

Local Development Framework



Site Allocations Development Plan Document

Pre-Submission (Preferred Options) Consultation
January 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 5 March 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 has been prepared on an independent basis for the Council. This document appraises the environmental, social and economic implications of the policies. The appraisal can be viewed on the Council's web site, at the Council's reception and at the libraries in the District.

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1 INTRODUCTION

1.1 The existing Three Rivers Local Plan 1996-2011 is being updated to 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 Development Plan Documents (DPDs) including:

- The Core Strategy DPD: provides the over-arching strategy and policies and the long term vision for Three Rivers.
- **Site Allocations DPD:** allocates sites for housing, employment, retail, open space, education and community uses.
- Development Management Policies DPD: sets out the policies against which planning applications will be assessed.
- Gypsy and Traveller DPD: allocates sites for Gypsy and Travellers.

What is the Site Allocations Development Plan Document?

1.3 The Core Strategy sets out the vision and objectives for the spatial development of the area. The Site Allocations Development Plan Document (DPD) will identify sites throughout the District for development up to 2026 to support the delivery of the Core Strategy and the Community Strategy. As well as allocating sites to meet Core Strategy objectives, the Site Allocations DPD makes minor changes to the detailed Green Belt boundary associated with the allocation of land for development.

1.4 The role of the Site Allocations DPD 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 This consultation document seeks your views on the sites that the Council considers have potential to meet needs for a range of uses including housing, employment, education, shopping, leisure and open spaces. It also includes a parameters plan for the South Oxhey area to complement work on the 'South Oxhey Initiative'.

1.7 More information on all sites that have been considered for allocation is set out in the Site Allocations Supporting Information Report available on our website at www.threerivers.gov.uk.

What is the Preferred Options Consultation?

- 1.8 This document builds on previous public consultation on housing sites through the Core Strategy Preferred Options (2009) and Core Strategy Further Preferred Options (2009), and on sites for secondary schools, employment, retail and open space consulted on through the Site Allocations Issues and Options (2010). Further details of these consultations and the responses received are available on our website at www.threerivers.gov.uk.
- 1.9 Your views submitted as part of this consultation will help inform the next stage and ultimately the 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

- 1.10 Sustainable development is the key principle underpinning 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.
- 1.11 As an overarching principle of the Core Strategy, sustainable development also therefore underpins the Site Allocations. The Site Allocations DPD 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. Comments on the Sustainability Appraisal are welcomed.

Format of the Preferred Options Consultation Document

- 1.12 Chapter 2 provides the policy context for the proposed Site Allocations, details of which are shown by type in chapters 3 to 9. Proposals for monitoring of the Site Allocations are set out in chapter 10.
- 1.13 Appendix 2 shows all proposed allocations by parish area.

2 DEVELOPMENT PLAN POLICY CONTEXT

2.1 The Three Rivers Core Strategy

2.1.1 All Development Plan Documents must be in general conformity with the Core Strategy. The Core Strategy therefore forms the main policy basis for the Site Allocations DPD. The Three Rivers Core Strategy was adopted by the Council on 17 October 2011.

2.1.2 The Core Strategy seeks to provide growth required to support local communities and provide for their needs in the most sustainable way possible. The main emphasis for development is to continue to focus development within the existing urban area through development of previously developed land and appropriate infilling, recognising potential for mixed use development to contribute to the development of sustainable communities. This will be followed by development at the most sustainable locations on the edge of existing settlements.

2.1.3 The Core Strategy Spatial Strategy sets out that all development sites will be identified having regard to a criteria-based approach, taking into account whether development on the site:

- Will be accessible to public transport, services and facilities,
- Will not have a significant impact on the environment including in terms of impacts on the Green Belt, visual amenity, heritage assets, transport and environmental quality including wildlife, flood risk and water pollution, and
- Is likely to come forward over the plan period.

2.1.4 More detailed criteria for the selection of housing sites are set out in Core Strategy Appendix 2.

2.2 The Proposals Map

2.2.1 The Proposals Map illustrates the areas of the District to which various development plan policies apply, including:

- Areas of protection such as nationally protected landscape and internationally, nationally and locally designated areas and sites and Green Belt land,
- Areas at risk from flooding,
- Sites allocated for a particular land use, and
- Areas to which specific policies apply, such as existing business areas.

2.2.2 The current proposals map for Three Rivers was adopted as part of the Three Rivers Local Plan 1996-2011 in 2001. On adoption of the Site Allocations DPD, this proposals map will be updated to take account of the new and revised allocations as set out in this document.