

Planning your future

ANNUAL MONITORING REPORT

2006/07



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EXECUTIVE SUMMARY

This is the third Annual Monitoring Report to be submitted by Three Rivers District Council. It is one component of the Three Rivers Local Development Framework, and has an integral role in monitoring within the local authority area.

The AMR has been completed in relation to adopted Local Plan policies as Local Development Framework policies are yet to be produced. The AMR is based on a range of data and information sources. There are some limited gaps in the data which have been identified through the AMR, and the Council aims to work together with partners such as Hertfordshire County Council to resolve these gaps and ensure full reporting in future years.

The development of a successful monitoring system will be dependent on analysis of trends in data collected over a number of years, and subsequent conclusions drawn from this data. Currently, conclusions are limited by a lack of historical data to allow recognition of any trends, and the relationship of any trends to policy objectives. As monitoring systems develop, data should become available to allow trend analysis.

There are currently no significant effects indicators as these will be generated in conjunction with Development Plan Documents as these are produced.

The main findings of the 2006/07 AMR are outlined below:

LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

A revised LDS was approved in May 2007. Consultation on Core Strategy: Supplemental Issues and Options took place over the summer of 2007, meeting the milestones set out in the LDS. The Core Strategy: Preferred Options and Site Allocations: Issues and Options documents are due for public consultation at the beginning of 2008. SPDs on 'Sustainable Communities' and 'Open Space, Amenity and Children's Playspace' were also consulted on over the summer of 2007, and are due for adoption by the Council in December 2007.

BUSINESS DEVELOPMENT

3266sqm employment floorspace was gained in 2006/07. 100% of completions were in employment or regeneration areas, and 100% were on PDL. Of the employment land lost, the majority (96.7%) was lost to residential uses.

HOUSING

There were 335 net dwelling completions in 2006/07. Housing trajectories show that Three Rivers is on target to exceed the Structure Plan allocation of 4000 dwellings by 2010/11, although is set to fall short of the RSS target of 4000 by 2021, requiring an additional 901 dwellings to be identified. The Council exceeded the 60% target for development on PDL, achieving 90%. 92% of dwelling completions were at densities above 30dph, and the average density of completions was 49dph. 123 affordable dwellings were completed during the monitoring year, 33% of the total.

GYPSY AND TRAVELLER PROVISION

Gypsy and Traveller provision has been declared as of importance to the district. An assessment of the needs of Gypsies and Travellers in south and west Hertfordshire

has been completed, and a second study to assess the suitability of locations in south and west Hertfordshire for the provision of Gypsy and Traveller sites has also been undertaken. There are currently two authorised sites in Three Rivers. There are no unauthorised sites, nor any outstanding applications for further development.

TRANSPORT

78% of completed non-residential development schemes comply with Local Plan/SPG car parking standards (26% of completed floorspace). At least 98% of completed residential development is within 30 minutes public transport time of a GP surgery, primary school and secondary school. 73% is within 30 minutes public transport time of a hospital.

LOCAL SERVICES

Within the monitoring year, there were net losses of retail and office space, and no change to leisure floorspace. There are commitments for 5408sqm retail floorspace, 16703sqm office floorspace and 1282sqm leisure floorspace. No areas of open space are currently managed to Green Flag Award Standard, though it is proposed to apply for the Award for Rickmansworth Aquadrome and Chorleywood House estate in 2008.

ENVIRONMENT

There were two applications granted contrary to Environment Agency advice on flood defence grounds in the monitoring year, both of which were subject to conditions to resolve this. Wildlife sites increased by 1ha in 2006/07. Three Rivers has two commercial renewable energy facilities; a wind turbine with a capacity of 0.225MW and a co-firing biomass fossil fuel plant with a capacity of 2.88MW, of which the maximum renewable qualifying percentage in any month to date is 90.7% (2.612MW).

GLOSSARY OF TERMS

The Act: The Planning and Compulsory Purchase Act 2004

Annual Monitoring Report (AMR): A report submitted to the government by local planning authorities describing the characteristics of the authority's area and assessing the implementation and effectiveness of the Local Development Framework.

Affordable Housing (including intermediate or sub-market housing) : Defined in the Three Rivers Local Plan as housing available at, or below the rent-capped level for this District as identified by the Housing Corporation for the annual Housing Investment Programme bidding rounds (or equivalent mortgage).

Bio-diversity: The whole variety of life encompassing all genetics, species and ecosystem variations, including plant and animals.

Community Strategy: Local Authorities are required by the Local Government Act 2000 to prepare these with the aim of improving the social, environmental and economic well being of their areas. Through the community strategy, authorities are expected to co-ordinate the actions of local public, private voluntary and community sectors.

Development Plan Document (DPD): Spatial planning documents that are subject to independent examination, and together with the relevant regional spatial strategy, will form the development plan for the local authority area. They can include a core strategy, site specific allocations of land, and area action plans and generic development control policies. Individual DPDs or parts of a document can be reviewed independently from other DPDs.

Housing Trajectory: The means of showing past housing completions, and projected future housing supply over the lifespan of the local development framework.

Local Development Document: The collective term used in the Act for development plan documents, supplementary planning documents and the statement of community involvement.

Local Development Framework (LDF): The name for the portfolio of local development documents and related documents. It consists of development plan documents, supplementary planning documents, the statement of community involvement, the local development scheme and annual monitoring reports. These documents provide the framework for delivering the spatial planning strategy for a local authority area.

Local Development Scheme (LDS): The first stage of the LDF, outlining the programme for preparation of DPDs for the period 2005-2010.

Local Plan: The Three Rivers Local Plan 1996-2011 (adopted 2001), provides the framework for guiding, controlling and facilitating development within Three Rivers District for the period 1996-2011.

Local Strategic Partnership (LSP): A single, non-statutory, multi-agency body, which matches local authority boundaries, and aims to bring together at a local level the different parts of the public, private, community and voluntary sectors.

Output Indicators: Monitor the direct effect of a policy, they may be used to assess whether policy targets have been achieved in reality using available information.

Regional Annual Monitoring Report (RAMR): A report prepared by the Regional Planning Body monitoring the policies in the Regional Spatial Strategy. Since local authority DPDs must comply with the Regional Spatial Strategy, AMRs will feed into the regional report.

Regional Spatial Strategy (RSS): The strategy for how a region should develop over the next decade. The Regional Spatial Strategy identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, mineral and waste treatment and disposal. Most former Regional Planning Guidance is now considered RSS and forms part of the development plan. Regional Spatial Strategies are prepared by Regional Planning Bodies.

Strategic Environmental Assessment (SEA): A generic term used internationally to describe environmental assessment as applied to policies, plans and programmes.

Super Output Area: A geography for the collection and publication of small area statistics. They avoid the problems caused by inconsistent and unstable electoral ward geography. They are of a consistent size and have specified minimum populations. More information on their formation and locations is available from www.statistics.gov.uk/geography/soa

Supplementary Planning Document (SPD): Provide supplementary information in respect of the policies in development plan documents. They do not form part of the development plan and are not subject to independent examination.

Sustainability Appraisal (SA): Provides for the systematic identification and evaluation of economic, social and environmental impacts of a proposal.

Sustainable Development: A useful definition of sustainable development is given in the Brundtland Report; "Sustainable Development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

ACRONYMS USED IN THE ANNUAL MONITORING REPORT

AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
ASHE	Annual Survey of Hours and Earnings
DPD	Development Plan Document
DPH	Dwellings per Hectare
EA	Environment Agency
FPU	Forward Planning Unit
HBRO	Hertfordshire Biological Records Office
HCC	Hertfordshire County Council
IMD	Index of Multiple Deprivation
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LNR	Local Nature Reserve
ODPM	Office of the Deputy Prime Minister
ONS	Office for National Statistics
PDL	Previously Developed Land
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RSL	Registered Social Landlord
RSS	Regional Spatial Strategy
S106	Section 106 agreement
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SOA	Super Output Area
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
UCS	Urban Capacity Study

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CHAPTER 1: INTRODUCTION

This is the Three Rivers District Council Annual Monitoring Report (AMR) for the financial year 1st April 2006 to 31st March 2007. It is the result of changes brought about under the Planning and Compulsory Purchase Act 2004 which require local authorities to develop a Local Development Framework (LDF) in replacement of existing Local Plans. This will include a Local Development Scheme (LDS) which sets out the plan for production of LDF documents, and an AMR to assess the implementation of the LDS and the extent to which policies in Local Development Documents (LDDs) are being successfully implemented.

Monitoring should include a description of the planning authorities area, and provide a crucial feedback into the policy making process. Flexibility is an important aspect of the new planning system, allowing components of the LDF to be updated to reflect changing circumstances. The ability to produce various Development Plan Documents (DPDs), as opposed to a single Local Plan, will allow the Council to respond quickly to changing priorities. Monitoring will enable changing circumstances to be identified, and for appropriate policy modifications to be made.

At present, the adopted district-wide local plan for Three Rivers is the Three Rivers Local Plan 1996-2011 (adopted 2001). The policies within this plan were automatically 'saved' for three years, pending replacement by DPD policies. As Three Rivers was not in a position at September 2007 to replace policies, a direction was obtained from the Secretary of State to extend or 'save' policies beyond September 2007. The Direction saves the majority of existing Three Rivers Local Plan policies with the exception of the following policies which have now expired and can no longer be used for the determination of planning applications or for planning purposes generally as they are considered to be no longer relevant, or are covered by other policies in the Local Plan or national or regional planning policy:

- GEN.5a: Contaminated Land
- N.8: Consultation on Minerals and Waste Management Issues
- N.14: Noise Pollution
- N.19: Woodland Planting and Management
- N.21: Chilterns Conference
- C.10: Demolition of Listed Buildings
- C.11: Recording of Historic Buildings
- D.5: Design of Residential Roads
- E.5: Northwood Headquarters (HMS Warrior)
- E.6: Provision of Crèche and Day Nursery Facilities
- S5a: Rickmansworth Station Car Park
- H16: Gypsy Sites

As the Council has not yet reached the production stage of DPDs, this AMR will monitor the effects of 'saved' Local Plan policies until DPD policies are adopted.

The East of England Plan will set out the Regional Spatial Strategy for the East of England. The Government's Proposed Changes to the Draft East of England Plan was issued by the Regional Assembly in December 2006. Public consultation was held on the Proposed Changes documents at the beginning of 2007. Further Proposed Changes were published in October 2007 and the Secretary of State is expected to publish the finalised East of England Plan in early 2008 following consideration of the responses to this consultation. More information on the Regional Spatial Strategy is available from www.eera.gov.uk.

KEY TASKS AND PRINCIPLES OF MONITORING

As required by Section 35 of the Act, Local Planning Regulation 48 and SEA Regulation 17, the AMR should:

- Review actual progress in terms of Local Development Document preparation against the milestones in the Local Development Scheme;
- Assess the extent to which policies in Local Development Documents are being implemented;
- Where policies are not being implemented, explain why and set out what steps are being taken to ensure the policy is implemented; or whether the policy is to be amended or replaced;
- Identify the significant effects of implementing policies in Local Development Documents and whether they are as intended;
- Set out whether policies are to be amended or replaced;
- Survey the characteristics of the local planning authority's area; and
- Analyse the monitoring procedures themselves and set out necessary modifications and improvements to monitoring practices.

MONITORING ARRANGEMENTS

Three Rivers District Council completes in house monitoring of planning applications for housing, business, leisure and telecommunications; policy usage and effectiveness; and appeal decisions. An arrangement with the Forward Planning Unit (FPU) at Hertfordshire County Council (HCC) provides much of the remaining data required for monitoring of LDF performance and production of the AMR. Further monitoring is also completed using information from the Environment Agency and Hertfordshire Biological Records Centre sources.

The Council has commissioned or is working on a number of studies to provide a comprehensive evidence base for the LDF and to meet specific information needs for the district. These include;

- Urban Housing Capacity Study (January 2005)
- Employment Floorspace Study (January 2005)
- Open Space and Recreation Study (July 2005)
- Gypsy and Traveller Accommodation Assessment (November 2004)
- Identification of Potential Gypsy and Traveller Sites (September 2006)
- Retail Capacity Study (March 2007)
- Transport Background Paper (March 2007)
- Access to Services and Infrastructure Background Paper (March 2007)
- Settlement Appraisal (March 2007)
- Housing Market Assessment (November 2006)
- Strategic Flood Risk Assessment (August 2007)
- Appropriate Assessment Report (expected December 2007)

FRAMEWORK OF INDICATORS

In order to achieve the key tasks outlined above, planning authorities are required to develop a framework of indicators. These indicators may be grouped according to the information measured by them as follows:

- **Process Indicators:** Assess the implementation of the LDS and the effectiveness of plan policies in decision making
- **Contextual Indicators:** Describe the wider social, environmental and economic background to the development of DPD policies
- **Core Output Indicators:** Measure the direct impacts of policies against a set of consistent, nationally set indicators

- **Local Output Indicators:** Measure the direct impacts of policies against locally derived indicators reflecting issues considered as important at the local level
- **Significant Effects Indicators:** Monitor the specific environmental, social and economic effects of policies.

Policies are monitored through these indicators by means of Council survey work and support from the Forward Planning Unit at Hertfordshire County Council.

DPDs and Supplementary Planning Documents (SPDs) prepared as part of the Local Development Framework require a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). The SA and SEA will monitor significant effects of DPD policy implementation to allow identification of, and subsequent remedial action over any unforeseen adverse environmental, social or economic effects. Three Rivers District Council, along with Watford Borough Council, Dacorum Borough Council and St Albans District Council have appointed consultants to undertake SA and SEA for the LDF, including the production of scoping report and sustainability matrix.

The saved Local Plan policies currently in effect were not subject to SA or SEA during production, and therefore there are no identified significant effect indicators against which to monitor these policies. Once DPDs and SPDs have been adopted in the future however, Three Rivers will be able to integrate SA/ SEA monitoring within the AMR.

CONSULTATION

Time and resource constraints have prevented public and full stakeholder consultation on the AMR 2006/07, although some limited consultation has been carried out with neighbouring districts and HCC.

Although there is no formal consultation period for this years AMR, views on report content and format, or on monitoring in general are welcome. Comments should be sent to:

Development Plans
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
WD3 1RL

Alternatively, comments may be emailed to trldf@threerivers.gov.uk.

The AMR 2006/07 will be published on the Three Rivers District Council website as soon as possible after submission as reasonable practicable.

CHAPTER 2: IMPLEMENTATION OF LDS

The Local Development Scheme (LDS) is the first statutory task in the completion of the Local Development Framework. It outlines the programme for preparation of Development Plan Documents for the period 2005-2010.

The Three Rivers LDS was approved and came into effect in April 2005. A revised LDS was approved by the Government Office for the East of England in May 2007, and this sets out the key milestones to be achieved in relation to DPD preparation, from compilation of the evidence base through to adoption of documents.

STATEMENT OF COMMUNITY INVOLVEMENT

The Statement of Community Involvement (SCI) was the first document of the LDF to be produced. It sets out the planning authority's policy for involving the community in the preparation and revision of DPDs. The early production stages of the SCI met the milestones outlined in the original LDS. Although submission to the Secretary of State slipped from July to October 2005 as a result of dealing with more than anticipated responses and timing issues related to other public consultation activities, formal adoption of the SCI occurred in July 2006, just behind the June 2006 milestone set in the original LDS.

CORE STRATEGY

The Core Strategy will set out the Council's vision and objectives for future developments to 2021. It will include generic development control policies and key policies on employment. It will also set out how the regional housing allocation for Three Rivers will be provided. The revised LDS timetables preparation of the Core Strategy until November 2007, public participation on preferred options between December 2007 and January 2008, submission to the Secretary of State in August 2008, and adoption in April 2009.

The Council completed Core Strategy: Regulation 25 Issues and Options consultation over summer 2006 and received over 500 responses. The results of this were reported to the Executive Committee on 27.11.06.

The Council felt it was necessary to carry out further consultation on Issues and Options to cover gaps previously identified surrounding generic development control policies and an implementation and monitoring strategy; to cover new considerations as a result of publication of PPS3: Housing in December 2006 and the Proposed Changes to the Regional Spatial Strategy published in December 2006; and in light of experiences gained from other authorities undergoing examination of DPDs. Therefore, Core Strategy: Supplemental Issues and Options consultation took place over the summer of 2007 and received over 400 responses.








Against the revised LDS, the Core Strategy is currently meeting milestones, with preferred options consultation due at the end of 2007/ beginning of 2008.

SITE ALLOCATIONS DPD

The Site Allocations DPD will allocate sites for the phased release of housing land based on an annual figure, using targets from the emerging RSS and covering the period to 2021. It will also set out allocations in relation to other key land uses including employment, retailing, gypsy and traveller and open space sites.

TABLE 2.1: THREE RIVERS LOCAL DEVELOPMENT SCHEME (REVISED MAY 2007)

	2007												2008												2009												2010												
	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	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Core Strategy DPD																																																	
Site Allocations DPD																																																	
Sustainable Communities SPD																																																	
Open Space, Amenity & Children’s Playspace SPD																																																	
Affordable Housing SPD																																																	
Design SPD																																																	
Trees and New Development SPD																																																	
Cycling SPD																																																	
Landscape Character SPD																																																	

KEY FOR TABLE 2.1	
	Preparation
	Pre-submission consultation
	Preferred Options
	Submission
	Pre-Examination Meeting
	Start of Examination
	Adoption

Preparation for the Site Allocations DPD is scheduled until December 2007, when Issues and Options consultation is scheduled. At present, the Site Allocations DPD is in line with the milestones scheduled in the revised LDS.

SUPPLEMENTARY PLANNING DOCUMENTS

There are seven SPDs scheduled for production by the Council. Two of these, 'Sustainable Communities' and 'Open Space, Amenity and Children's Playspace' were scheduled for preparation until June 2007, consultation in July and August 2007 with adoption in December 2007. Milestones for these documents have so far been met, and adoption by the Council is expected to occur in December 2007, in line with the LDS.

The five remaining SPDs are scheduled for preparation to begin in January 2010 for adoption by October 2010. Therefore there are no milestones to report on for these documents within the period of this report.

LOCAL PLAN SAVED POLICY ANALYSIS

Over the monitoring year, all policies in the adopted Local Plan were automatically saved (125 policies). After September 2007, a Secretary of State direction was required to extend saved policies. In Three Rivers, the majority of Local Plan policies were saved with the exception of policies:

- GEN.5a: Contaminated Land
- N.8: Consultation on Minerals and Waste Management Issues
- N.14: Noise Pollution
- N.19: Woodland Planting and Management
- N.21: Chilterns Conference
- C.10: Demolition of Listed Buildings
- C.11: Recording of Historic Buildings
- D.5: Design of Residential Roads
- E.5: Northwood Headquarters (HMS Warrior)
- E.6: Provision of Crèche and Day Nursery Facilities
- S5a: Rickmansworth Station Car Park
- H16: Gypsy Sites

Planning authorities are required to assess the extent to which policies in Development Plan Documents are being implemented. During the interim period in which DPDs are being prepared, the planning authority should monitor the usage of the saved Local Plan policies. This is necessary to assess the continued usefulness of saved policies and identify those which need review or replacement. A number of saved policies relate to effects monitored by national indicators, examined in chapters 4-9 of this report.

Table 2.2 shows the usage of Local Plan policies in the monitoring year. It shows the policies referred to in planning application decisions, and by planning inspectors in appeal decisions.

TABLE 2.2: LOCAL PLAN POLICIES REFERRED TO IN PLANNING APPLICATION DECISIONS AND APPEAL DECISIONS

Policy	Description	Planning Application		Planning Appeal	
		Refused	Permitted	Dismissed	Allowed
GEN1	Making development more sustainable	5	22	5	0
GEN1a	General location of development	0	11	4	0
GEN2	Location of major development	0	7	3	0
GEN3	Compliance with design and access standards	163	841	22	11
GEN4	Potentially hazardous or polluting development	1	3		
GEN5	Development, unstable land and contamination	0	2		
GEN5a	Contaminated land	0	9		
GEN6	Provision of utilities and services	0	3		
GEN7	The need for environmental impact statements	0	2		
GEN8	Planning obligations and conditions	2	7		
N1	Nature conservation	3	19	1	0
N2	Sites of nature conservation importance	0	15	0	0
N3	Protected species	1	18	1	1
N4	Protection of water resources	4	11		
N5	Flood prevention and river corridors	4	12		
N6	Water supply and sewerage infrastructure	0	3		
N7	Agricultural land	0	0	1	0
N8	Consultation on Minerals and Waste Management Issues				
N9	Use of recycled and reclaimed materials in new development	0	3		
N10	Provision for waste recovery and recycling facilities in new development	1	8		
N12	Air quality	1	3		
N13	Light pollution	2	20	1	1
N14	Noise pollution	18	43	2	3
N15	Trees, hedgerows and new development	24	83	3	1
N16	Protection of trees and hedgerows during development	12	84	2	0
N17	Replacement planting	1	45		
N18	Landscape management	0	2		
N19	Woodland Planting and Management				
N20	Protection of the Chilterns AONB	4	0		
N21	Chilterns Conference				
N22	Colne Valley Regional Park	0	3		
N23	Landscape regions	3	1		
N24	Telecommunications apparatus	3	3	1	3
C1	Development within conservation areas	51	115	4	4
C2	Setting of conservation areas	2	6	0	1
C3	Shop front design and advertisements in conservation areas	0	8		
C4	Signage in conservation areas	1	3		
C5	Shop Security				
C6	Demolition in conservation areas	16	15	2	0
C7	Change of use of listed buildings	0	6	1	0
C8	Alterations or extensions of listed buildings	7	33	1	1
C9	The setting of listed buildings	15	20	1	1
C10	Demolition of Listed Buildings				
C11	Recording of historic buildings	0	2		
C12	Locally important buildings	6	6	1	1
C13	Historic Parks and Gardens				

C14	Archaeology and development	2	26		
GB1	Development within the green belt	41	80	3	5
GB2	Leavesden studios site	0	1		
GB3	Maple Lodge Sewage Treatment Works				
GB4	Maple Lodge Planning Brief				
GB5	Replacement of dwellings in the green belt	3	6		
GB6	Extensions to dwellings in the green belt	18	39	3	3
GB7	Ancillary buildings, including those in the green belt	5	5	2	0
GB8	The extension of residential curtilages in the green belt	1	0	0	1
GB9	Reuse and conversion of buildings in the green belt	3	3	1	1
GB10	Residential conversion of groups of farm buildings			1	0
GB11	Agricultural and Forestry Dwellings in the Green Belt				
GB12	Use of Agricultural Occupancy Conditions				
D1	Design statements	0	6		
D2	Energy efficient building forms	0	2		
D3	Energy efficient layout	1	2		
D4	Pedestrian priority and cycle routes	0	2		
D5	Design of residential roads	0	2		
D6	Landscaping	0	24		
D7	Design for water conservation	0	5		
D8	Design for safety and security	1	7		
D9	Access for the disabled	0	11		
H1	Residential land supply	0	4		
H2	Development of identified housing sites	2	4		
H3	Control over housing land supply and identification of additional housing sites	1	4	3	0
H4	Dwelling mix and density	2	6		
H5	Definition of financially affordable levels	1	1		
H6	Affordable and special needs housing	1	3		
H7	Rural Affordable Housing				
H8	Specialist residential accommodation	0	2		
H9	Home Working				
H10	Loss or conversion of dwellings	1	1	0	1
H11	Conversion of space above shops	0	1		
H12	Conversion of office space to residential use	1	3		
H13	Subdivision of dwellings	2	0	1	0
H14	Infilling and development on garden land	34	33	7	3
H15	Residential Caravan Parks				
H16	Gypsy Sites				
H17	Residential Moorings				
E1	New development for employment	1	8	1	0
E3	Safeguarding of employment areas	1	6		
E4	Small business units	3	5	1	0
E5	Northwood Headquarters (HMS Warrior)				
E6	Provision of Crèche and Day Nursery Facilities				
S1	Primary shopping frontages	2	2		
S2	Secondary shopping frontages	0	2	0	1
S3	Local Shopping Centres				
S4	Local shops	1	2		
S5	Retail development in existing shopping areas	0	1		
S5a	Rickmansworth Station car park	0	2		
S6	Retail development outside existing shopping areas	1	0		
S7	Conversion and Redevelopment of Business Premises in				

	Rickmansworth				
T1	Transport Interchanges				
T2	Passenger transport and new development	0	6		
T3	CrossRail and Croyley Rail Link				
T4	New road schemes	1	0	0	1
T5	Transfer of Road Freight to Rail and Water				
T6	M25 Motorway				
T7	Highways and new development	43	103	8	1
T8	Car parking provision	22	80	5	0
T9	Reduced levels of parking provision	0	5	1	0
T10	Cycling	2	13		
T11	Walking	0	8		
L1	Protection of Existing Sports Facilities				
L2	Dual and Multiple Use of Sports Facilities				
L3	Built sports development	0	2		
L4	Provision for new sports facilities by new development	1	2		
L5	Golf courses	0	1		
L6	Golf Driving Ranges				
L7	Sport in the Countryside				
L8	Water-based sport and leisure	0	1		
L9	Protection of Existing Amenity and Children's Playspace				
L10	Amenity and children's play space provision in new residential development	1	6		
L11	Design of open space	0	1		
L12	Protection of Grass Verges and Minor Open Spaces				
L13	Access to the countryside	1	1	0	1
L14	Rights of way	2	5		
L15	Commons				
L16	Protection of Allotments				

In the monitoring year 2006/07, 102 appeals were decided. Seven were withdrawn, 47 allowed, 46 dismissed and 1 partially allowed and partially dismissed. There were 928 planning applications permitted, and 251 refused. Only six policies were used in more planning application decisions for refusal than approval (N.20, N.23, C.6, GB.8, H.13 and H.14).

Usage of policies in decisions shows that of 125 Local Plan policies, 96 were used during the monitoring year in either planning application or appeal decisions. Of the 29 policies that were not used, 6 have not been saved by the Secretary of State.

Appendix 1 shows the analysis of Local Plan policies included in the LDS. This indicates that 12 policies are to be deleted (in line with the policies not saved beyond September 2007, with the exception of policy T.3; scheduled to be deleted but saved by the Secretary of State Direction, and policy H.16; scheduled to be replaced but deleted by the Secretary of State Direction); 31 policies are to be replaced with new policies in DPDs, but 'saved' until then; and 82 policies are to be merged into DPDs.

As policies are produced through the LDF, they will take account of regional and national guidance. As guidance may change over time it will be necessary to review local authority policies and vary them where appropriate.

CHAPTER 3: DISTRICT PROFILE

Regulations governing Annual Monitoring Reports require local planning authorities to survey the characteristics of their area. Issues that should be kept under review are:

- The principle physical, economic, social and environmental characteristics of their area
- The principle purpose for which land is used in the area
- The size, composition and distribution of the population of the area
- The communications, transport system and traffic of the area (including accessibility by transport)
- Any other considerations which may be expected to affect those matters.

The characteristics of the district are measured through contextual indicators. Contextual indicators provide a backdrop against which to consider the effects of policies and inform the interpretation of output and significant effects indicators.

PHYSICAL CHARACTERISTICS

The district of Three Rivers (figure 3.1) is located in south west Hertfordshire and the East of England. It falls within the London Arc region, and shares boundaries with Buckinghamshire districts of Chiltern and South Bucks; London Borough of Harrow; London Borough of Hillingdon; and the Hertfordshire districts of Watford, Hertsmere, St Albans and Dacorum.

Three Rivers covers an area of 88.8km², of which 77% is designated as Green Belt. The metropolitan Green Belt surrounds the edge of London and provides an important buffer and green space between settlements in Hertfordshire and the London Boroughs.

There are seven main settlements in the District. The largest of these is Rickmansworth, population 14 571¹. Settlements are generally surrounded by Green Belt and smaller settlements, such as Sarratt and Bedmond lie wholly within the Green Belt.

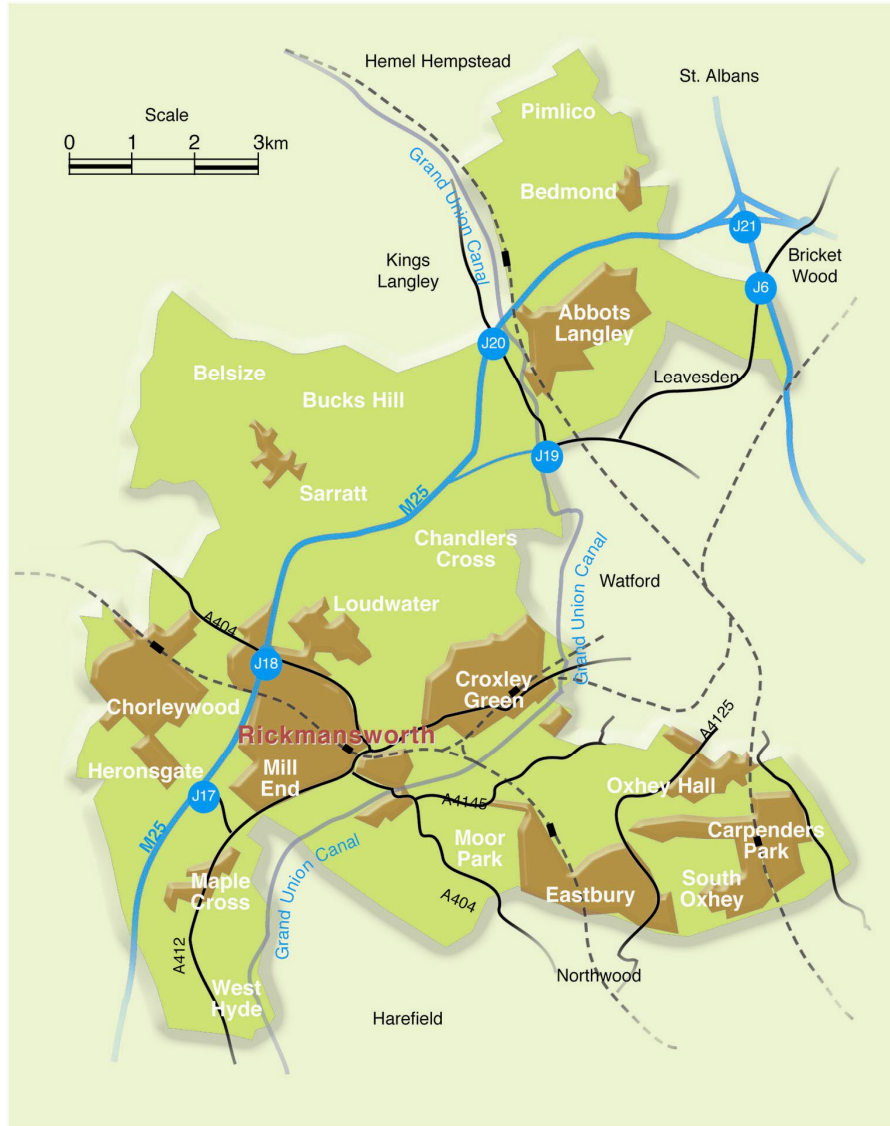
The District is well served by communications. The M25 and M1 motorways both run through the district, there are four Underground stations on the Metropolitan Line and two mainline rail lines. The Grand Union Canal also runs through the district.

Three Rivers has three Grade I listed buildings, 13 Grade II* listed buildings and 376 Grade II listed buildings. There are also 21 Conservation Areas.

There are 10 doctors' surgeries within the Three Rivers area. There are no hospitals within Three Rivers, but A&E services are accessible at Watford General, Hemel Hempstead, Northwick Park and Hillingdon hospitals in surrounding local authority areas. Three Rivers provides 28 primary schools, five secondary schools and two special schools.

¹ Census, 2001, available from www.statistics.gov.uk

FIGURE 3.1: MAP OF THREE RIVERS DISTRICT



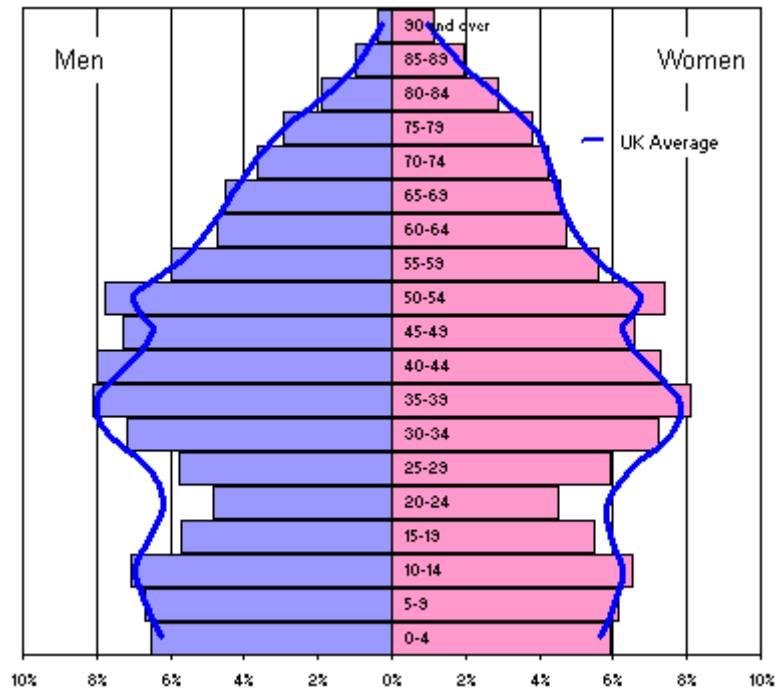
DEMOGRAPHIC CONTEXT

The 2001 Census gives the resident population of Three Rivers as 82 848. This is a 5.6% increase on the 1991 Census population of 78 457. This increase is slightly below the Hertfordshire average, but is comparable to national levels. Population density has increased from 899 persons/km² in 1991, to 949 persons/km² in 2001. Population density is higher in Three Rivers than the county, regional and national averages.

The 2001 Census gave the total residential workforce of the District (all those aged 16 and over who were employed or self employed) as 40 566.

The age structure of the population in Three Rivers follows the national pattern, with a slump in population between ages 15-29, and a peak through ages 30-59.

FIGURE 3.2: THREE RIVERS AGE DISTRIBUTION PYRAMID²



POPULATION ESTIMATES

The ONS mid-year population estimates for Three Rivers show an estimated population increase of 3.4% from 2001-2007.

TABLE 3.1: THREE RIVERS MID YEAR POPULATION ESTIMATES 2001-2007³

Year	Mid Year Population Estimate	Change from 2001	Percentage Change from 2001
2001	82 900	0	0
2002	83 300	400	0.5
2003	83 900	1000	1.2
2004	84 000	1100	1.3
2005	84 700	1800	2.1
2006	85 300	2400	2.8
2007	85 800	2900	3.4

The components of population change are natural change (births and deaths), and migration. The principal mechanism for change in 2004-05 mid-year population estimates is migration.

TABLE 3.2: COMPONENTS OF THREE RIVERS POPULATION CHANGE⁴

	Live Births	Deaths	Natural Change	Net Migration and Other	Total
2004/05	+900	-800	+100	+500	+600

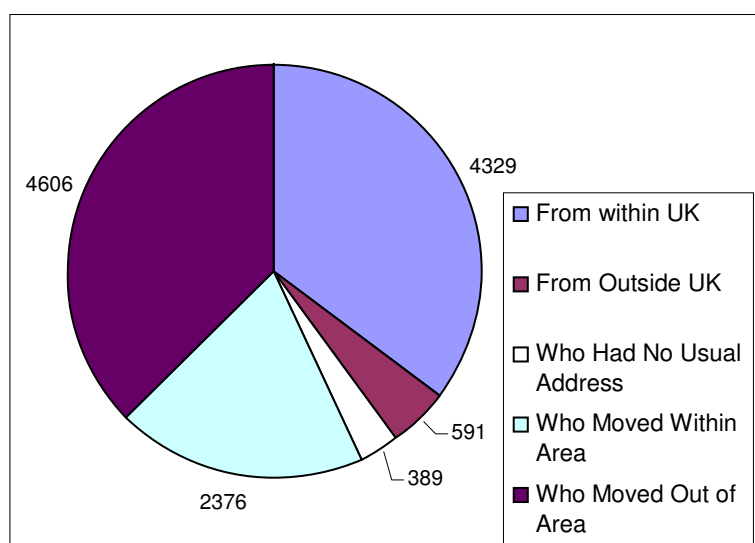
Migrants are 'residents with a different address one year before the Census'. The majority of migrants into Three Rivers in 2001 were from elsewhere in the UK.

² Census, 2001, available from www.statistics.gov.uk/census2001

³ Office for National Statistics, available from www.statistics.gov.uk/

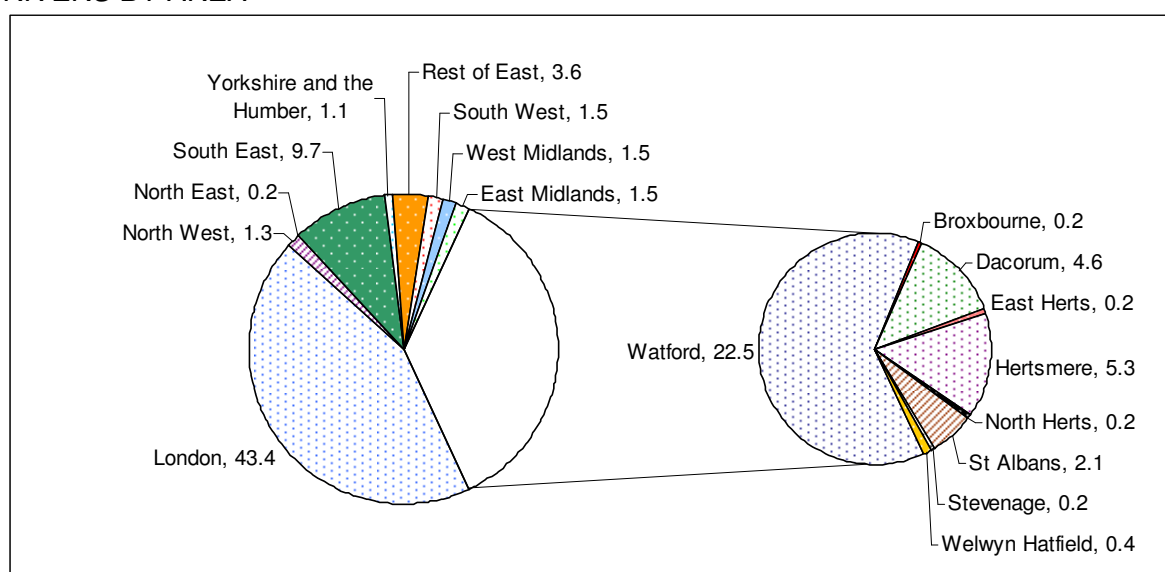
⁴ Office for National Statistics, available from www.statistics.gov.uk/

FIGURE 3.3: ORIGIN OF THREE RIVERS MIGRANTS⁵



Internal migration figures show where people move to Three Rivers from, and where they leave Three Rivers for. These figures indicate that the majority of internal migration both to and from Three Rivers is within other Hertfordshire districts, London and the South East.

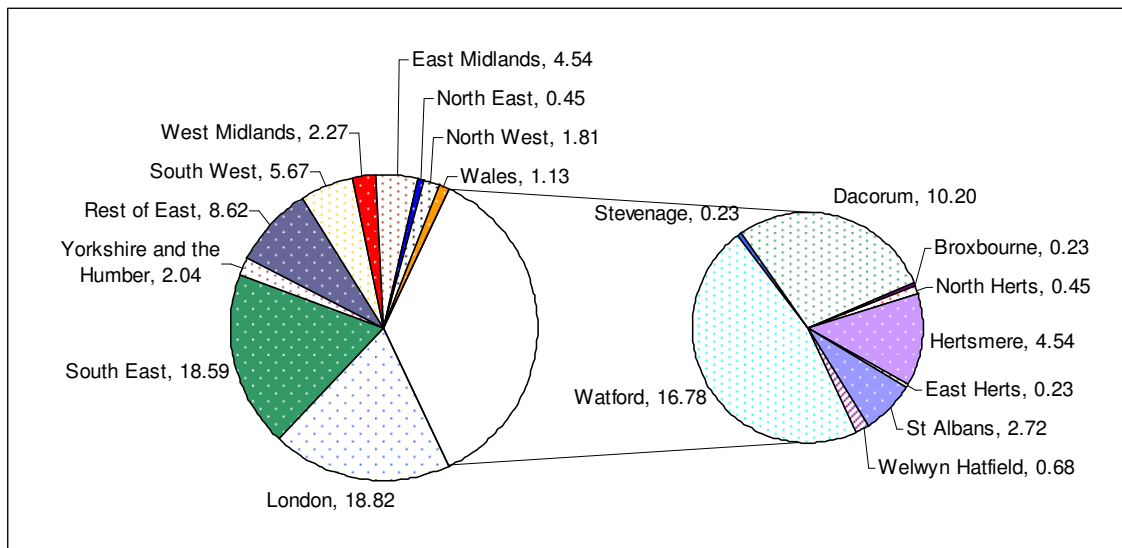
FIGURE 3.4: INTERNAL MIGRATION: PERCENTAGE MOVEMENTS TO THREE RIVERS BY AREA⁶



⁵ Census, 2001, available from www.statistics.gov.uk/census2001

⁶ NHSCR, 2005, available from www.statistics.gov.uk

FIGURE 3.5: INTERNAL MIGRATION: PERCENTAGE OF MOVEMENTS FROM THREE RIVERS BY AREA⁷



Population projections have been completed to 2029 based on 2004 mid-year population estimates. The projections are trend based, so assume that future levels of births, deaths and migration will continue the observed pattern of the previous five years. Projections do not take into account any future policy changes that have not yet occurred.

TABLE 3.3: THREE RIVERS POPULATION PROJECTIONS 2004-2029⁸

Year	Projected Population
2004	84 000
2005	85 400
2006	86 200
2007	87 000
2008	87 700
2009	88 500
2014	91 800
2019	94 900
2024	97 900
2029	100 400

ETHNIC COMPOSITION

Three Rivers resident population is predominantly white, and while 'Chinese or other ethnic groups' are represented at higher percentages than for the East of England and England and Wales, 'mixed' and 'black or black British' groups are represented at percentages lower than the England and Wales averages.

⁷ NHSCR, 2005, available from www.statistics.gov.uk

⁸ 2004 based SNPP (revised), September 2007, Office for National Statistics, available from www.statistics.gov.uk

TABLE 3.4: ETHNIC COMPOSITION OF THREE RIVERS, EAST OF ENGLAND AND ENGLAND & WALES⁹

Percent Population	Three Rivers	East of England	England and Wales
White	92.35	95.12	91.31
Mixed	1.26	1.08	1.27
Asian or Asian British	4.66	2.26	4.37
Black or Black British	1.00	0.9	2.19
Chinese or Other Ethnic Group	0.73	0.65	0.65

SOCIAL CONTEXT

The Index of Multiple Deprivation (IMD 2004) is a measure of the level of deprivation in an area. It takes account of income; unemployment; health and disability; education, skills and training; barriers to housing and services; crime; and living environment. The overall IMD is a weighted aggregation of these indicators. A higher IMD score indicates a greater level of deprivation in an area.

IMD results indicate Three Rivers has a low level of deprivation. On the rank of average scores, Three Rivers is ranked 308, in the least deprived 15% of the local authorities in England. However, within the district wide result there are pockets of deprivation visible at the super output area (SOA) scale. The five most deprived super output areas fall within the wards of Northwick (two SOAs), Hayling, Maple Cross and Mill End, and Ashridge.

TABLE 3.5: THREE RIVERS IMD RANK¹⁰

ID2004 Average of SOA Scores	ID2004 Rank in Hertfordshire (10 districts)	ID2004 Rank in East of England (48 districts)	ID2004 Rank in England (354 districts)
9.42	8	40	308

Crime in Three Rivers is relatively low in comparison to the national average. Only offences related to fraud and forgery exceed national levels in the year 2005/06¹¹. Levels of violence against persons, robbery, burglary, theft of a motor vehicle and theft from a motor vehicle all fell between 04/05 and 05/06.

TABLE 3.6: NOTIFIABLE OFFENCES RECORDED BY THE POLICE¹²

	2004/05	2005/06	Change
Violence against persons	964	942	-22
Robbery	44	41	-3
Burglary	409	387	-22
Theft of motor vehicle	298	249	-49
Theft from motor vehicle	713	706	-7

ECONOMIC CONTEXT

Three Rivers provides jobs for 32 100 people¹³, and claimant count figures show that the April 2007 rate of unemployment is 1.1%, lower than the Hertfordshire, East of England and national rates¹⁴.

⁹ Census, 2001, available from www.statistics.gov.uk/census2001

¹⁰ Indices of Deprivation, available from www.communities.gov.uk

¹¹ British Crime Survey, available from www.crimestatistics.org.uk

¹² Notifiable Offences recorded by the police, available from www.statistics.gov.uk

26 894 people commute out of Three Rivers, while 16 278 people commute in. This means that Three Rivers experiences net out commuting (10 616 people)¹⁵. The self containment ratio (people living and working in Three Rivers as a percentage of all people working in Three Rivers) is 0.46. This is quite low and may be a result of the proximity to London and Watford employment areas which have a significant impact on the Three Rivers population.

The Annual Survey of Hours and Earnings (ASHE) has replaced the New Earnings Survey and provides income and pay data at home residence addresses. Three Rivers mean and median gross weekly pay is considerably higher than county, regional and national levels.

TABLE 3.7: INCOME LEVELS OF RESIDENTS OF THREE RIVERS, HERTFORDSHIRE, EAST OF ENGLAND AND ENGLAND¹⁶

	Number of Jobs	Gross Weekly Pay (£)	
		Median	Mean
Three Rivers	21 000	589.6	730.8
Hertfordshire	335 000	529.9	660.7
East of England	1623 000	470.0	568.5
England	14 316 000	454.4	548.0

Economic activity rates are measured by the Labour Force Survey (replaced by the Annual Population Survey from the monitoring year ending 2005), and show the number of people who are economically active aged 16 to 59/64 expressed as a percentage of all working age people. Economic activity rates for 2006 in Three Rivers are higher than Hertfordshire, East of England and national levels.

TABLE 3.8: ECONOMIC ACTIVITY RATES IN THREE RIVERS, HERTFORDSHIRE, EAST OF ENGLAND AND ENGLAND¹⁷

	Three Rivers	Hertfordshire	East of England	England
Mar99 - Feb00	77.7	82.4	80.8	78.9
Mar00 - Feb01	85.1	83.6	81.8	78.6
Mar01 - Feb02	82.0	82.9	81.8	78.6
Mar02 - Feb03	79.3	83.6	81.5	78.5
Mar03 - Feb04	79.2	84.1	81.7	78.5
Jan04 - Dec04	80.7	83.2	81.7	78.3
Jan05 - Dec05	80.7	83.3	81.3	78.4
Jan06 - Dec06	85.6	82.0	80.7	78.6

Comparison of the qualifications obtained by the working age population of Three Rivers, Hertfordshire, East of England and England show slight variations between populations.

¹³ Annual Business Inquiry, 2005, available from <http://www.nomisweb.co.uk/reports/>

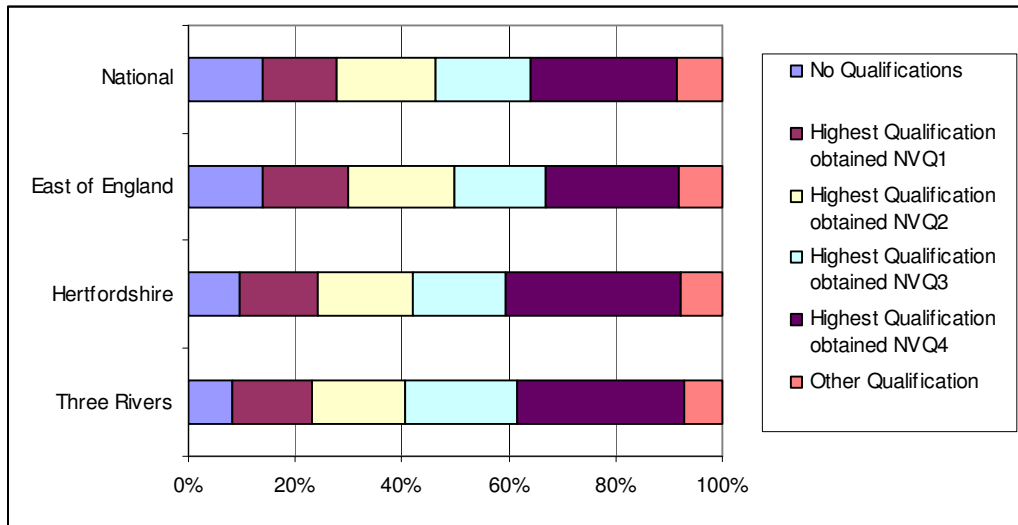
¹⁴ Unemployment Bulletin for Hertfordshire, August 2007, available from <http://www.hertsdirect.org/infobase/docs/pdfstore/munemaug07.pdf>

¹⁵ Census, 2001, available from www.statistics.gov.uk

¹⁶ Annual Survey of Hours and Earnings 2006, available from www.nomisweb.co.uk

¹⁷ Local Area Labour Force Survey March 1999- February 2004, available from www.nomisweb.co.uk ; Annual Population Survey January 2004- December 2006, available from www.nomisweb.co.uk

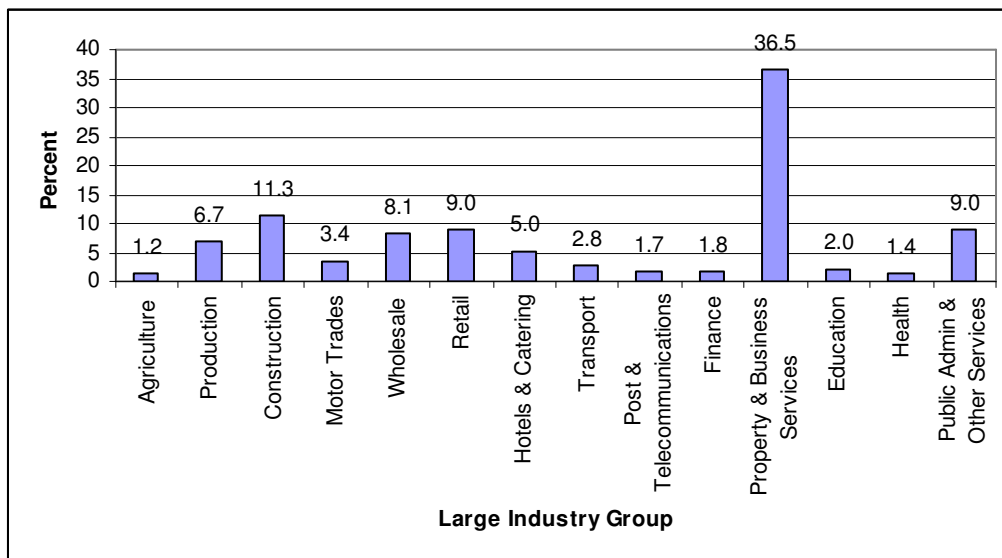
FIGURE 3.6: QUALIFICATIONS OF WORKING AGE POPULATION IN THREE RIVERS, HERTFORDSHIRE, EAST OF ENGLAND, AND NATIONALLY¹⁸



19

The largest industry group in Three Rivers is property/ business services which comprises 36.5% of large industry group units in 2006.

FIGURE 3.7: PERCENTAGE OF LOCAL UNITS IN LARGE INDUSTRY GROUP²⁰



VAT registrations and de-registrations are the best official guide to the pattern of business start-ups and closures, and show the level of entrepreneurship and business population health. The VAT stock of Three Rivers has increased since 1996 to reach 3270 in 2006.

¹⁸ Local Area Labour Force Survey Jan-Dec 2006, available from www.nomisweb.co.uk

¹⁹ NVQ4 and above: e.g. HND, Degree and Higher Degree level Qualifications

NVQ3 and above: e.g. 2 or more A levels, advanced GNVQ, NVQ3

NVQ2 and above: e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ2

NVQ1 and above: e.g. fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ1

Other Qualifications: includes foreign and some professional qualifications

No Qualifications: no formal qualifications held

²⁰ Inter-Departmental Business Register 2006, available from www.statistics.gov.uk

TABLE 3.9: THREE RIVERS VAT STOCKS²¹

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
VAT Stocks at Start of Year	2780	2850	2900	3035	3100	3175	3205	3230	3230	3280	3270

BUSINESS, RETAIL AND LEISURE

The Council's Employment Floorspace Study of 2003 provides a baseline figure for employment space in the district. In 2003, the district had 198 000sqm of built office stock, and 194 000sqm of all industrial use floorspace.

At the end of the monitoring year, there was 47 850sqm retail (A1) stock in Three Rivers, 9510sqm of this in town centres.

A local shopping centre survey was carried out in July 2005 to assess the function, condition and vitality of existing local shopping centres and parades.

TABLE 3.10: FUNCTION AND VITALITY OF LOCAL SHOPPING CENTRES IN THREE RIVERS

Shopping Parade	Class A1 (retail) %	Class A2 (banks, employment agencies and other non-retail) %	Class A3 (restaurant/ café) %	Class A5 (hot food takeaway) %	Sui Generic (laundrettes, taxi business, car hire and sales) %	Class D1 (medical/ dentists) %	Class B1 (office s other than A2) %	Vacant %
Rickmansworth	65	17	10	4	0	0	4	0
Croxley Green	73	10	3	13	0	1	0	5
Abbots Langley	64	16	9	11	0	0	0	7
Leavesden	36	0	10	9	9	36	0	0
Sarratt	100	0	0	0	0	0	0	0
Bedmond	100	0	0	0	0	0	0	0
Mill End	82	0	0	12	6	0	0	6
Maple Cross	34	0	33	33	0	0	0	0
Chorleywood	69	15	5	3	4	2	2	3
South Oxhey	70	7	4	12	3	4	0	5
Total	70	12	7	7	1	2	1	3

The survey indicates that at July 2005, Three Rivers had 46 683sqm retail floorspace. Of this, the majority (70%) of retail stock in Three Rivers is Class A1 (retail), and just 3% of premises are vacant.

There are a range of open spaces and recreation facilities, and diverse opportunities for sport and leisure activities within Three Rivers, although there are access deficiencies in certain parts of the district. Action Plans have been prepared identifying the need to plan for improvements to facilities.

²¹ Inter-Departmental Business Register 2006, available from www.statistics.gov.uk

HOUSING

There were 35 440 dwellings in Three Rivers at 31/03/07²², and only 732 household spaces with no residents at 2001²³.

Three Rivers has a higher than average proportion of owner occupied households (77.1%) than Hertfordshire (72%) and nationally (63.2%). 13.2% of people are living in local authority housing compared to 14.3% in Hertfordshire and 13.2% nationally.

TABLE 3.11: THREE RIVERS HOUSEHOLD OCCUPATION²⁴

	Total Households	Owner Occupier	Local Authority	Housing Association	Private Rented	Other
Number	33439	25775	4423	877	1905	459
Percentage		77.1%	13.2%	2.6%	5.7%	1.4%

Three Rivers has more detached and semi detached properties than Hertfordshire, East of England and England levels, and fewer terraced and flat/ maisonette properties.

TABLE 3.12: HOUSEHOLD SPACES AND ACCOMMODATION TYPE²⁵

	Detached	Semi detached	Terraced	Flat or Maisonette	Caravan or other mobile/ temporary structure
Three Rivers	27.84%	36.33%	18.91%	16.06%	0.86%
Hertfordshire	22.43%	29.02%	29.41%	18.68%	0.47%
East of England	30.17%	31.21%	23.5%	14.51%	0.61%
England	22.51%	31.57%	25.84%	19.66%	0.42%

The affordability ratio provides a measure of affordability for different types of housing over time. Affordability ratios are higher for females than males over all classes of property.

TABLE 3.13: THREE RIVERS AFFORDABILITY RATIO (AVERAGE HOUSE PRICE/ GROSS ANNUAL FULL TIME INCOME)²⁶

	Detached		Semi-Detached		Terraced		Flats/ Maisonettes	
	Male	Female	Male	Female	Male	Female	Male	Female
Mar 02	12.1	18.5	5.6	8.6	4.5	6.8	4.2	6.4
Mar 03	13.8	17.7	5.9	7.6	5.2	6.6	4.0	5.2
Mar 04	12.7	22.0	5.7	9.9	4.7	8.1	3.7	6.5
Mar 05	10.1	19.7	5.3	10.3	4.2	8.1	4.0	7.7
Mar 06	10.4	17.7	5.1	8.6	4.2	7.2	3.8	6.5

²² Forward Planning Unit, Hertfordshire County Council

²³ Census, 2001, available from www.statistics.gov.uk/census2001

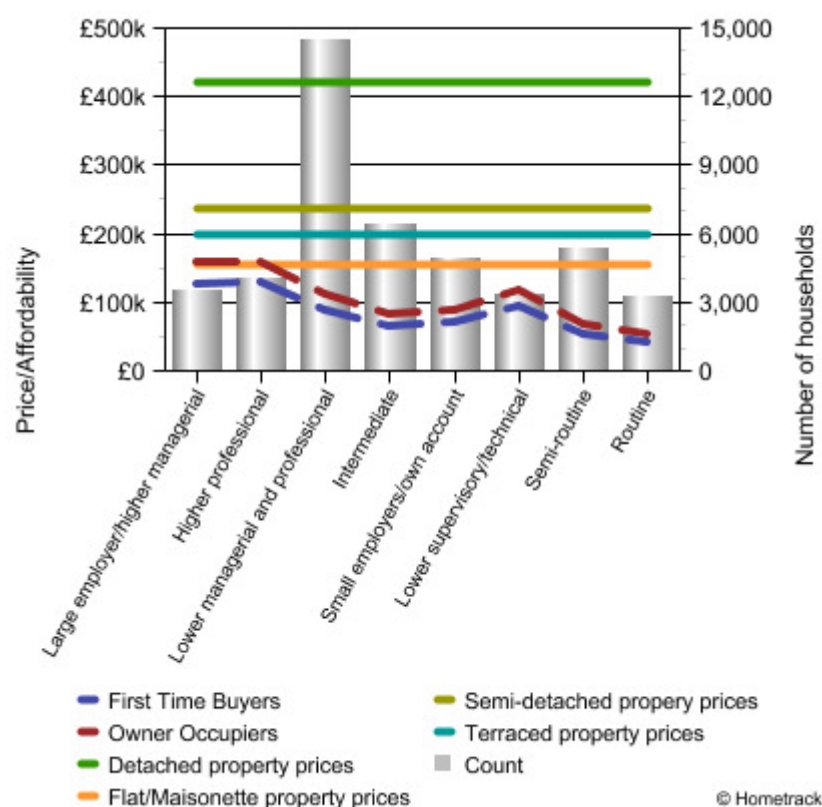
²⁴ Census, 2001, available from www.statistics.gov.uk/census2001

²⁵ Census, 2001, available from www.statistics.gov.uk

²⁶ House price data available from www.communities.gov.uk, income data from the Annual Survey of Hours and Earnings available from www.nomisweb.co.uk

Figure 3.6 shows the number of households in the area by socioeconomic status (bars) and the lower quartile price of different types of housing in the area (horizontal lines). The lines from left to bottom right show what a first time buyer and former owner occupier in each of these socioeconomic groups could afford to spend on housing. In Three Rivers, flat/ maisonette lower quartile prices for higher managerial/ higher professional socioeconomic groups are the only affordable housing areas.

FIGURE 3.8: AFFORDABILITY BY OCCUPATION²⁷



TRANSPORT

Census 2001 results show that the ratio of cars to households in Three Rivers was higher than the county, regional or national average. 16.2% of households did not own a car or van, 39% of households owned one car or van, and 44.9% of households owned two or more cars or vans. The mode of travel to work is shown in table 3.14 with the change since the 1991 Census. The average distance travelled to work by residents of Three Rivers was 12km.

²⁷ Hometrack

TABLE 3.14: MODE OF TRAVEL TO WORK 1991-2001²⁸

Mode of Travel	1991 Number of People Travelling	2001 Number of People Travelling	Change in Number	% change
Train	4887	5113	+226	+5%
Bus	1213	1149	-64	-5%
Car Driver	21460	24704	+3244	+15%
Car Passenger	2499	1853	-646	-26%
Motor Cycle	514	473	-41	-8%
Pedal Cycle	698	531	-167	-24%
On Foot	2572	2243	-329	-13%
Other	147	363	+216	+147%
Works at Home	2242	4163	+1921	+86%
Not Stated	514	-	-	-

ENVIRONMENT

Planning authorities are required to monitor changes in priority habitats, requiring a baseline figure. The Hertfordshire Biological Records Office can provide an annual inventory of Wildlife Sites (to stand for priority areas) by number an area. Within Three Rivers there are 151 wildlife sites, covering an area of 1576.67ha (2006).

Levels of energy consumption are important in order to monitor progress towards sustainability objectives to reduce energy use, and increase the proportion of energy requirements provided from renewable sources. Over the last few years, energy consumption levels in Three Rivers have shown a slight increase.

TABLE 3.15: ENERGY CONSUMPTION IN THREE RIVERS²⁹

	2003	2004	2005
Electricity Consumption (GWh)	359	373	374
Gas Consumption (GWh)	990	914	899

TABLE 3.16: ENERGY CONSUMPTION PER CAPITA IN THREE RIVERS³⁰

	2003	2004
Total Energy consumption/capita (KWh)	31 700	31 800
CO ₂ emissions/capita (tCO ₂)	8.6	9.3
Vehicle consumption/capita (tonnes of fuel)	1.1	1.2

²⁸ Census 1991 and Census 2001 available from www.statistics.gov.uk

²⁹ Department for Business, Enterprise and Regulatory Reform available from <http://www.dti.gov.uk/energy/statistics/regional/index.html>

³⁰ Department for Business, Enterprise and Regulatory Reform available from <http://www.dti.gov.uk/energy/statistics/regional/high-level/page36161.html>

CHAPTER 4: BUSINESS DEVELOPMENT

CORE INDICATOR 1a: AMOUNT OF FLOORSPACE DEVELOPED FOR EMPLOYMENT BY TYPE

Local Plan policy E.1 governs new development for employment, while policy E.4 sets out the Council's approach to proposals involving small business units. Monitoring the supply of employment land ensures the needs of businesses in the district will be met.

In the monitoring year 2006/07, there was a net gain of 3266sqm (a loss of 0.37ha) employment floorspace. The largest gains were in class B1-B8 where 6730sqm at the Ovaltine car park site and 5986sqm at Dwight House were developed for employment. The largest losses of employment land occurred at Junction Park (5398sqm B1-B8 land use to be redeveloped for residential), at Edson Printers (4023sqm B1c land use to be redeveloped for residential) and at Napier House (725sqm B1c land use to be redeveloped for residential).

TABLE 4.1: EMPLOYMENT FLOORSPACE COMPLETIONS

Plan Use Class	Gain Completed in Year (sqm)	Gain Completed in Year (ha)	Loss Completed in Year (sqm)	Loss Completed in Year (ha)	Net Completed in Year (sqm)	Net Completed in Year (ha)
B1-B8	12716	2.67	5945	2.06	6771	0.61
B1	988	0.1	0	0	966	0.1
B1a	0	0	130	0.1	-130	-0.1
B1b	0	0	0	0	0	0
B1c	0	0	5216	1.15	-5216	-1.15
B2	0	0	0	0	0	0
B8	1371	0.21	518	0.05	853	0.16
Total	15075	2.98	11809	3.35	3266	-0.37

CORE INDICATOR 1b: AMOUNT OF FLOORSPACE DEVELOPED FOR EMPLOYMENT BY TYPE, IN EMPLOYMENT OR REGENERATION AREAS

Local Plan policy E.1 expresses the need for employment development to be in locations close to public transport facilities, and easily reached from housing by public transport, bicycle or on foot. Policy E.3 states that identified employment areas will be safeguarded for business, industrial and storage or distribution development.

TABLE 4.2: EMPLOYMENT FLOORSPACE COMPLETIONS IN EMPLOYMENT/ REGENERATION AREAS

Plan Use Class	Completed in Year (sqm)	Completed in Year (ha)	Completed in Year in Employment/Regeneration Areas (sqm)	Completed in Year in Employment/Regeneration Areas (ha)	Sqm Percentage Floorspace in Employment/Regeneration Areas	Ha Percentage Floorspace in Employment/Regeneration Areas
B1-B8	12716	2.67	12716	2.67	100	100
B1	988	0.1	988	0.1	100	100
B1a	0	0	0	0	n/a	n/a
B1b	0	0	0	0	n/a	n/a
B1c	0	0	0	0	n/a	n/a
B2	0	0	0	0	n/a	n/a
B8	1371	0.21	1371	0.21	100	100
Total	15075	2.98	15075	2.98	100	100

Within the monitoring year, there was a gain of 15075sqm employment floorspace; 100% of this gain took place in employment areas in line with Local Plan policies E.1 and E.3 promoting the sustainability and viability of employment floorspace.

CORE INDICATOR 1c: AMOUNT OF FLOORSPACE BY EMPLOYMENT TYPE WHICH IS ON PREVIOUSLY DEVELOPED LAND

The Local Plan does not contain specific policies on the development of employment floorspace on previously developed land; however the RSS Proposed Changes document provides a target of at least 60% of all new development to be completed on previously developed land or to re-use buildings.

TABLE 4.3: EMPLOYMENT FLOORSPACE COMPLETIONS ON PREVIOUSLY DEVELOPED LAND

Plan Use Class	Gain Completed in Year (sqm)	Gain Completed in Year (ha)	Gain Completed in Year on PDL (sqm)	Gain Completed in Year on PDL (ha)	Sqm Percentage of Floorspace Completions on PDL	Ha Percentage of Floorspace Completions on PDL
B1-B8	12716	2.67	12716	2.67	100%	100%
B1	988	0.1	988	0.1	100%	100%
B1a	0	0	0	0	0	0
B1b	0	0	0	0	0	0
B1c	0	0	0	0	0	0
B2	0	0	0	0	0	0
B8	1371	0.21	1371	0.21	100%	100%
Total	15075	2.98	15075	2.98	100%	100%

In the monitoring year, 100% of floorspace developed for employment was on Previously Developed Land, exceeding the regional target of 60%.

CORE INDICATOR 1d: EMPLOYMENT LAND AVAILABLE BY TYPE

The Local Plan states that sufficient land must be allocated for employment purposes to allow for a balanced and sustainable economy and full employment. Local Plan policy E.1 sets out the basis on which proposals for new employment land will be considered. The majority of employment land supply in Three Rivers is at the former Leavesden Airfield and Rolls Royce factory site. This is one of the most important employment and mixed development sites in the County and an important site in the economy.

Policy GB.2 concerns development of the Leavesden Studios site. MEPC UK Ltd acquired approximately half of the site in 1999 and estimate a total of 121500sqm office and amenity building floorspace could be created. Latest estimates show 12434sqm of vacant office space, as well as 89185sqm unimplemented office floorspace.

TABLE 4.4: EMPLOYMENT LAND ALLOCATIONS/ COMMITMENTS

Plan Use Class	Employment Land with Permission (sqm)	Employment Land with Permission (ha)	Estimated Allocations (sqm)	Estimated Allocations (ha)
B1-B8	5152	0.8	0	0
B1	14602	2.28	91000	32.6
B1a	4503	0.831	0	0
B1b	256	0.02	0	0
B1c				
B2	0		0	0
B8	285	0.024	0	0
Total	24798	3.95	91000	32.6

The availability of employment land in the district indicates that there is potential to meet the needs of local businesses in the future within Three Rivers.

LOCAL OUTPUT INDICATOR: EMPLOYMENT FLOORSPLACE COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

TABLE 4.5: EMPLOYMENT FLOORSPLACE COMMITMENTS ON PDL

Plan Use Class	Commitments (sqm)	Commitments (ha)	On PDL (sqm)	On PDL (ha)	Sqm on PDL (%)	Ha on PDL (%)
B1-B8	5152	0.8	5152	0.8	100	100
B1	14602	2.28	11722	1.44	80.3	63.2
B1a	4503	0.831	3600	0.53	79.9	63.9
B1b	256	0.02	256	0.02	100	100
B1c						
B2	0	0	0	0	0	n/a
B8	285	0.024	285	0.024	100	100
Total	24798	3.955	21015	2.814	84.7	71.3

Although the Local Plan does not contain specific policies on development of employment floorspace on PDL, the RSS Proposed Changes Document contains a target of 60% of new development to be on PDL or re-use buildings. 71% of employment floorspace commitments are on PDL, exceeding the regional target and indicating future completions in the District will continue to be above target levels.

LOCAL OUTPUT INDICATOR: EMPLOYMENT FLOORSPLACE ALLOCATIONS ON PREVIOUSLY DEVELOPED LAND

TABLE 4.6: EMPLOYMENT FLOORSPLACE ALLOCATIONS ON PDL

Plan Use Class	Allocations (sqm)	Allocations (ha)	On PDL (sqm)	On PDL (ha)	On PDL (%)
B1	91000	32.6	91000	32.6	100

Of the 32.6ha floorspace allocated for employment, 100% of this is on PDL, exceeding the RSS target of 60% of development to take place on PDL, and indicating that if development occurs on the allocated area, completions of employment floorspace will continue to exceed targets.

CORE INDICATOR 1e: LOSS OF EMPLOYMENT LAND IN (i) EMPLOYMENT/ REGENERATION AREAS AND (ii) LOCAL AUTHORITY AREA

Local Plan policy E.3 seeks to safeguard employment areas for business, industrial and storage or distribution uses. In 2006/07, there were losses of 11809sqm (3.35ha) of employment land. 1065sqm (0.11ha) of this was in employment areas.

TABLE 4.7: EMPLOYMENT LAND LOSSES

Plan Use Class	Loss Completed in Local Authority Area (sqm)	Loss Completed in Local Authority Area (ha)	Loss in Employment / Regeneration Areas (sqm)	Loss in Employment / Regeneration Areas (ha)	Sqm Percentage in Employment/ Regeneration Areas	Ha Percentage in Employment/ Regeneration Areas
B1-B8	5945	2.06	547	0.06	9.2	2.9
B1	0	0	0	0	n/a	n/a
B1a	130	0.1	0	0	0	0
B1b	5216	1.15	0	0	0	0
B1c						
B2	0	0	0	0	n/a	n/a
B8	518	0.05	518	0.05	100	100
Total	11809	3.35	1065	0.11	9.0	3.3

All of the losses of floorspace in employment areas are from the conversion of floorspace between use classes, therefore is in line with Local Plan policy E.3, in that the floorspace is remaining in employment use.

CORE INDICATOR 1f: AMOUNT OF EMPLOYMENT LAND LOST TO RESIDENTIAL DEVELOPMENT

Local Plan chapter 7 states that there are certain sites within Three Rivers, formerly in employment use which could now be beneficially re-used for housing without undermining the local economy. There is considerable pressure to redevelop sites currently designated as employment land, particularly from house builders. A large number of sites in the district are currently subject to developer interest or have ongoing applications. Balancing employment and housing land is one of the key issues identified in the preparation of the Three Rivers LDF Core Strategy.

TABLE 4.8: EMPLOYMENT FLOORSFACE LOST TO RESIDENTIAL

Plan Use Class	Employment Land Lost (sqm)	Employment Land Lost (ha)	Employment Land Lost to Residential (sqm)	Employment Land Lost to Residential (ha)	Sqm Percentage of Employment Land Lost to Residential	Ha Percentage of Employment Land Lost to Residential
B1-B8	5945	2.06	5398	2	90.8	97.1
B1	0	0	0	0	n/a	n/a
B1a	130	0.1	130	0.1	100	100
B1b	5216	1.15	5216	1.15	100	100
B1c						
B2	0	0	0	0	n/a	n/a
B8	518	0.05	0	0	0	0
Total	11806	3.36	10719	3.25	91.0	96.7

Within the monitoring year 2006/07, the majority (96.7%) of employment land lost was redeveloped as residential. If all sites are completed, 202 dwellings will be provided on these former employment sites. More detail on dwelling completions is presented in chapter 5.

CHAPTER 5: HOUSING

CORE INDICATOR 2a: HOUSING TRAJECTORY

Housing policy and performance may be monitored using a 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 period. The main purpose of a trajectory is to support forward planning by providing a progress report comparing past performance on housing supply to future rates of supply as anticipated by the local planning authority. It is an example of the key relationship between plan policy, monitoring and review encompassed in the new LDF system.

PPS12 indicates that authorities need to develop and include housing trajectories in their AMRs to support the requirements of Regulation 48(6) of the Town and Country Planning (Local Development) Regulations 2004.

Policy 8 of the Hertfordshire County Structure Plan Review 1991-2011 prescribes a net total of 4000 additional dwellings to be provided in Three Rivers. The annual average target of 200 dwellings over the period 1991-2011 is adopted in current Local Plan policy H.1.

Over the Structure Plan period 1991-2011, there have been 4228 completions to March 2007.

TABLE 5.1: DWELLING COMPLETIONS 1991-2007³¹

Year	Completions	Cumulative Completions
1991/92	89	89
1992/93	159	248
1993/94	347	595
1994/95	255	850
1995/96	427	1277
1996/97	431	1708
1997/98	307	2015
1998/99	329	2344
1999/00	256	2600
2000/01	287	2887
2001/02	365	3252
2002/03	233	3484
2003/04	138	3623
2004/05	73	3696
2005/06	197	3893
2006/07	335	4228
Average	264	

An annual average of 264 dwelling completions exceeds the Structure Plan average requirement of 200 completions. The overall Structure Plan target of 4000 dwellings has already been exceeded with four years of the plan period left to run. A Housing Land Restraint Policy (moratorium) on all unallocated sites of over 10 dwellings was introduced on 11th April 2005 (Executive Committee). This was based on Local Plan policy H.3 'Control over Housing Land Supply', which enables the authority to 'make

³¹ Completion figures from 1991-1998 are from the Three Rivers Local Plan 1996-2011. Subsequent figures are from HCC completions data.

provision for as close as possible to 4000 dwellings during the period 1991-2011' by applying restraint in the event of a 'significant over supply'. This moratorium is currently in force, although there are exceptions for 100% affordable developments.

Anticipated completion rates from 2007/08 to 2010/11 are derived from assessment of: sites under construction, sites with full permission, sites with outline permission, sites subject to s106 negotiations, allocation only sites, and other identified sites (Urban Capacity Study). The stage in the planning process, size of development and any other material factors in development are considered in order to project the number of completions in each year.

TABLE 5.2: PROJECTED DWELLING COMPLETIONS 2007-2011

Year	Projected Annual Completions	Cumulative Projected Completions
2007/08	437	437
2008/09	261	698
2009/10	200	898
2010/11	190	1088
Average	272	

TABLE 5.3: STRUCTURE PLAN PERIOD DWELLING COMPLETIONS

Phase	Year	Target	Completions
I	1991-1995	1000	1277
II	1996-2000	1000	1610
III	2001-2005	1000	1006
IV	2006-2011	1000	1423
Total	1991-2011	4000	5316

FIGURE 5.1: THREE RIVERS HOUSING TRAJECTORY PERIOD 1991-2011 AGAINST LOCAL PLAN ALLOCATION

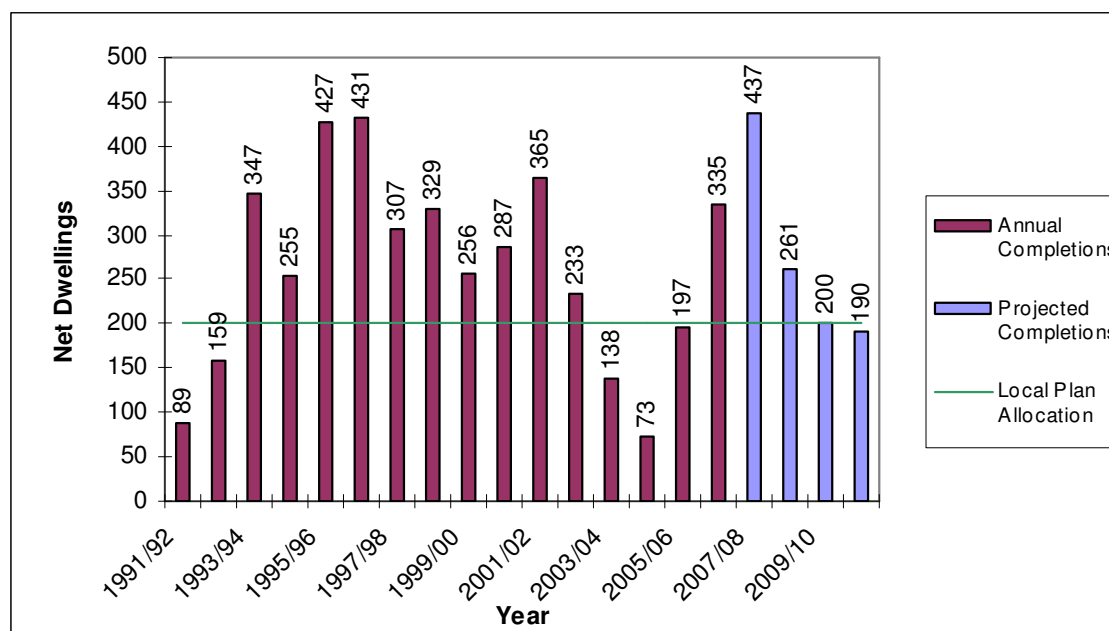
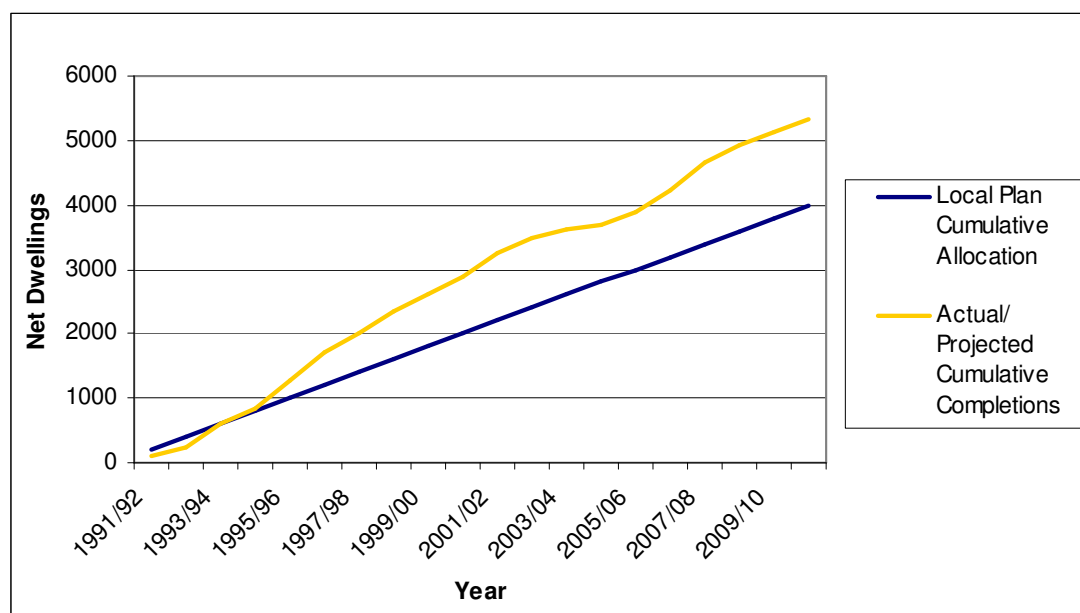


FIGURE 5.2: THREE RIVERS HOUSING TRAJECTORY PERIOD 1991-2011. ACTUAL/ PROJECTED COMPLETIONS AND LOCAL PLAN TARGET COMPLETIONS



The housing trajectory indicates that over the Structure Plan period 1991-2011, Three Rivers will exceed the 4000 completions required through the Local Plan by 1316 dwellings.

The AMR 2005/06 projected 267 completions for 2006/07 consisting of 264 dwellings from sites under construction and another 3 from sites with full permission. Actual completions for 2006/07 were 335, 68 dwellings more than projected. The reason for this can mainly be attributed to underestimation of completions on three major sites. Ovaltine completions were projected to be 150, but the actual level was 194; both the Napier House and Sportsman Hotel sites were not expected to provide any dwellings in the monitoring year, but both developments have now been completed providing 19 and 16 dwellings respectively. These have led to revision of expected completion dates for developments within the trajectory, taking account of these trends.

The East of England Plan Panel Report allocates 4000 dwellings for Three Rivers over the period 2001-2021, equating to an annual average of 200 dwelling completions per year. Since the beginning of the RSS period there have been 1341 completions, with an average of 224 dwellings.

TABLE 5.4: DWELLING COMPLETIONS 2001-2007

Year	Completions	Cumulative Completions
2001/02	365	365
2002/03	233	598
2003/04	138	736
2004/05	73	809
2005/06	197	1006
2006/07	335	1341
Average	224	

In the remaining 14 years of the RSS period, Three Rivers requires 2659 dwelling completions, an average of 190 dwelling completions per year.

Anticipated completion rates from 2007/08 to 2020/21 are derived from assessment of sites under construction, sites with full permission, sites with outline permission,

sites subject to s106 negotiations, allocation only sites, and other identified sites (Urban Capacity Study). The stage in the planning process, size of development and any other material factors in development are considered to project the number of completions in each year. Further background to the trajectory is provided in Appendix 2.

TABLE 5.5: PROJECTED DWELLING COMPLETIONS 2007-2021

Year	Completions	Cumulative Completions
2007/08	437	437
2008/09	261	698
2009/10	200	898
2010/11	190	1088
2011/12	135	1223
2012/13	64	1287
2013/14	76	1363
2014/15	70	1433
2015/16	55	1488
2016/17	25	1513
2017/18	10	1523
2018/19	45	1568
2019/20	87	1655
2020/21	103	1758
Average	126	

TABLE 5.6: RSS PERIOD COMPLETIONS

Phase	Year	Target	Completions
I	2001-2005	1100	1006
II	2006-2011	1000	1423
III	2011-2015	950	400
IV	2016-2021	950	270
Total	2001-2021	4000	3099

FIGURE 5.3: THREE RIVERS HOUSING TRAJECTORY PERIOD 2001-2021 AGAINST RSS ANNUAL ALLOCATION

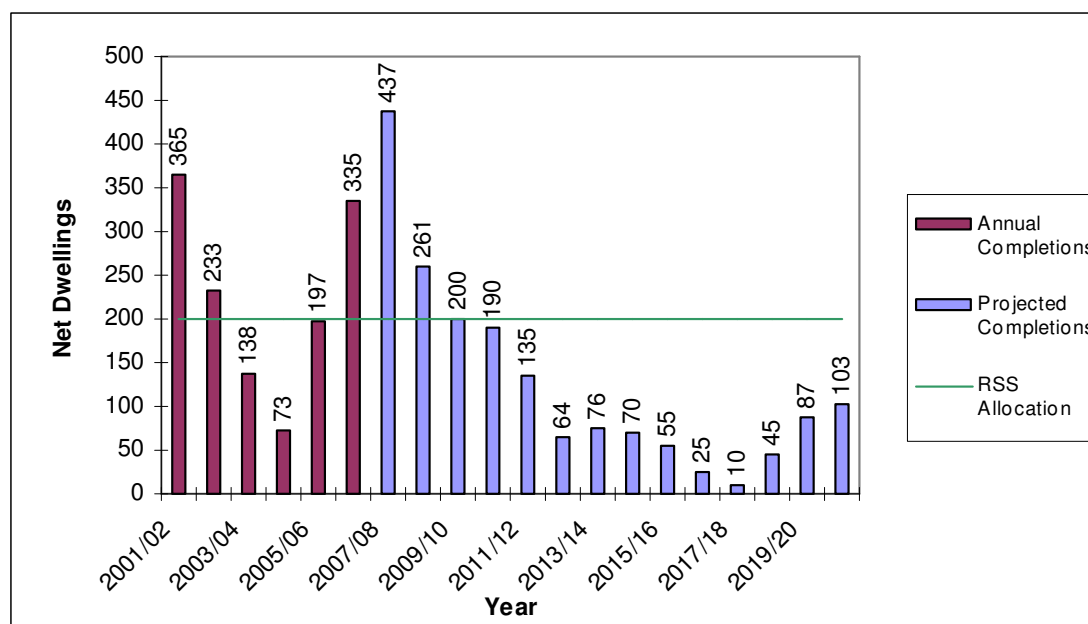
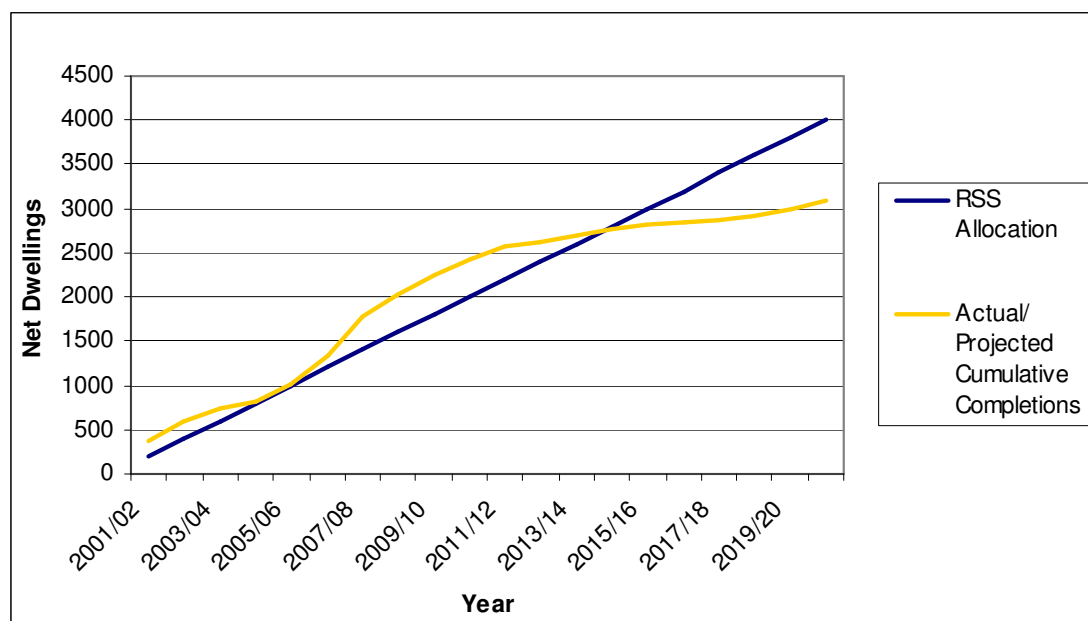


FIGURE 5.4: THREE RIVERS HOUSING TRAJECTORY PERIOD 2001-2021, ACTUAL/ PROJECTED COMPLETIONS AND RSS SUGGESTED COMPLETIONS



Cumulative dwelling completions are at or above the draft RSS required levels until 2013/14, after which projected completions no longer continue to meet required levels. Over the RSS period, Three Rivers will fall short of the 4000 dwellings allocated by 901 dwellings. This shortfall occurs in the later stages of the trajectory, and is a result of a lack of identified sites for housing towards the end of the plan.

The emerging core strategy and Housing Allocations DPD will seek to address the shortfall identified in the latter phase of the RSS timeframe. The Core Strategy: Supplemental Issues and Options consultation began work on identifying broad locations for housing development. Options will be developed through further Core Strategy and Site Allocations consultations to ensure that Three Rivers has an identified supply of sites to meet targets for housing delivery.

The shortfall is larger than that identified by the 2005/06 Annual Monitoring Report, where the figure quoted was a shortfall of 567. The reason for this is the removal of the windfall allowance (38 dwellings per year) for the first ten years of the trajectory in accordance with the requirements of PPS3: Housing which was published in November 2006.

Dwelling completion rates can not be predicted with complete certainty as housing development depends on a variety of factors the local authority is unable to anticipate. The trajectory is also vulnerable to elements of change in the housing market, in the construction industry, or in other contextual forces, which may lead to alteration in dwelling planning application and completion rates.

LOCAL OUTPUT INDICATOR: COMPLETIONS BY SETTLEMENT SIZE

Local Plan policies GEN.1 and GEN.2 seek to make development more sustainable by concentrating it within urban areas in Three Rivers. PPS3: Housing includes objectives to ensure ‘a mix of housing...in all areas, both urban and rural’ and ‘housing development in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure’. This range of community facilities with good access to jobs, key services and infrastructure is more likely to be available in larger settlements where the requirement to travel is less and there is therefore a more sustainable relationship between jobs, homes and services.

This is objective (f) of Local Plan chapter 6: Housing and an objective of policy SS1 in the RSS proposed changes document.

TABLE 5.7: DWELLING COMPLETIONS BY SETTLEMENT SIZE

	Net Dwellings Gained	At larger urban areas over 50000 people	At large urban areas 25000 – 50000 people	At smaller urban areas 3000 – 25000 people	At smaller settlements under 3000 people
2004/05	73	0 0%	n/a	71 97%	2 3%
2005/06	197	21 11%	n/a	151 77%	25 13%
2006/07	335	13 4%	n/a	325 97%	-3 n/a

The 13 completions at larger urban areas over 50000 population in 2006/07 are from sites in Oxhey and Leavesden which are associated with the settlement of Watford (population 91067³²), although the main settlement of Watford is not within Three Rivers. There are no settlements in Three Rivers with a population of between 25000 and 50000; therefore there are no completions in this category. The majority of completions (97%) were at smaller urban areas, and within the monitoring year there was a net loss of dwellings at settlements under 3000 population. Therefore Three Rivers has been successful in trying to promote a more sustainable relationship between homes, jobs and services given the range of settlement sizes in the district.

LOCAL OUTPUT INDICATOR: COMMITMENTS BY SETTLEMENT SIZE

At the end of the monitoring year, there were extant commitments (planning permissions and allocated sites) for 962 new dwellings (net).

TABLE 5.8: DWELLING COMMITMENTS BY SETTLEMENT SIZE

	Net Extant Commitments	At larger urban areas over 50000 people	At large urban areas 25000 – 50000 people	At smaller urban areas 3000 – 25000 people	At smaller settlements under 3000 people
2005/06	1009	34 4%	n/a	874 86%	101 10%
2006/07	962	21 2%	n/a	832 86%	109 11%

Extant commitments in the monitoring year follow a similar pattern to completions, indicating greatest supply in smaller urban areas of 3000-25000 population; therefore it is likely there will be continued ability to meet policy objectives for promoting sustainable relationships in future years.

LOCAL OUTPUT INDICATOR: OTHER IDENTIFIED SITES BY SETTLEMENT SIZE

Other identified sites are sites identified through the Urban Capacity Study and the Local Plan Rural Exception Policy. These are estimated to provide 682 dwellings.

³² Census, 2001, available from

<http://www.hertsdirect.org/yrccouncil/hcc/env/factsfigs/population/census/cenresults/cenpopsett/>

TABLE 5.9: OTHER IDENTIFIED SITES DWELLINGS BY SETTLEMENT SIZE

	Net Other Identified Sites	At larger urban areas over 50000 people	At large urban areas 25000 – 50000 people	At smaller urban areas 3000 – 25000 people	At smaller settlements under 3000 people
2006/07	682	0 0%	n/a	632 93%	50 7%

As 93% of other identified sites fall within smaller urban areas, future development is likely to continue to meet objectives for sustainable relationships between homes, jobs and services.

CORE INDICATOR 2b: PERCENTAGE OF NEW AND CONVERTED DWELLINGS ON PREVIOUSLY DEVELOPED LAND

The Local Plan does not set targets in relation to previously developed land as it predates guidance; however PPS3 sets a national target of 60% additional housing to be provided on previously developed land (PDL). Policy SS2 in the draft RSS also sets a target of 60% of development to be on previously developed land.

TABLE 5.10: DWELLING COMPLETIONS ON PDL

	Gross dwelling completions	Gross dwelling completions on PDL	Gross dwelling completions area (ha)	Gross dwelling completion area on PDL (ha)
2004/05	94	93 99%	5.07	4.44 88%
2005/06	229	228 99%	13.32	13.24 99%
2006/07	369	331 90%	8.18	7.32 89%

In 2006/07, 90% of gross dwelling completions in Three Rivers were on PDL, exceeding the national target of 60%. The 38 dwellings which were not on previously developed land were at Lytham Avenue in South Oxhey which was allocated in the Local Plan for affordable housing.

LOCAL OUTPUT INDICATOR: COMMITMENTS ON PDL

TABLE 5.11: COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

	Gross dwelling commitments	Gross dwelling commitments on PDL
2006/07	1004	862 86%

86% of extant commitments for dwellings are on PDL, indicating that Three Rivers will continue to exceed national and regional requirements for 60% of dwelling completions to be on previously developed land.

LOCAL OUTPUT INDICATOR: OTHER IDENTIFIED SITES ON PREVIOUSLY DEVELOPED LAND

TABLE 5.12: OTHER IDENTIFIED SITES ON PREVIOUSLY DEVELOPED LAND

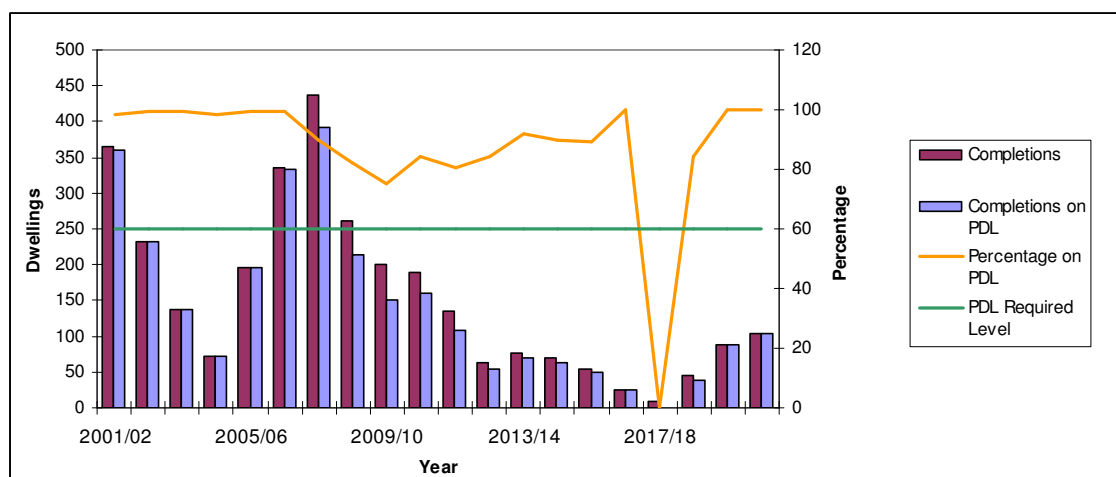
	Gross other identified dwellings	Other identified dwellings on PDL
2006/07	706	604 86%

Other identified sites have been recognised through the Urban Capacity Study and the Local Plan Rural Exception Policy. They are estimated to provide 706 dwellings. Of these 604 (86%) are on previously developed land, indicating a continuing ability to meet both national and regional targets of 60% of development to take place on PDL.

LOCAL OUTPUT INDICATOR: PREVIOUSLY DEVELOPED LAND TRAJECTORY

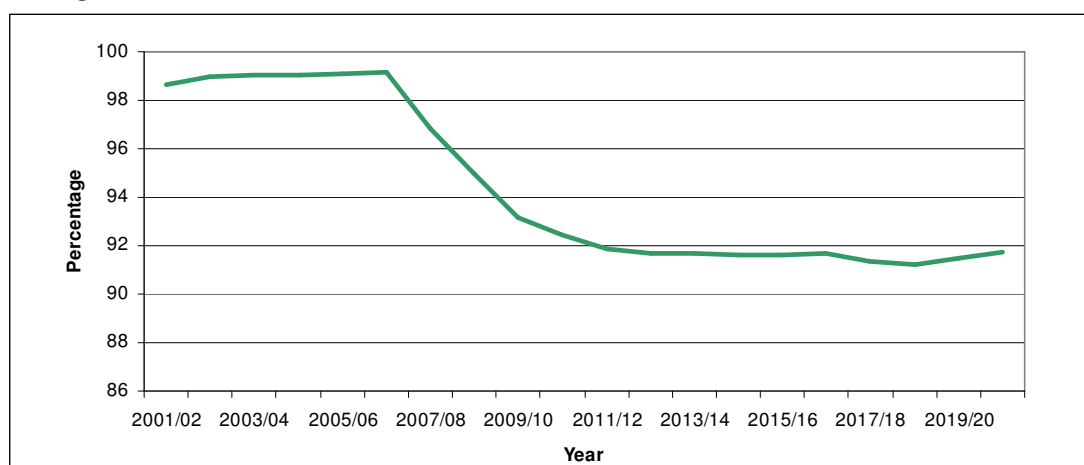
In accordance with the requirements of PPS3: Housing, a previously developed land trajectory has been developed to show projected levels of completions on PDL.

FIGURE 5.5: PREVIOUSLY DEVELOPED LAND TRAJECTORY



The trajectory indicates that dwelling completions are expected to exceed the required 60% level in all years but 2017/18, where only 10 dwellings have so far been identified in this year which are located on a non-PDL site. As more sites are identified towards the end of the plan period through the emerging Local Development Framework, the priority is to identify sites on previously developed land; therefore projected completions on PDL should rise to ensure that the 60% target is met in every year.

FIGURE 5.6: OVERALL PERCENTAGE OF COMPLETIONS ON PDL OVER RSS PERIOD



The overall percentage of projected completions on PDL over the plan period does not fall below 91%, indicating that Three Rivers will be able to meet overall PDL targets of 60% over the plan period based on currently identified supply.

CORE INDICATOR 2c: PERCENTAGE OF NEW DWELLINGS COMPLETED AT
<30, 30-50, >50 dph

PPS3: Housing provides guidance on dwelling density and emphasises the need for efficient use of land. Though a range of densities may be appropriate across a plan area, 30dph is the national indicative minimum.

Local Plan policy H.4 seeks to encourage higher density residential developments in the main urban areas where there is good access to passenger transport or community facilities and services.

RSS Proposed Changes policy H1 specifies that housing density should be increased, consistent with PPS3. Policy ENV7 states that new housing development should achieve the highest possible net density commensurate with an assessment of the character of the locality and public transport accessibility.

TABLE 5.13: DENSITY OF DWELLING COMPLETIONS

	<30 dwellings per hectare	30-50 dwellings per hectare	>50 dwellings per hectare
2004/05 ³³	2%	23%	75%
2005/06	45%	13%	41%
2006/07	9%	6%	86%

The average density of completions in 2006/07 is 49dph, above the PPS3 target of 30dph. The majority of completions in 2006/07 fell in the greater than 50dph category indicating that development is taking place at high densities in line with policy objectives.

LOCAL OUTPUT INDICATOR: DENSITY OF COMMITMENTS

TABLE 5.14: DENSITY OF DWELLING COMMITMENTS

	<30 dwellings per hectare	30-50 dwellings per hectare	>50 dwellings per hectare
2004/05	2%	23%	75%
2005/06 ³⁴	18%	49%	33%
2006/07	32%	12%	56%

The average density of commitments is 32dph, above PPS3 levels, with the greatest percentage of commitments in the >50dph category. This indicates it is likely that Three Rivers will be able to meet density objectives in future.

LOCAL OUTPUT INDICATOR: DENSITY OF OTHER IDENTIFIED SITES

The average density of other identified sites is 51dph, and 54% of other identified sites are projected to complete at densities exceeding 50dph. This indicates it is likely that Three Rivers will be able to meet density objectives in future.

TABLE 5.15: DENSITY OF DWELLINGS ON OTHER IDENTIFIED SITES

	<30 dwellings per hectare	30-50 dwellings per hectare	>50 dwellings per hectare
2006/07	4%	43%	54%

³³ 2004/05 dwelling densities based on completions, sites under construction and sites with detailed permissions

³⁴ Density data for sites of two or more dwellings where site area is known

CORE INDICATOR 2d: AFFORDABLE HOUSING COMPLETIONS

Local Plan policies H.5 and H.6 relate to the provision of affordable housing in Three Rivers. Policy H.5 defines affordable housing as housing available at or below the rent-capped level for this District as identified by the Housing Corporation. Policy H.6 states that on sites which are capable of accommodating 25 dwellings or more, or sites of 1ha or more, the Council will seek, by negotiation with developers, the provision of an element of affordable or special needs housing.

PPS3: Housing set the national indicative minimum site size threshold as 15 dwellings for provision of affordable housing, and as such since the 1st April 2007 the Council has been applying this revised threshold of 15 dwellings.

Policy H3 of the RSS Proposed Changes document states that at the regional level, delivery of affordable housing should be monitored against the expectation that some 35% of housing coming forward as a result of planning permissions granted after the adoption of the RSS are affordable.

The Local Plan contains a target of at least 30% of all housing completions should be affordable. However this target only applies to sites above the dwelling threshold.

TABLE 5.16: AFFORDABLE DWELLING COMPLETIONS

	Gross dwelling completions	Affordable dwelling completions
2004/05	94	18
		19%
2005/06	229	57
		25%
2006/07	369	123
		33%
Total since 2001	1407	402
		29%

In the monitoring year, 123 affordable dwellings were completed, 33% of the total. 51 were wholly funded by RSLs and/or local authorities, 68 were wholly funded through developer contributions, and the remaining 4 were funded through a mix of public subsidy and developer contributions.

Since 2001/02, 402 affordable dwellings have been completed at a rate of 28.6% of the total, just short of the Local Plan target of 30%. Based on RSS Proposed Changes Document, the total number of affordable dwellings to be completed 2001-2021 is 1400, therefore a further 998 affordable dwellings need to be completed by 2021, at an average rate of 77 per year.

LOCAL OUTPUT INDICATOR: AFFORDABLE HOUSING COMMITMENTS

The number of extant permissions for affordable dwellings gives an indication of future performance. In 2006/07, 115 affordable dwellings were given permission, 20% of total new permissions given in the year and 14% of all extant permissions. These figures fall below the Local Plan and regional targets, however they do not include an allowance for potential affordable units on allocated sites. These sites could provide an additional 26 affordable units.

LOCAL OUTPUT INDICATOR: AFFORDABLE HOUSING ON OTHER IDENTIFIED SITES

If current thresholds and targets continue, other identified sites could provide 148 affordable units, 22% of the total. However sites at Gallows Hill (LB5) and the Royal

British Legion (Rural Exception Site) will comprise all affordable dwellings, increasing the total to 178 (26%).

It is clear that Three Rivers may need to review policies on affordable housing in order to ensure regional targets are met in future. This may be achieved through lowering the thresholds at which an element of affordability becomes a requirement, and/ or by increasing the percentage of affordable housing required above such a threshold. These issues will be dealt with as part of the Three Rivers emerging Core Strategy.

LOCAL OUTPUT INDICATOR: COMPLETIONS BY NUMBER OF BEDROOMS

Policy H.4 of the Local Plan requires residential development to provide a range of dwelling sizes.

TABLE 5.17: DWELLING COMPLETIONS BY NUMBER OF BEDROOMS

	Dwelling completions	1 bed	2 bed	3 bed	4+ bed	Not known
2004/05 ³⁵	94	12	13	49	14	6
		12.8%	13.8%	52.1%	14.9%	6.4%
2005/06 ³⁶	197	17	81	66	55	-22
		8.6%	41.1%	33.5%	27.9%	-11.2%
2006/07 ³⁶	335	76	198	53	34	-26
		25.7%	59.1%	15.8%	10.1%	-7.8%

In 2006/07, over three quarters of all dwellings completed in Three Rivers had one or two bedrooms, indicating that completions of small dwellings far exceeded completions of larger homes in the monitoring year. Much of this is as a result of work at Ovaltine where 162 one and two bedroom flats were completed during the year. Overall, despite this skew towards smaller dwellings, completions occurred during the monitoring year across all dwelling sizes.

LOCAL OUTPUT INDICATOR: COMMITMENTS BY NUMBER OF BEDROOMS

Analysis of extant permissions gives an idea of the likely future pattern of development. In most cases, permissions for residential developments detail the number of bedrooms of proposed dwellings. It is not possible to include some types of residential commitments, for example allocated sites or outline planning permissions as the number of bedrooms are not specified.

TABLE 5.18: DWELLING COMMITMENTS BY NUMBER OF BEDROOMS

	Gross dwelling commitments ³⁷	1 bed	2 bed	3 bed	4 bed	5+ bed	Not known
2004/05	651	-	-	-	-	-	651
							100%
2005/06	612	100	304	101	25	39	43
		16%	50%	17%	4%	6%	7%
2006/07	800	89	317	233	85	68	8
		11.1%	39.6%	29.1%	10.6%	8.5%	1.0%

In Three Rivers in 2006/07, the majority of dwelling commitments are for two bedroom properties, though the proportion is lower than observed in completions. There is greater variety of dwelling sizes represented in commitments than

³⁵ Gross dwelling completions

³⁶ Net dwelling completions

³⁷ Sites under construction and with detailed permissions only

completions in the monitoring year, indicating that Three Rivers will continue to provide a mix of dwelling sizes. Although within this the largest contributor is two bedroom properties, this reflects the Three Rivers average household size of 2.45 persons³⁸.

LOCAL OUTPUT INDICATOR: DWELLINGS IN THE GREENBELT

Three Rivers District Council is 77% greenbelt, and the Local Plan contains a number of policies regulate development within the greenbelt in order to maintain the existing settlement pattern and to concentrate development in the main settlements insofar as the quality of the urban environment may be maintained or improved. Policy GB.1 permits new building in the greenbelt in very special circumstances only, including limited affordable housing for local community needs as set out in policy H.7.

In 2006/07 there were 4 dwelling completions in the greenbelt, 1.2% of the total. Two of these were replacement dwellings, a third was a change of use from office to residential and the last was the demolition of a commercial premises and replacement with a dwelling. All of these completions were on previously developed land.

Permissions were given for 5 dwellings in the greenbelt in 2006/07, less than 1% of the total. These were all on previously developed land. Of 837 net dwellings with extant permission, 11 (1.3%) are for dwellings in the greenbelt. Just five of these are not on previously developed land. Three of these dwellings are conversions of agricultural buildings, while the remaining two are from the conversion of former gas works buildings in Abbots Langley.

Of the other identified sites, only 8 dwellings at the Royal British Legion site (1.2% of the total) are within the greenbelt. This site is considered acceptable as it meets the objectives of Local Plan policy H.7 in relation to rural affordable housing.

³⁸ Census, 2001, available from www.statistics.gov.uk

CHAPTER 6: GYPSY AND TRAVELLER PROVISION

It has been decided that Gypsy and Traveller provision should be treated as a core output indicator given the regional significance in the East of England. South and West Hertfordshire has experienced rates of growth in Gypsy caravan numbers slightly higher than regional rates over the past decade. The area is attractive as a result of excellent road links, relative affluence and proximity to employment opportunities in London and its northern suburbs.

LOCAL OUTPUT INDICATOR: NUMBER OF AUTHORISED PUBLIC AND PRIVATE SITES (PERMANENT AND TRANSIT)

There are two authorised Gypsy and Traveller sites within Three Rivers, and one in Watford, on the boundary with Three Rivers. There are currently no transit sites within Three Rivers; the only transit site in Hertfordshire is the HCC transit site at South Mimms providing 15 pitches.

TABLE 6.1: AUTHORISED PUBLIC AND PRIVATE GYPSY AND TRAVELLER SITES

Site	Pitches	Caravans
Oaklands Caravan Site, Bedmond Road	9	18
Dawes Lane, Sarratt	1	2
Tolpits Lane (Watford)	10	20

The Tolpits Lane site is managed by Hertfordshire County Council, while Oaklands Caravan site at Bedmond Road and the Dawes Lane sites are privately owned. There were no changes over the monitoring period.

LOCAL OUTPUT INDICATOR: NUMBER OF UNAUTHORISED SITES AND NUMBER OF CARAVANS ON THEM

A significant feature in recent years, nationally, regionally and locally has been the increase in the development of unauthorised sites on Gypsy owned land without planning permission. Within Three Rivers, there were no unauthorised sites within the monitoring period.

LOCAL OUTPUT INDICATOR: COMMITMENTS FOR NEW SITES

There are currently no commitments for new sites in Three Rivers, nor any applications pending. No applications were received over the monitoring year.

LOCAL OUTPUT INDICATOR: PROGRESS IN ASSESSING HOUSING NEEDS

Three Rivers, with other local authorities (Dacorum Borough Council, St Albans City and District Council and Watford Borough Council) and Hertfordshire County Council commissioned a study of 'an assessment of the accommodation needs of Gypsies and Travellers in South and West Hertfordshire'. The study indicated that 90 additional plots will be needed on residential sites in the area, and up to 35 additional plots may also be needed to accommodate family formation over the next five years. It is recommended that perhaps a third of the plots required should be provided by local authority sites and two thirds on private sites by Gypsies and Travellers themselves.

A second study to identify potential gypsy and traveller sites in South West Hertfordshire has also been commissioned to assess the suitability of locations in South West Hertfordshire for the provision of Gypsy and Traveller sites. The sites

identified will be considered further through the emerging Three Rivers Local Development Framework.

LOCAL OUTPUT INDICATOR: ASSESSMENT OF USE AND PERFORMANCE OF EXISTING POLICIES

Policy H.16 of the Local Plan dealt with Gypsy sites, but was not saved past September 2007 through Secretary of State direction, as it was determined that the issue was covered by national guidance.

As no applications were submitted or determined during the monitoring year, it is not possible to make any conclusions regarding the use or performance of policy H.16 or national guidance.

CHAPTER 7: TRANSPORT

CORE INDICATOR 3a: AMOUNT OF COMPLETED NON-RESIDENTIAL DEVELOPMENT WITHIN UCOS A, B AND D COMPLYING WITH CAR PARKING STANDARDS SET OUT IN THE LOCAL DEVELOPMENT FRAMEWORK

Local Plan policies GEN.1a and GEN.2 direct development to sustainable locations. Parking provision is controlled to ensure there is not over provision of parking, which could lead to the perception of sites with good access to public transport as unattractive in comparison.

Local Plan policy T.8 states that development proposals will be required to comply with parking standards set out in Appendix 3 of the Local Plan, or such supplementary planning guidance as may be adopted by the Council in replacement of these standards. The Council has produced a Supplementary Planning Guidance document on car parking at new development which will be reviewed as part of the Local Development Framework to supplement the Core Strategy.

TABLE 7.1: NON-RESIDENTIAL DEVELOPMENT COMPLYING WITH PARKING STANDARDS

	Use Class Order A	Use Class Order B	Use Class Order D ³⁹
No. of Completed Development Schemes	3	5	1
Development Schemes Completed (sqm)	132	9089	12
No. of Completed Development Schemes Complying with Car Parking Standards	3	4	0
Complying with Car Parking Standards (sqm)	132	2359	0
Percentage of Schemes Complying	100%	80%	0%
Percentage of Floorspace Complying with Parking Standards	100%	25.95%	0%

Within the monitoring year, there were nine schemes completed within Use Class Orders A, B and D. Seven of these schemes complied with car parking standards, although in terms of floorspace, only 2359 of 9233sqm (26.0%) was in compliance with car parking standards. The scheme in Use Class D which did not comply with parking standards was for change of use from residential to class D1 (dental practice). The application was refused by Three Rivers Development Control, with one of the reasons given for refusal as follows:

Provision for off-street car parking in accordance with the standards adopted by the local planning authority is not provided within the curtilage of the site. The lack of such provision is likely to lead to cars being parked on the adjoining highways, which would prejudice the safety and free flow of traffic on these roads and be detrimental

³⁹ The Town and Country Planning (Use Classes) Order 1987 (as amended) available from www.communities.gov.uk

to the character of the locality, contrary to policy T.7 of the Three Rivers Local Plan 1996-2011.

However, the application was subsequently allowed on appeal, the inspector stating that ‘the proposed development would not have a seriously adverse effect on the levels of on-street parking and highway safety in the locality’.

The scheme completed in Use Class B which did not comply with parking standards was for the erection of commercial/ industrial buildings comprising a maximum of 6730sqm of B1, B2 or B8 development. Car parking standards set out in the Local Plan and Supplementary Planning Guidance would require provision of 84 to 126 spaces. The scheme included 135 parking spaces, but this was considered acceptable because of highway difficulties associated with any off site parking and submission of a Green Travel Plan.

CORE INDICATOR 3b: AMOUNT OF NEW RESIDENTIAL DEVELOPMENT WITHIN 30 MINUTES PUBLIC TRANSPORT TIME OF A GP; A HOSPITAL; A PRIMARY SCHOOL; A SECONDARY SCHOOL; AREAS OF EMPLOYMENT AND A MAJOR RETAIL CENTRE(S)

Sustainable development depends on integration and coordination of policies on housing, services and transportation. The extent to which Government targets on sustainable development are being met for new residential development is related to proximity of development to a range of local services using public transport.

TABLE 7.2: RESIDENTIAL DEVELOPMENT LOCATION IN RELATION TO LOCAL SERVICES

	GP	Hospital	Primary School	Secondary School	Employment Area	Major Retail Centre(s)
Net dwellings within 30 Minutes Public Transport Time	334	243	334	329	334	291
Percentage	100%	73%	100%	98%	100%	87%

Information for this indicator was generated using Accession data. Journey by public transport times are based on the period 07:00 to 09:00 on a Monday. Remaining parameters are detailed in Appendix 3. At least 98% of new residential development is within 30 minutes public transport time of a GP surgery, a primary school, secondary school and employment area. 73% of new residential development is within 30 minutes public transport time of a Hertfordshire hospital.

Hospitals from outside of Hertfordshire, for example Northwick Park hospital in the London Borough of Harrow, may be accessible within the 30 minute period which would increase the amount of residential development meeting this criterion. However, public transport data is not currently available for areas outside of Hertfordshire.

This illustrates that the majority of new residential development in Three Rivers is in sustainable locations in terms of access to services, but until targets are set through the emerging LDF, it is not possible to say to what extent sustainable development is being achieved.

CHAPTER 8: LOCAL SERVICES

The provision of local services includes retail, office and leisure developments. These services should be maintained and enhanced to meet the needs of residents of Three Rivers whilst remaining accessible.

CORE INDICATOR 4a: AMOUNT OF COMPLETED RETAIL, OFFICE AND LEISURE DEVELOPMENT

TABLE 8.1: RETAIL, OFFICE AND LEISURE COMPLETIONS

Year	Retail (A1)			Office (A2 & B1a)			Leisure (D2)		
	Gain (sqm)	Loss (sqm)	Net (sqm)	Gain (sqm)	Loss (sqm)	Net (sqm)	Gain (sqm)	Loss (sqm)	Net (sqm)
2006/07	59	1062	-1003	73	164	-91	0	0	0

There were no net positive completions over the monitoring year 2006/07. The major loss of floorspace was in Use Class A1 at the School Mead development in Abbots Langley, where 680sqm floorspace was lost in the monitoring year, however on completion of the redevelopment, 777sqm retail floorspace will be provided giving a net gain in retail floorspace over this site. The loss of 331sqm A1 floorspace at Watford Road, Croxley Green was for a change of use to a tattoo studio, this was considered acceptable as the shop was not within a primary, secondary or local shopping frontage, and there is a local shopping parade within walking distance.

105sqm B1a floorspace was lost to residential at Great Westwood in Kings Langley. Other gains and losses came from changes of use between use classes.

CORE INDICATOR 4b: AMOUNT OF COMPLETED RETAIL, OFFICE AND LEISURE DEVELOPMENT IN TOWN CENTRES

Local Plan chapter 8 (Town and Local Shopping Centres) objectives include: the regeneration of town, village and local centres in partnership with business, property owners and the local community; and to concentrate development of retail, leisure and services in town centres in preference to the provision of out-of-centre facilities.

Policies S.1, S.2, S.3 and S.4 encourage the retention of retail uses in primary shopping frontages, secondary shopping frontages, local shopping centres and local shops respectively. Policy S.5 encourages retail development in existing shopping areas.

TABLE 8.2: RETAIL, OFFICE AND LEISURE COMPLETIONS IN TOWN CENTRES

	Retail (A1)			Office (A2 & B1a)			Leisure (D2)		
	Gain (sqm)	Loss (sqm)	Net (sqm)	Gain (sqm)	Loss (sqm)	Net (sqm)	Gain (sqm)	Loss (sqm)	Net (sqm)
In Town Centres	59	0	59	22	59	-37	0	0	0
Total	59	1062	-1003	73	164	-91	0	0	0
% in Town Centres	100%	0%	100% (gain) 0% (loss)	30%	36%	30% (gain) 36% (loss)	n/a	n/a	n/a

In the monitoring year, the only town centre completions were at 18 Church Street, Rickmansworth (59sqm change of use from B1a to A1), and at Lower Road, Chorleywood (gain of 22sqm A2 floorspace). The remaining floorspace changes not in town centres were at Katherine Place, Leavesden (51sqm change of use from A1 to A2), 195 Watford Road, Croxley Green (331sqm loss of A1 to a tattoo parlour),

Great Westwood, Sarratt (105sqm loss of B1a to residential) and School Mead, Abbots Langley (680sqm loss of A1). This loss at School Mead is as part of redevelopment of the site. During the monitoring year, only demolition of the existing structure was completed, but the permission includes provision of 777sqm commercial floorspace which will result in a net gain of 97sqm on completion of the scheme.

LOCAL OUTPUT INDICATOR: RETAIL COMPLETIONS BY LOCATION

Policies GEN.1 and GEN.2 in the Local Plan seek to direct development in the district towards more sustainable locations, Sustainable locations reduce the need to travel by car. Policy GEN.1a states that development in the district will be concentrated in urban areas outside the Green Belt.

TABLE 8.3: RETAIL COMPLETIONS BY LOCATION (GAINS ONLY)

	Town Centre Sites (sqm)	Edge of Centre Sites (sqm)	Out of Centre Sites (sqm)	District Centre (sqm)	Local Centre (sqm)	Out of Town Sites (sqm)
2006/07	59	0	0	0	0	0

The only gain in retail floorspace was in a town centre location indicating a sustainable location and that the objectives of policies GEN.1 and GEN.2 are being met. Losses of retail floorspace are not assessed by sustainability criteria.

LOCAL OUTPUT INDICATOR: RETAIL COMMITMENTS BY LOCATION

To ensure Local Plan policies GEN.1 and GEN.2 continue to be met in future, the location of retail commitments is also monitored.

TABLE 8.4: RETAIL COMMITMENTS BY LOCATION (GAIN ONLY)

	Town Centre Sites (sqm)	Edge of Centre Sites (sqm)	Out of Centre Sites (sqm)	District Centre (sqm)	Local Centre (sqm)	Out of Town Sites (sqm)
2006/07	97	4249	1062	0	0	0

The majority (78.9%) of retail commitments are located at edge of centre sites. 4249sqm of committed retail floorspace is at the Rickmansworth station car park covered by Local Plan policy S.5a which allocated the land for retail development. The development of a large foodstore on the site is therefore in compliance with this policy and with policy GEN.2 which identifies preferred locations for major development. A further 777sqm outstanding retail floorspace is at School Mead as part of a redevelopment scheme in accessibility zone B, in compliance with policy GEN.2.

LOCAL OUTPUT INDICATOR: OFFICE COMPLETIONS BY LOCATION

Within the monitoring year there was a 77sqm gain in office floorspace.

TABLE 8.5: OFFICE COMPLETIONS BY LOCATION (GAIN ONLY)

	Town Centre Sites (sqm)	Edge of Centre Sites (sqm)	Out of Centre Sites (sqm)	District Centre (sqm)	Local Centre (sqm)	Out of Town Sites (sqm)
2006/07	0	0	77	0	0	0

All completions of office floorspace within the monitoring year were in accessibility zone B, indicating that the objectives of Local Plan policies GEN.1, GEN.1a, GEN.2

and E.1 are being met as development is directed to more sustainable locations, reducing the need to travel by car.

LOCAL OUTPUT INDICATOR: OFFICE COMMITMENTS BY LOCATION

To ensure continuing compliance with Local Plan policies GEN.1, GEN.1a, GEN.2 and E.1, the location of office commitments is monitored.

TABLE 8.6: OFFICE COMMITMENTS BY LOCATION (GAIN ONLY)

	Town Centre Sites (sqm)	Edge of Centre Sites (sqm)	Out of Centre Sites (sqm)	District Centre (sqm)	Local Centre (sqm)	Out of Town Sites (sqm)
2006/07	0	0	15800	0	0	903

Of the commitments for office floorspace, 11611sqm is at Witney Place, Maple Cross. This is in compliance with Local Plan policy GEN.1a which considers proposals for development in Maple Cross. Another 3600sqm is at Abbots Works in Kings Langley which falls in accessibility zone B, also in compliance with the objectives of policy GEN.2. The 903sqm out of town office commitment was refused by development control but was allowed on appeal.

LOCAL OUTPUT INDICATOR: LEISURE COMPLETIONS BY LOCATION

Local Plan Chapter 10 aims to provide sport and leisure opportunities to meet the needs of the local community whilst protecting the local environment and residential amenity. Policies in this chapter seek to control the development of new and existing sport and leisure facilities.

There were no completions of D2 (leisure) floorspace during the monitoring year.

LOCAL OUTPUT INDICATOR: LEISURE COMMITMENTS BY LOCATION

TABLE 8.7: LEISURE COMMITMENTS BY LOCATION

	Town Centre Sites (sqm)	Edge of Centre Sites (sqm)	Out of Centre Sites (sqm)	District Centre (sqm)	Local Centre (sqm)	Out of Town Sites (sqm)
2006/07	0	0	1050	0	0	232

Commitments for development of leisure facilities in Three Rivers comprise the erection of a community centre in Abbots Langley (195sqm) and change of use from a storage unit to a martial arts centre in Abbots Langley (811sqm), both in central locations complying with policy L.3. There is also a net gain of 44sqm D2 floorspace at the Old Merchant Taylors site, Croxley Green as part of a residential development scheme which was allowed on appeal. 232sqm of proposed development is situated at out of town sites, this is at a golf course and complies with policy L.5 (Golf Courses).

CORE INDICATOR 4c: AMOUNT OF ELIGIBLE GREEN SPACES MANAGED TO GREEN FLAG AWARD STANDARD

The Local Plan does not contain policies relating directly to the management of open spaces. A commissioned Open Space Study, as required by PPG17 has provided and inventory of open space in the district; however as yet there are no measures in place to evaluate the proportion of this open space managed to Green Flag Award standard. There are currently no open spaces in Three Rivers that have been awarded a Green Flag Award.

TABLE 8.8: OPEN SPACE IN THREE RIVERS MANAGED TO GREEN FLAG AWARD STANDARD

Type of Open Space	Number of sites	Current provision (ha)	Accessible (ha)	Green Flag Award Standard
Parks and Gardens	6	9.83	9.83	0
Natural and Semi-natural Green Space	163	1597.03	1159.67	0
Amenity Green Space	27	39.94	39.94	0
Provision for Children and Young People	43	10.25	10.25	0
Outdoor Sports Facilities	17	378.79	245.05	0
Allotments	13	11.90	8.73	0
Cemeteries and Churchyards	7	11.26	11.26	0
Green Corridors	6	30.71	30.71	0
Civic Spaces	1	1.38	1.38	0
Total	283	2091.11	1474.85⁴⁰	0

Eligible open spaces are those which do not already have the award, and those to which there are no undue restrictions on entry. There is 1474.85ha of eligible open space in Three Rivers.

It is not yet possible to assess which sites are managed to Green Flag Award Standard in Three Rivers. To be managed to Green Flag Award standard, a site must have a management plan or strategy in place reflecting the aspirations of Local Agenda 21 and addressing aspects of the spaces management. This plan must be actively implemented and regularly reviewed. Key criteria for Green Flag Award status cover the following topics: a welcoming place; healthy, safe and secure; clean and well maintained, sustainability; conservation and heritage; community involvement; marketing and management.

Within Three Rivers, management plans are currently in place at Rickmansworth Aquadrome, Chorleywood House Estate, The Withey Beds Local Nature Reserve, and Prestwick Meadows Local Nature Reserve. Management plans for Oxhey Woods Local Nature Reserve and Croxley Common Moor Local Nature Reserve are currently being updated. It is intended to apply for Green Flag Awards for Chorleywood House Estate and Rickmansworth Aquadrome in 2008.

⁴⁰ Excluding cemeteries and churchyards, and green corridors

CHAPTER 9: ENVIRONMENT

CORE INDICATOR 7: NUMBER OF PLANNING PERMISSIONS GRANTED CONTRARY TO THE ADVICE OF THE ENVIRONMENT AGENCY ON EITHER FLOOD DEFENCE GROUNDS OR WATER QUALITY

Policy N.4 of the Local Plan relates to the protection of water resources, and states that 'the Council will only grant permission for development which is unlikely to significantly adversely affect the quantity and quality of surface and groundwater resources, or wetland wildlife habitats' and 'the Council will consult with the Environment Agency...as appropriate and have regard to their views when determining applications'.

The Council must control development which may be at risk from flooding or which will increase the risk elsewhere, and will consult the Environment Agency on proposals that may affect water resources, and will have regard to their views on such proposals. Policy N.5 of the Local Plan relates to flood prevention and river corridors.

The Council has completed a Strategic Flood Risk Assessment which assesses and maps all forms of flood risk in the district, taking into account climate change. This will help to locate new development in the areas of lowest flood risk, and also provides a basis for the preparation of sustainable policies for the long-term management of flood risk.

In the monitoring year 2006/07, the Environment Agency objected to no applications in Three Rivers on grounds of water quality.

There were six Environment Agency objections to planning applications on the grounds of flood defence grounds.

TABLE 9.1: ENVIRONMENT AGENCY OBJECTIONS ON FLOOD DEFENCE GROUNDS

Application	Nature of Proposed Development	Reason for EA objecting	Application Decision
06/1699/FUL	Residential- minor	PPG25/TAN15- request for FRA/ FCA	Refused
06/1948/OUT	Residential- major	Insufficient information- flood risk	Refused
06/2067/FUL	Recreational schemes- minor	Insufficient information- flood risk	Permitted (with conditions)
06/2094/FUL	Residential-major	Loss/ restricted access to watercourse	Refused
06/1393/FUL	educational- minor	Loss/ restricted access to watercourse; PPG25/TAN15 request for FRA	Permitted (with conditions)
06/1174/FUL	Residential- major	Loss/ restricted access to watercourse	Withdrawn

Three applications were refused, though Environment Agency objection was not the only factor in these decisions.

In 2006/07, 2 planning permissions were granted contrary to the advice of the Environment Agency on grounds of flood defence or water quality. These permissions were subject to conditions, as suggested by the Environment Agency.

Application 06/2067/FUL for a replacement bridge was subject to the following condition:

No development shall take place until detailed plans of the replacement bridge at this location along with a method statement of works have been submitted and approved in writing by the Local Planning Authority in conjunction with the Environment Agency. The detailed plans will need to show information including drawings maps so that the design, size and location of the proposed changes to the bridge can be adequately assessed. This information should include requirements to ensure that the bridge does not impact on flood flow, and is construction with a long term view bearing in mind it will be in place for some years.

Application 06/1393/FUL for change of use to an educational skills centre was subject to the following condition:

The building shall not be occupied until details of appropriate flood proofing/flood resilience techniques have been submitted and approved by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the building.

CORE INDICATOR 8(i) CHANGE IN AREAS AND POPULATIONS OF BIODIVERSITY IMPORTANCE INCLUDING CHANGE IN PRIORITY HABITATS AND SPECIES (BY TYPE)

The Hertfordshire Structure Plan (1998) seeks to safeguard habitats of importance to wildlife, stating that ‘critical assets will be given protection from development or other proposals which would cause loss, permanent damage or significant and irreversible change to those particular characteristics and features that define their special quality’.

Policy N.1 of the Local Plan states that when determining applications for planning permission, the Council will take the likely effects on nature conservation into full account. Policy N.3 states that the Council will not permit development which is likely to have a significant adverse effect on any species afforded special protection under UK or European Community law, or identified in the UK Biodiversity Action Plan as in need of particular conservation action.

If these policies are being effective, there should be little if any reduction in areas and populations of biodiversity importance including change in priority habitats and species.

Specific data on areas and populations of biodiversity importance is unavailable for this AMR. Hertfordshire Biological Records Centre is working together with HCC to look at provision of information for Core Output Indicator 8 for future monitoring reports in order to consider change in terms of the impact of completed development on biodiversity habitats and numbers of priority species by type.

In lieu of priority habitats and species, data is available for change in wildlife sites. This shows that one wildlife site was designated in the monitoring year (1.06ha site at Moor Wood, Toms Lane).

TABLE 9.2: CHANGE IN WILDLIFE SITES⁴¹

	Number of sites	Area (ha)
2004	149	1566
2005	150	1576
2006	151	1577

⁴¹ Hertfordshire Biological Records Centre

CORE INDICATOR 8(ii) CHANGE IN AREAS AND POPULATIONS OF BIODIVERSITY IMPORTANCE INCLUDING CHANGE IN AREAS DESIGNATED FOR THEIR INTRINSIC ENVIRONMENTAL VALUE INCLUDING SITES OF INTERNATIONAL, NATIONAL, SUB-REGIONAL OR LOCAL SIGNIFICANCE

Policy N.2 of the Local Plan relates to sites of nature conservation importance, stating that proposals for the development in or likely to affect Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Wildlife Sites or Regionally Important Geological Sites will not be permitted unless the need for the development clearly outweighs the nature conservation value of the site.

This policy, if effective, should minimise any reduction in areas designated for their intrinsic environmental value.

There are no sites of international (RAMSAR) or European (SPA or SAC) importance in Three Rivers. There are also no national nature reserves. Sites of national and local significance are shown in table 9.3, along with the condition of sites of national importance.

TABLE 9.3: THREE RIVERS SITES OF BIODIVERSITY IMPORTANCE

Importance	Designation	Site	Area (ha)	Condition
National ⁴²	SSSI	Croxley Common Moor	39.64	unfavourable recovering
		Sarratt Bottom	3.46	unfavourable no change
		Whippendell Woods	66.68	favourable
		Frogmore Meadows (Three Rivers only)	2.29	unfavourable no change
		Westwood Quarry	0.08	unfavourable declining
Local	LNR	Croxley Common Moor	39.78	
		Oxhey Woods	101.56	
		Prestwick Road Meadows	2.85	
		Stockers Lake	28.84	
		Withey Beds	7.47	
		Batchworth Heath	3.97	
		Chorleywood Common	75.55	
		Rickmansworth Aquadrome	40.39	
	Wildlife Sites	151	1577	
Total	-	164	1989.56	

This shows an increase of 3 sites and 115.94ha on 2005/06 as a result of the designation of Chorleywood House and Rickmansworth Aquadrome as Local Nature Reserves over the monitoring year.

CORE INDICATOR 9: RENEWABLE ENERGY CAPACITY INSTALLED BY TYPE

The draft RSS sets a target of 10% of energy requirements to come from renewable energy sources by 2010, and for 17% of energy requirements to be met from renewable sources (excluding offshore wind power) by 2020. There are no policies in the Local Plan that relate specifically to renewable energy, however there is a draft Supplementary Planning Document entitled 'Sustainable Communities' which sets out policies on renewable energy, waste management, recycling and sustainable

⁴² Natural England, available from www.natureonthemap.org.uk

design, and includes a target of 10% of site energy on new developments to be from renewable sources where feasible.

Within Three Rivers there are two commercial renewable energy facilities. The RES wind facility at Kings Langley has a capacity of 0.225MW⁴³, and the co-firing biomass fossil fuel plant at Maple Lodge Sewage Treatment Works has a capacity of 2.88MW, of which the maximum renewable qualifying percentage in any month to date is 90.7% (2.612MW)⁴⁴.

There may also be some contribution to renewable energy targets by small scale domestic installations. However, it may be difficult to assess the level of contributions from this source as small scale installations may be considered permitted development under the General Permitted Development Order, 1995. They therefore will not require permission making it difficult to gauge the potential of these schemes to meet targets for renewable energy. Some schemes will require planning permission, for example where the property is within a Conservation Area, or where installation is carried out as part of a larger scheme of works.

Within the monitoring year, permission was given for five schemes incorporating renewable energy elements, (two solar panel projects and three wind turbines). No information was provided on the capacity of solar panels with those applications; however the three applications for wind turbines are each expected to generate at least 500 kWh/ year⁴⁵, which has the potential to generate 1.5MW energy from renewable sources.

LOCAL OUTPUT INDICATOR: POLICIES IN PLACE TO PROMOTE ENERGY EFFICIENCY AND RENEWABLE ENERGY

The Regional Annual Monitoring Report contains a target for all DPDs produced by planning authorities to contain policies for promoting and encouraging energy efficiency and renewable energy.

The Three Rivers Local Plan does not contain any policies relating to renewable energy, though there are two Local Plan policies relating to promoting energy efficiency. Policy D.2 states that 'housing development within those parts of the main settlements where there is good access to passenger transport or community facilities and services should consist of energy efficient forms such as flats, town houses, terraces or courtyard forms or a mixture of these'. Recommendations are made to encourage building orientation for 'solar gain', reducing heating requirements.

Policy D.3 states that 'new housing layouts should ensure that the maximum possible numbers of living room windows are oriented to the south (i.e. within at least 45° and preferably 30° of south) and avoid overshadowing of or from other buildings. Consideration of height and shelter from the wind is also encouraged. Both of these policies have been saved until they are replaced by new policies in DPDs.

Over the summer of 2007, the Council consulted on an SPD entitled Sustainable Communities. This looked at issues of renewable energy and promoting energy efficiency and is due to be adopted by the Council at the end of 2007. This indicates the Council's commitment to sustainable communities.

⁴³ Renewables East, available from www.renewableseast.org.uk

⁴⁴ Renewables Obligation: Third Annual Report, 2006, available from www.ofgem.gov.uk

⁴⁵ Windsave, www.windsave.com

CHAPTER 10: INDICATOR SUMMARY

As the Local Development Framework is implemented, monitoring has an increasingly wide role in planning at all levels. Though much data has been considered for the AMR 2006/07, changes and improvements are needed to cover all indicators fully in future reports.

TABLE 10.1: CORE OUTPUT INDICATOR COVERAGE AND RELEVANT LOCAL PLAN POLICIES

	COI Number	Indicator Description	Relevant Local Plan Policies	Achieved 2007
Business Development	1a	Amount of floorspace developed for employment by type	E.1	✓
	1b	Amount of floorspace developed for employment by type in employment or regeneration areas	E.1, E.3	✓
	1c	Amount of floorspace by employment type on PDL	-	✓
	1d	Employment land available by type	E.1, GB.2	✓
	1e	Losses of employment land in (i) employment/regeneration areas and (ii) LA area	E.1, E.3	✓
	1f	Amount of employment land lost to residential development	-	✓
Housing	2a	Housing trajectory	H.1	✓
	2b	Percentage of new and converted dwellings on PDL	-	✓
	2c	Percentage of new and converted dwellings on PDL	H.4	✓
	2d	Affordable housing completions	H.5, H.6	✓
Transport	3a	Amount completed non residential within UCOs A,B and D complying with car parking standards set out in LDF	GEN.1, GEN.2, T.8	✓
	3b	Amount of new residential development within 30 minutes public transport time of GP, hospital, primary school, secondary school, areas of employment and major retail centre	GEN.1	✓
Local Services	4a	Amount of completed retail, office and leisure development	-	✓
	4b	Amount of completed retail, office and leisure development in town centres	S.1, S.2, S.3, S.4, S.5	✓
	4c	Amount of eligible open spaces managed to Green Flag Award standard	-	partial
Environment	7	Number of planning permissions granted contrary to advice of EA on grounds of flood defence or water quality	N.4, N.5	✓
	8(i)	Change in areas and populations of biodiversity importance including change in priority habitats and species	N.1, N.3	partial
	8(ii)	Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	N.2	partial
	9	Renewable energy capacity installed by type	-	✓

As well as providing information, the AMR has identified gaps for the future development of the Three Rivers monitoring framework. Information was provided for all but three of the core output indicators required in ODPM's 'Local Development Framework Monitoring: A Good Practice Guide', and partial information was provided

in relation to these remaining indicators. It is hoped that work in conjunction with the Hertfordshire Biological Records Centre and the Forward Planning Unit at HCC will provide data for these indicators in future monitoring reports.

Until monitoring targets and objectives have been developed in conjunction with policies through the LDF process, the AMR 2006/07 has dealt with saved Local Plan policies. This has meant there may not always be policies relevant to core output indicators, and in these cases regional targets from the draft RSS or national targets from PPS/PPG have been substituted.

Appendix 1: Local Plan Policies

<u>Theme</u>	<u>To be replaced with new policies in DPDs but “saved” until then ***</u>	<u>To be deleted</u> <small>30.</small>	<u>To be merged into DPD</u>	<u>Timescale</u> <small>31.</small>	<u>Relevant DPD</u>
General Development(GEN)	1a	5a	1, 2, 3, 4, 5, 6, 7, 8	Jan 2006- Jan 2008	Core Strategy
Natural Environment & Resources (N)	10, 15, 16, 21, 23, 24	8, 14, 19, 21	1, 2, 3, 4, 5, 6, 7, 9, 12, 13, 17, 18, 20, 22	Jan 2006- Jan 2008	Core Strategy
Conservation of Built Heritage (C)		10, 11	1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14,	Jan 2006- Jan 2008	Core Strategy
Green Belt (GB)	1, 2, 3, 4, 5		6, 7, 8, 9, 10, 11, 12	Jan 2006- Jan 2008	Core Strategy
Design (D)	2, 3	5	1, 4, 6, 7, 8, 9	Jan 2006- Jan 2008	Core Strategy
Housing (H)	1, 2, 3, 5, 6, 7, 16		4, 8, 9, 10, 11, 12, 13, 14, 15, 17	Jan 2006- November 2008	Core Strategy and Site Allocations
Employment and Economic Development (E)	1, 3	5, 6	4	Jan 2006- November 2008	Core Strategy and Site Allocations
Town & Local Shopping Centres (S)		5a	1, 2, 3, 4, 5, 6, 7	Jan 2006- November 2008	Core Strategy and Site Allocations
Transport & Movement (T)	8, 9	3	1, 2, 4, 5, 6, 7, 10, 11	Jan 2006- Jan 2008	Core Strategy
Sport & Leisure (L)	1, 2, 3, 4, 10, 11, 16		5, 6, 7, 8, 9, 12, 13, 14, 15	Jan 2006- November 2008	Core Strategy and Site Allocations

*** Please see below for Policy Titles relating to above.

Note: In some cases policies to be merged will require updated wording which does not affect the overall purpose of the policy. Policies to be “replaced” include those where significant wording amendment may be appropriate but still retaining the overall purpose of the policy.

Appendix 1: Local Plan Policies

General Development Policies (GEN) ^{32.}		Natural Environment and Resources (N)	
Making Development More Sustainable	GEN.1	Nature Conservation	N.1
General Location of Development	GEN.1a	Sites of Nature Conservation Importance	N.2
Location of Major Development	GEN.2	Protected Species	N.3
Compliance with Design and Access Standards	GEN.3	Protection of Water Resources	N.4
Potentially Hazardous or Polluting Development	GEN.4	Flood Prevention and River Corridors	N.5
Development, Unstable Land and Contamination	GEN.5	Water Supply and Sewerage Infrastructure	N.6
		Agricultural Land	N.7
Provision of Utilities and Services	GEN.6	Use of Recycled and Reclaimed Materials	N.9
The Need for Environmental Impact Statements	GEN.7	Provision for Waste Recovery and Recycling Facilities	
Planning Obligations and Conditions	GEN.8	in New Development	N.10
Conservation of the Built Heritage (C)		Air Quality	N.12
		Light Pollution	N.13
Aims, Objectives & Introduction			
Conservation Areas		Trees, Hedgerows and New Development	N.15
Development within Conservation Areas	C.1	Protection of Trees and Hedgerows during Development	N.16
Setting of Conservation Areas	C.2	Replacement Planting	N.17
Shop Front Design & Advertisements in Conservation Areas	C.3	Landscape Management	N.18
Signage in Conservation Areas	C.4		
Shop Security	C.5	Protection of the Chilterns AONB	N.20
Demolition in Conservation Areas	C.6		
The Conservation Areas		Colne Valley Regional Park	N.22
Listed Buildings		Landscape Regions	N.23
Change of Use of Listed Buildings	C.7	Telecommunications Apparatus	N.24
Alterations or Extensions of Listed Buildings	C.8		
The Setting of Listed Buildings	C.9		
Locally Important Buildings	C.12		
Historic Parks and Gardens	C.13		
Archaeology and Development	C.14		

Appendix 1: Local Plan Policies

Green Belt (GB)		Housing (H)	
Aims, Objectives & Introduction		Residential Land Supply	H.1
Development within the Green Belt	GB.1	Development of Identified Housing Sites	H.2
Leavesden Studios Site	GB.2	Control over Housing Land Supply and Identification of Additional Housing Sites	H.3
Maple Lodge Sewage Treatment Works	GB.3	Dwelling Mix and Density	H.4
Maple Lodge Planning Brief	GB.4	Definition of Financially Affordable Levels	H.5
Replacement of Dwellings in the Green Belt	GB.5	Affordable and Special Needs Housing	H.6
Extensions to Dwellings in the Green Belt	GB.6	Rural Affordable Housing	H.7
Ancillary Buildings, including those in the Green Belt	GB.7	Specialist Residential Accommodation	H.8
The Extension of Residential Curtilages in the Green Belt	GB.8	Home Working	H.9
Re-Use and Conversion of Buildings in the Green Belt	GB.9	Loss or Conversion of Dwellings	H.10
Residential Conversion of Groups of Farm Buildings	GB.10	Conversion of Space above Shops	H.11
Agricultural and Forestry Dwellings in the Green Belt	GB.11	Conversion of Office Space to Residential Use	H.12
Use of Agricultural Occupancy Conditions	GB.12	Subdivision of Dwellings	H.13
		Infilling and Development on Garden Land	H.14
		Residential Caravan Parks	H.15
		Gypsy Sites	H.16
		Residential Moorings	H.17
			106
		Employment and Economic Development	
		New Development for Employment	E.1
		Safeguarding of Employment Areas	E.3
		Small Business Units	E.4
Design (D)			
Design Statements	D.1		
Energy Efficient Building Forms	D.2		
Energy Efficient Layout	D.3		
Pedestrian Priority and Cycle Routes	D.4		
Landscaping	D.6		
Design for Water Conservation	D.7		
Design for Safety and Security	D.8		
Access for the Disabled	D.9		

Appendix 1: Local Plan Policies

Town and Local Shopping Centres		Sport and Leisure	
Primary Shopping Frontages	S.1	Protection of Existing Sports Facilities	L.1
Secondary Shopping Frontages	S.2	Dual and Multiple Use of Sports Facilities	L.2
Local Shopping Centres	S.3	Built Sports Development	L.3
Local Shops	S.4	Provision for Sports Facilities by New Development	L.4
Retail Development in existing Shopping Areas	S.5	Golf Courses	L.5
		Golf Driving Ranges	L.6
Retail Development outside Existing Shopping Centres	S.6	Sport in the Countryside	L.7
Conversion and Redevelopment of Business Premises in Rickmansworth	S.7	Water-based Sport and Leisure	L.8
		Protection of Existing Amenity and Children's Play Space	L.9
		Amenity and Children's Play Space Provision in New Residential Development	L.10
		Design of Open Space	L.11
		Protection of Grass Verges and Minor Open Spaces	L.12
		Access to the Countryside	L.13
		Rights of Way	L.14
		Commons	L.15
		Protection of Allotments	L.16
Transport and Movement			
Transportation Interchanges	T.1		
Passenger Transport and New Development	T.2		
New Road Schemes	T.4		
Transfer of Road Freight to Rail and Water	T.5		
M25 Motorway	T.6		
Highways and New Development	T.7		
Car Parking Provision	T.8		
Reduced Levels of Parking Provision	T.9		
Cycling	T.10		
Walking	T.11		

Appendix 2: Housing Trajectory Data

1. Sites under construction (including allocated sites)	5. Allocation only
2. Sites with full permission (including allocated sites)	6. Other identified sites (Urban Capacity Study)
3. Sites with outline permission	7. Windfall
4. Sites subject to S106 negotiations	
	Site not on PDL

Site Name/ Address	Site Total														
		07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
1. Sites under construction (including allocated sites)															
Ovaltine KL	366	98													
Junction Park AL	143	-	60	60	23										
Maple Cross House MC	87	40	47												
Edson Printers AL	31	19													
17-22 School Mead AL	24	24													
Mill End Dairy R	22	22													
Cloisters House R	20	20													
Napier House R	19	19													
26 Eastbury Avenue E	10	10													
Juniper Works CW	8	8													

Appendix 2: Housing Trajectory Data

		07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Block B Sportsman CW	6	6													
Tudor House CP	6	6													
145-147 High Street R	4	-	-	1											
Arkendale R	3	3													
2 Park Road R	3	3													
Adj 53 Baldwins Lane CG	2	2													
Tudor Manor Gardens G	2	-	2												
40-42 Valley Walk CG	1	1													
12 Church Street R	1	1													
Trelawney CW	1	1													
Adj 19 Adrian Road AL	1	-	1												
Little Hensol CW	1	1													
RO 22 Brushwood Drive CW	1	1													
Adj Beechcroft CW	1	1													
The Walled Garden CW	1	1													
Tall Trees LO	1	1													
Adj The Farmhouse LO	1	1													
2 The Stables CG	1	1													
Adj 349 Hayling Road SO	1	1													
6 Old Gannon Close MP	1	1													
Wayfield Cottage R	1	1													
Adj 2 Bramshaw Gdns SO	1	1													
The Old Dairy S	1	1													

Appendix 2: Housing Trajectory Data

		07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
35 Church Street R	1	1													
45 Nightingale Road R	1	1													
98 Greenfield Avenue CP	1	1													
Little Acre CC	1	1													
Aisling LO	1	1													
Adj Wayfield Cottage R	1	-	1												
8 Astons Road MP	1	1													
66 Wolsey Road MP	1	1													
68 Wolsey Road MP	1	1													
215 Hampermill Road MP	1	1													
	783	304	111	61	23										
2. Sites with full permission (including allocated sites)															
OMT CG	130	40	40	50											
Durrants CG	23	12	11												
134 Watford Road CG	18	-	18												
Scots Hill terrapin H29 R	15	-	10	5											
Gosforth Lane SO	12	12													
Valency House MP	13	13													
331 Uxbridge Road R	9	9													
Bury Garage R	5	5													
Rozepark CW	5	-	5												
Unit 10 Witton House CW	4	-	4												
2 Station Road R	4	-	4												

Appendix 2: Housing Trajectory Data

		07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
114-116 Harefield Rd R	4	4													
RO 1 Upland Court E	3	3													
Adj 171-173 Hayling Road SO	3	3													
Lower Plantation LO	2	-	2												
56-62 Little Oxhey Lane CP	2	2													
Gas Works, East Lane AL	2	-	2												
45-47 Church Street R	2	2													
1-3 The Greenway R	2	2													
RO 63 The Crescent AL	1	-	1												
Red Roofs & Kesma CC	1	1													
Adj The Cottage CW	1	-	1												
3 Station Approach CW	1	1													
Plot A Nevil Close MP	1	1													
Adj 3 Upland Court E	1	1													
Minute House R	1	1													
149 High Street R	1	1													
101 High Street R	1	1													
127 Abbots Road AL	1	1													
115 The Drive R	1	1													
23 Trowley Rise AL	1	1													
Adj Dorney LO	1	1													
Adj Fir Trees CW	1	-	1												
Adj Redhall Farmhouse S	1	1													

Appendix 2: Housing Trajectory Data

		07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Sarratt Baptist Church S	1	1													
Troutrise Farm LO	1	1													
95 Uxbridge Road R	1	1													
83 The Drive R	1	1													
1 Odeon Parade R	1	1													
Valley Farm S	1	1													
1 St Johns Court R	1	1													
Adj 109 Quickley Lane CW	1	1													
Adj The Hollies CW	1	1													
Adj The Farmhouse CG	1	1													
Adj 20 Copthorne Rd CG	1	1													
The Bar House, KL	1	1													
7+8 The Cedars CW	-1	-1													
Woodlands Poultry Farm KL	-1	-1													
	283	129	159	55											
3. Sites with outline permission															
Abbot House KL	24	-	24												
Hunton Bridge Hill, HB	9	-	-	9											
Health Centre AL	4	4													
55 Lower Road CW	4	-	4												
Adj 17 Scots Hill CG	3	-	3												
54 Broomfield Rise AL	1	-	1												
Land at The Cottage CW	1	-	-	1											

Appendix 2: Housing Trajectory Data

		07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
2a Wellesley Avenue E	1	-	1												
Adj 3+4 The Lee E	1	-	1												
98 The Drive R	1	-	1												
134 Quickley Lane CW	1	-	1												
Larchmead & The Farmhouse LO	1	-	1												
Adj 2 Blackford Road SO	1	-	1												
RO 9-13 Batchworth Lane E	1	-	1												
RO 16-18 Batchworth Lane E	1	-	1												
76 The Drive R	1	-	1												
	55	4	41	10											
4. Sites subject to s106 negotiations															
5. Allocation Only															
IMC H30 CG	40	-	-	20	20										
143-149 Watford Road H31 CG	25	-	-	-	15	10									
10 High Street H35 R	20	-	-	20											
High Street South	20	-	10	10											
Bridge Motors H33 R	20	-	-	-	-	20									
	125	0	10	50	35	30									

Appendix 2: Housing Trajectory Data

6. Other Identified Sites (Urban Capacity Study & Rural Exception)															
		07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
The Queens Drive P35	56	-	-	-	30	26									
Oxhey Drive NW9	56	-	-	-	-	-	30	26							
Astra Zeneca KL17	52	-	-	-	-	-	-	-	-	-	-	-	-	26	26
Primrose Hill KL5	50	-	-	-	20	30									
Prestwick Road NW2	33	-	-	-	-	-	-	10	13	10					
Marks and Spencers R17A	29	-	-	-	-	-	-	-	-	-	-	-	-	10	19
Church Lane P23	28	-	-	-	-	-	14	14							
Back of New Road CG30b	26	-	-	16	10										
Gallows Hill LB5	-														
50-52 New Road CG39	20	-	-	-	10	10									
Back of 7-17 New Road CG30	17	-	-	-	10	7									
Hunton Bridge Hill LB8	17	-	-	-	-	-	10	7							
Buttlehide MC1	17	-	-	-	10	7									
Gosforth Lane NW19	17	-	-	-	-	-	-	-	-	-	-	10	7		
After 5 The Byeway R39	16	-	-	-	-	-	10	6							
Parrots Close CG20	15	-	-	-	10	5									
Langwood House R9	15	-	-	-	10	5									
Arnett Close RW1	13	-	-	-	-	-	-	-	7	6					
Ferry Lane CW6	13	-	-	-	-	-	-	-	7	6					
Church Street R13b	12	-	-	-	-	-	-	-	-	-	-	-	-	6	6
81a & b Hornhill Road MC25	12	-	-	-	-	-	-	-	6	6					

Appendix 2: Housing Trajectory Data

		07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Primrose Hill KL6	12	-	-	-	-	-	-	-	6	6					
Prestwick Road AS10	9	-	-	-	-	-	-	-	-	9					
Water Lane KL9	9	-	-	-	-	-	-	5	4						
Royal British Legion S	8	-	-	8											
Western Road car park R18	8	-	-	-	-	-	-	-	-	-	-	-	-	-	8
Oakhill Close MC20a	8	-	-	-	4	4									
Shire Lane CW8	8	-	-	-	-	-	-	4	4						
Nightingale Road R33	8	-	-	-	8										
263-270 Watford Rd CGS6	8	-	-	-	-	-	-	4	4						
Rectory Lane R20b	7	-	-	-	-	-	-	-	-	-	7				
Caldwell Road AS34	7	-	-	-	-	-	-	-	4	3					
Behind 36 Church St R5	7	-	-	-	-	-	-	-	-	-	-	-	-	4	3
22 Copthorne Road CG14	7	-	-	-	-	-	-	-	4	3					
High Street R55	7	-	-	-	-	-	-	-	-	-	7				
Bury Lane R1	6	-	-	-	-	-	-	-	-	-	6				
231 Uxbridge Road P13	6	-	-	-	-	-	-	-	-	-	-	-	-	3	3
Heronsgate Road CW15	6	-	-	-	-	-	-	-	3	3					
Senior House R52	6	-	-	-	-	6									
New Parade CG8	6	-	-	-	-	-	-	-	3	3					
Happy Man PH P22	5	-	-	-	-	5									
By the Wood CP4	5	-	-	-	-	-	-	-	5						
16 Copthorne Road CG10	5	-	-	-	5										
Main Avenue E15	5	-	-	-	5										

Appendix 2: Housing Trajectory Data

Royal Legion, Ebury Rd R51	5	-	-	-	-	-	-	-	-	-	5				
	682	0	0	24	132	105	64	76	70	55	25	10	7	49	65
7. Windfall Allowance (small sites 4 or less)															
Windfall	114	-	-	-	-	-	-	-	-	-	-	-	38	38	38
	114	0	0	0	0	0	0	0	0	0	0	0	38	38	38
Total															
	2041	437	261	200	190	135	64	76	70	55	25	10	45	87	103
Total on PDL															
	1796	391	214	150	160	109	54	70	63	49	25	0	38	87	103
TOTAL PROJECTED SUPPLY= 1758															
TOTAL PROJECTED SUPPLY ON PDL= 1513															

Appendix 3: Accession Model Metadata

Current PTNetwork: bus0ct06
Current RoadNetwork: None
Current Originset: 3Riv2007
Current Destinationset:
Current Settings: Default
Step 1: PT and/or Walk (no road network)

Step 2a:

Use traditional PT travelmode(s); TravelModes: Bus,Heavy Rail; VehicleTypes:
Use Flexibly routed service(s) not selected

Step 2b: Modes to include: ; Walk Calculation Type: Crow flies (straight line)
Average walk speed: 4.8,Straight line walk distance factor: 1.2,Maximum connection
distance: 0.8
Maximum connection distance between stops: Selected, Distance between Stops:
0.5
Increase Road Accuracy: Not Selected: Distance Not Applicable

Step 2c: Period: Monday; Start time: 07:00:00; End time: 09:00:00

Step 3: Origin / Destination Travel Direction Basis: Outbound (travelling from Origins
to Destinations)
Calculation type: Minimum Time
Using catchments
Catchment Limit: 30
Using All Wait Time