

APPENDIX 1: SETTLEMENTS INFORMATION

RICKMANSWORTH

Rickmansworth has a population of around 15,000 people and lies on the Grand Union Canal and the River Colne and its tributaries, the Chess and the Gade at the northern end of Colne Valley Park.

It began to grow in the 1920s and 1930s as part of the metroland area due to the arrival of the Rickmansworth Station. As such it is largely a commuter town. It is contained within the M25 with good transport links to Luton and Heathrow Airports.

Rickmansworth Town is a market town and the main settlement in Three Rivers and home to Three Rivers District Council. It contains a range of building styles and materials, with a number of Nationally Listed and Locally Important Buildings. Rickmansworth Town Centre was designated a Conservation Area in 1974 and extended in 1980 to include the Victorian development of the town. Three further conservation areas were designated between 1998 and 2006 to the west of the Town Centre as good examples of “metroland” development.

Rickmansworth is home to the Watersmeet Theatre, a 481-seat venue, which hosts amongst other things annual pantomimes and plays.

SOUTH OXHEY

South Oxhey is a large estate almost exclusively made up of council-built properties. The estate was built after the Second World War to alleviate the housing pressures thrust upon London during the Blitz as well as general inadequate housing. South Oxhey was originally built and managed by the London County Council and later the Greater London Council. In 1980, the Council-owned properties were transferred to Three Rivers District Council.

By 2007, due to the Right to Buy policies of the 1980s, some 70% of houses on the estate are now privately owned. In 2008, the remaining Council-owned properties were transferred to Thrive Homes.

South Oxhey is served well by local shops in St Andrew’s Precinct, which has the only Civic Space in the District. Weekly and monthly markets are held here.

CROXLEY GREEN

The main settlement of Croxley Green is situated along New Road and Watford Road with most of the houses being built in the 1930’s as “metroland” development following the arrival of the station.

Croxley Green does not have a main retail centre but several small shopping parades including West and East Baldwins Lane, New Road, Watford Road and Scots Hill.

Croxley Green is located between Watford and Rickmansworth and, as its name suggests, has a large village green. The Green and its buildings were designated a conservation area in 1980 due to its ancient origins (as proven by the discovery of Palaeolithic objects), the buildings, of which approximately thirty are Nationally Listed or Locally Important Buildings, and the importance of the open space.

ABBOTS LANGLEY

Abbots Langley was formerly part of the wider Watford District until the boundary changes in 1974, when it was included in the Three River District.

Abbots Langley has one of the largest retail centres in the District and was also designated a conservation area in 1969. It has the oldest conservation area in Three Rivers and roughly follows the Three Rivers area of Archaeological Significance No 5 containing the medieval centre of the settlement.

The centre of Abbots Langley is built around the parish church of St Lawrence The Martyr. In the church there is a memorial to Nicholas Breakspear who became Pope Adrian IV. He was the only Englishman to become Pope and was born in the Parish of Abbots Langley in the 12th Century.

To the south of the village are Leavesden Film Studios where scenes from movies including the Harry Potter series, Goldeneye and Sleepy Hollow have been filmed.

CHORLEYWOOD

Chorleywood is situated two miles north-west of Rickmansworth and lies just inside the Hertfordshire County boundary with Buckinghamshire. It has easy reach to the M25 and has its own London Transport and main line rail station. The settlement consists mainly of development following the introduction of the railway. There is a conservation area south of the station which seeks to preserve the “metroland” development.

The British Baking Industries Research Association, based in Chorleywood, was responsible for Chorleywood Bread Process in the 1960s which is now used in over 80% of commercial bread production in the UK.

North-east of the station is the 200 acre Chorleywood Common, dotted with beautiful old pubs and providing a superb recreational area including a nine-hole golf course, riding track and cricket pitch. There are 21 Nationally Listed buildings and 9 Locally Important Buildings in the Conservation Area. The Common is a protected open space and also a Local Nature Reserve and Wildlife Site.

CARPENDERS PARK

Carpenders Park is located in the parish of Watford Rural situated east of South Oxhey. This extensive residential area has developed alongside the station on the main Watford to Euston railway and is an area of mainly post-war housing.

There are substantial areas of open space and woodland immediately adjacent to the Green Belt, together with some small local parks.

The author Leslie Thomas lived in this area for a period and the locality is referred to in his book “Tropic of Ruislip”.

OXHEY HALL

Oxhey Hall is situated south of Watford and is a relatively small residential area with open spaces and Green Belt. The properties are mainly 1930’s “metroland” development and the core of the settlement was designated a Conservation Area in 2007.

EASTBURY

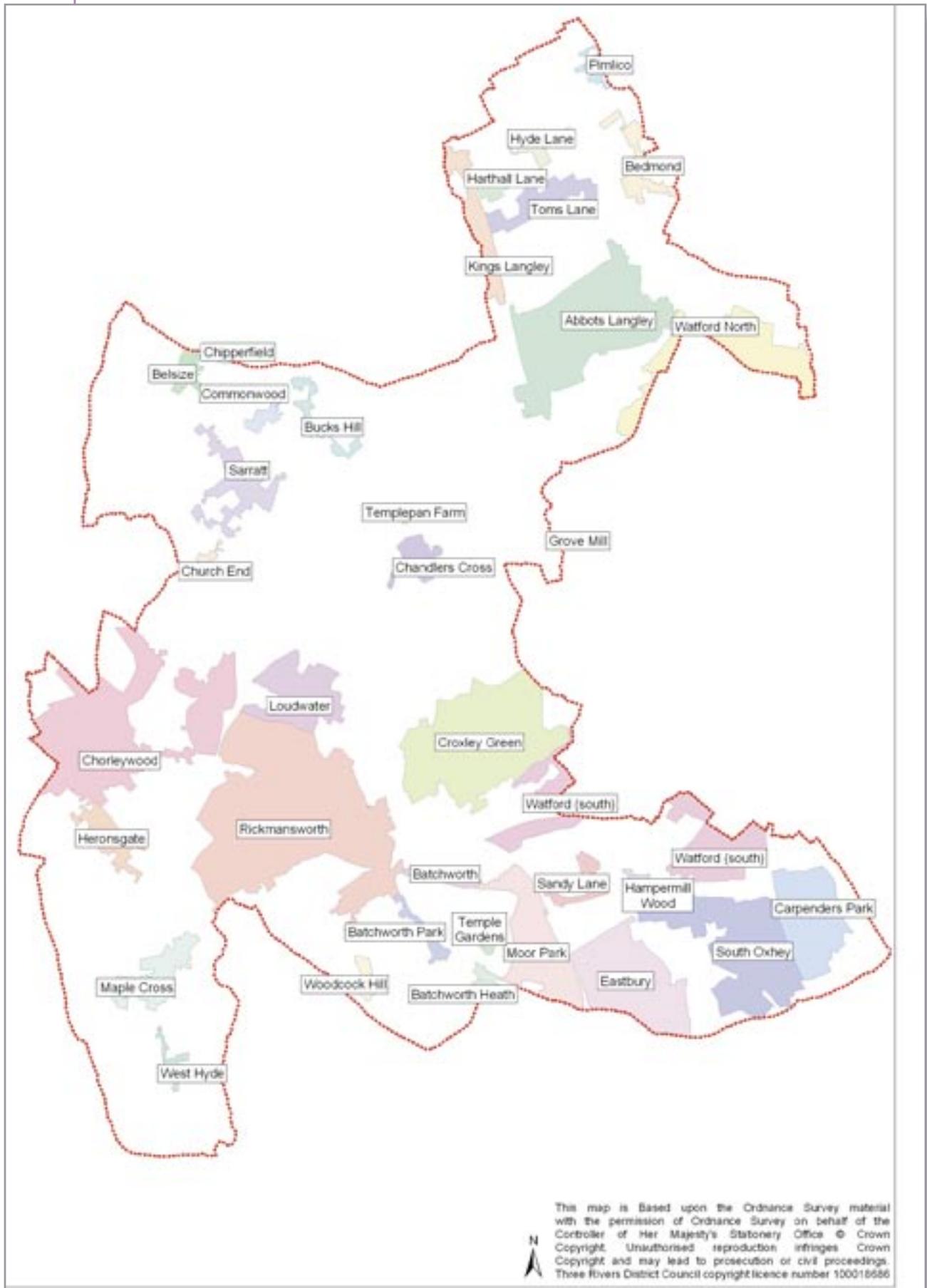
Eastbury is primarily a residential area and lies largely to the east of Moor Park and south of Watford and is home to what is locally known as HMS Warrior. The mansion known as “Eastbury” became the Headquarters of the NATO Commander in Chief Eastern Atlantic Area. Unfortunately the mansion was destroyed by fire in 1969 and only one room survived to be retained as part of the Officer’s Mess.

MAPLE CROSS

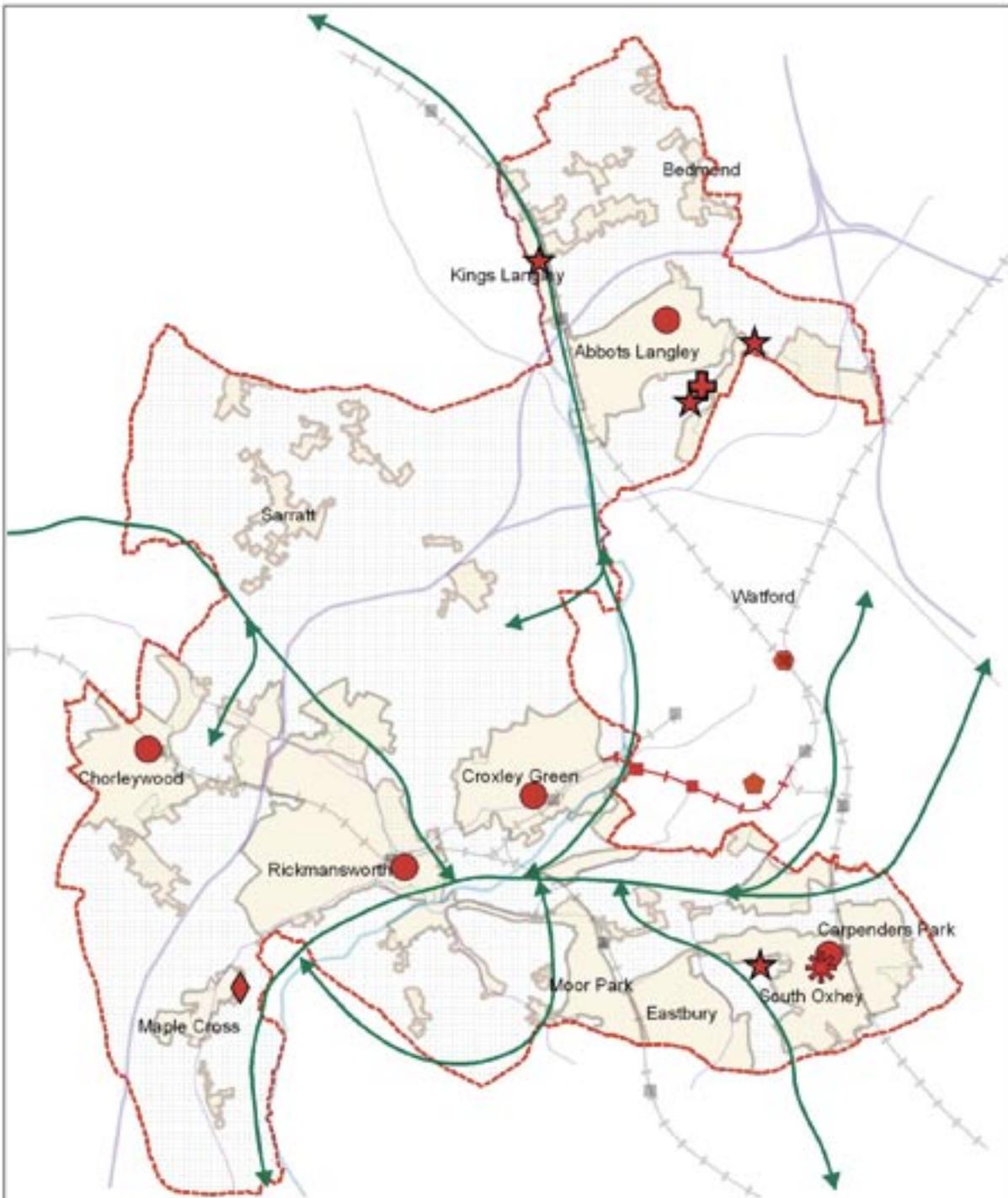
Maple Cross is mainly a residential area with a large proportion of the housing being either Council owned or formerly Council owned. The area is situated west of Rickmansworth Town Centre and served by Junction 17 of the M25.

Many multi-national businesses have offices here, including Cadbury, Renault and the UK headquarters of Skanska. Maple Cross is also the location of the Thames Water Maple Lodge Sewage Treatment Works which together with the sewage works in Aldenham, serve the whole of West Hertfordshire.

MAP 1: SETTLEMENTS



MAP 2: KEY DIAGRAM

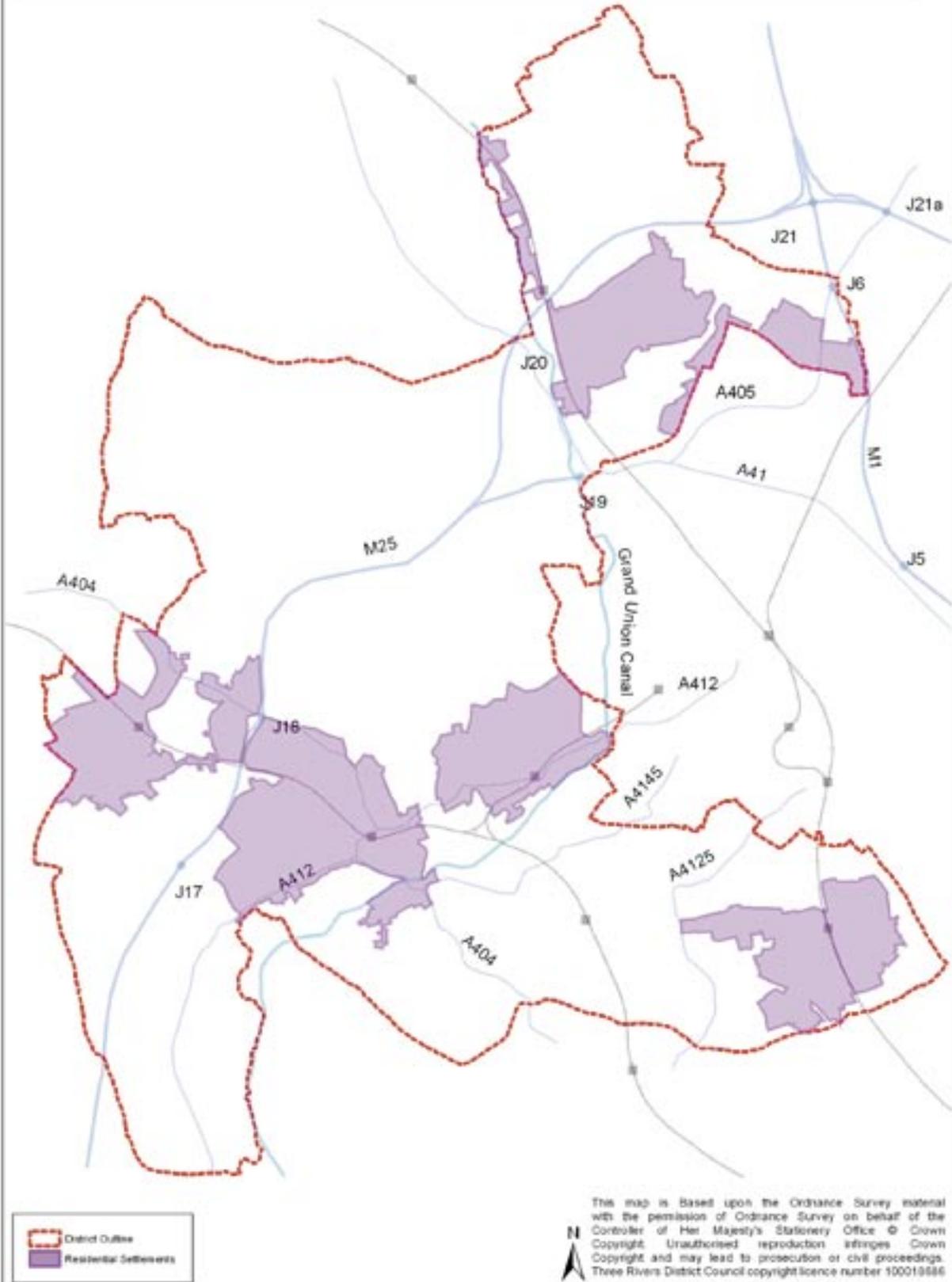


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|  | Extended Employment Area |  | Biodiversity Corridor Improvements |
|  | Housing Development Area |  | New Railway Line |
|  | New Police Headquarters |  | New Railway Stations |
|  | Regeneration Area |  | Watford Health Campus |
|  | Enhanced Shopping Centre |  | Watford Junction Improvements |

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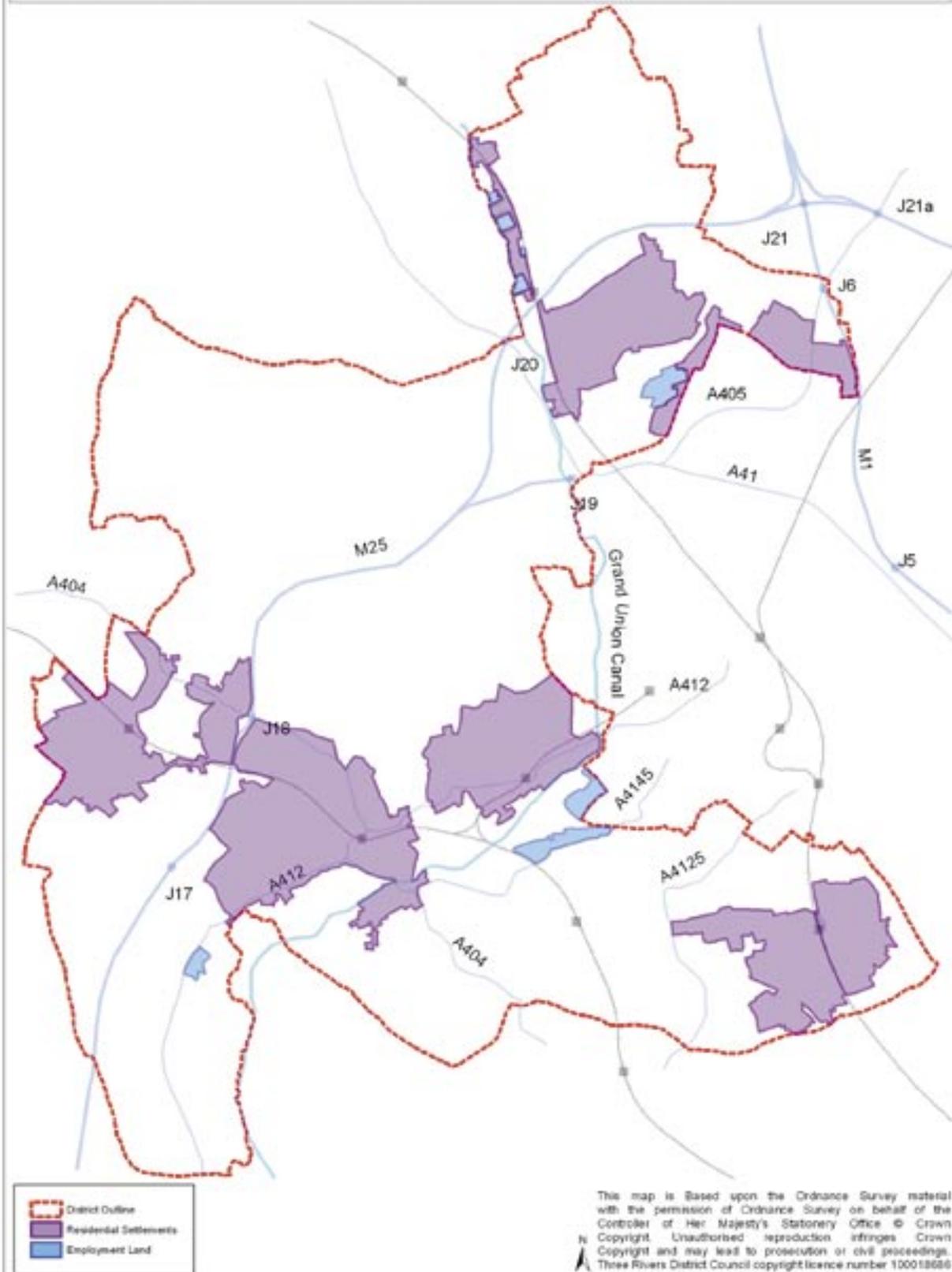
MAP 3: SPATIAL OPTION 1

Option 1: Focus future development within the existing built-up residential settlements, principally Rickmansworth, Abbots Langley, Croxley Green, South Oxhey and Chorleywood.



MAP 4: SPATIAL OPTION 2

Option 2: Focus future development within the existing built-up residential settlements, principally Rickmansworth, Abbots Langley, Croxley Green, South Oxhey and Chorleywood, but in addition, surplus employment land, principally within the existing built-up area, would also be used for housing.



MAP 5: SPATIAL OPTION 3

Option 3: Focus development within the existing urban area, use surplus employment land where available, and land on the edge of the existing settlements; this would involve continuing to infill within the urban area but also making some provision in the long-term for development in more peripheral locations, involving some minor alterations to the Green Belt boundary where appropriate.

