

Planning your future

ANNUAL MONITORING REPORT 2009/10

DECEMBER 2010



Contact us on 01923 776611

www.threerivers.gov.uk

EXECUTIVE SUMMARY

The Annual Monitoring Report (AMR) is a component of the Local Development Framework (LDF) and it is a requirement of the Planning and Compulsory Purchase Act 2004 that Councils submit an AMR to the Secretary of State annually by the 31st December.

The AMR provides an update against the timetable for Local Development Framework progress, and uses information against a variety of indicators and targets to assess the extent to which policy objectives are being achieved.

This is Three Rivers District Council's sixth AMR covering the period 1 April 2009 to 31 March 2010.

Local Development Scheme Implementation

- ❖ Consultation on the Core Strategy Proposed Submission took place in June and July 2010. Duly made representations were received from 29 individuals and organisations and a total of 143 representations were received.
- ❖ As a result of Government announcements of the intention to revoke Regional Spatial Strategies and allowing Councils to set their own targets for housing and Gypsies and Travellers, the Council is reviewing targets contained in the Core Strategy and therefore the Core Strategy was not submitted in September. Consultation on an addendum to the Core Strategy began in October 2010, and submission is timetabled for February 2011.
- ❖ A new Local Development Scheme (project plan for the Local Development Framework) was adopted in December 2010.

Business Development

- ❖ In total, there was a net loss of 8,008sqm of floorspace for employment uses between 1 April 2009 and 31 March 2010. This was mainly a result of redevelopment of the Imperial Machine Company site in Croxley Green for housing, and of change of use of office floorspace at Croxley Business Park to a gym, coffee shop, management suite and convenience store.
- ❖ 97% of new employment floorspace gained was in employment or regeneration areas as identified by the Local Plan.
- ❖ 97% of new employment floorspace was completed on previously developed land, exceeding the 60% target set in the Core Strategy Proposed Submission.

Housing

- ❖ In line with national trends, completion of new homes was very low. 48 new homes were built between 1 April 2009 and 31 March 2010. This was a result of the recession reducing building activity in the District.
- ❖ The effects of the economic downturn are also expected to lead to low numbers of new homes being built in 2010/11, though the outlook for the future is more positive with

several larger development proposals in the pipeline, including potential significant development at Leavesden Aerodrome.

- ❖ Housing land supply analysis shows that Local Development Framework documents are making progress towards addressing future housing needs in the District, and that Three Rivers is able to demonstrate a five year supply of deliverable housing according to the requirements of Planning Policy Statement 3: Housing.
- ❖ 96% of new houses were built on previously developed land, exceeding the 60% target set in national policies.
- ❖ One new Gypsy and Traveller pitch was developed between 1 April 2009 and 31 March 2010.
- ❖ No new affordable homes were built between 1 April 2009 and 31 March 2010. This was because overall dwelling completions are down in line with national trends as a result of the recession and because completed dwellings were on small sites that fall below our current policy threshold (15 dwellings) and are not required to provide affordable housing. The Council are taking a pro-active approach towards providing affordable housing for example by reviewing our own assets in particular with other providers to maximise our affordable housing delivery. Gade View Gardens, Hillside Hall and Clitheroe Gardens now have planning permission and funding to provide 100% affordable housing. We are also progressing our emerging Core Strategy policy on affordable housing (target 45% as a proportion of all housing) to seek affordable housing on all housing sites from early 2011.

Environment

- ❖ No planning applications were approved against Environment Agency Advice on flooding or water quality grounds.
- ❖ There was a reduction of 248.1ha of sites designated for their biodiversity. However this was a result of the removal of wildlife sites from within SSSIs, removing double counting from the data and therefore does not reflect any actual change in areas of biodiversity importance.
- ❖ No new commercial renewable energy facilities were given planning permission or installed between 1 April 2009 and 31 March 2010. Within the District there is 3.105MW installed commercial renewable energy capacity provided by a wind turbine at Kings Langley and a co-firing biomass facility at Maple Cross.

Transport

- ❖ At least 81% of all new homes built were within 30 minutes public transport time of a GP surgery, primary school, secondary school, employment area and major retail centre. Just 21% of new homes built were within 30 minutes public transport time of a Hertfordshire hospital; however it is likely that some of the new homes would be within 30 minutes public transport time of a hospital outside of Hertfordshire.

GLOSSARY AND ABBREVIATIONS

ABI	Obtained from the Office for National Statistics the Annual Business Inquiry (ABI) estimates cover for all UK businesses registered for Value Added Tax and/or Pay as You Earn, classified to the 1992 or 2003 Standard Classifications.
Accessibility	The ability of everybody to go conveniently where they want particularly in relation to services and facilities.
Affordable Housing	Affordable housing includes social rented and intermediate housing, provided to specific eligible households whose needs are not met by the market. It does not include low-cost market housing.
AMR	Annual Monitoring Report (AMR) assesses the Council's progress in producing the Local Development Documents and implementing policies.
AONB	Areas of Outstanding Natural Beauty (AONBs) are designated under the National Parks and Access to the Countryside Act (1949) and, along with National Parks; they represent the finest examples of countryside in England and Wales.
Backland Development	Development hemmed in by houses and accessible only by a long drive.
BAP	Biodiversity Action Plan (BAP) is a strategy prepared for the area aimed at conserving biological diversity. The Hertfordshire Biodiversity Action Plan: A 50 Year Vision identifies key biodiversity areas in Three Rivers.
BME	Black and Minority Ethnic groups.
Brownfield Land	Brownfield land (or Previously Developed Land) – land that is, or has been occupied by a permanent structure and associated fixed surface infrastructure. Agricultural and forestry buildings, land that has been developed for minerals extraction or waste disposal by landfill where provision has been made for restoration, land in built up areas such as private residential gardens, parks, recreation grounds and allotments, and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape are excluded from the definition.
CABE	Commission for Architecture and the Built Environment.
CHP	Combined Heat and Power (CHP) is the simultaneous generation of useable heat and power (usually electricity) in a single process. It is a form of decentralised energy technology and typically installed on-site, supplying customers with heat and power directly at the point of use.
CIL	Community Infrastructure Levy (CIL) – A levy on new developments to support infrastructure delivery. Introduced by the Planning Reform Bill published in November 2007.

Class A1	Retail use as defined under the Town and Country Planning (Use Classes) Order 1987 as amended. Class A1 includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
Conservation Area	An area designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest of which it is desirable to preserve and enhance.
Core Strategy	The Local Development Framework document which sets out the long-term spatial vision for the local planning authority area and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.
CPZ	Controlled Parking Zones (CPZ) are areas where special parking restrictions apply. To park within a CPZ a valid resident's, visitors or business permit, a disabled blue badge must be displayed and if parking in a pay and display bay, a valid parking ticket must be displayed.
DES	Development Economics Study – A study that assesses the economic viability of land for housing within the District taking account of risks to delivery and likely levels of finance available for affordable housing.
Development Plan	The statutory Development Plan comprises the County Waste and Minerals Framework and the Development Plan Documents (DPD) contained in the Local Development Framework (LDF).
DPD	Development Plan Document (DPD) is a Local Development Document which forms part of the statutory development plan, including the Core Strategy, Site Allocations and Proposals Map.
dph	Dwellings per hectare
East of England Plan	East of England Plan (also known as the Regional Spatial Strategy (RSS)) – sets out the broad spatial strategy for the region prepared by EERA. The Government intends to revoke Regional Spatial Strategies so that they will no longer form part of the Development Plan.
EEDA	East of England Development Agency (EEDA) – responsible for sustainable economic growth and regeneration in the East of England.
EELGA	East of England Local Government Association (EELGA) – a voluntary association set up by the 52 local authorities in the East of England region following the abolition of the East of England Regional Assembly.
EERA	East of England Regional Assembly (EERA) – was the Regional planning and housing body and responsible for the production of the Regional Spatial Strategy. It consisted of a partnership of elected representatives from the 54 local authorities in the East of England and appointed representatives from social, economic and environmental interests. EERA was dissolved on 31 March 2010 and no longer functions as an organisation. Much of EERA's work was taken forward by the East of England Local Government Association.
Employment	Land allocated for industrial and business use.

Land

Evidence Base	A collective term for technical studies and background research that provides information on key aspects of social, economic and environmental characteristics of the District. This enables the preparation of a sound plan for the area meeting objectives such as sustainable development.
Green Belt	Also known as the Metropolitan Green Belt – an area of land which has been specifically designated for long-term protection. It is a nationally important designation and exists to prevent urban sprawl by keeping land open and free from development.
Greenfield Land	Land (or a defined site) which has never been built on before or where remains of any structure or activity have blended into the landscape over time (opposite of brownfield land).
GVA	Gross Value Added (GVA) from the Office of National Statistics measures the contribution to the economy of each individual producer, industry or sector in the United Kingdom.
HCC	Hertfordshire County Council
Hectare	A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.
Infrastructure	Collective term for physical structures, facilities and services needed by the community, for example, buildings, roads, power supplies, affordable housing, health, sports, leisure and educational facilities, village halls, doctors' surgeries, churches and open space.
IMD	Index of Multiple Deprivation (IMD) combines a number of indicators chosen to cover a range of economic, social and housing issues, into a single deprivation score.
Infill Development	The infilling of a small gap which having regard to the width of neighbouring residential curtilages and the general character of the site and surrounding area, is capable of accommodating a single dwelling, pair of dwellings, or short terrace of dwellings in an otherwise built-up frontage.
KCDC	Key Centre for Development and Change – an area identified in the East of England Plan as a regional focus for housing, employment, retail, leisure, tourism, cultural and educational development.
Key Diagram	A diagram which illustrates the main strategic principles of the spatial strategy of the LDF. It is not site specific, unlike the proposals map.
Key Workers	Essential public sector workers such as nurses, teachers and social workers.
LAA	Local Area Agreements (LAAs) set out the priorities for a local area between central government and a local area (the local authority and Local Strategic Partnership) and other key partners.
LCBSR	London Commuter Belt Sub Region – a sub-region of the East of England

Region which consists of Hertfordshire and four Essex districts (Brentwood, Chelmsford, Epping Forrest and Harlow).

LDD	Local Development Document – comprising two main types: Development Plan Documents and Supplementary Planning Documents, which together form the Local Development Framework.
LDF	Local Development Framework – the portfolio or folder of Local Development Documents, which set out the planning policy framework for the district.
LDS	Local Development Scheme – A project plan setting out which documents will make up the LDF and when they will be produced over a three year period.
LEAP	Local Equipped Area for Play (LEAP) – is a piece of open space that is designated and equipped for children of early school age.
Listed Building	A building included on a list of buildings of architectural or historical interest compiled by the Secretary of State, under the Planning (Listed Buildings and Conservation Areas) Act 1990.
LNR	Local Nature Reserve – a habitat of local or regional significance that makes a useful contribution both to nature conservation and to the opportunities for the community to see, learn about and enjoy wildlife.
Local Plan	The plan produced under the former planning system by District Councils. The Three Rivers Local Plan will be replaced by the LDF.
LOOP	London Outer Orbital Path – also known as the London Loop – is a series of pathways around the outside of London, approximately 240 kilometres (150 miles) long.
LSP	Local Strategic Partnership (LSP). The Three Rivers LSP is an umbrella partnership that brings together public and private organisations and community groups, allowing different initiatives and services to support one another so that they can work more effectively together. One of its main tasks is to prepare and implement the Sustainable Community Strategy.
Major Development	In terms of residential development – 10 dwellings or more or 0.5 hectares. In terms of other development – floorspace of 1,000 square metres or more. (As defined by Communities and Local Government).
Micro-renewables	Collective term for domestic scale renewable energy technologies such as solar thermal, solar photovoltaics and domestic wind turbines.
Minor Development	In terms of residential development – less than 10 dwellings or less than 0.5 hectares. In terms of other development – floorspace less than 1,000 square metres. (As defined by Communities and Local Government).
MW	Megawatts – a measure of electric power.
NHS	National Health Service
OSS	Open Space Sport and Recreation Study (OSS). A strategy covering open space, playing pitches and sport and recreational facilities to guide future

provision and management of existing resources in the District as required by PPG17.

PCT	Primary Care Trusts (PCTs) – cover all parts of England and take control of local health care. The Hertfordshire Primary Care Trust covers Three Rivers.
PDL	Previously Developed Land (or Brownfield land) – land that is, or has been occupied by a permanent structure and associated fixed surface infrastructure. Agricultural and forestry buildings, land that has been developed for minerals extraction or waste disposal by landfill where provision has been made for restoration, land in built up areas such as private residential gardens, parks, recreation grounds and allotments, and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape are excluded from the definition.
PPG	Planning Policy Guidance (PPG) – Guidance produced by the Government setting out national planning policy (being replaced by PPSs).
PPS	Planning Policy Statement (PPS) – Guidance produced by the Government setting out national planning policy (gradually replacing PPGs).
Proposals Map	This map illustrates the policies and proposals in the Development Plan Documents (DPDs) on an Ordnance Survey base.
RCS	Retail Capacity Study is an assessment of retail to identify need and gaps in provision and to inform the allocation of sites to meet such need.
RES	Regional Economics Strategy (RES) – the strategy that sets out the vision, targets and priorities to drive the region forward as a globally-competitive region. Developed by EEDA.
RSS	Regional Spatial Strategy (RSS) (also known as the East of England Plan) – set out the broad spatial strategy for the region prepared by EERA. The Government intend to revoke Regional Spatial Strategies so that they will no longer form part of the Development Plan.
SA	Sustainability Appraisal (SA) – Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.
SCI	Statement of Community Involvement (SCI) – document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the LDF (and in the consideration of individual planning applications).
SCS	Sustainable Community Strategy – the Council's strategy prepared by the Local Strategic Partnership (LSP) which takes a partnership approach to improving services, thereby improving quality of life.
SEA	Strategic Environmental Assessment (SEA) – an assessment of the environmental effects of a plan or programme required by EU Directive 2001/42/EC. The assessment examines the potential impacts of policies

and proposals on the environment and includes proposals for the mitigation of these impacts.

Sequential Approach	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before Greenfield sites, town centre retail sites before out-of-centre sites, areas not at risk from flooding before areas at risk.
SFRA	Strategic Flood Risk Assessment (SFRA) – a study which assesses and maps all forms of flood risk from groundwater, surface water, sewer and river sources, taking into account future climate change predictions.
SHLAA	Strategic Housing Land Availability Assessment (SHLAA) – an assessment of land availability for housing, over a fifteen year period required by PPS3. (Update of the Urban Capacity Study (UCS) required under PPG3).
SHMA	Strategic Housing Market Assessment (SHMA) – an assessment of housing need and demand which can inform the development of Local Development Documents (LDD) in planning for housing policies, as set out in PPS3.
SPD	Supplementary Planning Document (SPD) – Elaborates on policies or proposals in Development Plan Documents (DPDs) and gives additional guidance. Successor to SPGs.
Spatial Planning	System to integrate land use planning policies with the policies of other plans, programmes and strategies which also influence the nature of places and how they function. Also about an integrated and partnership approach towards delivery of development.
SPG	Supplementary Planning Guidance (SPGs) – Provides guidance or development briefs to supplement policies and proposals in a Local Plan.
SSSI	Sites of Specific Scientific Interest (SSSIs) – are the best examples of our natural heritage of wildlife habitats, geological features and landforms.
SuDS	Sustainable Drainage Systems (SuDS) – a range of techniques to effectively manage drainage which endeavour to mimic the natural movement of water from a development.
Sustainable Development	In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out the following five guiding principles, in its strategy for sustainable development, “Securing the Future” to be achieved simultaneously: Living within environmental limits: Ensuring a strong healthy and just society: Achieving a sustainable economy: Promoting good governance: and using sound science responsibly.

SWHTS	South West Herts Transportation Study (SWHTS) – sets out the overall approach to meeting local transport plan objectives and a range of measures to address congestion and improve transport infrastructure.
Tandem Development	Two or more houses directly behind one another on the same plot and sharing an access.
UCS	Urban Capacity Study (UCS) – an assessment of land to identify and allocate land for development required under PPG3. Updated by the SHLAA.
Windfall	Windfall refers to a site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most “windfalls” are referred to in a housing context. They tend to be very small sites.

CONTENTS

1	INTRODUCTION	1
1.1	Key Tasks and Principles of Monitoring	2
1.2	Monitoring Arrangements	2
1.3	Framework of Indicators	3
1.4	Consultation	3
2	IMPLEMENTATION OF LOCAL DEVELOPMENT SCHEME	4
2.1	Local Development Framework	4
2.2	Local Development Scheme	4
2.3	Statement of Community Involvement	5
2.4	Core Strategy	5
2.5	Site Allocations DPD	5
2.6	Development Management Policies DPD	6
2.7	Supplementary Planning Documents	6
2.8	Local Plan Saved Policy Analysis	8
2.9	Infrastructure	11
3	DISTRICT PROFILE	14
3.1	Physical Characteristics	14
3.2	Population	15
3.3	Social Context	19
3.4	Economic Context	20
3.5	Retail	23
3.6	Housing	24
3.7	Transport	26
3.8	Environment	26
4	BUSINESS DEVELOPMENT	28
BD1	Total Amount of Additional Floorspace by Type	28
LBD1	Amount of Employment Floorspace Developed by Settlement	28
BD2	Total Amount of Employment Floorspace on PDL by Type	28
LBD2	Amount of Employment Floorspace Developed in Green Belt	19
LBD3	Amount of Employment Floorspace Developed for Employment in Employment of Regeneration Areas	29
LBD4	Loss of Employment Land in Employment/ Regeneration Areas and Local Authority Area	30
LBD5	Amount of Employment Land Lost to Residential Development	30
BD3	Employment Land Available by Type	31
LBD6	Employment Land Available on Previously Developed Land	31
BD4	Total Amount of Floorspace for Town Centre Uses	32
LBD7	Commercial Development Approved Contrary To Safety And Security Advice	33
5	HOUSING	34
H1	Plan Period and Housing Targets	34
H2	Housing Trajectory	35
LH1	Cumulative Housing Trajectory	37
LH2	Completions by Settlement Size	38
LH3	Commitments by Settlement Size	39
LH4	Completions by Settlement	40
LH5	Completions in the Urban Area	40
H3	New and Converted Dwellings on Previously Developed Land	40
LH6	Commitments on Previously Developed Land	42

LH7	Previously Developed Land Trajectory	42
LH8	Percentage of New Dwellings Completed at <30, 30-50, >50 dph	43
LH9	Density of Commitments	44
H4	Net Additional Pitches (Gypsy and Traveller)	44
H5	Affordable Housing Completions	45
LH10	Affordable Housing Commitments	46
LH11	Completions by Number of Bedrooms	46
LH12	Commitments by Number of Bedrooms	46
LH13	Dwellings in the Green Belt	47
LH14	Dwellings in the Area of Outstanding Natural Beauty	47
H6	Housing Quality- Building for Life Assessments	48
LH15	Residential Development Approved Contrary to Safety and Security Advice	48
6	ENVIRONMENTAL QUALITY	50
E1	Number of Planning Permissions Granted Contrary to Environment Agency Advice on Flooding and Water Quality Grounds	50
E2	Change in Areas of Biodiversity Importance	52
LE1	Improved Local Biodiversity	52
LE2	Change to Open Space, Sport and Recreation Facilities	52
E3	Renewable Energy Generation	52
LE3	Total Installed Renewable Energy Capacity	53
7	TRANSPORT	54
LT1	Amount of Completed Non-Residential Development within UCOs A,B and D Complying with Car Parking Standards set out in the Local Development Framework	54
LT2	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	55
LT3	Number of People Killed or Seriously Injured in Road Traffic Accidents	56
LT4	Journeys Made by Bus and Train	56
8	INDICATOR SUMMARY	57
	APPENDIX 1: HOUSING TRAJECTORY INFORMATION	58
	APPENDIX 2: DEMONSTRATING A FIVE YEAR SUPPLY OF DELIVERABLE SITES FOR HOUSING 2010	66

LIST OF TABLES

Table 2.1	Three Rivers Local Development Scheme December 2010	7
Table 2.2	Local Plan Policies Referred to in Planning Application Decisions and Appeal Decisions	8
Table 2.3	Infrastructure Delivery Against Infrastructure Delivery Schedule	12
Table 3.1	Three Rivers Resident Population	16
Table 3.2	Components of Three Rivers Population Change	17
Table 3.3	Ethnic Composition of Three Rivers, East of England and England	18
Table 3.4	Three Rivers Population Projections 2008-2033	19
Table 3.5	Three Rivers IMD Rank	19
Table 3.6	Notifiable Offences Recorded by the Police	20
Table 3.7	Economic Activity Rates in Three Rivers, Hertfordshire, East of England and England	21
Table 3.8	VAT Registered Stock	22
Table 3.9	Claimant Count	22
Table 3.10	Income Levels of Residents of Three Rivers, Hertfordshire, East of England and England	22
Table 3.11	Function and Vitality of Local Shopping Centres in Three Rivers June 2010	24
Table 3.12	Three Rivers Household Occupation	24
Table 3.13	Household Spaces and Accommodation Type	25
Table 3.14	Social Rented Housing Demand	25
Table 3.15	Three Rivers Affordability Ratio	26
Table 3.16	Mode of Travel to Work	26
Table 3.17	Energy Sales in Three Rivers	27
Table 3.18	Energy Consumption per capita in Three Rivers	27
Table 4.1	Employment Floorspace Completions	28
Table 4.2	Employment Floorspace Completions by Settlement	28
Table 4.3	Employment Floorspace Completions on Previously Developed Land	29
Table 4.4	Employment Floorspace Completions in Green Belt	29
Table 4.5	Employment Floorspace Completions in Employment/ Regeneration Areas	30
Table 4.6	Employment Land Losses	30
Table 4.7	Employment Floorspace Lost to Residential	31
Table 4.8	Employment Land Available	31
Table 4.9	Employment Land Available on PDL	31
Table 4.10	Floorspace Completed for Town Centre Uses	32
Table 5.1	Plan Period and Housing Targets	35
Table 5.2	Housing Trajectory	37
Table 5.3	Cumulative Housing Trajectory	37
Table 5.4	Dwelling Completions by Settlement Size	39
Table 5.5	Dwelling Commitments by Settlement Size	39
Table 5.6	Dwelling Completions by Settlement	40
Table 5.7	Dwelling Completions on Previously Developed Land	41
Table 5.8	Dwelling Commitments on Previously Developed Land	42
Table 5.9	Density of Dwelling Completions	44
Table 5.10	Density of Dwelling Commitments	44
Table 5.11	Net Additional Pitches	44
Table 5.12	Authorised Public and Private Gypsy and Traveller Sites	45
Table 5.13	Affordable Dwelling Completions	45

Table 5.14	Affordable Dwellings 2009/10	45
Table 5.15	Gross Dwelling Completions by Number of Bedrooms	46
Table 5.16	Gross Dwelling Commitments by Number of Bedrooms	47
Table 5.17	Building for Life Assessments for Sites with at least 10 Dwelling Completions	49
Table 6.1	Planning Permissions Granted Contrary to Environment Agency Advice	50
Table 6.2	County Wildlife Sites	51
Table 6.3	Three Rivers Sites of Biodiversity Importance	51
Table 6.4	Change in Areas of Biodiversity Importance	52
Table 6.5	Renewable Energy Capacity Installed	52
Table 6.6	Total Renewable Energy Capacity	53
Table 7.1	Non-Residential Development Complying with Parking Standards	54
Table 7.2	Residential Development Location in Relation to Local Services	55
Table 7.3	Three Rivers Reported Casualties by Severity	56
Table 7.4	Percentage Modal Split at TravelWise Sites in South West Herts	56
Table 7.5	Annual Entry and Exit to Stations	56
Table 8.1	Core Output Indicator Coverage and Relevant Local Plan Policies	57

LIST OF FIGURES

Figure 3.1	Map of Three Rivers District	14
Figure 3.2	Three Rivers Age Distribution Pyramid	16
Figure 3.3	Origin of Three Rivers Migrants at 2001 Census	17
Figure 3.4	Internal Migration: Percentage Movements to Three Rivers by Area	17
Figure 3.5	Internal Migration: Percentage of Movements from Three Rivers by Area	18
Figure 3.6	Three Rivers Population Projection 2008-2033	19
Figure 3.7	Percentage of Local Units in Broad Industry Groups	21
Figure 3.8	Qualifications of Working Age Population in Three Rivers, Hertfordshire, East of England and Nationally	23
Figure 5.1	Three Rivers Housing Trajectory Period 2001-2026 Against Three Rivers Housing Target with Managed Delivery Target	38
Figure 5.2	Three Rivers Cumulative Housing Trajectory Period 2001-2026, Actual/Projected Completions and Three Rivers Housing Target	38
Figure 5.3	Previously Developed Land Trajectory	42
Figure 5.4	Cumulative Percentage of Completions on PDL	43

CHAPTER 1: INTRODUCTION

This is the Three Rivers District Council Annual Monitoring Report (AMR) for the monitoring year 1st April 2009 to 31st March 2010. 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. The LDF will include a Local Development Scheme (LDS) which sets out the timetable 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 reports 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, until replaced 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:

- 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

These policies were considered to be no longer relevant, covered by other policies in the Local Plan or by national or regional planning policy.

The Council has not yet reached the adoption stage of DPDs therefore this AMR will monitor the effects of 'saved' Local Plan policies. However, where relevant, targets and indicators identified in the Core Strategy Proposed Submission (June 2010) have been included. National targets and policies have also been considered. National planning policy is set out in Planning Policy Guidance and Planning Policy Statements.

In previous AMRs, regional policy and targets have been discussed within the AMR. Regional planning policy is contained in the East of England Plan which set out the Regional Spatial Strategy for the East of England. The Government formally revoked Regional Spatial Strategies on 6 July 2010, although on 9 November 2010 the High Court held that the revocation was unlawful, effectively re-establishing regional strategies. The Government has since reconfirmed its intention to revoke regional strategies through the Localism Bill. However, the East of England Plan was still in place during the monitoring period covered by this Annual Monitoring Report (1 April 2009 to 31 March 2010), and regional policies and targets have therefore still been included in this report where these are the only relevant policies and targets for monitoring indicators.

1.1 KEY TASKS AND PRINCIPLES OF MONITORING

Monitoring is seen as essential for an effective Core Strategy, and Planning Policy Statement 12: Local Spatial Planning sets out the approach to be taken to monitoring. It states that an AMR should:

- Report on the timetable and milestones for the preparation of documents set out in the Local Development Scheme including reasons where they are not being met;
- Report on the policies and related targets in Local Development Documents. This should also include progress against any relevant national and regional targets and highlight any unintended significant effects of the implementation of the policies on social, environmental and economic objectives. Where policies and targets are not being met, are not on track or are having unintended effects reasons should be provided along with any appropriate actions to redress the matter. Policies may also need to change to reflect changes in national or regional policy;
- Include progress against the core output indicators including information on net additional dwellings (required under Regulation 48(7)) and an update of the housing trajectory to demonstrate how policies will deliver housing provision in their area;
- Indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the core strategy. AMRs should be used to reprioritise any previous assumptions made regarding infrastructure delivery.

As the Core Strategy has not yet been adopted, the targets that are reported on are taken from the Adopted Three Rivers Local Plan, and relevant national targets. There is also currently no adopted programme for infrastructure to report against, however an Infrastructure Delivery Schedule was included in the Core Strategy Proposed Submission (June 2010).

1.2 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 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 Environment Agency and Hertfordshire Biological Records Centre sources.

1.3 FRAMEWORK OF INDICATORS

In order to achieve the key tasks of monitoring 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:

- **Contextual Indicators:** Describe the wider social, environmental and economic background to the development of DPD policies
- **Process Indicators:** Assess the implementation of the LDS and the effectiveness of plan policies in decision making
- **Output Indicators:** Measure the direct impacts of policies against a set of consistent, nationally set indicators (Core Output Indicators) and against indicators considered important at the local level for Three Rivers (Local Output Indicators).
- **Significant Effects Indicators:** Monitor the specific environmental, social and economic effects of policies to identify any unforeseen adverse environmental, social or economic effects of implementation of LDF policies. Significant Effects Indicators will be identified through the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of plans prepared as part of the LDF (as required by law). Saved Local Plan policies currently in effect were not subject to SA or SEA during their development, and therefore there are no identified Significant Effects Indicators against which to monitor these policies. However, 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, and once DPDs and SPDs have been adopted in the future, Three Rivers will be able to integrate Significant Effects monitoring within the AMR.

1.4 CONSULTATION

Time and resource constraints have prevented public and full stakeholder consultation on the AMR 2009/10, although some limited consultation has taken place with neighbouring districts and Hertfordshire County Council.

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@threeivers.gov.uk

The AMR 2009/10 will be published on the Three Rivers District Council website as soon as reasonably practicable after submission.

CHAPTER 2: IMPLEMENTATION OF LOCAL DEVELOPMENT SCHEME

2.1 LOCAL DEVELOPMENT FRAMEWORK

The Local Development Framework will replace the Local Plan and will be composed of a suite of documents.

The Council has commissioned or produced 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, update May 2010)
- Open Space and Recreation Study (July 2005, update 2010)
- Gypsy and Traveller Accommodation Assessment (April 2005) and Identification of Potential Gypsy and Traveller Sites (September 2006)
- Housing Market Needs Background Paper (November 2006)
- Transport Background Paper (March 2007, update October 2009)
- Access to Services and Infrastructure Background Paper (March 2007)
- Settlement Appraisal (March 2007, update March 2010)
- Strategic Flood Risk Assessment (August 2007)
- Appropriate Assessment Report (December 2007)
- Strategic Housing Land Availability Assessment (November 2008, update April 2010)
- London Arc Employment Study (February 2009)
- Green Infrastructure Background Paper (March 2010)
- Hertfordshire Investment and Infrastructure Strategy (November 2009)
- Strategic Housing Market Assessment (April 2010)
- Development Economics Study (Housing and Viability) (February 2009)
- Water Cycle Study (May 2010)
- Low and Zero Carbon Study (May 2010)
- Spatial Portrait of Three Rivers (March 2010)
- Local Policy Context (March 2010)
- Infrastructure Delivery Plan (March 2010)
- Changes to Housing and Gypsy and Traveller Targets (October 2010).

2.2 LOCAL DEVELOPMENT SCHEME

The Local Development Scheme (LDS) is the initial piece of work towards the Local Development Framework. It sets out what individual Local Development Documents the Council will prepare, together with a timetable for their production. 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.

In June 2008, revised regulations were published altering the requirements for production of Local Development Framework Documents. A new version of PPS12: Local Spatial Planning was also published, which emphasises that Local Development Frameworks should be firmly based on a shared vision between public bodies, businesses and local people.

The LDS was revised to reflect the changes to the regulations and delays that have occurred in production of some elements of the evidence base, and a new LDS was agreed in February 2010.

Following the revocation of Regional Spatial Strategies and the opportunity to review targets for housing and Gypsies and Travellers, it was necessary to review the LDS to allow for further public consultation on targets. A new LDS was agreed in December 2010 and the December LDS timetable is shown in Table 2.1. This is the LDS that progress on the LDF should be assessed against, however it does not include any milestones within the monitoring year. Therefore, the February 2010 LDS has been used to compare progress.

2.3 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 and planning applications. 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. The 2010 LDS does not contain any milestones to be met by the SCI.

2.4 CORE STRATEGY

The Core Strategy will set out the Council's vision and objectives for future developments to 2026. 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 December 2010 LDS does not include any milestones for the Core Strategy within the monitoring year. The February 2010 LDS timetabled publication stage consultation on the Core Strategy in May/ June 2010 and submission in September 2010.

Publication stage consultation took place in June and July 2010. Duly made responses were received from 29 individuals and organisations, and a total of 143 representations were received.

As a result of Government announcements revoking Regional Spatial Strategies and allowing Councils to set their own targets for housing and Gypsies and Travellers, Three Rivers District Council is reviewing targets contained in the Core Strategy and therefore the Core Strategy was not submitted in September. Consultation on an addendum to the Core Strategy to revise targets began in October 2010, and submission is now timetabled for February 2011.

2.5 SITE ALLOCATIONS DPD

The Site Allocations DPD will allocate sites for key land uses including housing, employment, retail and open space.

The December 2010 LDS does not include any milestones for the Site Allocations within the monitoring year. The February 2010 LDS timetabled informal consultation on issues and

options between May and October 2010. Consultation on Site Allocations issues and options started in November 2009, just missing the milestone as a result of the delays to the Core Strategy.

2.6 DEVELOPMENT MANAGEMENT POLICIES DPD

The Development Management Policies DPD will include the policies to be used in the determination of planning applications.

The December 2010 and February 2010 LDS do not include any milestones for the Development Management Policies DPD within the monitoring year. Public consultation on preferred options is timetabled to take place in September 2011.

2.7 SUPPLEMENTARY PLANNING DOCUMENTS

Although it is no longer a requirement to include Supplementary Planning Documents within the Core Strategy, the February and December 2010 LDSs do include information on Supplementary Planning Documents.








Two SPDs on 'Sustainable Communities' and 'Open Space, Amenity and Children's Playspace' were adopted in December 2007 in line with the LDS in effect at the time.

The Affordable Housing SPD is scheduled for preparation to begin in March 2011, and for adoption by January 2012. Four remaining SPDs are scheduled for preparation to begin after September 2012, and for adoption in December 2013.

Therefore there are no milestones to report on for these documents within the period of this report.

TABLE 2.1: THREE RIVERS LOCAL DEVELOPMENT SCHEME DECEMBER 2010

	2011												2012												2013											
	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		Submission		Pre-Examination Meeting		Start of Examination						Adoption																								
Site Allocations DPD	Preparation	Preparation	Preparation					Pre-submission consultation	Pre-submission consultation	Pre-submission consultation			Publication	Publication				Submission		Pre-Examination Meeting		Start of Examination														
Development Management Policies DPD								Pre-submission consultation	Pre-submission consultation	Pre-submission consultation			Publication	Publication				Submission		Pre-Examination Meeting		Start of Examination														
Affordable Housing SPD			Preparation	Preparation	Preparation	Preparation							Adoption																							
Infrastructure & Obligations SPD																					Preparation	Preparation	Preparation	Preparation									Pre-submission consultation	Pre-submission consultation	Pre-submission consultation	Pre-submission consultation
Green Infrastructure & Landscape SPD																						Preparation	Preparation	Preparation												
Design SPD																										Preparation	Preparation	Preparation	Preparation							
Parking Standards SPD																																				

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

2.8 LOCAL PLAN SAVED POLICY ANALYSIS

As set out in Chapter 1, from September 2007, a Secretary of State direction saved the majority of Three Rivers Local Plan policies 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

To assess the continued usefulness of planning policies, and identify those which need review or replacement, the extent to which policies in Development Plan Documents are being implemented will be assessed. During the interim period in which DPDs are being prepared, the usage of saved Local Plan policies has been assessed.

A number of the saved policies relate to effects monitored by indicators examined further in chapters 4 to 7 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 DECISIONS¹

Policy	Policy Title	Planning Application		Planning Appeal	
		Refused	Permitted	Dismissed	Allowed
GEN1	Making development more sustainable	30	167	2	2
GEN1a	General location of development		29		1
GEN2	Location of major development		8		
GEN3	Compliance with design and access standards	63	724	18	18
GEN4	Potentially hazardous or polluting development		2		
GEN5	Development, unstable land and contamination		3		
GEN5a	Contaminated land				
GEN6	Provision of utilities and services		14	1	
GEN7	The need for environmental impact statements		8		
GEN8	Planning obligations and conditions	7	13	3	1
N1	Nature conservation	1	57	2	
N2	Sites of nature conservation importance	0	38	2	
N3	Protected species	1	55	0	
N4	Protection of water resources	3	11		
N5	Flood prevention and river corridors	4	27	3	
N6	Water supply and sewerage infrastructure		8		
N7	Agricultural Land		1		
N8	Consultation on Minerals and Waste Management Issues				
N9	Use of recycled and reclaimed materials in new		7		

¹ Shaded rows indicate policies 'not saved' beyond September 2007

	development				
N10	Provision for waste recovery and recycling facilities in new development	2	12	1	
N12	Air quality		3		
N13	Light pollution		25	2	1
N14	Noise pollution		1		
N15	Trees, hedgerows and new development	9	230	5	2
N16	Protection of trees and hedgerows during development	9	223	2	
N17	Replacement planting	2	100	1	
N18	Landscape management		9		
N19	Woodland Planting and Management				
N20	Protection of the Chilterns AONB	3	4	2	
N21	Chilterns Conference				
N22	Landscape Regions				
N23	Landscape regions	1	7	1	
N24	Telecommunications apparatus				
C1	Development within conservation areas	38	200	14	7
C2	Setting of conservation areas	5	16		
C3	Shop front design and advertisements in conservation areas		6		
C4	Signage in conservation areas	1	1		
C5	Shop security				
C6	Demolition in conservation areas	14	14	8	2
C7	Change of use of listed buildings	2	4		
C8	Alterations or extensions of listed buildings	4	42		
C9	The setting of listed buildings	5	25	1	1
C10	Demolition of Listed Buildings		3		
C11	Recording of historic buildings				
C12	Locally important buildings	2	9	1	2
C13	Historic Parks and Gardens		1		
C14	Archaeology and development	1	23		
GB1	Development within the green belt	33	143	12	1
GB2	Leavesden studios site		1		
GB3	Maple Lodge Sewage Treatment Works				
GB4	Maple Lodge Planning Brief				
GB5	Replacement of dwellings in the green belt		14	4	
GB6	Extensions to dwellings in the green belt	8	62	5	2
GB7	Ancillary buildings, including those in the green belt	6	20	2	
GB8	The extension of residential curtilages in the green belt	1	1	3	1
GB9	Reuse and conversion of buildings in the green belt	2	6	1	
GB10	Residential conversion of groups of farm buildings	1			
GB11	Agricultural and Forestry Dwellings in the Green Belt	2	1		
GB12	Use of Agricultural Occupancy Conditions		1		
D1	Design statements	1	18		
D2	Energy efficient building forms		12		
D3	Energy efficient layout	1	20		1
D4	Pedestrian priority and cycle routes		6		
D5	Design of residential roads		4		
D6	Landscaping	1	131		
D7	Design for water conservation		19		
D8	Design for safety and security	1	26		
D9	Access for the disabled		31		
H1	Residential land supply		12		
H2	Development of identified housing sites		7		2
H3	Control over housing land supply and identification of additional housing sites		18		1
H4	Dwelling mix and density		19		

H5	Definition of financially affordable levels	1	3	1	
H6	Affordable and special needs housing		4	1	
H7	Rural affordable housing	1			
H8	Specialist residential accommodation		12		
H9	Home Working		1		
H10	Loss or conversion of dwellings		2		
H11	Conversion of space above shops				
H12	Conversion of office space to residential use		1		
H13	Subdivision of dwellings	4	2	2	1
H14	Infilling and development on garden land	19	37	7	2
H15	Residential caravan parks				2
H16	Gypsy sites				
H17	Residential moorings				
E1	New development for employment	4	9	1	
E3	Safeguarding of employment areas				
E4	Small business units		6		
E5	Northwood Headquarters (HMS Warrior)				
E6	Provision of Crèche and Day Nursery Facilities				
S1	Primary shopping frontages	1	5		
S2	Secondary shopping frontages		15		
S3	Local Shopping Centres		1		
S4	Local shops				
S5	Retail development in existing shopping areas				
S5a	Rickmansworth Station car park				
S6	Retail development outside existing shopping areas				1
S7	Conversion and redevelopment of business premises in Rickmansworth		2		
T1	Transportation interchanges		1		
T2	Passenger transport and new development				
T3	CrossRail and Croxley Rail Link improvements				
T4	New road schemes				
T5	Transfer of road freight to rail and water		1		
T6	M25 Motorway				
T7	Highways and new development	13	189	4	6
T8	Car parking provision	5	216	1	2
T9	Reduced levels of parking provision		14	11	11
1T10	Cycling				
T11	Walking				
L1	Protection of existing sports facilities				
L2	Dual and multiple use of sports facilities				
L3	Built sports development				
L4	Provision for new sports facilities by new development				
L5	Golf courses		1		
L6	Golf driving ranges		1		
L7	Sport in the countryside		1		
L8	Water-based sport and leisure		1		
L9	Protection of existing amenity and children's play space		1		
L10	Amenity and children's play space provision in new residential development	4	6		2
L11	Design of open space		3		
L12	Protection of grass verges and minor open spaces		1		
L13	Access to the countryside		3		
L14	Rights of way		14		
L15	Commons				
L16	Protection of allotments		1		

In the monitoring year 2009/10, 75 planning application appeals were decided. 29 were allowed and 46 dismissed. There were 841 planning applications permitted, and 129 refused. Only two policies were used in more planning application decisions for refusal than approval (GB11 and H13).

Usage of policies in decisions shows that of 125 Local Plan policies, 95 were used during the monitoring year in either planning application or appeal decisions. Of the 30 policies that were not used, nine have not been saved by the Secretary of State.

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

2.9 INFRASTRUCTURE

One of the key tasks of the AMR is to indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the Core Strategy and to reprioritise any previous assumptions made regarding infrastructure delivery.

The Core Strategy Proposed Submission (June 2010) includes an Infrastructure Delivery Schedule which sets out what infrastructure is required to support the planned increase in new homes and jobs and the projected population growth within Three Rivers to 2026. The Infrastructure Delivery Schedule includes indicative delivery phasing periods that we can monitor delivery against.

Table 2.3 sets out the infrastructure projects identified in the Infrastructure Delivery Schedule that are phased to occur within the monitoring or reporting year, and the progress made on delivering these projects.

Based on progress made, it is not considered necessary to reprioritise any assumptions about infrastructure made in the Core Strategy Infrastructure Delivery Schedule.

TABLE 2.3: INFRASTRUCTURE DELIVERY AGAINST INFRASTRUCTURE DELIVERY SCHEDULE

	Infrastructure Project	Indicative Delivery Phasing	Estimated Cost	Funding Arrangements	Lead Delivery Agency	Infrastructure Delivered/ Actions
Health Provision-Satellite Clinic	Enlargement and redevelopment of Maple Cross Club to enable provision of outreach services.	2010/2011 to 2012/2013	£338,000	Maple Cross Club LSP Capital and Revenue Performance Reward Grant	West Herts PCT Maple Cross Club	Planning permission granted and works in progress.
Health Provision-Branch Surgery	Refurbishment of a room at Mill End Community Centre to enable health promotion schemes to take place.	2010/2011 to 2012/2013	£7,057	LSP Capital and Revenue Performance Reward Grant	West Herts PCT Mill End & District Community Association	Quotes received for work.
Health Provision-Step-Up Project	Renovation of suitable building in South Oxhey to provide counselling, advice and learning services for people with mental health issues.	2010/2011 to 2012/2013	£330,000	LSP Capital and Revenue Performance Reward Grant ASCEND Herts Mind Network Turning Point	ASCEND Herts Mind Network Turning Point	Building identified and planning permission granted.
Strategic Transport- M25 Widening	Widening of M25 Junctions 17 to 20	2009-2013	£76.2m	Private Finance Initiative Contract	Highways Agency Department for Transport	Works in progress. Due to be completed Summer 2012.
Local Transport-Traffic Management and Highway Improvements	College Road , Abbots Langley Pedestrian Crossing Scheme	2010/2011	£75,000	HCC TRDC	HCC	Crossing installed.
	Traffic calming and drainage measures in Shirley Road, Abbots Langley	2010/2011	£74,000	Capital	TRDC	Traffic calming measures implemented and drainage measures in progress.

	Infrastructure Project	Indicative Delivery Phasing	Estimated Cost	Funding Arrangements	Lead Delivery Agency	Infrastructure Delivered/ Actions
Local Transport- Better Buses	Continue financial support for 318 8, W50, R8, R16, R19 and R21	2010/11	Unspecified	TRDC Hertfordshire Passenger Transport Unit	Hertfordshire Passenger Transport Unit TRDC Relevant Bus Company	Support continued for 2010/11, and in addition route R17 supported between Carpenders Park/ South Oxhey and Hatch End.
Local Transport- Cycling Network Improvements	Completion of cycle route between Maple Cross and Rickmansworth Town Centre	2010/11	£50,000	Capital Developer contributions	TRDC	Draft plan stage.
Green Infrastructure- Provision for Children and Young People	Refurbishment of Oulton Way play area	2010/11	£105,300	Capital	TRDC	Planning permission granted.
	Refurbishment of Hayling Road play area	2010/11	£192,300	Capital	TRDC	Planning permission granted.
	Refurbishment of Ashburnham play area	2010/11	£97,000	Capital	TRDC	Planning permission granted.
	Regeneration of South Oxhey Youth Facility	2010/11	£37,440	Capital	TRDC	Currently in planning
	New outdoor gym at West Hyde Youth Centre	2010/11	£27,100	Capital	TRDC	Currently in planning
	Refurbishment of Baldwins Lane Skate Park	2010/11	£100,000	Capital	TRDC	Currently in planning

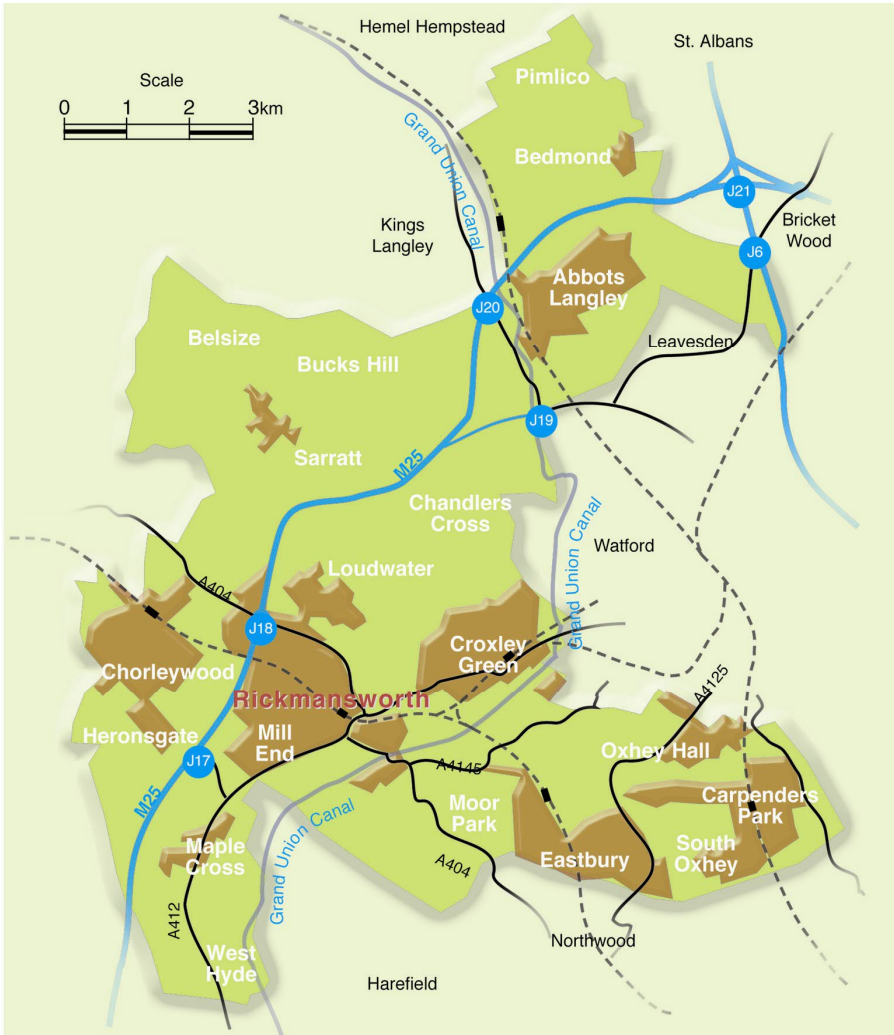
CHAPTER 3: DISTRICT PROFILE

Contextual indicators measure the characteristics of the District and provide a backdrop against which to consider the effects of planning policies and inform the interpretation of output indicators.

3.1 PHYSICAL CHARACTERISTICS

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

FIGURE 3.1: MAP OF THREE RIVERS DISTRICT



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

There are seven main settlements in Three Rivers, the largest of which is Rickmansworth (population 14,571²). Settlements are generally surrounded by Green Belt while smaller villages such as Sarratt and Bedmond lie wholly within the Green Belt.

Three Rivers 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 stations on the West Coast Main Line. The Grand Union Canal also runs through the district.

CONTEXTUAL INDICATOR C1: HERITAGE ASSETS

Three Rivers has three Grade I listed buildings, 14 Grade II* listed buildings and 334 Grade II listed buildings. There are also 22 Conservation Areas.

CONTEXTUAL INDICATOR C2: HERITAGE ASSETS AT RISK

At 2010, English Heritage has assessed that there are two Heritage Assets at Risk in the District. These are the Grade II* Listed Langleybury House, Langleybury and the Grade II* Listed Great Barn, Croxley Hall Farm, Rickmansworth³.

CONTEXTUAL INDICATOR C3: PERCENTAGE OF CONSERVATION AREAS WITH AN UP TO DATE APPRAISAL

At April 2010, 45% of conservation areas (10 out of 22) have a conservation area appraisal produced within the last 5 years.

3.2 POPULATION

CONTEXTUAL INDICATOR C4: POPULATION

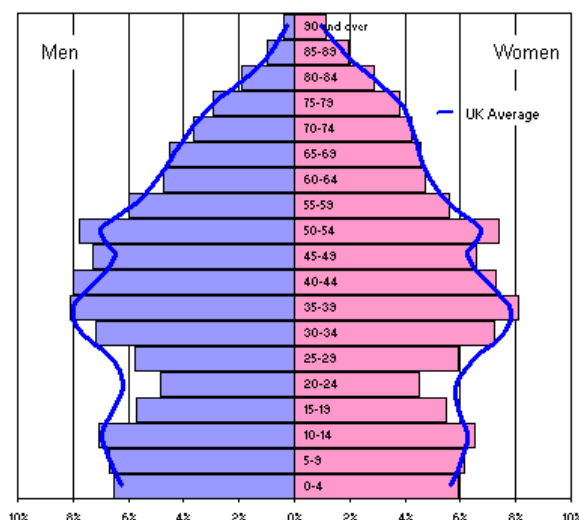
The 2001 Census gives the resident population of Three Rivers as 82,848 a 5.6% increase on the 1991 Census population of 78,457. This increase is slightly below the Hertfordshire average, but is comparable to national levels. The population density of 933 persons/km² is higher than the Hertfordshire, East of England and England averages.

The age structure of the population follows the national pattern with a slump in population between ages 15-29 and a peak through ages 30-59 as shown in Figure 3.2.

² Hertfordshire County Council (2003) *Key Statistics for HCC Settlements* [Online] available from www.statistics.gov.uk

³ English Heritage (2010) *Heritage at Risk Register 2010* [online] <http://www.english-heritage.org.uk/publications/HAR-2010-regional-registers/ee-HAR-register-2010.pdf>

FIGURE 3.2: THREE RIVERS AGE DISTRIBUTION PYRAMID⁴



Since 2001, the Office for National Statistics have produced mid year estimates of population. The estimated growth in the Three Rivers population since 2001 with age breakdown is shown in Table 3.1.

Table 3.1: Three Rivers Resident Population

	2001 ⁵	Mid-2002 ⁶	Mid-2003 ⁶	Mid-2004 ⁶	Mid-2005 ⁶	Mid-2006 ⁶	Mid-2007 ⁶	Mid-2008 ⁶	Mid-2009 ⁶
Total Population	82,848	83,500	84,100	84,100	84,600	85,000	86,000	87,100	88,100
Population aged 0-14	16,047	16,100	16,200	16,200	16,000	16,100	16,300	16,400	16,600
Population aged 15-29	13,374	13,400	13,400	13,300	13,400	13,600	13,900	14,000	14,200
Population aged 30-44	19,002	19,400	19,500	19,300	19,200	19,200	19,200	19,200	19,200
Population aged 45-59	16,813	17,000	17,200	17,300	17,500	17,600	17,700	17,900	18,200
Population aged 60-74	10,958	11,000	10,900	11,100	11,300	11,500	11,900	12,200	12,600
Population aged 75+	6,654	6,700	6,700	6,900	7,000	7,100	7,100	7,300	7,500

The mid-2009 population estimates show a population increase of 6.3% from the Census recorded population at 2001 to reach 88,100. The components of population change contributing to this increase are natural change (births and deaths), and migration. The principal mechanism for change in the 2008-09 mid-year population estimates is migration.

⁴ Census, 2001, [Online] www.statistics.gov.uk/census2001

⁵ Office for National Statistics (2004) *Census 2001 KS02 Age Structure* [Online] www.neighbourhood.statistics.gov.uk/

⁶ Office for National Statistics *Population Estimates for UK, England and Wales, Scotland and Northern Ireland* [Online] <http://www.statistics.gov.uk/statbase/Product.asp?vlnk=15106>

TABLE 3.2: COMPONENTS OF THREE RIVERS POPULATION CHANGE⁷

	Live Births	Deaths	Net Migration and Other	Total
2008/09	+1000	-700	+800	+1100

Migrants are residents with a different address one year before the Census. As shown in Figure 3.3, the majority of migrants into Three Rivers in 2001 were from elsewhere in the UK.

Internal migration figures are provided in Figures 3.4 and 3.5 and 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 3.3: ORIGIN OF THREE RIVERS MIGRANTS AT 2001 CENSUS⁸

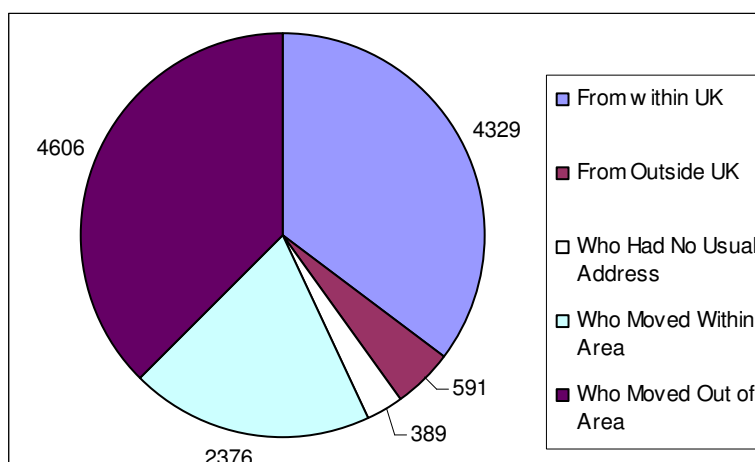
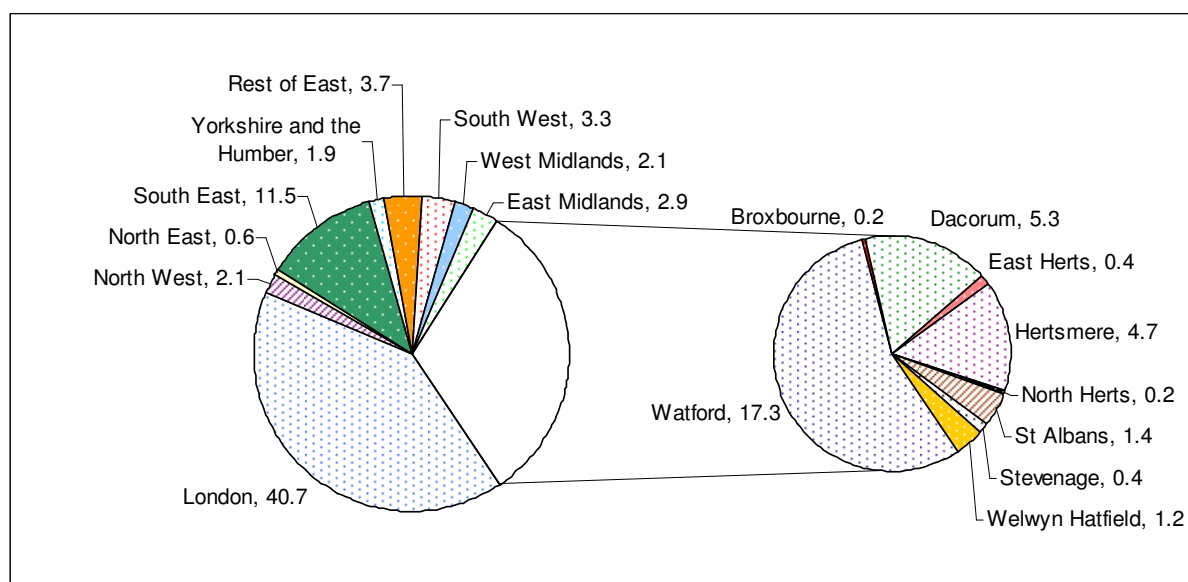


FIGURE 3.4: INTERNAL MIGRATION: PERCENTAGE MOVEMENTS TO THREE RIVERS BY AREA 2009⁹

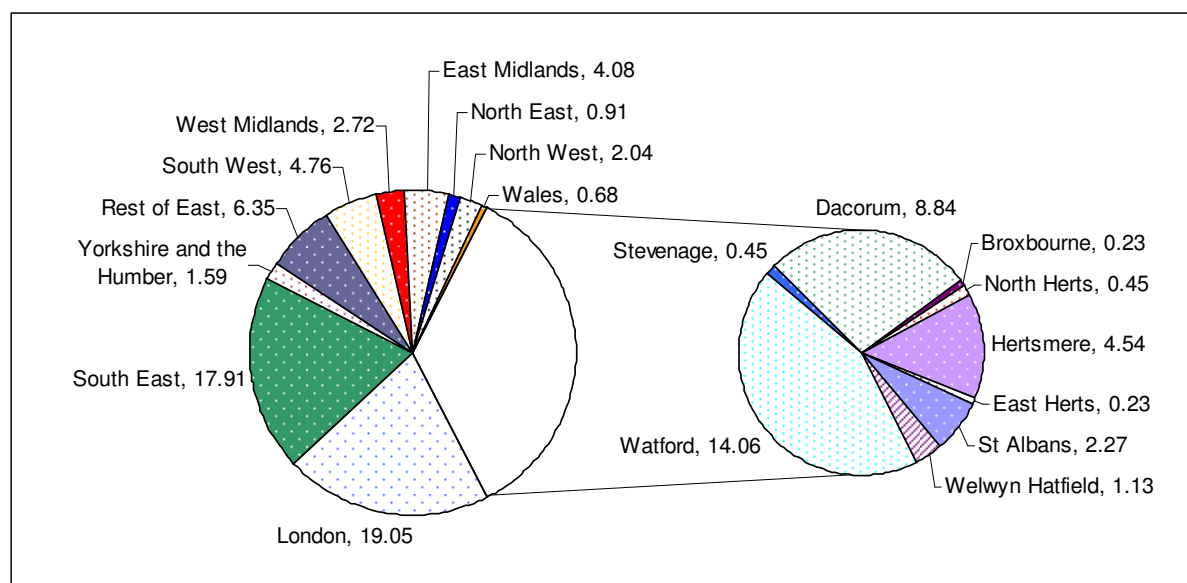


⁷ Office for National Statistics (2010) *Local Authority Components of Change* [Online] <http://www.statistics.gov.uk/statbase/Product.asp?vlnk=15106>

⁸ Office for National Statistics *Census 2001 Theme Table 33* [Online] <https://www.nomisweb.co.uk/Default.asp>

⁹ Office for National Statistics (2009) *Internal Migration by Local Authorities in England and Wales* [Online] <http://www.statistics.gov.uk/statbase/Product.asp?vlnk=15148>

FIGURE 3.5: INTERNAL MIGRATION: PERCENTAGE OF MOVEMENTS FROM THREE RIVERS BY AREA 2009¹⁰



The Three Rivers resident population is predominantly white, and while ‘Asian or Asian British’ are represented at higher percentages than for the East of England and England, ‘mixed’ and ‘black or black British’ groups are represented at percentages lower than the England averages.

TABLE 3.3: ETHNIC COMPOSITION OF THREE RIVERS, EAST OF ENGLAND AND ENGLAND¹¹

Percent Population	Three Rivers	East of England	England
White	92.35	95.12	90.92
Mixed	1.26	1.07	1.31
Asian or Asian British	4.66	2.26	4.57
Black or Black British	1.00	0.9	2.3
Chinese or Other Ethnic Group	0.74	0.65	0.89

CONTEXTUAL INDICATOR C5: POPULATION PROJECTIONS

Population projections have been completed to 2033 based on 2008 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.

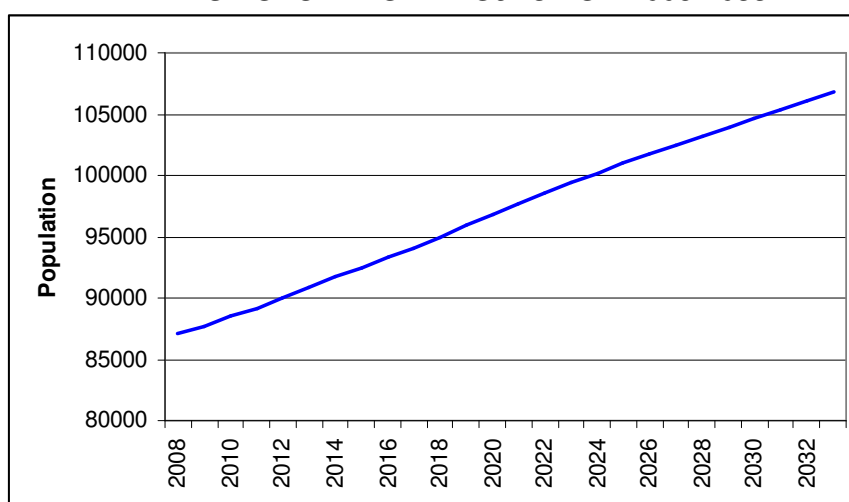
¹⁰ Office for National Statistics (2009) *Internal Migration by Local Authorities in England and Wales* [Online] <http://www.statistics.gov.uk/statbase/Product.asp?vlnk=15148>

¹¹ Office for National Statistics *Census 2001 Table KS01* [Online] www.neighbourhood.statistics.gov.uk

TABLE 3.4: THREE RIVERS POPULATION PROJECTIONS 2008-2033¹²

Year	Projected Population
2008	87,100
2009	87,700
2010	88,500
2011	89,200
2016	93,300
2021	97,700
2026	101,800
2031	105,400
2033	106,800

FIGURE 3.6: THREE RIVERS POPULATION PROJECTION 2008-2033



3.3 SOCIAL CONTEXT

CONTEXTUAL INDICATOR C6: INDEX OF DEPRIVATION

The Index of Deprivation (ID 2007) 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 ID is a weighted aggregation of these indicators. A higher ID score indicates a greater level of deprivation in an area.

ID results indicate Three Rivers has a low level of deprivation. On the rank of average scores, Three Rivers is ranked 287, in the least deprived 20% of local authorities in England. However, within the district there are pockets of deprivation visible at the super output area (SOA) scale. The five most deprived super output areas fall within wards of Northwick (two SOAs), Hayling (two SOAs) and Ashridge.

TABLE 3.5: THREE RIVERS IMD RANK¹³

ID2007 Average of SOA Scores	ID2007 Rank in Hertfordshire (10 districts)	ID2007 Rank in England (354 districts)
10.74	6	287

¹² Office for National Statistics (2010) *2008-Based Sub National Population Projections* [Online] <http://www.statistics.gov.uk/STATBASE/Product.asp?vlnk=997>

¹³ Communities and Local Government (2008) *The English Indices of Deprivation* [Online] <http://www.communities.gov.uk/publications/communities/indiciesdeprivation07>

CONTEXTUAL INDICATOR C7: CRIME

Crime in Three Rivers is relatively low in comparison to the national average. Levels of violence against persons, common assault, robbery, criminal damage including arson, burglary, theft of a motor vehicle and theft from a motor vehicle all fell between 06/07 and 09/10.

TABLE 3.6: NOTIFIABLE OFFENCES RECORDED BY THE POLICE¹⁴

	2006/07		2007/08		2008/09		2009/10	
	Total Offences	Offences/1000 of the population	Total Offences	Offences/1000 of the population	Total Offences	Offences/1000 of the population	Total Offences	Offences/1000 of the population
Violence against persons	853	10.0	662	7.7	541	6.2	447	5.1
Common Assault	216	2.5	188	2.2	168	1.9	127	1.4
Robbery	38	0.4	36	0.4	25	0.3	30	0.3
Criminal Damage including Arson	1351	15.9	1025	11.9	975	11.2	874	9.9
Burglary	635	7.5	767	8.9	613	7.0	565	6.4
Theft of a Motor Vehicle	179	2.1	192	2.2	218	2.5	150	1.7
Theft from a Motor Vehicle	651	7.7	574	6.7	547	6.3	470	5.3

3.4 ECONOMIC CONTEXT

The Annual Business Inquiry shows that at 2008, Three Rivers provides jobs for 33,400 people (25,400 full time and 7,900 part time)¹⁵.

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)¹⁶. 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 is a result of the proximity to London and Watford employment areas which have a significant impact on the Three Rivers population.

CONTEXTUAL INDICATOR C8: ECONOMIC ACTIVITY

Economic activity rates are measured by the Annual Population Survey, and show the number of people who are economically active aged 16 to 64 expressed as a percentage of all working age people.

¹⁴ Home Office (2010) *Notifiable Offences Recorded by the Police* [Online] www.neighbourhood.statistics.gov.uk

¹⁵ Office for National Statistics *Annual Business Inquiry 2008 Employee Jobs* [Online] <http://www.nomisweb.co.uk/>

¹⁶ Office for National Statistics *Census 2001 Table T10* [Online] <http://www.nomisweb.co.uk/>

TABLE 3.7: ECONOMIC ACTIVITY RATES IN THREE RIVERS, HERTFORDSHIRE, EAST OF ENGLAND AND ENGLAND¹⁷

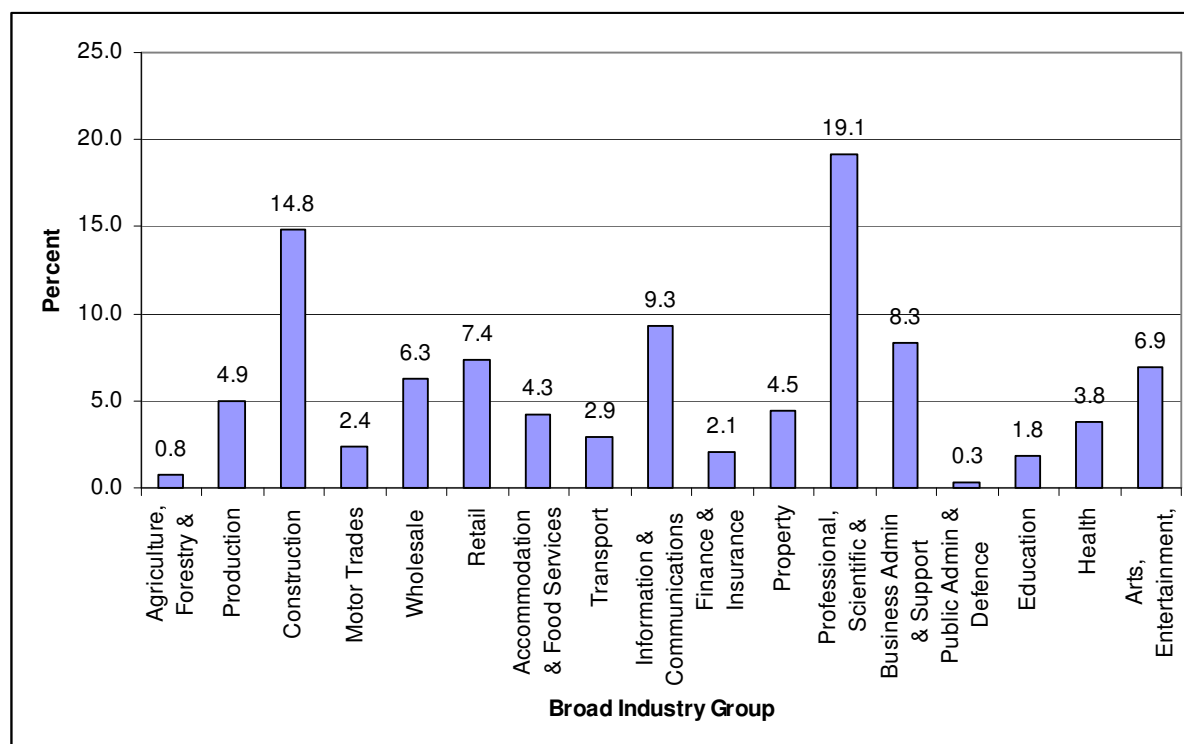
	Three Rivers	Hertfordshire	East of England	England
Jan04 - Dec04	79.4	81.6	79.8	76.4
Jan05 - Dec05	79.7	81.7	79.4	76.6
Jan06 - Dec06	84.8	80.5	78.9	76.8
Jan07 – Dec07	80.7	79.3	78.7	76.6
Jan08 – Dec08	77.5	81.1	78.9	76.8
Jan09 – Dec09	80.0	80.1	79.4	76.9

Economic activity rates for January to December 2009 are above rates for the East of England and England, and are slightly below rates for Hertfordshire.

CONTEXTUAL INDICATOR C9: INDUSTRY GROUPS

The largest industry group in Three Rivers is professional, scientific and technical services which comprised 19.1% of large industry group units at 2009.

FIGURE 3.7: PERCENTAGE OF LOCAL UNITS IN BROAD INDUSTRY GROUPS¹⁸



CONTEXTUAL INDICATOR C10: BUSINESS STOCK

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 from 2,925 in 1997 to reach 3,775 in 2007.

¹⁷ Office for National Statistics *Annual Population Survey* [Online] www.nomisweb.co.uk

¹⁸ Office for National Statistics (2010) *Local Units by Broad Industry Group 2009* [Online] www.neighbourhood.statistics.gov.uk

TABLE 3.8: VAT REGISTERED BUSINESSES¹⁹

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
VAT Registered Businesses	2,925	3,055	3,140	3,235	3,335	3,380	3,440	3,495	3,575	3,670	3,775

As the stock of VAT registered businesses in the District has increased every year since 1997, this indicates that there is a generally healthy business population in the District.

CONTEXTUAL INDICATOR C11: CLAIMANT COUNT

Claimant count figures show that the Three Rivers claimant count is consistently below Hertfordshire, East of England and national rates.

TABLE 3.9: CLAIMANT COUNT²⁰

	Three Rivers	Hertfordshire	East of England	England
July 2005	1.2%	1.5%	1.8%	2.4%
July 2006	1.3%	1.7%	2.0%	2.6%
July 2007	1.1%	1.4%	1.8%	2.3%
July 2008	0.9%	1.3%	1.7%	2.3%
July 2009	2.4%	3.0%	3.4%	4.2%
July 2010	2.0%	2.5%	2.9%	3.6%

CONTEXTUAL INDICATOR C12: INCOME

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

TABLE 3.10: INCOME LEVELS OF RESIDENTS OF THREE RIVERS, HERTFORDSHIRE, EAST OF ENGLAND AND ENGLAND²¹

	Number of Jobs	Gross Weekly Pay of Full Time Workers (£)	
		Median	Mean
Three Rivers	22,000	621.9	784.1
Hertfordshire	320,000	577.5	718.1
East of England	1,619,000	509.4	616.7
England	14,532,000	496.0	598.3

CONTEXTUAL INDICATOR C13: QUALIFICATIONS

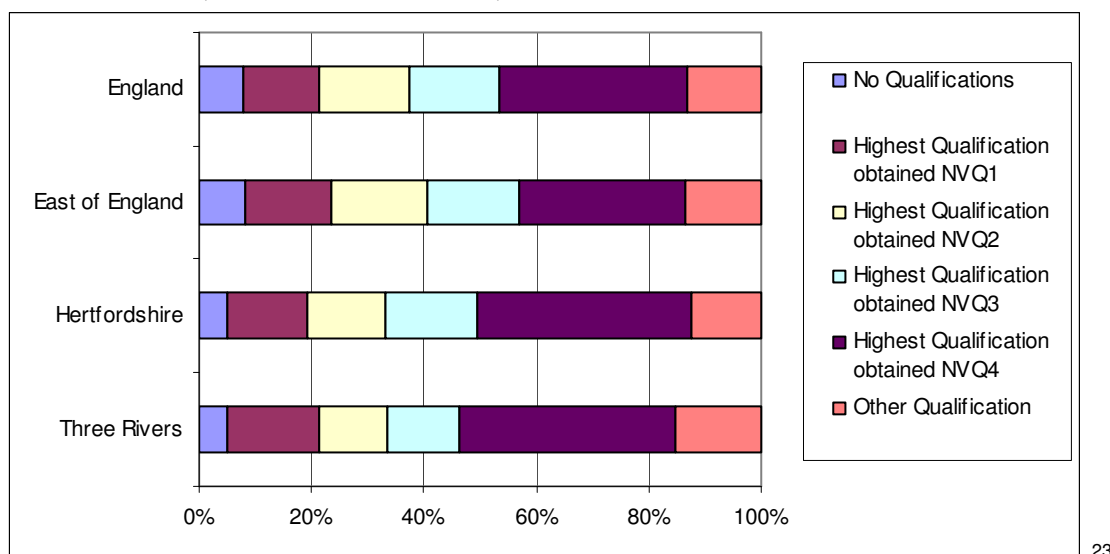
Comparison of the qualifications obtained by the working age population of Three Rivers, Hertfordshire, East of England and England show slight variations between populations.

¹⁹ BERR VAT Registered Businesses [Online] <https://www.nomisweb.co.uk/>

²⁰ Hertfordshire County Council Quarterly Unemployment Bulletin [Online] <http://www.hertsdirect.org/yrccouncil/hcc/env/factsfigs/socio/unem/unemqurtrly/>

²¹ Office for National Statistics Annual Survey of Hours and Earnings 2009 [Online] www.nomisweb.co.uk

FIGURE 3.8: QUALIFICATIONS OF WORKING AGE POPULATION IN THREE RIVERS, HERTFORDSHIRE, EAST OF ENGLAND, AND NATIONALLY²²



23

At 2008/09, 87% of 15 year old pupils in schools maintained by Hertfordshire County Council in Three rivers achieved 5 or more GCSEs at grades A to C. This was the highest rate of all Hertfordshire districts.

3.5 RETAIL

CONTEXTUAL INDICATOR C14: VITALITY AND VIABILITY OF SHOPPING 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. This was updated in June 2010.

The survey shows that the majority (61%) of town centre units are in use for retail (Class A1), a reduction of 9% since 2005, and that 4% are vacant, an increase of 1% since 2005.

²² Office for National Statistics *Annual Population Survey Jan-Dec 2009* [Online] www.nomisweb.co.uk

²³ 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

TABLE 3.11: FUNCTION AND VITALITY OF LOCAL SHOPPING CENTRES IN THREE RIVERS JUNE 2010

Shopping Parade	Class A1 (retail) %	Class A2 (banks, employment agencies and other non-retail) %	Class A3 (restaurant/café) %	Class A4 (public house/wine bar) %	Class A5 (hot food takeaway) %	Sui Generis (laundrettes, taxis, businesses, car hire and sales) %	Class D1 (medical/dentists) %	Class B1 (offices other than A2) %	Vacant %
Rickmansworth	56	21	11	4	2	0	1	1	5
Croxley Green	69	9	3	1	13	3	3	0	4
Abbots Langley	54	12	12	0	8	2	8	0	4
Leavesden	27	9	9	0	9	9	36	0	0
Sarratt	100	0	0	0	0	0	0	0	0
Bedmond	100	0	0	0	0	0	0	0	0
Mill End	57	6	15	0	13	2	0	2	6
Maple Cross	100	0	0	0	0	0	0	0	0
Chorleywood	67	11	5	0	3	5	2	2	5
Carpenders Park	56	13	0	0	0	6	13	0	13
Moor Park	64	7	21	0	0	0	7	0	0
South Oxhey	77	10	4	0	3	1	3	0	1
Total	61	13	9	1	6	2	3	1	4

3.6 HOUSING

At 2001, there were 34,152 dwellings in Three Rivers, and only 732 household spaces with no residents²⁴.

CONTEXTUAL INDICATOR C15: HOUSEHOLDS

At 2001, there were 33,439 households in the District. Three Rivers has a higher proportion of owner occupied households than Hertfordshire, the East of England and England. A lower proportion of Three Rivers households are in social rented accommodation than in Hertfordshire, the East of England and England.

TABLE 3.12: THREE RIVERS HOUSEHOLD OCCUPATION²⁵

	Total Households	Owner Occupier	Local Authority	Housing Association	Private Rented	Other
Three Rivers	33,439	77.1%	13.2%	2.6%	5.7%	1.4%
Hertfordshire	420,650	72.5%	14.4%	4.0%	7.0%	1.6%
East of England	2,231,974	72.7%	11.6%	4.9%	8.8%	2.0%
England	20,451,427	68.7%	13.2%	6.1%	10.0%	2.0%

²⁴ Office for National Statistics *Census 2001 Table UV55 and KS16* [Online]

www.neighbourhood.statistics.gov.uk

²⁵ Office for National Statistics *Census 2001 Table UV63* [Online]

www.neighbourhood.statistics.gov.uk

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 3.13: HOUSEHOLD SPACES AND ACCOMMODATION TYPE²⁶

	Detached	Semi detached	Terraced	Flat or Maisonette	Caravan or other mobile/ temporary structure
Three Rivers	27.8%	36.3%	18.9%	16.1%	0.9%
Hertfordshire	22.4%	29.0%	29.4%	18.78%	0.5%
East of England	30.2%	31.2%	23.5%	14.5%	0.6%
England	22.5%	31.6%	25.8%	19.7%	0.4%

CONTEXTUAL INDICATOR C16: HOUSING DEMAND

The number of households on the Three Rivers housing register has increased in every year except 2003/04, and there has been a general reduction in the proportion of people requiring up to and including 2 bedrooms.

TABLE 3.14: SOCIAL RENTED HOUSING DEMAND²⁷

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
All households on housing register	1,002	1,673	1,573	1,724	1,760	1,825	1,825	2,318
Households on register requiring up to and including 2 bedrooms	88.6%	85.2%	83.4%	81.7%	81.0%	86.7%	79.1%	80.5%
Households on register requiring 3 bedrooms	9.8%	12.0%	13.9%	16.1%	16.8%	10.7%	18.5%	16.8%
Households on register requiring more than 3 bedrooms	1.6%	2.7%	2.7%	2.3%	2.2%	2.6%	2.5%	2.1%
Households requiring an unspecified number of bedrooms	0%	0%	0%	0%	0%	0%	0%	0.6%

CONTEXTUAL INDICATOR C17: HOUSING AFFORDABILITY

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, although income data for females was not available for 2009.

²⁶ Office for National Statistics *Census 2001 Table KS16* [Online]

www.neighbourhood.statistics.gov.uk

²⁷ Communities and Local Government *Housing Strategy Statistical Appendix Social Rented Housing Demand and Supply* [Online] www.neighbourhood.statistics.gov.uk

TABLE 3.15: THREE RIVERS AFFORDABILITY RATIO (AVERAGE HOUSE PRICE/ GROSS ANNUAL FULL TIME INCOME)²⁸

	Detached		Semi-Detached		Terraced		Flats/ Maisonettes	
	Male	Female	Male	Female	Male	Female	Male	Female
2002	14.8	22.6	6.2	9.5	5.4	8.3	5.2	7.9
2003	12.4	16.0	6.1	7.8	5.3	6.8	4.6	5.9
2004	11.7	20.3	5.6	9.7	5.2	9.0	4.0	7.0
2005	12.4	24.3	5.2	10.1	4.4	8.7	3.6	7.0
2006	12.1	20.8	5.5	9.4	4.6	8.0	3.8	6.4
2007	13.4	20.5	6.4	9.9	5.3	8.2	4.1	6.3
2008	11.2	16.6	5.8	8.4	5.8	8.6	4.5	6.5
2009	14.0	#	6.3	#	5.2	#	4.3	#

3.7 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.

CONTEXTUAL INDICATOR C18: TRAVEL TO WORK

The mode of travel to work by Three Rivers residents is shown in table 3.14. The average distance travelled to work by residents of Three Rivers was 14.3km.

TABLE 3.16: MODE OF TRAVEL TO WORK²⁹

Mode of Travel	Three Rivers	Hertfordshire	East of England	England
Train	12.6%	10.5%	6.9%	7.4%
Bus	2.8%	3.2%	4.0%	7.5%
Car Driver	60.9%	59.3%	58.9%	54.9%
Car Passenger	4.6%	5.1%	5.8%	6.1%
Taxi	0.5%	0.5%	0.5%	0.5%
Motor Cycle	1.2%	1.1%	1.1%	1.1%
Pedal Cycle	1.3%	1.8%	3.9%	2.8%
On Foot	5.5%	8.8%	9.1%	10.0%
Other	0.4%	0.3%	0.5%	0.5%
Works at Home	10.2%	9.4%	9.4%	9.2%

A higher proportion of Three Rivers residents travel to work as a car driver and work at home than the Hertfordshire, East of England and England averages, while fewer travel by bus or on foot.

3.8 ENVIRONMENT

CONTEXTUAL INDICATOR C19: ENERGY CONSUMPTION

Levels of energy consumption are important to monitor in order to assess progress towards sustainability objectives to reduce energy use, and increase the proportion of energy

²⁸ House price data from HM Land Registry, income data from Office for National Statistics *Annual Survey of Hours and Earnings* [Online] www.nomisweb.co.uk

²⁹ Office for National Statistics *Census 2001 Table KS15* [Online] www.neighbourhood.statistics.gov.uk

requirements provided from renewable sources. Over the last few years, Three Rivers gas and electricity sales have fallen and carbon dioxide emissions per capita have fallen.

TABLE 3.17: ENERGY SALES IN THREE RIVERS³⁰

	2003	2004	2005	2006	2007	2008
Electricity Sales (GWh)	359	373	374	374	358	340
Gas Sales (GWh)	990	914	899	898	860	828

TABLE 3.18: ENERGY CONSUMPTION PER CAPITA IN THREE RIVERS³¹

	2003	2004	2005	2006	2007
Total Energy consumption/ capita (KWh)	31,700	31,800	29,200	29,000	30,000
CO2 emissions/capita (tCO2)	8.6	9.3	8.7	8.3	8.3
Vehicle consumption/capita (tonnes of fuel)	1.1	1.2	1.0	1.0	1.1

CONTEXTUAL INDICATOR C20: WATER CONSUMPTION

Levels of water consumption are important to monitor as Three Rivers is in an area of water stress, however data is currently only available for 2004 which put daily domestic water consumption in Three Rivers at 192 litres per capita³².

³⁰ Department of Energy and Climate Change *Sub-National Energy Consumption Statistics* [Online] <http://www.decc.gov.uk/en/content/cms/statistics/regional/regional.aspx>

³¹ Department of Energy and Climate Change *High Level Indicators of Energy Use at Regional and Local Authority Level* [Online] http://www.decc.gov.uk/en/content/cms/statistics/regional/high_level/high_level.aspx

³² Audit Commission *Area Profiles* [Online] <http://www.areaprofiles.audit-commission.gov.uk/>

CHAPTER 4: BUSINESS DEVELOPMENT

CORE INDICATOR BD1: TOTAL AMOUNT OF ADDITIONAL FLOORSPACE BY TYPE

Local Plan policy E1 concerns new development for employment, while policy E4 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 2009/10, there was a net loss of 8,008sqm employment floorspace. The largest loss was of 4,921sqm B1c floorspace from the Imperial Machine Company site which is being redeveloped for housing, and of 4,735sqm B1a floorspace at Siskin House, Croxley Business Park which has been converted to a gym, coffee shop, management suite and convenience store. The largest gain was of 2,035sqm B1a floorspace at Claremont House, Croxley Business Park as a result of an extension to an existing office building.

TABLE 4.1: EMPLOYMENT FLOORSPACE COMPLETIONS

		B0	B1	B1a	B1b	B1c	B2	B8	Total
BD1	Gross sqm	0	0	3,086	0	0	0	0	3,086
	Net sqm	0	0	-2,965	0	-4921	-122	0	-8,008

LOCAL OUTPUT INDICATOR LBD1: AMOUNT OF EMPLOYMENT FLOORSPACE DEVELOPED BY SETTLEMENT

The Core Strategy Proposed Submission refers to the employment needs of the different settlements within the District. In the monitoring year 2009/10, the greatest change in employment floorspace was at Croxley Green, which had large gains and losses of floorspace as a result of changes at Croxley Business Park.

TABLE 4.2: EMPLOYMENT FLOORSPACE COMPLETIONS BY SETTLEMENT

	Rickmansworth	South Oxhey	Croxley Green	Abbots Langley	Chorleywood	Leavesden and Garston	Mill End	Kings Langley	Carpenders Park	Eastbury	Maple Cross	Moor Park	Oxhey Hall	Bedmond	Sarratt	Other
Gross sqm	0	0	2,997	0	0	0	0	0	0	0	0	0	0	0	89	0
Net sqm	-293	-157	-7,047	0	0	0	0	0	0	-600	0	0	0	0	0	0

CORE INDICATOR BD2: TOTAL AMOUNT OF EMPLOYMENT FLOORSPACE ON PDL BY TYPE

The Local Plan does not contain specific policies on the development of employment floorspace on previously developed land. Planning Policy Statement 3 provides a national target of at least 60% of all new housing development to be completed on previously developed land, and the East of England Plan contained a target of at least 60% of all new development to be completed on previously developed land. The Core Strategy Proposed Submission (June 2010) includes a target of at least 60% of all development to be on previously developed land.

TABLE 4.3: EMPLOYMENT FLOORSPACE COMPLETIONS ON PREVIOUSLY DEVELOPED LAND

		B0	B1	B1a	B1b	B1c	B2	B8	Total
BD2	Gross sqm	0	0	3,086	0	0	0	0	3,086
	Gross sqm on PDL	0	0	2,997	0	0	0	0	2,997
	% gross on PDL	n/a	n/a	97%	n/a	n/a	n/a	n/a	97%

In the monitoring year, 97% of floorspace developed for employment was on previously developed land, exceeding the target of 60% included in the Core Strategy Proposed Submission document. The 89sqm of B1a floorspace that was not on previously developed land was a result of the change of use from a pavilion to office space.

LOCAL OUTPUT INDICATOR LBD2: AMOUNT OF EMPLOYMENT FLOORSPACE DEVELOPED IN GREEN BELT

77% of the Three Rivers District Council area is green belt. The Local Plan contains a number of policies to 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, and Policy GB.9 refers to re-use and conversion of buildings in the green belt.

TABLE 4.4: EMPLOYMENT FLOORSPACE COMPLETED IN THE GREEN BELT

	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross sqm	0	0	3,086	0	0	0	0	3,086
Gross sqm in Green Belt	0	0	89	0	0	0	0	89
% gross in Green Belt	n/a	n/a	3%	n/a	n/a	n/a	n/a	3%

The only employment floorspace completed within the Green Belt was 89sqm from the change of use of a pavilion to office space at Mickelfield Hall. This application was allowed on appeal.

LOCAL OUTPUT INDICATOR LBD3: AMOUNT OF EMPLOYMENT FLOORSPACE DEVELOPED FOR EMPLOYMENT IN EMPLOYMENT OR REGENERATION AREAS

Local Plan policy E1 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 E3 states that identified employment areas will be safeguarded for business, industrial and storage or distribution development.

TABLE 4.5: EMPLOYMENT FLOORSPACE COMPLETIONS IN EMPLOYMENT/ REGENERATION AREAS

	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross sqm	0	0	3,086	0	0	0	0	3,086
Gross sqm in employment/ regeneration areas	0	0	2,997	0	0	0	0	2,997
% gross in employment/ regeneration areas	n/a	n/a	97%	n/a	n/a	n/a	n/a	97%

Within the monitoring year, 3,086sqm of employment floorspace was developed. 97% of this gain took place in employment areas in line with Local Plan policies E1 and E3 promoting the sustainability and viability of employment floorspace. 89qm employment floorspace was developed outside employment/ regeneration areas for B1a use at Micklefield Hall, Sarratt through the conversion of a pavilion to office space.

LOCAL OUTPUT INDICATOR LBD4: LOSS OF EMPLOYMENT LAND IN (i) EMPLOYMENT/ REGENERATION AREAS AND (ii) LOCAL AUTHORITY AREA

Local Plan policy E3 seeks to safeguard employment areas for business, industrial and storage or distribution uses. In 2009/10, there were losses of 11,094sqm of employment land. 4,735sqm of this loss was from employment areas.

TABLE 4.6: EMPLOYMENT LAND LOSSES

	B0	B1	B1a	B1b	B1c	B2	B8	Total
Floorspace lost (sqm)	0	0	6,051	0	4,921	122	0	11,094
Floorspace lost in employment/ regeneration area	0	0	4,735	0	0	0	0	4,735
% loss in employment/ regeneration area	n/a	n/a	78%	n/a	0%	0%	n/a	43%

The loss of floorspace in employment areas was as a result of the conversion of office space to a gym, coffee shop, management suite and convenience store at Siskin House, Croxley Business Park.

LOCAL OUTPUT INDICATOR LBD5: 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 have been subject to developer interest. Balancing employment and housing land is one of the key issues identified in the Three Rivers Core Strategy.

TABLE 4.7: EMPLOYMENT FLOORSPACE LOST TO RESIDENTIAL

	B0	B1	B1a	B1b	B1c	B2	B8	Total
Floorspace lost (sqm)	0	0	6,051	0	4,921	122	0	11,094
Floorspace lost to residential	0	0	1,015	0	4,921	122	0	6,058
% loss to residential	n/a	n/a	17%	n/a	100%	100%	n/a	55%

Within the monitoring year, 55% employment land lost was as a result of redevelopment for residential. If all sites are completed, 64 dwellings will be provided on these former employment sites. More detail on dwelling completions is presented in Chapter 5.

CORE INDICATOR BD3: 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 E1 sets out the basis on which proposals for new employment land will be considered.

TABLE 4.8: EMPLOYMENT LAND AVAILABLE

	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross floorspace (sqm)	246	0	11,524	64	759	634	0	13,227
BD3 Gross floorspace (ha)	0.09	0	1.71	0.01	0.17	0.06	0	2.03

The largest available employment land site is at Witney Place, Maple Cross which has planning permission for 9,952sqm B1a floorspace. The availability of 13,227sqm employment land from extant planning permissions indicates that there is potential to meet the needs of local businesses in the future within Three Rivers.

LOCAL OUTPUT INDICATOR LBD6: EMPLOYMENT LAND AVAILABLE ON PREVIOUSLY DEVELOPED LAND

Although the Local Plan does not contain specific policies on development of employment floorspace on PDL, Planning Policy Statement 3 provides a national target of at least 60% of all new housing development to be completed on previously developed land, and the East of England Plan contained a target of at least 60% of all new development to be completed on previously developed land. The Core Strategy Proposed Submission (June 2010) includes a target of at least 60% of all development to be on previously developed land.

TABLE 4.9: EMPLOYMENT LAND AVAILABLE ON PDL

	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross floorspace (sqm)	246	0	11,524	64	759	634	0	13,227
Gross floorspace on PDL (sqm)	246	0	11,403	64	617	634	0	12,964
% gross on PDL	100%	n/a	99%	100%	81%	100%	n/a	98%

98% of employment floorspace commitments are on PDL, exceeding the 60% target and indicating future completions in the District will continue to be above target levels. The only floorspace not on PDL is 121sqm of office space from permission for an agricultural to be converted to office space, and 142sqm of light industrial space from permission for change of use of a barn.

CORE INDICATOR BD4: TOTAL AMOUNT OF FLOORSPACE FOR ‘TOWN CENTRE USES’

Town centre uses cover Use Class Order classes A1, A2, B1a and D2 (retail, office and leisure developments). These services should be maintained and enhanced to meet the needs of residents of Three Rivers whilst remaining accessible.

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.

Local Plan policies S1, S2, S3 and S4 encourage the retention of retail uses in primary shopping frontages, secondary shopping frontages, local shopping centres and local shops respectively. Policy S5 encourages retail development in existing shopping areas.

Until a proposals map indicating town centres within Three Rivers has been adopted, the Local Plan has been used to identify town centre areas.

TABLE 4.10: FLOORSPACE COMPLETED FOR TOWN CENTRE USES

		A1	A2	B1a	D2	Total
BD4	Gross floorspace (sqm)	551	0	3,086	5,377	9,014
	Gross floorspace in town centres (sqm)	106	0	0	70	176
	% floorspace in town centres	37%	n/a	0%	1%	2%
	Net floorspace (sqm)	50	-215	-2,965	4,241	1,111
	Net floorspace in town centres (sqm)	-196	-215	0	0	-411
	% floorspace in town centres	37% (gain) 80% (loss)	100%	0%	0%	2% (gain) 8% (loss)

Just 2% of gross floorspace completions of town centre uses were within town centres. Development of town centre uses outside of town centres were at Croxley Business Park where there was a 2,035sqm extension to offices providing B1 floorspace and conversion of 3,974sqm to provide a gym, coffee shop and convenience store.

LOCAL OUTPUT INDICATOR LBD7: COMMERCIAL DEVELOPMENT APPROVED CONTRARY TO SAFETY AND SECURITY ADVICE

Local Plan Policy D.8 requires all development to be designed to take account of personal safety and security.

During the monitoring year, no commercial development for 1,000sqm or more was approved.

CHAPTER 5: HOUSING

CORE INDICATOR H1: PLAN PERIOD AND HOUSING TARGETS

The East of England Plan was adopted in May 2008 and allocated 4,000 dwellings for Three Rivers over the period 2001-2021, equivalent to an annual average of 200 dwellings. To plan for 15 years from adoption of the Core Strategy, a housing trajectory was developed to 2026. Until housing growth targets had been set by a review of the East of England Plan, the Core Strategy Proposed Submission (June 2010) proposed to continue the 200 dwellings per year target to 2026 as was recommended by policy H1 of the East of England Plan.

On 27 May 2010, the Secretary of State wrote to Local Planning Authorities and the Planning Inspectorate advising them of the Government's intention to abolish Regional Spatial Strategies and that this should be a material consideration in planning decisions. On 6 July 2010 the Secretary of State for Communities and Local Government formally revoked Regional Spatial Strategies including the East of England Plan. This has allowed Councils to make their own assessment of targets for housing and for pitches for Gypsies and Travellers.

Following the revocation of regional targets, Three Rivers Council considered a report on housing targets on 19 October 2010³³. Council considered that it is appropriate for the District to provide 4,500 dwellings between 2001 and 2026, a target of 180 homes per year. This is on the basis of available evidence that demonstrates that while need for housing in the District is high, there are limited opportunities for providing this housing within urban areas, higher levels of development will have adverse impacts on the character of the area and the local environment and local infrastructure is already overstretched and cannot support higher levels of growth.

This housing target has been the subject of public consultation through the Changes to the Core Strategy Proposed Submission (October 2010).

On 9 November 2010 the High Court ruled on the challenge against the revocation of Regional Spatial Strategies brought by Cala Homes. The High Court judgement was that the Coalition Government's decision to scrap Regional Spatial Strategies with immediate effect was unlawful, effectively re-establishing Regional Strategies as part of the development plan. Advice from Communities and Local Government³⁴ is that Local Planning Authorities should still have regard to the 27 May letter in any decisions that they are currently taking and that the Localism Bill which is expected to begin its passage through Parliament before Christmas will return decision-making powers in housing and planning to local authorities.

Therefore, the Council intends to plan to meet the local target for housing as set out in the 'Changes to the Core Strategy Proposed Submission' in the finally adopted Core Strategy.

³³ <http://www.threerivers.gov.uk/Default.aspx/Web/FullCouncil-19October2010>

³⁴ CLG (2010) *Letter to Chief Planning Officers: Abolition of Regional Strategies* [Online] <http://www.communities.gov.uk/publications/planningandbuilding/letterabolitionregional>

TABLE 5.1: PLAN PERIOD AND HOUSING TARGETS

	Start of Plan period	End of Plan period	Total housing required	Source of Plan target
H1	2001	2026	4,500	Changes to the Core Strategy Proposed Submission (October 2010)

CORE INDICATOR H2: 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 LDF system.

PPS12 indicates that authorities need to develop and update housing trajectories in their AMRs to support the requirements of Regulation 48(7) of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended, and demonstrate how policies will deliver housing provision in their area.

Since 2001 there have been 1,974 dwelling completions in the District, with an annual average of 219 dwellings. In the remaining 16 years of the Core Strategy plan period to 2026, 2,526 dwelling completions are required to meet the housing target, an average of 158 dwellings per year.

Anticipated completion rates from 2001/11 to 2026 have been derived from assessment of sites under construction, sites with full planning permission, sites with outline planning permission, sites subject to s106 negotiations, outstanding Local Plan allocations and other identified sites (identified by the Strategic Housing Land Availability Assessment and through consultation on Local Development Framework documents). The stage reached in the planning process, size of development and any other material factors in development have been considered to assess the number of dwelling completions expected in each year. Further background to the trajectory including the sites making up the housing numbers is provided at Appendix 1.

It should be noted that while sites which have been subject to consultation through the Core Strategy have been included in the housing trajectory, the Core Strategy and Site Allocations DPDs have not yet been adopted. The latest position on housing sites has been used to inform the trajectory (Core Strategy Further Preferred Options November 2009 following the Executive Committee on 29 March 2010). Future trajectories will be revised to reflect any changes to sites and their phasing as the Core Strategy and Site Allocations DPDs move towards adoption. The delivery of housing sites will depend on a number of factors, including the delivery of infrastructure required to support new housing. The inclusion of housing sites within the AMR housing trajectory does not bind the Council to the allocation of these sites in future Development Plan Documents, or necessarily predispose the Council towards the favourable consideration of any future planning applications for the development of these sites.

Using trajectory data, an assessment has also been made as to whether Three Rivers has a 5-year supply of housing in accordance with the requirements of PPS3. The full assessment is provided in Appendix 2, and shows that currently, Three Rivers is able to demonstrate a 5-year supply of housing.

The AMR 2008/09 projected 27 dwelling completions for 2009/10 consisting of 24 dwellings from sites under construction and another three from sites with planning permission. This low level of expected completions was a result of the low level of starts on new sites observed during 2008/09 because of the impact of the recession. Actual completions in 2009/10 were 48 dwellings, exceeding the projection by 21 dwellings. This was a result of a higher number of completions from small sites than was expected.

It should be noted that dwelling completion rates can not be predicted with complete certainty as housing development depends on a variety of factors outside local authority control. The trajectory is 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 application and completion rates.

TABLE 5.2: HOUSING TRAJECTORY

		01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10 Rep	10/11 Cur	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
H2a	Net Additional dwellings	365	233	138	73	197	335	254	331																		
H2b										48																	
H2c											49	247	206	106	199	172	202	220	195	134	165	103	168	208	151	38	
	Hectares											0.82	10.91	9.62	4.54	5.51											
	Target											159	156	160	156	155											
H2d	Managed delivery target										158	165	159	156	160	156	155	149	141	133	133	126	132	120	76	-	

TABLE 5.3: LOCAL OUTPUT INDICATOR LH1: CUMULATIVE HOUSING TRAJECTORY

		01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10 Rep	10/11 Cur	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
LH1	Cumulative additions	365	598	736	809	1006	1341	1595	1926	1974	2023	2270	2476	2582	2781	2953	3155	3375	3570	3704	3869	3972	4140	4348	4499	4537
	Cumulative target	180	360	540	720	900	1080	1260	1440	1620	1800	1980	2160	2340	2520	2700	2880	3060	3240	3420	3600	3780	3960	4140	4320	4500

FIGURE 5.1: THREE RIVERS HOUSING TRAJECTORY 2001-2026 AGAINST THREE RIVERS HOUSING TARGET WITH MANAGED DELIVERY TARGET

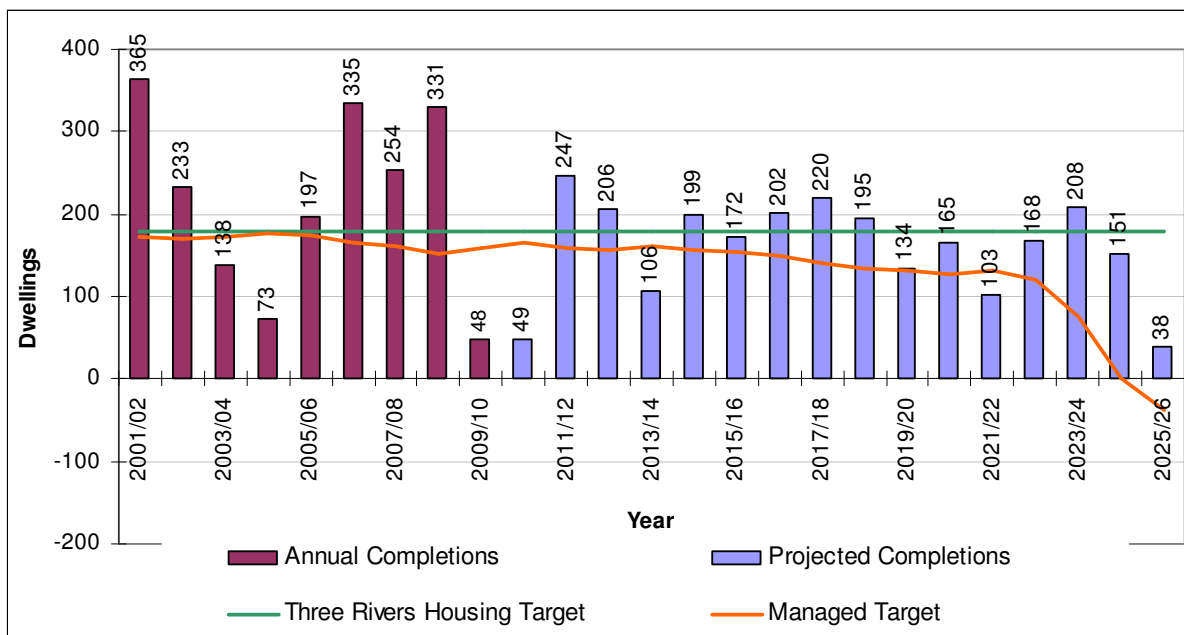
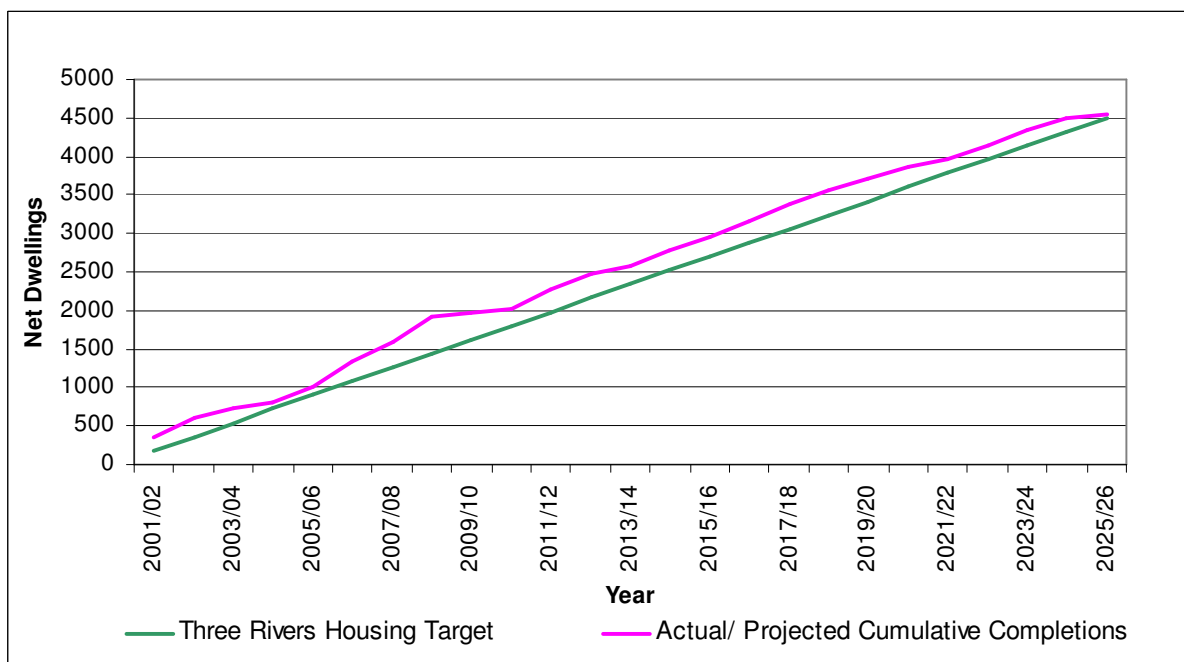


FIGURE 5.2: THREE RIVERS CUMULATIVE HOUSING TRAJECTORY 2001-2026, ACTUAL/ PROJECTED COMPLETIONS AND THREE RIVERS HOUSING TARGET



LOCAL OUTPUT INDICATOR LH2: COMPLETIONS BY SETTLEMENT SIZE

Saved Local Plan policies GEN1 and GEN2 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.

TABLE 5.4: DWELLING COMPLETIONS BY SETTLEMENT SIZE

	Gross Dwellings Gained	At larger urban areas over 50,000 people	At large urban areas 25,000 – 50,000 people	At smaller urban areas 3,000 – 25,000 people	At smaller settlements under 3000 people
2004/05	73	0	n/a	71	2
		0%		97%	3%
2005/06	196	21	n/a	150	25
		11%		77%	13%
2006/07	335	13	n/a	325	-3
		4%		97%	n/a
2007/08	285	19	n/a	247	19
		7%		87%	7%
2008/09	350	5	n/a	260	85
		1%		74%	24%
2009/10	69	5	n/a	48	16
		7%		70%	23%

The 5 dwellings completed at larger urban areas over 50,000 population in 2009/10 are from sites in Garston and Oxhey Hall, which are associated with the settlement of Watford (population 91,067³⁵), although the main settlement of Watford is not within Three Rivers. There are no settlements in Three Rivers with a population of between 25,000 and 50,000 people and therefore there were no dwelling completions in this category. The majority of completions (70%) were associated with smaller urban areas, Therefore it is considered that the 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 LH3: COMMITMENTS BY SETTLEMENT SIZE

At the end of the monitoring year, there were extant commitments for 579 net new dwellings.

TABLE 5.5: DWELLING COMMITMENTS BY SETTLEMENT SIZE

	Net Extant Commitments	At larger urban areas over 50,000 people	At large urban areas 25,000 – 50,000 people	At smaller urban areas 3,000 – 25,000 people	At smaller settlements under 3,000 people
2005/06	1,009	34	n/a	874	101
		4%		86%	10%
2006/07	962	21	n/a	832	109
		2%		86%	11%
2007/08	756	15	n/a	631	166
		2%		78%	20%
2008/09	580	6	n/a	533	41
		1%		92%	7%
2009/10	579	7	n/a	542	30
		1%		94%	5%

³⁵ Hertfordshire County Council *Population and Household Counts for Hertfordshire Settlements – 2001 Census* [Online]
<http://www.hertsdirect.org/yrccouncil/hcc/env/factsfigs/population/census/cenresults/cenpopsett/>

Extant commitments in the monitoring year follow a similar pattern to completions, indicating the greatest supply of dwellings associated with smaller urban areas of 3,000-25,000 population, therefore it is likely there will be continued ability to meet policy objectives for promoting sustainable relationships in future years.

LOCAL OUTPUT INDICATOR LH4: COMPLETIONS BY SETTLEMENT

Within the monitoring year, the greatest number of completions took place in Eastbury and Maple Cross. Completions in the secondary centres category made up 48% of all completions as a result of this.

TABLE 5.6: DWELLING COMPLETIONS BY SETTLEMENT

	Principal Town	Key Centres						Secondary Centres						Villages			
	Rickmansworth	South Oxhey	Croxley Green	Abbots Langley	Chorleywood	Leavesden and Garston	Mill End	Kings Langley	Carpenders Park	Eastbury	Maple Cross	Moor Park	Oxhey Hall	Bedmond	Sarratt	Other	Total
Gross Dwellings	9	2	5	6	6	4	4	0	0	13	10	1	1	0	0	8	69
Net Dwellings	2	2	4	6	4	3	4	0	0	12	10	0	1	0	-1	3	48
Percentage net dwellings	4%	48%						48%						n/a		6%	

LOCAL OUTPUT INDICATOR LH5: COMPLETIONS IN THE URBAN AREA

Only 3 dwellings (gross) were completed outside of the urban area within the monitoring year, therefore 96% of completions took place within the urban area. The three dwellings that were completed outside of the urban area were a result of a certificate for change of use of a storage building to residential, the removal of an agricultural occupancy condition, and for redevelopment of a toilet block with accommodation above at the Aquadrome.

CORE INDICATOR H3: 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).

The Government issued an amended PPS3 in June 2010. The amendments excluded private residential gardens from the definition of previously developed land. Most new housing development sites in Three Rivers are small sites and many result from the redevelopment of residential land and gardens. While the amendment to PPS3 has removed garden land from the definition of previously developed land, it does not mean that these

sites cannot be developed for housing where they are in relatively sustainable and accessible locations and would be suitable for housing development. The amendment to PPS3 to exclude this land from the definition of previously developed land will therefore reduce the percentage of dwelling completions in Three Rivers taking place on previously developed land.

In the absence of Government guidance on the implications of the redefinition of garden land for monitoring, local authorities in Hertfordshire have agreed a consistent approach to monitoring in light of the changes to the status of garden land.

Hertfordshire authorities are applying the revised definition (garden land is no longer classified as previously developed land) with effect from 1 April 2010. Dwellings completed or granted planning permission on garden land before 1 April 2010 will be monitored against the preceding Planning Policy Statement 3 and will be considered to be previously developed land as this was the policy framework in operation when the development proposal was considered. Planning permissions granted on or after 1 April 2010 will be monitored in accordance with the revised Planning Policy Statement 3 and dwellings on garden land will not be classed as previously developed land.

TABLE 5.7: DWELLING COMPLETIONS ON PREVIOUSLY DEVELOPED LAND

		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%
	2007/08	285	283 99%	6.75	6.56 97%
	2008/09	351	348 99%	12.04	11.91 99%
H3	2009/10	69	66 96%	3.56	3.15 88%

In 2009/10, 96% of gross dwelling completions were on PDL, exceeding the national target of 60%. The 3 dwellings which were not on PDL were a result of the conversion of an agricultural store, a new detached dwelling in Moor Park and from the siting of mobile homes as a Gypsy pitch.

LOCAL OUTPUT INDICATOR LH6: COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

TABLE 5.8: DWELLING COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

	Gross dwelling commitments	Gross dwelling commitments on PDL
2006/07	1,004	862
		86%
2007/08	813	670
		82%
2008/09	698	556
		80%
2009/10	702	555
		79%

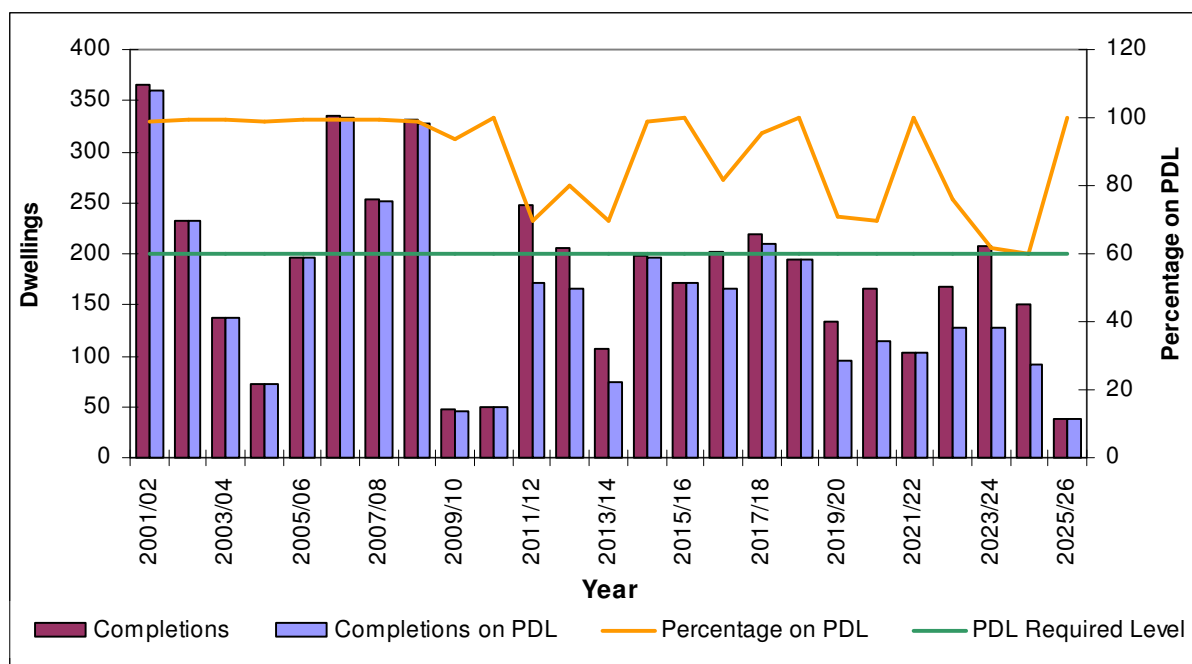
79% of extant commitments for dwellings are on PDL, indicating that Three Rivers will continue to exceed national requirements for 60% of dwelling completions to be on previously developed land. Of the 147 dwelling commitments that are not on PDL, 130 are from the Old Merchant Taylors site which was allocated as a housing site in the Local Plan.

The percentage of dwelling commitments on previously developed land is expected to reduce in future years as a result of the change to Planning Policy Statement 3 amending the definition of previously developed land to exclude residential garden land, which has traditionally been an element of land supply in Three Rivers.

LOCAL OUTPUT INDICATOR LH7: PREVIOUSLY DEVELOPED LAND TRAJECTORY

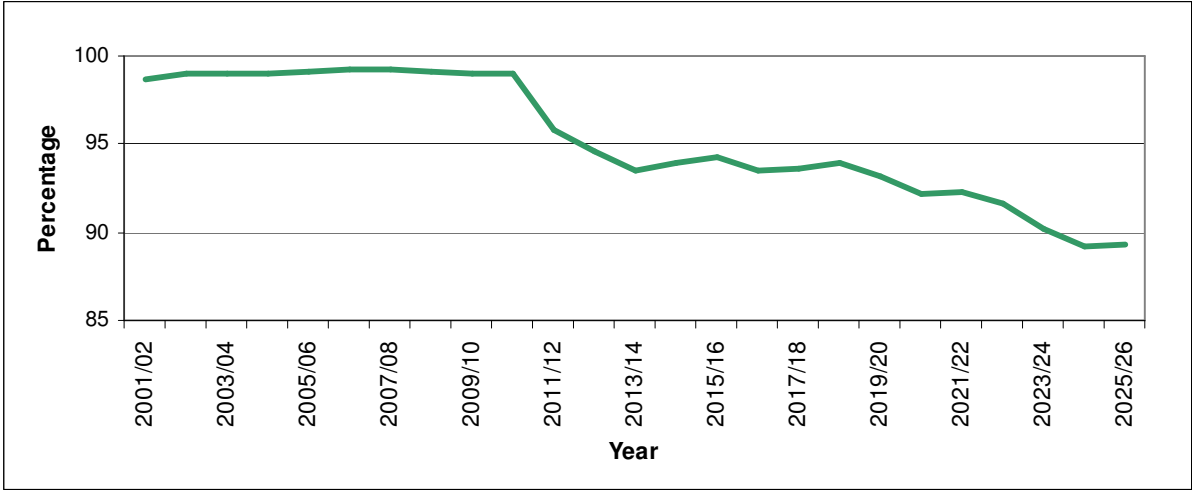
In accordance with the requirements of PPS3: Housing, a previously developed land trajectory has been developed to show projected levels of housing completions on PDL across the plan period.

FIGURE 5.3: PREVIOUSLY DEVELOPED LAND TRAJECTORY



The trajectory indicates that dwelling completions in Three Rivers are expected to exceed the target for 60% of development to be on PDL in all individual years. Towards the end of the plan period, much PDL within the district is expected to have already been developed, and therefore the housing sites identified in the housing trajectory necessarily include sites that are not previously developed, reducing the percentage of completions on PDL.

FIGURE 5.4: CUMULATIVE PERCENTAGE OF COMPLETIONS ON PDL



The cumulative percentage of projected completions on PDL over the plan period does not drop below 89%.

The PDL trajectories are based on the housing sites identified in the housing trajectory and therefore may change, for example as a result of windfalls coming forward or the sites that are included in the adopted Site Allocations DPD. However it is expected that over the plan period, the target for 60% of new housing completions to be on PDL should be exceeded.

LOCAL OUTPUT INDICATOR LH8: PERCENTAGE OF NEW DWELLINGS COMPLETED AT <30, 30-50, >50 dph

PPS3: Housing provides guidance on dwelling density and emphasises the need for housing development to make efficient use of land. Until June 2010, PPS3 contained a national indicative minimum density of 30dph, however this minimum was removed by the Government through revision to PPS3, and national policy instead recognises that a range of densities may be appropriate across the plan area. The policy framework that was in place during the monitoring year was an indicative minimum density of 30dph.

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.

TABLE 5.9: DENSITY OF DWELLING COMPLETIONS

	<30 dwellings per hectare	30-50 dwellings per hectare	>50 dwellings per hectare
2004/05 ³⁶	2%	23%	75%
2005/06	45%	13%	41%
2006/07	9%	6%	86%
2007/08	6%	20%	74%
2008/09	8%	8%	84%
2009/10	36%	30%	34%

The average density of completions in 2009/10 was 37dph, above the now removed PPS3 minimum target of 30dph. Completions in 2009/10 took place across a range of densities, reflecting the advice in PPS3.

LOCAL OUTPUT INDICATOR LH9: DENSITY OF COMMITMENTS

TABLE 5.10: DENSITY OF DWELLING COMMITMENTS

	<30 dwellings per hectare	30-50 dwellings per hectare	>50 dwellings per hectare
2004/05	2%	23%	75%
2005/06 ³⁷	18%	49%	33%
2006/07	32%	12%	56%
2007/08	44%	10%	46%
2008/09	49%	14%	37%
2009/10	49%	16%	32%

The average density of commitments is 54dph. The greatest percentage of commitments in the <30dph category, reflecting the large number of relatively small sites that have planning permission, many of which are in the green belt or conservation areas which constrains development of these sites. However there are also a high number of commitments at densities of above 50dph, and the average density indicates that policy objectives will continue to be met in future.

CORE INDICATOR H4: NET ADDITIONAL PITCHES (GYPSY AND TRAVELLER)

At the start of the monitoring year, there were two authorised Gypsy and Traveller sites within Three Rivers, both of which are privately owned and managed. The only transit site in Hertfordshire is the Hertfordshire County Council transit site at South Mimms in Hertsmere Borough which provides 15 pitches.

TABLE 5.11: NET ADDITIONAL PITCHES

	Permanent	Transit	Total
H4	1	0	1

³⁶ 2004/05 dwelling densities based on completions, sites under construction and sites with detailed planning permission

³⁷ Density data for sites of two or more dwellings where site area is known

TABLE 5.12: AUTHORISED PUBLIC AND PRIVATE GYPSY AND TRAVELLER SITES

Site	Pitches	Caravans
Oaklands Caravan Site, Bedmond Road	9	18
Dawes Lane, Sarratt	2	2
Rear of 59 Toms Lane, Kings Langley	1	2

One new pitch was completed during the monitoring year 2009/10 at Toms Lane, Kings Langley. In addition, 11 pitches were granted planning permission at the Oaklands Caravan Site, Bedmond though these have not yet been completed. Since the end of the monitoring year, permission has also been granted for one pitch at The Paddock, Little Oxhey Lane, South Oxhey.

CORE INDICATOR H5: 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 for the provision of affordable housing as 15 dwellings, and as such since the 1st April 2007 the Council has been applying this revised threshold of 15 dwellings.

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

TABLE 5.13: AFFORDABLE DWELLING COMPLETIONS

	Gross dwelling completions	Affordable dwelling completions
2004/05	94	18
		19%
2005/06	229	57
		25%
2006/07	369	123
		33%
2007/08	285	13
		5%
2008/09	351	83
		24%
2009/10	69	0
		0%
Total since 2001	2,112	498
		24%

TABLE 5.14: AFFORDABLE DWELLINGS 2009/10

	Social rent homes provided	Intermediate homes provided	Affordable homes total
H5	0	0	0

In the monitoring year, no affordable dwellings were completed. This can be attributed to the economic downturn which meant that there were very few dwellings completed during the monitoring year, and those that were completed were on small sites that are not currently required to contribute to the provision of affordable housing.

Since 2001/02, 498 affordable dwellings have been completed. This is 24% of the total, just short of the Local Plan target of 30%.

LOCAL OUTPUT INDICATOR LH10: AFFORDABLE HOUSING COMMITMENTS

The number of extant permissions for affordable dwellings gives an indication of future performance. In 2009/10, there were extant permissions for 146 affordable dwellings, 21% of gross dwellings with extant permission. These figures fall below the Local Plan target as a result of planning permissions for dwellings on sites of less than 15 dwellings that are not currently required to contribute affordable housing.

LOCAL OUTPUT INDICATOR LH11: COMPLETIONS BY NUMBER OF BEDROOMS

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

TABLE 5.15: GROSS DWELLING COMPLETIONS BY NUMBER OF BEDROOMS

	Dwelling completions	1 bed	2 bed	3 bed	4+ bed	Not known
2004/05	94	12 12.8%	13 13.8%	49 52.1%	14 14.9%	6 6.4%
2005/06 ³⁸	197	17 8.6%	81 41.1%	66 33.5%	55 27.9%	-22 -11.2%
2006/07	369	76 20.6%	197 53.4%	56 15.2%	36 9.8%	4 1.1%
2007/08	285	44 15.4%	145 50.9%	61 21.4%	34 11.9%	1 0.4%
2008/09	351	43 12.3%	174 49.6%	98 27.9%	34 9.7%	2 0.6%
2009/10	69	10 14.5%	14 20.3%	25 36.2%	18 26.1%	2 2.9%

In 2009/10, dwelling completions took place across all dwelling sizes, but two thirds of completions were of larger dwellings of three or more bedrooms, reflecting the skew towards completions on smaller housing sites within the monitoring year as a result of the economic downturn.

LOCAL OUTPUT INDICATOR LH12: 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.

³⁸ Net dwelling completions

TABLE 5.16: GROSS DWELLING COMMITMENTS BY NUMBER OF BEDROOMS

	Dwelling commitments³⁹	1 bed	2 bed	3 bed	4+ bed	Not known
2005/06	612	100	304	101	25	43
		16%	50%	17%	4%	7%
2006/07	800	89	317	233	85	8
		11.1%	39.6%	29.1%	10.6%	1.0%
2007/08	813	71	284	221	183	54
		8.7%	34.9%	27.2%	22.5%	6.6%
2008/09	667	94	191	169	210	3
		14.1%	28.6%	25.3%	31.5%	0.4%
2009/10	679	89	201	156	224	9
		13.1%	29.6%	23.0%	33.0%	1.3%

Commitments include a variety of dwelling sizes, indicating that Three Rivers will continue to provide a mix of dwelling sizes.

LOCAL OUTPUT INDICATOR LH13: DWELLINGS IN THE GREENBELT

77% of the Three Rivers District Council area is green belt, and the Local Plan contains a number of policies to 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 2009/10, 4 dwellings were completed in the green belt, 6% of the total. One completion was the result of the lifting of an agricultural occupancy condition, and another was through a Certificate of Lawfulness of Existing Development for the use of a garage/store for residential use. One was for the siting of a caravan, and one was from the redevelopment of a toilet block with residential above at the Aquadrome.

Only two of these dwellings were not on previously developed land- the siting of the caravan and the certificate of lawfulness.

Of 579 net dwellings with extant permission, 75 (12.9%) are for dwellings in the green belt. The majority of these (51) are from the Imperial Machine Company site in Croxley Green which is a former industrial site. Just eleven of these are not on previously developed land, and result from permissions for the siting of caravans, change of use of existing buildings and redevelopment of agricultural structures.

LOCAL OUTPUT INDICATOR LH14: DWELLINGS IN THE AONB

The District includes over 540ha of land designated as part of the Chilterns Area of Outstanding Natural Beauty (AONB) in recognition of its significant landscape value. Within the monitoring year, no new dwellings were completed within the AONB.

³⁹ Sites under construction and with detailed permissions only

CORE OUTPUT INDICATOR H6: HOUSING QUALITY- BUILDING FOR LIFE ASSESSMENTS

Building for Life criteria assess the quality of new housing development. The aim of Local Plan Chapter 5 is to ensure that development minimises its impact upon the natural environment and makes a positive contribution to the built environment.

Within the monitoring year, the only completions on sites of ten or more dwellings were at Junction Park and Maple Cross House. These were both large sites that were granted planning permission in 2006, before the introduction of Indicator H6 in July 2008, and therefore have not been assessed against Building for Life criteria.

Training to complete Building for Life assessments has now been provided by CABE, and it is hoped that monitoring will have developed to allow reporting against this indicator in future monitoring years.

LOCAL OUTPUT INDICATOR LH15: RESIDENTIAL DEVELOPMENT APPROVED CONTRARY TO SAFETY AND SECURITY ADVICE

Local Plan Policy D.8 requires all development to be designed to take account of personal safety and security.

During the monitoring year, planning permission was granted for 175 dwellings (gross) on sites of over 10 dwellings. The crime prevention officer offered advice in relation to 134 of these dwellings but did not raise any objections.

TABLE 5.17: BUILDING FOR LIFE ASSESSMENTS FOR SITES WITH AT LEAST 10 DWELLING COMPLETIONS

	Number of sites with a Building for Life assessment of 16+	Number of dwellings on those sites	% of dwellings of 16 or more	Number of sites with a Building for Life assessment of 14 - 15	Number of dwellings on those sites	% of dwellings of 14 to 15	Number of sites with a Building for Life assessment of 10 - 14	Number of dwellings on those sites	% of dwellings of 10 to 14	Number of sites with a Building for Life assessment of <10	Number of dwellings on those sites	% of dwellings of less than 10	Total number of housing sites	Number of dwellings on those sites
H6	-	-	-	-	-	-	-	-	-	-	-	-	2	15

CHAPTER 6: ENVIRONMENTAL QUALITY

CORE INDICATOR E1: NUMBER OF PLANNING PERMISSIONS GRANTED CONTRARY TO ENVIRONMENT AGENCY ADVICE ON FLOODING AND WATER QUALITY GROUNDS

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 helps 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 2009/10, the Environment Agency did not object to any applications in Three Rivers on grounds of water quality. There was only one application that the Environment Agency objected to on the grounds of flood risk.

Within the monitoring year, no applications were granted permission with unresolved Environment Agency objections. The one application that had an initial Environment Agency objection on the basis of ‘unsatisfactory FRA/FCA submitted (surface water)’ submitted a revised flood risk assessment.

TABLE 6.1: PLANNING PERMISSIONS GRANTED CONTRARY TO ENVIRONMENT AGENCY ADVICE⁴⁰

	Flooding Grounds	Water Quality Grounds	Total
E1	0	0	0

CORE INDICATOR E2: CHANGE IN AREAS OF BIODIVERSITY IMPORTANCE

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.

⁴⁰ Environment Agency *Monitoring Local Development Frameworks* [Online] <http://www.environment-agency.gov.uk/research/planning/33582.aspx>

Areas of biodiversity importance in Three Rivers include Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs) and wildlife sites.

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.

TABLE 6.2: COUNTY WILDLIFE SITES⁴¹

	Number of sites	Area (ha)
2006	151	1,576.7
2007	152	1,573.5
2008	152	1,578.0
2009	148	1,329.9

Within the monitoring year, there was a drop in the number of wildlife sites by four sites and in area by 248.1ha. However, this was the result of removing wildlife sites within SSSI boundaries, and therefore does not reflect any actual change in biodiversity.

TABLE 6.3: THREE RIVERS SITES OF BIODIVERSITY IMPORTANCE⁴²

Importance	Designation	Site	Area (ha)	Condition
National	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	41.23	
		Oxhey Woods	100.15	
		Prestwick Road Meadows	2.75	
		Stockers Lake ⁴³	37.83	
		Withey Beds	7.46	
		Batchworth Heath	3.97	
		Chorleywood Common	75.56	
		Rickmansworth Aquadrome	40.96	
		Chorleywood House	64.64	
	Wildlife Sites	148	1329.9	
Total	-	162	1816.6	

This indicates that there was a loss of four sites and 248.1 ha of sites designated for their biodiversity. However, this loss was a result of the removal of wildlife sites from within SSSIs, removing double counting from the data and therefore does not reflect any actual change in areas of biodiversity importance.

⁴¹ Hertfordshire Biological Records Centre

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

⁴³ Area of whole LNR

TABLE 6.4: CHANGE IN AREAS OF BIODIVERSITY IMPORTANCE

	Loss (ha)	Addition (ha)	Total (ha)
E2	0	0	0

LOCAL OUTPUT INDICATOR LE1: IMPROVED LOCAL BIODIVERSITY

National Indicator 197 is concerned with Improved Local Biodiversity, and is assessed through the percentage of Wildlife Sites which are under ‘positive conservation management’. Data for this indicator is being collected by the Herts and Middlesex Wildlife Trust, and a baseline report for 2008/09 showed that 19.72% of Local Authority owned Wildlife Sites in Hertfordshire are known to be in positive conservation management. In Three Rivers 21.21% of Local Authority owned Wildlife Sites are known to be in positive conservation management. This is a baseline survey, and the figure is likely to increase in future years as the baseline survey only took into account sites which are managed through agri-environmental schemes.

LOCAL OUTPUT INDICATOR LE2: CHANGE TO OPEN SPACE, SPORT AND RECREATION FACILITIES

Within the monitoring year, there was no gain or loss of open space. There was a net gain of 3,905sqm sport and recreation facilities. This net gain consists of a net gain of 35sqm from a replacement pavilion at Moor Park Mansion, a net loss of 4sqm from a replacement clubhouse at Croxley Guild of Sport, a net gain of 3,974sqm from the change of use of office space to a Gym at Siskin House, Marlins Meadow, a net gain of 70sqm from change of use of Rear of 175 New Road Croxley Green to a dance studio, and a loss of 170sqm from the change of use of Scotsbridge Playing Fields sports pavilion to a nursery school.

CORE INDICATOR E3: RENEWABLE ENERGY GENERATION

There are no policies in the Local Plan that relate specifically to renewable energy, however there is an adopted Supplementary Planning Document entitled ‘Sustainable Communities’ which sets out policies on renewable energy, waste management, recycling and sustainable design, and includes a target of 20% of site energy on new developments to be from renewable sources where feasible.

Within the monitoring year, no new commercial renewable energy facilities were given planning permission or installed.

TABLE 6.5: RENEWABLE ENERGY CAPACITY INSTALLED

E3	Wind Onshore	Solar photovoltaics	Hydro	Biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity (MW)	-	-	-	-	-	-	-	-	-	-
Completed installed capacity (MW)	-	-	-	-	-	-	-	-	-	-

Although no commercial renewable energy projects were approved within the year, it is expected that there will be some contribution to renewable energy capacity by small-scale domestic installations. However, it is more 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 (as amended), and where applications are required information on capacity is often not provided. Within the monitoring year, planning permission was given for eleven schemes incorporating renewable energy elements, (seven solar panel projects, one solar panel and photovoltaic project, two photovoltaic projects and one air source heat pump project).

LOCAL OUTPUT INDICATOR LE3: TOTAL INSTALLED RENEWABLE ENERGY CAPACITY

Within Three Rivers there are two commercial renewable energy facilities. The RES wind facility at Kings Langley has a capacity of 0.225MW, and the co-firing biomass fossil fuel plant at Maple Lodge Sewage Treatment Works has a capacity of 2.88MW (estimated) ⁴⁴. Therefore there is 3.105MW installed renewable energy capacity in Three Rivers.

TABLE 6.6: TOTAL RENEWABLE ENERGY CAPACITY

	Wind Onshore	Solar photovoltaics	Hydro	Biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Completed installed capacity (MW)	0.225	-	-	-	-	-	2.88	-	-	3.105

There may also be some contribution to renewable energy capacity by small scale domestic installations. However, as above it is more 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 (as amended), and where applications are required information on capacity is often not provided.

⁴⁴ Renewables East (2009) *East of England Renewable Energy Statistics* [Online] <http://www.renewableseast.org.uk/uploads/E-of-E-Ren-Energy-Stats-June-09-211209.pdf>

CHAPTER 7: TRANSPORT

LOCAL OUTPUT INDICATOR LT1: 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 GEN1a and GEN2 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 T8 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 D⁴⁵
No. of Development Schemes	8	6	9
Floorspace Completed (sqm)	1,196	3,086	5,794
No. of Development Schemes Complying with Car Parking Standards	5	5	6
Complying with Car Parking Standards (sqm)	996	2,997	5,368
Percentage of Schemes Complying	63%	83%	67%
Percentage of Floorspace Complying with Parking Standards	83%	97%	93%

Within the monitoring year, there were 23 schemes with floorspace completed within Use Class Orders A, B and D. 16 of these schemes complied with car parking standards, and 93% of floorspace completed was in compliance.

Three schemes completed within Use Class A did not meet parking standards as set out in the Local Plan. All involved development within town centre/ shopping parades where access to shared parking was considered to meet the requirements for parking.

One scheme completed within Use Class B did not meet parking standards as set out in the Local Plan. This scheme was granted planning permission on appeal.

Three schemes completed within Use Class D did not meet parking standards as set out in the Local Plan. All three schemes had access to local car parks providing shared parking which was considered to meet needs for parking.

LOCAL OUTPUT INDICATOR LT2: 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 the proximity of development to a range of local services by 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	49	10	49	39	49	51
Percentage	102%	21%	102%	81% ⁴⁶	102%	106%

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. As the indicator definition is based on net dwelling completions, the percentage of dwelling completions within 30 minutes public transport time of some services exceeds 100% where during the monitoring year, demolitions of dwellings that were not within 30 minutes public transport time took place.

All new residential development completed in the monitoring year is within 30 minutes public transport time of a GP surgery, a primary school, and employment area and a major retail centre. 81% is within 30 minutes public transport times of a secondary school.

21% of new residential development is within 30 minutes public transport time of a Hertfordshire hospital. This is a low proportion of completed residential development with access to a hospital, however it should be noted that data is not available for areas outside Hertfordshire. Therefore, though hospitals outside of Hertfordshire, for example Northwick Park Hospital in the London Borough of Harrow may be accessible within the 30 minute period, this is not accounted for in the figure of 21%.

This illustrates that the majority of new residential development in Three Rivers is in sustainable locations in terms of access to services, with the exception of hospitals. Until targets are set through the emerging LDF, it is not possible to say to what extent sustainable development is being achieved, however improving access for Three Rivers residents to hospitals has been identified as a priority through the emerging Core Strategy.

⁴⁵ The Town and Country Planning (Use Classes) Order 1987 (as amended) available from www.communities.gov.uk

⁴⁶ It should be noted that while schools may be within 30 minutes public transport time of a secondary school, this does not guarantee that places will be available.

LOCAL OUTPUT INDICATOR LT3: NUMBER OF PEOPLE KILLED OR SERIOUSLY INJURED IN ROAD TRAFFIC ACCIDENTS

DfT publish road accident statistics⁴⁷, and these indicate that Three Rivers has seen a reduction in accidents in line with Hertfordshire, regional and national trends.

TABLE 7.3: THREE RIVERS REPORTED CASUALTIES BY SEVERITY

	All KSI	Child KSI	All Slight Casualties	All Casualties
2004	49	1	417	466
2005	51	5	439	490
2006	36	1	348	384
2007	35	4	400	435
2008	29	5	371	400
2009	38	3	282	320

LOCAL OUTPUT INDICATOR LT4: JOURNEYS MADE BY BUS AND TRAIN

Modal split data is available from the TravelWise survey for South West Hertfordshire which covers Three Rivers settlements. This data shows that there has been an increase in trips made by car since 2001.

TABLE 7.4: PERCENTAGE MODAL SPLIT AT TRAVELWISE SITES IN SOUTH WEST HERTFORDSHIRE⁴⁸

	% by car	% by bus	% on foot	% by bicycle	% by motorcycle
2001	82.7	12.5	3.0	0.7	1.0
2004	83.6	11.8	2.9	0.8	0.9
2007	83.9	11.8	2.7	0.9	0.7

Data on station entries and exits provides an indication of the levels of journeys made by train in the District.

TABLE 7.5: ANNUAL ENTRY AND EXIT TO STATIONS⁴⁹

	2007/08	2008/09
Carpenders Park	420,387	263,516
Chorleywood	860,000	859,000
Croxley	750,000	778,000
Kings Langley	595,820	590,286
Moor Park	760,000	771,000
Rickmansworth	1,900,000	1,904,000
Total	5,286,207	5,165,802

⁴⁷ Department for Transport *Reported Road Casualties English Local Authority Tables* [Online] <http://www.dft.gov.uk/pgr/statistics/datatablespublications/accidents/casualtieslatables/>

⁴⁸ Hertfordshire County Council *Traffic and Transport Data Report* [Online] <http://www.hertsdirect.org/envroads/roadstrans/transplan/trafficandtransportdata/trafficandtransportreports/>

⁴⁹ Journey data for Carpenders Park and Kings Langley: Office for Rail Regulation *Station Usage* [Online] <http://www.rail-reg.gov.uk/server/show/nav.1529> Journey data for Chorleywood, Croxley, Moor Park and Rickmansworth: London Underground *London Underground Performance Update* [Online] <http://www.tfl.gov.uk/tfl/corporate/modesoftransport/tube/performance/default.asp?onload=entryexit>

CHAPTER 8: 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 2009/10, changes and improvements are needed to cover all indicators fully in future reports.

TABLE 8.1: CORE OUTPUT INDICATOR COVERAGE AND RELEVANT LOCAL PLAN POLICIES

	COI Number	Indicator Description	Relevant Local Plan Policies	Achieved 2009/10
Business Development	BD1	Total amount of additional employment floorspace type	E.1	✓
	BD2	Total amount of employment floorspace on PDL	-	✓
	BD3	Employment land available by type	E.1	✓
	BD4	Total amount of floorspace for 'town centre uses'	S.1, S.2, S.3, S.4, S.5	✓
Housing	H1	Plan period and housing targets	-	✓
	H2	Housing trajectory	H.1	✓
	H3	New and converted dwellings on PDL	-	✓
	H4	Net additional pitches (Gypsy and Traveller)	-	✓
	H5	Gross affordable housing completions	H.5, H.6	✓
	H6	Housing Quality- Building for Life Assessments	-	x
Environment	E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	N.4, N.5	✓
	E2	Change in areas of biodiversity importance	N.1, N.2, N.3	✓
	E3	Renewable energy generation	-	✓

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 core output indicators required in CLGs 'Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008', although further development of the monitoring framework is required in relation to assessing housing quality (H6). This should be in place for the AMR 2010/11.

Until monitoring targets and objectives have been developed in conjunction with policies through the LDF process, the AMR 2009/10 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 national targets from PPS/PPG have been substituted.

APPENDIX 1: HOUSING TRAJECTORY INFORMATION

1. Sites under construction (including allocated sites)	4a. Smaller Housing Sites
2. Sites with full permission (including allocated sites)	4b. Larger Housing Sites
3. Sites with outline permission	5. Windfall
	Site not on previously developed land

Site Name/ Address	Reference	Site Total	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
1. UNDER CONSTRUCTION																		
Imperial Machine Co, Harvey Road, CG	09/0701	51	12	22	17													
10-12 High Street, RW	07/0554	24	10	14														
Scots Hill Terrapin Site, Scots Hill, CG	09/0081	15	10	5														
Valency House, Batchworth Lane, NW	09/0911	11		5	6													
RO 8-16 Hunton Bridge Hill	07/0755	10	10															
28 Eastbury Avenue, NW	09/1567	8	8															
55 Lower Road, CW	09/1987	5			5													
Land at The Cottage, Homefield Road, CW	09/1647	4			4													
57 Carpenters Wood Drive, CW	06/1681	4		4														
Water Lane, KL	08/0360	4			4													
Willow Hill, The Clump, RW	09/0750	4		4														
RO 1 Upland Court, NW	09/0297	3			3													
15 Moneyhill Parade, Uxbridge Road, RW	08/0203	3	3															
Adj The Cottage, Homefield Road, CW	09/1021	2		2														
41 Baldwins Lane, CG	08/0199	2	2															
Lower Plantation, LO	09/0441	2		2														
2a Wellesley Avenue, NW	09/1015	2		2														
115 The Drive, RW	06/1516	2		2														
Wynthrop, Chorleywood Road, RW	08/1374	2		2														

Site Name/ Address	Reference	Site Total	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
3 Coppermill Court, Coppermill Lane, WH	09/1224	2		2														
15 Hazelwood Lane, AL	07/1594	1	1															
98 Greenfield Avenue, CP	06/0789	1	1															
Adj 2 Carpenders Ave, CP	08/2145	1		1														
The Apiary, Chandlers Lane, CC	09/0835	1		1														
4 Berks Hill, CW	09/0810	1	1															
The Walnut Orchard, Chenies Road, CW	07/1247	1	1															
1 Furze View, CW	09/0598	1	1															
29 Wyatts Road, CW	08/0122	1		1														
Adj 25 St Peters Way, CW	09/0464	1	1															
R/O 1-9 Yorke Road, CG	08/1585	1	1															
The Grove, Little Green Lane, CG	08/2184	1	1															
48 Bucknalls Lane, G	09/1334	1		1														
The Orchard, Harthall Lane, KL	06/1873	1	1															
RO 58 Harthall Lane, KL	07/1318	1		1														
109 Primrose Hill, KL	08/0267	1	1															
Clifton, RO Dorney, LO	08/1282	1	1															
Trout Rise Farm, Troutstream Way, LO	05/0768	1		1														
18 Longmore Close, MC	06/2271	1	1															
Plot 6, Old Gannon Close, MP	92/0479	1			1													
215 Hampermill Lane, MP	07/1603	1	1															
19 Russell Road, MP	07/1603	1	1															
Queens Oak, Astons Road, MP	09/1731	1		1														
Adj 3 Upland Court, NW	09/0297	1			1													
6 Nancy Downs, OH	08/1257	1		1														
Firbank House, Chorleywood Road, RW	09/1283	1		1														
Springwell Cottage, 262a Uxbridge Rd, RW	07/2381	1		1														

Site Name/ Address	Reference	Site Total	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Beaumont, Chorleywood Road, RW	08/1239	1		1														
6 Lynwood Heights, RW	09/2003	1	1															
Greenways, The Clump, RW	09/0582	1		1														
Valley Farm, Moor Lane, S	06/1887	1		1														
Three Crofts, Dawes Lane, S	09/0376	1		1														
40-42 Valley Walk, CG	98/0751	1																
Tudor Manor Gardens, G	87/0855	2																
SUB-TOTAL		194	70	80	41													

2. SITES WITH FULL PERMISSION

Old Merchant Taylors, CG	05/1382	130		66	34	30												
Durrants Club, Lincoln Way, CG	05/1383	23		-3	26													
Clitheroe Gardens, SO	09/0204	22		9	-3	17												
Charnwood & Ridge House, High View, CW	09/0600	14			14													
1 High Street, RW	08/1479	14		14														
Breakspear PH, School Mead, AL	09/2039	12	-1	13														
5-29 Gade View Gardens, AL	08/1814	10	-24	34														
Hillside Hall, School Mead, AL	08/1325	10		10														
331 Uxbridge Road, RW	06/1632	9				9												
253 Watford Road, CG	09/1341	8					8											
2-4 Berry Lane, Mill End, RW	07/1022	8																
189-191 Watford Road, CG	08/2239	7				7												
The Oaklands, Bedmond Road	09/0831	6		6														
Grove Crescent Car Park, CG	09/1288	6				6												
RO and 18-20 Ebury Road, RW	10/0412	6				6												
RO 163 High Street, RW	08/1958	5			5													
24 Ebury Road, RW	10/0697	5			5													

Site Name/ Address	Reference	Site Total	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
The Happy Man Public House, RW	10/0329	4			4													
31 Trowley Rise, AL	09/1617	3	3															
Hilltop Farm, Hilltop Road, KL	09/0025	3			3													
White House, Watford Road, NW	09/0085	3				3												
Rondavels, Rickmansworth Road, CW	07/1665	2				2												
Heatherley, Quickley Rise, CW	10/0398	2			2													
81 Quickley Lane, CW	10/0065	2				2												
Cedars Village, CW	09/1828	2			2													
RO Tweedside & Woodlands, The Green, CG	09/0073	2			2													
RO Hampermill Lane, OH	09/1120	2				2												
Garage Site, Oakhill Close, MC	07/0699	2			2													
81 and 81a Hornhill Road, MC	09/1958	2				2												
45-47 Church Street, RW	06/2292	2			2													
19 Church Street, RW	07/0992	2			2													
4-6 Station Road, RW	09/1776	2				2												
The Courtyard, Church Lane, S	09/0362	2			2													
143 Abbots Road, AL	09/0789	1			1													
40a Gypsy Lane, AL	10/0143	1	1															
6 Greenfield Avenue, CP	08/2045	1			1													
RO 71-73 St Georges Drive, CP	09/0389	1			1													
77 Green Street, CW	09/1157	1			1													
Adj Fir Trees, Quickley Rise, CW	06/1860	1			1													
Adj Pindari, Quickley Rise, CW	08/1481	1			1													
3 Station Approach, CW	05/0838	1		1														
Adj 134 Quickley Lane, CW	07/1591	1				1												
Garages RO Bullsland Hall, CW	08/0411	1			1													
Walled Garden, Dog Kennel Lane, CW	09/0830	1			1													

Site Name/ Address	Reference	Site Total	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Adj 7 Capell Avenue, CW	09/2082	1		1														
Adj Tumblewood, South Park Avenue, CW	10/0054	1			1													
19 Grovewood Close, CW	10/0346	1			1													
Adj 20 Copthorne Road, CG	09/1581	1			1													
The Grove, Little Green Lane, CG	08/2183	1			1													
Adj 51 Durrants Drive, CG	10/0042	1				1												
Applegarth, Parrots Close, CG	10/1080	1					1											
Adj 180 Coates Way, G	09/1127	1		1														
Coachmans House, Troutstream Way, LO	07/1433	1			1													
Loudwater Farm, Loudwater Lane, LO	08/1908	1			1													
Walnut Burrow, Loudwater Drive, LO	09/1388	1		1														
18 Horsleys, MC	10/0736	1			1													
Adj 41 Bourne End Road, NW	07/1661	1			1													
RO Waterlane House, Sandy Lane, NW	08/0609	1			1													
RO Valency Lodge, Sandy Lane, NW	08/0641	1			1													
1a Davenham Avenue, NW	10/0608	1				1												
98 The Drive, RW	08/0552	1				1												
Adj 138 The Drive, RW	07/1949	1			1													
128 Valley Road, RW	07/1708	1				1												
152 The Drive, RW	07/2612	1				1												
2 Moneyhill Parade, Uxbridge Road, RW	08/1788	1			1													
61 Harefield Road, RW	07/0863	1			1													
6 Aldbury Road, Mill End, RW	08/1574	1				1												
Entrance Lodge, Chorleywood House, RW	09/1733	1			1													
90 Springwell Avenue, RW	10/0124	1				1												
140 Berry Lane, RW	09/2107	1				1												
87 High Street, RW	10/0417	1			1													

Site Name/ Address	Reference	Site Total	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Adj 1 Fotherley Road, RW	10/1109	1					1											
Valley Farm, Moor Lane, S	05/1819	1			1													
Newhall Farm, Bucks Hill, S	07/1409	1			1													
Adj 2 Blackford Road, SO	08/1150	1			1													
Adj 160 Hayling Road, SO	08/0904	1			1													
10 Prestwick Road, SO	09/0128	1			1													
1 Bramshot Way, SO	10/0287	1				1												
194a Watford Road, CG	10/1189	-1			-1													
Woodlands Poultry Farm, KL	07/1576	-1				-1												
3 The Rose Gardens, LO	07/2325	-1			-1													
142 High Street, RW	08/0998	-1			-1													
153 High Street, RW	09/1399	-1				-1												
Joan of Arc School, RW	10/0749	-1		-1														
SUB-TOTAL		371	-21	152	127	96	10											
3. SITES WITH OUTLINE PERMISSION																		
Windrush & The Cottage, R	08/1401	10					10											
Adj 17 Scots Hill, CG	06/1267	3					3											
Adj Hilltop, 41 Stag Lane, CW	09/0168	1					1											
Adj 14 Horsleys, MC	06/1143	1				1												
RO 9-13 Batchworth Ln, NW	06/0547	1				1												
RO 16-18 Batchworth Ln, NW	06/1740	1				1												
SUB-TOTAL		17				3	14											
OTHER IDENTIFIED SITES																		
Leavesden Aerodrome, AL		400					50	50	80	120	100							
South Oxhey Town Centre Regeneration		200											40	40	40	40	40	

Site Name/ Address	Reference	Site Total	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Kings Langley Employment, KL		180					10	20	30	40	30	30	20					
Little Furze School, SO		102					50	52										
Langleybury House/ School		75								30	30	15						
Depot, Stockers Farm Road		60									20	20	20					
Long Island Exchange, R		50						30	20									
Waterdell, Bricket Wood		50														20	30	
Heysham Drive, SO		50													20	30		
South Tolpits Lane		50														20	30	
South of St Josephs, SO		40												10	20	10		
Croxley Green Station, CG		35												15	20			
Delta Gain, CP		31		15	16													
Hill Farm Avenue, LV		30							20	10								
Killingdown Farm		30													20	10		
The Fairway, Oxhey Hall		25							15	10								
Depot, Harefield Road, R		25										15	10					
RO The Queens Drive		25										15	10					
Bluebell Drive		25										10	15					
British Gas Transco, Wharf Lane, R	H36	22			22													
Police Station, Rectory Road, R		20						20										
Three Acres, Toms Lane		20										10	10					
Mansion House Farm		20										10	10					
Bridge Motors		20														10	10	
Grapevine PH, SO		20													10	10		
West of 10 Toms Lane, KL		22							22									
Crescent Club, SO		17				7	10											
33 Baldwins Lane, CG		15					15											

Site Name/ Address	Reference	Site Total	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Furtherfield Depot, AL		15											15					
Former Hospital Gas Works, LV		15							15									
65 Toms Lane, KL		15									15							
Langwood House, R		15					15											
Kings Head PH, AL		10														10		
Jet PH, SO		10					10											
50-52 New Road, CG		10														10		
Ferryhills Close, SO		10								10								
Royal British Legion, Sarratt		10					10											
Adj Branksome Lodge		10											10					
Royal British Legion, R		5										5						
Former Yorke Road School		5					5											
Arnett Close		5											5					
Maple Lodge Close		4										4						
Garages RO West Way, R		3															3	
SUB-TOTAL		1801		15	38	7	175	172	202	220	195	134	165	65	130	170	113	0
5. WINDFALL																		
		190												38	38	38	38	38
SUB-TOTAL		190	0	0	0	0	0	0	0	0	0	0	0	38	38	38	38	38
TOTAL																		
TOTAL		3393	49	247	206	106	199	172	202	220	195	134	165	103	168	208	151	38
TOTAL GREENFIELD			0	75	43	32	5	0	37	10	0	39	50	0	40	80	60	0
TOTAL PROJECTED SUPPLY TO 2026 = 2563																		

APPENDIX 2: DEMONSTRATING A FIVE YEAR SUPPLY OF DELIVERABLE SITES FOR HOUSING 2010

1 INTRODUCTION

- 1.1 Planning Policy Statement (PPS) 3: Housing requires Local Planning Authorities to assess and demonstrate the extent to which there is a rolling five year supply of deliverable land for housing. PPS3 states that

'where Local Planning Authorities cannot demonstrate an up to date 5-year supply of deliverable sites...they should consider favourably planning applications for housing, having regard to the policies in this PPS' [paragraph 71]

- 1.2 It is therefore necessary to establish whether a five year supply can be demonstrated to provide a context for the consideration of planning applications.

2 GUIDANCE

- 2.1 Guidance on demonstrating a five year supply of housing is provided in PPS3: Housing (2006), Strategic Housing Land Availability Assessment Practice Guidance (2007), and advice provided by CLG '*demonstrating a five-year supply of deliverable sites*' (no date) and '*Land Supply Assessment Checks*' (2009). These documents have been used to inform the production of this five year supply assessment.

3 FIVE YEAR PERIOD

- 3.1 The demonstration of a five year supply should initially cover the period 1 April 2007 to 31 March 2012, and should be updated annually thereafter. This report covers the period 1 April 2011 to 31 March 2016.

4 FIVE YEAR HOUSING REQUIREMENT

- 4.1 Guidance indicates that the five year housing requirement should be based on the current development plan (LDF or adopted RSS figures), adjusted for historic over or under performance. In Three Rivers, the East of England Plan prescribed for Three Rivers a net total of 4,000 new dwellings to be provided over the period 2001-2021 (annual average of 200 dwellings per year). This equates to a requirement to provide 1,000 dwellings over a five year period.
- 4.2 This figure may be adjusted to take account of housing which has already been delivered. 1,974 dwellings have been delivered in Three Rivers 2001-2010, leaving a residual target of 2,026 dwellings. This gives an adjusted annual target of 184 dwellings per year. Therefore the five year housing requirement for the period from 1 April 2011 to 31 March 2016 using the East of England Plan target would be 921 dwellings.

- 4.3 However, since this guidance was produced, the Government abolished Regional Spatial Strategies and regional targets for housing provision. This meant that housing targets should be determined locally through the Local Development Framework.
- 4.4 Three Rivers District Council has determined that the housing target for the District should be 3,600 dwellings 2001-2021 (annual average of 180 dwellings per year)⁵⁰. This equates to a requirement to provide 900 dwellings over a five year period. This is the target that is proposed for submission to the Government with the Core Strategy in February 2011.
- 4.5 This figure may be adjusted to take account of housing which has already been delivered within the life of the plan. 1,974 dwellings have been delivered in Three Rivers 2001-2010, leaving a residual target of 1,626 dwellings. This gives an adjusted annual target of 148 dwellings per year. Therefore the five year housing requirement for the period from 1 April 2011 to 31 March 2016 is **740 dwellings**.
- 4.6 On 9 November 2010, the High Court ruled that the Coalition Government's decision to scrap Regional Spatial Strategies with immediate effect was unlawful, effectively re-establishing Regional Strategies as part of the development plan. Advice from Communities and Local Government⁵¹ is that Local Planning Authorities should still have regard to the 27 May letter in any decisions that they are currently taking and that the Localism Bill which is expected to begin its passage through Parliament before Christmas will return decision-making powers in housing and planning to local authorities.
- 4.7 Therefore, the Council intends to plan to meet the local target for housing as set out in the 'Changes to the Core Strategy Proposed Submission' in the finally adopted Core Strategy.
- 4.8 For the sake of completeness during this transition period, this assessment of five year supply has assessed supply against both the target from the East of England Plan and the Three Rivers housing target.

5 FIVE YEAR HOUSING SUPPLY

- 5.1 In order to meet the five year housing requirement, a supply of deliverable housing is required. To be considered deliverable, PPS3 states that sites should:
- *Be available- the site is available now*
 - *Be suitable- the site offers a suitable location for development now and would contribute to the creation of sustainable mixed communities*
 - *Be achievable- there is reasonable prospect that housing will be delivered on the site within five years [paragraph 54]*

⁵⁰ <http://www.threerivers.gov.uk/Default.aspx/Web/FullCouncil-19October2010>

⁵¹ CLG (2010) *Letter to Chief Planning Officers: Abolition of Regional Strategies* [Online] <http://www.communities.gov.uk/publications/planningandbuilding/letterabolitionregional>

- 5.2 Sites considered to have potential to provide deliverable housing during the five year period are: sites allocated for housing in Development Plans; sites with planning permission (outline or full) including those under construction; and specific, unallocated brownfield sites with the potential to make a significant contribution to housing delivery during the five year period as indicated by inclusion in LDF consultations on housing supply.
- 5.3 The deliverability of these potential sites has been assessed for deliverability against the criteria in Table 1, having regard to PPS3 and subsequent advice contained in DCLG guidance (*Demonstrating a five-year supply of deliverable sites and Land Supply Assessment Checks*).

Table 1: Assessing Deliverability

Available	For a site to be considered available, it should be available for development and there should be no legal or ownership problems preventing the site from coming forward. Information that supports either the allocation of a site in an up-to-date plan, or the granting of a planning permission, should clearly indicate that the site is available now. Where information on availability is not sufficient, further up to date information has been gathered through discussion with relevant landowners/ developers.
Suitable	For a site to be considered suitable, it should offer a suitable location for development which would contribute to the creation of sustainable mixed communities. Sites that are allocated or have planning permission may normally be regarded as being suitable, but it may be necessary to assess whether circumstances have changed (e.g. since a site was allocated) that would alter the suitability of the site for housing. Suitability will include consideration of policy restrictions, physical problems or limitations, and potential impacts and environmental conditions that could be experienced by prospective residents.
Achievable	For a site to be considered achievable, there should be a reasonable prospect that housing will be developed on the site within the five year period. Achievability depends on a judgement of the economic viability of the site and the capacity of developers to complete and sell housing. It will therefore require an assessment of market conditions, costs of bringing a site forwards, and any other factors which may influence how/ when a site is developed. Dialogue with landowners/ developers and analysis of current housing market conditions assists in making informed judgement on achievability.

6 ASSESSING DELIVERABILITY OF HOUSING SUPPLY

- 6.1 In order to inform assessment the deliverability of housing sites of more than 10 dwellings, landowners and developers were contacted and asked to complete a pro-forma (shown in Appendix A) on their housing sites, setting out information on the availability, suitability and achievability of the site, and expected phasing of completions.

- 6.2 It was not possible to contact landowners/ developers for all sites of less than 10 dwellings, however deliverability was based on assessment of site circumstances against the criteria set out in Table 1 and in many cases information was also available from the Development Control process. Monitoring data shows that in Three Rivers, historically non-implementation rates of small (less than 10 dwelling) planning applications has been very low, therefore it was considered that assessment of each individual site would be a better approach than applying a flat 'non-implementation' allowance across all sites.
- 6.3 The results of the assessment of deliverability of potential housing supply are shown in Table 2.

Table 2: Potential Housing Sites. Source: TRDC monitoring data.

SITE	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL- ABLE	SUIT- ABLE	ACHIEV -ABLE	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	
SITES UNDER CONSTRUCTION												
Imperial Machine Co, Harvey Road, CG	09/0701	51	y	y	y	12	22	17	-	-	-	Site is under construction and progress indicates completion within 5 year period
10-12 High Street, RW	07/0554	24	y	y	y	10	14	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Scots Hill Terrapin Site, Scots Hill, CG	09/0081	15	y	y	y	10	5	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Valency House, Batchworth Lane, NW	09/0911	11	y	y	y	-	5	6	-	-	-	Site is under construction and progress indicates completion within 5 year period
RO 8-16 Hunton Bridge Hill	07/0755	10	y	y	y	10	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
28 Eastbury Avenue, NW	09/1567	8	y	y	y	8	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
55 Lower Road, CW	09/1987	5	y	y	y	-	-	5	-	-	-	Site is under construction and progress indicates completion within 5 year period
Land at The Cottage, Homefield Road, CW	09/1647	4	y	y	y	-	-	4	-	-	-	Site is under construction and progress indicates completion within 5 year period
57 Carpenters Wood Drive, CW	06/1681	4	y	y	y	-	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Water Lane, KL	08/0360	4	y	y	y	-	-	4	-	-	-	Site is under construction and progress indicates completion within 5 year period
Willow Hill, The Clump, RW	09/0750	4	y	y	y	-	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
RO 1 Upland Court, NW	09/0297	3	y	y	y	-	-	3	-	-	-	Site is under construction and progress indicates completion within 5 year period
15 Moneyhill Parade, Uxbridge Road, RW	08/0203	3	y	y	y	3	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Adj The Cottage, Homefield Road, CW	09/1021	2	y	y	y	-	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
41 Baldwins Lane, CG	08/0199	2	y	y	y	2	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Lower Plantation, LO	09/0441	2	y	y	y	-	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
2a Wellesley Avenue, NW	09/1015	2	y	y	y	-	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
115 The Drive, RW	06/1516	2	y	y	y	-	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Wynthrop, Chorleywood Road, RW	08/1374	2	y	y	y	-	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period

SITE	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL- ABLE	SUIT- ABLE	ACHIEV -ABLE	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	
3 Coppermill Court, Coppermill Lane, WH	09/1224	2	y	y	y	-	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
15 Hazelwood Lane, AL	07/1594	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
98 Greenfield Avenue, CP	06/0789	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Adj 2 Carpenders Ave, CP	08/2145	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
The Apiary, Chandlers Lane, CC	09/0835	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
4 Berks Hill, CW	09/0810	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
The Walnut Orchard, Chenies Road, CW	07/1247	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
1 Furze View, CW	09/0598	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
29 Wyatts Road, CW	08/0122	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Adj 25 St Peters Way, CW	09/0464	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
R/O 1-9 Yorke Road, CG	08/1585	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
The Grove, Little Green Lane, CG	08/2184	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
48 Bucknalls Lane, G	09/1334	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
The Orchard, Harthall Lane, KL	06/1873	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
RO 58 Harthall Lane, KL	07/1318	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
109 Primrose Hill, KL	08/0267	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Clifton, RO Dorney, LO	08/1282	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Trout Rise Farm, Troutstream Way, LO	05/0768	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
18 Longmore Close, MC	06/2271	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Plot 6, Old Gannon Close, MP	92/0479	1	y	y	y	-	-	1	-	-	-	Site is under construction and progress indicates completion within 5 year period
215 Hampermill Lane, MP	07/1603	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period

SITE	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL- ABLE	SUIT- ABLE	ACHIEV- -ABLE	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	
19 Russell Road, MP	07/1603	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Queens Oak, Astons Road, MP	09/1731	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Adj 3 Upland Court, NW	09/0297	1	y	y	y	-	-	1	-	-	-	Site is under construction and progress indicates completion within 5 year period
6 Nancy Downs, OH	08/1257	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Firbank House, Chorleywood Road, RW	09/1283	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Springwell Cottage, 262a Uxbridge Road, RW	07/2381	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Beaumont, Chorleywood Road, RW	08/1239	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
6 Lynwood Heights, RW	09/2003	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Greenways, The Clump, RW	09/0582	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Valley Farm, Moor Lane, S	06/1887	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Three Crofts, Dawes Lane, S	09/0376	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
40-42 Valley Walk, CG	98/0751	1	y	y	n	-	-	-	-	-	-	Outstanding units unlikely to be completed
Tudor Manor Gardens, G	87/0855	2	y	y	n	-	-	-	-	-	-	Outstanding units unlikely to be completed
SITES UNDER CONSTRUCTION SUB-TOTAL						70	80	41	0	0	0	
SITES WITH FULL PLANNING PERMISSION												
Old Merchant Taylors, CG	05/1382	130	y	y	y	-	66	34	30	-	-	Site is available and planning permission granted so is suitable. Developer indicates their intention to begin on site by 2010 and completion expected within 5 year period.
Durrants Club, Lincoln Way, CG	05/1383	23	y	y	y	-	-3	26	-	-	-	Site is available and planning permission granted so is suitable. Developer indicates their intention to begin on site by 2010 and completion expected within 5 year period.
Clitheroe Gardens, SO	09/0204	22	y	y	y	-	9	-3	17	-	-	Site is available and planning permission granted so is suitable. Developer indicates their intention to complete in phases by 2014

SITE	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL- ABLE	SUIT- ABLE	ACHIEV -ABLE	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	
Charnwood and Ridge House, High View, CW	09/0600	14	y	y	y	-	-	14	-	-	-	Site is available and planning permission granted so is suitable. Developer indicates site achievable within 5 year period.
1 High Street, RW	08/1479	14	y	y	y	-	14	-	-	-	-	Site is available and planning permission granted so is suitable. Developer indicates site achievable within 5 year period.
Breakspear PH, School Mead, AL	09/2039	12	y	y	y	-1	13	-	-	-	-	Site is available and planning permission granted so is suitable. Progress on site indicates site is achievable within 5 year period.
5-29 Gade View Gardens, AL	08/1814	10	y	y	y	-24	34	-	-	-	-	Site is available and planning permission granted so is suitable. Landowner indicates site is achievable within 5 year period.
Hillside Hall, School Mead, AL	08/1325	10	y	y	y	-	10	-	-	-	-	Site is available and planning permission granted so is suitable. Landowner indicates site is achievable within 5 year period.
331 Uxbridge Road, RW	06/1632	9	y	y	y	-	-	-	9	-	-	Site is available and planning permission granted so is suitable. Landowner indicates site is achievable within 5 year period.
253 Watford Road, CG	09/1341	8	y	y	y	-	-	-	-	8	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
2-4 Berry Lane, Mill End, RW	07/1022	8	y	y	n	-	-	-	-	-	-	Site has planning permission so suitable, but covenants on the site mean that unlikely to be achievable within 5 years.
189-191 Watford Road, CG	08/2239	7	y	y	y	-	-	-	7	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
The Oaklands, Bedmond Road	09/0831	6	y	y	y	-	6	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Grove Crescent Car Park, CG	09/1288	6	y	y	y	-	-	-	6	-	-	Site is available and planning permission granted so is suitable. Landowner indicates site is achievable within 5 year period.
RO and 18-20 Ebury Road, RW	10/0412	6	y	y	y	-	-	-	6	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
RO 163 High Street, RW	08/1958	5	y	y	y	-	-	5	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
24 Ebury Road, RW	10/0697	5	y	y	y	-	-	5	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

SITE	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL- ABLE	SUIT- ABLE	ACHIEV -ABLE	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	
Happy Man PH, RW	10/0329	4	y	y	y	-	-	4	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
31 Trowley Rise, AL	09/1617	3	y	y	y	3	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Hilltop Farm, Hilltop Road, KL	09/0025	3	y	y	y	-	-	3	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
White House, Watford Road, NW	09/0085	3	y	y	y	-	-	-	3	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Rondavels, Rickmansworth Road, CW	07/1665	2	y	y	y	-	-	-	2	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Heatherley, Quickley Rise, CW	10/0398	2	y	y	y	-	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
81 Quickley Lane, CW	10/0065	2	y	y	y	-	-	-	2	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Cedars Village, CW	09/1828	2	y	y	y	-	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
RO Tweedside & Woodlands, The Green, CG	09/0073	2	y	y	y	-	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
RO Hampermill Lane, OH	09/1120	2	y	y	y	-	-	-	2	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Garage Site, Oakhill Close, MC	07/0699	2	y	y	y	-	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
81 and 81a Hornhill Road, MC	09/1958	2	y	y	y	-	-	-	2	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
45-47 Church Street, RW	06/2292	2	y	y	y	-	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19 Church Street, RW	07/0992	2	y	y	y	-	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

SITE	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL- ABLE	SUIT- ABLE	ACHIEV -ABLE	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	
4-6 Station Road, RW	09/1776	2	y	y	y	-	-	-	2	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
The Courtyard, Church Lane, S	09/0362	2	y	y	y	-	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
143 Abbots Road, AL	09/0789	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
40a Gypsy Lane, AL	10/0143	1	y	y	y	1	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
6 Greenfield Avenue, CP	08/2045	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
RO 71-73 St Georges Drive, CP	09/0389	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
77 Green Street, CW	09/1157	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj Fir Trees, Quickley Rise, CW	06/1860	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj Pindari, Quickley Rise, CW	08/1481	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
3 Station Approach, CW	05/0838	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 134 Quickley Lane, CW	07/1591	1	y	y	y	-	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Garages RO Bullsland Hall, CW	08/0411	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Walled Garden, Dog Kennel Lane, CW	09/0830	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 7 Capell Avenue, CW	09/2082	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

SITE	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL- ABLE	SUIT- ABLE	ACHIEV -ABLE	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	
Adj Tumblewood, South Park Avenue, CW	10/0054	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19 Grovewood Close, CW	10/0346	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 20 Copthorne Road, CG	09/1581	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
The Grove, Little Green Lane, CG	08/2183	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 51 Durrants Drive, CG	10/0042	1	y	y	y	-	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Applegarth, Parrots Close, CG	10/1080	1	y	y	y	-	-	-	-	1	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 180 Coates Way, G	09/1127	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Coachmans House, Troutstream Way, LO	07/1433	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Loudwater Farm, Loudwater Lane, LO	08/1908	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Walnut Burrow, Loudwater Drive, LO	09/1388	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18 Horsleys, MC	10/0736	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 41 Bourne End Road, NW	07/1661	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
RO Waterlane House, Sandy Lane, NW	08/0609	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
RO Valency Lodge, Sandy Lane, NW	08/0641	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

SITE	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL- ABLE	SUIT- ABLE	ACHIEV -ABLE	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	
1a Davenham Avenue, NW	10/0608	1	y	y	y	-	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
98 The Drive, RW	08/0552	1	y	y	y	-	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 138 The Drive, RW	07/1949	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
128 Valley Road, RW	07/1708	1	y	y	y	-	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
152 The Drive, RW	07/2612	1	y	y	y	-	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
2 Moneyhill Parade, Uxbridge Road, RW	08/1788	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
61 Harefield Road, RW	07/0863	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
6 Aldbury Road, Mill End, RW	08/1574	1	y	y	y	-	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Entrance Lodge, Chorleywood House, RW	09/1733	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
90 Springwell Avenue, RW	10/0124	1	y	y	y	-	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
140 Berry Lane, RW	09/2107	1	y	y	y	-	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
87 High Street, RW	10/0417	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 1 Fotherley Road, RW	10/1109	1	y	y	y	-	-	-	-	1	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Valley Farm, Moor Lane, S	05/1819	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

SITE	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL- ABLE	SUIT- ABLE	ACHIEV -ABLE	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	
Newhall Farm, Dawes Lane, S	07/1409	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 2 Blackford Road, SO	08/1150	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 160 Hayling Road, SO	08/0904	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
10 Prestwick Road, SO	09/0128	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
1 Bramshot Way, SO	10/0287	1	y	y	y	-	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
194a Watford Road, CG	10/1189	-1	y	y	y	-	-	-1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Woodlands Poultry Farm, KL	07/1576	-1	y	y	y	-	-	-	-1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
3 The Rose Gardens, LO	07/2325	-1	y	y	y	-	-	-1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
142 High Street, RW	08/0998	-1	y	y	y	-	-	-1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
153 High Street, RW	09/1399	-1	y	y	y	-	-	-	-1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Joan of Arc School, RW	10/0749	-1	y	y	y	-	-1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
SITES WITH FULL PLANNING PERMISSION SUB-TOTAL						-21	152	127	96	10	0	
SITES WITH OUTLINE PLANNING PERMISSION												
Windrush & The Cottage, R	08/1401	10	y	y	y	-	-	-	-	10	-	Site available and has outline planning permission so suitable. Considered that site is achievable within 5 year period.
Adj 17 Scots Hill, CG	06/1267	3	y	y	y	-	-	-	-	3	-	Site available and has outline planning permission so suitable. Considered that site is achievable within 5 year period.

SITE	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL- ABLE	SUIT- ABLE	ACHIEV -ABLE	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	
Adj Hilltop, 41 Stag Lane, CW	09/0168	1	y	y	y	-	-	-	-	1	-	Site available and has outline planning permission so suitable. Considered that site is achievable within 5 year period.
Adj 14 Horsleys, MC	06/1143	1	y	y	y	-	-	-	1	-	-	Site available and has outline planning permission so suitable. Considered that site is achievable within 5 year period.
RO 9-13 Batchworth Ln, NW	06/0547	1	y	y	y	-	-	-	1	-	-	Site available and has outline planning permission so suitable. Considered that site is achievable within 5 year period.
RO 16-18 Batchworth Ln, NW	06/1740	1	y	y	y	-	-	-	1	-	-	Site available and has outline planning permission so suitable. Considered that site is achievable within 5 year period.
SITES WITH OUTLINE PLANNING PERMISSION SUB-TOTAL						0	0	0	3	14	0	
LOCAL PLAN ALLOCATIONS												
The Swillet Reservoir, CW	H28	30	n	y	n	-	-	-	-	-	-	Site is not available for development within 5 year period
Bridge Motors, R	H33	10	n	y	n	-	-	-	-	-	-	Landowner indicates site is not available for development and not likely to be within 5 year period
Gas Works, Wharf Lane	H36	22	y	y	y	-	-	22	-	-	-	Allocation in Local Plan and Core Strategy indicates site is suitable. Landowner indicates site is achievable within 5 years.
143-149 Watford Road, CG	H31	25	n	y	n	-	-	-	-	-	-	Site is not available for development within 5 year period
Talbot Road Car Park, R	H32	10	n	y	n	-	-	-	-	-	-	Site is required for parking, no longer available for development
LOCAL PLAN ALLOCATIONS SUB-TOTAL						0	0	22	0	0	0	
SPECIFIC BROWNFIELD SITES												
Leavesden Aerodrome, AL		400	y	y	y (part)	-	-	-	-	50	50	Landowners indicate site is available, allocation in Core Strategy indicates site is suitable, and landowners indicate site is achievable within 5 years. Planning application anticipated.
South Oxhey Town Centre Regeneration, SO		200	y	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, however multiple ownerships and need to reprovide services mean site unlikely to be delivered within 5 years
Kings Langley Employment, KL		180	y (part)	y	y (part)	-	-	-	-	10	20	Landowners indicate part of area is currently available. Allocation in Core Strategy means site is suitable, and landowner indicates part of site may be delivered within 5 year period.

SITE	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL- ABLE	SUIT- ABLE	ACHIEV- -ABLE	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	
Little Furze School, SO		102	y	y	y	-	-	-	-	50	52	Landowners indicate site is available, allocation in Core Strategy indicates site is suitable, and landowners indicate site is achievable within 5 years. Planning application anticipated.
Langleybury House/ School		75	y	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, and site is available, however unlikely to be achievable within 5 year period.
Depot, Stockers Farm Road		60	n	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Long Island Exchange, R		50	y	y	y (part)	-	-	-	-	-	30	Allocation in Core Strategy indicates site is suitable, developer interest in bringing site forward, some completions considered achievable within 5 years.
Croxley Green Station, CG		35	y	y	n	-	-	-	-	-	-	Allocation in Core Strategy means site is suitable, however delivery of site depends on implementation of Croxley Rail Link which is unlikely to be completed within 5 year period, therefore site is not achievable within 5 years.
Delta Gain, CP		31	y	y	y	-	15	16	-	-	-	Landowners indicate site is currently available. Allocation in Core Strategy means site is suitable, and landowners indicate site is achievable within 5 years. Planning application received.
Hill Farm Avenue, LV		30	y	y	y							Allocation in Core Strategy indicates site is suitable, but currently in use and not expected to be achievable within 5 years.
The Fairway, Oxhey Hall		25	n	y	n	-	-	-	-	-	-	Allocation in Core Strategy means site is suitable and landowners indicate site will become available on development of Little Furze School site, unlikely to be achievable within 5 years.
Depot, Harefield Road, R		25	n	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Police Station, R		20	y	y	y	-	-	-	-	-	20	Allocation in Core Strategy indicates site is suitable, site expected to become available within 5 years and considered achievable within 5 years.
Three Acres, Toms Lane		20	y	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, and site is available, but unlikely to be achievable within 5 year period.
Grapevine PH, SO		20	n	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.

SITE	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL- ABLE	SUIT- ABLE	ACHIEV- -ABLE	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	
West of 10 Toms Lane, KL		22	y	y	n	-	-	-	-	-	-	Landowners indicate site is available, allocation in Core Strategy indicates site is suitable, and landowners indicate site is achievable within 5 years, however greenfield/ Green Belt site and not deliverable in five years as sufficient supply of previously developed land.
Crescent Club, SO		17	y	y	y	-	-	-	7	10	-	Site is available and suitable for development. Allocation in Core Strategy means site is suitable. Landowner indicates site may be developed within 5 years so site is achievable.
33 Baldwins Lane, CG		15	y	y	y					15		Site is available, allocation in Core Strategy indicates site is suitable, and considered site is achievable within 5 years. Planning application anticipated.
Furtherfield Depot, AL		15	n	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Former Hospital Gas Works, LV		15	y	y	y	-	-	-	-	-	-	Landowners indicate site is available, allocation in Core Strategy indicates site is suitable, but not considered site is achievable within 5 years.
65 Toms Lane, KL		15	y	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, and site is available, but unlikely to be achievable within 5 year period.
Langwood House, R		15	y	y	y	-	-	-	-	15	-	Allocation in Core Strategy indicates site is suitable, landowners indicate site is deliverable within 5 years.
Kings Head PH, AL		10	n	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Jet PH, SO		10	y	y	y	-	-	-	-	10	-	Site is available and suitable for development. Allocation in Core Strategy means site is suitable. Landowner indicates site may be developed within 5 years so site is achievable.
50-52 New Road, CG		10	n	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Royal British Legion, Sarratt		10	y	y	y	-	-	-	-	10	-	Site is available and allocation in Core Strategy means site is suitable. Considered that site may be developed within 5 years therefore site is achievable.
Royal British Legion, R		5	n	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.

SITE	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL- ABLE	SUIT- ABLE	ACHIEV- -ABLE	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	
Yorke Road School		5	y	y	y	-	-	-	-	5	-	Landowners indicate site is available, allocation in Core Strategy indicates site is suitable, and considered site is achievable within 5 years. Planning application anticipated.
Garages RO West Way, R		3	n	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
SPECIFIC BROWNFIELD SITES SUB-TOTAL						0	15	16	7	175	172	

7 SUMMARY

7.1 The assessment of housing sites indicates that Three Rivers has a supply of 930 dwellings, deliverable over the five year period. This supply is made up as shown in Table 3.

Table 3: Three Rivers Deliverable dwelling supply. **Source:** TRDC monitoring data.

Sites under construction	121
Sites with unimplemented full planning permissions	385
Sites with unimplemented outline planning permissions	17
Allocated sites	22
Specific brownfield sites	385
Total	930

7.2 This therefore demonstrates that Three Rivers does have a five year supply of deliverable sites according to the requirements of PPS3 since the 930 dwellings identified supply represents 126% of the 740 dwelling target. (It also exceeds the 921 dwelling target that would result from projecting forward the annualised Local Plan requirement providing 101% of the target).

7.3 The assessment of five year supply does not include an allowance for windfalls which monitoring data shows has made a contribution of approximately 40 dwellings per year to housing supply in Three Rivers. Therefore the five year housing supply identified of 930 dwellings is likely to be further exceeded in practice.

8 CONCLUSIONS AND FUTURE UPDATES

8.1 Since Three Rivers is currently able to demonstrate a five year supply of deliverable sites, planning applications will be considered with regard to PPS3, existing Three Rivers Local Plan policies and other material considerations.

8.2 This report will be updated at 1 April 2010 to reflect changes in provision and identified supply over the 5-year period 1 April 2011 to 31 March 2016, and on an annual basis thereafter.

Site Address	
Your Name	
Your Address	
Your Email	

Please indicate your involvement in the site					
Landowner	<input type="checkbox"/>	Developer	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>
No longer involved in the development of this site (Please provide details of the new landowner/ developer if known)					

Is the site available for development now? (i.e. there are no ownership or legal issues preventing the site from coming forwards)	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>
	Explanation	

Have there been any changes in circumstances which mean that the site is no longer suitable for housing development?	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>
	Explanation	

Is development anticipated to begin on site before 31 st March 2016?	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>
	Explanation	

If development is expected to begin on site before 31 st March 2016, please provide indication of how many dwelling completions are considered achievable in each year						
2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	post- 2016
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Do you have any further comments on the site or about its deliverability?

Thank you for your assistance. Please return completed forms in the reply paid envelope.

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

