Local Plan

Issues & Options and Call for Sites Consultation

July 2017
Foreword by Cllr Sara Bedford, Leader, Three Rivers District Council

There is no doubt that planning where we will live, work and go to school, together with providing the necessary infrastructure is one of the biggest challenges facing the Council over the next two decades. All councils must have an up to date Local Plan, which not only reflects the wishes of its residents, but also complies with current government policies.

This consultation is the first stage in developing the Local Plan for Three Rivers. Although our current Local Plan runs until 2026, changes to national government planning policy, particularly regarding how housing needs are assessed, along with ever increasing development pressures, mean that Three Rivers is being expected to build over 500 new homes every year for the next 15 years. That is more than double the number of new homes built here each year for the past few years.

The new Local Plan will set out how much land should be allocated to provide new homes and jobs that are needed within the District up to 2032. It should also ensure that development takes place in a planned and co-ordinated way, whilst providing some certainty for local communities, businesses and developers as to where this development should take place. The Plan needs to respond positively to the challenges we face and the demands that are placed on us, whilst listening to the views of residents, employers and others with a stake in our area.

However, to find room for the new homes, schools, jobs and health facilities, some difficult decisions need to be made. Should new homes be built on the green spaces within our towns and villages or in estates on the edge of those settlements? Or should Three Rivers look for one or more sites where a Garden Village can be built from scratch, with facilities built alongside the homes? How can we ensure that housing growth takes place in a sustainable manner?

The Council will also need to ensure that space and sites are found for all the infrastructure that residents need. This includes shops, community facilities, transport, open space, sport & leisure, health and education facilities. It is vital that the new Local Plan ensures that these key pieces of infrastructure are delivered or improved as necessary.

This Issues & Options Document identifies the social, environmental and economic issues that we believe are facing Three Rivers and that should be addressed in the new Local Plan. But we cannot do this alone. We want to hear your views about your community. This consultation is your opportunity to participate in this early stage of the plan making process, and we need you to get involved now. Every resident who responds will improve the quality of the finished Local Plan.

Thank you for taking part in this consultation. We look forward to hearing from you.

Councillor Sara Bedford
Leader of the Council
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# Introduction

## What is the role of the Local Plan?

The Government requires local planning authorities to draw up a 15 year plan containing policies and proposals that will guide future decisions about how land will be used and sets out policies that will be used in the determination of planning applications. This is done through a Local Plan.

The Three Rivers Local Plan is at an early stage of production. Once finalised, it will set out a vision and a framework for the future sustainable growth of the District, addressing needs and opportunities for housing, employment, community facilities and infrastructure as well as safeguarding natural and heritage assets.

It will set out the number of homes and jobs to be provided together with the infrastructure needed to support them, identifying sites for development as well as areas of land which should be protected. It sets out who needs to work together to deliver the plan and a timeline for its delivery.

The Government’s objectives are set out in the National Planning Policy Framework (NPPF). The NPPF places Local Plans at the heart of the planning system, so it is essential that they are prepared and kept up to date. It makes it clear that local authorities should:

- Positively seek opportunities to meet the development needs of their area (Para.14)
- Boost significantly the supply of housing (Para.47)
- Follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay (Para.15)
- Deliver a sound plan which is positively prepared in terms of seeking to meet objectively-assessed needs; is justified by the evidence; is deliverable; and is consistent with national policy (Para.182)
- Work with neighbouring authorities to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans (Para.179)

## Why are we preparing a new Local Plan?

We have an existing plan for Three Rivers which needs to be reviewed to respond to changes in national planning policy and importantly to reflect current local evidence including objectively-assessed needs for homes, land availability and employment. The current Local Plan was intended to guide development until 2026 and consists of the following documents:

- **Core Strategy** (2011) – which provides the overarching strategy, policies and long-term vision for development within the District;
- **Development Management Policies Local Development Document** (2013) – which sets out the policies against which planning applications that are submitted to the Council will be determined against;
- **Site Allocations Local Development Document** (2014) – which allocates sites for housing, employment, retail, open space, education and community uses.

The new Local Plan will continue to set out policies and proposals for future development and will be used to determine planning applications. It will take a fresh look at the development needs of Three Rivers up to 2032.
Purpose of this Consultation

This is the first consultation stage in preparing our new Local Plan. This document identifies some of the issues and challenges facing the District and the possible options that could help to address them.

We are asking for your views on how best to balance the delivery of growth across Three Rivers District, in order to meet the future needs of residents, whilst at the same time protecting the historic and natural environment. The responses received on these issues will help to influence the subsequent drafting of the Plan.

Call for Sites

At this stage we are not proposing any sites that may be considered suitable for future development requirements but we are inviting landowners, agents and developers to submit details of new sites which they believe could be developed to meet future demand for homes and jobs.

If you would like to submit a site which you deem suitable for development, please submit a suitable map showing the boundary of the site together with a completed Call for Sites Form available on our web site www.threerivers.gov.uk. Further details of the information we need in order to consider a site is set out in the How to Respond section of this document.

We will give due consideration to all sites put forward. Submitting details of a particular site does not guarantee that the Council will support or allocate the site for development.

Following this consultation stage, we will produce a Preferred Options Document which will set out the Council's preferred approach to delivering the homes, jobs and infrastructure that are needed. The Preferred Options document will build on feedback received through this current consultation as well as technical assessments of the sites. It will explain how and why choices regarding particular sites have been made.

The Preferred Options document will be made available for consultation with feedback helping to inform further changes ahead of a final document being prepared for submission to the Secretary of State.

The indicative timetable for production of the Local Plan is set out below:

- Issues & Options and Call for Sites Consultation – July 2017
- Preferred Options Consultation – June 2018
- Publication Consultation – December 2018
- Submission to the Secretary of State – May 2019
- Examination – Autumn 2019
- Adoption – Early 2020

Sustainability Appraisal (SA)

The environmental, economic and social credentials of the development options and policies in the emerging Local Plan will be subject to a Sustainability Appraisal (SA). The SA plays an important role in demonstrating that the Local Plan reflects sustainability objectives and has considered all reasonable alternatives. It incorporates the requirements of the Strategic Environmental Assessment (SEA) Directive.

The Scoping Report is the first stage of the SEA/SA process and identifies the scope and level of detail of the information to be included in the SA Report. It sets out the context, objectives and approach of assessment and identifies relevant environmental, economic and
social issues and objectives. Consultation on the Scoping Report was carried out prior to this consultation and details can be viewed on the Council’s web site www.threerivers.gov.uk.

The SA for this document has been prepared and is published alongside for consultation and can be viewed on the Council’s web site www.threerivers.gov.uk.

How to Respond to this Consultation

We are interested to hear the views of everyone including residents, businesses, community groups and all other stakeholders. All comments received will contribute towards the new Local Plan.

If you are submitting sites which you consider may be suitable for development:
1 Please complete a separate Call for Sites Form available at www.threerivers.gov.uk.
2 Each form should be accompanied by an Ordnance Survey site plan with the boundary clearly edged in red. Any adjacent land in the same ownership should be edged in blue.
3 Housing sites must be able to deliver at least 5 dwellings.
4 Employment and other use sites must have a minimum area of 0.25 hectares or at least 500m2 of floorspace.

This document and associated papers can be viewed on the Council’s website at: www.threerivers.gov.uk/egcl-page/new-local-plan. Hard copies can also be viewed at the Council’s offices in Rickmansworth (address below), the public libraries located within the District (Abbots Langley, Chorleywood, Croxley Green, Oxhey and Rickmansworth) and at the Parish Councils’ Offices.

Addresses and opening times of the libraries are listed on the Hertfordshire County Council website at: www.hertfordshire.gov.uk

Responses to this consultation can be submitted to us in one of the following ways:

By email to: trldf@threerivers.gov.uk

By post to: Economic & Sustainable Development

Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
Herts
WD3 1RL

The consultation period starts on Friday 28 July 2017 and runs for six weeks, ending at 5:00pm on Friday 8 September 2017.

Please note that Three Rivers District Council will only consider comments by respondents who provide their name and address.
Overview of Three Rivers

Three Rivers is located in south west Hertfordshire, at the extreme south west of the East of England Region. The District borders the Hertfordshire Boroughs of Hertsmere and Watford to the east, St Albans City & District and Dacorum Borough to the north, the Buckinghamshire Districts of Chiltern and South Bucks to the west and the London Boroughs of Harrow and Hillingdon to the south.

The main settlements within Three Rivers are Rickmansworth, Croxley Green, South Oxhey, Abbots Langley and Chorleywood. The development of Rickmansworth, Croxley Green and Chorleywood was closely related to the arrival of the London Underground Metropolitan line railway stations, while South Oxhey was developed after the Second World War to alleviate housing pressures in London. Other settlements such as Abbots Langley developed more gradually.

The District benefits from both excellent road and rail connections. Heathrow and Luton airports are located in close proximity to the south and north respectively and Gatwick and Stansted airports are about an hour away. The West Coast main line, the Chiltern Line and the London Underground Metropolitan line railways all serve the District, providing links to London and the north, as well as more local connections. Demand for rail services within Three Rivers remains high and is steadily increasing at an annual rate.
Vision and Objectives

Vision

The NPPF requires Local Planning Authorities to include a clear vision and strategy for their area, which positively and proactively encourages sustainable growth. The vision will form the critical starting point for the new Local Plan. As such it is vital that it encompasses the aims and aspirations for the District looking to 2032, whilst also ensuring that it is achievable. To help achieve the vision, a series of strategic objectives have been drafted which are also set out below.

The draft Vision and Objectives of the emerging Local Plan have been informed by the existing Core Strategy and existing/emerging evidence from various studies and high level strategies. We are now seeking your views to ensure we are heading in the right direction. The Vision and Objectives will be refined as options are developed.

Vision

Looking forward to 2032, Three Rivers will be recognised as a highly desirable, prosperous and outward-looking District where people want, and are able, to live and work. We will endeavour to protect the character of the area, whilst delivering the high quality homes, jobs and infrastructure that will provide access to good services and facilities for all.

Question 1: Vision

1. Do you agree with the Vision we are aiming and aspiring to achieve?
2. Could the Vision be more locally distinctive? If so, how?
3. Is there anything you think we have missed which you would like to see incorporated in the Vision?

Objectives

In order to deliver the Draft Vision, a new set of Objectives have been developed.

Objectives

1. Provide for a range of high quality new homes within the District to meet local needs and increase the provision of affordable housing.
2. Secure economic prosperity within the District by providing a network of employment allocations that continues to meet the current and future needs of businesses.
3. Ensure that new development makes best use of Previously Developed Land (PDL).
4. Ensure that necessary infrastructure and services are integrated within new developments where appropriate.
5. Support the viability, vitality and variety of shops and services within the District's main settlements and villages.
6. Encourage active modes of travel and enable the integration of sustainable transport within new developments.
7 Reduce the need to travel by locating development in sustainable and accessible locations.

8 To conserve and enhance the historic environment and resist the loss of, or damage to, heritage assets.

9 Continue to tackle climate change and reduce the impacts on the environment by encouraging reductions in carbon emissions, waste, pollution, energy and water consumption and promoting the use of renewable energy and sustainable building materials.

10 Provide opportunities for leisure, arts, sport and recreational activities within the District.

11 Provide a coherent network of Green Infrastructure that will continue to support the natural environment along with human health and wellbeing.

12 To conserve and enhance the corridors of the Rivers Chess, Colne and Gade and the Grand Union Canal.

13 Promote safety and security as a high priority in the design of new developments, in order to create attractive and safe places in which to live and work.

14 Meet the demands of an ageing population whilst ensuring the District remains attractive and accessible to younger people.

**Question 2: Objectives**

a) Do you agree with the Draft Objectives outlined above?

b) Are there any objectives that you feel have been missed out or should be included?
Key Issues and Options for Three Rivers

This section explores some of the key issues and the possible options to address them that have been identified so far and include:

- Housing
- Affordable Housing
- Employment
- Transport
- Sustainability & Climate Change

Housing

The NPPF makes it clear that the contents of a Local Plan should be based on adequate, up-to-date and relevant evidence (Para 158). In response to this we have undertaken some evidence gathering in relation to housing and employment.

Along with our neighbouring authorities of Dacorum, Hertsmere and Watford, we commissioned the South West Hertfordshire Strategic Housing Market Assessment (SHMA), which was published in February 2016. The SHMA suggests that Three Rivers falls within a housing market area encompassing Dacorum, Hertsmere, St Albans and Watford, which has been calculated by taking into account the latest demographics, economic factors, household formation rates and population projections.

The SHMA concluded that the full Objectively-Assessed Need (OAN) for housing within Three Rivers District from 2013-2036 is 514 dwellings per annum. This is a significant increase in the 180 dwellings per year that are currently planned for in the Council’s adopted Core Strategy and is the main reason why we are preparing a new Local Plan.

With a growing population, an ageing population and changes in household make-up, the need for housing within Three Rivers continues to be high and is increasing. New development is an important responsibility that we have in order to help ensure that future generations can find homes of their own.

Preventing further growth and development is not an option, as where possible, we must seek to plan for our full OAN during the 15 year plan period up to 2032. Potential housing need options for the District have therefore been listed below:

<table>
<thead>
<tr>
<th>Options: Housing Need</th>
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<tbody>
<tr>
<td>1. Plan for a housing target that is 20% below the 514 dwellings per annum OAN for Three Rivers District. This equates to an annual figure of 411 dwellings per annum over a 15 year period from 2017 to 2032</td>
</tr>
<tr>
<td>2. Plan for the full OAN figure of 514 dwellings per annum over a 15 year period from 2017 to 2032</td>
</tr>
<tr>
<td>3. Plan for a housing target that is 20% above the 514 dwellings per annum OAN for Three Rivers District. This equates to an annual figure of 617 dwellings per annum over a 15 year period from 2017 to 2032.</td>
</tr>
</tbody>
</table>

2. St Albans City & District Council produced their own Strategic Housing Market Assessment in 2013 with a further review published in 2015.
Question 3: Housing Need

a) Which option or options do you think provide the most appropriate level of housing?
b) Are there any other options that you think should be considered?

The new Local Plan will need to balance this level of housing need alongside other evidence to assess what level of development can be delivered in a sustainable manner when taking significant environmental, land availability and other constraints into account. Ultimately, it is this process that will establish the new housing requirement within the new Local Plan.

We will continue to promote and encourage sustainable new housing on previously developed sites within the urban area. However, the Council’s evidence for the Core Strategy and past trends clearly demonstrate that there are no available sites that could deliver the significant levels of housing within the built-up area.

As a consequence, and in the light of the very high levels of housing need, we must test all potential opportunities to meet identified needs, including land at the edge of existing settlements and greenfield sites which will mean changes to the Green Belt boundary. There are several options listed below:

<table>
<thead>
<tr>
<th>Options: Housing Growth</th>
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<tbody>
<tr>
<td>1. Concentrate new development within existing urban areas</td>
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<tr>
<td>2. Allow infilling and extensions to villages</td>
</tr>
<tr>
<td>3. Increase the density of development (taller buildings, smaller houses, smaller gardens)</td>
</tr>
<tr>
<td>4. Plan for extensions to existing settlements</td>
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<tr>
<td>5. Plan for a new settlement or settlements</td>
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<tr>
<td>6. Mixture of all the above.</td>
</tr>
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</table>

Question 4: Housing Growth

a) Which option or options do you think are the most appropriate to deliver the housing needed?
b) Are there any other options that you think should be considered? If so, what are they?
Affordable Housing

The NPPF defines affordable housing as being social rented, affordable rented and intermediate housing that are provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and house prices. These affordable housing definitions are set out below:3

- **Social rented housing** is owned by local authorities and private registered providers. It may also be owned by other persons and provided under equivalent rental arrangements;

- **Affordable rented housing** is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing;

- **Intermediate housing** is homes for sale and rent provided at a cost above social rent, but below market levels.

The Housing White Paper entitled ‘Fixing our broken housing market’ and published in February 2017, aims to broaden the definition of affordable housing to include affordable private rent housing, discounted market sales housing and starter homes; the definitions of which are set out below:4

- **Affordable private rent housing** is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent;

- **Discounted market sales housing** is housing that is sold at a discount of at least 20% below local market value;

- **Starter homes** is housing aimed at first-time buyers between the ages of 23 and 40 that is sold at a discount of at least 20% of the market value, with a price cap of £450,000 in Greater London and £250,000 in the rest of England.5

The Housing and Planning Act 2016 has already introduced a duty on local planning authorities to promote the supply of starter homes. Detailed Regulations setting out how starter homes will be delivered have not yet been finalised; however, draft regulations published last year indicate that the Government may require 20% of new housing to be starter homes on sites of 10 units or more (or 0.5ha or more).

Due to Three Rivers’ close proximity to London housing affordability within the District continues to be a major concern for many residents. The average house price in Three Rivers during the first quarter of 2017 (1 January to 31 March) was £537,400. This is significantly above the Hertfordshire average of £437,800 during the same period. Affordability of housing therefore remains a critical issue in Three Rivers and will continue to be so for the foreseeable future. The South West Hertfordshire Strategic Housing Market Assessment estimates a net need in Three Rivers for 357 affordable dwellings per annum (66 intermediate units and 291 social/affordable rented units). This represents 69% of the District’s OAN of 514 dwellings per annum.

Affordable housing policy was contained within the Core Strategy and previously required all new developments that resulted in a net gain of one or more dwellings to contribute to the provision of affordable housing. However, in May 2016, the Government won a legal judgement at the Court of Appeal, which meant that Local Planning Authorities can no longer require affordable housing to be included within developments of less than 10 units or which have a maximum combined gross floor area of less than 1,000sqm.

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3 Definitions of social & affordable rented and intermediate housing taken from p.50 of the NPPF https://www.gov.uk/
4 Definitions of affordable private rent and discounted market sales housing are from Box4: Proposed definition of affordable housing on p.100 of the Housing White Paper, February 2017. https://www.gov.uk/.
6 Table 43: Estimated level of Affordable Housing Need (per annum) by type of affordable housing, p.120, South West Hertfordshire Strategic Housing Market Assessment, January 2016. http://www.threerivers.gov.uk/
However, Local Planning Authorities are allowed to justify an exception to this, if local circumstances indicate a clearly identified need for affordable housing. We consider there is good evidence within Three Rivers to show that the Council is able to justify the need for new developments to include an element of affordable housing within developments of less than 10 units. The new Local Plan will therefore need to consider exactly what level of affordable housing would be viable and whether the total affordable housing requirement should be increased to reflect the impact of starter homes.

### Options: Affordable Housing

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<table>
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<tbody>
<tr>
<td>1</td>
<td>All new developments of 10 or more net dwellings to provide 45% affordable housing and all new developments between one to nine net dwellings to provide either 45% affordable housing or if appropriate, a commuted payment towards off-site provision</td>
</tr>
<tr>
<td>2</td>
<td>All new developments of 10 or more dwellings to provide 55% affordable housing and all new developments between one to nine net dwellings to provide either 55% affordable housing or if appropriate, a commuted payment towards off-site provision</td>
</tr>
<tr>
<td>3</td>
<td>All new developments of 10 or more net dwellings to provide 60% affordable housing and all new developments between one to nine net dwellings to provide either 60% affordable housing or if appropriate, a commuted payment towards off-site provision</td>
</tr>
<tr>
<td>4</td>
<td>Provide a percentage figure into the individual types of affordable housing that should be provided (social rented, affordable rented, intermediate housing, private rent housing, discounted market sales housing and starter homes7) on sites that provide one to nine net dwellings, and ten or more net dwellings.</td>
</tr>
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### Question 5: Affordable Housing

a) Do you agree with the issues that have been identified regarding affordable housing?

b) Are there any other options that you think should be considered?

c) Which option or options do you think are the most appropriate?

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7 As stated previously, the Government has indicated in the Starter Homes Regulations—Technical Consultation, published in March 2016, that a starter home requirement of 20% of all homes delivered on a residential development would be viable on an average development of 10 units or more or 0.5ha or more. 

Employment

Three Rivers currently has a good network of allocated employment sites located in Croxley Green, Maple Cross and Tolpits Lane, along with a mixed use area located in Kings Langley. Additional employment uses are also located on the now redeveloped former Leavesden Aerodrome site. These sites provide the focal points for employment-generating uses within the District and the Council is keen for these areas to be maintained for employment throughout the next Local Plan period. These sites predominantly contain office accommodation although Tolpits Lane contains a mixture of office, light industrial and warehousing.

The South West Hertfordshire Economic Study, published in February 2016, concluded that these existing employment sites either have room for expansion and/or should be safeguarded to maintain the levels of existing employment provision within them. This study also concluded that up to the period 2036, the District will need to find approximately 7.1ha of additional land for office-based uses and 1.5ha of land for warehousing (a total of 8.6ha).\(^8\)

The Council recognises the pressure from other land uses (including housing) to develop current employment sites. The Council has received a number of applications for changes of use from office to residential under the Government’s permitted development rights. These applications have so far been received in the employment areas of Carpenders Park, Maple Cross, Tolpits Lane and the mixed use allocation at Kings Langley.

In order to minimise the loss of employment land and to ensure that current levels of employment land within the District are maintained as much as possible, the Council has confirmed three Article 4 Directions on the employment sites at Croxley Green, Maple Cross and Tolpits Lane. These directions seek to safeguard office accommodation from changing to residential, under current permitted development rights. The Article 4 Direction at Tolpits Lane also includes the safeguarding of light industrial units from changing to residential, under current permitted development rights.

<table>
<thead>
<tr>
<th>Options: Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Continue safeguarding the existing allocated employment areas so they can continue to be a focus for jobs growth only</td>
</tr>
<tr>
<td>2. Extend existing employment areas for employment use</td>
</tr>
<tr>
<td>3. Continue safeguarding the existing allocated employment areas and allocate an additional 8.6ha of land for office-based uses and warehousing, in accordance with the employment land requirements outlined in the South West Hertfordshire Economic Study</td>
</tr>
<tr>
<td>4. Continue safeguarding the existing allocated employment areas and allocate an additional 8.6ha of land, but allow conversion to residential uses with the need for planning permission, to ensure a satisfactory form of development</td>
</tr>
<tr>
<td>5. Continue safeguarding the existing allocated employment areas, and allocate an additional 8.6ha of land, but allow the development of mixed use schemes (mix of employment, residential, retail, leisure uses) within existing employment areas.</td>
</tr>
</tbody>
</table>

Question 6: Employment

a) Do you agree with the issues and list of options that have been identified regarding the District’s employment areas?

b) Are there any other options that you think should be considered?

c) Which option or options do you think are the most appropriate?

Transport

The NPPF requires Local Planning Authorities to promote sustainable travel, aiming to give local people a realistic and alternative choice about how they travel. As stated earlier in this document, Three Rivers has good transport links and also benefits from a fairly extensive bus route network, with services to Watford, St Albans, Hemel Hempstead and beyond.

Our proximity to London and its location within South West Hertfordshire means that traffic congestion in certain areas of the District is acute during a.m. and p.m. peak times. The District is served by the A41, A411 and A412, along with approximately a 10-mile stretch of the M25, which include junctions 17-20.

Hertfordshire County Council is currently producing a Growth & Transport Plan for South West Hertfordshire, which aims to identify the transport interventions that will be needed to support and help facilitate sustainable development within the South West Herts area, including Three Rivers District. Any new housing and employment growth within the District must carefully consider the impacts that may occur on the existing highway network and to explore whether either improvements to existing infrastructure or new sustainable transport interventions will be needed.

Whilst there will be a need to balance new development with traffic and congestion, the Council will explore opportunities for encouraging and integrating alternative modes of transport throughout the District and in particular, within areas where new housing growth may be concentrated, as well as reducing the need to travel.

### Options: Transport

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<tbody>
<tr>
<td>1</td>
<td>Ensure that all new development is designed to enable the use of sustainable modes of transport where possible</td>
</tr>
<tr>
<td>2</td>
<td>Reduce the need to travel by locating housing development near existing services/facilities</td>
</tr>
<tr>
<td>3</td>
<td>Reduce the need to travel by providing services/facilities within settlements</td>
</tr>
<tr>
<td>4</td>
<td>Ensure new development provides services/facilities, along with improved transport links.</td>
</tr>
</tbody>
</table>

### Question 7: Transport

a) Are there any other options that you think should be considered?

b) Which option or options do you think are the most appropriate?

c) Do you agree with the issues and list of options that have been identified regarding transport?
Sustainability and Climate Change

Minimising our contribution to climate change by continuing to reducing greenhouse gas emissions is a key consideration for the new Local Plan. Despite reductions in greenhouse gas emissions in recent years, the effects of climate change are projected to continue with the potential for hotter, drier summers, with milder wetter winters, along with an increase in the frequency of intense rainfall events.

The Local Plan must respond to these challenges by allocating new developments in sustainable locations, where there is the least risk of flooding, along with other environmental considerations that can either be mitigated or offset by the development itself.

The Council is required to produce a Strategic Flood Risk Assessment (SFRA) which is designed to steer new developments to areas that have the least risk of fluvial flooding (flooding from rivers), which the Environment Agency classifies as Flood Zone 1. However, developments in other locations may also be considered provided that appropriate mitigation measures can be provided in order to ensure that the development remains safe and does not exacerbate problems in other locations.

Options: Sustainability and Climate Change

1. Ensure that new allocations for housing and other land uses in the new Local Plan are situated only in areas where there is the least risk of flooding from rivers (Environment Agency classification: Flood Zone 1)

2. Consider allocating additional sites other than within Flood Zone 1, provided that mitigation measures can be put in place to the satisfaction of the Environment Agency and Hertfordshire County Council as Lead Local Flood Authority

3. Ensure allocations within the Local Plan are located within areas where there is an opportunity to minimise greenhouse gas emissions through alternative modes of transport and through reducing the need to travel.

Question 8: Sustainability and Climate Change

a) Do you agree with the issues and list of options that have been identified regarding sustainability and climate change? Are there any that are missing?

b) Do you agree with the approach of only allocating sites in Flood Zone 1, or should other sites be looked at, provided that satisfactory mitigation measures could be implemented?

c) What other measures do you consider could the Local Plan do to minimise greenhouse gas emissions?

d) Do you have any suggestions as to how the Council can identify new housing and other land use allocations in the most sustainable locations within the District?

Question 9:

This document sets out the key issues that need to be addressed through the new Local Plan. There may be matters that are not covered. Are there any matters you think also need to be considered and why?

The consultation period starts on Friday 28 July 2017 and runs for six weeks, ending at 5:00pm on Friday 8 September 2017.