EMPLOYMENT BY TYPE, IN EMPLOYMENT OR REGENERATION AREAS

Local Plan policy E.1 expresses the need for employment developments to be in locations close to public transport facilities, and easily reached from housing by public transport, bicycle or on foot. Policy E.3 states that identified employment areas will be safeguarded for business, industrial and storage or distribution development.

*TABLE 4.2: EMPLOYMENT FLOORSPACE COMPLETIONS IN EMPLOYMENT/ REGENERATION AREAS*

Plan Use Class	Net Completed in Year (sqm)	Floorpace in Employment/Regeneration Areas (sqm)	Percentage in Employment/Regeneration Areas
B1a	-1746	0	0%
B1c	0	0	n/a
B2	-27 900	-27 900	100%
B8	-6316	-5716	90%
<b>Total</b>	<b>-35962</b>	<b>-33616</b>	<b>93%</b>

Within the monitoring year, there was a loss of 35 962sqm floorspace. Of this loss, 33 616sqm (93%) was in employment areas. This goes against the principles of



policy E.3 which aims to safeguard employment areas. Reasons for this difference are dealt with under core indicator 1e.

#### CORE INDICATOR 1c: AMOUNT OF FLOORSPACE BY EMPLOYMENT TYPE WHICH IS ON PREVIOUSLY DEVELOPED LAND

The Local Plan does not contain specific policies on the development of employment floorspace on previously developed land, however the draft RSS provides a target of at least 60% of all new development to be on previously developed land or to re-use buildings.

As there were no completions of new employment floorspace within the monitoring period, the percentage of floorspace developed on previously developed land is not an appropriate indicator for the Three Rivers AMR 2005/06.

#### CORE INDICATOR 1d: EMPLOYMENT LAND AVAILABLE BY TYPE

The Local Plan states that sufficient land must be allocated for employment purposes to allow for a balanced and sustainable economy and full employment. Policy E.1 sets out the basis on which proposals for new employment land will be considered. The majority of 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 an important site in the economy.

Policy GB.2 concerns any development of the Leavesden Studios Site. MEPC UK Ltd acquired approximately half of the site in 1999 and estimate a total of 121 500 sqm office and amenity building floorspace could be created. Latest estimates show 12 434sqm of vacant office space, as well as 89 185sqm unimplemented office floorspace.

**TABLE 4.3: EMPLOYMENT LAND ALLOCATIONS/ COMMITMENTS**

Plan Use Class	Employment Land with Permission (sqm)	Employment Land with Permission (ha)	Estimated allocations (sqm)	Estimated allocations (ha)
B1 split unknown	2880	0.83	91000	32.6
B1a	12984	1.79	0	0
B1c	0	0	0	0
B2	0	0	0	0
B8	1656	0.23	0	0
B1-B8 split unknown	17622	3.39	0	0
<b>Total</b>	<b>35142</b>	<b>6.24</b>	<b>91000</b>	<b>32.6</b>

The availability of employment land in the district indicates that Three Rivers will be able to meet the needs of local businesses in the future. Employment floorspace with permission is roughly equivalent to the loss of employment land completed in 2005/06, indicating that stock of employment land will remain steady in Three Rivers. This steady supply is coherent with the Hertfordshire Structure Plan 1996-2011 which concludes there is sufficient land in employment use in Hertfordshire to allow both for full employment and economic growth; and that proposals for employment sites would be allowed for example to rectify a qualitative deficiency in employment land provision.

LOCAL OUTPUT INDICATOR: EMPLOYMENT FLOORSPACE COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

TABLE 4.4: EMPLOYMENT FLOORSPACE COMMITMENTS ON PDL

Plan Use Class	Commitments (sqm)	Commitments (ha)	On PDL (sqm)	On PDL (ha)	Ha On PDL (%)
B1 split unknown	0	0.83	0	0	0
B1a	12984	1.79	12081	1.49	83.24
B1c	0	0	n/a	n/a	n/a
B2	0	0	n/a	n/a	n/a
B8	1656	0.23	1656	0.23	100
B1-B8 split unknown	17622	3.39	17622	3.39	100
<b>Total</b>	<b>35142</b>	<b>6.24</b>	<b>31359</b>	<b>5.11</b>	<b>81.89</b>

Although the Local Plan does not contain specific policies on development of employment floorspace on previously developed land, the draft RSS provides a target of at least 60% of all new development to be on PDL or to reuse buildings. Of employment floorspace commitments in Three Rivers, 82% are on PDL, exceeding the target and indicating future employment land completions will also reach this target.

LOCAL OUTPUT INDICATOR: EMPLOYMENT FLOORSPACE ALLOCATIONS ON PREVIOUSLY DEVELOPED LAND

TABLE 4.5: EMPLOYMENT FLOORSPACE ALLOCATIONS ON PDL

Plan Use Class	Allocations (sqm)	Allocations (ha)	On PDL (sqm)	On PDL (ha)	On PDL (%)
B1 (split unknown)	91000	32.6	91000	32.6	100

Of the 32.6 ha floorspace allocated for employment, 100% of this is on PDL, exceeding draft RSS targets of 60% and indicating completions on PDL will remain above target upon completion of allocated development.

CORE INDICATOR 1e: LOSS OF EMPLOYMENT LAND IN (i) EMPLOYMENT/ REGENERATION AREAS AND (ii) LOCAL AUTHORITY AREA

Local Plan policy E.3 seeks to safeguard employment areas for business, industrial and storage or distribution uses. In 2005/06, there were losses of 35 962sqm (6.53ha) of employment land in Three Rivers. 33 616sqm (6.21ha) of this loss involved employment areas.

**TABLE 4.6: EMPLOYMENT LAND LOSSES**

Plan Use Class	Loss Completed in Local Authority Area (ha)	Loss in Employment/Regeneration Areas (ha)	Percentage in Employment/Regeneration Areas
B1a	0.28	0	0%
B1c	0	0	n/a
B2	4.08	4.08	100%
B8	2.17	2.13	98%
<b>Total</b>	<b>6.53</b>	<b>6.21</b>	<b>95%</b>

The 4.08ha loss of B2 floorspace is attributable to the Ovaltine site which is being redeveloped to provide 367 residential units. Conditions of the planning permission for the site include a requirement for completion of commercial units comprising 6730.95 sqm of light industrial and office floorspace on the site. On completion this will compensate for some of the loss registered at the site in 2005/06 (24%), therefore complying with Local Plan policies E.1 and E.3.

The B8 loss of 2.17ha is from the Kenwood House site. This site is to be redeveloped to provide 4569.5sqm B1a, 1837.5sqm B8 and 4485sqm B2 units. However, within the monitoring year, only demolition of the pre-existing B8 floorspace has been completed. Therefore, the site will comply with Local Plan policies E.1 and E.3 on completion of the redevelopment.

**CORE INDICATOR 1f: AMOUNT OF EMPLOYMENT LAND LOST TO RESIDENTIAL DEVELOPMENT**

Local Plan chapter 7 states that there are certain sites in the District formerly in employment use which could now be beneficially re-used for housing without undermining the local economy. There is considerable pressure to redevelop sites currently designated as employment land, particularly from house builders. A large number of 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 Three Rivers LDF Core Strategy.

Employment sites are only considered lost once a new development is complete. Therefore vacant, derelict or sites under construction are not included.

**TABLE 4.7: EMPLOYMENT FLOORSPACE LOST TO RESIDENTIAL**

Plan Use Class	Employment Land Lost (sqm)	Employment Land Lost to Residential (sqm)	Percentage Employment Land Lost to Residential
B1a	1746	1746	100%
B1c	0	0	n/a
B2	27 900	27 900	100%
B8	6316	600	9%
<b>Total</b>	<b>35962</b>	<b>30246</b>	<b>84%</b>

Within the monitoring year 2005/06, the majority (84%) of employment land lost was redeveloped as residential. If all sites are completed, 430 dwellings will be provided from these employment sites. More detail on dwelling completions is presented in chapter 5.

## CHAPTER 5: HOUSING

### CORE INDICATOR 2a: HOUSING TRAJECTORY

Housing policy and performance may be monitored using a housing trajectory. A housing trajectory demonstrates delivery of policies relating to housing provision, and can be used to inform forward planning by highlighting shortfalls or oversupply of housing over the period. The main purpose of a trajectory is to support forward planning by providing a progress report comparing past performance on housing supply to future rates of supply as anticipated by the local planning authority. It is an example of the key relationship between plan policy, monitoring and review, encompassed in the new LDF system.

PPS12 indicates that authorities need to develop and include housing trajectories in their AMRs to support the requirements of Regulation 48(6) of the Town and Country Planning (Local Development) Regulations 2004.

Policy 8 of the Hertfordshire County Structure Plan Review 1991-2011 prescribes a net total of 4000 additional dwellings to be provided in Three Rivers. The annual average target of 200 dwellings over the period 1991-2011 is adopted in current Local Plan, policy H.1.

Over the Structure Plan period 1991-2011, there have been 3893 completions to March 2006.

*TABLE 5.1: DWELLING COMPLETIONS 1991-2006<sup>22</sup>*

<b>Year</b>	<b>Annual Completions</b>	<b>Total Completions</b>
1991/92	89	89
1992/93	159	248
1993/94	347	595
1994/95	255	850
1995/96	427	1277
1996/97	431	1708
1997/98	307	2015
1998/99	329	2344
1999/00	256	2600
2000/01	287	2887
2001/02	365	3252
2002/03	233	3484
2003/04	138	3623
2004/05	73	3696
2005/06	197	3893
Average	260	

<sup>22</sup> Completion figures from 1991-1998 are from the Three Rivers Local Plan 1996-2011. Subsequent figures are from HCC completions data.

An annual average of 260 dwelling completions exceeds the Structure Plan average requirement of 200 completions. Over the remaining five years of the Structure plan period, Three Rivers requires 107 dwelling completions to fulfil its allocation, an average of just 22 dwellings per year. A Housing Land Restraint Policy (moratorium) on all unallocated sites was introduced on 11th June 2001 (Executive Committee) until 31<sup>st</sup> March and 28<sup>th</sup> April 2003 (Executive Committees). This was based on Local Plan policy H.3, 'Control over Housing Land Supply', which enables the authority to "make provision for as close as possible to 4000 dwellings during the period 1991-2011" by applying restraint in the event of a "significant over supply". A second housing development moratorium on unallocated site developments of over 10 dwellings was introduced on 11<sup>th</sup> April 2005 (Executive Committee), and is currently in force, though there are exceptions for 100% affordable developments.

Anticipated completion rates from 2006/07 to 2011 are derived from assessment of; sites under construction (including allocated sites), sites with full permission (including allocated sites), sites with outline permission, sites subject to s106 negotiations, sites with applications submitted, sites with pre-application discussions ongoing, allocation only sites, and other identified sites (Urban Capacity Study). The stage in the planning process, size of development and any other material factors in development are considered in order to project number of completions in each year.

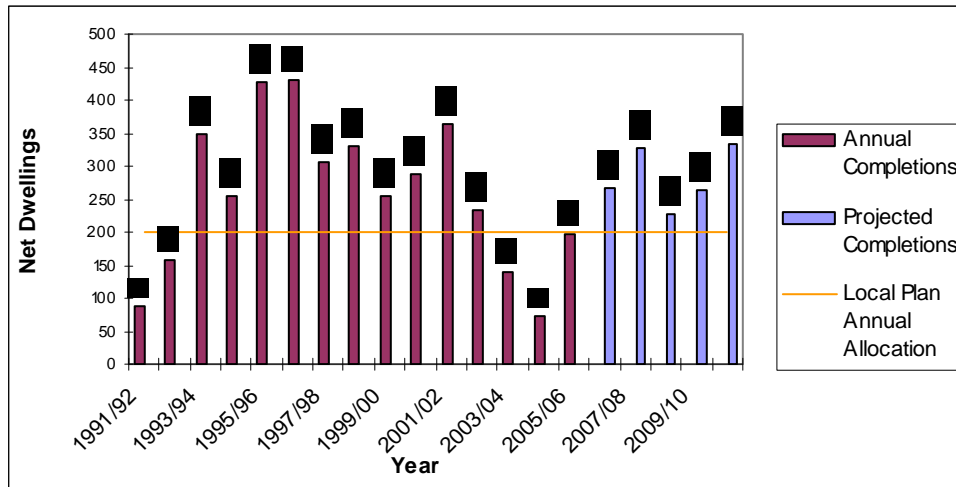
**TABLE 5.2: PROJECTED DWELLING COMPLETIONS 2006-2011**

<b>Year</b>	<b>Projected Annual Completions</b>	<b>Cumulative Projected Completions</b>
2006/07	267	267
2007/08	328	595
2008/09	228	823
2009/10	264	1087
2010/11	333	1420
Average	<b>284</b>	

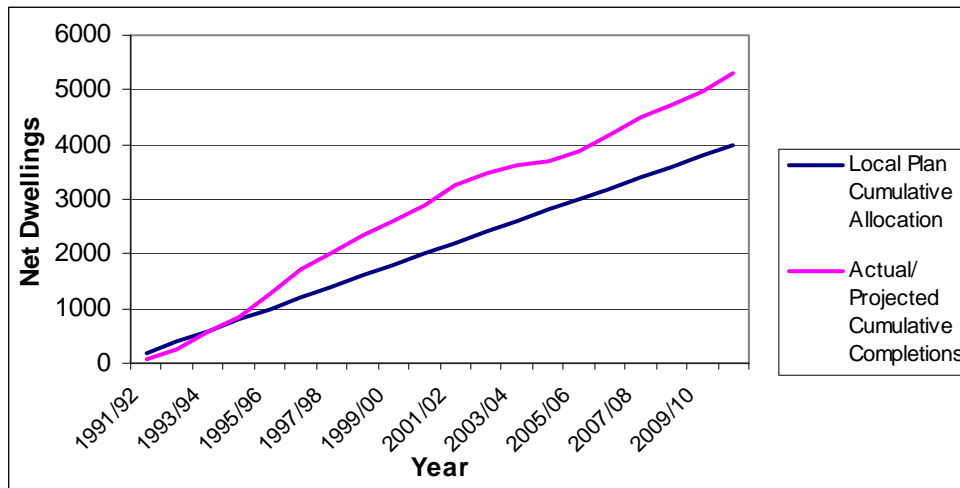
**TABLE 5.3: STRUCTURE PLAN PERIOD DWELLING COMPLETIONS**

<b>Phase</b>	<b>Year</b>	<b>Target</b>	<b>Completions</b>
I	1991-1995	1000	1277
II	1996-2000	1000	1610
III	2001-2005	1000	1006
IV	2006-2011	1000	1420
Total	1991-2011	4000	5313

**FIGURE 5.1: THREE RIVERS HOUSING TRAJECTORY PERIOD 1991-2011 AGAINST LOCAL PLAN ALLOCATION**



**FIGURE 5.2: THREE RIVERS HOUSING TRAJECTORY PERIOD 1991-2011, ACTUAL/ PROJECTED COMPLETIONS AND LOCAL PLAN SUGGESTED COMPLETIONS**



The housing trajectory indicates that over the Structure Plan period, 1991-2011, Three Rivers will exceed the 4000 completions required through the Local Plan by 1313 dwellings.

The AMR 2004/05 projected 326 completions for 2005/06, consisting of 27 from allocated sites, 30 from small sites and 269 from windfall sites. The actual completions figure for 2005/06 was 197, a difference of 123 dwellings. The reason for this difference can mainly be attributed to the overestimation of completions which would occur at Ovaltine (a windfall site) in the first year of construction. 2005/06 completions were estimated at 180 dwellings, however only 75 were actually completed during the monitoring year, explaining the majority of the discrepancy. This has led to increased projected completions on this site in subsequent years to compensate.

The East of England Plan Panel Report allocates 4000 dwellings for Three Rivers over the period 2001-2021, equating to an annual average of 200 dwelling completions per year. Since the beginning of the RSS period, there have been 1006

completions, with an annual average of 201 dwellings. This falls just short of the 1100 dwelling completions target, detailed in table 7.2 of the Panel Report.

*TABLE 5.4: DWELLING COMPLETIONS 2001-06*

<b>Year</b>	<b>Annual Completions</b>	<b>Cumulative Completions</b>
2001/02	365	365
2002/03	233	598
2003/04	138	736
2004/05	73	809
2005/06	197	1006
<b>Average</b>	<b>201</b>	

In the remaining 15 years of the RSS period, Three Rivers requires 2994 dwelling completions, an average of 200 dwelling completions per year.

Anticipated completion rates from 2006/07 to 2021 are derived from assessment of; sites under construction (including allocated sites), sites with full permission (including allocated sites), sites with outline permission, sites subject to s106 negotiations, sites with applications submitted, sites with pre-application discussions ongoing, allocation only sites, and other identified sites (Urban Capacity Study). The stage in the planning process, size of development and any other material factors in development are considered to project number of completions in each year. Further background to the trajectory is provided in Appendix 2.

*TABLE 5.5: PROJECTED DWELLING COMPLETIONS 2006-2021*

<b>Year</b>	<b>Projected Annual Completions</b>	<b>Cumulative Projected Completions</b>
2006/07	267	267
2007/08	328	595
2008/09	228	823
2009/10	264	1087
2010/11	333	1420
2011/12	197	1617
2012/13	96	1713
2013/14	111	1824
2014/15	138	1962
2015/16	119	2081
2016/17	63	2144
2017/18	48	2192
2018/19	45	2237
2019/20	87	2324
2020/21	103	2427
<b>Average</b>	<b>162</b>	

TABLE 5.6: RSS PERIOD COMPLETIONS

Phase	Year	Target	Completions
I	2001-2005	1,100	1,006
II	2006-2011	1,000	1420
III	2012-2016	950	661
IV	2017-2021	950	346
Total	2001-2021	4000	3433

FIGURE 5.3: THREE RIVERS HOUSING TRAJECTORY PERIOD 2001-2021 AGAINST RSS ANNUAL ALLOCATION

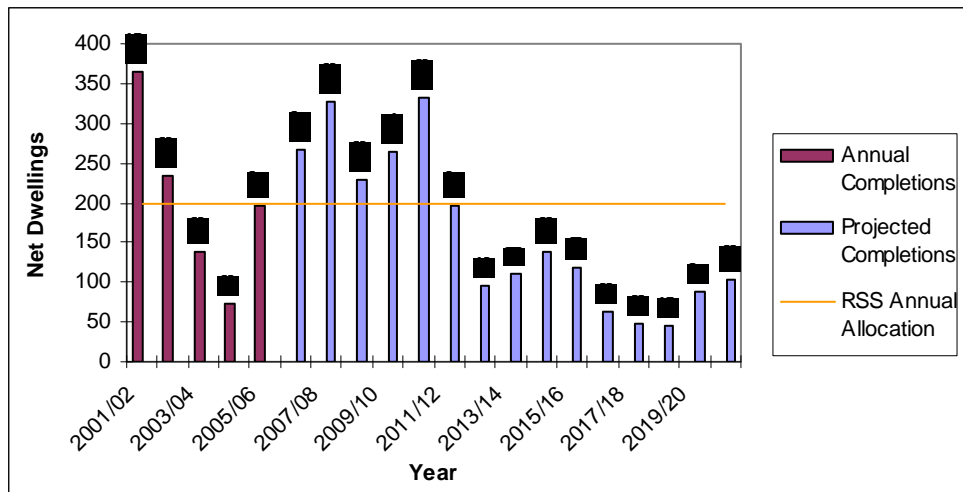
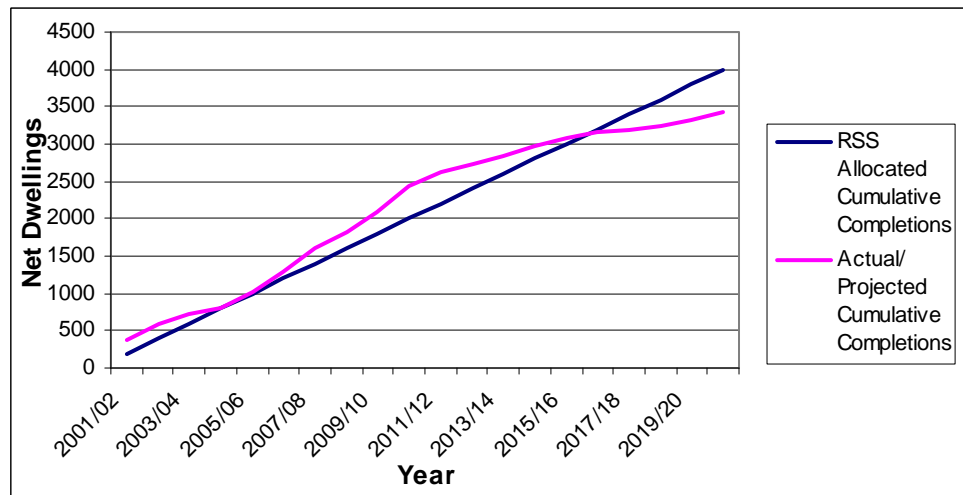


FIGURE 5.4: THREE RIVERS HOUSING TRAJECTORY PERIOD 2001-2021, ACTUAL/PROJECTED COMPLETIONS AND RSS SUGGESTED COMPLETIONS



Cumulative dwelling completions are at or above the draft RSS required levels until 2015/16, after which projected completions no longer continue to meet required levels. Over the RSS period, Three Rivers will fall short of the 4000 dwellings allocated, by 567 dwellings. This shortfall occurs in the later stages of the trajectory, and is a result of a lack of identified sites for housing in towards the end of the plan. The emerging core strategy and Housing Allocations DPD will seek to address the shortfall identified in the latter phase of the RSS timeframe. Lifting the moratorium may also allow larger unallocated sites to come forwards. However, lifting the



moratorium too early may lead to a surge in completions, creating problems in sustaining development levels over the plan period.

Dwelling completion rates can not be predicted with complete certainty as housing development depends on a variety of factors the local authority is unable to anticipate. The trajectory is also vulnerable to elements of change in the housing market, in the construction industry, or in other contextual forces, which may lead to alteration in dwelling application and completion rates.

#### LOCAL OUTPUT INDICATOR: COMPLETIONS BY SETTLEMENT SIZE

Local Plan policies GEN.1 and GEN.2 seek to make development more sustainable by concentrating it within urban areas in Three Rivers. Settlement size and development data allow assessment of how successful Three Rivers has been in achieving the 'sequential approach' to development set out in PPG3 (Housing), which implies that a local authority displaying a high percentage of completions in large urban areas has better achieved a sequential approach so reducing the requirement to travel and creating a more sustainable relationship between jobs, homes and services. This is the principal objective of policy SS2 in the draft RSS, and objective (f) of Local Plan chapter 6: Housing.

**TABLE 5.7: DWELLING COMPLETIONS BY SETTLEMENT SIZE**

	Total net dwellings gained	At larger urban areas over 50 000	At large urban areas 25000-50000	At smaller urban areas 3000- 25000	At smaller settlements under 3000
2004/05	73	0	n/a	71	2
		0%	n/a	97%	3%
2005/06	197	21	n/a	151	25
		11%	n/a	77%	13%

The 21 completions at larger urban areas over 50 000 population in 2005/06 are from sites in Oxhey and Leavesden which are associated with the settlement of Watford (population 91 067), although the main settlement of Watford is not within Three Rivers district. There are no settlements in Three Rivers with a population of between 25 000 and 50 000 which explains the lack of completions in this category. The majority of completions (77%) were at smaller urban areas. Considering the range of settlement sizes in the district, Three Rivers has been successful in achieving the sequential approach of PPG3, and draft RSS policy objectives.

#### LOCAL OUTPUT INDICATOR: COMMITMENTS BY SETTLEMENT SIZE

During the monitoring year 2005/06, permissions were given for 266 new dwellings (net).

**TABLE 5.8: DWELLING COMMITMENTS BY SETTLEMENT SIZE**

	Total new net commitments	At larger urban areas over 50 000	At large urban areas 25000-50000	At smaller urban areas 3000- 25000	At smaller settlements under 3000
2005/06	266	21	n/a	149	96
		8%	n/a	56%	36%
All extant	1009	34	n/a	874	101
		4%	n/a	86%	10%

Although a comparatively large percentage of permissions (36%) were in smaller settlements under 3000 population, 91% of these permissions relate to the Maple Cross House site. When considering all extant permissions, 86% fall within smaller urban areas, again indicating continuing ability to meet PPG3 and draft RSS policy objectives.

#### LOCAL OUTPUT INDICATOR: OTHER IDENTIFIED SITES BY SETTLEMENT SIZE

Other identified sites have been recognised through the Urban Capacity Study and the Local Plan Rural Exception Policy. They are estimated to provide 913 dwellings.

**TABLE 5.9: OTHER IDENTIFIED SITES DWELLINGS BY SETTLEMENT SIZE**

	Total identified dwellings	At larger urban areas over 50 000	At large urban areas 25000-50000	At smaller urban areas 3000- 25000	At smaller settlements under 3000
All identified	913	0	0	863	50
		0%	0%	95%	5%

95% of other identified sites fall within smaller urban areas, suggesting future development will continue to meet PPG3 and draft RSS policy objectives.

#### CORE INDICATOR 2b: PERCENTAGE OF NEW AND CONVERTED DWELLINGS ON PREVIOUSLY DEVELOPED LAND

The Local Plan does not set targets in relation to previously developed land as it predates the guidance contained in PPG3. PPG3 sets a target of 60% additional housing to be provided on previously developed land. Policy SS4 in the draft RSS also sets a target of 60% of all new development to be on or using previously developed land or buildings. Housing is included within the term development.

**TABLE 5.10: DWELLING COMPLETIONS ON PDL**

	Gross dwelling completions	Of which on PDL	Total area (ha)	Area on PDL
2004/05	94	93	5.07	4.44
		99%		88%
2005/06	229	228	13.32	13.24
		99%		99%

In 2005/06, Three Rivers achieved 99% of gross dwelling completions on PDL, exceeding the national target of 60%. The one completion not on previously developed land was the conversion of a barn previously used for agricultural purposes into a dwelling.

#### LOCAL OUTPUT INDICATOR: COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

During the year 2005/06, Three Rivers gave permission for 310 gross dwellings.

**TABLE 5.11: DWELLING COMMITMENTS ON PDL**

	Gross dwelling commitments	On PDL
2005/06	310	268
		86%
All extant	1047	847
		81%

86% of 2005/06 commitments and 81% of all extant commitments for dwellings are on PDL, indicating that Three Rivers will continue to exceed national and regional requirements for 60% of dwelling completions to be on previously developed land.

#### LOCAL OUTPUT INDICATOR: OTHER IDENTIFIED SITES ON PREVIOUSLY DEVELOPED LAND

Other identified sites have been recognised through the Urban Capacity Study and the Local Plan Rural Exception Policy. They are estimated to provide 913 dwellings. Of these, 811 (89%) are on PDL, so indicating a continuing ability to exceed the 60% target for development on PDL in the future.

#### CORE INDICATOR 2c: PERCENTAGE OF NEW DWELLINGS COMPLETED AT <30, 30-50, >50 dph

PPG3 provides guidance on dwelling density and emphasises the need to make the best use of land by avoiding housing development that makes inefficient use of land (<30 dwellings per hectare), and encouraging housing development that makes more efficient use of land (30-50 dwellings per hectare).

Local Plan policy H.4 seeks to encourage higher density residential developments in the main urban areas where there is good access to passenger transport or community facilities and services.

Draft RSS policy SS16 specifies development should be at the highest possible density commensurate with an assessment of the character of the locality and no less than 30 dwellings per hectare.

**TABLE 5.12: DENSITY OF DWELLING COMPLETIONS**

	<30 dwellings per hectare	30-50 dwellings per hectare	>50 dwellings per hectare
2004/05 <sup>23</sup>	2%	23%	75%
2005/06	45 %	13%	41%

The average density of completions 2005/06 is 18dph, lower than the draft RSS target of 30dph. The 30-50dph category is least well represented by dwelling completions. 45% of completions fell below the recommended minimum density threshold of 30dph; however many of these were single completions, often in conservation areas and the Green Belt. Local Plan policy GB.1 limits development within the Green Belt, and policy C.1 states that development within conservation areas must be sympathetic to the architectural features of the conservation area, restricting dwelling densities. If completions in the Green Belt and conservation areas were excluded, average density would rise to 32dph.

**TABLE 5.13: DENSITY OF DWELLING COMPLETIONS EXCLUDING COMPLETIONS IN CONSERVATION AREAS/ GREEN BELT**

	<30 dwellings per hectare	30-50 dwellings per hectare	>50 dwellings per hectare
Excluding Green Belt/ Conservation Area Completions	26%	17%	57%

<sup>23</sup> 2004/05 dwelling densities based on completions, sites under construction and sites with detailed permissions

## LOCAL OUTPUT INDICATOR: DENSITY OF COMMITMENTS

The average density of commitments is much higher at 49dph; indicating densities will rise on completion of commitments to reach target levels of 30-50dph.

**TABLE 5.14: DENSITY OF DWELLING COMMITMENTS**

	<30 dwellings per hectare	30-50 dwellings per hectare	>50 dwellings per hectare
2004/05	12	136	445
	2%	23%	75%
2005/06 <sup>24</sup>	109	297	199
	18%	49%	33%

## LOCAL OUTPUT INDICATOR: DENSITY OF OTHER IDENTIFIED SITES

The average density of other identified sites is 56 dwellings per hectare, and 67% of other identified sites are projected to complete at densities exceeding 50dph. This exceeds the PPG3 recommendation of 30-50dph as a result of several flatted developments increasing density levels.

**TABLE 5.15: DENSITY OF DWELLINGS ON OTHER IDENTIFIED SITES**

	<30 dwellings per hectare	30-50 dwellings per hectare	>50 dwellings per hectare
Other Identified Sites	27	277	609
	3%	30%	67%

## CORE INDICATOR 2d: AFFORDABLE HOUSING COMPLETIONS

Local Plan policies H.5 and H.6 relate to the provision of affordable housing in Three Rivers. Policy H.5 defines affordable housing as housing available at or below the rent-capped level for this District as identified by the Housing Corporation. Policy H.6 states that on sites which are capable of accommodating 25 dwellings or more, or sites of 1ha or more, the council will seek, by negotiation with developers, the provision of an element of affordable or special needs housing. For all dwelling completions, including small site developments, the council has not set a target for affordable housing.

Policy H.2 of the draft RSS indicates that at least 30% of all housing completions should be affordable. However the Local Plan target of 30% affordable dwellings only applies to sites of 1ha or more, or of 25+ dwellings.

**TABLE 5.16: AFFORDABLE DWELLING COMPLETIONS**

	Gross dwelling completions	Affordable
2004/05	94	18
		19%
2005/06	229	57
		25%
Total since 2001	1038	279
		27%

<sup>24</sup> Density data for sites of two or more dwellings where site area is known

Since 2001/02, 279 affordable dwellings have been completed at a rate of 27.4% of the total, just short of the 30% target. The RSS target for the total number of affordable dwellings to be completed 2001-2021 is 1200, therefore a further 921 affordable dwellings need to be completed by 2021, at an average of 62 per year.

Of the 57 affordable dwellings completed 2005/06, 15 were wholly funded by RSLs and/or local authorities. The remaining 42 were funded through a mix of public subsidy and developer contributions.

#### LOCAL OUTPUT INDICATOR: AFFORDABLE HOUSING COMMITMENTS

The number of extant permissions for affordable dwellings gives an indication of future performance. In 2005/06, 65 affordable dwellings were given permission, 24% of total new permissions given in the year. The total number of extant permissions affordable dwellings is 167, 16% of the total. These figures fall below the 30% target, however they do not include an allowance for potential affordable units on large allocated sites. The housing trajectory indicates that there are 221 potential dwellings on sites that would require an element of affordable housing. 30% of this could yield an additional 66 affordable units.

#### LOCAL OUTPUT INDICATOR: AFFORDABLE HOUSING ON OTHER IDENTIFIED SITES

If Local Plan policy H.6 were applied to other identified sites in conjunction with policy H.2 of the draft RSS, 164 dwellings could expect to be affordable (18% of the total), however sites at Gallows Hill (LB5) and the Royal British Legion (Rural Exception Site) will comprise all affordable dwellings, increasing the total to 194 dwellings (21%).

It is clear that the Three Rivers may need to review policies on affordable housing in order to ensure regional targets are met in future. This may be achieved through lowering the thresholds at which an element of affordability becomes a requirement, and/ or by increasing the percentage of affordable housing required above such a threshold. These possibilities are considered as part of the Core Strategy: Issues and Options.

#### LOCAL OUTPUT INDICATOR: COMPLETIONS BY NUMBER OF BEDROOMS

Policy H.4 of the Local Plan requires residential development to provide a range of dwelling sizes.

*TABLE 5.17: DWELLING COMPLETIONS BY NUMBER OF BEDROOMS*

	Dwelling completions	1 bed	2 bed	3 bed	4+ bed	Not known
2004/05 <sup>25</sup>	94	12	13	49	14	6
		12.8%	13.8%	52.1%	14.9%	6.4%
2005/06 <sup>26</sup>	197	17	81	66	55	-22
		8.6%	41.1%	33.5%	27.9%	-11.2%

In 2004/05 just over half of dwellings completed in Three Rivers had three bedrooms, and 27% of dwellings had one or two bedrooms. In 2005/06, 41.1% of dwellings completed had two bedrooms, while 33.5% of dwellings had three bedrooms. Results

<sup>25</sup> Gross dwelling completions

<sup>26</sup> Net dwelling completions

from two years indicate a variety of dwelling sizes are provided, meeting policy H.4 objectives, but data from more years will be required for long term analysis of policy effectiveness.

#### LOCAL OUTPUT INDICATOR: COMMITMENTS BY NUMBER OF BEDROOMS

Monitoring extant permissions provides an indicator of the character of future completions. In most cases, permissions for residential developments detail the number of bedrooms of proposed dwellings. It is not possible to include some types of residential commitments such as allocated sites or outline permissions as the number of bedrooms are not specified.

**TABLE 5.18: DWELLING COMMITMENTS BY NUMBER OF BEDROOMS**

	Gross dwelling commitments <sup>27</sup>	1 bed	2 bed	3 bed	4 bed	5+ bed	Not known
2004/05	651	-	-	-	-	-	651
							100%
2005/06	612	100	304	101	25	39	43
		16%	50%	17%	4%	6%	7%

In Three Rivers in 2005/06 the majority of dwelling commitments were for two bedroom properties (50%), and commitments for one or three bedroom dwellings make up another 33% of commitments. Just 10% of commitments are for dwellings with four or more bedrooms. Commitments for dwellings show a range in the character of future completions, and although two bedroom properties are the largest contributor, this reflects the average household size of 2.45 persons in Three Rivers<sup>28</sup>.

#### LOCAL OUTPUT INDICATOR: DWELLINGS IN THE GREEN BELT

Three Rivers District Council have a number of policies to regulate development in the Green Belt in order to maintain the existing settlement pattern and to concentrate development in the main settlements insofar as the quality of the urban environment may be maintained or improved. Policy GB.1 permits new building in the Green Belt in very special circumstances only, including limited affordable housing for local community needs as set out in policy H.7.

In 2005/06 there were 28 dwelling completions in the Green Belt (12% of the total). Of these, only one was not on previously developed land as it was an agricultural barn conversion.

Permissions were given for 10 dwellings in the Green Belt in 2005/06, 3% of the total. Of these, only one was not on previously developed land as it was a change to the use of an agricultural building. Of 1047 dwellings with extant permission, 29 (3%) are for dwellings in the Green Belt. Just five of these are for dwellings not on previously developed land. Four of these permissions are for conversions of agricultural buildings, while the remaining permission is for the conversion of former gas works buildings into two dwellings in Abbots Langley.

Of the other identified sites, only 8 dwellings at the Royal British Legion site, (0.9% of the total) are within the Green Belt. This site is considered acceptable as it meets the objectives of Local Plan policy H.7 in relation to rural affordable housing.

<sup>27</sup> Sites under construction and with detailed permissions only

<sup>28</sup> Census, 2001, available from [www.statistics.gov.uk](http://www.statistics.gov.uk)

## CHAPTER 6: GYPSY AND TRAVELLER ISSUES

It has been decided that Gypsies and Travellers issues should be treated as a core output indicator given regional significance in the East of England. South and West Hertfordshire has experienced rates of growth in Gypsy caravan numbers slightly higher than regional rates over the past decade. The area is attractive as a result of excellent road links, relative affluence and proximity to employment opportunities in London and its northern suburbs.

### LOCAL OUTPUT INDICATOR: NUMBER OF AUTHORISED PUBLIC AND PRIVATE SITES (PERMANENT AND TRANSIT)

There are two authorised Gypsy and Traveller sites within Three Rivers, and one in Watford, at the boundary with Three Rivers. There are currently no transit sites within Three Rivers; the only transit site in Hertfordshire is the HCC transit site at South Mimms providing 15 pitches.

*TABLE 6.1: AUTHORISED PUBLIC AND PRIVATE GYPSY AND TRAVELLER SITES*

Site	Pitches	Caravans
Newlands Caravan Site, Bedmond Road	9	18
Dawes Lane, Sarratt	1	2
Tolpits Lane (Watford)	10	20

The Tolpits Lane site is managed by Hertfordshire County Council, while Newlands Caravan Site at Bedmond Road and the Dawes Lane sites are privately owned. There were no changes over the period.

### LOCAL OUTPUT INDICATOR: NUMBER OF UNAUTHORISED SITES AND NUMBER OF CARAVANS ON THEM

A significant feature in recent years, nationally, regionally and locally has been the increase in the development of unauthorised sites on Gypsy owned land without planning permission. Within Three Rivers, there were no unauthorised sites within the monitoring period

### LOCAL OUTPUT INDICATOR: COMMITMENTS FOR NEW SITES

There are currently no commitments for new sites in Three Rivers, nor any applications pending.

### LOCAL OUTPUT INDICATOR: PROGRESS IN ASSESSING HOUSING NEEDS

Three Rivers, with three other local authorities (Dacorum Borough Council, St Albans City and District Council, and Watford Borough Council) and Hertfordshire County Council commissioned a study of 'an assessment of the accommodation needs of Gypsies and Travellers in South and West Hertfordshire'. The study indicated that 90 additional plots will be needed on residential sites in the area, and up to 35 additional plots may also be needed to accommodate family formation over the next five years. It is recommended that perhaps a third of the plots required should be provided by local authority sites and two-thirds on private sites by Gypsies and Travellers themselves.

A second study to identify potential gypsy and traveller sites in South West Hertfordshire has also been commissioned to assess the suitability of locations in South West Hertfordshire for the provision of Gypsy and Traveller sites.

#### LOCAL OUTPUT INDICATOR: ASSESSMENT OF USE AND PERFORMANCE OF EXISTING POLICIES

Policy H.16 of the Local Plan states that gypsy sites should not be located in the metropolitan Green Belt; should have access to the major road network and to shops, social and health facilities; should be fully landscaped and be designed to blend into the local landscape; should not have an adverse effect on local residential amenity and should be free of public rights of way.

As no applications have been submitted or determined during the monitoring year, it is not possible to draw meaningful conclusions regarding the use or performance of the policy. The lack of relevant applications however does not indicate that the policy is no longer relevant.



## CHAPTER 7: TRANSPORT

### CORE INDICATOR 3a: AMOUNT OF COMPLETED NON-RESIDENTIAL DEVELOPMENT WITHIN UCOs A, B AND D COMPLYING WITH CAR PARKING STANDARDS SET OUT IN THE LOCAL DEVELOPMENT FRAMEWORK

Local Plan policies GEN.1a and GEN.2 direct development to sustainable locations. Parking provision is controlled to ensure there is not over provision of parking, which could lead to the perception of sites with good access to public transport as unattractive in comparison.

Local Plan policy T.8 states that development proposals will be required to comply with parking standards set out in Appendix 3 of the Local Plan, or such supplementary planning guidance as may be adopted by the Council in replacement of these standards. The Council has produced a Supplementary Planning Guidance document on car parking at new development, which will be reviewed as part of the Local Development Framework to supplement core strategy.

**TABLE 3.1: NON-RESIDENTIAL DEVELOPMENT COMPLYING WITH PARKING STANDARDS**

	Use Class Order A	Use Class Order B	Use Class Order D <sup>29</sup>
No. of Completed Development schemes	0	0	2
Completed Development (sqm)	0	0	1048
No. of Completed Development Schemes Complying with Car Parking Standards	n/a	n/a	1
Complying with Car Parking Standards (sqm)	n/a	n/a	1023
Percentage of Schemes Complying	n/a	n/a	50%
Percentage of Floorspace Complying with Parking Standards	n/a	n/a	97.6%

Within the monitoring year, there were only two developments completing gains within UCOs A, B and D. At 148 High Street, Rickmansworth there was a completion of 25sqm conversion from residential to class D1 (chiropractor). This development did not comply with car parking standards set out in the Local Plan and Supplementary Planning Guidance which would require 3 spaces/ consulting room plus an additional 1 space/employee excluding consulting doctors. These standards would require the development to provide 5 spaces. It was considered acceptable for

<sup>29</sup> The Town and Country Planning (Use Classes) Order 1987 (as amended) available from <http://www.communities.gov.uk>

the development not to meet standards due to provision of a public car park situated directly opposite the development.

The second completion was in class D2 at Sir James Altham Pool covering 1023sqm. Supplementary Planning Guidance maximum standards are set for swimming pools at 1 space per 22sqm, this would equate to 46.5 spaces. Permission was given for the development subject to the provision of car parking spaces as agreed with the council in accordance with standards.

Although only 50% of development completed complied with car parking standards, this equates to 98% of floorspace developed.

**CORE INDICATOR 3b: AMOUNT OF NEW RESIDENTIAL DEVELOPMENT WITHIN 30 MINUTES PUBLIC TRANSPORT TIME OF GP; A HOSPITAL; A PRIMARY SCHOOL; A SECONDARY SCHOOL; AREAS OF EMPLOYMENT AND A MAJOR RETAIL CENTRE(S)**

Sustainable development depends on integration and coordination of policies on housing, services and transportation. The extent to which government targets on sustainable development are being met for new residential development is related to proximity of development to a range of local services using public transport.

**TABLE 3.2: RESIDENTIAL DEVELOPMENT LOCATION IN RELATION TO LOCAL SERVICES**

	GP	Hospital	Primary School	Secondary School	Employment Area	Major Retail Centre(s)
Amount of Residential Development within 30 Minutes Public Transport Time	204	149	210	201	208	193
Percentage	96%	70%	99%	94%	98%	91%

Information for this indicator was generated using Accession data. Journey by public transport times are based on the period 07:00 to 09:00 on a Monday. Remaining parameters are detailed in Appendix 3. At least 90% of new residential development in 2005/06 is within 30 minutes public transport time of a GP, primary school, secondary school, employment area and major retail centres. 70% of new residential development is within 30 minutes public transport time of a Hertfordshire hospital. This illustrates that the majority of new residential development in Three Rivers is in sustainable locations in terms of access to services. Until targets are set through the LDF, it is not possible to quantify the extent to which existing sustainable development policy GEN.1 is being achieved.

## CHAPTER 8: LOCAL SERVICES

The provision of local services includes retail, office and leisure developments. These services should be maintained and enhanced to meet the needs of residents of Three Rivers whilst remaining accessible.

### CORE INDICATOR 4a: AMOUNT OF COMPLETED RETAIL, OFFICE AND LEISURE DEVELOPMENT

**TABLE 8.1: RETAIL, OFFICE AND LEISURE COMPLETIONS**

Year	Retail (A1)			Office (A2 & B1a)			Leisure (D2)		
	Gain (sqm)	Loss (sqm)	Net (sqm)	Gain (sqm)	Loss (sqm)	Net (sqm)	Gain (sqm)	Loss (sqm)	Net (sqm)
2005/06	0	20	-20	0	1798	-1798	1023	0	1023

Monitoring is of completions above 235sqm, however in a district such as Three Rivers, a large proportion of development will pass under this threshold and will therefore not be recorded (lower values are possible for mixed developments). HCC hope to be able to provide information below this threshold for future monitoring years.

The only class to show net positive completions was leisure, with a 1023sqm completion at Sir James Altham Pool. The losses of retail and office floorspace were to residential uses, providing 34 dwellings. The major losses were of office floorspace at Cloisters House, Rickmansworth (1060sqm) and at Beckley House, Chorleywood (520sqm). As Beckley House was disused prior to the development scheme, it was considered that redevelopment would not lead to a loss of shopping centre vitality or viability, particularly as provision of 25sqm A2 and 115sqm A1 floorspace were included in the redevelopment proposals.

### CORE INDICATOR 4b: AMOUNT OF COMPLETED RETAIL, OFFICE AND LEISURE DEVELOPMENT IN TOWN CENTRES

Local Plan chapter 8 (Town and Local Shopping Centres) objectives include: the regeneration of 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.1, S.2, S.3 and S.4 encourage the retention of retail uses in primary shopping frontages, secondary shopping frontages, local shopping centres and local shops respectively. Policy S.5 encourages retail development in existing shopping areas.

**TABLE 8.2: RETAIL, OFFICE AND LEISURE COMPLETIONS IN TOWN CENTRES**

Completions	Retail (A1)			Office (A2 & B1a)			Leisure (D2)		
	Gain (sqm)	Loss (sqm)	Net (sqm)	Gain (sqm)	Loss (sqm)	Net (sqm)	Gain (sqm)	Loss (sqm)	Net (sqm)
In Town Centres	0	0	0	0	616	-616	0	0	0
Total	0	20	-20	0	1798	-1798	1023	0	1023
% in Town Centres	n/a	0	0	n/a	34%	34%	0	n/a	0

In the monitoring year, the only town centre completions were losses of 616sqm office floorspace (34% of office floorspace lost). Losses were at Beckley House, Chorleywood and at rear of 14-16 Church Street, Rickmansworth. Both of these sites were B1a uses in secondary shopping frontages lost to residential. Of the 616sqm office space lost in town centres, 520sqm was at Beckley House, which was disused prior to redevelopment. This redevelopment also involved the creation of 140sqm A1/A2 floorspace, in compliance with Local Plan policy S.2.

#### LOCAL OUTPUT INDICATOR: RETAIL COMPLETIONS BY LOCATION

Policies GEN.1 and GEN.2 in the Local Plan seek to direct development in the district towards more sustainable locations. Sustainable locations reduce the need for travel by car. Policy GEN.1a states that development in the district will be concentrated in urban areas outside the Green Belt.

**TABLE 8.3: RETAIL COMPLETIONS BY LOCATION**

	Town Centre Sites (sqm)	Edge of Centre Sites (sqm)	Out of Centre Sites (sqm)	District Centre (sqm)	Local Centre (sqm)	Out of Town Sites (sqm)
2004/05	0	0	0	0	0	-1300
2005/06	0	0	0	0	0	0

There were no gains of retail floorspace during the monitoring year, so analysis of the sustainability of locations is not possible for 2005/06.

#### LOCAL OUTPUT INDICATOR: RETAIL COMMITMENTS BY LOCATION

To ensure Local Plan policies GEN.1 and GEN.2 continue to be met in the future, the location of retail commitments will also be monitored.

**TABLE 8.4: RETAIL COMMITMENTS BY LOCATION**

	Town Centre Sites (sqm)	Edge of Centre Sites (sqm)	Out of Centre Sites (sqm)	District Centre (sqm)	Local Centre (sqm)	Out of Town Sites (sqm)
2004/05	0	4249	-20	0	0	0
2005/06	0	4274	62	0	0	0

The majority (98.5%) of retail commitments are located at edge of centre sites. 4249sqm of committed retail floorspace is at the Rickmansworth station car park, covered by Local Plan policy S.5a, which allocates the land for retail development. The development of a large foodstore on the site is therefore in compliant with this policy, and with policy GEN.2 which identifies preferred locations for major development.

#### LOCAL OUTPUT INDICATOR: OFFICE COMPLETIONS BY LOCATION

Within the monitoring year there were no gains of office (class A2 or B1a) floorspace, therefore it is not possible to consider the sustainability of office floorspace completions in relation to the requirements of Local Plan policies GEN.1, GEN.1a, GEN.2 and E.1 which set out the locations for new development.

**TABLE 8.5: OFFICE COMPLETIONS BY LOCATION**

	Town Centre Sites (sqm)	Edge of Centre Sites (sqm)	Out of Centre Sites (sqm)	District Centre (sqm)	Local Centre (sqm)	Out of Town Sites (sqm)
2005/06	0	0	0	0	0	0

**LOCAL OUTPUT INDICATOR: OFFICE COMMITMENTS BY LOCATION**

To ensure continuing compliance with Local Plan policies GEN.1, GEN.1a, GEN.2 and E.1, the location of office commitments is monitored.

**TABLE 8.6 OFFICE COMMITMENTS BY LOCATION**

	Town Centre Sites (sqm)	Edge of Centre Sites (sqm)	Out of Centre Sites (sqm)	District Centre (sqm)	Local Centre (sqm)	Out of Town Sites (sqm)
2005/06	0	0	12081	0	0	903

Of the commitments for office floorspace, 11611sqm is at the Witney Place site in Maple Cross. This is in compliance with Local Plan policy GEN.1a which considers proposals for development in Maple Cross. Policy GEN.2 sets out the preferred locations for major development. Of the remaining 1373sqm office floorspace commitments, 470sqm fall in zone B, this meets the terms of policy GEN.2. 903sqm fall in accessibility zone C, which is not a preferred location under policy GEN.2. This permission was refused by Three Rivers but allowed on appeal.

**LOCAL OUTPUT INDICATOR: LEISURE COMPLETIONS BY LOCATION**

**TABLE 8.7: LEISURE COMPLETIONS BY LOCATION**

	Town Centre Sites (sqm)	Edge of Centre Sites (sqm)	Out of Centre Sites (sqm)	District Centre (sqm)	Local Centre (sqm)	Out of Town Sites (sqm)
2005/06	0	0	0	0	1023	0

Local Plan Chapter 10 aims to provide sport and leisure opportunities to meet the needs of the local community whilst protecting the local environment and residential amenity. Policies in this chapter seek to control the development of new and existing sport and leisure facilities.

There was a 1023sqm gain of D2 (leisure) floorspace in 2005/06. This was the construction of changing room facilities at Sir James Altham Pool. The setting of this development in a main urban area (South Oxhey) complies with Local Plan policies L.3 and GEN.2.

**LOCAL OUTPUT INDICATOR: LEISURE COMMITMENTS BY LOCATION**

**TABLE 8.8: LEISURE COMMITMENTS BY LOCATION**

	Town Centre Sites (sqm)	Edge of Centre Sites (sqm)	Out of Centre Sites (sqm)	District Centre (sqm)	Local Centre (sqm)	Out of Town Sites (sqm)
2005/06	0	0	0	0	195	232

Commitments for development of leisure facilities in Three Rivers comprise the erection of a community centre in Abbots Langley, in a central location complying with policy L.3, and while 232sqm of proposed development is situated at out of town sites, this is at a golf course, and complies with Local Plan policy L.5 (Golf Courses).

**CORE INDICATOR 4c: AMOUNT OF ELIGIBLE OPEN SPACES MANAGED TO GREEN FLAG AWARD STANDARD**

The Local Plan does not contain policies relating directly to the management of open spaces. A commissioned Open Space Study as required by PPG17 has provided an inventory of open space in the district; however, as yet there are no measures in place to evaluate the proportion of this open space managed to Green Flag Award standard. There are currently no open spaces in Three Rivers that have been awarded a Green Flag.

**TABLE 8.9: OPEN SPACE IN THREE RIVERS MANAGED TO GREEN FLAG AWARD STANDARD**

Type of Open Space	Number of sites	Current provision (ha)	Accessible (ha)	Green Flag Award Standard
Parks and Gardens	6	9.83	9.8260	Not returned
Natural and Semi-natural Green Space	163	1597.03	1159.67	Not returned
Amenity Green Space	27	39.94	39.94	Not returned
Provision for Children and Young People	43	10.25	10.25	Not returned
Outdoor Sports Facilities	17	378.79	245.05	Not returned
Allotments	13	11.90	8.73	Not returned
Cemeteries and Churchyards	7	11.26	11.26	Not returned
Green Corridors	6	30.7145	30.71	Not returned
Civic Spaces	1	1.38	1.38	Not returned
<b>Total</b>	<b>283</b>	<b>2091.11</b>	<b>1474.85<sup>30</sup></b>	

Eligible open spaces are those which do not already have the award, and those to which there are no undue restrictions on entry. There is 1474.85ha eligible open space in Three Rivers. It is not yet possible to assess which sites are managed to Green Flag Award Standard in Three Rivers; however HCC will provide guidance on best practice and techniques with which to provide data for future monitoring years. Once guidance has been received, it will be possible to implement techniques suggested to provide the required information.

<sup>30</sup> Excluding cemeteries and churchyards, and green corridors

## CHAPTER 9: ENVIRONMENT

### CORE INDICATOR 7: NUMBER OF PLANNING PERMISSIONS GRANTED CONTRARY TO THE ADVICE OF THE ENVIRONMENT AGENCY ON EITHER FLOOD DEFENCE GROUNDS OR WATER QUALITY

Policy N.4 of the Local Plan relates to the protection of water resources, and states that 'the Council will only grant permission for development which is unlikely to significantly adversely affect the quantity and quality of surface and groundwater resources, or wetland wildlife habitats' and 'the Council will consult with the Environment Agency...as appropriate and have regard to their views when determining applications'.

The Council must control development which may be at risk from flooding or which will increase the risk elsewhere, and will consult the Environment Agency on proposals that may affect water resources, and will have regard to their views on such proposals. Policy N.5 of the Local Plan relates to flood prevention and river corridors.

In the monitoring year 2005/06, the Environment Agency did not object to any planning applications in Three Rivers on grounds of water quality.

There were two Environment Agency objections to planning applications on the grounds of flood risk.

*TABLE 9.1: ENVIRONMENT AGENCY OBJECTIONS TO PLANNING APPLICATIONS*

Application <sup>31</sup>	Nature of Proposed Development	Reason for EA objection	Application Decision
06/0310/FUL	Other- Major	PPG25/ TAN15- request for Flood Risk Assessment	Refused
05/1382/FUL	Residential- Major	PPG25/ TAN15- request for Flood Risk Assessment	Refused

Both applications were refused, though Environment Agency objection was not the only factor in this decision.

In 2005/06, no planning permissions were granted contrary to the advice of the Environment Agency on grounds of flood defence or water quality.

### CORE INDICATOR 8(i) CHANGE IN AREAS AND POPULATIONS OF BIODIVERSITY IMPORTANCE INCLUDING CHANGE IN PRIORITY HABITATS AND SPECIES (BY TYPE)

The Hertfordshire Structure Plan (1998) seeks to safeguard habitats of importance to wildlife, stating that: 'critical assets will be given protection from development or other proposals which would cause loss, permanent damage or significant and irreversible change to those particular characteristics and features that define their special quality'.

<sup>31</sup> Applications objected to data from Environment Agency

Policy N.1 of the Local Plan states that when determining applications for planning permission, the council will take the likely effects on nature conservation into full account. Policy N.3 states that the Council will not permit development which is likely to have a significant adverse effect on any species afforded special protection under UK or European Community law, or identified in the UK Biodiversity Action Plan as in need of particular conservation action.

If these policies are being effective, there should be little if any reduction in areas and populations of biodiversity importance including change in priority habitats and species.

Specific data on areas and populations of biodiversity importance is unavailable for this AMR. Hertfordshire Biological Records Centre is working together with HCC to look at provision of information for Core Output Indicator 8 for future monitoring reports.

In lieu of priority habitats and species, data is available for change in wildlife sites. This shows that 11ha of wildlife sites was actually gained between 2004 and 2005.

*TABLE 9.2: CHANGE IN WILDLIFE SITES<sup>32</sup>*

	Number of sites	Area (ha)
2004	149	1566
2005	150	1577

**CORE INDICATOR 8(ii) CHANGE IN AREAS AND POPULATIONS OF BIODIVERSITY IMPORTANCE INCLUDING CHANGE IN AREAS DESIGNATED FOR THEIR INTRINSIC ENVIRONMENTAL VALUE INCLUDING SITES OF INTERNATIONAL, NATIONAL, REGIONAL, SUB-REGIONAL OR LOCAL SIGNIFICANCE**

Policy N.2 of the Local Plan relates to sites of nature conservation importance, stating that proposals for development in or likely to affect Sites of Special Scientific Interest (SSSIs), Local Nature Reserve, Wildlife Sites or Regionally Important Geological Sites will not be permitted unless the need for the development clearly outweighs the nature conservation value of the site.

This policy, if effective, should minimise any reduction in areas designated for their intrinsic environmental value.

There are no sites of international (RAMSAR) or European (SPA or SCA) importance in Three Rivers. There are also no national nature reserves. Sites of national and local significance are shown in table 9.3. From this baseline, it will be possible to monitor change in areas of biodiversity importance in future AMRs. Rickmansworth Aquadrome and Chorleywood House Estate were designated as local nature reserves in November 2006, so the indicator will show an increase of 97ha designated as locally significant for the AMR 2006/07<sup>33</sup>.

<sup>32</sup> Hertfordshire Biological Records Centre

<sup>33</sup> Before any subsequent change to areas



**TABLE 9.3: THREE RIVERS SITES OF BIODIVERSITY IMPORTANCE<sup>34</sup>**

Importance	Designation	Site	Area (ha)
National	SSSI	Croxley Common Moor	39.64
		Sarratt Bottom	3.46
		Whippendell Woods	66.68
Local	LNR	Croxley Common Moor	39.78
		Oxhey Woods	101.56
		Prestwick Road Meadows	2.85
		Stockers Lake	28.84
		Withey Beds	7.47
		Wildlife Sites	150

#### CORE OUTPUT INDICATOR 9: RENEWABLE ENERGY CAPACITY INSTALLED BY TYPE

The draft RSS sets a target for 17% of energy requirements to be met from renewable sources (excluding offshore wind power) by 2020. There are no policies in the current Local Plan that relate specifically to renewable energy, however there is a Sustainable Communities- (Towards a) Supplementary Planning Document which sets out policies on renewable energy, waste management, recycling and sustainable design. This will be incorporated into the LDF.

Within Three Rivers, the only renewable energy facility is the RES wind facility at Kings Langley with a capacity of 0.225MW<sup>35</sup>.

Domestic renewable energy installations may not have been identified in Three Rivers District Council, as small scale installations may be considered permitted development under the General Permitted Development Order, 1995. They therefore will not require permission, making it difficult to assess levels of domestic renewable energy capacity. Domestic installations may represent a limited but valuable contribution to renewable energy production within the district. The Properties and facilities department of the Council intend to begin collecting information on domestic enquiries with regard to renewable energy installations, and it is hoped data will be available for inclusion in future AMRs.

#### LOCAL OUTPUT INDICATOR: POLICIES IN PLACE TO PROMOTE ENERGY EFFICIENCY AND RENEWABLE ENERGY

The Regional Annual Monitoring Report contains a target for all DPDs produced by planning authorities to contain policies for promoting and encouraging energy efficiency and renewable energy.

The Three Rivers Local Plan does not contain any policies relating to renewable energy. Conservation of energy is a key issue local authorities are to have regard to (PPG12). There are two Local Plan policies relating to promoting energy efficiency. Policy D.2 states that 'housing development within those parts of the main settlements where there is good access to passenger transport or community facilities and services should consist of energy efficient forms such as flats, town houses, terraces or courtyard forms or a mixture of these'. Recommendations are made to encourage building orientation for 'solar gain', reducing heating requirements.

<sup>34</sup> Natural England available from [www.natureonthemap.org.uk](http://www.natureonthemap.org.uk)

<sup>35</sup> Renewables East, available from <http://www.renewableseast.org.uk>

Policy D.3 states that 'new housing layouts should ensure that the maximum possible numbers of living room windows are oriented to the south (i.e. within at least 45° and preferably 30° of south) and avoid overshadowing of or from other buildings. Consideration of height and shelter from the wind is also encouraged. The LDS states that both of these policies are to be replaced with new policies in DPDs, but will be saved until then.

## CHAPTER 10: INDICATOR SUMMARY

As the Local Development Framework is implemented, monitoring has an increasingly wide role in planning at all levels. Though much data has been considered for the AMR 2005/06, changes and improvements are needed to cover all indicators for future reports.

**TABLE 10.1: CORE OUTPUT INDICATOR COVERAGE AND RELEVANT LOCAL PLAN POLICIES**

	COI Number	Indicator Description	Relevant Local Plan Policies	Achieved 2006
Business Development	1a	Amount of floorspace developed for employment by type	E.1	<input checked="" type="checkbox"/>
	1b	“ in employment or regeneration areas	E.1, E.3	<input checked="" type="checkbox"/>
	1c	Amount of floorspace by employment type on PDL	-	<input checked="" type="checkbox"/>
	1d	Employment land available by type	E.1, GB.2	<input checked="" type="checkbox"/>
	1e	Losses of employment land in (i) employment/regeneration areas and (ii) LA area	E.1, E.3	<input checked="" type="checkbox"/>
	1f	Amount of employment land lost to residential development	-	<input checked="" type="checkbox"/>
Housing	2a	Housing Trajectory	H.1	<input checked="" type="checkbox"/>
	2b	Percentage new and converted dwellings on PDL	-	<input checked="" type="checkbox"/>
	2c	Percentage new dwellings at <30, 30-50, >50 dph	H.4	<input checked="" type="checkbox"/>
	2d	Affordable housing completions	H.5, H.6	<input checked="" type="checkbox"/>
Transport	3a	Amount completed non residential within UCOs A,B and D complying with car parking standards set out in LDF	GEN.1, GEN.2, T.8	<input checked="" type="checkbox"/>
	3b	Amount of new residential development within 30 minutes public transport time of GP, hospital, primary school, secondary school, areas of employment and major retail centre	GEN.1	<input checked="" type="checkbox"/>
Local Services	4a	Amount of completed retail, office and leisure development		<input checked="" type="checkbox"/>
	4b	Amount of completed retail office and leisure development in town centres	S.1, S.2, S.3, S.4, S.5	<input checked="" type="checkbox"/>
	4c	Amount of eligible open spaces managed to Green Flag Award standard	-	partial
Environment	7	Number of planning permissions granted contrary to advice of EA on grounds of flood defence or water quality	N.4, N.5	<input checked="" type="checkbox"/>
	8(i)	Change in areas and populations of biodiversity importance including change in priority habitats and species	N.1, N.3	partial
	8(ii)	Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	N.2	partial
	9	Renewable energy capacity installed by type	-	<input checked="" type="checkbox"/>

As well as providing information, the AMR has identified gaps for the future development of the Three Rivers monitoring framework. Information was provided for all but three of the core output indicators required in ODPM's 'Local Development Framework Monitoring: A Good Practice Guide'. It is hoped that work in conjunction with the Hertfordshire Biological Records Centre and the Forward Planning Unit at HCC will provide data for these indicators for future monitoring reports.

Until monitoring targets and objectives have been developed in conjunction with policies through the LDF process, the AMR 2005/06 has dealt with saved Local Plan policies. This has meant there may not always be policies relevant to core output indicators, and in these cases regional targets from the draft RSS have been substituted.

## **APPENDIX 1: SAVED LOCAL PLAN POLICIES**

<b>GENERAL DEVELOPMENT POLICIES (GEN)</b>		<b>NATURAL ENVIRONMENT AND RESOURCES (N)</b>	
<i>Making Development More Sustainable</i>	GEN.1	<i>Nature Conservation</i>	N.1
<b>General Location of Development</b>	<b>GEN.1a</b>	<i>Sites of Nature Conservation Importance</i>	N.2
<i>Location of Major Development</i>	GEN.2	<b>Protected Species</b>	<b>N.3</b>
<i>Compliance with Design and Access Standards</i>	GEN.3	<i>Protection of Water Resources</i>	N.4
<i>Potentially Hazardous or Polluting Development</i>	GEN.4	<i>Flood Prevention and River Corridors</i>	N.5
<b>Development, Unstable Land and Contamination</b>	<b>GEN.5</b>	<b>Water Supply and Sewerage Infrastructure</b>	<b>N.6</b>
<i>Contaminated Land</i>	GEN.5a	<i>Agricultural Land</i>	N.7
<i>Provision of Utilities and Services</i>	GEN.6	<i>Consultation on Minerals and Waste Management Issues</i>	N.8
<i>The Need for Environmental Impact Statements</i>	GEN.7	<i>Use of Recycled and Reclaimed Materials in New Development</i>	N.9
<i>Planning Obligations and Conditions</i>	GEN.8	<b>Provision for Waste Recovery and Recycling Facilities in New Development</b>	<b>N.10</b>
<b>CONSERVATION OF THE BUILT HERITAGE (C)</b>		<b>Air Quality</b>	<b>N.12</b>
<b>Development within Conservation Areas</b>	<b>C.1</b>	<i>Light Pollution</i>	N.13
<i>Setting of Conservation Areas</i>	C.2	<i>Noise Pollution</i>	N.14
<i>Shop Front Design &amp; Advertisements in Conservation Areas</i>	C.3	<i>Trees, Hedgerows and New Development</i>	N.15
<i>Signage in Conservation Areas</i>	C.4	<b>Protection of Trees and Hedgerows during Development</b>	<b>N.16</b>
<i>Shop Security</i>	C.5	<i>Replacement Planting</i>	N.17
<i>Demolition in Conservation Areas</i>	C.6	<i>Landscape Management</i>	N.18
<i>Change of Use of Listed Buildings</i>	C.7	<i>Woodland Planting and Management</i>	N.19
<i>Alterations or Extensions of Listed Buildings</i>	C.8	<i>Protection of the Chilterns AONB</i>	N.20
<i>The Setting of Listed Buildings</i>	C.9	<b>Chilterns Conference</b>	<b>N.21</b>

<i>Demolition of Listed Buildings</i>	C.10	<i>Colne Valley Regional Park</i>	N.22
<i>Recording of Historic Buildings</i>	C.11	<b>Landscape Regions</b>	<b>N.23</b>
<b><i>Locally Important Buildings</i></b>	<b>C.12</b>	<b>Telecommunications Apparatus</b>	<b>N.24</b>
<i>Historic Parks and Gardens</i>	C.13		
<b><i>Archaeology and Development</i></b>	<b>C.14</b>		
		HOUSING (H)	
<b>GREEN BELT (GB)</b>			
<b>Aims, Objectives &amp; Introduction</b>		Residential Land Supply	H.1
<b>Development within the Green Belt</b>	<b>GB.1</b>	<b>Development of Identified Housing Sites</b>	<b>H.2</b>
<b>Leavesden Studios Site</b>	<b>GB.2</b>	<b>Control over Housing Land Supply and Identification of Additional Housing Sites</b>	<b>H.3</b>
<b>Maple Lodge Sewage Treatment Works</b>	<b>GB.3</b>	<i>Dwelling Mix and Density</i>	<i>H.4</i>
<b>Maple Lodge Planning Brief</b>	<b>GB.4</b>	<b>Definition of Financially Affordable Levels</b>	<b>H.5</b>
<b>Replacement of Dwellings in the Green Belt</b>	<b>GB.5</b>	<b>Affordable and Special Needs Housing</b>	<b>H.6</b>
<i>Extensions to Dwellings in the Green Belt</i>	GB.6	<b>Rural Affordable Housing</b>	<b>H.7</b>
<i>Ancillary Buildings, including those in the Green Belt</i>	GB.7	<i>Specialist Residential Accommodation</i>	<i>H.8</i>
<i>The Extension of Residential Curtilages in the Green Belt</i>	GB.8	<i>Home Working</i>	<i>H.9</i>
<i>Re-Use and Conversion of Buildings in the Green Belt</i>	GB.9	<i>Loss or Conversion of Dwellings</i>	<i>H.10</i>
<i>Residential Conversion of Groups of Farm Buildings</i>	GB.10	<i>Conversion of Space above Shops</i>	<i>H.11</i>
<i>Agricultural and Forestry Dwellings in the Green Belt</i>	GB.11	<i>Conversion of Office Space to Residential Use</i>	<i>H.12</i>
<i>Use of Agricultural Occupancy Conditions</i>	GB.12	<i>Subdivision of Dwellings</i>	<i>H.13</i>
		<i>Infilling and Development on Garden Land</i>	<i>H.14</i>
		<i>Residential Caravan Parks</i>	<i>H.15</i>
		<b>Gypsy Sites</b>	<b>H.16</b>
		<i>Residential Moorings</i>	<i>H.17</i>
		EMPLOYMENT AND ECONOMIC DEVELOPMENT (E)	

<p><b>DESIGN (D)</b></p> <p><i>Design Statements</i> D.1</p> <p><b>Energy Efficient Building Forms</b> D.2</p> <p><b>Energy Efficient Layout</b> D.3</p> <p><i>Pedestrian Priority and Cycle Routes</i> D.4</p> <p><i>Design of Residential Roads</i> D.5</p> <p><i>Landscaping</i> D.6</p> <p><i>Design for Water Conservation</i> D.7</p> <p><i>Design for Safety and Security</i> D.8</p> <p><i>Access for the Disabled</i> D.9</p>	<p><b>New Development for Employment</b> E.1</p> <p><b>Safeguarding of Employment Areas</b> E.3</p> <p><i>Small Business Units</i> E.4</p> <p><i>Northwood – Headquarters (HMS Warrior)</i> E.5</p> <p><i>Provision of Crèche and Day Nursery Facilities</i> E.6</p>
<p><b>TOWN AND LOCAL SHOPPING CENTRES (S)</b></p> <p><i>Primary Shopping Frontages</i> S.1</p> <p><i>Secondary Shopping Frontages</i> S.2</p> <p><i>Local Shopping Centres</i> S.3</p> <p><i>Local Shops</i> S.4</p> <p><i>Retail Development in existing Shopping Areas</i> S.5</p> <p><b>Rickmansworth Station Car Park</b> S.5a</p> <p><i>Retail Development outside Existing Shopping Centres</i> S.6</p> <p><i>Conversion and Redevelopment of Business Premises in Rickmansworth</i> S.7</p>	<p><b>SPORT AND LEISURE (L)</b></p> <p>Protection of Existing Sports Facilities L.1</p> <p><b>Dual and Multiple Use of Sports Facilities</b> L.2</p> <p>Built Sports Development L.3</p> <p><b>Provision for Sports Facilities by New Development</b> L.4</p> <p><i>Golf Courses</i> L.5</p> <p><i>Golf Driving Ranges</i> L.6</p> <p><i>Sport in the Countryside</i> L.7</p>



<b>TRANSPORT AND MOVEMENT (T)</b>		<i>Water-based Sport and Leisure</i>	<b>L.8</b>
<i>Transportation Interchanges</i>	<i>T.1</i>	<i>Protection of Existing Amenity and Children's Play Space</i>	<b>L.9</b>
<i>Passenger Transport and New Development</i>	<i>T.2</i>	<b>Amenity and Children's Play Space Provision</b>	
<b>CrossRail and Croxley Link Rail Improvements</b>	<b>T.3</b>	<b>in New Residential Development</b>	<b>L.10</b>
<i>New Road Schemes</i>	<i>T.4</i>	<b>Design of Open Space</b>	<b>L.11</b>
<i>Transfer of Road Freight to Rail and Water</i>	<i>T.5</i>	<i>Protection of Grass Verges and Minor Open Spaces</i>	<b>L.12</b>
<i>M25 Motorway</i>	<i>T.6</i>	<i>Access to the Countryside</i>	<b>L.13</b>
<i>Highways and New Development</i>	<i>T.7</i>	<i>Rights of Way</i>	<b>L.14</b>
<b>Car Parking Provision</b>	<b>T.8</b>	<i>Commons</i>	<b>L.15</b>
<b>Reduced Levels of Parking Provision</b>	<b>T.9</b>	<b>Protection of Allotments</b>	<b>L.16</b>
<i>Cycling</i>	<i>T.10</i>		
<b>Walking</b>	<b>T.11</b>		

Policies in *italics* are to be merged into DPDs

Policies in **bold** are to be saved and replaced by policies in DPDs

## APPENDIX 2: HOUSING TRAJECTORY BACKGROUND INFORMATION

1. Sites under construction (including allocated sites)	5. Allocation only
2. Sites with full permission (including allocated sites)	6. Other identified sites (Urban Capacity Study)
3. Sites with outline permission	7. Windfall allowance
4. Sites subject to S106 negotiations	

Site Name/ Address	Site Total	Net gain 05/06	Projected net gains														
			06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
			<b>1. Sites under construction (including allocated sites)</b>														
Ovaltine	366	75	150	90	51												
24-42 Park Road	39	0	39														
Cloisters House	20	0	0	20													
The Sportsman Hotel	16	0	0	16													
Lytham Avenue	38	0	38														
Mill End dairy site	22	0	0	22													
Beckley House	9	0	9														
Globe House	9	0	9														

4a & 6 Davenham Ave	5	0	5														
9 Popes Road	4	0	4														
Rear of Roefield	2	0	2														
2 Hillside Road	1	0	1														
32 Berks Hill	1	0	0	1													
Adj 2 Lower Tail	1	0	1														
4a Davenham Avenue	1	0	1														
Adj 176 Coates Way	1	0	1														
Tall Trees	1	0	1														
6 Old Gannons Close	1	0	1														
2 Astons Road	1	0	1														
Wayfield Cottage	1	0	1														
<b>Sub Total</b>	<b>539</b>	<b>75</b>	<b>264</b>	<b>149</b>	<b>51</b>												
<b>2. Sites with full permission (including allocated sites)</b>																	
Gosforth Lane	12	0	0	12													
Napier House	19	0	0	19													
Rozepark	4	0	0	0	4												
145-147 High Street	4	0	0	4													
Unit 10 Witton House	4	0	0	4													
2 Station Road	4	0	0	4													
Rear 1 Upland Court	3	0	0	3													

2 Park Road	3	0	3														
Lower Plantation	2	0	0	2													
Adj 53 Baldwins Lane	2	0	0	2													
56-62 Little Oxhey L	2	0	0	2													
42 St Andrews Road	1	0	0	1													
Rear 63 The Crescent	1	0	0	1													
Red Roof & Kesma	1	0	0	1													
2 Fernhills	1	0	0	1													
Adj 72 Green Street	1	0	0	1													
Adj The Cottage	1	0	0	1													
Rear of 22 Brushwood	1	0	0	1													
Adj Dene Cottage	1	0	0	1													
Adj Berks Hill	1	0	0	1													
Adj Beechcroft	1	0	0	1													
The Walled Garden	1	0	0	1													
3 Station Approach	1	0	0	1													
64 Oakleigh Drive	1	0	0	1													
Adj The Farmhouse	1	0	0	1													
The Estate Office	1	0	0	1													
The Farm House	1	0	0	1													
Plot A, Nevil Close	1	0	0	1													
42 The Fairway	1	0	0	1													
Adj Upland Court	1	0	0	1													
Minute House	1	0	0	1													

149 High Street	1	0	0	1													
101 High Street	1	0	0	1													
Adj 2 Bramshaw	1	0	0	1													
Adj 349 Hayling Road	1	0	0	1													
127 Abbots Road	1	0	0	1													
Trelawney	1	0	0	1													
115 The Drive	1	0	0	1													
45 Berry Lane	-1	0	0	-1													
<b>Sub Total</b>	<b>85</b>	<b>0</b>	<b>3</b>	<b>78</b>	<b>4</b>												
<b>3. Sites with outline permission</b>																	
Maple Cross House	87	0	0	0	40	47											
54 Broomfield Rise	1	0	0	0	1												
Adj 19 Adrian Road	1	0	0	0	1												
Adj Dorney	1	0	0	0	1												
Land at the Cottage	1	0	0	0	1												
Adj Fir Trees	1	0	0	0	1												
2a Wellesley Avenue	1	0	0	0	1												
Adj 3 & 4 The Lee	1	0	0	0	1												
98 The Drive	1	0	0	0	1												
Wayfield Cottage	1	0	0	0	1												

Adj Arkendale	1	0	0	0	1												
Adj 2 Blackford Road	1	0	0	0	1												
<b>Sub Total</b>	<b>98</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>51</b>	<b>47</b>											
<b>4. Sites subject to S106 negotiations</b>																	
Edson Printers	31	0	0	31													
<b>Sub Total</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>31</b>													
<b>5. Allocation Only</b>																	
High Street South	20	0	0	0	0	20											
Old Merchant Taylors	130	0	0	0	0	50	50	30									
Durrants Club	19	0	0	0	0	0	0	19									
Scots Hill "terrapin"	25	0	0	0	0	0	15	10									
IMC Works	41	0	0	0	0	20	21										
143-149 Watford Rd	25	0	0	0	0	0	15	10									
Bridge Motors	20	0	0	0	0	0	0	20									
10 High Street	24	0	0	0	0	0	0	24									
<b>Sub Total</b>	<b>304</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>90</b>	<b>101</b>	<b>113</b>									
<b>6. Other identified sites (Urban Capacity Study &amp; Rural Exception)</b>																	

Bridge Hill	149	0	0	0	50	50	49										
Primrose Hill	80	0	0	0	24	0	56										
The Queens Drive	56	0	0	0	0	0	0	0	0	0	30	26					
Oxhey Drive	56	0	0	0	0	0	0	0	30	26							
Astra Zeneca	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26
Hunton Bridge Hill	34	0	0	10	10	10	4										
Prestwick Road	33	0	0	0	0	0	0	0	0	10	13	10					
Marks & Spencer	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	19
Church Lane	28	0	0	0	0	0	0	0	14	14							
Back of New Road	26	0	0	0	0	16	10										
Gallows Hill	-																
Hazelwood Lane	22	0	0	22													
50-52 New Road	20	0	0	0	0	0	10	10									
Back of 7-17 New Rd	17	0	0	0	0	0	10	7									
Buttlehide	17	0	0	0	0	0	10	7									
Gosforth Lane	17	0	0	0	0	0	0	0	0	0	0	0	0	10	7		
After 5 The Byeway	16	0	0	0	0	0	0	0	10	6							
Parrots Close	15	0	0	0	0	5	5	5									
Langwood House	15	0	0	0	0	0	15										
Arnett Close	13	0	0	0	0	0	0	0	0	0	7	6					
Bury Meadows	13	0	0	0	0	0	7	6									
Ferry Lane	13	0	0	0	0	0	0	0	0	0	7	6					
Church Street	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6
81a & b Hornhill Road	12	0	0	0	0	0	0	0	0	0	6	6					



Primrose Hill	12	0	0	0	0	0	0	0	0	0	6	6					
Prestwick Road	9	0	0	0	0	0	0	0	0	0	0	9					
Water Lane	9	0	0	0	0	0	0	0	0	5	4						
Royal British Legion	8	0	0	0	0	8											
Western Road car park	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
Oakhill Close	8	0	0	0	0	0	0	0	4	4							
Shire Lane	8	0	0	0	0	0	0	0	0	4	4						
Nightingale Road	8	0	0	0	0	0	8										
263-270 Watford Rd	8	0	0	0	0	0	0	0	0	4	4						
Rectory Lane	7	0	0	0	0	0	0	0	0	0	0	0	7				
Caldwell Road	7	0	0	0	0	0	0	0	0	0	4	3					
Behind 36 Church St	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	3
22 Copthorne Road	7	0	0	0	0	0	0	0	0	0	4	3					
High Street	7	0	0	0	0	0	0	0	0	0	0	0	7				
Bury Lane	6	0	0	0	0	0	0	0	0	0	0	0	6				
231 Uxbridge Road	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
Heronsgate Road	6	0	0	0	0	0	0	0	0	0	3	3					
Senior House	6	0	0	0	0	0	0	6									
New Parade	6	0	0	0	0	0	0	0	0	0	3	3					
Happy Man PH	5	0	0	0	0	0	0	5									
By the Wood	5	0	0	0	0	0	0	0	0	0	5						
18 Copthorne Road	5	0	0	0	0	0	5										
Main Avenue	5	0	0	0	0	0	5										
Royal Legion, Ebury Rd	5	0	0	0	0	0	0	0	0	0	0	0	5				

<b>Sub Total</b>	<b>913</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>84</b>	<b>89</b>	<b>194</b>	<b>46</b>	<b>58</b>	<b>73</b>	<b>100</b>	<b>81</b>	<b>25</b>	<b>10</b>	<b>7</b>	<b>49</b>	<b>65</b>
<b>7. Windfall allowance (small sites 4 or less)<sup>36</sup></b>																	
<b>Sub Total</b>	<b>532</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>
Total	25 02	75	267	328	228	264	333	197	96	111	138	119	63	48	45	87	103
TOTAL PROJECTED SUPPLY 2502 - 75 = 2427																	

<sup>36</sup>Windfall allowance of 38 dwellings is based on UCS data showing potential capacity from small sites to be 646 dwellings 2004-2021. This is based on completion rates since 2001. 646 dwellings over 17 year period gives annual average of 38 dwellings from unidentified small sites.

## APPENDIX 3: ACCESSION MODEL METADATA

## Accession Modelling Parameters

Current PTNetwork: bus0ct06  
Current RoadNetwork: None  
Current Originset: 3Riv06v2  
Current Destinationset:  
Current Settings: Default  
Step 1: PT and/or Walk (no road network)

### Step 2a:

Use traditional PT travelmode(s); TravelModes: Bus, Heavy Rail; VehicleTypes:  
Use Flexibly routed service(s) not selected

Step 2b: Modes to include: ; Walk Calculation Type: Crow flies (straight line)  
Average walk speed: 4.8, Straight line walk distance factor: 1.2, Maximum connection  
distance: 0.8

Maximum connection distance between stops: Selected, Distance between Stops:  
0.5

Increase Road Accuracy: Not Selected: Distance Not Applicable

Step 2c: Period: Monday; Start time: 07:00:00; End time: 09:00:00

Step 3: Origin / Destination Travel Direction Basis: Outbound (travelling from Origins  
to Destinations)

Calculation type: Minimum Time

Using catchments

Catchment Limit: 30

Using All Wait Time