Local Plan

Site Allocations Local Development Document

Pre-Submission (Preferred Options Omissions)
Additional Sites Consultation

THREE RIVERS DISTRICT COUNCIL

July 2012
Have your say

We are interested to hear the views of everyone including residents, businesses, community groups and all other stakeholders. All comments received will contribute towards the final document that will be submitted to the Government later in 2012.

This document, supporting documents and representation forms can be viewed on the Council’s website at www.threerivers.gov.uk/Default.aspx/Web/LocalDevelopmentFramework.

Hard copies can also be viewed and representation forms obtained from the Council’s offices in Rickmansworth and at all public libraries in the District.

Please let us have your comments in one of the following ways:

• Fill in the Representation Form enclosed with this document and send it back to us at the address below.

• Make comments electronically by completing the Representation Form online on the Council’s website.

The closing date for responses is 24 August 2012.

For further information on this document, please contact the Council:

By e-mail: TRLDF@threerivers.gov.uk

By telephone: 01923 727106 or Minicom on 01923 727303

In writing: Development Plans, Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, WD3 1RL

A separate sustainability appraisal report was prepared on an independent basis for the Council to accompany the Site Allocations Preferred Options in January 2012. A Sustainability Appraisal Note has been prepared to accompany this document and appraises the environmental, social and economic implications of the sites. The appraisal can be viewed on the Council’s website, at the Council’s reception and at the libraries in the District.
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1 INTRODUCTION

1.1 The local plan for Three Rivers will help plan for, and manage development in the District in the next 15 years or so.

1.2 For Three Rivers, the new local plan will consist of a number of Local Development Documents (LDDs) including:

- The Core Strategy document: provides the over-arching strategy and policies and the long term vision for Three Rivers.

- Site Allocations document: allocates sites for housing, employment, retail, open space, education and community uses.

- Development Management Policies document: sets out the policies against which planning applications will be assessed.

- Gypsy and Traveller document: allocates sites for Gypsy and Travellers.

What is the Site Allocations Document?

1.3 The Core Strategy sets out the vision and objectives for the spatial development of the area. The Site Allocations document will identify sites throughout the District for development up to 2026 to support the delivery of the Core Strategy and the Community Strategy.

1.4 The role of the Site Allocations document is not to give permission to particular proposals; this will be completed through the planning application process. It does, however, provide the principle that a suitable form of development can be located on a particular site. The intention is to provide the local community, the local authority and developers with some certainty about what sites will be developed in the future and for what purpose. The allocation of a site does not necessarily mean that it can be developed straight away.

1.5 Additionally, where a site is not included in the Council’s Site Allocations, it would still be possible for the site to come forward through the planning application process where it will be tested in accordance with relevant local and national policies.

1.6 The Council consulted on the Site Allocations Preferred Options document between January and March 2012. This document sought views on sites that the Council considered to have potential to meet needs for a range of uses including housing, employment, education, shopping, leisure and open spaces. It also included a parameters plan for the South Oxhey area to complement work on the ‘South Oxhey Initiative’. The consultation document and summary of responses are available on our website at www.threerivers.gov.uk.

1.7 Nearly 900 responses were received to this consultation. These have been considered by the Council and some changes will be made to the document and sites before the document moves to the next stage towards adoption. However, to ensure that there has been consultation on all sites put forward in the next stage of the document, we have decided to carry out further focused consultation on some additional sites that have been put forward to the Council and that we consider there may be merit in allocating.
1.8 This focused consultation is only on these additional sites, and comments are not sought on sites included in the previous consultation or on suggestions of other new sites. More information on previous consultation on Site Allocations is available on our website at www.threerivers.gov.uk.

1.9 This consultation document seeks your views on one additional housing site in Kings Langley, four additional sites to be designated as open spaces and one proposed change to the Green Belt boundary.

1.10 Your views submitted as part of this consultation will help inform the next stage and ultimately the Site Allocations document to be submitted to the Secretary of State. There will then be a public examination by an independent Inspector before the Council can adopt the document. Further details of the timetable are set out in the Local Development Scheme document on our website.

**Sustainability Appraisal**

1.11 Sustainable development is the key principle underpinning national planning policy and the Three Rivers Core Strategy, and is critical to the delivery of many of the Council’s and community’s aspirations. It requires social progress which recognises the needs of everyone, effective protection of the environment, prudent use of natural resources and the maintenance of high and stable levels of economic growth and employment.

1.12 As an overarching principle of the Core Strategy, sustainable development also therefore underpins the Site Allocations. The Site Allocations document has been subject to a Sustainability Appraisal and Strategic Environmental Assessment at each stage of production to assess the options and inform the plan preparation and decision making process. The full Sustainability Appraisal and Strategic Environmental Assessment report is available on our website and at the Council Offices and libraries in the District. A Sustainability Appraisal and Strategic Environmental Assessment note has been prepared to accompany this consultation and comments on this document are welcomed.
PROPOSED ADDITIONAL HOUSING SITE ALLOCATION

2.1 The Site Allocations Preferred Options (January 2012) consultation identified 42 potential housing sites to meet requirements for new housing in the District. Details of previous consultations and the need for new housing to be provided are available on our website at www.threerivers.gov.uk.

2.2 Following this consultation, changes will be made to some of these sites before the Site Allocations document moves to the next stage towards adoption. However the Council has identified one additional potential housing site allocation that has not been subject to previous consultation and views are now sought on this site.

Proposed Additional Housing Site Allocation

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>AH(1)</th>
<th>Site</th>
<th>Land Opposite Alpine Press, Kings Langley</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Use</strong></td>
<td>Parking and open land</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Dwelling Capacity</strong></td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Green Belt</strong></td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Phasing</strong></td>
<td>2016-2026</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments</strong></td>
<td>Site is within, but is not on the edge of the Green Belt so no change to Green Belt boundary proposed as a result of allocation of the site.</td>
<td></td>
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</table>
PROPOSED ADDITIONAL OPEN SPACE ALLOCATIONS

3.1 The Local Plan 1996-2011 identified 61 publicly accessible open spaces which the Council will continue to protect.

3.2 The Site Allocations Preferred Options (January 2012) consultation identified extensions to three open spaces, a slight reduction to one open space and six new open spaces to be designated. Details of previous consultations are available on our website at www.threerivers.gov.uk.

3.3 Following this consultation and the review of comments received, the Council has identified three additional potential publicly accessible open space sites and one additional publicly accessible open space/Local Green Space site that have not been subject to previous consultation and views are now sought on these sites.

3.4 Sites identified as publicly accessible open space and/or Local Green Space will generally be safeguarded as open spaces.
### Proposed Additional Open Space Allocations

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>AOS(a)</th>
<th>Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>South Way Playing Fields, Abbots Langley</td>
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### Comments
New designation of area of publicly accessible open space.
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>AOS(b)</th>
<th>Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>The Green, Croxley Green</td>
</tr>
</tbody>
</table>

**Publicly Accessible Open Space Allocation**

- **Site Allocations**
- **Local Plan 1996-2011**

**Comments**

New designation of area of publicly accessible open space.
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>AOS(c)</th>
<th>Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Harrocks Wood, Chandlers Cross</td>
</tr>
</tbody>
</table>

**Comments**

New designation of area of publicly accessible open space.
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>AOS(d)</th>
<th>Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Hill Farm Avenue, Leavesden</td>
</tr>
</tbody>
</table>

**Comments**

New designation of area of publicly accessible open space/Local Green Space.
GREEN BELT

4.1 The Site Allocations Preferred Options (January 2012) consultation proposed changes to the established Green Belt boundary in two locations. Details of previous consultations are available on our website at www.threerivers.gov.uk.

4.2 Following this consultation, the Council has identified a change to the Green Belt that has not been subject to previous consultation and views are now sought on this site and the proposed change to the Green Belt.

4.3 It is proposed that all other development sites in the Green Belt identified in the Site Allocations document will remain in the Green Belt until they are developed at which point a review of the boundary will be undertaken.
Reason for Change
Current Green Belt boundary includes area already developed which does not contribute to Green Belt objectives. Proposed boundary removes existing development at Huntonbury Village, Leavesden Park, Hill Farm Avenue and Leavesden Studios from the Green Belt. On the Leavesden Studios site, only the studio buildings and immediately surrounding areas of hardstanding are proposed to be removed from the Green Belt. Retaining Green Belt designation on the rest of the Studios site provides control over future development of this significant site.

Proposed Green Belt Boundary