

Your views

Local Development Framework

**LOCAL DEVELOPMENT FRAMEWORK
PREFERRED OPTIONS CONSULTATION
2009**

SUMMARY OF RESPONSES

INITIAL SUMMARY OF RESULTS FROM CORE STRATEGY PREFERRED OPTIONS CONSULTATION

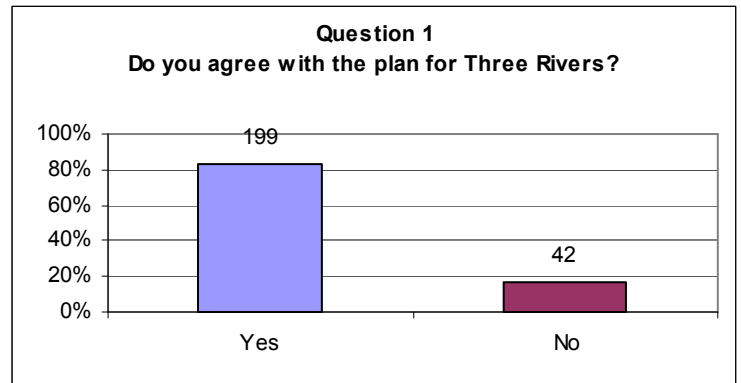
The charts below are based on responses to questions included in the summary questionnaire as part of consultation on the Core Strategy during February/ March 2009. At this stage, more detailed comments have not been included. We received 624 responses to the consultation, of these 509 were returned through the summary questionnaire as distributed with Three Rivers Times, and the remainder were more detailed submissions.

No decisions have yet been made on which options will be taken forwards. As well as the results of the questionnaire, other more detailed comments and other technical work will also be considered before any decisions are made in Autumn 2009.

OUR PLAN FOR THREE RIVERS

In 2021 and beyond we see the District as:

- Remaining a good place to live, work and visit
- Offering a better choice of homes in terms of type, size and occupancy
- Having significantly more affordable housing available
- Having more jobs available locally
- Being even safer in terms of levels of crime and anti-social behaviour
- Having benefitted from development that is designed to reduce carbon emissions
- Having increased rates of recycling and re-use of waste locally
- Having fewer inequalities relating to health, education, jobs and income
- Having better access to work, services and facilities so that there is less need to travel
- Having better choices for travel including alternatives to the car
- Having thriving town and local centres for everyday shopping needs
- Having a better spread of sports and recreation facilities in terms of the quality and quantity of space
- Having additional and enhanced areas of biodiversity, wildlife and landscape
- Having preserved and enhanced its historic character
- Having benefited from improved architectural standards in the quality and design of all development.



ACHIEVING THE PLAN

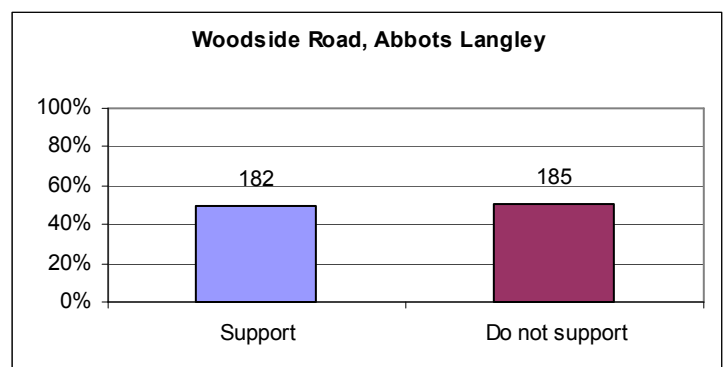
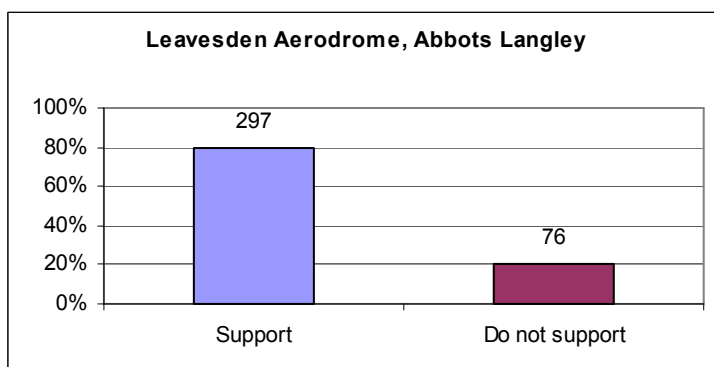
Dealing with growth in housing

We identify enough land to allow a regular amount of housing to come forward each year to meet national and regional requirements. This includes large and small sites to accommodate 4000 homes by 2021.

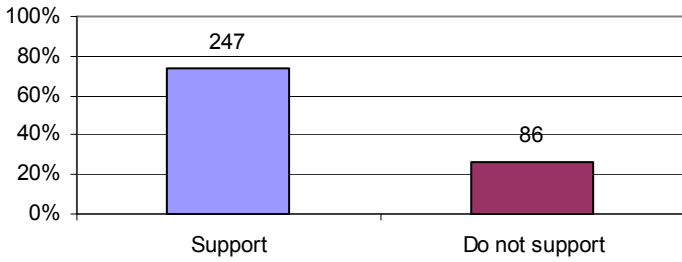
We carefully identified five larger housing sites and a further 35 smaller housing sites across the District, to help meet the required number of housing.

The results of the consultation are given below:

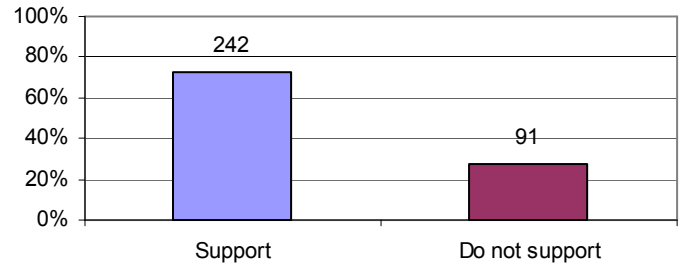
LARGER SITES



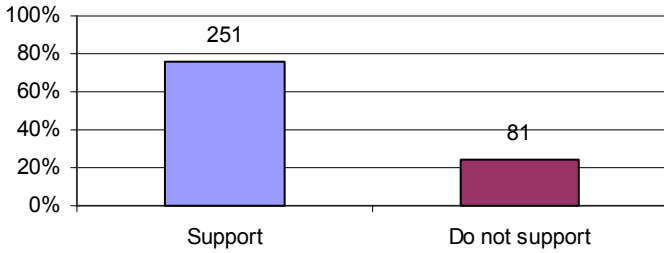
Oxhey Drive/ Northwick Road area, South Oxhey



Little Furze School, South Oxhey



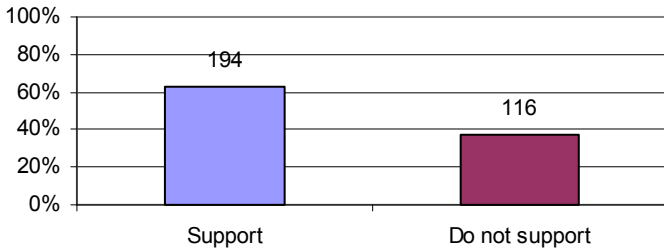
Kings Langley Employment Area



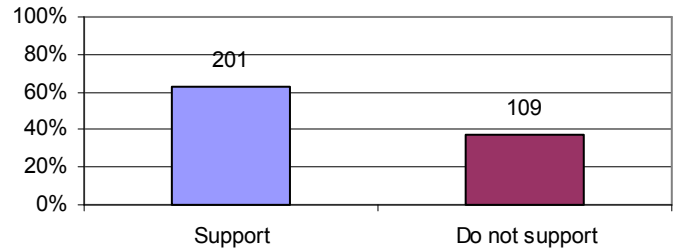
SMALLER SITES

Abbots Langley

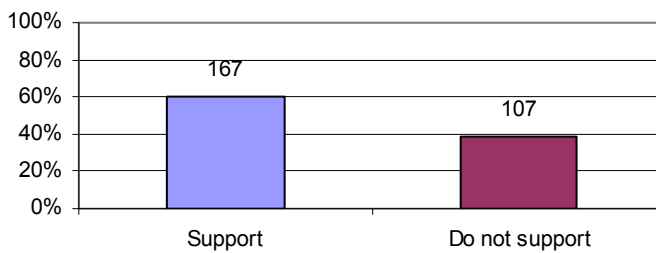
Former Kings Head Public House, High Street



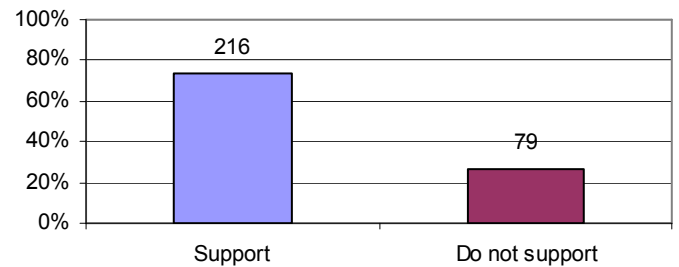
Men's Club, Trowley Rise



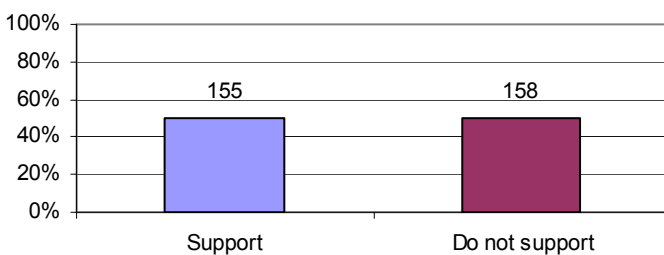
Gade View Gardens



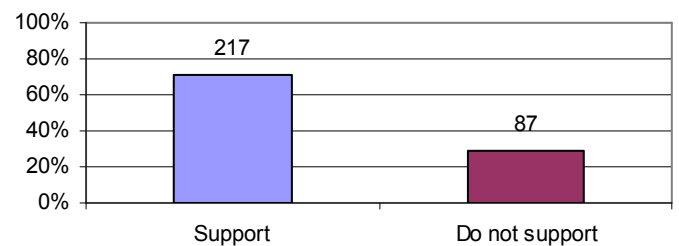
Breakspears Public House, School Mead

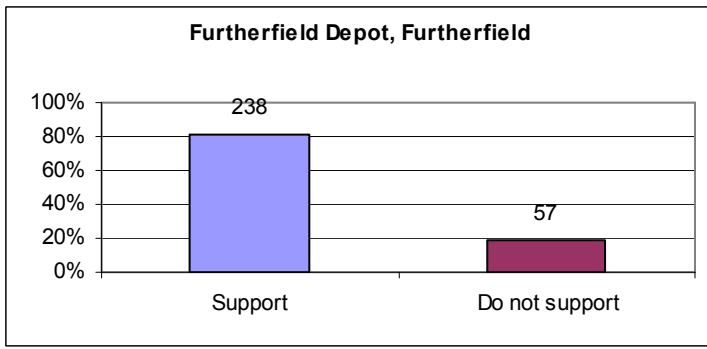


Land at Love Lane Reservoir

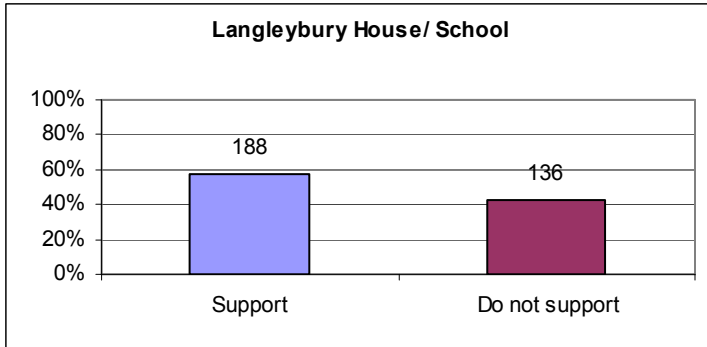


Leavesden Pumping Station, East Lane

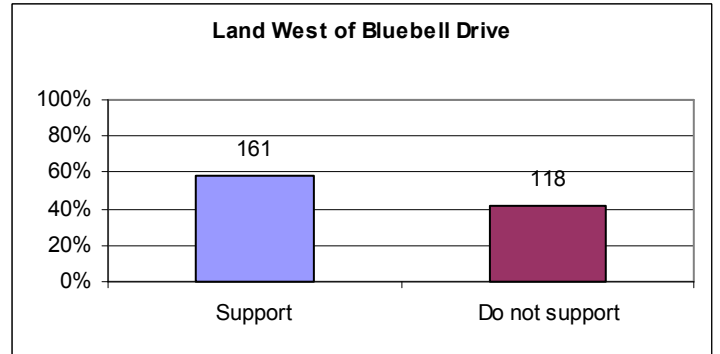




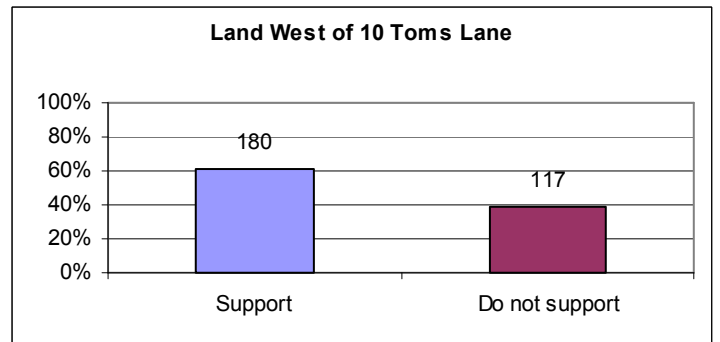
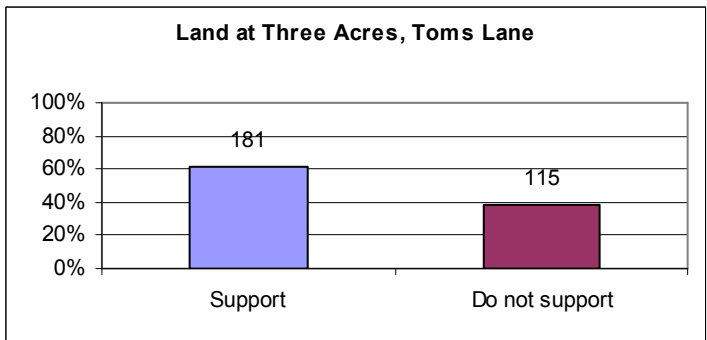
Langleybury



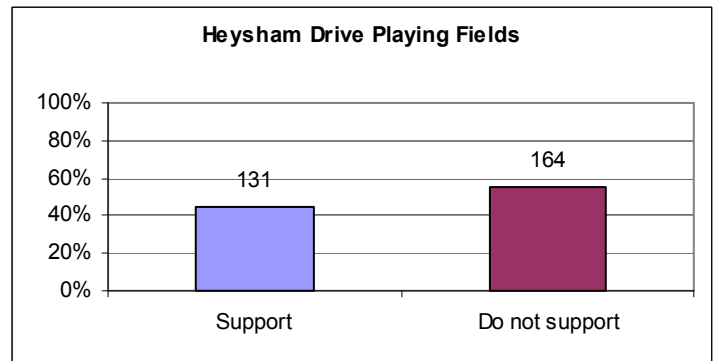
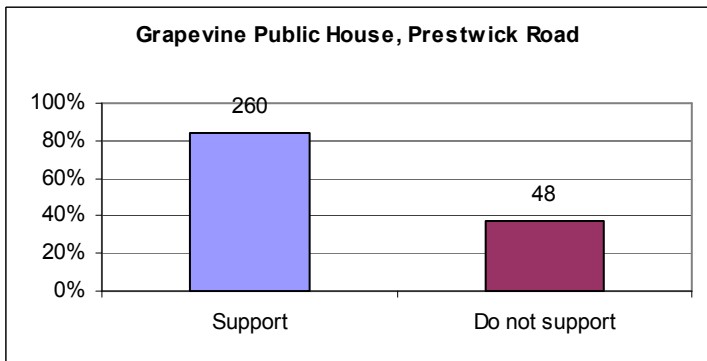
Bedmond



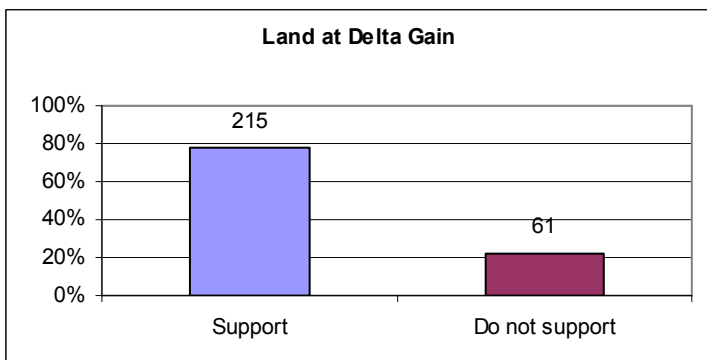
Kings Langley



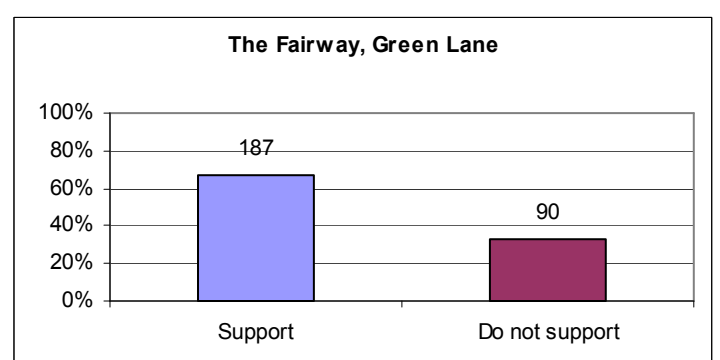
South Oxhey



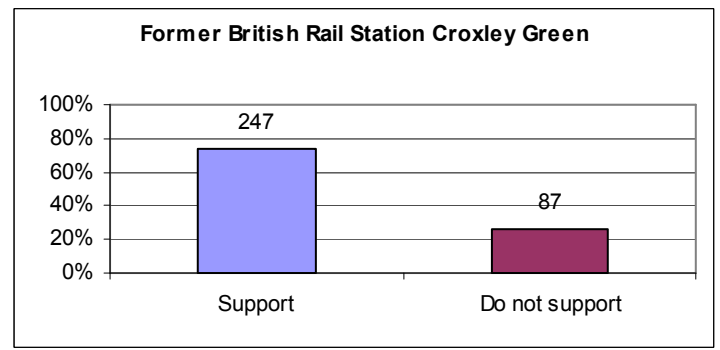
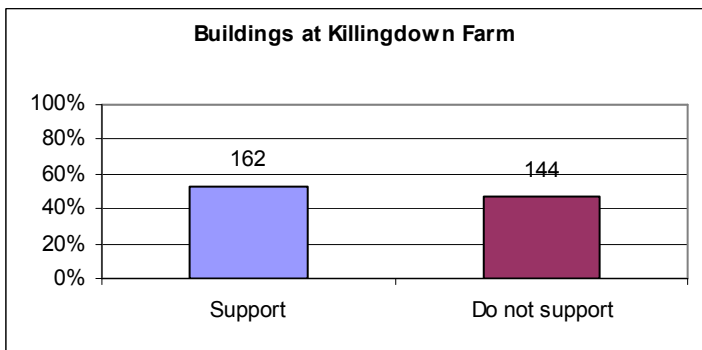
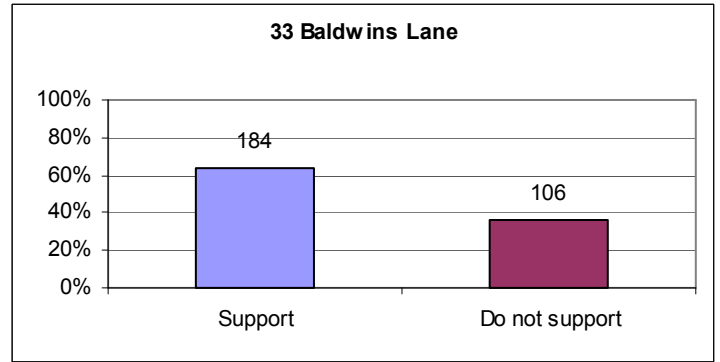
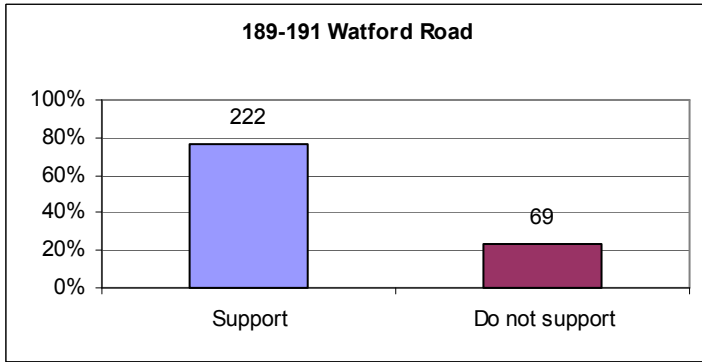
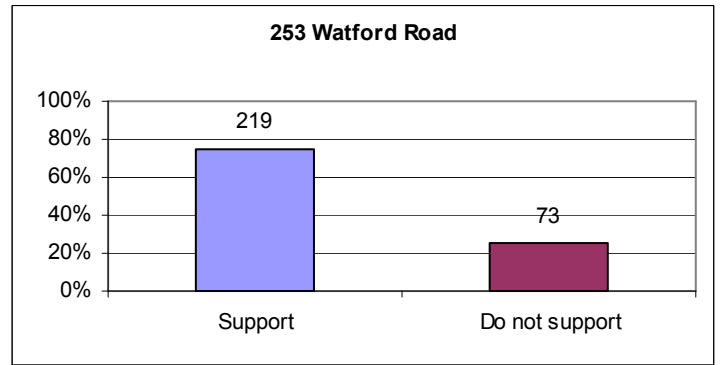
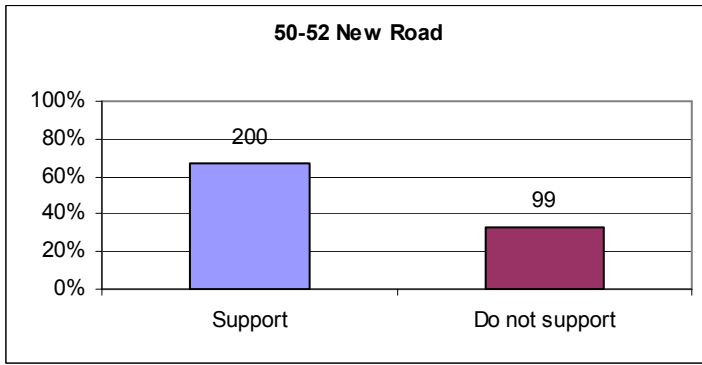
Carpenders Park



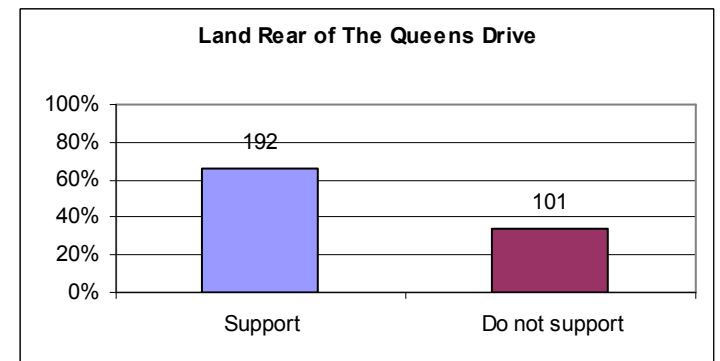
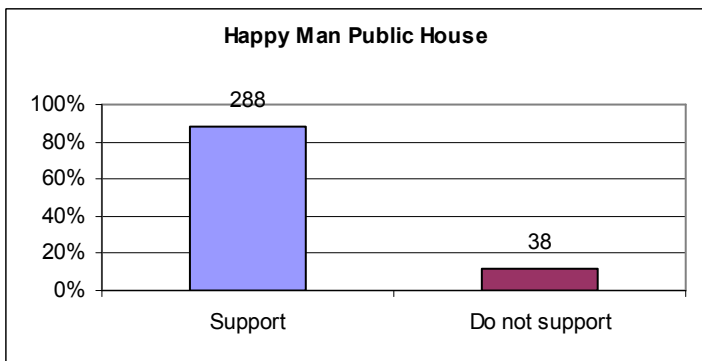
Oxhey Hall



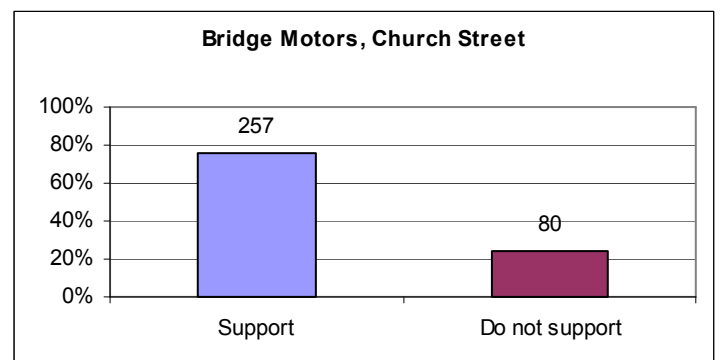
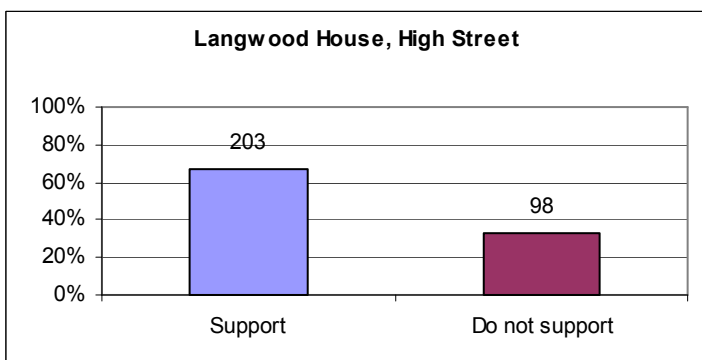
Croxley Green



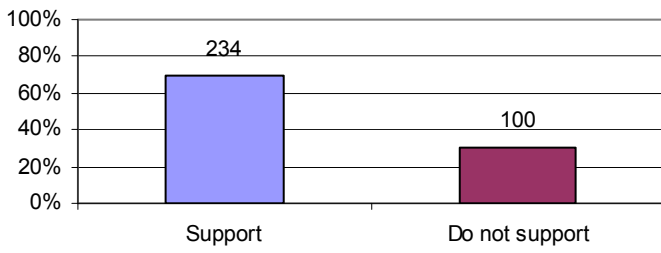
Mill End



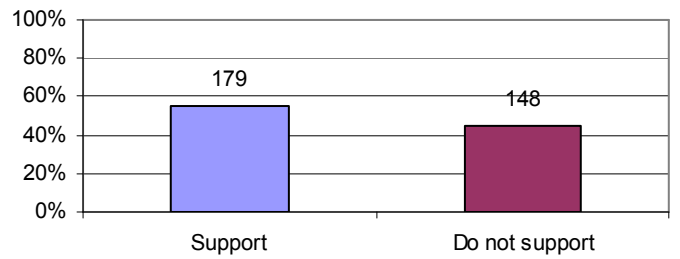
Rickmansworth



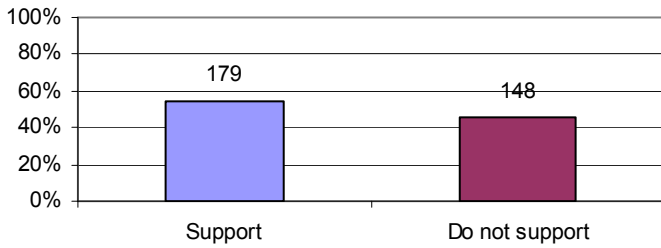
Long Island Exchange, Victoria Close



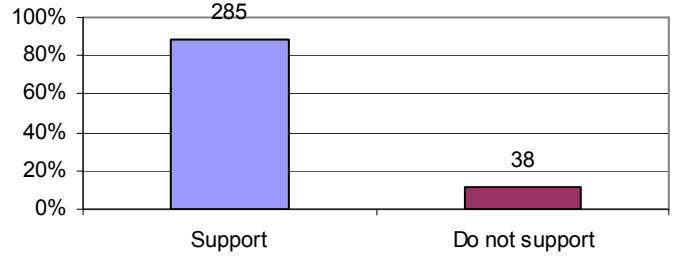
Royal British Legion, Ebury Road



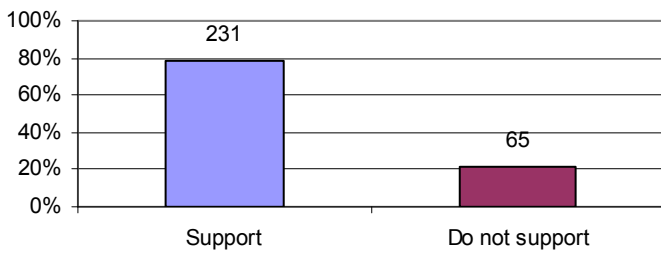
Depot, Harefield Road



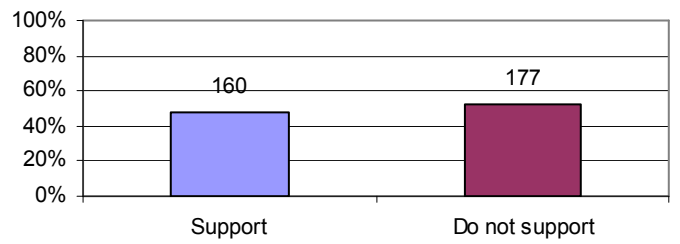
Gas Works, Salters Close



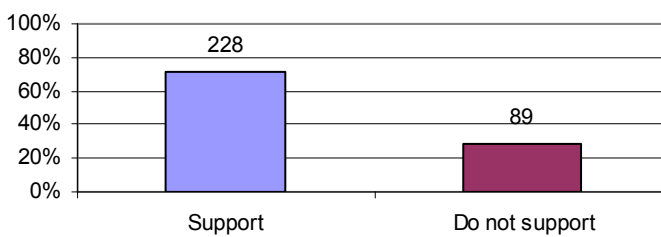
Garages rear of Drillyard, West Way



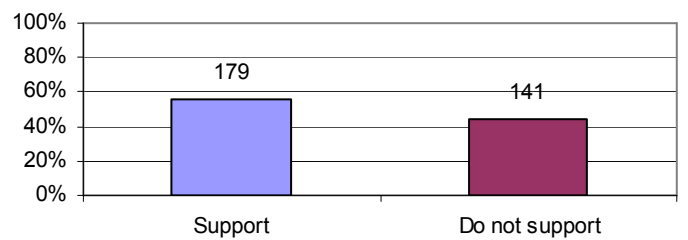
Police/ Fire Station, Rectory Road



Depot, Stockers Farm Road

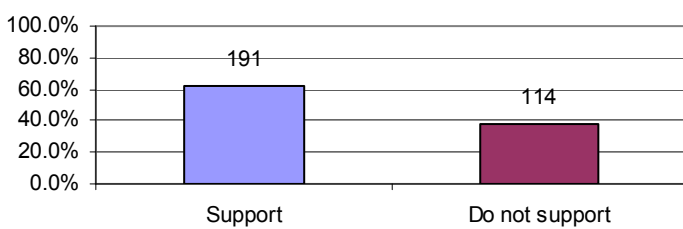


Land South of Tolpits Lane



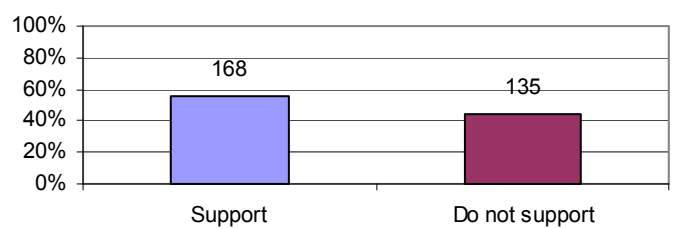
Loudwater

Branksome Lodge, Loudwater Lane



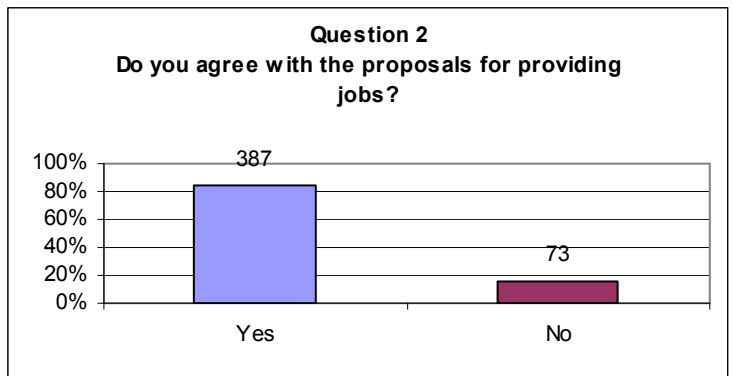
Sarratt

Royal British Legion, Church Lane



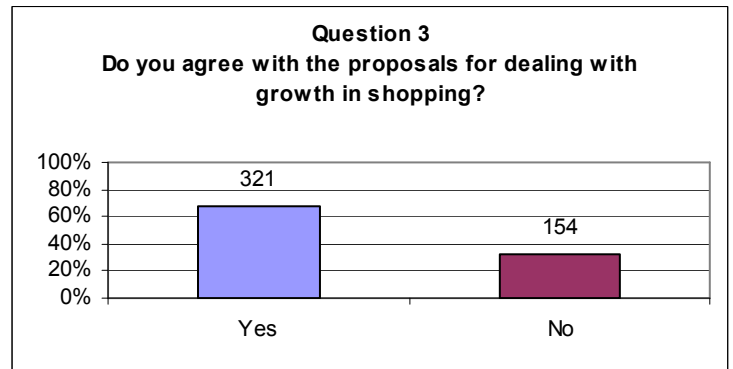
PROVIDING JOBS

We identify enough land in the district to meet the predicted number of jobs for our area. We also allocate new space for business at Maple Cross.



DEALING WITH GROWTH IN SHOPPING

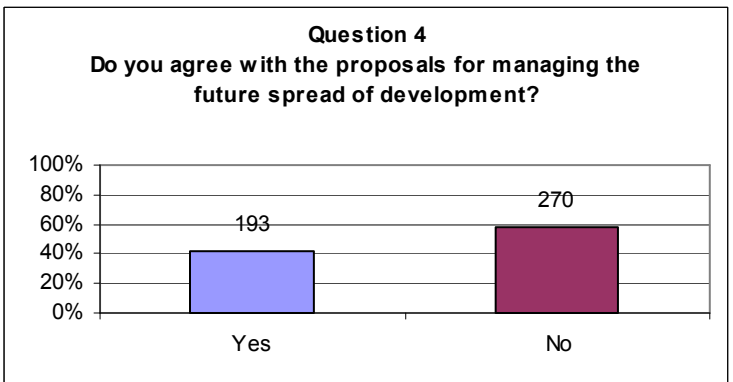
We plan to spread the predicted growth in shopping space equally between the main centres of Abbots Langley, Chorleywood, Croxley Green, Rickmansworth and South Oxhey.



MANAGING THE FUTURE SPREAD OF DEVELOPMENT

We plan to allow most development (70%) in the built-up areas of the District. However, there is not enough room to accommodate all future requirements here for housing, employment and other development.

We promote more mixed-use development, including housing, within the industrial areas at Kings Langley and Leavesden.



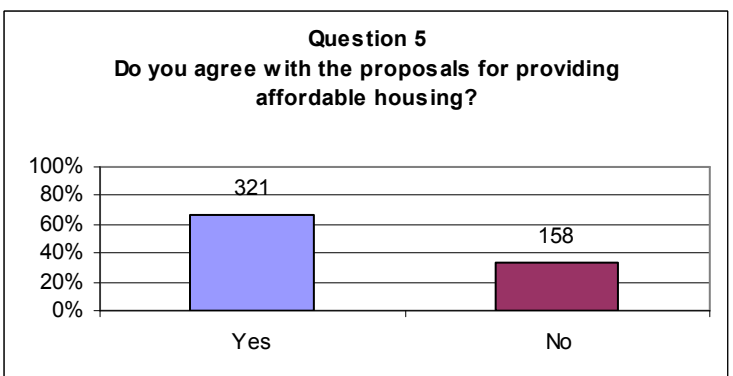
We earmark some land on the edge of existing towns and settlements for development. This will result in a small reduction in the total area of Green Belt in the District from 77% of the total area currently to 76% by 2021.

MORE AFFORDABLE HOUSING

We require new housing development to include a significant proportion of affordable housing. At 45% this proportion is higher than the national average and reflects the very high cost of housing in the District.

Some sites will be earmarked mostly or entirely for affordable housing in the future.

We plan to allow affordable housing to come forward within the rural villages of Sarratt and Bedmond. This will be saved for local people and allowed as an exception to the normal rule for development in these areas.



MAKING SURE FUTURE DEVELOPMENT IS SUSTAINABLE

We require new development to meet strict standards in relation to carbon emissions and the use of renewable energy systems in development. This is over and above national and regional requirements. We will use a ground-breaking computer programme to measure the likely emissions caused by development.

We plan to steer development away from the areas at risk from flooding as identified in our strategic flood risk assessment and to require the use of good drainage systems.

We require development to provide water butts and other types of rain water storage and facilities to allow more water to be recycled.

We require development to include more re-used and recycled materials in construction and to provide more facilities to collect domestic and commercial waste.

We require development to have higher standards in relation to design and architecture. As part of this we plan to set up an annual civic design award.

REGENERATING AREAS

We promote development in the more deprived parts of the district that will help improve access to housing, skills, employment and other services.

We identify the Oxhey Drive/Bridlington Road area in South Oxhey as an area for renewal through mixed-use redevelopment.

PROVIDING INFRASTRUCTURE

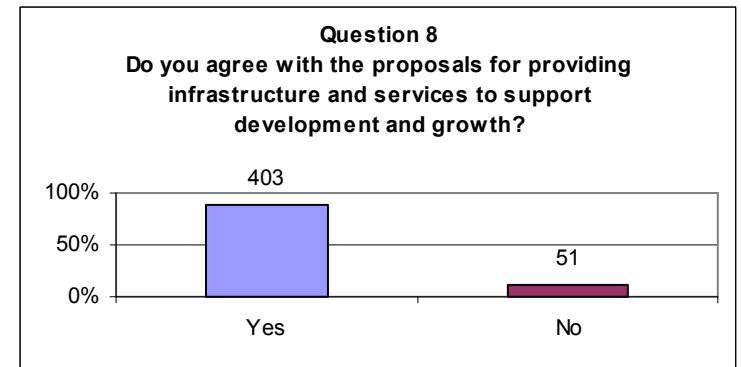
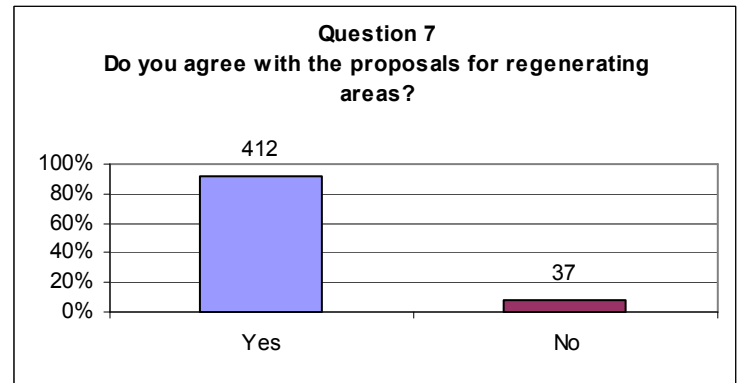
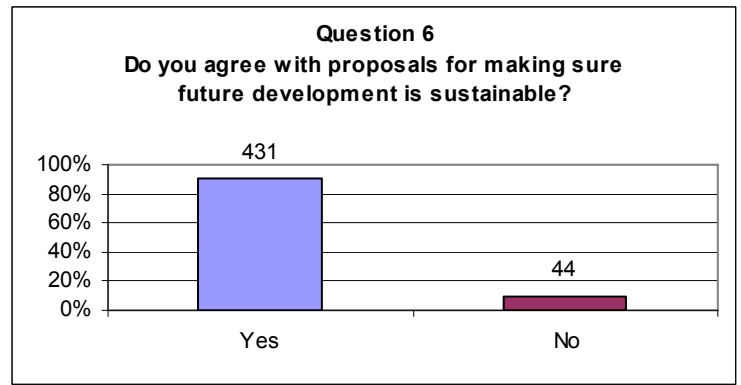
We require development to contribute to infrastructure needs including transportation, schools and open space.

We support the Croyley Rail Link and we set out necessary improvements to bus services, highway safety and the cycle network.

We identify ways to improve shortfalls in the quality and quantity of open space and recreation facilities. For example this includes providing new children's play areas at Sarratt, Rickmansworth, Chorleywood and Abbots Langley.

We will identify ways to join up important wildlife habitats through the creation of new green spaces and wildlife corridors.

We require development to contribute towards police resources locally and support a new Police Command Headquarters building at Leavesden.



ADDITIONAL SPECIFIC HOUSING SITES PUT FORWARD

NON-PARISHED AREA

- Land rear of 233 High Street, Rickmansworth
- Land rear of 5 to 8 Arnett Close and 119 to 123 Highfield Way, Rickmansworth
- Land between The Old Barn and 28 Maple Lodge Close, Maple Cross
- West Hyde Residential Centre, Old Uxbridge Road, West Hyde

ABBOTS LANGLEY PARISH AREA

- Land adjacent to 65 Toms Lane, Kings Langley
- Land east of Bedmond Road and south of Bell Lane, Bedmond
- Land at Twychells Farm, St Albans Lane, Bedmond
- Fairways Farm and Penfold Golf Course, between A405 and M1, Garston
- Land at Waterdell, east of the M1, Bricket Wood
- Land to the east of Jacketts Field and Summerhouse Way Allotment Land, Abbots Langley
- Land at Hill Farm Industrial Estate, Hill Farm Avenue, Abbots Langley
- Land at Mansion House Farm and Little Notley, Abbots Langley

CHORLEYWOOD PARISH AREA

- Charnwood and Ridge House, High View, Chorleywood
- Beulah House and Wainhill, Common Road, Chorleywood
- Land at Berry Lane, Hall Farm, Chorleywood
- Land at Shepherds Lane, Hall Farm, Chorleywood
- The Barn, Solesbridge Lane, Chorleywood
- Land east of Green Street and north of Orchard Drive, Chorleywood

CROXLEY GREEN PARISH AREA

- Former Yorke Road School, Yorke Road, Croxley Green
- Land at Applegarth, Pefka and Halfacre, Parrots Close, Croxley Green
- Disused car park, Grove Crescent, Croxley Green
- Playing field west of Little Green School, Little Green Lane, Croxley Green

WATFORD RURAL PARISH AREA

- Land to the north west of the junction of Hampermill Lane and Sandy Lodge Lane, Oxhey Hall
- Land at The Roughs, Sandy Lane, Eastbury
- Former Club building, Hallows Crescent, South Oxhey
- The Jet former public house, Hayling Road, South Oxhey
- Land between Filton House, Oxhey Drive and Ferryhills Close, South Oxhey
- Land at Clitheroe Gardens, South Oxhey
- Playing Field south of St Josephs School, Ainsdale Road, South Oxhey