

Three Rivers District Council Core Strategy

Statement in Response to Matter 1: Place Shaping Policies (Policies PSP1, PSP2, PSP3 and PSP4)

1.4 Do the Place Shaping Policies provide sufficient detail about what will happen, when, where and by whom?

1.4.1 Yes.

1.4.2 The Place Shaping Policies set out how settlements are expected to contribute to the future of the District taking into account their role, function and locally defined characteristics. They clearly set out what is expected to happen and where relevant, where. In combination with the Infrastructure Delivery Plan (2010) [SD13] and the Infrastructure Delivery Schedule at Appendix 4 of the Core Strategy, the Place Shaping Policies provide additional details about when and by whom infrastructure development will take place. Infrastructure providers have been involved throughout the development of the Core Strategy and the Infrastructure Delivery Plan.

1.4.3 Non-infrastructure development referred to in the Place Shaping Policies is expected to occur across the whole plan period and to be delivered through all relevant development taking place.

1.5 The level of housing development at each level of the settlement hierarchy is provided by approximate percentages. Are these percentages based on robust evidence?

1.5.1 Yes.

1.5.2 The Place Shaping Policies set out that the Principal Town should provide approximately 15% of the District's housing requirements, the Key Centres approximately 60%, the Secondary Centres approximately 24% and the Villages approximately 1%.

1.5.3 The percentages are based on development that has already taken place at each level of the settlement hierarchy, deliverable extant planning permissions, and deliverable sites identified in the Strategic Housing Land Availability Assessment Update (2010) [EB19]. Table 1 shows the figures that have been used to develop the approximate percentages attributed to each level of the settlement hierarchy in the Place Shaping Policies.

Table 1: Housing Development by Level of the Settlement Hierarchy

| | Principal Town | Key Centres | Secondary Centres | Villages | Other | Total |
|--|-----------------------|--------------------|--------------------------|-----------------|--------------|--------------|
| Completions 2001-2011 | 345 | 1,018 | 650 | 17 | 51 | 2,081 |
| Deliverable Planning Permissions at Apr 2011 | 94 | 364 | 93 | 2 | 14 | 567 |
| Deliverable SHLAA Sites | 369 | 2,290 | 527 | 30 | 112 | 3,328 |
| Total | 808 | 3,672 | 1,270 | 49 | 177 | 5,976 |
| Percentage | 13.5% | 61.4% | 21.3% | 0.8% | 3.0% | 100% |

1.5.4 Slight rounding of these figures provides the approximate percentages set out in the Place Shaping Policies.

1.6 Does the provision of approximate percentages provide sufficient clarity about the scale of housing development for each place?

1.6.1 Yes.

1.6.2 In accordance with PPS12 paragraph 4.5, the approximate percentages provide clear direction as to where development should go in broad terms. In accordance with the Spatial Strategy, the percentages clearly direct most development to the Principal Town and Key Centres which have been assessed as the most sustainable locations, with some development to occur in the Secondary Centres and some limited development to take place in the villages at Bedmond and Sarratt to meet local needs and maintain vitality.

1.6.3 It is considered that the approximate percentages provide sufficient clarity about the scale of housing development, while also providing flexibility for the Site Allocations DPD to identify the most appropriate sites for housing.

1.6.4 By indicating approximate percentages, the policy is flexible rather than unduly prescriptive or specific.

1.7 Do these percentages provide a clear direction for allocating sites for housing development in the Site Allocations DPD?

1.7.1 Yes.

1.7.2 It is considered that providing approximate percentages provides clear direction for allocating sites for housing in the Site Allocations DPD, whilst also providing flexibility to ensure that the Site Allocations DPD is able to allocate the most sustainable and appropriate sites for development within each level of the settlement hierarchy.

1.7.3 As settlements in Three Rivers are all relatively small, it was not considered appropriate to separate individual settlements, and instead a 'settlement type' approach was taken.

1.7.4 Providing approximate percentages for each level of the settlement hierarchy gives clear direction as to how much development is anticipated across the District, however it allows the Site Allocations DPD flexibility to allocate the most appropriate sites when considered against others within the overall framework set by the Core Strategy.

1.8 The level of increase in retail floorspace is dealt with by cross reference to the Retail Capacity Study. Does this provide sufficient clarity about the level of retail development expected to take place in Rickmansworth and the Key Centres?

1.8.1 Yes.

- 1.8.2 When considered alongside Policy CP7 the Place Shaping Policies are considered to provide sufficient clarity about the level of retail development expected without being too prescriptive.
- 1.8.3 The Retail Capacity Study identifies that there is likely to be an oversupply of convenience shopping to 2021, but that there is potential to provide an additional 2,000sqm comparison (non-food) retail to 2021.
- 1.8.4 Core Strategy Policy CP7 sets out that additional provision should be spread between all centres so that each becomes increasingly self-sufficient in the provision for day-to-day needs, so reducing the need to travel.
- 1.8.5 The Council do not consider that it would be necessary to include more detail of the level of retail development expected to take place within Rickmansworth and the Key Centres within the Place Shaping Policies, or that this would improve clarity. The overall increase in retail floorspace is anticipated to be relatively small, and it is not considered that there would be a benefit to the Core Strategy by prescribing a level of development in the Place Shaping Policies.
- 1.8.6 The market will bring forward proposals for additional retail space where development would be viable. The Place Shaping Policies highlight that retail space in Rickmansworth and the Key Centres will be enhanced where appropriate (PSP1(d)) and where opportunities arise (PSP2(e)), so supporting retail development proposals in appropriate locations.
- 1.9 PSP2 (d) refers to the Leavesden Aerodrome site's significant role in meeting needs for housing and employment. What does 'significant' mean in this context? Has the potential been quantified?**
- 1.9.1 The site at Leavesden Aerodrome already provides over 30,000sqm high quality B1 floorspace to the south of Aerodrome Way. It is one of the two main office locations in the District.
- 1.9.2 In addition, the Aerodrome buildings and surrounding land have been in use as a film studios under various temporary permissions since 1994. Planning permission has now been granted for permanent use of the land and buildings for film production and associated activities through refurbishment of Leavesden Studios. This involves a complete overhaul of the original aerodrome buildings, demolition of those unsuited for adaptation and construction of various replacement and new buildings. The proposals incorporate two new stages for the public exhibition of film sets and film production techniques (planning application reference 10/0080/FUL).
- 1.9.3 Construction has now started on these proposals which will provide over 50,000sqm B1c space and approximately 13,000 D2 space on the site.
- 1.9.4 The Council has consulted on the eastern part of the Leavesden Aerodrome site for housing as part of previous stages of the Core Strategy process. The Core Strategy Further Preferred Options (November 2009) [SD01] consultation on the site identified an indicative capacity of 400 dwellings. The allocation of the sites for housing will be progressed through the Site Allocations Development Plan Document.
- 1.9.5 The Council has now resolved to grant outline planning application (planning application reference 10/2230/OUT) for up to 425 dwellings on this site alongside a

hotel and a flexible mixed use centre (subject to a s106 agreement and approval from the National Planning Casework Unit).

1.9.6 Given the scale of the development anticipated at Leavesden Aerodrome, it is considered that the site will be significant in meeting the District's needs for housing and employment.

1.10 PSP2 (d) Is it known how much of the approximately 60% of housing requirements to be met in the Key Centres it is expected to provide?

1.10.1 The requirement in PSP2 for approximately 60% of the District's housing requirements over the plan period to be provided in the Key Centres is equivalent to approximately 2,700 dwellings. Provision of 400 dwellings at Leavesden Aerodrome represents approximately 15% of the housing requirement for Key centres (and 9% of the whole District's requirement 2001-2026).

1.11 PSP2 (d) How does the expected growth in employment balance with the oversupply of offices, referred to in para 5.54?

1.11.1 Paragraph 5.56 of the Submission Core Strategy (March 2011) [DL01] identifies an oversupply of offices in the District, largely due to poor take up of space at Leavesden Aerodrome.

1.11.2 Although existing employment at Leavesden is B1 office space, employment growth is anticipated to result from the studios redevelopment (providing B1c and D2 floorspace) and supporting uses that may generate employment. This growth is therefore compatible with the identified oversupply of offices.

1.12 PSP2 (d) Will the scale of growth be such that it will have an impact on the rest of the District in terms of employment/traffic?

1.12.1 No.

1.12.2 Information supporting the planning application for the redevelopment of the studios shows that there would be no change to the current number of employees for the Studios, however 118 additional staff would be employed to support the new visitor attraction elements. During construction, up to 300 jobs are expected to be created, with up to 50% recruited locally.

1.12.3 The housing development proposals to the east of the site include a hotel (8,500sqm) and a flexible mixed use centre (2,150sqm) for A1, A2, A3, A5 and D1 uses. These are expected to provide some local employment.

1.12.4 In comparison to the existing employment levels on the site, the impact of the growth on employment in the rest of the District is not expected to be significant.

1.12.5 Transport assessments submitted alongside the studios and housing applications show that the developments would not lead to any significant effect on any existing junction within the highway network, and would not cause a change in character of traffic movement or delay on the network.

1.12.6 It is therefore considered that the scale of growth at Leavesden will not have a significant impact on the rest of the District (or surrounding areas) in terms of employment/traffic.

1.13 How will improvements to tackle deprivation and improve housing stock be implemented? (for example PSP2 (h), (i) and (k))

1.13.1 The Local Strategic Partnership will be important partners in delivering identified improvements and have been involved throughout the development of the Core Strategy.

1.13.2 The Council is working with stakeholders to assess requirements for the future of South Oxhey in order to promote regeneration of the area. Initial stakeholder and public consultation has taken place in March and April 2011 and further events are scheduled to take place in July and September.

1.13.3 Engagement with stakeholders, the public and other technical work will result in a Masterplan setting out how development in South Oxhey can respond to challenges identified, including promoting and improving access to services, improving housing stock quality and reducing crime.

1.13.4 The 'South Oxhey Initiative' has cross party Council support and the viability of any development proposals is to be a key part of the masterplanning work.

1.13.5 The Masterplan and further public consultation will inform the Site Allocations DPD which will identify future development proposals for the area in more detail.

1.13.6 The work that is currently underway should therefore assist in the delivery of the identified improvements in South Oxhey.

1.13.7 Other improvements are already being implemented. In May 2011, the 'Step Up' building on Oxhey Drive, South Oxhey was opened. The former library building will be used by Ascend which organises courses to help people get back into work, and Herts Mind Network which provides counselling to people with mental illness.

1.13.8 The Three Rivers Local Strategic Partnership (LSP) has agreed to fund a project by the Three Rivers Learning Partnership to stimulate greater participation in local learning by adults and families. The LSP identifies that this project will meet LSP priorities for co-ordination and targeting of training in literacy, numeracy and IT (pre-entry level and onwards) in South Oxhey, Maple Cross and Mill End. This should contribute to tackling issues of deprivation affecting Penn ward, particularly in relation to children and young people (PSP2(i)), and would be supported by the Core Strategy.

1.14 PSP3 Do the CS and the evidence base demonstrate effective cross boundary working with Dacorum BC?

1.14.1 Yes.

1.14.2 Three Rivers have worked in partnership with Dacorum BC (and others) on a number of joint evidence base documents which have informed the Core Strategy: the Urban Capacity Study (2005) [EB01], Employment Land Study (2005) [EB02], Hertfordshire London Arc Jobs Growth and Employment Land (2009) [EB03], South West Herts

Employment Land Update (2010) [EB04], Assessment of the Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire (2005) [EB07], Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire Stage 2 (2006) [EB08], Strategic Flood Risk Assessment (2007) [EB14], Strategic Housing Market Assessment (2010) [EB15], Development Economics Study (2009) [EB16], Strategic Housing Land Availability Assessment (2008) [EB17], Strategic Housing Land Availability Assessment Stage 2 Review (2010) [EB18], Hertfordshire Investment and Infrastructure Strategy (2009) [EB20], Water Cycle Study (2010) [EB22] and the Low and Zero Carbon Study (2010) [EB23].

- 1.14.3 The Sustainability Appraisals of Three Rivers and Dacorum Core Strategies have also been completed on a common basis using the same sustainability indicators.
- 1.14.4 Joint working on the evidence base has ensured that assessments have taken place on a common basis and ensure that relevant cross boundary issues could be taken into account by studies.
- 1.14.5 In addition to joint working on evidence base studies, officers and Members have met as part of the Hertfordshire Chief Technical Officers Association (HCTOA) and Hertfordshire Infrastructure Planning Partnership (HIPP) meetings where cross boundary issues could be discussed.
- 1.14.6 Officers attended the 'Kings Langley Place Workshop' in September 2008, and have taken part in consultations on the Dacorum Local Development Framework and responded as appropriate.
- 1.14.7 The Core Strategy reflects the evidence base, much of which has been worked on jointly with Dacorum BC. Strategic Objective S6 sets out that the Council will facilitate the provision of services and infrastructure to meet the needs of existing development and new development by working on cross-boundary issues with adjoining authorities, service providers and the development industry. Policy PSP3 (h) specifically recognises that Kings Langley is a cross boundary village shared with Dacorum BC which therefore requires a consistent approach between the two authorities in planning for the future of the village.

1.15 PSP3 (h) and (i) Have the effects of future development in Kings Langley on school and other infrastructure been considered in sufficient detail to demonstrate that the proposed level of housing growth can be delivered?

1.15.1 Yes.

1.15.2 The Infrastructure Delivery Plan (IDP) [SD13] details the infrastructure requirements resulting from the planned growth from a range of service and infrastructure providers across the District, including Kings Langley. The range of infrastructure that was assessed is detailed in the following table:

| Sector | Infrastructure Type |
|---------------------|---|
| Health | GPs, Hospitals/Acute Provision, Dentists |
| Education | Primary and Secondary Education |
| Emergency Services | Police, Fire |
| Cultural Services | Libraries, Cemeteries |
| Strategic Transport | Croxley Rail Link M25 Widening |
| Local Transport | Traffic Management & Highway Improvements |

| | |
|-----------------------|--|
| | Bus Services Cycle Facilities |
| Green Infrastructure | Parks, Open Spaces and Play Areas, |
| Water Infrastructure | Sourcing, Treatment, Distribution, Waste Water |
| Energy Infrastructure | Electricity Distribution, Gas Distribution |

- 1.15.3 The IDP was informed by the infrastructure providers and by joint studies referred to in 1.14.2 such as the Water Cycle Study (2010) [EB22], Open Space Sport & Recreation Study (2005) [EB06] and the Hertfordshire Investment and Infrastructure Strategy (2009) [EB20].
- 1.15.4 Whilst there are no elements of infrastructure considered as so essential that it will prevent development outlined in the Core Strategy from occurring, the IDP does highlight gaps in infrastructure across the District. Where these have been identified they have been included in the Place Shaping Policies, including PSP3.
- 1.15.5 The IDP recognises that there is a significant gap in terms of the provision of primary and secondary school places, that Hertfordshire County Council is committed to a new secondary school and will be looking at increasing primary school provision either by the extension of existing primary schools or the provision of a new primary school.
- 1.15.6 In regards to the Kings Langley area, Hertfordshire County Council (HCC) advised that the identified growth in Three Rivers and Dacorum was likely to result in a requirement for an additional 1fe (30 primary school places). At the time of preparing the IDP and the Core Strategy, HCC were not in a position to identify how best to provide the additional school places whether as part of the expansion of existing facilities or through the provision of a new site.
- 1.15.7 HCC have since advised that that the identification of a Primary school at Kings Langley is considered not to be practical or economically viable. Instead, they have advised that work to date concludes that the provision of new schools in south Hemel Hempstead (Dacorum) and in Abbots Langley (TRDC) will be the most appropriate way of dealing with Primary school provision across the wider area, including Kings Langley. TRDC are working with HCC to identify a potential Primary school site in the Abbots Langley area and this will be carried forward into the Site Allocations Development Plan Document.
- 1.15.8 Thames Water Utilities Ltd (TWU) who provided information to the Water Cycle Study (2010) [EB22] and the IDP [SD13], have stated that no additional waste water infrastructure would be required as a result of the incremental development in Three Rivers over the plan period. However, it is acknowledged that capacity at the Maple Lodge Waste Water Treatment Works (WwTW), situated in Three Rivers, will be constrained by how much growth from the other areas of the study is allocated to it and how much would be diverted to Blackbirds WwTW in Hertsmere BC.
- 1.15.9 TWU plan in five year cycles and at this point in time are unable to determine the level of upgrade needed to the treatment works as a result of future development locations of which have yet to be determined by the other local authorities in the catchment area. We will continue to work with TWU in relation to the future expansion of the treatment works and the other LPAs on the joint Water Cycle Study work.
- 1.15.10 Development in the Kings Langley Employment area will be incremental over the plan period with no large sites anticipated in the next 5 years. Therefore, this

provides us with the opportunity to continue to work with Dacorum. HCC and other infrastructure providers to address long term infrastructure requirements.

- 1.15.11 The Statement of Common Ground [DL04] between TRDC and Dacorum BC also addresses the issues of infrastructure for the Kings Langley area.