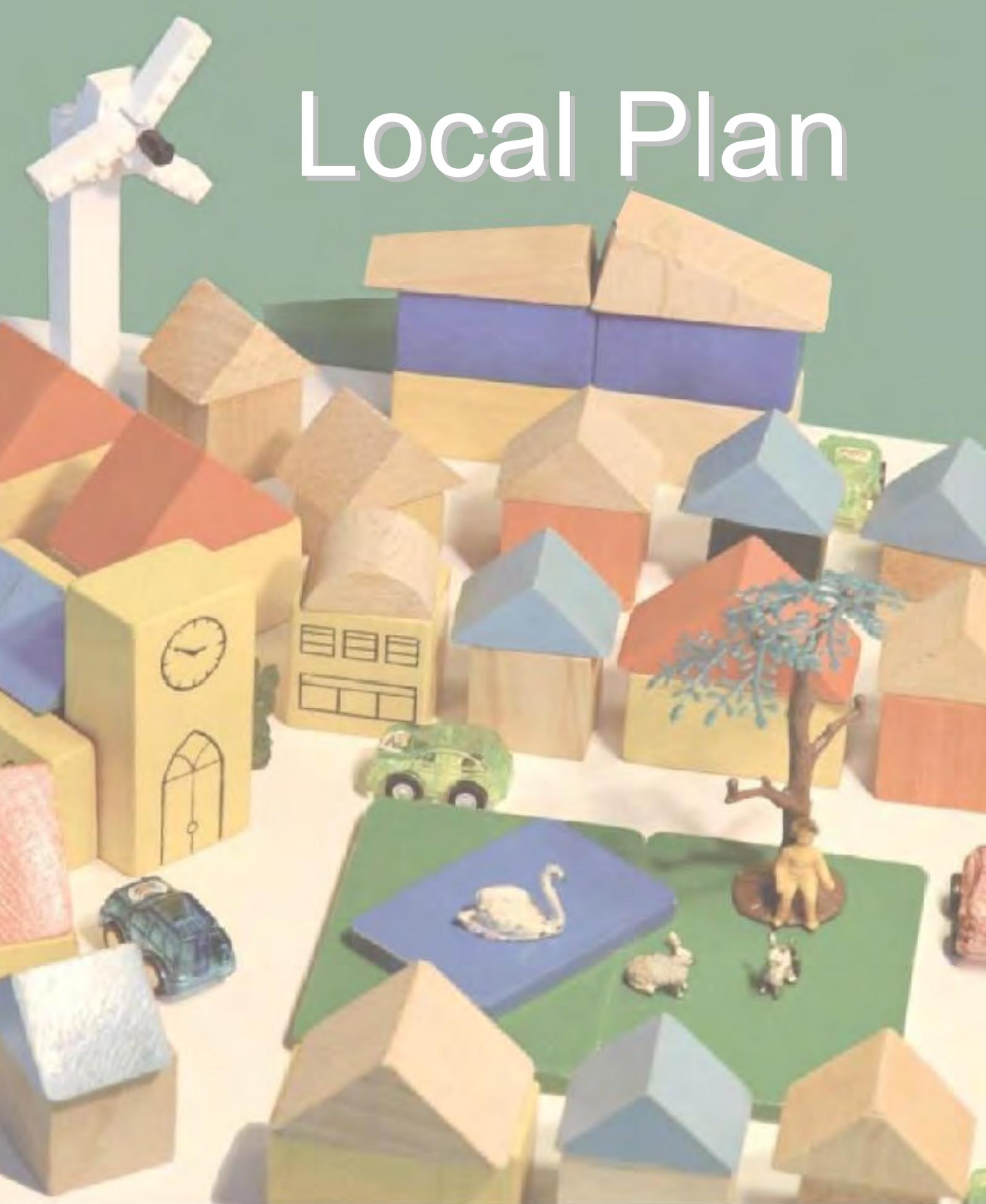


Local Plan



**Annual Monitoring
Report 2015/2016**

December 2016



Three Rivers District Council

Local Plan

Annual Monitoring Report 2015/2016

Covering the period: 1 April 2015 to 31 March 2016

Published December 2016

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Summary

Local Authorities are required by the Planning and Compulsory Act to produce an Annual Monitoring Report (AMR).

The AMR provides an update of progress made in developing planning policies for the District, and uses information against a variety of indicators and targets to assess the extent to which policy objectives are being achieved.

This is Three Rivers District Council's twelfth AMR covering the monitoring year 1 April 2015 to 31 March 2016.

Current Planning Policy

During the 2015/16 monitoring year, the Three Rivers Local Plan consisted of the following documents:

- The Core Strategy (adopted on 17 October 2011).
- The Development Management Policies Local Development Document (adopted on 26 July 2013).
- The Site Allocations Local Development Document (SALDD) (adopted on 25 November 2014).

Planning Applications Determined

- 822 full planning applications were determined during the monitoring year. Of these applications determined, 746 were approved (91%) and 76 were refused (9%).

Planning Appeals

- Of the 34 planning appeals that were determined in the monitoring year, nine were allowed (26%) and 25 were dismissed (74%). These figures demonstrate the robustness of the planning policies in place for the District.

Provision of Homes

- 215 (net) new homes were built between 1 April 2015 and 31 March 2016. Once adjusted to take account of previous dwelling delivery, the residual annual housing target for Three Rivers is 139 dwellings per annum.
- Housing land supply analysis shows that Local Plan documents are making progress towards addressing the housing needs of the District. At 9.8 years, Three Rivers is able to demonstrate a five year + 5% supply of deliverable housing. This is in line with the requirements of paragraph 47 of the National Planning Policy Framework.
- 92.1% of new homes were built on previously developed land.
- 85 new affordable homes were completed between 1 April 2015 and 31 March 2016.

Provision of Jobs

- There was a net increase of 707sqm of floorspace for employment uses between 1 April 2015 and 31 March 2016.

Safeguarding the Environment

- No applications were granted planning permission against Environment Agency advice on water quality grounds. Conditions regarding flood risk were placed on approval notices at the request of the Environment Agency.

- No new commercial renewable energy facilities were given planning permission or installed between 1 April 2015 and 31 March 2016. Within the District there is 3.105MW installed commercial renewable energy capacity provided by a wind turbine at Kings Langley and a co-firing biomass facility at Maple Cross.
- Carbon emissions have continued to fall.

Maintaining the Green Belt

- 10 new dwellings were completed within the Green Belt. Seven of these completions were built on previously developed land (PDL).

Securing Good Services and Facilities

- 55.6% of units in identified retail centres across the District are in use for retail and the majority of the remaining units are complementary non-retail uses such as financial and professional services and restaurants and cafes. Only 4.6% of units in the District are currently vacant.

Achieving a Sustainable Transport Vision

- 100% of new residential developments were within 30 minutes public transport time of a GP surgery and major retail centres, whilst 99% were within 30 minutes public transport time of a primary school exceeding the Core Strategy target of 90%.
- 79% of new residential developments were within 30 minutes public transport time of secondary schools and 6% were within 30 minutes public transport time of a hospital.

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Chapter 1: Introduction

- 1.1 This is Three Rivers District Council's Annual Monitoring Report (AMR) for the monitoring year 1 April 2015 to 31 March 2016. The Planning and Compulsory Purchase Act 2004 introduced a requirement for local authorities to prepare reports to assess the implementation of the Local Development Scheme (LDS) and the extent to which policies in Local Development Documents (LDDs) are being successfully implemented.
- 1.2 Monitoring is important for effective planning to ensure that policies remain relevant and respond to changing needs and circumstances. The AMR identifies key challenges and opportunities for Three Rivers and provides the background against which to consider the need for any review of planning policies by highlighting any changing circumstances.
- 1.3 The adopted planning policy covering the 2015/16 monitoring year for Three Rivers is set out in the adopted Local Plan, which constitutes the Core Strategy, the Development Management Policies LDD and the Site Allocations LDD. The Council also has a number of Supplementary Planning Documents (SPDs).
- 1.4 During the 2015/16 monitoring year, the following documents form the Council's Local Plan which has a plan period lasting until 2026:
 - The Core Strategy (adopted in October 2011);
 - The Development Management Policies Local Development Document (adopted in July 2013);
 - The Site Allocations Local Development Document (adopted in November 2014)
- 1.5 This AMR takes into account the monitoring framework for all of these documents.
- 1.6 Following the publication of the National Planning Policy Framework (NPPF) in March 2012, the government launched the National Planning Practice Guidance (NPPG), in March 2014. This is a web-based tool, which is designed to provide additional guidance to the NPPF and is reviewed and updated where necessary.

Chapter 2: Local Development Scheme Implementation

Local Development Scheme (October 2014)

- 2.1 The Local Development Scheme (LDS) sets out what individual Local Development Documents the Council will prepare, together with a timetable for their production.
- 2.2 The LDS, which was in place during the 2015/16 monitoring year was published in October 2014. The timetable for document production is shown in Table 2.1.
- 2.3 Due to changes in national planning legislation since the previous LDS was published in December 2012, (publication of the Localism Act 2011 and the 2012 local planning regulations) the October 2014 LDS is much more concise than previous versions and does not reflect the full Development Plans work programme. It only includes a revised timetable for the Gypsy, Traveller & Travelling Showpeople LDD and the anticipated timescale for the preparatory work on a revision to the Core Strategy.
- 2.4 The October 2014 LDS also contains further information on other documents that include the Policies Map, Sustainability Appraisals and the AMR.
- 2.5 A revision to the October 2014 LDS has taken place and the timetable of which will be included and monitored in the 2016/17 AMR.

Core Strategy

- 2.6 The Core Strategy provides the over-arching strategy and policies and sets out the Council's vision and objectives for future developments to 2026 and was adopted on 17 October 2011. The October 2014 LDS does not show a programme for reviewing the Core Strategy, during the 2015/16 monitoring year.
- 2.7 However, in February 2016, the South West Hertfordshire Economic Study and Strategic Housing Market Assessment were published. These are joint studies that assess employment and housing growth over a 23 period between 2013-2036 within the four commissioning authorities (Dacorum, Hertsmere, Three Rivers and Watford) and St Albans City & District. These documents will be used as evidence base studies for the review of the Council's Core Strategy.
- 2.8 The revised LDS will contain a timetable for the partial review of the Core Strategy, which will include anticipated dates for public consultation, submission to the Secretary of State and its subsequent examination by an Independent Planning Inspector.

Gypsy, Traveller and Travelling Showpeople Local Development Document

- 2.9 The table below shows the progress of the Gypsy, Traveller and Travelling Showpeople LDD during the 2015/16 monitoring year, when compared with the milestones outlined in the October 2014 LDS timetable.

Table 2.1: Progress of the Gypsy, Traveller and Travelling Showpeople LDD

Key Milestone	Date in October 2014 LDS	Actual Date
1. Hearings	May 2015	Not met. Due to the Government's consultation in September 2014, on a new definition of travellers for planning purposes, the Council decided not to submit the LDD for examination. Due to the change in definition, the Needs Assessment that accompanied the LDD will be updated in due course, prior to submission of the LDD.
2. Adoption	September 2015	Not met. Please see above.

- 2.10 The revised LDS will contain a timetable for the submission, examination and adoption of the Gypsy, Traveller and Travelling Showpeople LDD. The timetable will also include a period showing when the Needs Assessment will be updated, prior to the LDD's submission to the Secretary of State.

Table 2.2: Local Development Scheme Timetable (October 2014)

	2014			2015												2016												2017											
	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O		
Gypsy, Traveller & Travelling Show People LDD	Preparation	Preparation	Submission	Submission		Pre-Hearing Meeting		Hearings				Adoption																											
Core Strategy																																					Preparation	Preparation	Preparation

KEY FOR TABLE 2.2	
Preparation	
Public consultation	
Publication	

Submission	
Pre-Hearing Meeting	
Hearings	
Adoption	

Chapter 3: Duty to Co-operate

- 3.1 Section 33A of the Localism Act 2011 introduced a Duty to Co-operate in relation to strategic planning. This requires the Council to have engaged constructively, actively and on an ongoing basis with the prescribed bodies mentioned in the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2011.
- 3.2 Although the Duty to Co-operate is not a duty to agree with any of the prescribed bodies, there must be evidence to demonstrate that there has been effective engagement with them throughout the plan making process. This is reiterated in the National Planning Practice Guidance (NPPG), which states that: "...cooperation should produce effective and deliverable policies on strategic boundary matters."¹
- 3.3 Section 34(6) of the Town and Country Planning (Local Planning) (England) Regulations 2012 require monitoring reports to detail action taken to meet these requirements during the period covered by the report.
- 3.4 During the 2015/16 monitoring year, the Council has been fulfilling the Duty to Co-operate in a number of ways. These are summarised in table 3.1 below:

Table 3.1: Summary of Duty to Co-operate Meetings Held During the 2015/16 Monitoring Period

Organisation	Date	Discussion	Outcome
Chiltern District Council/ South Bucks District Council	24-11-2015	Discussion centred around the content of the forthcoming Local Plan consultation which included the proximity of housing/employment land areas of search to Three Rivers district.	Comments regarding the content of the forthcoming Local Plan consultation were noted. Three Rivers District Council (TRDC) submitted a formal response in March 2016. It was agreed that another meeting should take place before the preferred options consultation commences in October 2016.
Hertfordshire County Council (Minerals and Waste Planning)	21-05-2015 16-11-2015	The timetable for the review of the Minerals Local was discussed, along with other plan related issues including the Green Belt review, employment land study progress and major developments commencing within the district.	Progress regarding the review of the Minerals Local Plan was noted and that TRDC will be formally notified of the proposed consultation stages and any future stakeholder engagement days. It was agreed to hold another meeting in May 2016. Meetings with the Minerals & Waste Planning Authority normally take place every six months.
South West Herts Authorities (Dacorum Borough Council, Hertsmere)	14-09-2015 21-10-2015 23-11-2015 21-12-2015 10-03-2016	Discussions centred on the progress of the Joint Economic Study and the Joint Strategic Housing Market Assessment. TRDC is a participating	The joint studies were finalised and published in February 2016. These provide an assessment of the district's employment sites and an Objectively Assessed Housing

¹ National Planning Practice Guidance, Paragraph: 001 Reference ID: 9-001-20140306.

Borough Council and Watford Borough Council		authority within this group and is situated within the South West Herts Housing Market Area.	Need of 514 dwellings per annum until 2036. These studies will form part of the evidence base for the review of the Core Strategy.
Herts Valley Clinical Commissioning Group	18-11-2015	Discussions centred on information required from the health services about future infrastructure requirements that will inform an update of the Council's infrastructure delivery plan.	It was agreed that the Council will continue to engage with the clinical commissioning group on mutual issues and future meeting will be attended by representatives from the Council.

3.5 Meetings listed in table 3.1, have been an opportunity for the Council to have face-to-face discussions regarding the content of the adopted Local Plan, emerging Local Plans with other planning authorities, along with discussions on other issues that are of mutual benefit.

3.6 Further joint working and information sharing has been facilitated by attendance at a number of countywide and more local groups including:

- Hertfordshire Infrastructure Planning Partnership (HIPP);
- Hertfordshire Planning Group (HPG) Development Plans;
- Hertfordshire Information Liaison Group

Chapter 4: Local Plan Monitoring-Core Strategy

- 4.1 In order to assess the continued usefulness of planning policies and identify those which may need review or replacement, the extent to which the policies in the Local Plan are being implemented has been assessed. This chapter assesses whether the policies within the Core Strategy have delivered the monitoring targets that are outlined in it, whilst Chapters 5 and 6 assess the policies contained within the Development Management Policies Local Development Document and the Site Allocations Local Development Document respectively.
- 4.2 In the 2015/16 monitoring year, 34 planning appeals were decided. Nine were allowed and 25 were dismissed. There were a total of 822 full planning applications determined during the 2015/16 monitoring year. Of these, 746 full planning applications permitted and 76 were refused.

Core Strategy Place-Shaping Policies Monitoring

- 4.3 The Core Strategy contains four Place-Shaping Policies that assess how each of the settlements in the District are expected to contribute to the future of the District. These policies have two associated targets listed in Appendix 7 of the Core Strategy and are shown in Table 4.1, which also assesses whether these targets have been met during the 2015/16 monitoring year.

Policies PSP1-PSP4

- 4.4 Policies PSP1-PSP4 has five associated targets and two indicators, the results of which are outlined in table 4.1 below:

Table 4.1: Core Strategy Place-Shaping Policies (PSP1-PSP4) Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Dwelling completions by settlement	15% in the principal town	6% in the principal town	No
	60% in the key centres	90.7% in the key centres	Yes
	24% in the secondary centres	0.5% in the secondary centres	No
	1% in the villages	0% in the villages	No
Employment Growth by settlement	No specific target-number will be monitored	707sqm net increase of floorspace. Please see paragraph 4.8 and table 4.3.	N/A

- 4.5 Dwelling Completions by Settlement. The target for new dwellings completed within the District has been set at different levels of the Settlement Hierarchy and is during the lifetime of the current plan period. 15% of dwelling completions should be in the Principal Town (Rickmansworth), 60% in the Key Centres (South Oxhey, Croxley Green, Abbots Langley, Chorleywood, Leavesden and Garston and Mill End), 24% in the Secondary Centres (Kings Langley, Carpenders Park, Eastbury, Maple Cross, Moor Park and Oxhey Hall) and 1% in the Villages (Bedmond and Sarratt). There is no specific target for the amount of employment growth (in square metres) that should take place within the Settlement Hierarchy.
- 4.6 215 net dwellings were completed within the 2015/16 monitoring year. This exceeds the target of 180 homes per year outlined in Core Strategy Policy CP2: Housing Supply. Table 5.2 shows that in the monitoring year, the greatest proportion of dwelling completions took place in the Key Centres (90.7%), whilst the Principal Town (Rickmansworth), the Secondary Centres and Villages all fell short of the targets outlined in table 4.1 above. A breakdown of the completions that took place in the District are shown in table 4.2:

Table 4.2: Dwelling Completions by Settlement

Settlement		Net Dwelling Completions 2015/16	% Net Dwelling Completions 2015/16
Principal Town	Rickmansworth	13	6%
The Key Centres	Abbots Langley	1	90.7%
	Chorleywood	18	
	Croxley Green	4	
	Leavesden and Garston	131	
	Mill End	7	
	South Oxhey	34	
The Secondary Centres	Carpenders Park	0	0.5%
	Eastbury	2	
	Kings Langley	0	
	Maple Cross	0	
	Moor Park	0	
	Oxhey Hall	-1	
Villages	Bedmond	0	0%
	Sarratt	0	
Other		6	2.8%
Total		215	

4.7 The large number of completions in the Key Centres can be attributed to the redevelopment of the former Leavesden Aerodrome, which has increased the overall net dwelling completion figure. This figure will begin to decrease, as the site nears completion. Whilst the numbers of housing completions have only been met within the Key Centres, it is considered that the Place-Shaping Policies have delivered the overall housing numbers required for the 2015/16 monitoring year.

4.8 Employment Growth by Settlement. There was a gross increase of 5,251sqm of floorspace during the 2015/16 monitoring year. However, this was offset by a loss of 4,085sqm of floorspace, which leaves a net gain of just 707sqm during the 2015/16 monitoring year. A breakdown is shown in table 4.3 below, which is for uses that fall within the 'B' Use Class.

Table 4.3: Employment Growth by Settlement

Settlement	Gross Increase (sqm)	Losses (sqm)	Net Difference (sqm)
Rickmansworth (Principal Town)	154	3,243	-3,089
Abbots Langley (Secondary Centre)	0	564	-564
Chorleywood (Secondary Centre)	0	112	-112
Croxley Green (Secondary Centre)	0	65	-65
Kings Langley (Secondary Centre)	5,062	0	5,062
Croxley Green Business Park (Other Settlement)	35	560	-525
Total	5,251	4,544	707

4.9 The majority of losses recorded during the monitoring year were B1a (office) uses. This amounted to 91.3% (4,152sqm). Although the majority of these losses were situated within Rickmansworth (3,243sqm), only 311sqm of lost B1a lost office floorspace within Rickmansworth during the monitoring year, was as a result of the office to residential permitted development right. This was for a conversion of a first floor office to five residential units at 173 High Street (application ref: 15/1176/PDR).

Core Strategy Core Policies Monitoring

- 4.10 The Core Strategy contains 13 Core Policies (CP1-CP13). Policies CP1-CP12 have associated targets that are outlined in Appendix 7 of the Core Strategy and are monitored within this AMR.

Policy CP1: Overarching Policy on Sustainable Development

- 4.11 Policy CP1 is the Council's overarching policy on sustainable development within the District. This is a criteria based policy that aims to promote new development on previously developed land (PDL), whilst reducing the carbon emissions and household water consumption.
- 4.12 Policy CP1 has six associated targets and indicators, the results of which are outlined in table 4.4 below:

Table 4.4: Policy CP1: Sustainable Development Monitoring Results

Indicator	Target	Actual (2015/16)	Met
New and converted dwellings on previously developed land (PDL)	At least 60% on previously developed land	92.1% of gross dwellings were completed on previously developed land. 81.7% of dwellings with an extant planning permission are on PDL. Please see paragraphs 4.13 and 4.14.	Yes
Total amount of floorspace on previously developed land (PDL)	At least 60% on previously developed land	100% of new employment floorspace was on PDL. Please see paragraph 4.15.	Yes
Per capita carbon emissions	Reducing trend	Between 2005 and 2014, per capita carbon emissions have reduced by 1.8t CO ₂ per capita. See table 4.5 and paragraph 4.16.	Yes
Household water consumption	Reducing trend	Figures obtained from the Environment Agency ² for the monitoring period 2014/15 showed that the per capita consumption for Three Rivers was 159.37, which is higher than both the Hertfordshire average of 148.28 and the average for England of 139 during the same period. As a comparison, the 2013/2014 AMR reported that levels of water consumption were 182 (unmetered) and 162 (metered) for the whole of Affinity Water's area. Please see paragraphs 4.17 and 4.18.	N/A
Number of conservation area appraisals prepared	Increasing trend	None were prepared during the 2015/16 monitoring year. Please see paragraph 4.19.	No
Heritage assets at risk	Reducing trend	One heritage asset listed as being at risk. Same as during the 2014/15 monitoring year. Please see paragraph 4.22.	Yes/ No

- 4.13 New and Converted Dwellings on Previously Developed Land. During the 2015/16 monitoring period, a total of 224 gross dwellings out of the 243 total gross dwelling completions were completed on previously developed land (PDL). This amounts to 92.1%. This is a 4.8% increase on the previous 2014/15 monitoring period when 87.3% of gross

² Contains Environment Agency information © Environment Agency and database right.

dwellings were completed on PDL. Since 2001, 90.3% of gross dwelling completions have been on PDL.

4.14 There were a total of 697 gross dwelling commitments on PDL, of which 570 were on PDL (81.7%). This figure therefore exceeds the 60% target outlined in table 5.5 for Core Strategy Policy CP1.

4.15 Total Amount of Floorspace on Previously Developed Land. A total of 5,251 gross sqm of new employment floorspace was completed within the District during the monitoring year. 100% of this was on PDL. 5,203 gross sqm fell within Use Class B1a and 48 gross sqm fell within Use Class B8.

4.16 Per Capita Carbon Emissions. Policy CP1 requires new commercial development and new residential development of one or more dwelling to produce at least 25% less carbon dioxide emissions than Building Regulations Part L (2006), with a minimum of 10% being provided by on-site renewable and/or low carbon energy supply systems. The most recent update was published by the Department of Energy & Climate Change (DECC) in June 2016 and contains datasets per capita for local CO₂ emission estimates; industry, domestic and transport sectors during the period 2005-2014. Table 4.5 shows that per capita carbon emissions in Three Rivers have reduced by 1.8t CO₂ per capita between 2005 and 2014. This is in line with policy objectives. In January 2016, this part of Policy CP1 was superseded by Development Management Policy DM4: Carbon Dioxide Emissions and On-Site Renewable Energy, criterion (b).

Table 4.5: Per Capita Carbon Emissions³

Year	Industrial/ Commercial (kt CO ₂)	Domestic (kt CO ₂)	Transport (kt CO ₂)	Population (‘000s mid-year estimates)	Per Capita Emissions (t)
2005	159.6	230.8	333.2	84.3	8.6
2006	165.2	232.4	336.7	84.5	8.7
2007	149.5	228.0	329.4	85.3	8.3
2008	138.0	228.8	306.9	86.2	7.8
2009	123.9	207.7	297.9	87.1	7.2
2010	130.6	225.2	284.1	87.6	7.3
2011	111.2	197.0	297.7	87.9	6.9
2012	129.3	213.4	311.4	88.8	7.4
2013	126.9	210.9	312.1	89.5	7.3
2014	109.5	176.2	324.5	90.4	6.8

4.17 Household Water Consumption. As Three Rivers is in an area of serious water stress, the Core Strategy highlights the need for the conservation of water resources and includes a monitoring target for a reducing trend in household water consumption.

4.18 The Environment Agency has advised the Council that the water companies subdivided their resource zones two years ago and these cannot be matched with the local authority districts and in some cases covers a much wider area. The Environment Agency no longer routinely collects address point data and as such the figures provided are a best estimate of average per capita consumption for each administrative area.

4.19 Number of Conservation Area Appraisals Prepared. The District has a total of 22 Conservation Areas. A Conservation Area is a place of special architectural or historic

³ DECC (2014) *UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2014 UK local and regional CO₂ emissions: full dataset* [Online]
<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2014>

interest that is considered to be worthy of protection. A summary list of the Conservation Areas that are within the District can be downloaded from the Council's website: <http://www.threerivers.gov.uk/eqcl-page/conservation-areas>.

- 4.20 As of 31 March 2016, only one Conservation Area within the District (Coppermill Lock) does not have a Conservation Area Appraisal prepared. As of 31 March 2016, 32% of Conservation Areas within the District (7 out of 22) have had a Conservation Area Appraisal produced within the last five years.
- 4.21 Although no Conservation Area Appraisals were completed during the 2015/16 monitoring year, the Council approved a new Conservation Area Appraisal Programme in March 2016.⁴ Two appraisals are due to be undertaken during the 2016/17 monitoring period. These will cover the Coppermill Lock and Rickmansworth Town Centre Conservation Areas. The programme anticipates that all Conservation Areas within the District will have had their area appraisals reviewed by 2026.
- 4.22 Heritage Assets at Risk. The Grade II* listed Langleybury House in Langleybury, Abbots Langley, continues to be on Historic England's 'Heritage At Risk Register.' No other heritage assets within the District have been included on the register.⁵ This has not changed since the previous 2014/15 monitoring year.

Policy CP2: Housing Supply

- 4.23 Policy CP2 sets out the housing provision that is expected to be delivered over the plan period. This is a target of 4,500 dwellings over the period 2001 to 2026. This works out at 180 dwellings per annum over the 25 year period. The Core Strategy also sets out that the AMR 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.
- 4.24 Policy CP2 has two associated targets and indicators, the results of which are outlined in table 4.6 below:

Table 4.6: Policy CP2: Housing Supply Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Housing trajectory	Complete 4,500 dwellings 2001-2026 at an average of 180 pa	215 net dwellings were completed (243 gross dwellings). This amounts to a total of 3,112 net dwellings completed since 2001. Please see paragraph 4.25 and table 4.7.	Yes
Housing completions within existing urban area	75% of total supply 2001-2026 to be within the urban area	96% of the total gross dwellings completed were within the urban area. During the period 2001-2016 90% gross dwelling completions have been within the urban area. Please see paragraph 4.28.	Yes

- 4.25 Housing Trajectory. A housing trajectory demonstrates delivery of policies relating to housing provision and can be used to inform forward planning by highlighting shortfalls or oversupply of housing over the plan period. The National Planning Policy Framework (NPPF) requires local planning authorities to illustrate the expected rate of market and affordable housing delivery through a housing trajectory for the plan period (paragraph 47).
- 4.26 The Core Strategy sets out that the AMR will set out the latest information on housing supply, including an assessment of whether there is a deliverable five-year supply of land for

⁴ Sustainable Development, Planning and Transport Committee, 10 March 2016. Agenda Item No.7. <http://www.threerivers.gov.uk/meeting/sustainable-development-planning-and-transport-committee>

⁵ Historic England 'Heritage At Risk Register' 2016 [Online] <http://risk.historicengland.org.uk/register.aspx?st=a>

housing. Table 4.8 shows the housing trajectory for Three Rivers. Since 2001, there have been 3,112⁶ dwellings completed in the District. In the remaining 10 years of the Core Strategy plan period to 2026, 1,388 dwelling completions are required to meet the Three Rivers housing target, an average of 139 dwellings per year.

- 4.27 The Council's housing land supply position is set out in Appendix 1 of this report. The Council currently has a 9.8 year housing land supply, which exceeds the 5 year + 5% target in paragraph 47 of the NPPF.

⁶ This figure incorporates historical completions within the C2 use class. The methodology and reasoning for incorporating C2 units in the housing land supply is set out in a separate paper, titled: Housing Land Supply Update December 2016 (Appendix 5 of this report).

Table 4.7: Housing Trajectory against Three Rivers Housing Target

	01/02 - 08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16 Cur	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total
Completions (Net)	1926	48	107	185	176	142	285	215											3084
C2 Completions (Dwelling Equivalent)⁷	28*																		28
C2 Extant Planning Permission *									8	-	-	-	-						8
Projected Supply – Extant Planning Permission *									108	166	75	26	0						375
Projected Supply – Windfall Allowance *									38	38	38	38	38						190
Site Allocations**									40	90	165	192	135	63	65	85	40	60	935
Cumulative additions	1926	1974	2081	2266	2442	2612	2897	3112	3306	3600	3878	4134	4307	4370	4435	4520	4560	4620	4620
Cumulative target	1440	1620	1800	1980	2160	2340	2520	2700	2880	3060	3240	3420	3600	3780	3960	4140	4320	4500	4500

* Denotes supply that form part of the five year housing land supply.

** Sites included in the adopted Site Allocations LDD (excluding 260 dwellings at Killingdown Farm and Fairways Farm which are phased post 2026).

⁷ The methodology used to determine the dwelling completions is detailed in Appendix 5 of this report.

Figure 4.1: Housing Trajectory 2001-2026 against Three Rivers Housing Target with Managed Delivery Target

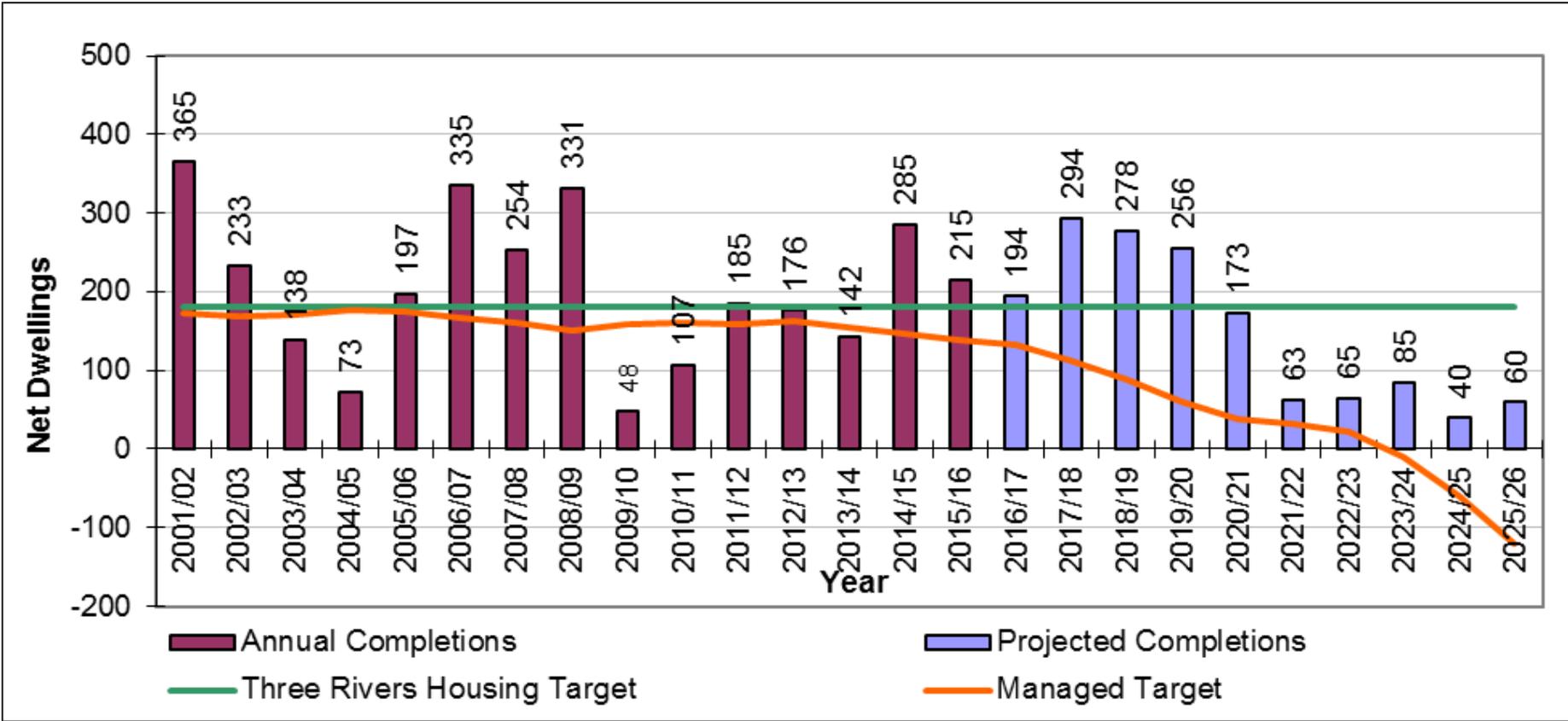
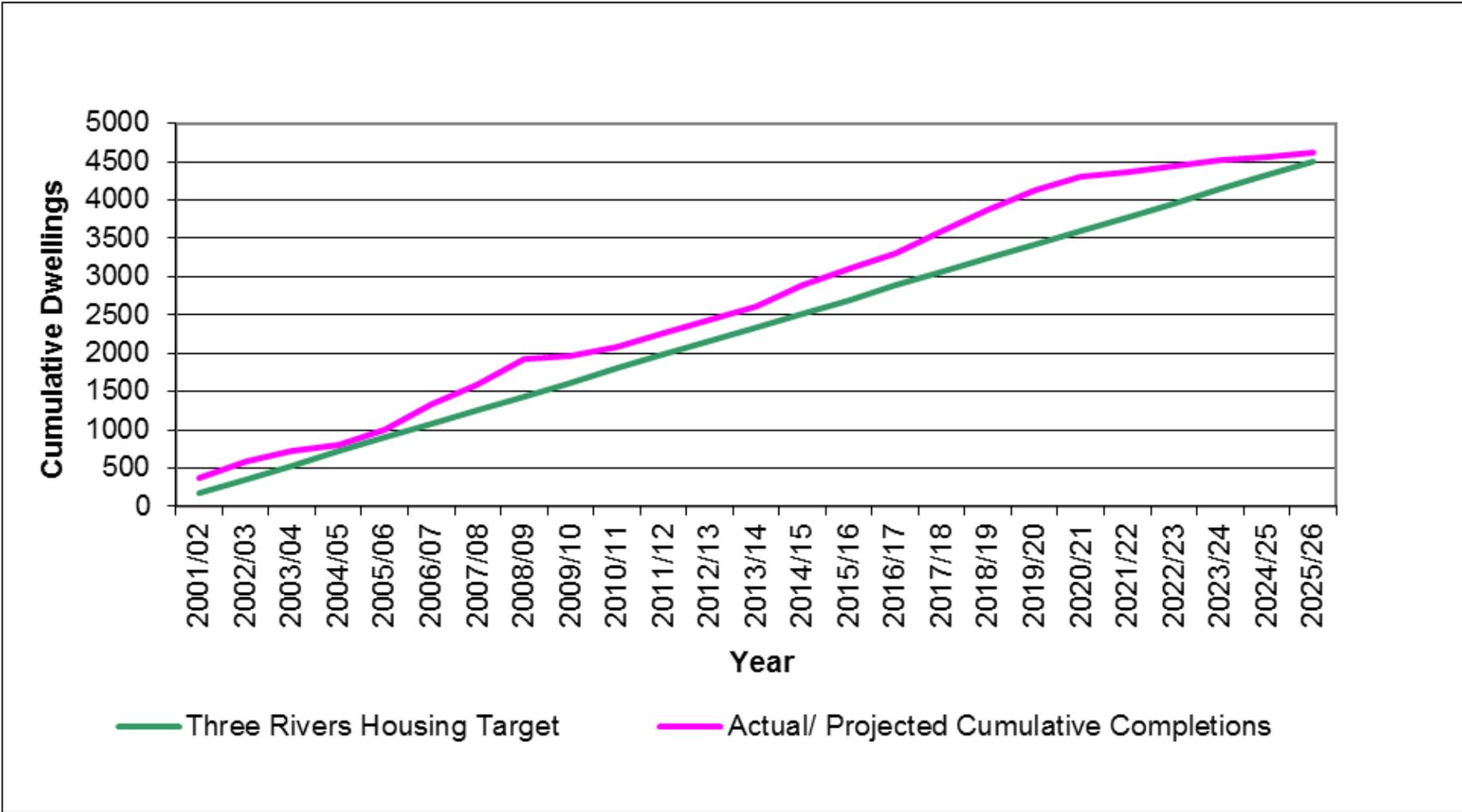


Figure 4.2: Cumulative Housing Trajectory 2001-2026, Actual/Projected Completions and Three Rivers Housing Target



4.28 Housing Completions in the Existing Urban Area. Within the monitoring year, 233 of the 243 gross dwellings completed were within the urban area (96%). This is a significant improvement on the 35% recorded during the previous monitoring period, which is attributed to the fact that a large portion of these completions are located on the former Leavesden Aerodrome, which up until the adoption of the Site Allocations LDD in November 2014, was located within the Green Belt.

4.29 The 75% target relates to the overall number of gross dwellings completed during the plan period (2001-2026). Since 2001, 3,230 out of 3,600 gross dwellings have been completed have been within the urban area (90%).

Policy CP3: Housing Mix and Density

4.30 Policy CP3 seeks to promote high quality residential development that respects the character of the District and caters for a range of housing needs. Development should make the most efficient use of land without compromising the quality of the environment and existing residential areas. Higher density development is promoted in locations that are highly accessible to public transport, services and facilities, however there is no specific density target included in the Core Strategy.

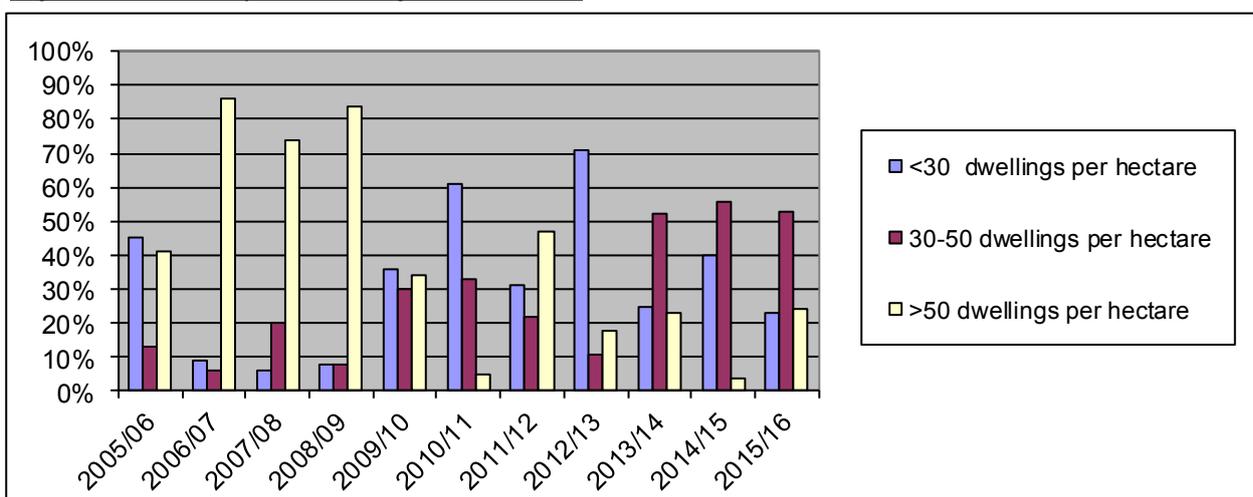
4.31 Policy CP3 has one associated target and two indicators, the results of which are outlined in table 4.8 below:

Table 4.8: Policy CP3 Housing Mix and Density Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Density of housing completions	No specific target - density will be monitored	Less than 30dph: 23% Between 30-50dph: 53% Greater than 50dph: 24% Please see paragraph 4.32 and figure 4.3.	N/A
Size of completed dwellings	30% 1 bed units 35% 2 bed units 34% 3 bed units 1% 4+ bed units	13.7% 1 bed units (33) 43.2% 2 bed units (104) 14.5% 3 bed units (35) 28.6% 4+ bed units (69) Please see paragraph 4.33 and table 4.9.	Yes/ No

4.32 Density of Housing Completions. Although there is no specific density target included in the Core Strategy, higher density development is promoted in locations that are highly accessible to public transport, services and facilities. Figure 5.3 shows that within the 2015/16 monitoring year there was a higher proportion of completions at densities of between 30-50dph. This is consistent with the previous two monitoring years. Figure 4.3 compares the density of completed dwellings from 2005/06 to the current 2015/16 monitoring year.

Figure 4.3: Density of Dwelling Completions



4.33 Size of Completed Dwellings. The purpose of this monitoring target is to ensure that a range of house types and sizes reflect the existing and future needs of the District's population and the characteristics of housing in the area.

4.34 Despite the variation shown in table 4.8 from the Core Strategy target, during the 2015/16 monitoring year, the total gross dwelling completions of 241 were across all dwelling sizes. This indicates that a range of house sizes and types are being provided in line with Core Strategy objectives. Table 4.9 shows that since the start of the plan period the proportions of 1-bed and 3-bed completions have been below target, 2-bed completions have been on target and the proportion of 4 or more bed completions has been above the target. The high levels of 4 or more bed completions are partly a result of replacement dwellings which are included in the gross dwelling completions figures and which tend to be larger units.

Table 4.9: Gross Dwelling Completions by Size

	Gross Dwelling Completions	1 bed	2 bed	3 bed	4 bed +	Not known	C2 Comp.
Core Strategy Target	4,500	30%	35%	34%	1%	0%	N/A
2001 to 2016	3,597	403	1230	877	773	286	28
		11%	34%	24%	22%	8%	1%

Policy CP4: Affordable Housing

4.35 Policy CP4 requires 45% of all new housing on sites resulting in a net gain of one or more dwellings to be affordable. The policy recognises that on-site provision of affordable housing may not always be possible and allows the potential for financial contributions in lieu of on-site provision.

4.36 Policy CP4 has two associated targets and indicators, the results of which are outlined in table 4.10 below:

Table 4.10: Policy CP4: Affordable Housing Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Gross affordable housing completions	35% of all new housing to be affordable	35% of gross completions were affordable. Please see paragraph 4.37.	Yes
Percentage of new residential development contributing to affordable housing	100%	54%. Please see paragraphs 4.38 and 4.39.	No
Tenure mix of affordable housing completions	70% social rented, 30% intermediate	36.4% social rented, 0% intermediate and 12.9% shared equity. Please see paragraph 4.40.	No

4.37 Gross Affordable Housing Completions. 85 of the 241 gross dwellings completed in the 2015/16 monitoring year were affordable, which meets the policy target of 35%. Since the start of the plan period in 2001, 843 gross affordable homes have been completed, which amounts to 23%. This is the same percentage when compared to the previous 2001/15 figure.

4.38 Percentage of New Residential Development Contributing to Affordable Housing. Policy CP4 requires all new development to contribute to the provision of affordable housing either by on-site provision, or by the use of commuted payments towards off-site provision. However, out of a total of 24 sites where the overall development would result in a net gain of one or more dwellings, only 13 contributed to the provision of affordable housing.

4.39 The low percentage recorded in the 2015/16 monitoring year, can partly be attributed to the Government's Ministerial Statement by Brandon Lewis MP on 28 November 2014, whereby affordable housing and tariff style developer contributions can no longer be sought for developments of 10 units or less and which have a maximum combined gross floorspace of 1,000sqm. The purpose of this policy is to ensure that builders developing sites of fewer than 10 homes do not have to make an affordable homes contribution that should instead fall to those building much larger developments. However, this policy has clearly affected the percentage of new residential development in the District that can contribute to affordable housing.

4.40 Tenure Mix of Affordable Housing Completions. Out of the 85 affordable homes completed during the 2015/16 monitoring year, 11 homes completed were shared equity, 31 social rented homes were provided and 43 affordable rented homes were completed.

Policy CP5: Gypsy and Traveller Provision

4.41 The Core Strategy sets out that the Council will seek to make provision for Gypsy and Traveller accommodation in order to meet identified needs. Policy CP5 has one indicator, the result of which is outlined in table 4.11 below:

Table 4.11: Policy CP5: Gypsy and Traveller Provision Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Net additional pitches for Gypsies and Travellers	No specific target - number will be monitored	Five authorised sites, totalling 30 pitches. Please see table 4.12 and paragraphs 4.42 and 4.43.	N/A

4.42 Net Additional Pitches for Gypsies and Travellers. At the start of the monitoring year, there were five authorised Gypsy and Traveller sites within Three Rivers, providing 23 pitches with permanent planning permission and seven pitches with temporary planning permission, all of which are privately owned and managed. The only transit site in Hertfordshire is the Hertfordshire County Council transit site at South Mimms in Hertsmere Borough which provides 15 pitches. There are currently no unauthorised pitches within Three Rivers.

4.43 Table 4.12 gives details of authorised Gypsy and Traveller sites in the District as of 31 March 2016.

Table 4.12: Authorised Gypsy and Traveller Sites at 31 March 2016

Site	Pitches	Status	Expiry Date
The Oaklands, Bedmond Road, Bedmond	20	Permanent (application ref: 09/0831/FUL)	N/A
Fir Trees, Dawes Lane, Sarratt	2	Permanent (application ref: 14/1570/FUL)	N/A
Rear of 59 Toms Lane, Kings Langley	4	Temporary (application ref: 14/1661/FUL)	21-11-2017
Land Between Langleybury Lane and Old House Lane, Langleybury Lane	3	Temporary (application ref: 13/2256/FUL)	3-2-2017
Land Adjacent to 321B Uxbridge Road, Mill End Road, Rickmansworth	1	Permanent (application ref: 13/0522/RSP)	N/A
Total	30		

Policy CP6: Employment and Economic Development

4.44 Policy CP6 relates to employment and economic development and seeks to support the sustainable growth of the Three Rivers economy. Policy CP6 has two associated targets and four indicators, the results of which are outlined in table 4.13 below:

Table 4.13: Policy CP6: Employment and Economic Development Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Total amount of additional employment floorspace by type	No specific target - number will be monitored	5,251sqm of additional employment floorspace was created. Once losses have been taken into account, this a 707sqm net increase. Please see paragraph 6.5 and table 6.2 for a breakdown of additional floorspace by type.	N/A
Employment land available by type	No specific target - number will be monitored	Gross employment floorspace with outstanding planning permission amounted to a total of: 60,415sqm. A breakdown is as follows: <ul style="list-style-type: none"> • B1: 42,134sqm. • B1a: 17,198sqm. • B8: 1,083sqm. Please see paragraph 4.45.	N/A
Economically active people in employment	Maintain a higher percentage of economically active people in employment than the level for East of England and Great Britain	<ul style="list-style-type: none"> • 82.6% in Three Rivers. • 80.2% in the East of England. • 77.8% in Great Britain. These percentages are based upon economic activity rates aged 16-64. See paragraph 4.46.	Yes
% of 15 year old pupils in schools maintained by the local education authority achieving 5 or more GCSEs at grades A to C	Year on year increase in percentage	In 2015, 81.6% of pupils of pupils at the end of Key Stage 4 in state funded schools within Three Rivers achieved five or more GCSEs at grades A* to C. This was an increase of 0.2% on the previously recorded figure for Three Rivers which was 81.4%. Please see paragraph 4.47.	Yes

4.45 Employment Land Available by Type. The 60,415sqm of gross employment floorspace is a substantial increase on the 8,352sqm recorded in the 2014/15 AMR. This is due to the 41,700sqm of additional floorspace at Leavesden Studios, which included new sound stages, workshops, post production facility along with an extension to the Studio Tour and 16,474sqm of gross B1a offices at Marlins Meadow, Tolpits Lane.

4.46 Economically Active People in Employment. The purpose of this monitoring target is to encourage the sustainable growth of the Three Rivers economy, by having a higher percentage of economically active people in employment than the East of England and Great Britain. This target was met during the 2015/16 monitoring period, as table 5.14 shows a higher percentage of economically active people in Three Rivers when compared to the East of England and Great Britain.⁸ The economic activity rate (aged 16-64) in Three Rivers has increased by 1.8% on the 2014/15 figure of 80.8%.

4.47 % of 15 Year Old Pupils Achieving 5 or More GCSEs at Grades A to C. The 2015 figure of 81.6% for Three Rivers was higher than the Hertfordshire average for state-funded schools in 2015 of 65.1% and England of 53.8%.⁹

⁸ Office for National Statistics *Annual Population Survey* [Online] www.nomisweb.co.uk

⁹ DfE *2015 School and College Performance* [Online] <https://www.compare-school-performance.service.gov.uk/find-a-school-in-england>

Policy CP7: Town Centres and Shopping

- 4.48 Town centre uses cover Uses Class Order classes A1, A2, A3, B1a and D2 (retail, office and leisure developments). These services should be maintained and enhanced to meet the needs of Three Rivers. Policy CP7 encourages new town centre development to be directed to the primary frontages of town and district centres. In addition, uses which are complimentary to primary frontages should be promoted and should take place in adjoining secondary frontages.
- 4.49 Policy CP7 has one associated target and indicator, the results of which are outlined in table 4.14 below:

Table 4.14: Policy CP7: Town Centres and Shopping Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Total floorspace for 'town centre uses'	2000sqm additional comparison goods floorspace to be provided by 2021. No specific target	131sqm of floorspace for town centre uses was completed in Rickmansworth Town Centre. The breakdown is as follows: <ul style="list-style-type: none"> Use Class A2: 49sqm. Use Class B1a: 82sqm. No other floorspace was completed within the Town Centres. See paragraph 4.50.	N/A

- 4.50 Total Floorspace for 'Town Centre Uses.' A total of 5,252sqm of floorspace for town centre uses was completed within the monitoring year. 131sqm of this floorspace was completed in Rickmansworth Town Centre. This represents just 2.5% being completed within the identified town centres. Table 6.6 in Chapter 6 summarises the results of the shop survey for the eight retail centres that are within Three Rivers. This survey assesses the function, condition and vitality of the retail centres and is normally conducted in April/May.

Policy CP8: Infrastructure and Planning Obligations

- 4.51 One of the key tasks of the Three Rivers AMR is to indicate how infrastructure providers have performed against the programme for infrastructure provision set out in the Core Strategy and to reprioritise any previous assumptions made regarding infrastructure delivery.
- 4.52 The adopted Core Strategy includes an Infrastructure Delivery Schedule which sets out what infrastructure is required to support the planned increase in new homes and jobs and the projected population growth within Three Rivers to 2026. The Infrastructure Delivery Schedule includes indicative delivery phasing periods that can be monitored against.
- 4.53 The Infrastructure Delivery Schedule was updated as part of the Infrastructure Delivery Plan 2012 to take account of the latest requirements and past delivery, however this was published at the end of the monitoring year 2011/12 and therefore delivery schedule outlined in Appenedix 1 sets out the infrastructure projects identified in the Core Strategy Infrastructure Delivery Schedule that are phased to occur within the monitoring or reporting year, and the progress made on delivering these projects. Policy CP8 which supports the Infrastructure Delivery Schedule, has two associated indicators, the results of which are outlined in table 4.15 below:

Table 4.15: Policy CP8: Infrastructure and Planning Obligations Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Delivery of schemes identified in Infrastructure Delivery Schedule in line with indicative phasing	No specific target - delivery will be monitored	Please refer to the Infrastructure Delivery Schedule in Appendix 1.	N/A

Financial contributions received/on site facilities provided for community services and infrastructure through development	No specific target as depend on site circumstances	Please refer to the financial contributions table in Appendix 1.	N/A
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Policy CP9: Green Infrastructure

4.54 Policy CP9 seeks to conserve and enhance the countryside and the diversity of landscapes within the District. Policy CP9 has four associated targets and six indicators, the results of which are outlined in table 4.17 below:

Table 4.16: Policy CP9: Green Infrastructure Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Change in areas biodiversity importance	No net loss of Sites of Special Scientific Interest, Local Nature Reserves or local wildlife sites	There has been no net loss of any of the five Sites of Special Scientific, nine Local Nature Reserves and 137 wildlife sites during the monitoring year. Please see paragraph 4.55 and table 4.17.	Yes
Condition of Sites of Special Scientific Interest	Increasing proportion of sites of good/improving quality	There are five Sites of Special Scientific Interest (SSSI) in the District. There was no recorded change in their condition when compared to the previous 2014/15 monitoring year. Please see paragraph 4.56 and table 4.18.	Yes
Proportion of local biodiversity sites where positive conservation management is being achieved	Increasing proportion	Data for this indicator is collected by the Hertfordshire & Middlesex Wildlife Trust. In 2011/12 23.5% of local sites are in positive conservation management. The data has not been updated since 2012. Please see paragraph 4.57.	N/A
New development in the Chilterns AONB	No specific target-levels will be monitored	Two applications were approved within the Chilterns AONB during the 2015/16 monitoring year. Please see paragraphs 4.58 and 4.59.	N/A
Loss/increase of public open space, sport and recreation facilities	No specific target-levels will be monitored	There was no loss of public open space within the 2015/16 monitoring year. Please see paragraph 6.12 in Chapter 6.	N/A

4.55 Change in Areas Biodiversity Importance. Table 4.17 shows the size and number of the District's Sites of Special Scientific Interest (SSSI) and Local Nature Reserves (LNR). There have been no alterations in size to any of the SSSIs and LNRs listed in the table during the 2015/16 monitoring year.

Table 4.17: Three Rivers Sites of Biodiversity Importance

Importance	Designation	Site	Area in 2016 (ha)
National	SSSI ¹⁰	Croxley Common Moor	39.64
		Sarratt Bottom	3.44
		Whippendell Woods	66.68
		Frogmore Meadows	4.59
		Westwood Quarry	0.08
Local	LNR ¹¹	Croxley Common Moor	41.23
		Oxhey Woods	100.21
		Prestwick Road Meadows	2.75
		Stockers Lake	37.85
		The Withey Beds	7.47
		Batchworth Heath	3.97
		Chorleywood Common	75.64
		Rickmansworth Aquadrome	40.96
		Chorleywood House Estate	64.28
	Wildlife Sites		1,322.48 (137 sites)
		Total	1,807.84 (151 sites)

- 4.56 Condition of Sites of Special Scientific Interest. Sites of Special Scientific Interest (SSSI) are the District's very best wildlife and geological sites. Table 4.18 shows that there was no change to the reported condition of the five SSSIs in Three Rivers during the 2015/16 monitoring year.

Table 4.18: Condition of Sites of Special Scientific Interest (SSSI)¹²

SSSI	Condition in 2015	Condition in 2016
Croxley Common Moor	Unfavourable recovering	Unfavourable recovering
Frogmore Meadows	Unfavourable recovering	Unfavourable recovering
Sarratt Bottom	Unfavourable no change	Unfavourable no change
Westwood Quarry	Favourable	Favourable
Whippendell Woods	Favourable	Favourable

- 4.57 Proportion of Local Biodiversity Sites Where Positive Conservation Management is Being Achieved. Improved local biodiversity can be assessed through the percentage of local wildlife sites known to be under positive conservation management. Surveys established a Hertfordshire baseline figure in 2008/09 of 19.4% of local sites in positive conservation management.¹³
- 4.58 New Development in the Chilterns Area of Outstanding Natural Beauty (AONB). Three Rivers includes over 540ha of land on the western part of the District which is designated as part of the Chilterns AONB in recognition of its significant landscape value. Policy CP9 identifies the Chilterns AONB as a priority for conservation.

¹⁰ Natural England *Designated Sites View* [Online]
<https://designatedsites.naturalengland.org.uk/SiteList.aspx?siteName=&countyCode=21&responsiblePerson=>

¹¹ Natural England *Local Nature Reserves* [Online]
http://www.lnr.naturalengland.org.uk/Special/lnr/lnr_results.asp?N=&C=21&Submit=Search

¹² Natural England [Online]
http://www.sssi.naturalengland.org.uk/Special/sssi/searchresults.cfm?sssi_name=&frmcounty=1021

¹³ Hertfordshire Environmental Forum *Hertfordshire Quality of Life Report 2014* [Online]
<http://atlas.hertslis.org/IAS/profiles/profile?profileId=982&geoTypeId=16&geolds=26>

4.59 Within the monitoring year, approval was given for the retention of a temporary dwelling for two years at Bullcroft Farm, North Hill and the creation of a basement at Cakebridge Cottage, Dawes Lane, Sarratt. It was considered that these proposals would not result in any significant harm to the open and rural character of the surrounding area or detract from the setting of the Chilterns AONB.

Policy CP10: Transport and Travel

4.60 Policy CP10 seeks to ensure safe and effective transport and travel in the District, by including targets that relate to the reduction in the number of people killed or seriously injured in road traffic accidents, journeys that are made by bus and train and new development being within 30 minutes public transport time of major retail centres, hospitals etc.

4.61 Policy CP10 has four associated targets and two indicators, the results of which are outlined in table 4.19 below:

Table 4.19: Policy CP10: Transport and Travel Monitoring Results

Indicator	Target	Actual (2015/16)			Met Yes/ No
		Service	Gross dwellings within 30 minutes	%	
Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, major retail centre	At least 90% of new residential development to be within 30 minutes public transport time of a GP, hospital, primary school, secondary school, major retail centre	GP	243	100	
		Hospital	14	6	
		Primary School	241	99	
		Secondary School	192	79	
		Retail Centre	242	100	
		Please see paragraphs 4.62 and 4.63. ¹⁴			
Delivery of schemes identified in the Infrastructure Delivery Schedule	No specific target - delivery will be monitored	Please refer to the Infrastructure Delivery Schedule in Appendix 1.			N/A
Number of people killed or seriously injured in road traffic accidents	Reduction in numbers	Results are for the 2015 calendar year only: <ul style="list-style-type: none"> All killed/seriously injured: 29 Child killed/seriously injured: 1 All slight casualties: 252 All casualties: 281. Please see paragraph 4.64. ¹⁵			Yes
Journeys made by bus/train	No specific target-levels will be monitored	Figures based on 2015 data collated by Hertfordshire County Council indicate that 15.9% of residents within the District travelled to work by rail/ underground whilst 2.2% travelled to work by bus, minibus, coach. ¹⁶ Please see tables 4.20 and 4.21 and paragraphs 4.65-4.69.			N/A

¹⁴ Generated using Accession data. Journey by public transport times are based on the period 07:00 to 09:00 on a Monday.

¹⁵ DfT *Reported Road Casualties Great Britain: 2015 Annual Report (September 2016)* [Online]. Table RAS30058. <https://www.gov.uk/government/statistics/reported-road-casualties-great-britain-annual-report-2015>

¹⁶ Hertfordshire County Council *Traffic and Transport Data Report 2016, figure 6.3.12* [Online] <http://www.hertfordshire.gov.uk/docs/pdf/ttdreport2016.pdf>

- 4.62 Amount of New Residential Development within 30 Minutes Public Transport Time. Figures for the monitoring year 2015/16 remain largely consistent when compared to the equivalent figures for the previous 2014/15 monitoring period, apart from a slight reduction in the percentage of dwellings completed that are within 30 minutes public transport time of a secondary school.
- 4.63 However, there has been a significant reduction in the number of dwellings completed within 30 minutes of a hospital (14 in 2015/16, when compared to 67 in 2014/15). The continued review of bus services in the District, along with the development of the Watford Health Campus in neighbouring Watford Borough, provides an opportunity to increase the number of future dwelling completions to be within 30 minutes public transport time of a hospital and other health centres/clinics.
- 4.64 Number of People Killed or Seriously Injured in Road Traffic Accidents. The purpose of this monitoring target is to ensure safe and effective transport and travel in the District, by reducing the number of people killed or seriously injured in road traffic accidents. There were five less people killed or seriously injured in the District in road traffic accidents during 2015 when compared to 2014 (where there were 34). 2015 was the joint second lowest figure over a five period from 2011 to 2015 (2011 recorded 28, whilst 2012 recorded 29).
- 4.65 Journeys Made by Bus/Train. One of the main objectives of the Core Strategy is to deliver improved and more integrated transport systems and reduce the need to travel by locating development in accessible locations.
- 4.66 In 2015, there was a 4.2% increase on the amount of travel to work journeys made by train and a 0.6% increase in travel to work journeys that were made bus, when compared to the figures contained in the previous 2014/15 AMR that were based upon the 2011 census.
- 4.67 Data on station entries and exits provides an indication of the levels of journeys made by train in the District. There are a total of six stations within Three Rivers. Chorleywood, Croxley, Moor Park and Rickmansworth are served by the Metropolitan Line of the London Underground and the remaining two are served by suburban train services (London Midland serves Kings Langley and London Overground serves Carpenders Park).
- 4.68 Table 4.20 provides figures on station entries and exits for these six stations during 2014/15 when compared with the previous figures for 2013/14. Both these stations are served by suburban train services (London Overground serves Carpenders Park and London Midland serves Kings Langley). Station usage for the period 2015/16 will be published in the next AMR.

Table 4.20: Annual Entry and Exit Figures for Carpenders Park and Kings Langley Stations¹⁷

Station Name	2013/2014	2014/2015
Carpenders Park	884,130	958,362
Kings Langley	666,230	691,046
Total	1,550,360	1,649,408

- 4.69 Table 4.21 provides entry and exit figures for the remaining stations in the District that are served by the Metropolitan Line of the London Underground. These figures are for the calendar year 2015. When compared to the previous calendar year 2014, there has been an increase in journeys recorded at three of the four stations.

¹⁷ Journey data for Carpenders Park and Kings Langley: Office of Rail and Road (2015) 2013-14 Station Usage Report and Data [Online] <http://orr.gov.uk/statistics/published-stats/station-usage-estimates>

Table 4.21: Annual Entry and Exit Figures for Chorleywood, Croxley, Moor Park and Rickmansworth Underground Stations¹⁸

Station Name	2014	2015
Chorleywood	1,056,777	1,137,678
Croxley	1,030,296	1,059,406
Moor Park	886,420	886,390
Rickmansworth	2,419,354	2,442,771
Total	5,392,847	5,526,245

Policy CP11: Green Belt

- 4.70 Three Rivers District is situated within the Metropolitan Green Belt that surrounds London. Nearly 77% of the District is designated as Green Belt. The purpose of Policy CP11 is to regulate development within the Green Belt in order to maintain the existing settlement pattern and to concentrate development in the main settlements. There is a general presumption against inappropriate development that would not preserve the openness of the Green Belt.
- 4.71 Policy CP11 has two associated targets and indicators, the results of which are outlined in table 4.22 below:

Table 4.22: Policy CP11: Green Belt Monitoring Results

Indicator	Target	Actual (2015/16)	Met
New Dwellings in the Green Belt	No specific target - delivery will be monitored	10 dwellings were completed in the Green Belt, which amounts to 4% of total gross dwelling completions. Seven of these completions were constructed on previously development land (PDL). Please see paragraph 4.72.	N/A
New employment floorspace in the Green Belt	No specific target - delivery will be monitored	No employment floorspace was completed in the Green Belt.	N/A

- 4.72 New Dwellings in the Green Belt. During the 2015/16 monitoring year, only three dwellings were completed on land within the Green Belt that was considered to be on greenfield land. This was at Hilltop Farm in Kings Langley which was for a demolition of the existing former chicken sheds and ancillary buildings and the construction of three single storey detached dwellings

Policy CP12: Design of Development

- 4.73 The purpose of Policy CP12 is to promote high quality and sustainable design and ensure that schemes design out opportunities for crime and anti-social behaviour through the incorporation of appropriate measures to minimise the risk of crime and create safe and attractive places.
- 4.74 Policy CP12 has five associated targets and indicators, the results of which are outlined in table 4.23 below:

Table 4.23: Policy CP12: Design of Development Monitoring Results

Indicator	Target	Actual (2015/16)	Met
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¹⁸ Journey data for Croxley, Chorleywood, Moor Park and Rickmansworth: TfL (2015) *Annual Entries and Exits* [Online] <https://tfl.gov.uk/corporate/publications-and-reports/underground-services-performance#on-this-page-2>

Residential development for 10 or more dwellings approved contrary to safety and security advice	No development	No planning applications were granted contrary to the advice of the Herts Constabulary Crime Prevention Design Service. Please see paragraph 4.75.	Yes
Commercial development for 1000sqm or more approved contrary to safety and security advice	No development	No planning applications were granted contrary to the advice of the Herts Constabulary Crime Prevention Design Service. Please see paragraph 4.76.	Yes
Crime/domestic burglaries per 1000 of the population	Reduce levels year on year	Recorded crime in Three Rivers has slightly increased when compared to the previous 2014/15 monitoring period. Please see table 4.24 and paragraph 4.77.	No
Number of appeals allowed following refusal on design grounds	0	Of the nine appeals allowed during the 2015/16 monitoring year, six were allowed following refusal by the Council's Planning Committee on design grounds.	No
Building for life assessment	No specific target-levels will be monitored	Building for Life criteria assesses the quality of new housing development. The Council does not currently have a Building for Life Assessor.	N/A

4.75 Residential Development for 10 or More Dwellings Approved Contrary to Safety and Security Advice. During the 2015/16 monitoring year, planning permission was granted for 428 dwellings/flats on sites of 10 or more dwellings (amounting to nine sites). None of these planning applications were granted contrary to the advice of the Herts Constabulary Crime Prevention Design Service.

4.76 Commercial Development for 1000sqm or More Approved Contrary to Safety and Security Advice. During the 2015/16 monitoring year, planning permission was granted on two sites that had commercial development of more than 1,000sqm floorspace. Both these planning applications were not granted contrary to the advice of the Herts Constabulary Crime Prevention Design Service.

4.77 Crime/Domestic Burglaries per 1000 of the Population. One of the community priorities highlighted in the Core Strategy is to reduce crime, fear of crime and anti-social behaviour. The purpose of this monitoring target is to reduce levels of crime and domestic burglaries year on year. Table 4.24 compares recorded crime in Three Rivers from 2012/13 to 2015/16. The number of offences remained consistent in the 2015/16 monitoring year, when with the previous 2014/15 monitoring period, apart from a slight increase in recorded vehicle offences.

Table 4.24: Three Rivers Recorded Crime¹⁹

	2012/13	2013/14	2014/15	2015/16
	Offences/1000 of the population			
Violence against persons	2.2	4.0	7.0	7.0
Robbery	0.2	0	0	0
Burglary	2.6	4.0	4.0	4.0
Vehicle Offences	4.1	4.0	4.0	5.0

¹⁹ ONS (2015) *Crime in England and Wales, year ending June 2016* [Online] <http://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandanddwales/yearendingjune2016>

Chapter 5: Local Plan Monitoring-Development Management Policies Local Development Document

- 5.1 This chapter assesses whether the policies contained within the Development Management Policies Local Development Document (LDD) have met the monitoring targets that are outlined in it. The document sets out the criteria against which all planning applications within the District will be considered.

Development Management Policies Monitoring

- 5.2 Policies DM1-DM13 contained within the Development Management Policies LDD have associated targets that are listed in Appendix 1 of the document. These are shown in the following tables that also assesses whether these targets have been met during the 2015/16 monitoring year.

Policy DM1: Residential Design and Layout

- 5.3 The purpose of Policy DM1 is to reflect local priorities to maintain, protect and enhance the quality of the built environment and in particular residential amenities. Policy DM1 has four associated targets and five indicators, the results of which are outlined in table 5.1 below:

Table 5.1: Policy DM1: Residential Design and Layout Policy Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Residential development for 10 or more dwellings approved contrary to safety and security advice	No development	This is the same indicator and target that accompanies Core Strategy Policy CP12. Please see table 4.23 on p.25.	Yes
Crime/domestic burglaries per 1000 of the population	Reduce levels on year	This is the same indicator and target that accompanies Core Strategy Policy CP12. Please see tables 4.23 and 4.24 on pages 25 and 26.	No
Number of appeals allowed following refusal on design grounds	0	This is the same indicator and target that accompanies Core Strategy Policy CP12. Please see table 4.23 on p.26.	No
Building for Life Assessment	Applications of 10+ dwellings to achieve 9 'greens' to be based on Bfl12 assessment	This is a similar indicator and target that accompanies Core Strategy Policy CP12. As explained in table 4.23 on p.26, the Council does not currently have a Building for Life Assessor.	N/A
Number of applications refused on design grounds	No specific target-levels will be monitored	A number of planning applications were refused on design grounds during the monitoring year.	N/A

Policy DM2: Green Belt

- 5.4 Policy DM2 is linked to Core Strategy Policy CP11, which regulates development within the Green Belt in order to maintain the existing settlement pattern and to concentrate development in the main settlements. There is a general presumption against inappropriate development that would not preserve the openness of the Green Belt. As stated in paragraph 4.70, nearly 77% of Three Rivers District is situated within the Metropolitan Green Belt.
- 5.5 Policy DM2 has one associated indicator, the result of which is outlined in table 5.2 below:

Table 5.2: Policy DM2: Green Belt Policy Monitoring Results

Indicator	Target	Actual (2015/16)	Met
New dwellings in the Green Belt. New employment floorspace in the Green Belt	No specific target-levels will be monitored	This is the same indicator and target that accompanies Core Strategy Policy CP11. Please see table 4.22 on p.25.	N/A

Policy DM3: The Historic Built Environment

- 5.6 The purpose of Policy DM3 is to conserve and enhance the historic built environment within the District by resisting the loss of, or damage to, heritage assets. Policy DM3 has four associated targets and indicators, the results of which are outlined in table 5.3 below:

Table 5.3: Policy DM3: The Historic Built Environment Policy Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Demolition of listed buildings	No loss	No listed buildings were demolished during the 2015/16 monitoring period. Please see paragraph 5.7.	Yes
Demolition of locally important building	No loss	No locally listed buildings were demolished during the 2015/16 monitoring period. Please see paragraph 5.8.	Yes
Number of listed buildings at risk	No increase	This is the same indicator and target that accompanies Core Strategy Policy CP1. Please see table 4.4 on p.9.	Yes
Conservation areas with an up to date appraisal	70% by 2011 85% by 2015	32% of conservation areas within the district (7 out of 22) have had a Conservation Area Appraisal produced within the last five years. Please see paragraphs 5.9 and 5.10.	No

- 5.7 Demolition of Listed Buildings. During the period of this AMR, there are a total of 353 listed buildings within the District, which consists of three Grade I Listed Buildings, 14 Grade II* Listed Buildings and 336 Grade II Listed Buildings. This is an increase of one when compared to the previous 2014/15 AMR. Further details regarding the District's listed buildings is obtainable on the Council's website: <http://www.threerivers.gov.uk/egcl-page/listed-buildings>. As part of the wider heritage assets that are within the District, there are also three Scheduled Monuments, 19 sites of known archaeological interest and 22 Conservation Areas.
- 5.8 Demolition of Locally Important Buildings. There are over 250 locally listed buildings within the District. None of these were demolished during the 2015/16 monitoring year.
- 5.9 Conservation Areas with an Up to Date Appraisal. The District has a total of 22 Conservation Areas. A Conservation Area is a place of special architectural or historic interest that is considered to be worthy of protection. A summary list of the Conservation Areas that are within the District can be downloaded from the Council's website: <http://www.threerivers.gov.uk/egcl-page/conservation-areas>.
- 5.10 Although only 32% of the 22 Conservation Areas within the District have had a Conservation Area Appraisal produced within the last five years, the Council approved a new Conservation Area Appraisal Programme in March 2016.²⁰ Two appraisals are due to be undertaken during the 2016/17 monitoring period. These will cover the Coppermill Lock and

²⁰ Sustainable Development, Planning and Transport Committee, 10 March 2016. Agenda Item No.7. <http://www.threerivers.gov.uk/meeting/sustainable-development-planning-and-transport-committee>

Rickmansworth Town Centre Conservation Areas. The programme anticipates that all Conservation Areas within the District will have had their area appraisals reviewed by 2026.

Policy DM4: Carbon Dioxide Emissions and On-Site Renewable Energy

5.11 Policy DM4 seeks to reduce carbon emissions, including through the promotion of on-site renewable energy generation in the District. Policy DM4 has two associated targets and indicators, the results of which are outlined in table 5.4 below:

Table 5.4: Policy DM4: Carbon Dioxide Emissions and On Site Renewable Policy Monitoring Results

Indicator	Target	Actual (2015/16)	Met
On site renewable energy generation	Minimum of 10% of the 5% reduction in carbon emissions to be obtained from onsite renewable generation	Planning permission was granted for two schemes incorporating renewable energy elements. These were for photovoltaic panels totalling 17kw of capacity. There were a total of three completions, totalling 10kw of capacity.	Yes/No
Carbon dioxide emissions from new development	5% above Building Regulations Part L requirements (2013) Zero Carbon for residential development from 2016. Zero Carbon for non-residential development from 2019	A 5% reduction can be demonstrated through accompanying C-Plan Energy and Sustainability Statements. Please see paragraphs 5.12 and 5.13.	N/A

5.12 Carbon Dioxide Emissions from New Development. The Government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, at this stage. As such, it is not possible through this policy to require new residential developments to be carbon neutral from 2016 and all developments from 2019.

5.13 Although the Government’s changes in carbon dioxide emissions from new development, means that only part of this policy is able to be monitored, C-Plan Energy and Sustainability Statements (or appropriate equivalent) should demonstrate that the policy requirement for a 5% reduction over the 2013 Building Regulations is met, or ideally exceeded, for the detailed elements of a particular scheme.

Policy DM5: Renewable Energy Developments

5.14 Following on from Policy DM4, Policy DM5 seeks to balance the beneficial outcomes of renewable energy and any adverse impacts produced by the development itself. Policy DM5 has one associated target and indicator, the result of which is outlined in table 5.5 below:

Table 5.5: Policy DM5: Renewable Energy Developments Policy Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Renewable Energy Developments	Maintain and increase levels every year	There were no new commercial renewable energy projects approved during the 2015/16 monitoring year. However, the two commercial renewable energy facilities continue to operate within the District. Please see paragraph 5.15.	Yes

- 5.15 **Renewable Energy Developments.** Within Three Rivers there are two commercial renewable energy facilities. The RES wind facility at Kings Langley which has a capacity of 0.225MW and the co-firing biomass fossil fuel plant at Maple Lodge Sewage Treatment Works which has a capacity of 2.88MW (estimated).²¹ Therefore there is 3.105MW of installed commercial renewable energy capacity in Three Rivers.

Policy DM6: Biodiversity, Trees, Woodlands, Watercourses and Landscaping

- 5.16 Policy DM6 is linked to Core Strategy CP9 in that it aims to meet the relevant national requirements to conserve and enhance biodiversity, trees and woodland. It also recognises that where development is necessary it should not be at the expense of irreplaceable natural assets.
- 5.17 Policy DM6 has one associated target and indicator, the result of which is outlined in table 5.6 below:

Table 5.6: Policy DM6: Biodiversity, Trees and Woodland Policy Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Change in areas of biodiversity significance	No net loss of Sites of Special Scientific Interest, Local Nature Reserves or local wildlife sites	This is the same indicator and target that accompanies Core Strategy Policy CP9. Please see table 4.16 and 4.17 on pages 21 and 22.	Yes

Policy DM7: Landscape Character

- 5.18 The purpose of Policy DM7 is to protect the District's landscape character by ensuring that the design of development proposals is sensitive enough to ensure that schemes make a positive contribution to the landscape.
- 5.19 Policy DM7 has two associated targets and indicators, the results of which are outlined in table 5.7 below:

Table 5.7: Policy DM7: Landscape Character Policy Monitoring Results

Indicator	Target	Actual (2015/16)	Met
New development in the Chilterns AONB	Levels of new dwellings and employment floor space will be monitored	This is the same indicator and target that accompanies Core Strategy Policy CP9. Please see table 4.16 on p.21.	N/A
New development in the Chilterns landscape region, the Central River Valleys landscape region and the South Hertfordshire Plateau	Levels of new dwellings and employment floor space will be monitored	215 net dwellings were completed (243 gross dwellings) and 5,251sqm of additional employment floorspace was created during the monitoring period. Once losses have been taken into account, this a 707sqm net increase. Gross employment floorspace with outstanding planning permission amounted to a total of 60,415 sqm during the monitoring period. Please see paragraph 5.20.	N/A

²¹ Renewable Energy Planning Data [Online] <https://www.gov.uk/government/collections/renewable-energy-planning-data>

5.20 New Development in the Chilterns Landscape Region, the Central River Valleys Landscape Region and the South Hertfordshire Plateau. All of Three Rivers District is situated within either the Chilterns Landscape Area, the Central River Valleys Landscape Area and the South Hertfordshire Plateau Landscape Area. This means that the overall dwelling completion figures and employment floorspace created within the District during the 2015/16 monitoring period is the same as previously stated within this AMR.

Policy DM8: Flood Risk and Water Resources

5.21 Policy DM8 recognises the potential impacts of climate change and the increasing pressure for development across the District that developments are protected as reasonably as possible against risk from flooding, water pollution and that development in general is as water efficient as possible.

5.22 Policy DM8 has two associated targets and indicators, the results of which are outlined in table 5.8 below:

Table 5.8: Policy DM8: Flood Risk and Water Resources Policy Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Planning permissions granted contrary to Environment Agency advice on flooding and water quality	0	The Environment Agency objected to five planning applications on the grounds of flood risk. Two of these were withdrawn and one was refused. The remaining two applications were approved. The Environment Agency removed its objection to one application (ref: 16/1655/FUL) and partially removed its objection to the remaining application, provided that specific conditions were placed on the approval notice (application ref: 15/1650/FUL). ²² No applications were objected to on the grounds of water quality.	Yes
River samples graded C and above for chemistry and biology	Maintain and increase levels. Water quality not attributable to development alone but may give indication of change after new development	None of the samples taken from the 14 monitoring reports were recorded below a grade C for chemistry. However, samples taken from seven monitoring points were graded below a C for biology. ²³ Please see paragraph 5.23.	Yes/ No

5.23 River Samples Graded C and Above. The 14 river sample quality monitoring points within the District that are maintained by the Environment Agency are located within the Chess, Colne and Gade rivers. Samples from these water quality monitoring points have not been taken by the Environment Agency since 2009.

²² Environment Agency (2016) *Environment Agency objections to planning on the basis of flood risk* [Online] <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

²³ Environment Agency (2016) *River Quality Mapping* [Online] <http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&lang=e&textonly=off&topic=riverquality>

Policy DM9: Contamination and Pollution Control

- 5.24 Policy DM9 reflects local priorities to maintain, protect and enhance the quality of the environment in relation to pollution and contamination. Policy DM9 has one associated target and indicator, the result of which is outlined in table 5.10 below:

Table 5.9: Policy DM9: Contamination and Pollution Policy Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Number of incidents reported	No/reduction in number of incidents	Continuous monitoring of NO ₂ in Rickmansworth in 2008 showed no exceedences of the 1 hour mean of 200 µg/m ³ . There were no exceedences of the PM ₁₀ annual air quality objective of 40 µg/m ³ for any year between 2000 and 2008. Therefore there were no days where air pollution was recorded as moderate or high during 2008 (currently the most recent data available). Please see paragraph 5.25.	Yes

- 5.25 Number of Incidents Reported. The Sustainability Appraisal of the Core Strategy also includes a monitoring indicator on the number of days per year where air pollution is moderate or high. Unfortunately there is no up-to-date information available to monitor this indicator. It should also be noted that there have been a number of monitoring sites decommissioned in Hertfordshire. There are no areas within Three Rivers where roadside levels of Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀) are measured. The Air Quality section of the 2014 Quality of Life Report only lists six sites in Hertfordshire where such levels are recorded, the closest to the district being Watford Town Hall. Data for Hertfordshire shows that there were no days of 'high' or 'very high' PM₁₀ recorded at any site during 2009. All sites met air quality objectives for nitrogen dioxide, with no incidents of 'moderate' nitrogen dioxide recorded at any site during 2009²⁴.

Policy DM10: Waste Management

- 5.26 The responsibility for waste planning and disposal resides with Hertfordshire County Council in its role as Waste Planning and Waste Disposal Authority. However, the EU Waste Framework Directive²⁵ along with the National Planning Policy for Waste²⁶ requires District and Borough Local Planning Authorities to have regard to waste management in their respective authority areas. The purpose of Policy DM10 is to ensure that waste management is considered in the decision making process for planning applications that are determined by the District Local Planning Authority by seeking to reduce, re-use and recycle waste.
- 5.27 Policy DM10 has two associated targets and indicators, the results of which are outlined in table 5.10 below:

Table 5.10: Policy DM10: Waste Management Policy Monitoring Results

Indicator	Target	Actual (2015/16)	Met
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²⁴ Hertfordshire Environmental Forum *Hertfordshire Quality of Life Report 2014* [Online] <http://atlas.hertsliis.org/IAS/profiles/profile?profileId=971&geoTypeId=16&geolds=26>

²⁵ *EU Waste Framework Directive 2008/98/EC* [Online] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/218586/l_31220081_122en00030030.pdf

²⁶ DCLG *National Planning Policy for Waste*, October 2014 [Online] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/364759/141015_National_Planning_Policy_for_Waste.pdf

Waste going to landfill	Contribute to meeting European Directive requirements for reducing waste going to landfill to 75% of 1995 levels by 2010, 50% by 2013 and 35% by 2020	During 2014 (the latest year in which data is available) 1,526,508 tonnes of waste out of the 3,841,978 tonnes collected during 2014 was landfilled. This is 40% of waste being sent to landfill. This is a slight decrease of 0.22% when compared to the percentage of waste landfilled during 2013. This target is a national target and the results have been obtained from Hertfordshire County Council's latest Minerals & Waste Development Framework Authority's Monitoring Report. ²⁷	Yes
Household waste recycling rate	Maintain and increase	59.4% of local authority collected (household) waste within the District was recycled during the 2015/16 monitoring period. Please see paragraph 5.28.	Yes

5.28 Household Waste Recycling Rate. Three Rivers has one of the highest recycling rates of local authority collected (household) waste in Hertfordshire. The actual 2015/16 figure quoted in table 5.10 is an improvement on the 2010/11 figure of 51.1%.

Policy DM11: Open Space, Sport and Recreation Facilities and Children's Play Space

5.29 Policy DM11 aims to protect existing open spaces, sports and recreation facilities and children's play spaces in order to maintain the character of the settlements, the quality of environments and provide opportunities for recreation. The policy also ensures that new development is adequately served by open space and children's play space.

5.30 Policy DM11 has three associated targets and indicators, the results of which are outlined in table 5.11 below:

Table 5.11: Policy DM11: Open Space, Sports and Recreation Policy Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Net loss of public open space, sport and recreation facilities.	0	This is a similar indicator and target that accompanies Core Strategy Policy CP9. Please see table 4.16 on p.21.	Yes
Residential development for 25 or more dwellings or 0.6 hectares providing open space and play space	All development	During the 2015/16 monitoring year, one full planning application was approved for 95 dwellings on land at Woodside Road, Abbots Langley. This proposal provided open space and play space in accordance with Policy DM11. Please see paragraph 5.31.	Yes
Residential development for 1-24 dwellings providing open space and play space	All development	All full planning applications approved for residential dwellings that consist of 1-24 dwellings during the 2015/16 monitoring period have either provided open space and play space or have not resulted in the net loss of existing public open space. Please see paragraph 5.32.	Yes

²⁷ HCC Minerals and Waste Development Framework Authority's Monitoring Report 2015/2016 [Online]
<http://www.hertfordshire.gov.uk/services/envplan/plan/hccdevplan/annualmonitoringreport1/>

5.31 Residential Development for 25 or More Dwellings or 0.6ha. Whilst the target for Policy DM11 has been met with regard to these types of developments, there have been a number of prior approval applications submitted and approved during the 2015/16 monitoring year that have been for developments consisting of 25 residential units or more. In accordance with the 2015 General Permitted Development order, the Council is only able to assess prior approval applications in relation to transport, highway and noise impacts, contamination and flooding. The Council cannot therefore apply Policy DM11 in relation to these types of developments.

5.32 Residential Development for 1-24 Dwellings. There were a total of nine developments during the 2015/16 monitoring period where Section 106 money was received for the provision of open space. This totalled £159,652.05. Please see Appendix 1 for a further breakdown of the financial contributions received during the 2015/16 monitoring period.

Policy DM12: Community, Leisure and Cultural Facilities

5.33 Policy DM12 seeks to both protect existing facilities from development pressures and to provide new or enhanced wherever possible. The provision of facilities will meet local needs and reduce the need to travel further afield.

5.34 Policy DM12 has one associated target and indicator, the results of which are outlined in table 5.12 below:

Table 5.12: Policy DM12: Community, Leisure and Cultural Facilities Policy Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Loss/increase of facilities	No loss unless points DM12 a) i) to iv) are met	There was no gain or loss of public open space within the District within the 2015/16 monitoring year.	Yes

Policy DM13: Parking

5.35 Policy DM13 seeks to strike a balance between providing sufficient parking to meet the operational requirements of development whilst at the same time encouraging a range of sustainable transport options.

5.36 Policy DM13 has one associated target and indicator, the results of which are outlined in table 5.13 below:

Table 5.13: Policy DM13: Parking Policy Monitoring Results

Indicator	Target	Actual (2015/16)	Met
Non-residential development complying with parking standards	All development	The provision of car parking in line with the parking standards listed in Appendix 5 of the Development Management Policies LDD was assessed for all non-residential planning applications that were submitted to the Council for determination during the 2015/16 monitoring period. It was considered that all of the approvals given for non-residential development would provide a satisfactory level of car parking.	Yes

5.37 Policies DM14: Telecommunications and DM15: Moorings, do not have monitoring targets and indicators.

Chapter 6: Local Plan Monitoring-Site Allocations Local Development Document

- 6.1 The adopted Site Allocations Local Development Document (LDD) does not contain specific monitoring and indicator targets, as the purpose of the document is to deliver the Core Strategy. However, this chapter does refer to the usage of Site Allocations policies that have been used during the monitoring year (table 6.1), the Housing Site Allocations that have come forward up to 31 March 2016 (table 6.2), changes in employment floorspace, monitoring of the District's retail allocations and changes in open space provision.

Housing Site Allocations Monitoring

- 6.2 The Site Allocations LDD contains 34 Housing Site Allocations that have an indicative dwelling capacity of 1,873 during the period 2012-2026. Each allocation has an estimated phasing period, which has been based upon the likely timeframe that each site will come forward for development.
- 6.3 Up to 31 March 2016, seven of the 34 Housing Site Allocations that are contained within the Site Allocations LDD have either been completed, are under construction, or have outstanding commitments on them (i.e. planning permission has been granted, but construction has yet to start). Table 6.1 below provides further details into the planning permissions on these seven Housing Site Allocations.

Table 6.1: Housing Site Allocations with Commitments/Completions up to 31 March 2016

Housing Site Allocation			Relevant Planning Permission	
Site	Phasing	Dwelling Capacity	Dwellings Approved	Notes
H(1): Kings Langley Employment Area	2012-2026	100	40	Prior approval was given on 30 March 2016 for the conversion of Unit E, Home Park Industrial Estate, Station Road (application ref: 16/0252/PDR). Not yet started
H(5): Leavesden Aerodrome, Abbots Langley	2012-2020	425	425	Granted under permissions: 13/1117/AOD, 13/0555/AOD and 13/0558/AOD. 15 dwellings remain to be constructed.
H(12): Former Yorke Road School, Yorke Road, Croxley Green	2012-2015	5	4	Conversion granted under permission: 13/0477/FUL. Completed during the previous 2014/15 monitoring year.
H(14): Land Rear of The Queen's Drive, Mill End	2012-2015	25	27	Granted under permission: 12/2202/FUL. Completed during the previous 2014/15 monitoring year.
H(16): Long Island Exchange, Victoria Close, Rickmansworth	2016-2020	50	31	Allowed on appeal following refusal of permission: 13/2277/FUL. Construction started.
H(19): Langwood House, High Street, Rickmansworth	2016-2020	15	46	Prior approval was given for its conversion on 1 February 2016 (application ref: 15/2532/PDR). Not yet started.
H(33): Land at Woodside Road, Abbots Langley	2016-2021	100	95	Granted under permission: 15/1026/FUL. Not yet started.

- 6.4 In addition to the above, a planning application was submitted to the Council in January 2016 (application ref: 16/0005/FUL) for the phased redevelopment of land at South Oxhey which covered four of the Housing Site Allocations within that area (Site refs: H(25), H(26), H(28) and H(29)). This will include provision for 514 residential homes (388 net residential homes). This application was given a resolution to grant permission at Planning Committee on 17 March 2016.

Employment Site Allocations Monitoring

- 6.5 The Site Allocations LDD allocates four employment areas within the District. These are located at Croxley Business Park (site ref: E(a)), Tolpits Lane (site ref: E(b)), Carpenders Park/Delta Gain (site ref: E(c)), and Maple Cross/Maple Lodge (site ref: E(d)). Kings Langley Employment Area has been allocated as a mixed use site (site ref: E(e)), whereby uses other than employment would be acceptable.
- 6.6 The purpose of these allocations is to safeguard existing employment uses within these locations and also to address employment needs highlighted in the Core Strategy. Table 4.13 on p.19 states that there was a net increase of 707sqm of employment floorspace during the current 2015/16 monitoring year. Table 6.3 below shows that 97% of employment floorspace completed in the monitoring year was within the Employment Site Allocations. This is a significant increase on the previous 2014/15 monitoring year, whereby the percentage was only 17%.

Table 6.2: Amount of Employment Floorspace Developed in the Employment Site Allocations

	B1	B1a	B1b	B1c	B2	B8	Total
Gross (sqm)	0	5,203	0	0	0	48	5,251
Gross in Employment Area (sqm)	0	5,049	0	0	0	48	5,097
% in Employment Area	0%	97%	0%	0%	0%	100%	97%

- 6.7 Table 6.3 shows that only 12.3% of employment floorspace lost in the monitoring year was from Croxley Business Park, which is an Employment Site Allocation in the adopted Site Allocations LDD (site ref: E(a)).

Table 6.3: Amount of Employment Floorspace Lost in the Employment Site Allocations

	B1	B1a	B1b	B1c	B2	B8	Total
Loss (sqm)	0	4,152	0	0	0	392	4,544
Loss in Employment Areas (sqm)	0	280	0	0	0	280	560
% in Employment Area	0%	6.7%	0%	0%	0%	71.4%	12.3%

Office to Residential Prior Approvals within the Employment Site Allocations

- 6.8 Since the Government amended the General Permitted Development Order in 2013, to allow changes of use from office (Use Class B1a) to residential (Use Class C3), without the need for a full planning permission, the Council has received a number of 'prior notifications' for this type of development. Up to 31 March 2016, the Council has given a number of prior approvals in relation to this type of development within the Employment Site Allocations and these are listed in table 6.4 below.

Table 6.4: List of Prior Approvals that have been permitted in the Employment Site Allocations up to 31 March 2016

Address	Application ref:	Description	Approval Date	Comments
Tolpits Lane Employment Area (site ref: E(b))				

4 Wolsey Business Park, Tolpits Lane, Rickmansworth WD18 9BL	15/1184/PDR	Change of use from Office (Class B1) to 36 Residential units (Class C3)	10-8-2015	Not yet started
Symbio Point/ Reach Free School, 3 Wolsey Business Park, Tolpits Lane, Rickmansworth WD18 9BL	15/1281/PDR	Change of use from Office (Class B1) to 71 Residential units (Class C3)	20-8-2015	Not yet started
Kenwood House Dwight Road, Watford WD18 9EB	16/0344/PDR	Change of use from Office (Class B1) to 42 Residential units (Class C3)	24-3-2016	Commenced
Carpenders Park/Delta Gain Employment Area (site ref: E(c))				
Hartcran House, Gibbs Couch, Carpenders Park	15/2521/PDR	Change of use of the existing office building Hartcran House (Class B1) to residential accommodation (Class C3) to provide 13 x 1 bedroom and 8 x 2 bedroom flats	12-2-2016	Commenced
Kings Langley Employment Area (site ref: E(e)) (Mixed Use Allocation)				
Unit E, Home Park Industrial Estate, Station Road, Kings Langley	15/2532/PDR	Change of use from Office (Class B1) to 40 Residential units (Class C3)	30-3-2016	Not yet started

6.9 In order to protect employment areas within the District from this type of permitted development in the future, the Council is making Article 4(1) Directions on three of the District's designated employment sites at Croxley Green Business Park (site ref: E(a)), Tolpits Lane Employment Area (site ref: E(b)) and Maple Cross/Maple Lodge Employment Area (E(d)). Once confirmed, these will come into force on 5 August 2017 and will withdraw permitted development rights for this type of development. Applicants will then be required to submit a full planning application for changes of use from office to residential within these designated employment sites.

Employment Lost to Residential Outside of the Designated Employment Areas

6.10 To measure the impact of the office to residential permitted development within all parts of the District and to assess whether the Council should pursue an Article 4(1) Direction on land that is not a designated employment area, table 6.5 below shows the total amount of floorspace within the District that was lost to residential during the 2015/16 monitoring period.

Table 6.5: Employment Floorspace Lost to Residential

	B1	B1a	B1b	B1c	B2	B8	Total
Loss (sqm)	0	4,152	0	0	0	392	4,544
Loss to residential (sqm)	0	1,936	0	0	0	112	2,048
% lost to residential	0%	46.6%	0%	0%	0%	28.5%	45.0%

6.10 Although 45.0% of B1a and B8 employment floorspace was lost to residential, only 376sqm of B1a office floorspace was lost through the prior approval process out of the total

1,936sqm B1a floorspace that was lost to residential. This was at Kimball House, Dickinson Square, Croxley Green where a first floor office covering 65sqm was converted to a two bedroom flat and 173 High Street, Rickmansworth where the existing office covering 311sqm was converted to five residential units.

6.11 Table 6.6 below lists the prior approval applications that have been permitted since June 2013 outside of the designated employment areas in the District.

Table 6.6: List of Prior Approvals Permitted Outside of the Designated Employment Areas up to 31 March 2016

Address	Application ref:	Description	Approval Date	Comments
Croxley Green				
Kimball House, Dickinson Square, Croxley Green, Rickmansworth WD3 3ET	14/1641/PDR	Change of use of the existing first floor office (Class B1) to one two-bedroom flat (Class C3)	17-10-2014	Completed
Suite 142-146 at 132-146, New Road, Croxley Green	15/0045/PDR	Change of use from Office (Class B1) to 3 Residential units (Class C3)	27-2-2015	Not yet started
Rickmansworth				
45-47 Church Street, Rickmansworth, WD3 1DQ	13/1037/PDR	Change of use from Office (Class B1) to 2 Residential units (Class C3)	17-7-2013	Completed
Centurian House, 34-36 High Street, Rickmansworth	13/1394/PDR	Change of use of building and site from class B1 to 12 residential units	9-9-2013	Completed
Norfolk House, Norfolk Road, Rickmansworth WD3 1RD	14/2082/PDR	Change of use from Office (Class B1) to 3 Residential units (Class C3)	15-12-2014	Completed
Swan House, (formerly Comet House) Homestead Road, Rickmansworth WD3 1FX	15/0938/PDR	Change of use from Office (Class B1) to 66 Residential units (Class C3)	10-6-2015	Commenced
173 High Street, Rickmansworth WD3 1AY	15/1176/PDR	Change of use from Office (Class B1) to 5 Residential units (Class C3)	8-7-2015	Completed
Langwood House, High Street, Rickmansworth	15/2532/PDR	Change of use from Office (Class B1) to 46 Residential units (Class C3)	1-2-2016	Not yet started (Located within Housing Site Allocation: H(19))
Bugler House, 1 Norfolk Road, Rickmansworth WD3 1JY	16/0374/PDR	Change of use from Office (Class B1) to 6 Residential units (Class C3)	31-3-2016	Not yet started

6.13 Table 6.6 shows that outside of the designated employment areas, prior approval applications have only been approved within Croxley Green and Rickmansworth. This has amounted to a total of four residential units within Croxley Green and 140 residential units within Rickmansworth. It should be noted that 46 of these residential units within Rickmansworth were approved at Langwood House, which is a designated Housing Site Allocation (site ref: H19)) and 66 residential units at Swan House, which is a single former office building located near to Rickmansworth railway station. Swan House is not situated within a designated employment area.

6.14 There have been no applications for prior approval submitted and approved within any other areas of the District which include Leavesden and Abbots Langley where offices are currently located. However, this will be regularly monitored and reported upon in subsequent AMRs.

Education Allocations Monitoring

6.15 The Site Allocations LDD allocates three sites for education. During the 2015/16 monitoring year, an outline planning application for the construction of 95 dwellings including the erection of a primary school on land at Woodside Road, Abbots Langley (15/1026/FUL) was approved on 14 December 2015. The primary school would be located within the Woodside Road education allocation (site ref: S(c)).

6.16 No other applications were received or determined by the Council for the provision of education within the two remaining allocations (site refs: S(a) and S(b)) within the 2015/16 monitoring year.

Retail Allocations Monitoring

6.17 The Site Allocations LDD allocates retail centres within the District that comprise of primary and secondary retail frontages and Local Shopping Centres within Rickmansworth, the Key Centres and Secondary Centres. Shop surveys are carried out to assess the function, condition and vitality of retail centres and parades in the District. Table 6.7 shows the results of the survey of retail centres identified in the Core Strategy Hierarchy of Retail Centres and Retail Allocations (Site refs: R(a) to R(h)) in the Site Allocations LDD.

Table 6.7: Function and Vitality of Retail Centres in Three Rivers

Retail Allocation	Use Class ²⁸									
	A1 (%)	A2 (%)	A3 (%)	A4 (%)	A5 (%)	B1a (%)	D1 (%)	D2 (%)	Sui Generis (%)	Vacant (%)
Rickmansworth Town Centre	48	21	9	2	2	7	3	0	5	3
South Oxhey	55	3	6	0	10	2	2	0	6	16
Abbots Langley	61	15	15	0	7	0	0	0	2	0
Chorleywood	67	9	16	0	4	0	4	0	0	0
Croxley Green (Watford Road)	48	8	20	0	16	0	8	0	0	0
Croxley Green (New Road)	63	12	5	0	5	0	5	5	0	5
Mill End (Money Hill Parade)	58	3	19	0	17	0	0	0	0	3
Maple Cross	67	0	0	0	33	0	0	0	0	0
Total (%)	55.6	12	11.7	0.5	7.1	2.7	2.5	0.3	3	4.6

²⁸ **Class A1** - shops; **Class A2** – financial and professional services; **Class A3** – restaurants and cafés; **Class A4** – drinking establishments; **Class A5** – hot food takeaway; **Sui Generis** – other uses e.g. laundrettes, taxi business, car hire; **Class D2** – assembly and leisure; **Class B1a** – offices other than financial and professional services.

6.18 The majority of units in the identified retail centres are in use for retail (55.6%), with just 4.6% currently vacant.

Open Space Allocations Monitoring

6.19 The Site Allocations LDD contains 17 Open Space Allocations (site refs: OS(a) through to OS(q)) that aim to increase opportunities to exercise as part of a healthy lifestyle. This is in line with Core Strategy Strategic Objective 11, which is to provide accessible and varied opportunities for leisure, arts, sport and recreational activities in order to promote healthy lifestyles. Within the 2015/16 monitoring year, there was no gain or loss of public open space within the District.

Appendix 1: Infrastructure Delivery Against Infrastructure Delivery Schedule

	Infrastructure Project	Indicative Delivery Phasing	Estimated Cost	Proposed/Expected Funding Arrangements	Lead Delivery Agency	Infrastructure Delivered/Actions
Health Provision: Satellite Clinic	Enlargement and redevelopment of Maple Cross Club to enable provision of outreach services	2010/2011 to 2012/2013	£338,000	Maple Cross LSP Capital and Revenue Performance Reward Grant	West Herts PCT Maple Cross Club	Enlargement and redevelopment of Maple Cross Club completed, but does not include outreach services.
Strategic Transport: Metropolitan Line Extension	Metropolitan Line extension to Watford Junction Station	2016 to 2020	£284m	Department for Transport/Transport for London/ Hertfordshire County Council	Transport for London	Construction yet to start.
Local Transport: Cycling Network Improvements	Extension of the cycle route between Rickmansworth and Chorleywood	TBA/Under investigation	Unidentified	Capital/Developer Contributions	TRDC	Delayed to agree route and secure funding before obtaining permissions.
	New cycle route from Bedmond to South Way via Abbots Langley	2017/2018	£50,000	Capital/Developer Contributions	TRDC	Delayed to agree route and secure funding before obtaining permissions.
	Cycle route between Croxley Green and Rickmansworth Town Centre	2017/2018	£300,000	Capital/Developer Contributions	TRDC	Delayed to agree route and secure funding before obtaining permissions.
Green Infrastructure: Provision for Children and Young People	New play area in Chorleywood	2018/2019	£95,000	Capital	TRDC	Anticipated 2018/19.
	New play area in Ashridge Ward (South Oxhey)	2012/2013	£95,000	Capital	TRDC	Project complete.

Appendix 2: Financial Contributions Received During the 2015/16 Monitoring Year

Financial Contributions Received through Section 106 Agreements in the 2015/16 Monitoring Year

Financial Contributions	
Type	Amount
Childcare	£0
Education	£0
Health	£0
Library	£0
Open Space and Play	£159,662.05
Public Realm	£0
Highways and Sustainable Transport	£0
Youth	£0
Affordable Housing	£609,354.79
Total	£769,006.84

Community Infrastructure Levy (CIL) Summary Breakdown in the 2015/16 Monitoring Year

Total CIL Summary	Amount
Main Fund receipts for the reported year	£33,533.12
Abbots Langley Parish Council	£1,944.00
Rickmansworth (Unparished)	£4,343.46
Total amount of CIL applied to administrative expenses pursuant to regulation 61 (5%)	£2,095.82
Total CIL receipts for the reported year²⁹	£41,916.40

A further breakdown of the money received by the Council with regard to CIL can be found in the Community Infrastructure Levy Regulation 62 Monitoring Report 2015/2016, which was published in December 2016 and can be viewed on the Council's website: <http://www.threerivers.gov.uk/eqcl-page/community-infrastructure-levy>.

²⁹ CIL receipts include the value of land payments and infrastructure payments made in respect of CIL charges by Three Rivers District Council.

Appendix 3: Glossary and Abbreviations

Accessibility	The ability of everybody to go conveniently where they want particularly in relation to services and facilities.
Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing.
AMR	Annual Monitoring Report
AONB	Areas of Outstanding Natural Beauty
AQMA	Air Quality Management Areas (AQMA) are areas designated where the local authority identifies that national air quality objectives are not likely to be achieved.
Brownfield Land	Brownfield land is land that is, or has been occupied by a permanent structure and associated fixed surface infrastructure.
CIL	Community Infrastructure Levy (CIL) is a levy on new developments to support infrastructure delivery.
Conservation Area	An area designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest which it is desirable to preserve and enhance.
Core Strategy	The Local Plan document which sets out the long-term spatial vision for the local planning authority area and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Local Development Document.
Development Plan	The statutory Development Plan comprises the County Waste and Minerals Framework and the Local Development Documents contained in the Local Plan.
Dph	Dwellings per hectare.
Dwelling	A dwelling is defined (in line with the 2001 Census definition) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use.
Employment Land	Land allocated for industrial and business use.
Evidence Base	A collective term for technical studies and background research that provides information on key aspects of social, economic and environmental characteristics of the District. This enables the preparation of a sound plan for the area meeting objectives such as sustainable development.
Green Belt	An area of land which has been specifically designated for long-term protection. It is a nationally important designation and exists to prevent urban sprawl by keeping land open and free from development.
Greenfield Land	Land (or a defined site) which has never been built on before or where remains of any structure or activity have blended into the landscape over

time (opposite of brownfield land).

GVA	Gross Value Added (GVA) measures the contribution to the economy of each individual producer, industry or sector in the United Kingdom.
HCC	Hertfordshire County Council.
Hectare	A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.
Heritage Asset	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are valued components of the historic environment.
Household	One person or a group of people who have the accommodation as their only or main residence AND (for a group) who either share at least one meal a day, or share the living accommodation, that is, a living room or sitting room. The occupant(s) of a bedsit who do not share a sitting or living room with anyone else comprise a single household.
Infrastructure	Collective term for physical structures, facilities and services needed by the community. For example, buildings, roads, power supplies, affordable housing, health, sports, leisure and educational facilities, village halls, doctors' surgeries, churches and open space.
ID	Index of Deprivation (ID) combines a number of indicators chosen to cover a range of economic, social and housing issues, into a single deprivation score.
KSI	Killed or Seriously Injured (KSI).
LDD	Local Development Documents set out planning policy and form part of the Local Plan.
LDS	Local Development Scheme is the project plan setting out which documents will make up the local plan and when they will be produced over a three year period.
LEAP	Local Equipped Area for Play (LEAP) is a piece of open space that is designated and equipped for children of early school age.
Listed Building	A building included on a list of buildings of architectural or historical interest.
LNR	Local Nature Reserve is a habitat of local or regional significance that makes a useful contribution both to nature conservation and to the opportunities for the community to see, learn about and enjoy wildlife.
LSP	Local Strategic Partnership (LSP). The Three Rivers LSP is an umbrella partnership that brings together public and private organisations and community groups, allowing different initiatives and services to support one another so that they can work more effectively together. One of its main tasks is to prepare and implement the Sustainable Community Strategy.
Major	In terms of residential development, 10 dwellings or more or 0.5 hectares.

Development	In terms of other development, floorspace of 1,000 square metres or more. (As defined by Communities and Local Government).
Minor Development	In terms of residential development, less than 10 dwellings or less than 0.5 hectares. In terms of other development, floorspace less than 1,000 square metres. (As defined by Communities and Local Government).
MW	Megawatts – a measure of electric power.
NHS	National Health Service
On-site Renewable Technology	Collective term for domestic scale renewable energy technologies such as solar thermal, solar photovoltaics and domestic wind turbines provided on the site of development.
PCT	Primary Care Trusts (PCTs) cover all parts of England and take control of local health care.
PDL	Previously Developed Land (or Brownfield land).
Policies Map	This map illustrates the policies and proposals in the Local Plan on an Ordnance Survey base.
SA	Sustainability Appraisal (SA) identifies and evaluates the effects of a strategy or plan on social, environmental and economic conditions.
SCI	Statement of Community Involvement (SCI) sets out how and when stakeholders and other interested parties will be consulted and involved in the planning process.
SCS	Sustainable Community Strategy is the Council's strategy prepared by the Local Strategic Partnership (LSP) which takes a partnership approach to improving services, thereby improving quality of life.
SEA	Strategic Environmental Assessment (SEA) is an assessment of the environmental effects of a plan or programme required by EU Directive 2001/42/EC.
Sequential Approach	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others.
SPD	Supplementary Planning Document
SSSI	Sites of Specific Scientific Interest
SuDS	Sustainable Drainage Systems
Windfall	Windfall refers to a site not specifically allocated for development in a development plan

Appendix 4: Use Classes Order

A1	Shops	B8	Storage or distribution
A2	Professional and financial services open to the visiting public	C1	Hotels
A3	Restaurants and cafes	C2	Residential institutions
A4	Drinking establishments	C2a	Secure Residential institutions
A5	Hot food takeaways	C3	Dwelling House
B1(a)	Offices not open to visiting public	C4	Houses in multiple occupation
B1(b)	Research and development	D1	Non-residential institutions
B1(c)	Light industry	D2	Assembly and leisure
B2	General industry		
Sui Generis: Uses which do not fall in the specified uses above			

Appendix 5: Housing Land Supply Update

Please see the Housing Land Supply Update (December 2016), which covers the period 1 April 2015 to 31 March 2016.