

**THREE RIVERS DISTRICT COUNCIL**  
Local Development Framework

**CHANGES TO THE CORE STRATEGY PROPOSED  
SUBMISSION**

**OCTOBER 2010**



This document sets out a schedule of Changes to the Core Strategy Proposed Submission (June 2010) that the Council consider to be necessary to ensure that the Core Strategy is the most appropriate for the area and that the overall soundness of the Core Strategy would not be undermined.

Some changes proposed are as a result of changes to the planning system made by the coalition Government. For example, on 9 June 2010, the Secretary of State issued amendments to Planning Policy Statement 3: Housing with implications for housing density and the definition of brownfield land. On 6 July 2010, the Secretary of State formally revoked Regional Spatial Strategies including the East of England Plan. This has allowed the Council to make its own local assessment of targets for housing and for pitches for Gypsies and Travellers. The need to review targets in the light of the revocation of Regional Spatial Strategies was highlighted by representations on the Core Strategy Proposed Submission consultation carried out between 11 June and 23 July 2010.

Other changes proposed are to improve the clarity and legibility of the document and to make sure it is up to date. Whilst it is considered that these changes would not materially affect the substance of the Core Strategy and require further consultation, they have been included within this document for completeness.

This document shows the changes proposed to the Proposed Submission Core Strategy and the reasons why these changes are considered necessary. A track changes version of the Core Strategy has also been produced to help illustrate the changes proposed against the Core Strategy Proposed Submission (June 2010). This is available on our website at [www.threerivers.gov.uk](http://www.threerivers.gov.uk).

Changes proposed to the Core Strategy Proposed Submission are presented in document order and are shown in the following ways:

- Where deletions of the existing text have been made, the text has been crossed out, for example ~~this text has been deleted~~, and
- Where text has been inserted it is underlined, for example this text has been inserted.

The 'Core Strategy Page' column of the table refers to the page numbers of the Core Strategy Proposed Submission (June 2010) document.

Change Reference	Core Strategy Page	Part of Core Strategy	Proposed Change(s)	Reason(s) for Proposed Change(s)
AMND1	ii	Preface	<p><del>At the time of publishing this document, the National Coalition Government announced that it intends to abolish Regional Strategies. In the absence of any further details on this matter, including the timescales for any changes, the Council has decided to proceed with the publication stage of the Core Strategy. The document is considered to be based soundly on up to date evidence and to be in conformity with prevailing national and regional planning policy, including the published East of England Plan.</del></p> <p><del>However the Council will have regard to future announcements by the Government including any details of proposed changes to legislation and related transitional arrangements for local planning authorities. We will also take into account comments made by stakeholders during the publication consultation period. The Council therefore reserves the right to make any necessary changes to the Core Strategy in future and will carry out further consultation on any significant changes prior to formally submitting the document to the Government.</del></p>	Text provides detail relevant at the time of Publication that does not need to be included in the finally adopted Core Strategy.
AMND2	1	Paragraph 1.2	<p>For Three Rivers the Local Development Framework will consist of a number of Development Plan Documents (DPDs) including:</p> <ul style="list-style-type: none"> <li>• <b>The Core Strategy DPD:</b> provides the over-arching strategy and policies and the long-term vision for Three Rivers</li> <li>• <b>Site Allocations DPD:</b> allocates sites for housing, employment, retail, <del>Gypsies and Travellers</del>, open space, education and community uses</li> <li>• <b>Development Management Policies DPD:</b> sets out the policies against which planning applications will be assessed.</li> </ul>	To update reflecting the amended target as under <i>AMND33</i> and the latest monitoring information.
AMND3	1	Paragraph 1.6	Until such time as the other Development Plan Documents and Supplementary Planning Documents referred to in this Core	To update Core Strategy to reflect revocation of Regional

			Strategy are adopted, the Council will continue to have regard to the saved policies of the Three Rivers Local Plan and adopted Supplementary Planning Guidance and Supplementary Planning Documents, together with current <del>regional and</del> national policy. Appendix 1 sets out which policies of the adopted Local Plan will be replaced by the Core Strategy.	Spatial Strategies.
AMND4	2	Paragraph 1.7	<ul style="list-style-type: none"> <li>Transport Background Paper (March 2007, <u>update October 2009</u>)</li> </ul>	To correct an omission in the Core Strategy Proposed Submission.
AMND5	5	Paragraph 2.3	The key issue for the future of Three Rivers will be making provision for new development required in the District to meet local needs <del>and East of England Plan targets</del> , whilst protecting the environment and maintaining or improving the quality of life of Three Rivers' communities.	To update Core Strategy to reflect revocation of Regional Spatial Strategies.
AMND6	8	Spatial Vision priority a)	a) To provide growth required to support local communities and provide for their needs <del>and meet targets in the East of England Plan</del> in the most sustainable way possible	To update Core Strategy to reflect revocation of Regional Spatial Strategies.
AMND7	8	Spatial Vision priority i)	i) To recognise opportunities to improve and enhance the <u>built, historic and natural</u> environment wherever possible	To ensure compliance with PPS5 and in response to a representation from English Heritage.
AMND8	10	Strategic Objective 4	<p><b>To balance the community's need for future homes and jobs by providing sufficient land to meet a range of local housing needs and to maintain a prosperous local economy</b></p> <p>This will include making appropriate provision for the required numbers of homes and jobs <u>to meet local needs</u>, <del>in line with the requirements of the East of England Plan</del>. For housing, this means delivering housing to meet local needs in terms of size, type and tenure of units including affordable, special needs and Gypsies and Traveller's accommodation. For employment, this means meeting local needs in terms of the type of jobs and employment sectors. The proximity and influence of the London job market may affect the potential for improving the homes to jobs ratio within Three Rivers. However, 'balance' between the</p>	To update Core Strategy to reflect revocation of Regional Spatial Strategies.

			provision of new homes and jobs is needed in order to redress the relatively high daily outflow of commuters from Three Rivers into adjoining areas. <del>The East of England Plan and London Area Employment Study (2009) imply that</del> <u>We anticipate that to meet needs</u> in Three Rivers the number of new homes provided should be matched by the number of new jobs at a ratio of approximately 1:1.	
AMND9	12	Strategic Objective 10	<b>To <del>protect</del> <u>protect conserve</u> and enhance the historic environment by resisting the loss of, or damage to, heritage assets including important buildings and <del>heritage assets</del> and to ensure that new development respects the unique character and identity of the towns and villages in the District</b> <del>Three Rivers is an area rich in its historic buildings, structures, has a rich historic environment including many historic buildings, archaeological sites, historic structures, historic landscapes, spaces and conservation areas. It will be important to</del> <u>protect conserve</u> heritage assets and their settings through appropriate control of development but also to enhance the historic environment where opportunities arise.	To ensure compliance with PPS5 and in response to representations from Hertfordshire County Council.
AMND10	15	Paragraph 3.7	<del>The East of England Plan requires the majority of development to be located at major urban areas where there are good strategic networks and public transport links with scope for improvement and potential to build on existing concentrations of activities and infrastructure and enhance them efficiently. Locations with these characteristics have been designated as Key Centres for Development and Change (KCDCs) within the East of England Plan. <u>Planning Policy Statement 1: Delivering Sustainable Development requires local authorities to deliver sustainable development. This means that development needs to take into account sustainable transport needs, provision of infrastructure and access to jobs, services and facilities.</u></del>	To update Core Strategy to reflect revocation of Regional Spatial Strategies.
AMND11	15	Paragraph 3.8	<del>Three Rivers itself is not a Key Centre for Development and Change. However neighbouring Watford has been designated in recognition of its regional role in terms of transport, retail and employment in particular. Compared to other Key Centres for</del>	To update Core Strategy to reflect revocation of Regional Spatial Strategies.

			<del>Development and Change, Watford has a relatively small allocation of housing; however the town's growth is seen within the context of a 'greater Watford area', which includes settlements within Three Rivers and Hertsmere districts.</del>	
AMND12	15	Paragraph 3.9	<del>Hemel Hempstead in neighbouring Dacorum Borough has also been designated as a Key Centre for Development and Change and may require development located within urban extensions around Hemel Hempstead. This is subject to the East of England Plan repair/ review process.</del>	To update Core Strategy to reflect revocation of Regional Spatial Strategies.
AMND13	15	Paragraph 3.10	<del>Irrespective of surrounding Key Centres for Development and Change, Three Rivers needs to make adequate provision for housing and employment to meet the needs of a growing population and to maintain prosperity <u>for the local community</u>. In particular there is a need to ensure a continuous supply of housing land over the next 5, 10 and 15 years.</del>	To update Core Strategy to reflect revocation of Regional Spatial Strategies.
AMND14	15	Paragraph 3.11	<del>Three Rivers District is expected to contribute directly to the growth of the East of England region. Specifically this means planning for the provision of a minimum of 5,000 new dwellings between 2001 and 2026 and contributing to a growth target of 68,000 jobs within Hertfordshire.</del>	To update Core Strategy to reflect revocation of Regional Spatial Strategies.
AMND15	18	Spatial Strategy	5. All development sites will be identified having regard to a criteria-based approach, taking into account whether development on the site: <ul style="list-style-type: none"> <li>• Will be accessible to public transport, services and facilities</li> <li>• Will not have a significant impact on the environment <u>including</u> in terms of impacts on the Green Belt, visual amenity, heritage assets, transport and environmental quality including wildlife, flood-risk and water pollution</li> <li>• Is likely to come forward over the plan period.</li> </ul>	For clarity.
AMND16	18	Spatial Strategy	6. All development will be required to make provision for necessary infrastructure including (but not exclusively) for transport, education, health, Green Infrastructure, utilities, <u>waste facilities</u> , waste water, leisure and community facilities.	To ensure that Core Strategy is effective and coherent with the Waste Development Framework for Hertfordshire

				and in response to a representation from Hertfordshire County Council.
AMND17	19	Figure 5: Key Diagram	Amended Key Diagram at Annex 1.	To remove KCDC designation from Watford to reflect revocation of Regional Spatial Strategies, and to improve clarity by relating the Key Diagram more closely to the settlement hierarchy.
AMND18	22	PSP2 m) ii)	ii. Improvements to bus services to and from Leavesden area including <u>to the</u> shuttle service from Leavesden Aerodrome to Watford Junction Station	To improve clarity in response to a representation from Hertfordshire County Council.
AMND19	27	CP1 m)	m) Provide necessary infrastructure to enable and/or support development, including (but not limited to) transport, education, health, green infrastructure, utilities, <u>waste facilities</u> , waste water, leisure, cultural and community facilities	To ensure that Core Strategy is effective and coherent with the Waste Development Framework for Hertfordshire and in response to a representation from Hertfordshire County Council.
AMND20	29	Paragraph 5.7	Providing sufficient housing to meet the needs of local communities <del>and East of England Plan targets</del> in a sustainable way is one of the key challenges facing Three Rivers. Development in the District needs to: <ul style="list-style-type: none"> <li>i. Provide an adequate and continuous supply of housing <del>to meet strategic requirements</del></li> <li>ii. Provide a range of types and sizes of homes to meet needs at an appropriate density</li> <li>iii. Address local affordability issues</li> <li>iv. Provide accommodation to meet the needs of Gypsy and Traveller groups and Travelling Showpeople.</li> </ul>	To update Core Strategy to reflect revocation of Regional Spatial Strategies.
AMND21	29	Paragraph 5.8	<del>Three Rivers needs to accommodate a minimum of 4,000 new dwellings between 2001-2021 which equates to a target of 200 homes per year. Until the East of England Plan is reviewed, it is</del>	To reflect the revocation of Regional Spatial Strategies and their targets for housing

			<p>assumed that the 200 homes per year target will continue to 2026 and, therefore, an additional 1,000 dwellings will need to be provided from 2021-2026. <u>Following the revocation of Regional Spatial Strategies, the Council is able to consider available evidence in order to set local targets for housing delivery. The Council has carefully considered the available evidence both on the need for housing in the District and the capacity of the District to accommodate this need. The Council considers that it is appropriate for Three Rivers to provide 4,500 dwellings between 2001 and 2026, a target of 180 homes per year.</u> The Council expects that housing requirements will be met through dwellings already completed, dwellings under construction and with planning permission, sites to be identified through the Site Allocations Development Plan Document and unidentified sites from within the existing urban areas (windfalls).</p>	<p>delivery. Representations on the Core Strategy Proposed Submission noted that local targets should be reviewed in this light. Following consideration of evidence on the need for housing in the area and the capacity of the District to provide this housing, the Council considers that the local housing target should be set at 4,500 dwellings 2001-2026. This is on the basis of available evidence that demonstrates that while need for housing in the District is high, there are limited opportunities for providing this housing within urban areas, higher levels of development will have adverse impacts on the character of the area and the local environment, and local infrastructure is already overstretched and cannot support higher levels of growth.</p>
AMND22	29	Paragraph 5.9	<p>The current housing supply situation and progress towards meeting <del>East of England Plan</del> <u>the Three Rivers</u> housing targets is set out in Table 1.</p> <p><b>Table 1: Progress Made in Meeting <del>East of England Plan</del> <u>Three Rivers Housing Targets</u></b></p>	<p>To update the table to reflect the amended housing target as under <i>AMND21</i> and to provide updated monitoring information.</p>

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AMND23	29	Paragraph 5.10	It will therefore be necessary to identify land for at least <u>2,508 1,957</u> dwellings. The majority of housing supply between 2001-2026 is expected to come from within existing urban areas. However evidence from the Strategic Housing Land Availability Assessment Update (2010) shows that there will not be sufficient housing capacity within existing urban areas towards the middle and end of the Plan period, but that there is potential to meet housing targets from sites both within urban areas and on the edge of urban areas.	To update reflecting the amended housing target as under <i>AMND21</i> and the updated monitoring information provided under <i>AMND22</i> .																					
AMND24	30	Paragraph 5.11	Specific sites will be identified through the Site Allocations Development Plan Document. Identification will be in accordance with the Spatial Strategy and will be informed by the evidence base, and the results of public consultation, and <u>detailed criteria for the selection of housing sites as shown in Appendix 2.</u>	To improve the clarity of the document and in response to a representation from Ralph Trustees Ltd.																					
AMND25	30	Paragraph 5.13	Figures for 2001- <del>2015</del> <u>2016</u> are based on monitoring information and the five year land supply assessment required by Planning Policy Statement 3: Housing.	To reflect the latest monitoring information.																					

AMND26	30	Paragraph 5.14	Beyond <del>2015</del> <u>2016</u> , the Strategic Housing Land Availability Assessment Update (2010) and other evidence base information are used to project the expected proportions of sites within existing urban areas and sites on the edge of existing settlements.	To reflect the latest monitoring information.
AMND27	31	Table 2	<b>Table 2:</b> Three Rivers Housing Trajectory at April <del>2009</del> <u>2010</u>  [Trajectory Data Updated- see Annex 2]	To update reflecting the amended housing target as under <i>AMND21</i> and the latest monitoring information.
AMND28	32	Figure 6	<b>Figure 6:</b> Three Rivers Housing Trajectory at April <del>2009</del> <u>2010</u>  [Figure Updated- see Annex 2]	To update reflecting the amended housing target as under <i>AMND21</i> and the latest monitoring information.
AMND29	32	CP2	<p>The Council will identify sufficient land for housing in the District to meet the <del>East of England Plan's regional housing target of 200</del> <u>Three Rivers Housing target of 180 dwellings per year until 2026.</u></p> <p>Housing provision will be made primarily from within the existing urban area (approximately <del>70</del> <u>75</u>% of total housing development between 2001-2026) and also from housing sites at the most sustainable locations on the edge of existing settlements (approximately <del>30</del> <u>25</u>% of total supply between 2001-2026).</p> <p>It is anticipated that approximately 60% of housing requirements will be met in the Key Centres as defined in the settlement hierarchy. This is likely to be achieved in part through significant mixed use development at Leavesden Aerodrome and through regeneration in South Oxhey.</p> <p>Specific sites will be identified through the Site Allocations Development Plan Document according to the policies and parameters set out in the Core Strategy and in accordance with the Spatial Strategy and Place Shaping Policies.</p> <p>In identifying sites for future development, the Site Allocations</p>	To update reflecting the amended housing target as under <i>AMND21</i> .

			<p>Development Plan Document will set out an indicative phasing strategy for the development of sites. This strategy will take into account the policies and parameters established through the Core Strategy and will take into account the sustainability of each site, the deliverability of housing on the site and likely infrastructure requirements. Sites which contribute better to sustainability objectives, are deliverable, and will not have infrastructure requirements that will require a long lead-in time will be phased earlier than sites that contribute less well to sustainability objectives, are not deliverable in the shorter term or require a lead-in period for infrastructure provision.</p> <p>The Annual Monitoring Report will set out the latest information on housing supply, including an assessment of whether there is a deliverable five-year supply of land for housing. The phasing strategy for sites will be reviewed annually as part of the Annual Monitoring Report process. Indicative phasing of sites may be altered having regard to the Annual Monitoring Report and up-to-date information on the delivery of specific sites. This may result in sites coming forward and/ or sites being set back over the Plan period.</p> <p>The earlier release of identified edge of settlement sites in the Green Belt will only be considered if:</p> <ol style="list-style-type: none"> <li>i. The Annual Monitoring Report projects that there will not be a five year supply of land for housing</li> <li>ii. The sites can realistically be delivered in the short-term</li> <li>iii. It can be clearly demonstrated that the early release of sites will achieve significant benefits in terms of sustainability and other objectives of the Core Strategy</li> <li>iv. It does not unduly impact on other sites coming forward in accordance with the Spatial Strategy.</li> </ol> <p>Amended sites will form part of the housing supply, and the housing trajectory will be adjusted accordingly. This ensures that</p>	
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			<p>there will be flexibility to respond to changing conditions and that there is a continuous supply of deliverable land for housing. It will also allow the delivery of infrastructure alongside new housing development, ensuring that there is not an undue burden on services and infrastructure to the detriment of existing and new householders.</p> <p>The supply of housing post-2026 will need to be reassessed at a later date within the context of a review of the <del>Regional Spatial Strategy</del> <u>Core Strategy</u> taking into account housing needs and capacity.</p> <p>In assessing applications for development not identified as part of the District's housing supply including windfall sites, the Council will have regard to policies and parameters set out in the Core Strategy. Applications will be considered on a case by case basis having regard to:</p> <ol style="list-style-type: none"> <li>i. The location of the proposed development, taking into account the Spatial Strategy</li> <li>ii. The sustainability of the development and its contribution to meeting local housing needs</li> <li>iii. Infrastructure requirements and the impact on the delivery of allocated housing sites</li> </ol> <p>Monitoring information relating to housing supply and <del>regional</del> <u>the Three Rivers housing targets.</u></p>	
AMND30	35	CP3 a)	<p><del>a) Maintain an average density of at least 30 dwellings per hectare on new development sites across the District</del></p> <p><del>b) Promote higher densities in locations that are highly accessible to public transport, services and facilities</del></p> <p>c) Respect density levels within existing residential areas particularly within areas of special landscape and/or historic value in the District</p> <p><u>d) Promote higher densities in locations that are highly accessible to public transport, services and facilities.</u></p>	To reflect changes to Planning Policy Statement 3 and in relation to representations from The Wellcome Trust and David Wilson.

AMND31	36	Paragraph 5.28	<del>The East of England Plan sets a target that 35% of all new residential units delivered in the region will be affordable. However, Evidence shows that the need for affordable housing in the local area is much higher very high. 5.29</del> The Housing Needs Study (2004 update) estimated that 429 affordable dwellings would be needed each year to satisfy need. Such provision would exceed the total number of all housing types provided in the District in any year.	To update Core Strategy to reflect revocation of Regional Spatial Strategies.
AMND32	38	CP4 a)	<del>a) Ensure that new housing development contributes to meeting the East of England Plan indicative target of 35% of all new housing to be affordable (including social rented and intermediate housing)</del>	To update Core Strategy to reflect revocation of Regional Spatial Strategies.
AMND33	39	Paragraph 5.43	<del>The Single Issue Review of the East of England Plan requires Three Rivers District to accommodate 15 pitches for Gypsies and Travellers by 2011 and a further 13 pitches by 2021. There is also a requirement for provision for 10 transit pitches in south and west Hertfordshire to complement the existing South Mimms site by 2011. The Council will work with neighbouring authorities to identify the most appropriate location(s) for transit pitches. The Single Issue Review does not identify any specific needs for Travelling Showpeople within Three Rivers.</del> <u>Following the revocation of Regional Spatial Strategies, the Council is able to consider available evidence in order to set local targets for the provision of pitches for Gypsies and Travellers. The Council has carefully considered the available evidence for the level of need that exists for pitches for Gypsies and Travellers. The Council considers that it is appropriate for Three Rivers to provide 7 pitches 2006-2021. The Council acknowledges a need for 10 transit pitches in south and west Hertfordshire to complement the existing South Mimms site by 2011 and will work with neighbouring authorities to identify the most appropriate location(s) for these pitches. There is not considered to be a need for any additional plots for travelling showpeople in the District. These targets will be kept under review.</u>	To reflect the revocation of Regional Spatial Strategies and their targets for Gypsy and Traveller provision. Following consideration of evidence on the need for Gypsy and Traveller provision in the area, the Council considers that the local target to meet needs should be 7 pitches 2001-2021. This is on the basis that higher targets would not be based on clear evidence of local need and do not reflect the wishes of the travelling community. There is considered to be a need for 10 transit pitches in south and west Hertfordshire.

AMND34	39	Paragraph 5.47	<p>Since 2006, <del>42</del> <u>13</u> pitches have been provided through the grant of planning permission. <del>Which go a significant way to meeting the Regional Spatial Strategy 15 pitch requirement by 2011. However, land still needs to be found for another 16 pitches up to 2021.</del> <u>There is therefore no need to allocate further pitches in the District to meet the Three Rivers target.</u></p>	To update reflecting the amended target as under <i>AMND33</i> and the latest monitoring information.
AMND35	40	CP5	<p><del>Sufficient sites to meet the needs of Gypsy and Traveller groups as set out in the East of England Plan Single Issue Review will be allocated within the Site Allocations Development Plan Document.</del></p> <p>When <del>allocating sites</del> or considering planning applications for sites for Gypsies and Travellers or Travelling Showpeople not identified within the Site Allocations document, a criteria based approach will be used. Sites would need to:</p> <ol style="list-style-type: none"> <li>a) Avoid areas at risk from flooding</li> <li>b) Avoid causing an adverse impact on areas of recognised wildlife, <u>heritage or</u> and landscape importance, and on the openness of the Green Belt</li> <li>c) Be in or near existing settlements with access by foot and/ or public transport to local services, including shops, schools and healthcare</li> <li>d) Be well located to the highway network, with safe and convenient vehicular and pedestrian access to the site</li> <li>e) Provide adequate on-site facilities for parking, storage, play and residential amenity</li> <li>f) Provide adequate levels of privacy and residential amenities for occupiers and not be detrimental to the amenities of adjacent occupiers</li> <li>g) <u>Provide clear evidence of the need for additional pitches in the area</u></li> </ol>	<p>To update reflecting the amended target as under <i>AMND33</i> and the latest monitoring information.</p> <p>To ensure compliance with PPS5 and in response to a representation from English Heritage.</p>
AMND36	41	Paragraph 5.49	<p>Economic development includes development within the B Use Classes, public and community uses, <u>leisure and tourism uses</u> and main town centre uses. It also includes any other development which provides employment opportunities, generates</p>	To improve clarity and in relation to representations from the Ralph Trustees Ltd.

			wealth or produces or generates an economic output or product. It does not include housing development.	
AMND37	41	Paragraph 5.50	<del>To contribute to economic growth in the East of England, the East of England Plan expects Hertfordshire to provide 68,000 jobs up to 2021. Within Hertfordshire, Three Rivers forms part of the 'London Arc' area, which also includes Watford, Hertsmere, Broxbourne, St Albans and Welwyn Hatfield Districts.</del>	To update Core Strategy to reflect revocation of Regional Spatial Strategies.
AMND38	41	Paragraph 5.52	The influence of surrounding areas on the economy of Three Rivers is significant. This is demonstrated for example by the high levels of out-commuting from the District, reflecting proximity to the London job market and to other larger centres such as Watford and Hemel Hempstead <del>which the East of England Plan has designated as Key Centres for Development and Change.</del>	To update Core Strategy to reflect revocation of Regional Spatial Strategies.
AMND39	41	Paragraph 5.56	A further study with other Hertfordshire authorities within the 'London Arc' <del>has been</del> <u>was</u> undertaken to assess the implications of the jobs growth targets <u>which were contained</u> within the Regional Spatial Strategy in term of land-use and employment sites within the District to 2026.	To update Core Strategy to reflect revocation of Regional Spatial Strategies.
AMND40	43	CP6 j)	j) Continuing to focus employment use within the key employment areas within the District: Leavesden Aerodrome, Croxley Business Park, <u>Tolpits Lane</u> , Maple Cross/Maple Lodge, Kings Langley Employment Area, Carpenders Park West, Rickmansworth Town Centre	To correct omission from the text.
AMND41	45	Paragraph 5.64	<del>The East of England Plan designates Watford as a regional centre for retail and other town centre purposes, and Hemel Hempstead and St Albans as major town centres. These larger towns are</del> <u>Watford, Hemel Hempstead and St Albans are likely to remain the primary destination for Three Rivers residents for comparison goods and should be the focus for provision of regional level and higher order retail, leisure and other services. However, the centres in Three Rivers will continue to provide an important function in meeting all types of local needs, and reducing the need to travel.</u>	To update Core Strategy to reflect revocation of Regional Spatial Strategies.

AMND42	49	Paragraph 5.81	Hertfordshire County Council is responsible for negotiating planning obligations with developers in respect of contributions to the following areas: <ul style="list-style-type: none"> <li>• <del>Passenger transport</del></li> <li>• <del>Highways</del></li> <li>• <u>Sustainable Transport</u></li> </ul>	To improve consistency with the County Council's 'Planning Obligations- toolkit for Hertfordshire' and in relation to a representation from Hertfordshire County Council.
AMND43	49	Paragraph 5.83	Contributions to other forms of infrastructure, for example to make provision for health facilities, policing, <del>and</del> utilities including water supply, waste water capacity and gas and electricity supply <u>or for the enhancement of heritage assets</u> may also be required depending on the scale, location and type of development.	To ensure compliance with PPS5 and in relation to a representation from English Heritage.
AMND44	52	CP9	Priorities for Green Infrastructure focus on conserving and enhancing the following key assets and the linkages between them which are illustrated in Appendix 5: <ol style="list-style-type: none"> <li><del>The</del> corridors of the Rivers Chess, Colne and Gade and the Grand Union Canal</li> <li>the Chilterns Area of Outstanding Natural Beauty</li> <li><u>the Colne Valley Park</u></li> <li>the District's Sites of Special Scientific Interest, Local Nature Reserves, wildlife sites, <del>and</del> key biodiversity habitats, species and areas identified in the Hertfordshire Biodiversity Action Plan <u>and heritage assets and landscape character within areas of Green Infrastructure.</u></li> <li><del>the Colne Valley Park.</del></li> </ol>	To improve clarity and ensure compliance with PPS5 and in response to a representation from English Heritage.
AMND45	53	Paragraph 5.98	<del>The priority of the Regional Transport Strategy is to increase travel by more sustainable modes than the car and to increase mobility and access as part of delivering the region's development needs, whilst minimising the impact on the environment. The Government's priorities for transport set out in Planning Policy Guidance 13: Transport and Planning Policy Statement 1: Delivering Sustainable Development are to promote more sustainable transport choices, to promote access and to reduce the need to travel.</del>	To update Core Strategy to reflect revocation of Regional Spatial Strategies.

AMND46	53	Paragraph 5.100	Meeting the transport needs of Three Rivers effectively is of paramount importance in delivering the Core Strategy's Spatial Strategy and contributing to the sustainability of the District. The Infrastructure Delivery Plan identifies specific transport schemes that will contribute to meeting transport needs and the sustainability of the District, including transport infrastructure necessary to deliver the levels of growth required in the District. Transport needs have been identified through the Local Transport Plan 2006/07-2011/12, the South West Herts Transportation Strategy (2004 and updated as <u>South West Herts Transportation Plan 2008</u> ), the Bus Network Strategy Review (2006), <u>Intelligent Transport Systems Strategy (2008)</u> , The Hertfordshire Infrastructure and Investment Strategy (2009) and responses to public consultation. They are illustrated in Appendix 6.	To improve clarity and in response to a representation from Hertfordshire County Council.
AMND47	54	Paragraph 5.103	Matters relating to operational car parking and standards will be covered within the Development Management Policies Development Plan Document. Until standards are reviewed, the Council will continue to apply existing standards in accordance with the saved policies of the Three Rivers Local Plan. <u>Further guidance on transport issues for development is included in the 'Manual for Streets' and 'Roads in Hertfordshire' design guides.</u>	To improve effectiveness of policy and in response to a representation from Hertfordshire County Council.
AMND48	55	Paragraph 5.105	<del>The East of England Plan aims to reconcile growth in the region with the protection of the environment and the general extent of the Green Belt. It does not identify Three Rivers as an area requiring strategic review of the Green Belt, and Protection of the Green Belt and open countryside is a key objective of the <u>Three Rivers Core Strategy</u>. However, the Green Belt boundary is tightly drawn around urban areas, and local evidence has demonstrated that future development needs cannot be accommodated entirely within the urban area.</del>	To update Core Strategy to reflect revocation of Regional Spatial Strategies.
AMND49	57	Paragraph 5.111	The Design Supplementary Planning Document will incorporate and/ or make reference to relevant parts of the following: <ul style="list-style-type: none"> <li>• Residential development and extensions (Appendix 2 in the Local Plan)</li> <li>• Various design guidance relating to Conservation Areas</li> </ul>	To improve the effectiveness of the Core Strategy and in response to a representation from Hertfordshire County Council.

			<ul style="list-style-type: none"> <li>• Design modules in Building Futures: A Hertfordshire Guide to Promoting Sustainability in Development</li> <li>• Extensions to Dwellings in the Green Belt Supplementary Planning Guidance</li> <li>• Design of Open Space within the Open Space, Amenity and Children's Play Space Supplementary Planning Document</li> <li>• Chilterns Area of Outstanding Natural Beauty Design and Material Guides</li> <li>• Shopfront Design Guide</li> <li>• Roads in Hertfordshire- Highway Design Guide.</li> </ul>	
AMND50	60	Paragraph 5.121	It is acknowledged that some changing conditions may be so significant so as to require a review of the Core Strategy, for example through the future review of the East of England Plan or changes to national policy. If this does become a requirement, it will be highlighted through the Annual Monitoring Report.	To update Core Strategy to reflect revocation of Regional Spatial Strategies.
AMND51	60	CP13	<p>The Council will seek to achieve this by:</p> <ol style="list-style-type: none"> <li>a) Working with a range of partners such as the Local Strategic Partnership, infrastructure and service providers, environmental bodies and interest groups to identify and provide the necessary improvements to infrastructure, services and facilities</li> <li>b) Co-ordinating and integrating delivery with the implementation of the Three Rivers Community Strategy and funding opportunities such as through the Local Area Agreements</li> <li>c) Ensuring a continuous supply of deliverable housing by preparing and updating a Strategic Housing Land Availability Assessment in conjunction with the development industry and housing suppliers</li> <li>d) Regularly monitoring and reviewing policies, proposals and related targets to ensure that they: <ol style="list-style-type: none"> <li>i. Are effectively contributing towards the delivery of</li> </ol> </li> </ol>	To update Core Strategy to reflect the removal of performance reward grant payments for Local Area Agreements.

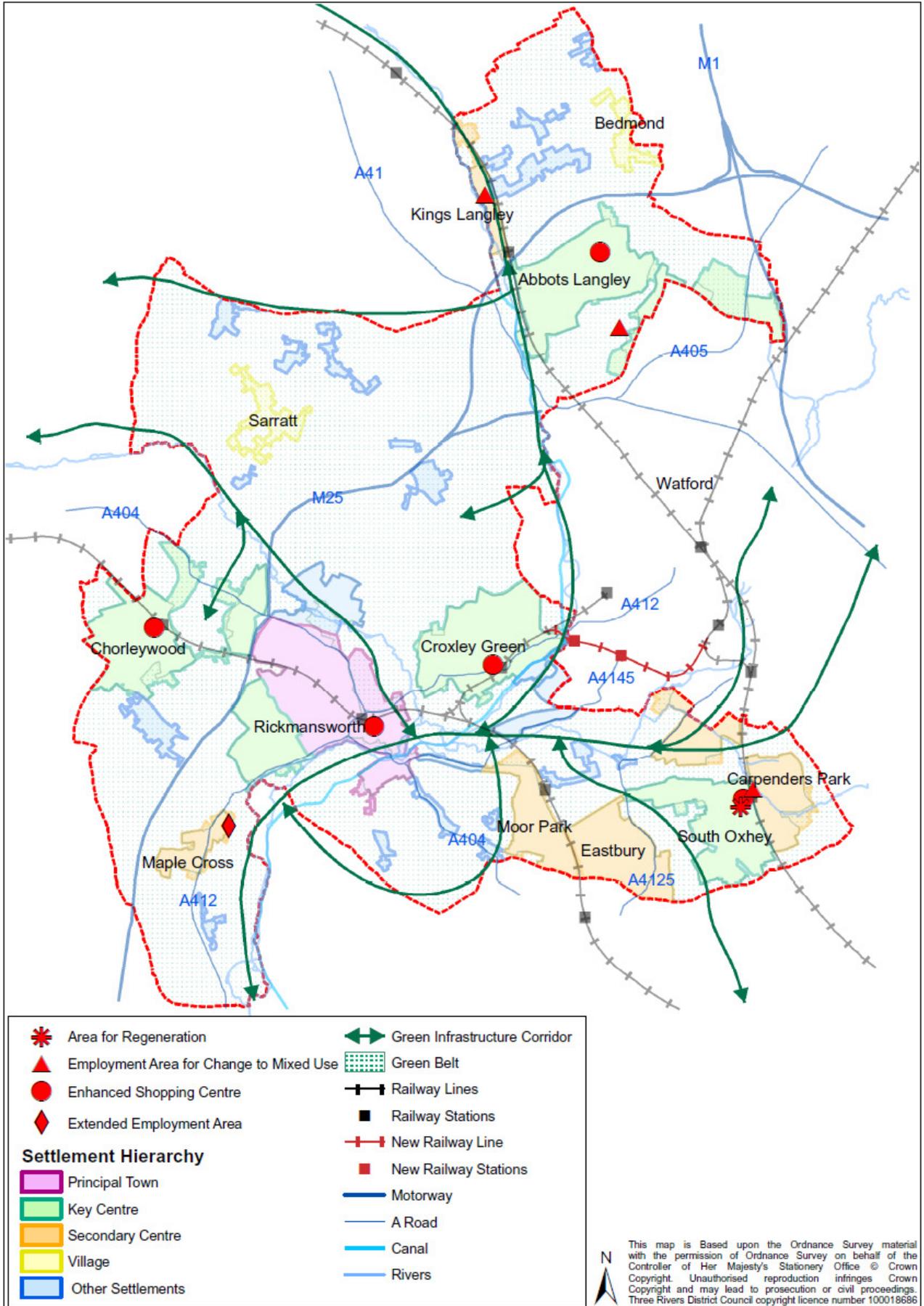
			<p>the Core Strategy's Spatial Vision, Strategic Objectives and Spatial Strategy</p> <ul style="list-style-type: none"> <li>ii. Are consistent with up-to-date national and regional policy</li> <li>iii. Can respond effectively to change.</li> </ul>	
AMND52	64	Appendix 2	<p><b>Scoring</b></p> <p>For every site/area being considered a score of 1-10 <del>has been</del> <u>will be</u> allocated where 1 reflects where a site/area scores poorly in relation to the Criteria and 10 where it reflects very highly.</p> <p>Each site/area <del>has been</del> <u>will be</u> assessed and scored in turn against each of the Criteria in <u>Table 2</u> below and all of the scores derived for each Criterion will be added up to give an overall score for each site/area. The general approach is that those sites/areas with the highest overall scores <del>have been</del> <u>will be</u> considered as those with the most potential for future housing development. Those with the lowest scores <del>have been</del> <u>will be</u> eliminated and not considered further.</p> <p>The scoring <del>has been</del> <u>will be</u> carried out as objectively as possible taking into account the location of the site/area in relation to the Criterion/Constraint and potential impact. GIS mapping systems <del>have been</del> <u>will be</u> used to help with the process to measure distances in this regard. In some cases, for a site/area to score highly it is better to be further away from a Criterion (e.g. an environmental designation such as a Site of Special Scientific Interest) but in others it is better to be located closer to services (e.g. a rail station or health facility). The distances specified will vary according to the Criteria and what is considered 'reasonable' distances in relation to each. They have been derived from standards used in national, regional and local planning policy and/or Sustainability Appraisals.</p> <p><b>Weighting</b></p> <p>Once scores for each Criterion have been ascertained (this will</p>	To update Core Strategy to reflect that the criteria will be used in future.

			range from between 1 and 10), they <del>have been</del> <u>will be</u> multiplied by a factor of between 1 and 5 depending on how important that Criterion is in relation to permitting development in an area. All the Criteria identified are important but it is necessary to distinguish between degrees of importance in this exercise. The five different categories of Weighting are set out in Table 1 below.					
AMND53	64	Appendix 2	<u>It should be noted that whilst the criteria and score of how well a site performs in relation to the range of planning and sustainability criteria will inform the Council's decision on the site, in coming to a final decision the Council will consider each site on its merits and take into account site specific circumstances. It may not be the case that higher scoring sites will automatically be taken forward and that lower scoring sites will not be taken forward.</u>	To improve clarity on how the criteria will be applied and in response to a representation from English Heritage.				
AMND54	68	Archaeological Site	Assessment of whether the site contains <u>or is believed to contain</u> any <del>known</del> archaeological sites, or whether there are any within 1000m of it. Sites further than 1000m from any <del>known</del> archaeological site will score highest.	To ensure compliance with PPS5 and in response to representations from Hertfordshire County Council.				
AMND55	76	Appendix4 Better Buses Infrastructure Project	Continue financial support for R19 Abbots Langley to <del>Chipperfield</del> via Kings Langley station.	To update information in response to a representation from Chipperfield Parish Council.				
AMND56	81	CP2 Housing Trajectory indicator	<table border="1"> <tr> <td>Housing trajectory</td> <td>Complete <del>5000</del> <u>4,500</u> dwellings 2001-2026 at an average of <del>200</del> <u>180</u> pa</td> <td>Core Indicator <del>Regional</del> target</td> <td>Private sector/ housing associations/ District Council</td> </tr> </table>	Housing trajectory	Complete <del>5000</del> <u>4,500</u> dwellings 2001-2026 at an average of <del>200</del> <u>180</u> pa	Core Indicator <del>Regional</del> target	Private sector/ housing associations/ District Council	To update reflecting the amended housing target as under AMND21.
Housing trajectory	Complete <del>5000</del> <u>4,500</u> dwellings 2001-2026 at an average of <del>200</del> <u>180</u> pa	Core Indicator <del>Regional</del> target	Private sector/ housing associations/ District Council					
AMND57	82	CP2 Housing Completions within the urban area indicator	<table border="1"> <tr> <td>Housing completions within the existing urban area</td> <td><del>70</del> <u>75</u>% of total supply 2001-2026 to be within the urban area</td> <td>Local Indicator SHLAA</td> <td>Private sector/ housing associations/ District Council</td> </tr> </table>	Housing completions within the existing urban area	<del>70</del> <u>75</u> % of total supply 2001-2026 to be within the urban area	Local Indicator SHLAA	Private sector/ housing associations/ District Council	To update reflecting the amended policy as under AMND29.
Housing completions within the existing urban area	<del>70</del> <u>75</u> % of total supply 2001-2026 to be within the urban area	Local Indicator SHLAA	Private sector/ housing associations/ District Council					

AMND58	82	CP4 Affordable Housing Indicator	<table border="1"> <tr> <td>Gross Affordable Housing Completions</td> <td>35% of all new housing to be affordable</td> <td>Local Indicator SHMA, <del>Regional target</del></td> <td>Private sector/ housing associations/ District Council</td> </tr> </table>				Gross Affordable Housing Completions	35% of all new housing to be affordable	Local Indicator SHMA, <del>Regional target</del>	Private sector/ housing associations/ District Council	To update Core Strategy to reflect revocation of Regional Spatial Strategies.					
Gross Affordable Housing Completions	35% of all new housing to be affordable	Local Indicator SHMA, <del>Regional target</del>	Private sector/ housing associations/ District Council													
AMND59	82	CP5 Net additional pitches for Gypsies and Travellers indicator	<table border="1"> <tr> <td>Net additional pitches for Gypsies and Travellers</td> <td><del>16 additional pitches for Gypsies and Travellers by 2021</del> No specific target- number will be monitored</td> <td>Core Indicator <del>Regional target</del></td> <td>District Council, Private sector,</td> </tr> </table>				Net additional pitches for Gypsies and Travellers	<del>16 additional pitches for Gypsies and Travellers by 2021</del> No specific target- number will be monitored	Core Indicator <del>Regional target</del>	District Council, Private sector,	To update reflecting the amended target as under <i>AMND33</i> .					
Net additional pitches for Gypsies and Travellers	<del>16 additional pitches for Gypsies and Travellers by 2021</del> No specific target- number will be monitored	Core Indicator <del>Regional target</del>	District Council, Private sector,													
AMND60	84	CP9 Indicators	<table border="1"> <tr> <td>No net loss of Sites of Special Scientific Interest, Local Nature Reserves or local wildlife sites</td> <td>Core Indicator</td> <td>District Council/ HBRC/ <u>HMWT</u></td> </tr> <tr> <td>Increasing proportion of sites of good/ improving quality</td> <td>Local Indicator</td> <td>District Council/ HBRC/ <u>HMWT</u>/ Natural England</td> </tr> <tr> <td>Increasing proportion</td> <td>National Indicator</td> <td>District Council/ HBRC/ <u>HMWT</u></td> </tr> </table>				No net loss of Sites of Special Scientific Interest, Local Nature Reserves or local wildlife sites	Core Indicator	District Council/ HBRC/ <u>HMWT</u>	Increasing proportion of sites of good/ improving quality	Local Indicator	District Council/ HBRC/ <u>HMWT</u> / Natural England	Increasing proportion	National Indicator	District Council/ HBRC/ <u>HMWT</u>	To improve effectiveness of Core Strategy and in response to a representation from HMWT.
No net loss of Sites of Special Scientific Interest, Local Nature Reserves or local wildlife sites	Core Indicator	District Council/ HBRC/ <u>HMWT</u>														
Increasing proportion of sites of good/ improving quality	Local Indicator	District Council/ HBRC/ <u>HMWT</u> / Natural England														
Increasing proportion	National Indicator	District Council/ HBRC/ <u>HMWT</u>														
AMND61	87	Development Plan	The statutory Development Plan comprises <del>the Regional Spatial Strategy (RSS)</del> , the County Waste and Minerals Framework and the Development Plan Documents (DPD) contained in the Local Development Framework (LDF).				To update Core Strategy to reflect revocation of Regional Spatial Strategies.									
AMND62	87	East of England Plan	East of England Plan (also known as the Regional Spatial Strategy (RSS)) – sets out the broad spatial strategy for the region prepared by the East of England Regional Assembly. <u>Regional Spatial Strategies</u> were revoked by the Government on 6 July				To update Core Strategy to reflect revocation of Regional Spatial Strategies.									

			<u>2010 and no longer form part of the development plan.</u>	
AMND63	87	EERA	East of England Regional Assembly (EERA) – <del>is</del> <u>was</u> the Regional planning and housing body <del>and</del> responsible for the production of the Regional Spatial Strategy. It <del>consisted</del> <u>consisted</u> of a partnership of elected representatives from the 54 local authorities in the East of England and appointed representatives from social, economic and environmental interests. <u>The Regional Assembly was abolished on 31 March 2010.</u>	To update Core Strategy.
AMND64	90	RSS	Regional Spatial Strategy (RSS) (also known as the East of England Plan) – sets out the broad spatial strategy for the region prepared by East of England Regional Assembly. <u>Regional Spatial Strategies were revoked by the Government on 6 July 2010 and no longer form part of the development plan.</u>	To update Core Strategy to reflect revocation of Regional Spatial Strategies.

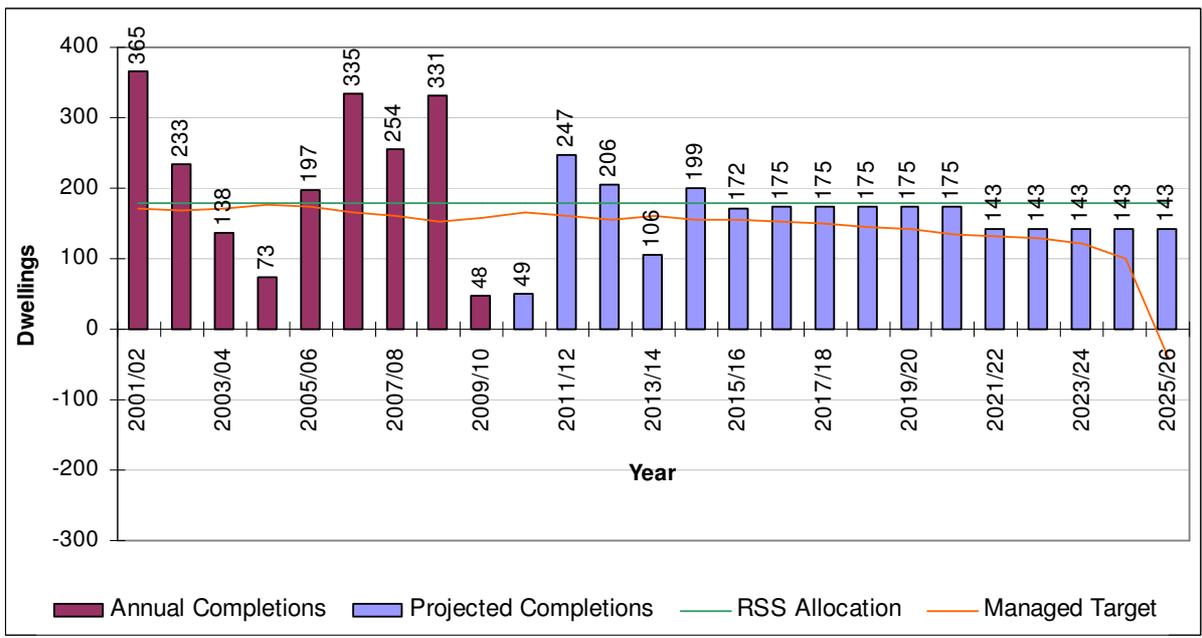
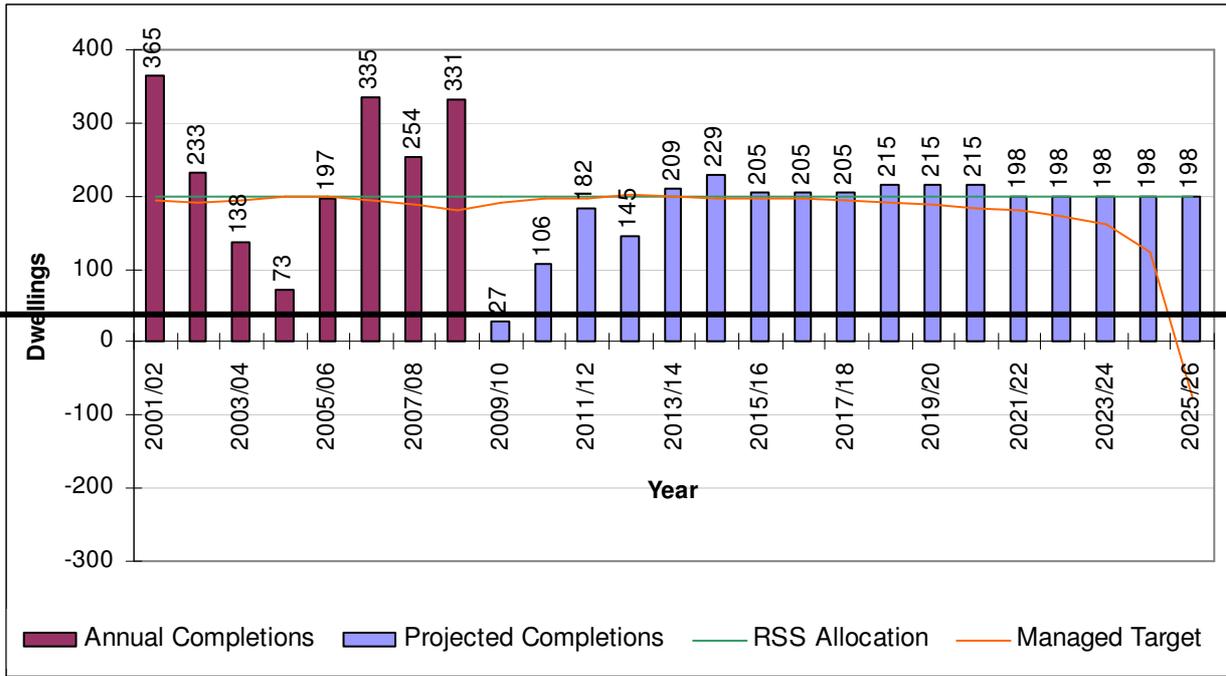
# ANNEX 1: Amended Key Diagram



## ANNEX 2: Amended Housing Trajectory Information

**Table 2: Three Rivers Housing Trajectory at April 2009/2010**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
<b>a) East of England Plan Requirement Three Rivers Housing Target</b>	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	200 180	
<b>b) Cumulative East of England Plan Requirement-Three Rivers Housing Target</b>	200 180	400 360	600 540	800 720	1000 900	1200 1080	1400 1260	1600 1440	1800 1620	2000 1800	2200 1980	2400 2160	2600 2340	2800 2520	3000 2700	3200 2880	3400 3060	3600 3240	3800 3420	4000 3600	4200 3780	4400 3960	4600 4140	4800 4320	5000 4500	
<b>c) Completions</b>	365	233	138	73	197	335	254	331	48																	
<b>d) Sites under construction</b>									24	54 70	18 80	15 41														
<b>e) Sites with planning permission</b>									3	52 -21	164 152	120 127	62 99	-44 24												
<b>f) Sites within Existing Urban Areas</b>											15	10 38	97 7	135 75	125 70	125 75	125 75	85 75	85 75	85 75	45	45	45	45	45	
<b>g) Sites on the Edge of Existing Settlements</b>													50	50 100	80 102	80 100	80 100	120 100	120 100	120 100	160 60	160 60	160 60	160 60	160 60	
<b>h) Windfall Allowance</b>																					38	38	38	38	38	
<b>i) Provision (sum of a c to h)</b>	365	233	138	73	197	335	254	331	27 48	106 49	182 247	145 206	209 106	229 199	205 172	205 175	205 175	215 175	215 175	215 175	198 143	198 143	198 143	198 143	198 143	
<b>j) Cumulative Completions</b>	365	598	736	809	1006	1341	1595	1926	1953 1974	2059 2023	2244 2270	2386 2476	2595 2582	2824 2781	3029 2953	3234 3128	3439 3303	3654 3653	3869 3828	4084 3978	4282 3971	4480 4114	4678 4257	4876 4400	5074 4543	
<b>k) Cumulative Shortfall/ Over Provision (j-b)</b>	165 185	198 238	136 196	9 89	6 106	141 261	195 335	326 486	153 354	59 223	41 290	-14 316	-5 242	24 261	29 253	34 248	39 243	54 238	69 233	84 228	82 191	80 154	78 117	76 80	74 43	



**Figure 6: Three Rivers Housing Trajectory at April 2009-2010**