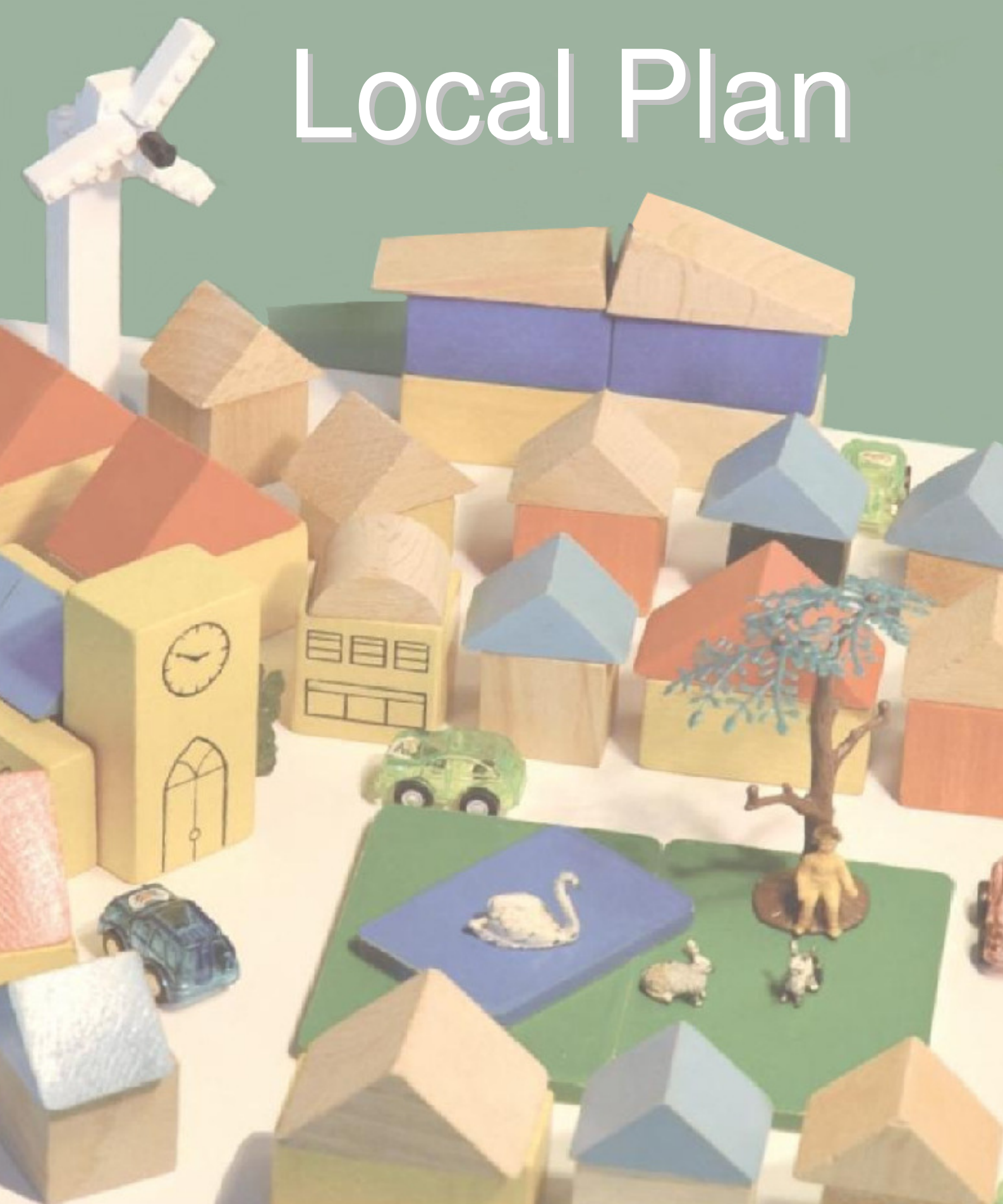


# Local Plan



Development Management Policies  
Local Development Document

Adopted July 2013

 **THREE RIVERS**  
DISTRICT COUNCIL

<b>CONTENTS</b>	<b>Page</b>
Introduction	1
Arriving at the Proposed submission Consultation	2
<b>Development Management Policies</b>	
<b>Residential Design and Layout</b>	3
DM1: Residential Design and Layout	5
<b>Green Belt</b>	7
DM2: Green Belt	8
<b>Historic Environment</b>	10
DM3: The Historic Built Environment	13
<b>Carbon Dioxide Emissions and Renewable Energy</b>	16
DM4: Carbon Dioxide Emissions and On site Renewable Energy	19
<b>Renewable Energy Developments</b>	20
DM5: Renewable Energy Developments	21
<b>Biodiversity, Trees, Woodland, Watercourses and Landscaping</b>	22
DM6: Biodiversity, Trees, Woodland and Landscaping	24
<b>Landscape Character</b>	27
DM7 Landscape Character	28
<b>Flood Risk and Water Resources</b>	30
DM8: Flood Risk and Water Resources	32
<b>Contamination and Pollution</b>	34
DM9: Contamination and Pollution	36
<b>Waste Management</b>	38
DM10: Waste Management	40
<b>Open Space, Sport, Recreation Facilities and Children's Play Space</b>	42
DM11: Open Space, Sport and Recreation Facilities and Children's Play Space	43
<b>Community, Leisure and Cultural Facilities</b>	46
DM12: Community, Leisure and Cultural Facilities	47
<b>Parking</b>	49
DM13: Parking	50
<b>Telecommunications</b>	52
DM14: Telecommunications	52
<b>Moorings</b>	53
DM15: Moorings	53
<b>Appendices</b>	
Appendix 1: Monitoring Framework	54
Appendix 2: Design Criteria	57
Appendix 3: Agricultural and Forestry Dwellings	62
Appendix 4: Noise Exposure Categories for Residential Development	65
Appendix 5: Parking Standards	70
Appendix 6: Glossary and Abbreviations	83
Appendix 7: Planning Policy Statements and Planning Policy Guidance	86
Appendix 8: Schedule of Saved Policies in the Three Rivers Local Plan (2001)	86
Superseded by Development Management Policies	

## 1.0 INTRODUCTION

- 1.1 The Local Plan for Three Rivers will help plan for, and manage development in the District in the next 15 years or so.
- 1.2 For Three Rivers, the Local Plan will consist of a number of Local Development Documents (LDDs) including:
- The Core Strategy: provides the over-arching strategy and policies and the long term vision for Three Rivers
  - Site Allocations: allocates sites for housing, employment, retail, open space, education and community uses
  - Development Management Policies: sets out the policies against which planning applications will be assessed
  - Gypsy and Traveller: allocates sites for Gypsy and Travellers.

### What is the Development Management Policies Local Development Plan Document?

- 1.3 The Development Management Policies LDD sets out the criteria against which all planning applications within the District will be considered. The Council considers that these policies will enable the delivery of the objectives and long term vision for Three Rivers set out in the Core Strategy which was adopted by the Council on 17 October 2011. These policies have been informed by a broad evidence base and through a series of consultations.
- 1.4 The policies within this LDD must be read together with those strategic policies and objectives outlined in the Core Strategy (as well as National<sup>1</sup> Planning Policy). Additional guidance for specific policies will also be provided in the form of Supplementary Planning Documents (SPDs). Details of the relevant SPD or where the Council intends to develop a further SPD in the future is contained within the text of the relevant chapter.
- 1.5 The Council will use the policies outlined in these documents to provide a consistent approach to the assessment of planning applications within the District. It is, however, emphasised that each application will be assessed on its own merits, taking account of all relevant material considerations. There may be some instances where a proposal may not satisfy all policy criteria, but may be deemed acceptable when considered against all material considerations and based on individual site circumstances. Alternatively, there may be other occasions, where an application satisfies all policy criteria, but due to site circumstances may still be considered unacceptable.
- 1.6 The Council will continue to monitor and review the policies in this document in order to assess the performance of the policies in relation to meeting the Council's objectives. Details of the monitoring indicators for each policy can be found in Appendix 1 of this document.

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<sup>1</sup> National Planning Policy Framework

## 2.0 ARRIVING AT PROPOSED SUBMISSION CONSULTATION STAGE

2.1 This publication document builds on and refines the options consulted on in the Core Strategy Issues and Options (2006), the Core Strategy Supplementary Issues and Options (2007), the Core Strategy Preferred Options (2009) and the Core Strategy Pre-Submission (2012). In arriving at the policies that are set out in this document, the Council has taken into consideration the following:

- The views expressed during previous public consultation involving a range of stakeholders in the District including residents, businesses, statutory bodies, local groups and individuals with an interest in Three Rivers (over 1,500 combined responses)
- National planning policy requirements and other plans and strategies affecting the area
- The long-term priorities for the Three Rivers area as defined by local people and main service providers in the area (Local Strategic Partnership) set out in the Community Strategy
- The rigorous testing of options and alternatives primarily through a sustainability appraisal process, taking into account environmental, social and economic impacts of choices
- A range of research and technical studies known as the Evidence Base that the Council has compiled in order to understand the needs of the area and the opportunities and constraints that exist. This is available at:  
<http://www.threerivers.gov.uk/Default.aspx/Web/EvidenceBase>.
- The Government's objectives to achieve sustainable development, whereby development helps to maintain high and stable levels of employment, achieves social progress which recognises the needs of everyone, provides effective protection of the environment and represents prudent use of natural resources.

## 2.2 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.<sup>2</sup> Planning applications that accord with the policies in the development plan (including, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless other material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then permission will be granted unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

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<sup>2</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

## DEVELOPMENT MANAGEMENT POLICIES

### 3.0 RESIDENTIAL DESIGN AND LAYOUT

#### National Context

- 3.1 The National Planning Policy Framework states that one of the core land-use planning principles is to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people. Design can have a large impact not only on individual buildings but also on the wider 'public realm', including our streets, town centres, parks and open spaces. Development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, should be refused permission.

#### Design and Access Statements

- 3.2 The Government now requires that Design and Access Statements accompany most planning applications and applications for Listed Building Consent (information on when Design and Access Statements are needed is detailed in the Planning Validation Checklist). This requirement provides an opportunity for the early consideration of design and access. Design and Access Statements should contain relevant information and details compatible with the scale and complexity of the proposal, including:

- A full site analysis of existing features and designations
- An accurate site survey including landscape features and site levels
- The relationship of the site to its surroundings
- Existing access for pedestrians, cyclists and vehicles
- Any features of historical importance.

It will need to demonstrate how the proposed development will:

- Maximise energy efficiency and address water and drainage requirements
- Achieve an inclusive environment that can be used by everyone, regardless of age, gender or disability
- Take account of the transport considerations and
- Incorporate crime prevention measures in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in Safer Places – the Planning System.

The Design Council provides guidance on Design and Access Statements which is available at [www.designcouncil.org.uk](http://www.designcouncil.org.uk). Further advice, on 'Secured by Design' principles are available from the Police at <http://www.securedbydesign.com>.

#### Building Futures: A Hertfordshire Guide to Promoting Sustainability in Development

- 3.3 The Council, working in partnership with the County Council and other Districts in Hertfordshire, has prepared guidance on how design should complement local architectural traditions and how sustainable construction techniques can be incorporated within the context of quality and the character of the existing built heritage. It also includes guidance on how to take account of



crime prevention and community safety considerations as part of the design and layout of new development. Further details can be found at <http://www.hertslink.org/buildingfutures>.

### **Local Context**

- 3.4 The principle of design forms one of the overarching policies within the Council's Core Strategy (CP12). Design can have a significant impact on individual buildings and spaces as well as the wider environment. The Council recognises that high quality residential design and layout is integral to meeting the objectives within the Core Strategy, addressing issues such as crime and anti social behaviour, the reduction in carbon emissions, the reuse and recycling of waste and other community objectives in Three Rivers.
- 3.5 Many areas within the District consist of low density housing with large (or long) rear gardens. These areas often experience pressure for development on garden land or for infill development which, if not managed, can erode the particular character of an area or impact on the residential amenity of both existing and new occupants. In particular, the Council will not support development proposals which result in a tandem form of development (two or more houses directly behind one another on the same plot and sharing the same access) or backland development hemmed in by houses and accessible only by a long driveway.
- 3.6 For the purpose of this policy, infill development means the filling of a small gap, which, having regard to the width of neighbouring residential curtilages and the general character of the site and surrounding areas, is capable of accommodating a single dwelling, a pair of dwellings or short terrace in an otherwise built up frontage.
- 3.7 The Council also acknowledges that additional dwellings can be provided through the subdivision of existing larger properties to form maisonettes or flats. These types of applications can be a satisfactory way of raising densities in low density areas close to local transport nodes and local services. However, such applications will be carefully assessed to ensure that character and residential amenity are protected.

### **Further Guidance for Applicants**

- 3.8 Applicants are advised to refer to Core Strategy Policy CP12 for additional policy guidance on design of development. Further information will be outlined in the Council's forthcoming Design SPD which will seek to provide comprehensive information relating to a number of subjects including extensions, development in the Green Belt, conservation issues and sustainability.
- 3.9 Further guidance on design is provided by the Commission for Architecture and Built Environment (CABE) and the Design Council, for example through the national standard 'Building for Life'. This standard includes how to consider character, public space, design and construction and the surrounding environment and community. Developers are encouraged to incorporate these principles in proposals.
- 3.10 Applicants should consider design from the outset to ensure that development complements and enhances the characteristics of the area in which it is located. The Council encourages applicants to seek pre-application advice prior to the submission of a formal planning application.

## DM1 Residential Design and Layout

All applications for residential development should satisfy the design criteria as set out in Appendix 2 to ensure that development does not lead to a gradual deterioration in the quality of the built environment, and that landscaping, the need for privacy and amenity space and the creation of identity in housing layouts are taken into account.

### a) New Residential Development

The Council will protect the character and residential amenity of existing areas of housing from forms of “backland”, “infill” or other forms of new residential development which are inappropriate for the area.

Development will only be supported where it can be demonstrated that the proposal will not result in:

- i) Tandem development
- ii) Servicing by an awkward access drive which cannot easily be used by service vehicles
- iii) The generation of excessive levels of traffic
- iv) Loss of residential amenity
- v) Layouts unable to maintain the particular character of the area in the vicinity of the application site in terms of plot size, plot depth, building footprint, plot frontage width, frontage building line, height, gaps between buildings and streetscape features (e.g. hedges, walls, grass verges etc.)

### b) Subdivision of Dwellings

Subject to other development policies, proposals for the conversion of single dwellings into two or more units will generally be acceptable where:

- i) The building is suitable for conversion by reason of its size, shape and number of rooms. Normally, only dwellings with three or more bedrooms will be considered suitable for conversion
- ii) The dwellings created are completely self-contained, with separate front doors either giving direct access to the dwelling, or a secure communal lobby or stairwell which itself has a secure entrance
- iii) Adequate car parking, services and amenity space can be provided for each new unit in compliance with the Council's standards
- iv) The character of the area and the residential amenity of immediate neighbours are protected
- v) If conversion of semi-detached dwellings is proposed, generally this takes place in pairs in order that privacy and the amenities of the occupants of the adjoining dwelling are maintained.

The Council will take into account the individual and cumulative effect of applications for development on the character of an area, and will resist piecemeal development in favour of comprehensive proposals that properly address the criteria above.

<i>Policy Links</i>	
<b>National Policy (others may also be relevant)</b>	National Planning Policy Framework
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development CP2: Housing Supply CP3: Housing Density CP9: Green Infrastructure CP12: Design of Development
<b>Core Strategy Strategic Objective</b>	S3, S9, S10, S12

<i>Further Guidance</i>	
<b>Supplementary Planning Documents</b>	Design SPD
<b>Additional Information</b>	Hertfordshire Building Futures: <a href="http://www.hertslink.org/buildingfutures">http://www.hertslink.org/buildingfutures</a> Roads in Hertfordshire – Highway Design Guide: <a href="http://www.hertsdirect.org/services/transtreets/transplan/infdev/roadsinherts/">http://www.hertsdirect.org/services/transtreets/transplan/infdev/roadsinherts/</a>

### Reasoned Justification

- 3.11 Policy DM1 is in accordance with national and regional policy frameworks and reflects local priorities to maintain, protect and enhance the quality of the built environment and in particular residential amenities. The approach will contribute directly to the Core Strategy Objective 3: in relation to adapting design and considering climate change; to Objective 9: in relation to conserving and enhancing the countryside and diversity of landscapes, wildlife and habitats; to Objective 10: new development respecting the unique character and identity of the towns and villages in the District; and Objective 12: creating safe and attractive places to live.



## 4.0 DM2: GREEN BELT

### National Context

- 4.1 The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. Green Belts perform five important functions in:
- Preventing urban sprawl
  - Preventing towns from merging into one another
  - Safeguarding the countryside from encroachment
  - Preserving the setting and character of the historic towns
  - Helping urban regeneration by encouraging the recycling of under-used and outworn urban land and buildings.
- 4.2 The Green Belt has a positive role to play in providing opportunities for access to the countryside for the urban population. Within the Green Belt, there is a general presumption against inappropriate development which should not be approved except in very special circumstances.
- 4.3 The National Planning Policy Framework also attaches great importance to preserving the openness of the Green Belt. The Government notes that Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt when assessing applications for development. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations.'

### Local Context

- 4.4 Green Belt covers 77% of the area of Three Rivers and this contributes to the character of the District as a whole and its desirability as a place to live and work. Protecting its openness is set out in Policy CP11 of the Core Strategy. However, as set out in the Spatial Strategy, some minor adjustments to the Green Belt may be necessary over the Plan period to promote a sustainable pattern of development. Any changes to the established Green Belt boundary as defined in the Local Plan will be made through the Site Allocations LDD and shown on the Proposals Map.

### Further Guidance for Applicants

- 4.5 The Council recognises that residents living within areas designated as Green Belt may wish to build ancillary buildings such as sheds and garages, extend their existing dwellings or in some cases apply for the replacement dwellings. However, it is essential that these are of a scale and design that do not impact on the openness and rural character of the Green Belt. Proposals for development in the Green Belt will also be assessed against other policies including those relating to design of development such as Policy CP12 of the Core Strategy. Further guidance relating to floorspace and other factors that the Council will take into account in the consideration of householder developments in particular is provided in the adopted Green Belt SPG. This guidance will be incorporated into the forthcoming Design SPD.
- 4.6 It is also acknowledged that proposals may be put forward for the conversion or change of use of buildings in the Green Belt. The Council accepts that in some circumstances this may be considered not inappropriate. However, the acceptability of a change of use of a building in a Green Belt location will be dependent upon the nature of the building and its appearance in the landscape and whether the proposed use would accord with Green Belt policy and not have an unacceptable impact on the environment.

## DM2 Green Belt

As set out in the National Planning Policy Framework, the construction of new buildings in the Green Belt is inappropriate with certain exceptions, some of which are set out below:

### a) New Buildings

Within the Green Belt, except in very special circumstances, approval will not be given for new buildings other than those specified in national policy and other relevant guidance. Further guidance on the factors that will be considered in assessing applications for agricultural or forestry dwellings in the Green Belt is contained in Appendix 3.

### b) Extensions to Buildings

Extensions to buildings in the Green Belt that are disproportionate in size (individually or cumulatively) to the original building will not be permitted. The building's proximity and relationship to other buildings and whether it is already, or would become, prominent in the setting and whether it preserves the openness of the Green Belt will be taken into account.

### c) Replacement Dwellings

Replacement dwellings in the Metropolitan Green Belt will only be permitted where the following criteria are met:

- i) the replacement does not materially exceed the size of the original dwelling or
- ii) where the original dwelling has a floor area (measured externally) of less than 110 square metres then the replacement dwelling may be of a total floorspace (excluding garage) of 110 square metres and
- iii) the replacement would not be more harmful to the visual amenity and openness of the Green Belt by reason of its siting than the original dwelling.

### d) Ancillary Buildings

The Council will only support the provision of ancillary buildings in the Green Belt where it can be demonstrated that the development would:

- i) be of a scale and design clearly subordinate to the dwelling and of a height and bulk such that the building would not adversely affect the openness of the Green Belt
- ii) be sited in an appropriate location that would not be prominent in the landscape and would not result in the spread of urbanising development
- iii) avoid features normally associated with the use of a building as a dwelling such as dormer windows.

### e) Extensions to Residential Curtilages

The Council will safeguard the countryside from encroachment, therefore proposals which include the extension of the curtilage of a residential property within the Green Belt which involves an incursion into the countryside will not be supported.

### f) Re-use and Conversion of Buildings in the Green Belt

The Council will only support applications for the re-use/conversion of buildings in the Green Belt where:

- i) the form, bulk and general design of the building is in keeping with the surroundings

- ii) any proposal by way of alterations/extensions, parking/turning areas, modifications to access or landscaping does not have a significant adverse effect on the openness of the Green Belt and does not appear excessively prominent
- iii) the scale of the proposed use is not likely to have a detrimental effect on the locality (e.g. by noise, smell or bringing heavy traffic into narrow lanes or involving uses not appropriate to the Green Belt or areas of open land)
- iv) the building is suitable for reuse/conversion without extensive alteration, rebuilding and or extension
- v) proposals do not include open or agricultural land to provide new gardens/amenity space or include doors giving access from buildings directly onto such land.

### *Policy Links*

<b>National Policy (others may also be relevant)</b>	National Planning Policy Framework
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development CP9: Green Infrastructure CP11: Green Belt CP12: Design of Development
<b>Core Strategy Strategic Objective</b>	S1, S2, S9

### *Further Guidance*

<b>Supplementary Planning Documents</b>	SPG3: Green Belt Design SPD
<b>Additional Information</b>	Hertfordshire Building Futures: <a href="http://www.hertslink.org/buildingfutures">http://www.hertslink.org/buildingfutures</a>

### **Reasoned Justification**

- 4.7 The Metropolitan Green Belt is a long-standing instrument of national and regional planning policy. Whilst much guidance is provided in national policy, the preferred approach supplements this with other relevant local criteria. The preferred policy approach seeks to provide the context for protecting the Green Belt in Three Rivers and ensures that development does not harm the Green Belt.
- 4.8 This policy links directly to Core Strategy Objective 1: to ensure that development in Three Rivers recognises and safeguards the District's distinctive character of small towns and villages interspersed with attractive countryside and Green Belt, through sustainable patterns of development; Objective 2: to make efficient use of previously developed land and Objective 9: to conserve and enhance the countryside and the diversity of landscapes, wildlife and habitats in the District.

## 5.0 HISTORIC ENVIRONMENT

### National Context

- 5.1 The National Planning Policy Framework sets out objectives for achieving sustainable development, protecting and enhancing the natural and historic built environment and sets the policy for the treatment of archaeological remains on land.
- 5.2 National Policy refers to heritage assets which are defined ‘as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’
- 5.3 Designated heritage assets are those which are designated under national legislation such as statutorily Listed Buildings or Scheduled Ancient Monuments. Other heritage assets are those which are not nationally listed but may be considered to be of importance locally.
- 5.4 The historic environment is at the heart of sense of place and local distinctiveness and as heritage assets are a non renewable resource there is presumption in favour of their conservation: The more significant the heritage asset the greater the presumption for its conservation.
- 5.6 The National Planning Policy Framework emphasises the importance of the historic environment with the main Government objectives being to:
- Conserve heritage assets in a manner appropriate to their significance
  - Contribute to our knowledge and understanding of our past by capturing evidence from the historic environment and making this publicly available particularly where the heritage asset is to be lost<sup>3</sup>.

### Local Context

- 5.7 The protection and enhancement of the historic environment is seen as a priority for the Council and has been identified as one of the key strategic objectives within the Council’s Core Strategy due to the District’s rich and diverse heritage. Within Three Rivers, the following are identified as heritage assets that make a positive contribution to the historic environment:
- Statutorily Listed Buildings
  - Locally Important Buildings
  - Conservation Areas
  - Ancient Monuments
  - Historic Parks and Gardens (registered and unregistered)
  - Sites of Archeological Interest
- 5.8 In addition, the Council will seek to identify heritage assets at the earliest opportunity within the decision making process. The protection of that heritage asset will then be given weight appropriate to the significance of the asset.
- 5.9 All of these heritage assets contribute to the unique character and quality of Three Rivers’ historic built environment and provide an invaluable record of the District. Therefore, it is essential that these special buildings and sites are preserved, protected and, where appropriate, enhanced using all tools available in line with national and regional planning policy.

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<sup>3</sup> National Planning Policy Framework

## **Policy Approach**

### **Listed Buildings**

- 5.10 The Government's List of Buildings of Special Architectural or Historic Interests contains over 352 entries relating to buildings within Three Rivers which form an integral part of the District's historic landscape. These buildings/structures are nationally listed and include historic homes such as Moor Park Mansion and Hunton Park, public houses, ecclesiastical buildings, and structures such as telephone kiosks, statues and bridges including the railway bridge in Railway Terrace, Kings Langley designed by Robert Stephenson for the London and Birmingham Railway Company.
- 5.11 Listed Building Consent is required for demolition or for any alteration or extension to a Listed Building which could affect its character (interiors as well as exteriors) and for works to any fixtures and to buildings or structures within the curtilage of the building. Control over changes to Listed Buildings is not intended to prevent all alterations but to protect the buildings from unnecessary demolition and from unsuitable alterations which would be detrimental to the historical significance of the building.
- 5.12 The demolition of a Listed Building will only be permitted in wholly exceptional circumstances.

### **Locally Important Buildings**

- 5.13 There are a large number of other buildings that whilst not of sufficient quality or importance to be nationally listed, make a significant contribution to the local area in terms of their historical and/or architectural characteristics. Currently there are over 250 of these buildings, many of which were built in the nineteenth and twentieth Centuries, on the Council's List of Locally Important Buildings and are considered an important part of the District's local heritage.

### **Conservation Areas**

- 5.14 In Three Rivers there are 22 Conservation Areas which make a very significant contribution to the character and distinctiveness of the District. These include the settlements around ancient commons such as Croxley Green, Chorleywood and Sarratt; the historic cores of the settlements of Rickmansworth and Abbots Langley; and distinctive areas of 19<sup>th</sup> and 20<sup>th</sup> century housing such as Loudwater, Moor Park and Heronsgate; the first Chartist settlement.
- 5.15 Conservation Areas are designated not on the basis of individual buildings but because of the special architectural or historic interest, quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of open spaces. Designation also takes into account the need to protect trees, hedges, walls, railings and other characteristic features. Once designated, special attention must be paid in all planning decisions, to the desirability of preserving or enhancing its character and appearance.
- 5.16 The Council will continue with a programme of Conservation Area Appraisals which will assess the existing boundaries, character and important features of the areas and develop Management Plans which will be used as a material consideration when assessing planning applications. Applicants should also refer to the Design Supplementary Planning Document which will include relevant guidance for development affecting Conservation Areas.

### **Historic Parks and Gardens**

- 5.17 Historic parks and gardens complement the historic buildings and landscapes of the District and are an important feature of the area. Some are listed in the English Heritage Register of Parks and Gardens of Special Historic Interest. Within Three Rivers the grounds at Moor Park

Mansion are listed as Grade II\* because of their important contribution to the historic, recreational and conservation value of the landscape. Part of Cassiobury Park, which is a Grade II Listed Park, also falls within Three Rivers District. In addition, there are other unregistered parks and gardens in the District which include Rickmansworth Park, The Grove, Oxhey Grange, Sandy Lodge, Redheath, Micklefield Green and Chorleywood House. Although these currently fall below the threshold for inclusion in the English Heritage Register, they are of importance locally and as such their character will be protected from harmful development.

### **Archaeology**

- 5.18 There are 18 Areas of Archaeological Significance in the District. Information and advice about these and other non-designated heritage assets with archaeological interest may be obtained from the historic Environment Unit of Hertfordshire County Council. The Areas of Archaeological Significance are subject to regular revision and the absence of designation should not always be taken to mean that there is no archaeological potential. Prospective developers should contact the County Council to obtain the most up-to-date information and establish whether there is potential archaeological interest and establish the need for investigation and evaluation at an early stage.
- 5.19 Where it is deemed a development site has archaeological potential, the developer will be required to commission an archaeological evaluation to define the character and condition of any remains. This will include the character and depth of remains together with the impact of development upon the remains, including any mitigation measures to avoid unnecessary damage.

### **Enabling Development or Alteration of Heritage Assets**

- 5.20 The main aim of policies on heritage assets is to protect them from harm and to recognise the contribution they make to the environment. In order to keep heritage assets such as Listed Buildings in use and thereby secure their contribution to the character and distinctiveness of the area, allowing alternative uses or sympathetic development or alteration may be acceptable. Guidance on enabling development is contained within the English Heritage booklet "Enabling Development and the Conservation of Heritage Assets", available at [www.english-heritage.org.uk](http://www.english-heritage.org.uk).

### **Climate Change and Heritage Assets**

- 5.21 Responding to climate change and promoting the use of renewable energy has also been identified as a priority for the Council within the Core Strategy. However, it is recognised that there may be cases when there are conflicts between preserving the past and making adaptations for the future. Therefore, with regard to renewable energy technologies, the Council will endeavour to help applicants identify appropriate solutions to minimise any impact on the heritage asset at the pre-application stage. Where conflict between climate change objectives and the conservation of heritage assets is unavoidable, the public benefit of mitigating the effects of climate change will be weighed against any harm to the significance of the heritage asset in accordance with National Policy.

### **Further Information for Applicants**

- 5.22 Planning applications for development proposals (including applications for Conservation Area Consent for demolitions) affecting heritage assets, will be determined in accordance with:
- Core Strategy and other Development Management Policies
  - Legislative provisions and national policy



- Guidance contained in specific Conservation Area Appraisals and Management Plans (where they exist) or other relevant guidance documents
- Design SPD

5.23 Applications that are for, or that could impact upon, a heritage asset or its setting must be accompanied by a Historic Environment Statement. This must include a description of the significance of the heritage assets affected and the contribution of their setting to that significance, and should be assessed using appropriate expertise where necessary given the application's impact. It should set out and explain the key features of the proposed development and its likely impacts on the heritage asset and its setting and provide justification for the proposed works. Development in this context includes any works which require Listed Building Consent or Conservation Area Consent, as well as planning permission. Further information on the Council's requirement can be found in the Validation Checklist.

5.24 Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, a desk-based Archaeological Assessment must be submitted. If this is insufficient to properly assess the interest, a field survey and Written Scheme of Investigation will also be required.

### DM3 The Historic Built Environment

a) When assessing applications for development, there will be a presumption in favour of the retention and enhancement of heritage assets and to putting heritage assets to viable and appropriate uses to secure their future protection. Applications will only be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment.

#### **b) Listed Buildings**

The Council will preserve the District's Listed Buildings and will only support applications where:

- The extension/alteration would not adversely affect its character as a building of special architectural or historic interest both internally or externally or its wider setting
- Any change of use would preserve its character as a building of special architectural or historic interest and ensure its continued use/viability.

Applications involving the demolition of a Listed Building will only be granted in wholly exceptional circumstances.

#### **c) Conservation Areas**

Within Conservation Areas development will only be permitted if the proposal:

- Is of a design and scale that preserves or enhances the character or appearance of the area
- Uses building materials, finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context
- Retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges
- Retains and restores, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention
- Does not harm important views into, out of or within the Conservation area
- Protects trees, hedgerows and other significant landscape features and incorporates landscaping appropriate to the character and appearance of the Conservation Area

- vii) Results, where relevant, in the removal of unsympathetic features and the restoration or reinstatement of missing features.

d) Within Conservation Areas permission for development involving demolition or substantial demolition will only be granted if it can be demonstrated that:

- i) The structure to be demolished makes no material contribution to the special character or appearance of the area; or,
- ii) It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or
- iii) It can be demonstrated that the removal of the structure and its subsequent replacement with a new building and/or open space would lead to the enhancement of the Conservation Area.

e) The Council will not normally grant consent for the demolition of a building in a Conservation Area unless permission has been granted for redevelopment of the site.

f) Permission will not be granted for development outside but near to a Conservation Area if it adversely affects the setting, character, appearance of or views in to or out of that Conservation Area.

g) The Council will only permit development proposals including solutions to shop front security and/or use of standardised shop front designs, fascias or advertisement displays in a Conservation Area if they:

- i) Are sympathetic to the character and appearance of the Conservation Area;
- ii) Respect the scale, proportions, character and materials of construction of the upper part of the building and adjoining buildings and the street scene in general;
- iii) Incorporate traditional materials where the age and character of the building makes this appropriate.

Generally, totally internally illuminated fascias or projecting signs will not be permitted. The Council will also not support applications for additional signs that would result in a proliferation of, and excess amount of, advertisement material on any individual building or group of buildings.

#### **h) Locally Important Buildings**

The Council encourages the retention of Locally Important Buildings. Where planning permission is required for the alteration or extension of a Locally Important Building, permission will only be granted where historic or architectural features are retained or enhanced.

#### **i) Historic Parks and Gardens**

Planning permission will not be granted for proposals that would cause unacceptable harm to historic parks or gardens (both registered and unregistered), their settings or public views into, out of, or within them. Applicants are required to submit a Historic Landscape Assessment prior to the determination of the application. This may include an archaeological assessment if located within an area of archaeological importance.

#### **j) Archaeology**

Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, it must be accompanied by an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation. There is a presumption against any harm to Scheduled Monuments and heritage assets with archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments. Where the loss of the whole or a material part of a heritage asset's significance

(archaeological interest) is justified, planning conditions will be included in any permission to ensure that an adequate record is made of the significance of the heritage asset before it is lost. This will be secured through an archaeological written scheme of investigation (WSI) which must include provision for appropriate publication of the evidence.

### *Policy Links*

<b>National Policy (others may also be relevant)</b>	National Planning Policy Framework
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development CP12: Design of Development
<b>Core Strategy Strategic Objective</b>	S1, S10

### *Further Guidance*

<b>Supplementary Planning Documents</b>	Design SPD Relevant Conservation Area Appraisals
<b>Additional Information</b>	Hertfordshire Building Futures: <a href="http://www.hertslink.org/buildingfutures">http://www.hertslink.org/buildingfutures</a> National Heritage List for England: <a href="http://list.english-heritage.org.uk/">http://list.english-heritage.org.uk/</a>

### **Reasoned Justification**

- 5.25 Protection of the District's heritage is an important function of the Council, particularly through the determination of planning applications. Policy DM3 seeks to reflect national policy and includes clarification on what characteristics will be considered when determining development within the historic environment of Three Rivers. This approach will contribute directly to Core Strategy Objective 10: protecting and enhancing the historic environment and unique character of the District.

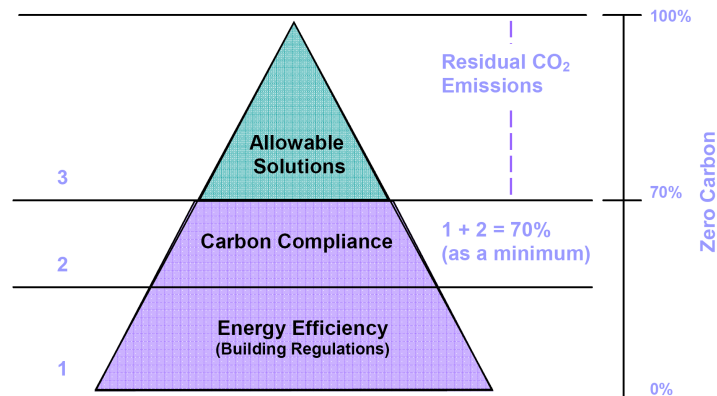
## 6.0 CARBON DIOXIDE EMISSIONS AND RENEWABLE ENERGY

### National Context

- 6.1 In response to climate change the Climate Change Act 2008 requires a reduction in greenhouse gas emissions by at least 34% by 2020 and 80% by 2050 – below the 1990 baseline and the Government intend to deliver this by setting and meeting five-yearly carbon budgets for the UK during that period.
- 6.2 Through the UK Renewable Energy Roadmap the Government has committed to the EU 2009 Renewable Energy Directive target to achieve 15% of energy consumption to be delivered from renewable sources by 2020.
- 6.3 The Planning and Energy Act 2008 allows local authorities to set reasonable requirements in their development plan documents for:
- a proportion of energy used in development to be energy from renewable sources in the locality of the development
  - a proportion of energy used in development to be low-carbon energy from sources in the locality of development
  - development to comply with energy efficiency standards that exceed the energy requirements of building regulations.
- 6.4 Building a Greener Future: Towards Zero Carbon Development, and its subsequent Policy Statement, state:
- Where the net carbon emissions from all energy use in the home would be zero over a year, development may be described as zero carbon
  - The Government's intention for all new homes to be zero carbon by 2016 (and zero-carbon non-domestic buildings from 2019) with a progressive tightening of the energy efficiency building regulations.
- 6.5 In 2009 the Minister for Housing and Planning confirmed the policy to require all new homes to be zero carbon from 2016 and set out the proposals which will be taken to implement it.
- 6.6 Developments will not be required to achieve zero carbon emissions entirely within the site boundary. Instead there will be a minimum requirement for emission savings through energy efficient design of the building fabric (set by Building Regulations). Further measures will be required to achieve 'carbon compliance' on site, bringing the emission savings onsite up to 70% by 2016. This may include measures such as improved energy efficiency of the buildings fabric (above what is required by Building Regulations), on site low carbon and renewable technologies and/or connection to on site or off site heat networks or a combination of these measures.
- 6.7 The residual CO<sub>2</sub> emissions beyond carbon compliance in 2016 are to be dealt with through 'Allowable Solutions' which are yet to be determined by the Government but are likely to include:
- Carbon compliance – beyond the minimum 70% level
  - Credits for energy efficiency appliances or building controls to reduce energy demand
  - Exporting low carbon or renewable heat from a development

- Credit for contribution by the developer in low or zero carbon energy infrastructures such as a local heat network
- Improving the energy efficiency of existing buildings in the vicinity

#### Achieving Zero Carbon Homes from 2016



- 6.8 The National Planning Policy Framework states that local authorities should support the move to a low carbon future by planning for new development in locations and ways which reduce greenhouse gas emissions, actively support energy efficiency improvements to existing buildings and set local requirements for a building's sustainability in a way consistent with the Government's zero carbon building policy.
- 6.9 Since May 2008 it has been mandatory for all new homes to have a rating against the Code for Sustainable Homes. The Code attempts to rate the sustainability of residential dwellings by assessing them against nine key criteria including energy and carbon dioxide emissions, water, materials, surface water run-off, waste, pollution, health and well being, management and ecology. Code level 6 is the highest rating.

#### Local Context

- 6.10 The Council is already committed to working towards lower carbon emissions and increasing the use of renewable energy. Policy CP1, of the Core Strategy sets out the Council's broad approach to sustainable development. This policy requires applicants for all new residential development of one unit and above and for all new commercial development to submit a C-Plan Energy and Sustainability Statement demonstrating the extent to which sustainability principles have been incorporated into the proposals and the expected carbon emissions. This is available at <http://threeriverschecklist.co.uk/default.aspx>. In addition, the Council's commitment to lowering carbon emissions is also illustrated through:
- Building Futures: A Hertfordshire Guide to promoting Sustainability in Development: this guide is produced by the ten Hertfordshire local planning authorities and Hertfordshire County Council. It provides practical guidance for local authorities and developers and suggests possible solutions for energy efficient construction processes, sustainable building materials and building operation, the use of sustainable approaches to design, increased renewable energy generation and water and waste management.
  - The Hertfordshire Renewable Energy Study (2005): this assesses how the County could meet the regional target for renewable energy. The study indicated that there is the potential within Hertfordshire to achieve levels of renewable energy production by a

number of various means. These include, but are not limited to, photovoltaic, solar water heating, ground source heat pumps, wood pellet boilers and micro Combined Heat & Power. In addition to the above, the Hertfordshire Renewable and Low Carbon Energy Study was completed in 2010 and looks at the mechanisms available to the County for delivery of renewable and low carbon energy opportunities.

- The Council is leading by example on reducing energy carbon emissions, increasing energy efficiency and using renewable energy sources within its own stock of properties.

## Policy Approach

- 6.11 The preferred approach is for reductions in carbon emissions to be met on site in the first instance. However, the Council will be introducing a Carbon Offset Fund as part of the government's 'allowable solutions' approach for cases where sufficient reductions in carbon emissions can not be delivered on site. Payments into the fund will support initiatives to reduce carbon emissions within the existing building stock and district heating schemes. If taken forward, the Council will produce further guidance in the form of an SPD.
- 6.12 In addition to lowering carbon emissions in new developments, the Council recognises that it is crucial to address the deficiencies within existing stock. The Hertfordshire Renewable and Low Carbon Energy Study (2010) highlights that the existing residential building stock is responsible for a significant volume of total carbon emissions; with the domestic sector accounting for 40% of total emissions within Hertfordshire. In Three Rivers, the average domestic emissions in 2008, was estimated at 2.6 kt CO<sub>2</sub> per capita exceeding the national average of 2.4 kt CO<sub>2</sub> per capita. It is therefore vital that improvements are made to the existing stock in order to meet the Governments long term targets for the reduction in carbon emissions. If a Carbon Offset fund is taken forward, it will be used to retrofit the existing building stock with energy saving measures.

## DM4 Carbon Dioxide Emissions and On-Site Renewable Energy

a) From 2013, applicants will be required to demonstrate that development will produce 5% less carbon dioxide emissions than Building Regulations Part L requirements (2013) having regard to feasibility and viability. This may be achieved through a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, connection to a local, decentralized, renewable or low carbon energy supply.

In the event of a delay to the revision of Part L of the Building Regulations anticipated in October 2013, applicants will be required to demonstrate that development will produce 10% less carbon emissions than required by Building Regulations Part L 2010 until such a time the revisions are made.

b) From 2016, applications for new residential development will be required to demonstrate that the development will meet a zero carbon standard (as defined by central government). The same standard will be applied for non domestic buildings from 2019.

c) In line with Government policy, the Council will support a range of allowable solutions for dealing with the remaining carbon emissions. This may include payment into a Carbon Offset Fund which will be used to retrofit existing building stock with energy saving measures for the future. The approach will be set out in a further SPD.



<i>Policy Links</i>	
<b>National Policy (others may also be relevant)</b>	National Planning Policy Framework
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development
<b>Core Strategy Strategic Objective</b>	S1, S10

<i>Further Guidance</i>	
<b>Supplementary Planning Documents</b>	Sustainable Communities SPD Design SPD
<b>Additional Information</b>	Hertfordshire Building Futures: <a href="http://www.hertslink.org/buildingfutures">http://www.hertslink.org/buildingfutures</a> Three Rivers District Council: Our Climate is Changing <a href="http://www.ourclimateischanging.com/">http://www.ourclimateischanging.com/</a>

### **Reasoned Justification**

- 6.13 Policy DM4 is critical to helping to address climate change and reflects national and regional policy and the local high priority to tackle this issue. Buildings such as houses and offices account for approximately 40% of all carbon dioxide emissions in the UK and the Council will encourage all new development to be as energy efficient as possible.
- 6.14 The benchmark used for targets to reduce carbon emissions is the current Part L of the Building Regulations, in line with national policy. The Council's use of the C-Plan system provides a reliable, consistent and transparent method of assessing the likely energy use and carbon dioxide emissions of a proposed development for developers and the Council and will be used to calculate the contributions to 'Allowable Solutions' from 2016.
- 6.15 The policy approach will contribute directly to Core Strategy Objective 3: in terms of reducing energy consumption, promoting use of renewable energy and addressing climate change.

## 7.0 RENEWABLE ENERGY DEVELOPMENTS

### National Context

- 7.1 The Government's Energy White Paper set a target that by 2010, 10% of the UK's electricity would be from zero carbon or carbon neutral sources with 20% by 2020. Renewable sources of energy include: wind, wave, tidal, hydro or solar power and biomass. Low carbon energy resources include combined heat and power systems.
- 7.2 The National Planning Policy Framework states that local planning authorities should design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts.

### Local Context

- 7.3 Hertfordshire County Council, in conjunction with the 10 Districts, commissioned the Hertfordshire Renewable Energy Study (2005) to assess how the County could meet the regional target for renewable energy. It found that if renewable energy targets are to be met, much of the energy will have to be produced by wind power. However, the Three Rivers area was not considered suitable for large-scale renewable energy involving wind; greater potential exists in North Hertfordshire and East Hertfordshire. However, the Study found that Hertfordshire as a whole has the technical potential to achieve a significant amount of renewable energy production by a number of other various means including Biomass, dedicated Combined Heat and Power facilities, Bio-diesel and Bio-ethanol.
- 7.4 In addition to the above, the Hertfordshire Renewable and Low Carbon Energy Study was completed in 2010 and looks at the mechanisms available to the County for delivery of renewable and low carbon energy opportunities.

### Further Guidance for Applicants

- 7.5 The Council encourages applicants to integrate the use of renewable energy technologies into their proposals and support the use of micro-renewables subject to and assessment of the potential impacts.
- 7.6 Applications for all major renewable energy proposals will need to be accompanied by a statement detailing:
- The environmental effects of the development; and
  - Its benefits in terms of the amount of energy it is expected to generate; and
  - Any unavoidable damage that would be caused during installation, operation or decommissioning, and how this will be minimised and mitigated, or compensated for.
- 7.7 In all cases, the Council will expect redundant plant, building, apparatus and infrastructure to be removed and the site restored to its former state in order to mitigate any significant impact on the visual amenities of the area. Planning conditions may be used where appropriate.

## DM5 Renewable Energy Developments

a) In considering proposals for large-scale renewable energy developments, assessment will take into account potential impacts on:

- i) Residential/workplace amenity
- ii) The visual amenity of the local area, including landscape character
- iii) Local natural resources, including air and water quality
- iv) The natural, built and historic environments
- v) Biodiversity
- vi) Public access to the countryside
- vii) The openness and visual amenity of the Green Belt
- viii) Other site constraints.

The Council will take into account the individual and cumulative impacts of applications for renewable energy developments on the above.

b) Micro-renewables

In considering proposals for micro-renewables (such as, but not limited to, micro-wind turbines and solar panels), assessment will take into account the following potential impacts on:

- i) Residential/workplace amenity
- ii) The character and visual amenity of the local area.
- iii) The natural, built and historic environment
- iv) The openness and visual amenity of the Green Belt
- v) Other site constraints.

### Policy Links

<b>National Policy (others may also be relevant)</b>	National Planning Policy Framework
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development CP12: Design of Development
<b>Core Strategy Strategic Objective</b>	S1, S3

### Further Guidance

<b>Supplementary Planning Documents</b>	Sustainable Communities SPD Design SPD
<b>Additional Information</b>	Hertfordshire Building Futures: <a href="http://www.hertslink.org/buildingfutures">http://www.hertslink.org/buildingfutures</a> Three Rivers District Council: Our Climate is Changing <a href="http://www.ourclimateischanging.com/">http://www.ourclimateischanging.com/</a>

### Reasoned Justification

- 7.8 The need to tackle climate change by reducing carbon emissions, through the use of renewable energy is well established at national, regional and local levels. In considering proposals for renewable energy developments, large and small, Policy DM5 seeks to balance the beneficial outcomes of renewable energy and any adverse impacts produced by the development itself.
- 7.9 This policy will contribute directly to Core Strategy Objective 2 in terms of reducing energy consumption, promoting use of renewable energy and addressing climate change.

## 8.0 BIODIVERSITY, TREES, WOODLANDS, WATERCOURSES AND LANDSCAPING

### National Context

- 8.1 Biodiversity encompasses the whole variety of plant and animal life on Earth including all species of plants and animals and the complex ecosystems of which they are part. The world is losing biodiversity at an ever-increasing rate as a result of human activity. In the UK over 100 species were lost during the last century.
- 8.2 Woodlands, trees and hedgerows are important contributors to biodiversity and may be protected by wildlife or conservation designations, Tree Preservation Orders or the Hedgerow Regulations. It is important that those not covered by designations are retained, protected and wherever possible, added to, since pressure for development will increasingly threaten trees, woodlands, hedgerows watercourses and their surrounding habitat. Authorities are obliged to conserve and enhance wildlife and landscape under the Natural Environment and Rural Communities Act 2006, the Water Framework Directive and the Natural Environment White Paper.
- 8.3 National policy states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. The National Planning Policy Framework requires local authorities to identify and map the locations of designated sites of biodiversity and geological importance, and identify any areas or sites for the restoration or creation of new priority habitats. Appropriate weight should be attached to designated sites of international, national and local importance, protected species and to biodiversity and geological interests in the wider environment.

### Local Context

- 8.4 Biodiversity is an integral part of the character of Three Rivers and contributes to the high quality of life in the area. The District supports a variety of wildlife in habitats as diverse as wetlands, woodlands, grasslands, orchards, heath and urban gardens. Conserving and enhancing the diversity of wildlife and habitats in Three Rivers is a strategic objective for the Core Strategy.
- 8.5 The Hertfordshire Local Nature Partnership has been established in response to the Natural Environment White Paper and will take a strategic lead on how the natural environment can be taken into account in decision-making within the local area. The Local Nature Partnership may identify or endorse priority areas for habitat conservation and restoration.
- 8.6 Three Rivers has a number of important wildlife sites, ranging from nationally designated Sites of Special Scientific Interest (SSSIs) to Local Nature Reserves (LNRs) and sites of local wildlife importance referred to as Local Wildlife Sites. These include:

Sites of Special Scientific Interest at:

- Frogmore Meadows
- Sarratt Bottom
- Croxley Common Moor
- Whippendell Woods
- Westwood Quarry.

Local Nature Reserves at:

- Oxhey Woods

- Stockers Lake
- The Withey Beds
- Croxley Common Moor
- Prestwick Road Meadows
- Chorleywood House Estate
- Rickmansworth Aquadrome
- Chorleywood Common
- Batchworth Heath

and 147 Local Wildlife Sites. These sites are identified on the Proposals Map.

The Hertfordshire Biodiversity Action Plan (BAP): A 50-Year Vision for the wildlife and natural habitats of Hertfordshire (2006) identifies three key biodiversity areas in Three Rivers:

- Mid-Colne Valley – wetlands (gravel pits) and grassland
- Whippendell Woods and surrounds – woodlands, grasslands and wetland
- River Chess Valley – wetlands, grasslands, woodland and heath.

8.7 These represent priority areas for conserving existing biodiversity resource and also provide the best opportunity for maintaining and creating large areas of quality habitat. The Council will give particular weight to impacts of development on biodiversity and ecological connectivity within Key Biodiversity Areas as defined in the BAP and future revisions thereof.

8.8 Biodiversity is a key element of Green Infrastructure (networks of green spaces and natural elements including open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats, street trees, natural heritage, heritage assets, earth science interests and open countryside). The Core Strategy identifies key assets for Green Infrastructure and the existing and potential linkages. It also sets out policy to seek a net gain in the quality and quantity of Green Infrastructure through the protection and enhancement of assets and the provision of new green spaces.

8.9 In addition, mature trees on development sites can make a major contribution to the quality of finished development, provided they are given the space and protection they need.

### **Further Guidance for Applicants**

8.10 Developers should have regard to the potential impact of development proposals on biodiversity, trees, watercourses and woodlands from the outset. Applications should be accompanied by sufficient information to assess the impact of the proposed development on any protected species, trees, watercourses, woodlands or priority habitats. Where it is considered that a habitat/species protected under European or Statutory legislation could be affected by development, the Council will require adequate survey information to be submitted at the time of the application together with an assessment of the potential impacts and appropriate mitigation/compensatory measures. The surveys should be undertaken and carried out by competent persons and at appropriate times of the year. Herts Biological Records Centre is able to provide information on species data for a development site and further information is also available from Herts and Middlesex Wildlife Trust.

8.11 For sites including trees covered by a Tree Preservation Order or located within a Conservation Area, or where the site has trees within or adjacent to it which are greater than 75mm in diameter, then the advice of an arboriculturalist should be sought to identify all relevant trees to be included in a Tree Survey. Guidance in relation to Tree Preservation Orders can be sought from the Council's Landscape Section.

- 8.12 Further information on the Council's requirements for survey information can be found in the Validation Checklist.
- 8.13 In accordance with national policy on biodiversity and geology the Council will conserve and, where possible, enhance:
- Sites of Special Scientific Interest
  - Local Nature Reserves
  - Local Wildlife Sites
  - Protected Species
  - Trees and Ancient Woodlands
  - Geological and physiographical features.
- 8.14 When considering development proposals, the Council will take account of UK Biodiversity Action Plan, the Hertfordshire Biodiversity Action Plan and other relevant information to:
- Assess the importance of a habitat
  - Consider the potential impact of development
  - Identify ways to conserve and enhance biodiversity in Three Rivers
  - Improve connectivity between habitats through establishment and expansion of Green Infrastructure corridors, as shown in the Core Strategy.
- 8.15 The Council will support measures identified in management plans (including the Thames River Basin Management Plan) and related status reports for Sites of Special Scientific Interest, Local Nature Reserves and other wildlife sites that seek to conserve, enhance and restore biodiversity. Where appropriate, developers may be required to contribute to improvements in biodiversity as part of their proposals.
- 8.16 Landscaping of new development should be considered as an integral part of the design process. Landscaping refers to both soft landscaping (planting and/or retention of trees, shrubs and other plants and earth contouring) and hard landscaping (paths, walls, seats, planters, kerbing etc.).
- 8.17 Landscaping proposals should address:
- the incorporation of visually obtrusive elements of development such as car parks, bank elevations and electricity sub-stations
  - the setting of buildings within the site, and the setting of the site within the locality
  - the creation of views into and out of buildings and the site as a whole and the creation and enhancement of visual focal points
  - the conservation of existing local landscape character and enhance natural features.

## DM6 Biodiversity, Trees, Woodlands, Watercourses and Landscaping

Development should result in no net loss of biodiversity value across the District as a whole. The weight given to the protection of sites will be commensurate with their position in the hierarchy:

- International
- National
- Regional
- Local



a) Development that would affect a Site of Special Scientific Interest, Local Nature Reserve, Local Wildlife Site or protected species under UK or European law, or identified as being in need of conservation by the UK Biodiversity Action Plan or the Hertfordshire Biodiversity Action Plan, will not be permitted where there is an adverse impact on the ecological, geological or biodiversity interests of the site, unless it can be demonstrated that:

- i) The need for the development would outweigh the need to safeguard the biodiversity of the site, and where alternative wildlife habitat provision can be made in order to maintain local biodiversity; and
- ii) Adverse effects can be satisfactorily minimised through mitigation and compensation measures to maintain the level of biodiversity in the area.

b) The following areas have been highlighted as key areas for biodiversity within the Hertfordshire Biodiversity Action Plan:

- Mid Colne Valley
- Whippendell Woods and surrounds
- River Chess Valley.

c) In the first instance development should seek to avoid impacts on designated sites and important habitats/species through sensitive design and consideration of alternatives. Proposals should seek to incorporate measures for biodiversity enhancement and Green Infrastructure delivery wherever possible.

d) Development must conserve, enhance and, where appropriate, restore biodiversity through:

- i) Protecting habitats and species identified for retention
- ii) Providing compensation for the loss of any habitats
- iii) Providing for the management of habitats and species
- iv) Maintaining the integrity of important networks of natural habitats, and
- v) Enhancing existing habitats and networks of habitats and providing roosting, nesting and feeding opportunities for rare and protected species.

e) Linked habitats are important in allowing species to adapt and respond to circumstances. Development must not result in fragmentation or isolation of wildlife habitats and should seek opportunities for habitat connectivity with the wider landscape.

f) Trees, Woodlands and Landscaping

- i) Proposals for new development should be submitted with landscaping proposals which seek to retain trees and other important landscape and nature conservation features. Landscaping proposals should also include new trees and other planting to enhance the landscape of the site and its surroundings as appropriate.
- ii) Development proposals on sites which contain existing trees and hedgerows will be expected to retain as many trees and hedgerows as possible, particularly those of local amenity or nature conservation value or hedgerows considered to meet the criteria of the Hedgerow Regulations 1997.
- iii) Development proposals should demonstrate that existing trees, hedgerows and woodlands will be safeguarded and managed during and after development in accordance with the relevant British Standards.
- iv) Development should be designed in such a way as to allow trees and hedgerows to grow to maturity without causing undue problems of visibility, shading or damage.

Development likely to result in future requests for significant topping, lopping or felling will be refused.

- v) Planning permission will be refused for any development resulting in the loss or deterioration to protected woodland (including ancient woodland), protected trees (including aged or veteran trees) and hedgerows, unless conditions can be imposed to secure their protection.
- vi) Where the felling of a tree or removal of a hedgerow is permitted, a replacement tree or hedge of an appropriate species, size and in a suitable location will be required, taking account of issues such as landscape and biodiversity.
- vii) Areas forming part of development proposals which are to be transferred to the local authority for maintenance should be designed for ease of access and low cost maintenance overheads and management regimes.

g) Watercourses

Any development adjacent to, over or in a watercourse needs to take into account consideration of the Water Framework Directive requirements and opportunities outlined in the Thames River Basin Management Plan. All developments should seek to improve the biodiversity of the site and contribute towards the riparian corridor's ability to be used by migrating species.

### *Policy Links*

<b>National Policy (others may also be relevant)</b>	National Planning Policy Framework
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development CP9: Green Infrastructure
<b>Core Strategy Strategic Objective</b>	S9

### *Further Guidance*

<b>Supplementary Planning Documents</b>	Green Infrastructure and Landscape SPD (Forthcoming)
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### **Reasoned Justification**

- 8.18 Policy DM6 demonstrates the Council's commitment to meet the relevant national requirements to conserve and enhance biodiversity, trees and woodland. It also recognises that where development is necessary it should not be at the expense of irreplaceable natural assets.
- 8.19 The policy will contribute directly to the achievement of Core Strategy Objective 9 which is to conserve and improve the countryside and the diversity of wildlife and habitats.

## 9.0 LANDSCAPE CHARACTER

### National Context

- 9.1 National Policy<sup>4</sup> states the importance of conserving the landscape and scenic beauty of our National Parks, the Broads and Areas of Outstanding Natural Beauty (AONBs).

### Local Context

- 9.2 The landscape of Three Rivers is a complex mix of rural and urban areas, woodlands, wildlife habitats, farmland, water features and other land forms. The landscape has been heavily altered by human activity so many distinctive features such as field boundaries are of historical interest as well as visual and ecological merit. Wildlife habitats such as meadows, woodlands, hedgerows, orchards and wetlands are valued components of the landscape and have their own special management requirements.
- 9.3 Three Rivers incorporates 546ha of the Chilterns Area of Outstanding Natural Beauty (AONB), an area of national landscape importance, generally made up of a mosaic of woodland, copses, enclosed pastures, arable fields, wooded and open heath and scattered farms and villages, overlying rolling hills and valleys. The parts of AONB located within the District consist largely of chalk stream, river, valley, and adjacent hillsides and woods.
- 9.4 New development should either conserve and/or enhance the special character and natural beauty of the AONB. Proposals should also protect the setting of the AONB and safeguard views into and out of the area. The areas of the District within the Area of Outstanding Natural Beauty are shown on the Proposals Map.
- 9.5 Hertfordshire County Council's Landscape Character Assessment identifies three landscape regions in Three Rivers (shown on the Proposals Map):
- The Chilterns landscape region (including parts of the Chilterns AONB)
  - The Central River Valleys landscape region
  - The South Hertfordshire Plateau.
- 9.6 These landscape regions contain a variety of landscape character areas, for which assessments have been produced identifying key characteristics and influences. A Landscape Strategy (2001) has been produced which includes suggestions for managing future change (further details can be seen at <http://enquire.hertscc.gov.uk/landscsh/>).
- 9.7 Information on historic landscape features can be found through the Hertfordshire Historic Environment Record available online at <http://www.heritagegateway.org.uk/gateway/>.

### Further Guidance for Applicants

- 9.8 The Council will seek to ensure that development complements the surrounding local landscape of Three Rivers as identified in the current Landscape Character Assessment, through the siting, layout, design, appearance and landscaping of development. When preparing applications, consideration should be given to:
- The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change
  - The pattern of woodlands, fields, hedgerows, trees, waterbodies, walls and other features
  - The topography of the area.

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<sup>4</sup> National Planning Policy Framework

- 9.9 Applicants are encouraged to refer to the Landscape Character Assessment and the Landscape Strategy for information in relation to these matters.
- 9.10 For developments in or near to the Chiltern's AONB, the Council will have regard to The Chilterns Buildings Design Guide and Supplementary Technical Notes on Chilterns building materials (flint, brick and roofing materials) available from [office@chilternsaonb.org](mailto:office@chilternsaonb.org) which provides further information on acceptable design in the Chilterns Area of Outstanding Natural Beauty and the issues facing the area and the management actions required. Further guidance on the design of development shall also be provided in the Council's Design SPD.

## DM7 Landscape Character

### a) Chiltern's Area of Outstanding Natural Beauty

In considering proposals for development within or near the Chilterns Area of Outstanding Natural Beauty, the Council will support development unless the proposal would:

- i) Fail to conserve and/or enhance the special landscape character and distinctiveness of the AONB by reason of the siting, design or external appearance of, or the type or form of, development
- ii) Detracts from the setting of the AONB and has an adverse impact on views into and out of the area
- iii) Detracts from the public enjoyment of the AONB landscape.

### b) Landscape Regions

In all landscape regions, the Council will require proposals to make a positive contribution to the surrounding landscape. Proposals that would unacceptably harm the character of the landscape in terms of siting, scale, design or external appearance will be refused planning permission. The Council will support proposals that:

- i) Lead to the removal or a reduction in the impact of existing structures and land uses that are detrimental to the visual quality of the landscape
- ii) Enhance public access and recreation opportunities without detriment to the landscape or wildlife
- iii) Contribute to delivery of Green Infrastructure
- iv) Contribute to the measures identified in the Hertfordshire Landscape Strategy 2001 to strength, reinforce, safeguard, manage, improve, restore and reconstruct landscapes.

c) When considering proposals for development which may affect the management of an area of particular feature of the landscape, details of management proposals to protect or enhance the contribution of the site to the wider landscape will be required.

## Policy Links

<b>National Policy (others may also be relevant)</b>	National Planning Policy Framework
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development CP9: Green Infrastructure CP12: Design of Development
<b>Core Strategy Strategic Objective</b>	S1, S9, S12

<i>Further Guidance</i>	
<b>Supplementary Planning Documents</b>	Green Infrastructure and Landscape SPD (Forthcoming)
<b>Additional Information</b>	Chilterns Buildings Design Guide and Supplementary Technical Notes on Chilterns building materials (flint, brick and roofing materials) Hertfordshire County Council's Landscape Character Assessment

### **Reasoned Justification**

- 9.11 As there will be increasing pressure for development across the District, it is important that all landscape, including the Chilterns Area of Outstanding Natural Beauty, is conserved or enhanced. The preferred policy approach ensures that the design of development proposals is sensitive enough to ensure that schemes make a positive contribution to the landscape.
- 9.12 This policy will contribute directly to achievement of the Core Strategy Objective 9: to protect and improve the countryside and the diversity of wildlife and habitats and part of the Core Strategy Objective 10, ensuring that new development respects the unique character and identity of the towns and villages in the District.

## 10.0 FLOOD RISK AND WATER RESOURCES

### National Context

- 10.1 National Policy<sup>5</sup> aims to ensure that flood risk is taken into account at all stages of the planning process and to avoid inappropriate development in areas at risk from flooding by directing development away from areas at highest risk or where development is necessary, making it safe without increasing flood risk elsewhere. Areas can be mapped according to the level of flood risk:
- Zone 1 (Low probability – less than a 1 in 1000 annual probability of flood)
  - Zone 2 (Medium probability – between a 1 in 100 and a 1 in 1000 probability)
  - Zone 3a (High probability – a 1 in 100 or greater probability)
  - Zone 3b (Functional floodplain – area providing flood storage)
- 10.2 Through a 'sequential approach', the overall aim should be to steer new development to Flood Zone 1 (Low risk) in the first instance: development in Zone 2 and Zone 3a may be considered if no other reasonably sequentially preferable available sites exist and an 'Exception Test' is satisfied.
- 10.3 The use of Sustainable Drainage Systems (SuDS) to manage water flows can be an important tool in minimising flood risk by increasing permeable surfaces in an area which allows water to seep into the ground rather than running off into the drains system, and in reducing the impact of pollution from run-off and flooding. The use of Sustainable Drainage Systems should be incorporated in all new development where technically possible (but may not be appropriate in all areas). Site-specific Flood Risk Assessments need to be submitted with certain planning applications.
- 10.4 It is essential to protect water quality and, where possible, make efficient use of it. This means protecting and enhancing the quality and quantity of groundwater; protecting and enhancing surface water features and controlling aquatic pollution; ensuring new development has an adequate means of water supply and sufficient foul and surface water drainage. In addition, efficient use of water resources, including recycling, should be sought through sustainable construction methods that conserve and make prudent use of water and other natural resources.
- 10.5 The East of England is the UK's driest region, and Hertfordshire is one of the driest counties with the average rainfall returning only two-thirds of the national average. People in Hertfordshire also use more water than any other county – 20% above the national average. Hertfordshire's natural water environment is constantly at risk to periods of drought and floods. Groundwater resources are now at or approaching full utilisation, and many rivers and streams suffer from low flows which detrimentally impacts upon water quality.

### Local Context

- 10.6 Some areas within Three Rivers are at risk of river or surface water flooding and it is likely that the effects of climate change will lead to increased risks. As a means of assessing levels of risk, the Council in conjunction with adjoining authorities in south and west Hertfordshire commissioned a Strategic Flood Risk Assessment (SFRA). This further refines the flood risk areas and takes into account other sources of flooding and future climate change impacts. This document details the following five flood risk objectives:

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<sup>5</sup> National Planning Policy Framework



- Achieve flood risk reduction through spatial planning and site design
- Enhance and restore the river corridor
- Reduce surface water run-off from new developments
- Safeguard functional floodplain and areas for future flood alleviation schemes
- Improve flood awareness and emergency planning.

- 10.7 The Council has taken into account flood risk in identifying development sites through the Site Allocations.
- 10.8 The Three Rivers area has a high level of surface water resources including the Rivers Colne, Gade and Chess, the Grand Union Canal, several lakes and numerous ponds. In addition the District is entirely underlain by a pervious aquifer (high quality water-table) which is the main drinking water resource for the area. It is important to protect these resources from pollution and to safeguard them, taking into account future climate change.
- 10.9 Three Rivers is an area of serious water stress, so reducing water consumption levels is important. We will continue to promote measures that will reduce water consumption. It is also noted that many existing water mains and sewerage systems are increasingly becoming overloaded. It is therefore crucial to ensure that this infrastructure is in place prior to development in order to avoid impacts such as sewage flooding of existing residential dwellings and commercial premises. Core Strategy Policy CP8 seeks to ensure that development makes adequate provision for infrastructure.

#### Further Guidance for Applicants

- 10.10 Applicants are advised to contact the Environment Agency for information on specific areas which are at risk from flooding.
- 10.11 In some cases, developers will be required to contribute to the delivery of flood risk management schemes and facilities as identified in the Three Rivers Strategic Flood Risk Assessment and other relevant plans such as the Local Flood Risk Management Strategy for Hertfordshire to improve flood awareness and emergency planning, in partnership with the County Council as lead Local Flood Authority, the Environment Agency and other appropriate bodies.
- 10.12 Applicants are advised to refer to national policy for further information on flood risk and development and to enter into early pre-application discussions with the Council, the Environment Agency, and SUDS Approval Body (SAB) where required. Further guidance on ways to conserve water and deliver SUDS are contained in Building Futures: A Hertfordshire guide to promoting sustainability in development (<http://www.hertslink.org/buildingfutures>) and Roads in Hertfordshire – Highways Design Guide <http://hertsdirect.org/services/transtreets/tranplan/infdev/roadsinherts/>

### DM8 Flood Risk And Water Resources

- Development will only be permitted where it would not be subject to unacceptable risk of flooding; and would not unacceptably exacerbate risk of flooding elsewhere. Where practicable existing flood risks should be reduced.
- New development will not be permitted in Flood Zone 3b, as defined by the SFRA. Redevelopment of existing built development in that Zone will only be permitted if the proposals are of a compatible use class and would not increase flood risk elsewhere.
- A Flood Risk Assessment (FRA) will be required for development proposals of 1ha or more in

Flood Risk 1 and for proposals for all new development in Flood Zones 2 and 3; or in an area in Flood Zone 1 where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding as identified in the SFRA. Land in Flood Zone 1 surrounded by areas of Zones 2 or 3 will be treated as if in the higher risk Zone and a FRA will be required to demonstrate that access and egress would be satisfactory and that the development would not be unacceptably vulnerable during a flood period.

- d) Within sites at risk of flooding the most vulnerable parts of proposed development should be located in areas of lowest risk unless there are overriding reasons to prefer different locations.
- e) Development at risk of flooding should be flood resilient and resistant, including safe access and escape routes where required; and it should be demonstrated that residual risks can be safely managed.
- f) Floor levels of development in Flood Zones 2 and 3 should be situated above the 1% (1 in 100 years) plus climate change predicted maximum water levels, plus a minimum freeboard of 300mm.
- g) Development in all areas should include Sustainable Drainage Systems to reduce surface water run off.
- h) Where appropriate, developers will be required to show that any necessary flood protection and mitigation measures will not have unacceptable impacts on nature conservation, landscape character, recreation or other important matters.
- i) Development should normally be set back from a main river (as defined by the Environment Agency) with a minimum 8m wide buffer zone and from any other watercourse with a minimum 5m wide bufferzone to prevent any significant impact from flooding.

j) Water resources

The Council will support development where:

- i) The quantity and quality of surface and groundwater resources are protected from aquatic pollution and where possible enhanced.
- ii) There is an adequate and sustainable means of water supply and sufficient foul and surface water drainage
- iii) Efficient use is made of water resources and account taken of climate change. This means incorporating all or some of the following measures as part of development:
  - Rainwater harvesting techniques (for example providing waterbutts fitted to drainpipes and underground water storage as part of new development)
  - Harvesting and recycling greywater (wastewater from baths, showers, washbasins, kitchen sinks)
  - Using water efficient appliances (for showers, taps, washing machines, toilets etc.)
  - Using water efficient landscaping and irrigation measures (for example by using drought tolerant plants)
  - New development adjacent to water courses should seek to include river restoration and de-culverting.

### *Policy Links*

<b>National Policy (others may also be relevant)</b>	National Planning Policy Framework
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development CP12: Design of Development
<b>Core Strategy Strategic Objective</b>	S3

### *Further Guidance*

Hertfordshire County Council: 'Building Futures: A Hertfordshire guide to promoting sustainability in development' <http://www.hertslink.org/buildingfutures>  
Roads in Hertfordshire – Highways Design Guide  
<http://hertsdirect.org/services/transtreets/tranplan/infdev/roadsinherts/>

### **Reasoned Justification**

- 10.13 Policy DM8 recognises that due to the potential impacts of climate change and the increasing pressure for development across the District, it is vital that developments are protected as reasonably as possible against the flood risk, the risk of pollution to water is reduced and that the development itself is as water efficient as possible. The approach will contribute directly to the Core Strategy Objective 3: in reducing pollution, conserving water resources and taking into account climate change through design of development.

## 11.0 CONTAMINATION AND POLLUTION

### National Context

- 11.1 The planning system has an important role to play in protecting the environment, biodiversity, local residents, businesses and the public in general from all forms of development that could give rise to pollution. Pollution can be in many forms and includes all solid, liquid and gaseous emissions to air, land and water (including groundwater) from all types of development. Pollution includes noise, light, vibration, smell, smoke and fumes, soot, ash, dust or grit which has a damaging effect on the environment and the public's enjoyment, health or amenity.
- 11.2 Pollution control regimes (including noise), are governed by legislation outside the planning process<sup>6</sup>.
- 11.3 The National Planning Policy Framework emphasises the planning system's role in working towards a healthy and natural environment. This includes preventing both new and existing development from contributing to or being adversely affected by unacceptable levels of land, air, water or noise pollution or land instability<sup>7</sup>.

### Local Context

- 11.4 Three Rivers District enjoys a generally high environmental standard (Strategic Environmental Assessment/Sustainability Appraisal Scoping report, 2006). However, whilst air pollution levels are below national targets, biological water quality has fallen in recent years. Also light pollution and loss of tranquillity have increased across Hertfordshire. The minimisation of pollution and contamination remains a key local priority. The Council will consider the possible polluting effects of a development proposal on aspects such as amenity and surrounding land-uses.

### Contaminated Land

- 11.5 The Council wishes to ensure that sustainable development is achieved through securing the regeneration and the redevelopment of previously developed sites. However, the risk of pollution arising from contamination and the impact on human health, property and the wider environment also needs to be considered. The Council maintains a register of contaminated land. The information stored on the formal register is that relating to regulatory action and remediation that has been undertaken at sites within the District. At the time of writing, no sites within Three Rivers had been determined as "contaminated land" or as "special sites" and so there are no entries in the register.
- 11.6 In order to establish the risks that a site poses, it is necessary for applicants to use a competent and suitably experienced consultant to investigate and, where necessary, remediate contamination to reduce the risk to an acceptable level. Guidance on the information required is available from the Environment Agency. For sites on previously developed land or that pose a risk of contamination to controlled waters, applicants are encouraged to refer to the risk framework outlined in Model Procedures for the Management of Contaminated Land-Contaminated Land Report 11:  
<http://publications.environment-agency.gov.uk/pdf/SCHO0804BIBR-e-e.pdf>.

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<sup>6</sup> Pollution Prevention and Control Act 1999, Pollution Prevention Control Regulations 2000, Environment Act 1995.

<sup>7</sup> National Planning Policy Framework

## **Air Quality**

- 11.7 Air pollutants (including dust and odours) have been shown to have an adverse effect on health and the environment. Emissions arising from any development including indirect emissions, such as those attributable to associated traffic generation, must therefore be considered in determining planning applications. It is important to ensure developments sensitive to air pollutants are located where future occupiers would not be subject to unacceptable levels of air pollutants from existing sources.
- 11.8 The District Council is required to carry out a review and assessment of air quality across the District. This involves measuring air pollution and trying to predict how it will change in the next few years. The aim of the review is to make sure that the national air quality objectives are achieved by the relevant deadlines. These objectives have been put into place to protect public health and the environment. In locations where the objectives are not likely to be achieved, the Council will designate an Air Quality Management Area and will put together a plan to improve the air quality through a Local Air Quality Action Plan. Further information regarding Air Quality Management Areas can be obtained from the Council's Environmental Health Department.

## **Noise**

- 11.9 It is important to ensure noise-sensitive developments are located away from existing sources of significant noise and that potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised. When assessing a proposal for residential development near a source of noise, the Council will have regard to Appendix 4.

## **Lighting Proposals**

- 11.10 In common with all other built-up areas, artificial lighting is essential for safety and security within the District. There may also be some opportunities to add to the amenity of the built environment by highlighting buildings and open spaces of character. However, it is important to avoid insensitive lighting (light pollution) which can have a negative effect on the amenity of surrounding areas and have a negative impact on biodiversity by influencing plant and animal activity patterns. In particular, light pollution can be harmful to birds, bats, and other nocturnal species that avoid overly lit areas.

## **Further Guidance for Applicants**

- 11.11 **Contaminated Land:** When submitting applications for development on, or near to, former landfill sites or on land which is suspected to be contaminated applicants will be required to submit details of an investigation of the site detailing any remedial measures that need to be carried out. The approved remedial measures will be secured through the use of planning conditions.
- 11.12 **Air Quality:** Applicants should have regard to any emissions arising from the proposed use/development and seek to minimise those emissions to control any risks arising and prevent any adverse impact on local amenity. Proposals that raise issues of odour emissions e.g. extraction systems for restaurants/takeaways, must be accompanied by details of the equipment to be installed including odour abatement measures.
- 11.13 Where significant increases in emissions covered by the nationally prescribed air quality objectives are proposed, the applicant will need to assess the impact on local air quality by undertaking an appropriate modelling exercise to show that the national objectives will still be achieved. Environmental Health will be consulted on applications which may affect air quality.

- 11.14 Noise and Light Pollution: Where proposals may create additional noise or are in noise sensitive areas, applicants may be required to submit a noise impact assessment at the time of an application. Conditions will be used to mitigate potential impacts where necessary.
- 11.15 Proposals involving the provision of publicly accessible developments in the vicinity of residential property, a Listed Building or a Conservation Area or open countryside where external lighting would be provided or made necessary by the development, are required to be accompanied by a Lighting Impact Assessment prepared by a lighting specialist. Again, conditions may be used to mitigate any significant impact; for example by limiting the times of use and restricting illumination levels.

## DM9 Contamination and Pollution Control

### a) Amenity and Pollution

The Council will refuse planning permission for development, including changes of use, which would or could give rise to polluting emissions to land, air and/or water by reason of disturbance, noise, light, smell, fumes, vibration, liquids, solids or other (including smoke, soot, ash, dust and grit) unless appropriate mitigation measures can be put in place and be permanently maintained.

### b) Contaminated Land

The Council will only grant planning permission for development on, or near to, former landfill sites or on land which is suspected to be contaminated, where the Council is satisfied that:

- i) There will be no threat to the health of future users or occupiers of the site or neighbouring land; and
- ii) There will be no adverse impact on the quality of local groundwater or surface water quality.

### c) Air Quality

Development will not be permitted where it would:

- i) Have an adverse impact on air pollution levels, particularly where it would adversely affect air quality in an Air Quality Management Area and/or
- ii) Be subject to unacceptable levels of air pollutants or disturbance from existing pollutant sources.

### d) Noise Pollution

Planning permission will not be granted for development which:

- i) Has an unacceptable adverse impact on the indoor and outdoor acoustic environment of existing or planned development
- ii) Has an unacceptable adverse impact on countryside areas of tranquillity which are important for wildlife and countryside recreation; or
- iii) Would be subject to unacceptable noise levels or disturbance from existing noise sources whether irregular or not.

The Council will ensure that noise from proposed commercial, industrial, recreational or transport use does not cause any significant increase in the background noise level of nearby existing noise-sensitive property such as dwellings, hospitals, residential institutions, nursing homes, hotels, guesthouses, schools and other educational establishments. When assessing proposals for residential development near a source of noise we will have regards to Appendix 4 which indicates the appropriate response to the level of noise by source.



### e) Lighting Proposals

Development proposals which include external lighting should ensure that:

- i) Proposed lighting schemes are the minimum required for public safety and security
- ii) There is no unacceptable adverse impact on neighbouring or nearby properties
- iii) There is no unacceptable adverse impact on the surrounding countryside
- iv) There is no dazzling or distraction to road users including cyclists, equestrians and pedestrians
- v) Road and footway lighting meets the County Council's adopted standard
- vi) There is no unacceptably adverse impact on wildlife
- vii) Proposals in the vicinity of habitats and habitat features important for wildlife ensure that the lighting scheme is sensitively designed to prevent negative impacts on use of these habitats and habitat features.

### *Policy Links*

<b>National Policy (others may also be relevant)</b>	National Planning Policy Framework
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development CP9: Green Infrastructure CP12: Design of Development
<b>Core Strategy Strategic Objective</b>	S1, S2, S3, S9

### *Further Guidance*

Communities and Local Government: 'Lighting in the Countryside: Towards Good Practice' <http://www.communities.gov.uk/documents/planningandbuilding/pdf/158352.pdf>.  
(The advice is applicable in towns as well as the countryside)

The Institution of Lighting Engineers: Guidance Notes for the Reduction of Obtrusive Light (2005) [www.theilp.org.uk/](http://www.theilp.org.uk/).

Lighting against crime - A Guide for Crime Reduction Professionals  
[http://www.securedbydesign.com/pdfs/110107\\_LightingAgainstCrime.pdf](http://www.securedbydesign.com/pdfs/110107_LightingAgainstCrime.pdf)

### **Reasoned Justification**

- 11.16 Policy DM9 is in accordance with national and regional policy frameworks and reflects local priorities to maintain protect and enhance the quality of the environment in relation to pollution and contamination. This approach will contribute directly to Core Strategy Objective 3: to reduce impact on the environment by reducing pollution and conserving water resources.
- 11.17 The Council will consult with the Environment Agency, British Waterways and other authorities as appropriate and have regard to their views when determining applications.

## 12.0 WASTE MANAGEMENT

### National Context

12.1 National Policy<sup>8</sup> sets out a number of objectives including:

- Encouraging and engaging with the community to take more responsibility for dealing with waste
- Disposing of waste without harming human health and the environment
- Locating waste recycling, handling and reduction facilities as close as practicable to the origin of waste
- Driving waste management up the waste hierarchy, with disposal as a last resort (see below).

12.2 The 'waste hierarchy' consists of the following:

Prevent/Reduce/Minimise waste production	Most preferred option ↓
Re-use waste	↓
Re-cycle waste	↓
Recover energy from waste	↓
Disposal	↓ Least preferred option

12.3 Whilst the responsibility for dealing with waste (and minerals) lies principally with County Councils, District Councils can help promote kerbside collection and community recycling through planning policy. This can be done by ensuring that new development makes sufficient provision for waste management and promoting designs and layouts that secure the integration of waste management facilities; this should be done without adverse impact on the street scene or, in less developed areas, the local landscape.

### Hertfordshire Waste Development Framework

12.4 Hertfordshire County Council are producing two waste development documents that will eventually replace the Hertfordshire Waste Local Plan 1995-2005:

- **The Core Strategy and Development Management Policies Document** sets out the spatial vision and strategic objectives for waste planning in Hertfordshire. It also contains the policies need to implement these objectives as detailed generic development management policies that will be used to make decisions on waste planning applications.
- **The Site Allocations Document** identifies a range of sites for waste management facilities including municipal, commercial, industrial and commercial wastes. A number of existing sites are included in Three Rivers.

12.5 Further information on these documents can be viewed at <http://www.hertsdirect.org>.

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<sup>8</sup> Planning Policy Statement 10: Planning for Sustainable Waste Management

## Local Context

- 12.6 The amount of waste produced in Hertfordshire is approximately 3 million tonnes per year, of which over 500,000 tonnes is local authority collected (household waste). Hertfordshire has limited landfill capacity and has only one remaining landfill that is expected to be available until 2017. At present a large proportion of waste is exported out of the County. In order to reduce dependency on landfill, levels of recycling are increasing, particularly in Three Rivers which has the highest rate of recycling of household waste in Hertfordshire at 51.1% for 2010/11. Nevertheless, 60% of all of Hertfordshire's household waste still goes to landfill. In seeking to reduce the amount of overall waste produced locally it will be important to:
- **Re-use materials wherever possible:** high value materials such as bricks, slates, tiles, beams and architectural details can often be re-used for the same function
  - **Sorting of waste and recycling on-site:** allowing space on-site for segregating of construction waste and recycling where conditions allow
  - **Use of pre-cast/pre-fabricated materials and modular construction:** components such as pre-cast concrete beams, insulated wall panels, bathroom pods reduce the amount of waste generated
  - **Use materials with recycled content:** products are available that incorporate waste into the manufacturing process that have the same performance and costs as non-recycled materials. The Sustainable Buildings Task Group (2004) recommended that the target for recycled and re-used content in new buildings is at least 10%
  - **Allocate appropriate recycling storage facilities:** providing sufficient space within development for domestic kerbside collection and composting facilities, or larger commercial waste recycling facilities, will facilitate recycling generally.

## Further Guidance for Applicants

- 12.7 For new development, waste and recycling storage areas should be integrated into the scheme layout at the initial stages and must demonstrate adequate space to facilitate waste recycling through separation, storage, handling, bulking and collection of waste generated within the property. These facilities should be well-designed so that they do not detract from the amenity of the area in which they are located. Applicants should also ensure that there is adequate space on site to ensure that waste containers can be easily accessed and collected by local authority/private waste contractors. Proposals incorporating waste storage areas which are difficult to access for occupiers and waste contractors are unlikely to be supported.
- 12.8 The Council also encourages measures which contribute to reducing waste wherever possible. Developers will be expected to provide information on how development will reduce waste as part of the C Plan Energy and Sustainability Statement required under Policy CP1 of the Core Strategy.
- 12.9 A Site Waste Management Plan (SWMP) should be completed for all construction projects that are worth more than £300,000. This aims to reduce the amount of waste produced on site and is designed to support relevant developments to include details of the management of waste at construction and demolition sites. Completed SWMPs will be passed onto the Waste Planning Authority.

## DM10 Waste Management

a) The Council will ensure that there is adequate provision for the storage and recycling of waste and that these facilities are fully integrated into design proposals. New development will only be supported where:

- i) The siting or design of waste/recycling areas would not result in any adverse impact to residential or work place amenities
- ii) Waste/recycling areas can be easily accessed (and moved) by occupiers and local authority/private waste providers
- iii) There would be no obstruction of pedestrian, cyclists or driver sight lines

b) New development will be expected to contribute to reducing the amount of waste generated through the following measures where possible:

- i) Re-using materials wherever possible as part of construction
- ii) Enable the sorting of waste and recycling on-site taking into account impact on residential amenities and the environment
- iii) Using pre-cast/pre-fabricated materials and modular construction
- iv) Allocating appropriate refuse and recycling storage facilities for domestic kerbside collection, composting facilities and commercial waste recycling facilities.

### *Policy Links*

<b>National Policy (others may also be relevant)</b>	PPS10: Planning for Sustainable Waste Management Planning for Sustainable Waste Management: A Companion Guide to PPS10.
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development CP8: Infrastructure and Planning Obligations CP12: Design of Development
<b>Core Strategy Strategic Objective</b>	S1, S3

### *Further Guidance*

Building Futures: A Hertfordshire guide to promoting sustainability in development (<http://www.hertslink.org/buildingfutures>).  
Hertfordshire Waste Partnership: <http://www.wasteaware.org.uk/>  
Three Rivers District Council: Our Climate is Changing <http://www.ourclimateischanging.com/>  
Site Waste Management Plans: Waste & Resources Action Programme Guidance [http://www.wrap.org.uk/construction/tools\\_and\\_guidance/site\\_waste\\_management\\_planning/](http://www.wrap.org.uk/construction/tools_and_guidance/site_waste_management_planning/)

### Reasoned Justification

- 12.10 The need to reduce waste as part of development is acknowledged at all levels. Policy DM10 seeks to reduce, re-use and recycle waste as part of the construction process and for the design of development to facilitate waste recycling.
- 12.11 The policy approach will contribute directly to Core Strategy Objective 3: reducing the impact on the environment by reducing waste.

## 13.0 OPEN SPACE, SPORT AND RECREATION FACILITIES AND CHILDREN'S PLAY SPACE

### National Context

- 13.1 Open spaces, sports and recreation facilities and children's play spaces perform important functions within communities and contribute significantly to quality of life. Open spaces can be public or private and include (but are not limited to) parks and gardens, woodlands, outdoor sports pitches, children's play space, amenity greenspace, allotments and cemeteries.
- 13.2 Existing open space, sports and recreation buildings and land should not be redeveloped without reprovision unless an assessment has been undertaken which has clearly shown that they are/will be surplus to requirements. Planning obligations should be used to remedy local deficiencies in the quality or quantity of open space, sports or recreational provision. National Policy<sup>9</sup> also states that proposed residential development should provide or enable good access to community and green and open amenity recreational space (including play space) as well as private outdoor space.
- 13.3 The National Planning Policy Framework refers to the need to ensure access to open spaces and recreational facilities that promote the health and well being of the community.

### Local Context

- 13.4 The Council recognises the importance of open space, recreation and sports facilities, children's play space and their wider benefits including:
- Contribution to quality of life and health benefits for the community
  - Greater opportunities for leisure and recreation
  - Provision of wildlife habitats and opportunities for enhanced biodiversity.
- 13.5 A detailed assessment of existing provision of open spaces is contained in the Open Space, Sport & Recreation Study 2005 and in the Open Space Update 2010 which were undertaken in accordance with national policy. These also provide information on catchment areas.
- 13.6 The assessment identified areas of both surplus provision and under provision across the District which are identified in the Infrastructure Delivery Plan.
- 13.7 The District contains several commons, each with its own distinctive character and providing open space for local communities. Pressure for apparently minor works such as playgrounds, parking, tracks and street furniture can erode the character and sense of public ownership of such areas, and will generally be resisted.

### Provision of Open Space and Children's Play Space

- 13.8 To ensure that new development is adequately served by open space and children's play space, the Council will continue to require their provision as part of new developments unless these are included in a future Community Infrastructure Levy (CIL).

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<sup>9</sup> National Planning Policy Framework

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

a) Development proposals which result in the whole or partial loss of existing open space, sport and recreation facilities will only be permitted where:

- i) The proposed development includes provision for open space, sports and recreation facilities of sufficient benefit to recreation provision to outweigh the loss or
- ii) Alternative provision of equivalent or better quality is made for the catchment area served by the open space, sport and recreation facilities in an accessible location served by sustainable modes of transport or
- iii) The proposal is ancillary to an existing leisure use serving the catchment area or
- iv) A deficiency of open space, sport and recreation facilities is not created through or exacerbated by its loss, now or over the plan period or

b) Unco-ordinated and ad-hoc proposals for vehicle crossovers which involve fragmentation and loss of grass verges and other spaces will be discouraged.

c) Development on commons within the District will generally be resisted. New vehicle tracks or additional car parking will not be permitted unless there would be a net reduction in the area or number of these features. Any works taking place on commons should adopt a low-impact design approach.

d) Development proposals which result in the loss of, or prejudice the use of, any existing children's play space will only be permitted where:

- i) A carefully quantified and documented assessment of current and future needs demonstrates that there is an excess of the particular type of amenity space in the local catchment or
- ii) The proposed development is ancillary to the principal use of the site and does not affect the quality, quantity, use or availability of the amenity space and
- iii) The amenity space that would be lost would be replaced by a facility of equivalent or better usefulness and quantity and subject to equivalent or better management arrangements being in place prior to the commencement of the development.

e) Dual and multiple use of sports facilities will be encouraged, particularly involving public use. In appropriate circumstances the Council may grant planning permission subject to conditions or seek to enter into a planning obligation with the developer to ensure dual or multiple use of facilities.

### f) New Provision for Open Space, Sport and Recreation Facilities and Children's Play Space

Proposals for new open space, sport and recreation facilities and Children's Play Space will be encouraged if located in the main urban areas subject to the protection of the character of the area and amenity.

When granting planning permission for new residential development of 25 or more dwellings, the Council will expect developer contributions to the provision or enhancement of local sports facilities where a need is demonstrated to have arisen from the development concerned and there are inadequate local facilities.



g) In order to ensure that new residential developments do not exacerbate deficiencies in open space and children's play space, new residential development will be expected to provide for amenity and children's play space:

- i) Developments of 25 or more dwellings or 0.6ha (whichever is greater) should make provision on site for open space and play space. 10% of the site area should be set aside as open space, and where the development is likely to be occupied by families with children 2% of the site area should provide formal equipped play facilities.
- ii) Developments of less than 25 dwellings or under 0.6ha which cannot provide sufficient open space within the site should contribute to improving access to or the standards of amenity space and children's play space serving the locality. Contributions will be based on the expected population of the development and a minimum ratio of 0.4ha open space and 0.2ha equipped play space per 1,000 population. Play space contributions may not be required for development of specialised accommodation for the elderly.

h) Where open space is provided onsite, the Council will seek to ensure the proper maintenance of the space.

Variation of these standards may be appropriate where the Council considers:

- i) that the development is already fully served by existing open space or children's play space within 400m of the proposed development without needing to cross a main road,
- ii) that retaining 10% of the site area for open space would not be an appropriate use of the land taking into account local need and the character of the locality, or where the development is specialised accommodation for the elderly.

Guidance on the provision of open space and children's play space is set out in the Open Space, Amenity and Children's Play Space Supplementary Planning Document.

#### i) Design of Open Space

Proposals for new or existing open space should be designed to a high standard and should not consist of large areas of open grass. The design of open space should have regard to the relationship between the open space and its surroundings, the level and kind of use likely given the nature of nearby uses and occupants, the need to maintain a variety and balance of different forms of open space and the need to maintain and enhance existing nature conservation interests and the benefits of creating new habitats.

### *Policy Links*

<b>National Policy (others may also be relevant)</b>	National Planning Policy Framework
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development CP8: Infrastructure and Planning Obligations CP9: Green Infrastructure CP12: Design of Development PSP1: Development in the Principle Town (Rickmansworth) PSP2: Development in the Key Centres (South Oxhey, Croxley Green, Abbots Langley, Chorleywood, Leavesden, Garston and Mill End)

	PSP3: Development in Secondary Centres (Kings Langley, Carpenders Park, Eastbury, Maple Cross, Moor Park, Oxhey Hall) PSP4: Development in Villages (Bedmond and Sarratt)
<b>Core Strategy Strategic Objective</b>	S1, S6, S11

### *Further Guidance*

<b>Relevant SPD</b>	Open Space, Amenity and Children's Play Space SPD Community & Infrastructure Charging Schedule (Forthcoming)
<b>Further Guidance</b>	Open Space, Sport & Recreation Study 2005 Open Space Update 2010

### **Reasoned Justification**

- 13.9 Policy DM11 aims to protect existing open spaces, sport and recreation facilities and children's play spaces in order to maintain the character of the settlements, the quality of environment and provide opportunities for recreation.
- 13.10 It will also ensure that new development is adequately served by open space and children's play space.
- 13.11 This policy will contribute directly to achievement of Core Strategy Objective 11: to provide accessible and varied opportunities for leisure, sport and recreational activities in order to promote healthy lifestyles.

## 14.0 COMMUNITY, LEISURE AND CULTURAL FACILITIES

### National Context

- 14.1 An important element of sustainable development and creating sustainable communities is the provision and protection of community uses such as health, education, places of worship, facilities for arts and community halls at locations that are readily accessible. In addition, especially outside the urban areas, facilities such as public houses, post offices and petrol stations can perform a vital function in terms of the economic and social welfare of such areas and to help ensure the continued vitality of village and rural communities.
- 14.2 National policy<sup>10</sup> makes it clear that all members of the community should be able to access leisure and community facilities and that they should not be disadvantaged as a result of development proposals.
- 14.3 The National Planning Policy Framework refers to the need to deliver the right community facilities to meet local needs.

### Local Context

- 14.4 The Three Rivers Community Strategy Update 2008 identifies the improvement of access to local services such as education, leisure, health, council services and shops as a priority for Three Rivers. The provision of these facilities is an important factor in the promotion of healthier lifestyles, the creation of sustainable communities and for providing varied cultural opportunities for local communities including the most vulnerable groups. The provision of services and infrastructure to meet the needs of existing and new development has also been identified as Strategic Objective 6 within the Core Strategy.
- 14.5 It is vital that all residents have good access to community, leisure and cultural facilities and it is recognised that the loss of these facilities can have a detrimental impact upon an individual's quality of life. The Council will therefore seek to protect, retain and enhance existing facilities. Where their loss is proposed, the Council will endeavour to ensure that satisfactory provision is available within an accessible location to ensure that residents do not become disadvantaged.
- 14.6 It is also recognised that new developments may generate a demand for additional services and at times the Council may be required to work alongside other infrastructure providers to ensure that there are the necessary services to meet the needs of existing and new communities. Further information on the Council's approach is outlined in Core Strategy Policy CP8 Infrastructure and Planning Obligations.

### Further Information for Applicants

- 14.7 The Council will support in principle the implementation of strategies by partner organisations to address deficiencies and to realise enhancements of education, health and cultural facilities, which are vital community facilities, and measures to make better use of existing facilities.
- 14.8 For the purposes of this document, community, leisure and cultural facilities will include (but are not limited to); village halls, community centres, sports halls, theatres, doctors and dental surgeries, faith facilities, post offices, public houses, schools and local shops.

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<sup>10</sup> National Planning Policy Framework

## DM12 Community, Leisure and Cultural Facilities

### a) Protection

Proposals for the redevelopment or change of use of any premises resulting in the loss of facilities or services that support the local community will only be permitted where the Council is satisfied that:

- i) The existing facility can be satisfactorily relocated within the development; or
- ii) The use concerned is not economically viable, could be provided by some other means, or it can be demonstrated that there is no longer a demand for the use; or
- iii) The premises or site cannot readily be used for, or converted to, any other community facility and:
- iv) The facility or service which will be lost will be adequately supplied or met by an easily accessible existing or new facility in an appropriate alternative location, served by sustainable modes of transport.

b) Where a use is no longer economically viable, the Council will require supporting information setting out reasons as to why the use is no longer viable and cannot be made viable in the foreseeable future. This may include details of previous use, accounts and marketing information demonstrating that the premises has been marketed for use as a community facility for a reasonable length of time and that no suitable user has been/or is likely to be found.

### c) New provision and enhancement

Where development proposals are submitted for new or improved community, leisure or cultural facilities, they should be accessible by sustainable modes of transport.

## *Policy Links*

<b>National Policy</b> (others may also be relevant)	National Planning Policy Framework
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development CP8: Infrastructure and Planning Obligations PSP1: Development in the Principle Town (Rickmansworth) PSP2: Development in the Key Centres (South Oxhey, Croxley Green, Abbots Langley, Chorleywood, Leavesden, Garston and Mill End) PSP3: Development in Secondary Centres (Kings Langley, Carpenders Park, Eastbury, Maple Cross, Moor Park, Oxhey Hall) PSP4: Development in Villages (Bedmond and Sarratt)
<b>Core Strategy Strategic Objective</b>	S1, S6, S11

### Reasoned Justification

- 14.9 Local facilities, whether publicly or privately owned, can be subject to development pressures from alternative uses. It is therefore important that where appropriate such facilities are retained within the local community. Policy DM12 seeks to both protect existing facilities from development pressures and to provide new or enhanced facilities wherever possible. The provision of facilities will meet local needs and reduce the need to travel further afield.

- 14.10 | This policy will contribute directly to achievement of Core Strategy Objective 6: to facilitate the provision of services and infrastructure to meet the needs of existing development and new development by working on cross-boundary issues with adjoining authorities, service providers and the development industry.

## 15.0 PARKING

### National Context

- 15.1 Virtually all development proposals generate demand for parking of some kind, whether for residents, visitors, employees or for operational purposes. It is therefore necessary to ensure that parking is provided at a level appropriate to location, type and scale of development. Parking may also help to influence travel demand and mode of travel.
- 15.2 National policy<sup>11</sup> states that when setting local parking standards for residential and non-residential development local planning authorities should take into account of:
- the accessibility of the development
  - the type, mix and use of development
  - the availability of and opportunities for public transport
  - local car ownership levels and
  - an overall need to reduce the use of high-emission vehicles
- 15.3 Recently, the need to reduce the use of high emission vehicles has become a central part of transport and climate change policy alike. The National Planning Policy Framework states that local authorities should encourage the provision of sustainable modes of transport and that new developments should incorporate facilities for charging plug in and other low emission vehicles.

### Local Context

- 15.4 The Council's overarching approach to encouraging sustainable transport choices is set out in Core Strategy Policy CP10. Parking standards for the District were established in the Local Plan and in Supplementary Planning Guidance: Parking at New Developments (2002), which in turn is based on Hertfordshire County Council's Supplementary Planning Guidance: Parking at New Development (2000). Until standards are reviewed as part of the parking standards SPD, the Council will continue to apply these standards as they reflect levels of car ownership in Three Rivers while also seeking to encourage sustainable transport choices and make efficient use of land.
- 15.5 Three Rivers has Controlled Parking Zones in Rickmansworth and Chorleywood and other parking schemes, including permit parking, which have been established to meet the requirements of existing residents in areas where off-street parking is either limited or not available. Parking space in these areas is frequently used to maximum capacity and, as a consequence, there may be a conflict in the use of space between existing residents and occupiers of new residences.
- 15.6 The Council strongly acknowledges the need to reduce the use of high emission vehicles and therefore in accordance with national policy, will seek to encourage the use of lower emission vehicles, particularly through the incorporation of plug in points for such vehicles.

### Further Guidance for Applicants

- 15.7 Applicants are advised to refer to the vehicle parking standards in Appendix 5 of this document. Standards comprise a set of vehicle parking standards for residential and non-residential uses and parking standards for cycle and disabled parking. Generally, a standard car parking space measures 2.4m in width by 4.8m in depth, however, further guidance on the design and layout of parking areas will be contained in the Design SPD. The Council will also seek to encourage use of other means of transport other than the private car.

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<sup>11</sup> National Planning Policy Framework



- 15.8 For new development in Controlled Parking Zones (CPZ) and other areas covered by permit parking and other restrictions, the following conditions will apply:
- Where developments are large enough to have their own new roads, residents will not qualify for permits within any existing Controlled Parking Zone or other relevant parking scheme, unless the Council makes the decision to include the roads as a new zone or as an extension of an existing parking scheme
  - For all other developments within an existing Controlled Parking Zone or area covered by parking restrictions (including permit schemes) which are expected to add to the demand for on-street parking in local streets, and where the local streets can be shown to have difficulty in meeting this demand, the residents of the new development will not qualify to receive parking permits
- 15.9 Where appropriate, the Council will continue to seek contributions to fund changes to Traffic Regulations and other highway improvements through planning obligations in accordance with Policy CP8 of the Core Strategy until the adoption of a Community Infrastructure Levy.
- 15.10 Policies relating to strategic transport issues and relating to access can be found in Policy CP10 of the Core Strategy.

### DM13 Parking

- a) Development should make provision for parking in accordance with the parking standards and, the zone based reductions set out in Appendix 5 until such time as set standards are revised.
- b) The Council will encourage the delivery of infrastructure to support the use of low carbon transport.

### Policy Links

<b>National Policy (others may also be relevant)</b>	National Planning Policy Framework
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development CP10: Transport and Travel
<b>Core Strategy Strategic Objective</b>	S1, S6, S11

### Further Guidance

<b>Supplementary Planning Documents</b>	SPG2: Parking at New Developments
<b>Additional Information</b>	Hertfordshire County Council: Roads in Hertfordshire <a href="http://www.hertsdirect.org/services/transtreets/transplan/infd ev/roadsinherts/">http://www.hertsdirect.org/services/transtreets/transplan/infd ev/roadsinherts/</a>

### Reasoned Justification

- 15.11 Policy DM13 seeks to strike the balance between providing sufficient parking to meet the operational requirements of development whilst at the same time encouraging a range of sustainable transport options. The approach addresses the needs of all users including parking for people with disabilities, cyclists and powered two-wheelers. The approach will contribute directly to Core Strategy Objective 7: to deliver improved and more integrated transport systems.

## 16 TELECOMMUNICATIONS

### National Context

- 16.1 National Policy sets out the Governments policy on high speed broadband and telecommunications which include radio masts and towers, antennae of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires. It recognises the development of high speed broadband technology and other communications networks also play a vital role in enhancing the provision of local community facilities and services.

### Local Context

- 16.2 The Council recognises that the implementation and maintenance of effective telecommunications networks such as telephone and radio masts within the District are essential to the development of the local economy and for the benefit of the local community.
- 16.3 The aim is to ensure that telecommunications equipment is kept to a minimum through encouraging the sharing of equipment where this is technically possible. The impact of telecommunications can be minimised through careful design, colouring and landscaping to minimise visual intrusion which can help to protect the character and appearance of an area.
- 16.4 This policy applies to planning applications or prior notification applications for the installation of satellite dishes, microwave antennae, radio masts and other types of telecommunications apparatus. When considering applications the Council shall have regard to the legal requirements placed upon telecommunications operators to provide an adequate service and any technical and operational obligations that it is required to undertake.

### DM14 Telecommunications

a) Proposals for the installation of telecommunications equipment should:

- i) Have no significant adverse effect on the external appearance of the building on which, or space in which, they are located
- ii) Preserve or enhance the special character and appearance of all heritage assets
- iii) Fully explore the possibility of sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures
- iv) Fully explore technologies to miniaturise and camouflage any telecommunications apparatus
- v) Not impede free and safe flow of highway users
- vi) Be appropriately designed, coloured and landscaped to take account of their setting; and
- vii) Have no significant adverse impact on the visual amenities of neighbouring occupiers.

### Policy Links

<b>National Policy (others may also be relevant)</b>	National Planning Policy Framework
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development CP6: Employment and Economic Development CP12: Design of Development
<b>Core Strategy Strategic Objective</b>	S6

## 17 MOORINGS

### Local Context

- 17.1 The Grand Union Canal runs the length of the District and is used by many houseboats and leisure crafts. Concentrations of houseboats exist at Batchworth Lock, Rickmansworth and to a lesser extent at Cassiobury in Croxley Green.
- 17.2 It is acknowledged that houseboats are a lifestyle choice for some residents and they contribute to increasing diversity of homes within the District. Residents can provide valuable assistance to leisure boat users and aid security along the canal.
- 17.3 The Core Strategy aims to deliver new development in sustainable locations and so the same principle will be applied to proposals for residential and other moorings. The policy aims to ensure that potential residents of houseboats benefit from the same level of access to services and facilities as those living in traditional housing.
- 17.4 As moorings are not recognised as appropriate development in the Green Belt by national policy, applications for residential and other moorings outside of the urban areas will have to demonstrate 'very special circumstances'.

### DM15 Moorings

- a) Proposals for the permanent use of moorings will only be permitted on the canal where adjacent to the existing built-up area and it can be demonstrated that the proposal will:
- i) Not compromise the ability of leisure boat users to access moorings
  - ii) Have no adverse effect on the nature conservation value of the canal or nearby land
  - iii) Include sufficient space at the moorings for essential facilities and landscaping
  - iv) Provide adequate pedestrian and service vehicle access
  - v) Cause no harm to the historic or visual character of the canal
  - vi) Not increase flood risk
  - vii) Provide safe access and egress during a flood
  - viii) Not impede navigation.

### *Policy Links*

<b>National Policy (others may also be relevant)</b>	National Planning Policy Framework
<b>Related Core Strategy Policies</b>	CP1: Overarching Policy on Sustainable Development CP2: Housing Supply
<b>Core Strategy Strategic Objective</b>	S7

## APPENDIX 1: MONITORING FRAMEWORK

Policy		Delivering Strategic Objective	Indicator	Target	Reference/Comments	Partners
DM1	Residential Design and Layout	S1 S10 S12	Residential development for 10 or more dwellings approved contrary to safety and security advice	No development	Local Indicator	District Council
			Crime/domestic burglaries per 1000 of the population	Reduce levels on year	Local Indicator	District Council/Police Authority
			Number of appeals allowed following refusal on design grounds	0	Local Indicator	District Council
			Building for Life Assessment	Applications of 10+ dwellings to achieve 9 'greens' to be based on a Bfl12 assessment	Core Indicator	Private Sector/housing associations
			Number of applications refused on design grounds	No specific target, number to be monitored	Local Indicator	District Council
DM2	Green Belt	S1 S9	New dwellings in the Green Belt New employment floorspace in the Green Belt	No specific target – levels will be monitored	Local Indicator	District Council
DM3	Historic Environment	S1 S10	Demolition of listed buildings	No loss	Local Indicator	District Council/private sector
			Demolition of locally important building	No loss	Local Indicator	District Council/private sector
			Number of listed buildings at risk	No increase	Local Indicator	District Council/private sector

			Conservation areas with an up to date appraisal	70% by 2011 85% by 2015		District Council
DM4	Carbon Dioxide Emissions and On Site Renewable	S3	On site renewable energy generation	Minimum of 10% of the 5% reduction in carbon emissions to be obtained from onsite renewable generation	Measured by C Plan. National	Energy Centre for Sustainable Communities/ District Council
			Carbon dioxide emissions from new development	5% above Building Regulations Part L requirements (2013), Zero Carbon for residential development from 2016. Zero Carbon for non residential development from 2019	Measured by C Plan. National	Energy Centre for Sustainable Communities/ District Council
DM5	Renewable Energy Developments	S3	Renewable Energy Developments	Maintain and increase levels every year	Core Indicator	Private Sector/energy companies
DM6	Biodiversity, Trees and Woodland	S9	Change in areas of biodiversity significance	No net loss of Sites of Special Scientific Interest, Local Nature Reserves or local wildlife sites	Core Indicator	District Council/HRBC
DM7	Landscape Character	S1 S9	New development in the Chilterns AONB	Levels of new dwellings and employment floor space will be monitored		District Council/HRBC
		S1 S9	New development in the Chilterns landscape region, the Central River Valleys landscape region and the South Hertfordshire Plateau	Levels of new dwellings and employment floor space will be monitored		District Council
DM8	Flood Risk and Water	S3	Planning permissions granted	0	Core Indicator	Environment Agency/District Council

	Resources		contrary to Environment Agency advice on flooding and water quality			
			River samples graded C and above for chemistry and biology	Maintain and Increase levels  Water quality not attributable to development alone but may give indication of change after new development		Environment Agency
DM9	Contamination and Pollution	S3	Number of incidents reported	No/reduction in number of incidents		District Council/Environment Agency/other environmental bodies
DM10	Waste Management	S3	Waste going to landfill	Contribute to meeting European Directive requirements for reducing waste going to landfill to 75% of 1995 levels by 2010, 50% by 2013 and 35% by 2020	National target	District Council/private sector
			Household waste recycling rate	Maintain and increase levels	Local Indicator	District Council/private Sector

DM11	Open space, sports and recreation	S6 S11	Net loss of public open space, sport and recreation facilities.	0	Local Indicator	District Council
			Residential development for 25 or more dwellings or 0.6 hectares providing open space and play space	All development		
			Residential development for 1 – 24 dwellings providing open space and play space	All development		
DM12	Community, Leisure and Cultural Facilities	S6	Loss/increase of facilities	No loss unless points DM12 a) i) to iv) are met	Local Indicator	District Council/LSP/ private sector
DM13	Parking	S7	Non residential development complying with parking standards	All development	Local Indicator	District Council/County Council



## APPENDIX 2: DESIGN CRITERIA

In addition to Development Management and Core Strategy policies, development proposals should satisfy the following more detailed criteria. These aim to ensure that development does not lead to a gradual deterioration in the quality of the built environment, and that landscaping, the need for privacy and amenity space and the creation of identity in housing layouts are taken into account.

It is important to note that whilst a development may be in accordance with the guidance contained in this document, in some cases it may still not be considered acceptable based on site circumstances. Likewise, certain developments may not comply with all guidance but still may be considered acceptable. All applications will be assessed and determined on their own merits.

### 1. Privacy

All developments are expected to maintain acceptable standards of privacy for both new and existing residential buildings. The degree of overlooking and privacy inherent in a development will depend on density, layout, distances and angles between buildings, internal layout, positioning of windows, relative levels and, to some extent, the presence of trees, hedges or other landscape features. Reliance should not be placed in high screening fences or walls (2 metres and above) where these would form a dominant and oppressive feature.

In the interests of privacy and to prevent overlooking:

- a) Distances between buildings should be sufficient so as to prevent overlooking, particularly from upper floors. As an indicative figure, 28 metres should be achieved between the faces of single or two storey buildings backing onto each other (see 3(a) below) or in other circumstances where privacy needs to be achieved. Distances should be greater between buildings in excess of two storeys (especially dwellings/flats) with elevations which directly face one another or in situations where there are site level differences involved. Mitigating circumstances such as careful layout and orientation, screening and window positions may allow a reduction of distances between elevations.
- b) A proportion of each garden should be a private zone abutting or close to the dwelling that is not visible from the gardens or ground floor habitable rooms of adjoining properties. This should be of a minimum distance of 3 metres from a wall of the dwelling and be permanently screened by walls or fences.
- c) Development should not incorporate balconies, or first floor conservatories which overlook neighbouring properties to any degree.
- d) Trees and hedges (either existing or planted as part of the development) can provide an effective screen but should not be solely relied upon due to the loss of leaves in winter or the possibility of storm damage, disease etc.
- e) Windows of habitable rooms at first floor level should not generally be located in flank elevations. Flank windows of other rooms should be non-opening, below 1.7m (from internal floor level) and obscure glazed. High level windows with a sill height of 1.7 metres or more may be acceptable where a secondary light source is necessary.
- f) Ground floor windows should be located away from flank boundaries. Where flank windows to ground floor habitable rooms have to be incorporated, the boundary must be satisfactorily screened by a fence, wall or evergreen hedge.

### 2. Prospect

- (a) Developments which rely on outlook over garage courts, extensive parking areas, railway lines etc will be discouraged. All residential units should have an outlook over a public or private highway, garden or other open space.

- (b) Rear to flank distances. Where the rear of a building looks onto the side of another (for instance at a corner in a housing layout) the distance between them must be sufficient to avoid the flank wall having an overbearing effect.

### **3. Amenity Space/Garden Space**

This section refers to space related to an individual dwelling which normally forms the curtilage of the dwelling and contributes to the occupants' privacy. This is not therefore the same as the requirements for open space as covered by policy DM11.

- (a) Where privacy is achieved by means such as careful layout, screening, or differing levels, rear gardens may be of varied lengths. However, where rear garden length alone is relied on to provide privacy the minimum length should be 14 metres.
- (b) For each dwelling the following amount of amenity space should be attained as either individual gardens or in part, as space forming settings for the buildings.

- (c) Indicative levels:

- 1 bed dwelling -- 42 square metres
- 2 bed dwelling -- 63 square metres
- 3 bed dwelling -- 84 square metres
- 4 bed dwelling -- 105 square metres
- additional bedrooms: - 21 square metres each

- (d) Flats:

- One bed -- 21 square metres
- Additional bedrooms: - 10 square metres each (space can be allocated specifically to each flat or communally).

- (e) Residential Care Homes & Warden Controlled Sheltered Housing:

- At least 15 square metres per bed space (to be provided communally)

- (f) Disposition of Amenity Space

Amenity space must be provided within the curtilage of all new residential developments. Depending on the character of the development, the space provided may be in the form of private gardens or in part, may contribute to formal spaces/settings for groups of buildings or existing mature trees. In the latter case this can help avoid problems which can arise from the proximity of large trees to houses. Communal space for flats should be well screened from highways and casual passers-by. Purely visual amenity space plays a different role; it should be prominent and may well include mature trees and key areas of planting, and serves as a visual asset to the development without necessarily being heavily used by the occupants.

Where space in the front of a house is assigned to that particular property, it should be defensible space in the sense of being enclosed as part of the original layout.

- (g) Amenity Space/Play Space

Areas of open space or children's play spaces must be located to enable natural surveillance from as many dwellings as possible.

### **4. Extensions to Properties**

Most dwellings in the District are terraced, semi-detached or detached. Limited enlargements or alterations to these types of properties may be 'permitted development' under the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended). The local planning authority has no control over these works unless there are restrictions imposed by a planning condition, there is an Article 4 Direction under the General Development Order 1995 (as amended), or the permitted development allowance has been taken up by previous works.

Few properties are designed to incorporate future extensions, therefore any additions built need to take into consideration their effect on neighbouring properties and their visual impact generally. Oversized, unattractive and poorly sited additions can result in loss of light and outlook for neighbours and detract from the character and appearance of the original property and the general street scene.

**(a) General Criteria: Extensions**

In addition to any other policies of the Local Plan which may apply, extensions must:

- i. Not be excessively prominent in relation to adjacent properties or to the general street scene.
- ii. Have the appropriate number of car parking spaces and/or garages in accordance with the Council's parking standards.
- iii. Respect the character of the property/street scene particularly with regard to the roof form, positioning and style of windows and doors, and materials.
- iv. Not result in loss of light to the windows of neighbouring properties nor allow overlooking.

**(b) Single Storey Extensions**

**Side extensions:** proximity to the flank boundary will be individually assessed.

**Rear extensions:** generally, the maximum depth should be 3.6m, or 4m in the case of detached dwellings. This distance may be reduced if the extension would adversely affect adjoining properties or is unduly prominent.

**Front extensions:** applications will be assessed on their individual merits but should not result in loss of light to windows of a neighbouring property nor be excessively prominent in the street scene.

**(c) Two Storey Extensions**

**Side extensions:** in order to prevent a terracing effect and maintain an appropriate spacing between properties in character with the locality:

- **First floor extensions** (i.e. over a garage or previous ground floor extension) shall be a minimum of 1.2 metres from the flank boundary.
- **Two storey extensions** may be positioned on the flank boundary provided that the first floor element is set in by a minimum of 1.2 metres.

This distance must be increased in low density areas or where the extension would have an adverse effect on an adjoining property. In high density areas an absolute minimum of 1 metre will be considered. See Figure 1.

**Rear extensions:** in terms of size and volume, each application will be assessed on its individual merits according to the characteristics of the particular property.

Rear extensions should not intrude into a 45 degree splay line drawn across the rear garden from a point on the joint boundary, level with the rear wall of the adjacent property. This principle is dependent on the spacing and relative positions of the dwellings and consideration will also be given to the juxtaposition of properties, land levels and the position of windows and extensions on neighbouring properties. See Figure 1 for illustrative examples.

**Front extensions:** applications will be assessed on their individual merits but should not result in loss of light to windows of a neighbouring property nor be excessively prominent in the street scene.

## 5. New Development

New development should take into consideration impacts on neighbouring properties, both within and surrounding the development, and visual impacts generally. Oversized, unattractive and poorly sited development can result in loss of light and outlook for neighbours and detract from the character and appearance of the street scene.

Applications for new development will be assessed on their own merits. In addition to any other policies of the Local Plan which may apply, new development must:

- (i) Not be excessively prominent in relation to adjacent properties or to the general street scene.
- (ii) Make provision for the appropriate number of car parking spaces and/or garages in accordance with the Council's parking standards.
- (iii) Respect the character of the street scene, particularly with regard to the spacing of properties, roof form, positioning and style of windows and doors, and materials.
- (iv) Not result in loss of light to the windows of neighbouring properties nor allow overlooking.

Development at first floor level and above should be set in from flank boundaries by a minimum of 1.2 metres. This distance may be increased in low density areas or where development would have an adverse effect on an adjoining property. In high density areas, an absolute minimum of 1 metre will be considered. See Figure 1.

Two storey development at the rear of properties should not intrude into a 45 degree splay line across the rear garden from a point on the joint boundary, level with the rear wall of the adjacent property. This principle is dependent on the spacing and relative positions of properties and consideration will be given to the juxtaposition of properties, land levels and the position of windows and development on neighbouring properties. See Figure 1 for illustrative examples.

## 6. Dormers

Dormer windows should always be subordinate to the main roof. They should be set below the existing ridge level, set in from either end of the roof and set back from the plane of the front or rear wall. The roof form should respect the character of the house if possible.

Front dormers may not always be appropriate in the street scene.

Multiple dormers should be proportionate in scale and number to the host roof.

## 7. Roofs

### a) Crown roofs

Crown roofs can exacerbate the depth of properties and often result in an inappropriate bulk and massing. As such, they are generally discouraged and more traditional pitched roofs are generally favoured.

### b) Increasing Ridge Height

Increases to ridge height will be assessed on their own merits at the time of a planning application. Where roof forms are of a uniform style/height and appearance, it is unlikely that an increase in ridge height will be supported by the Council.

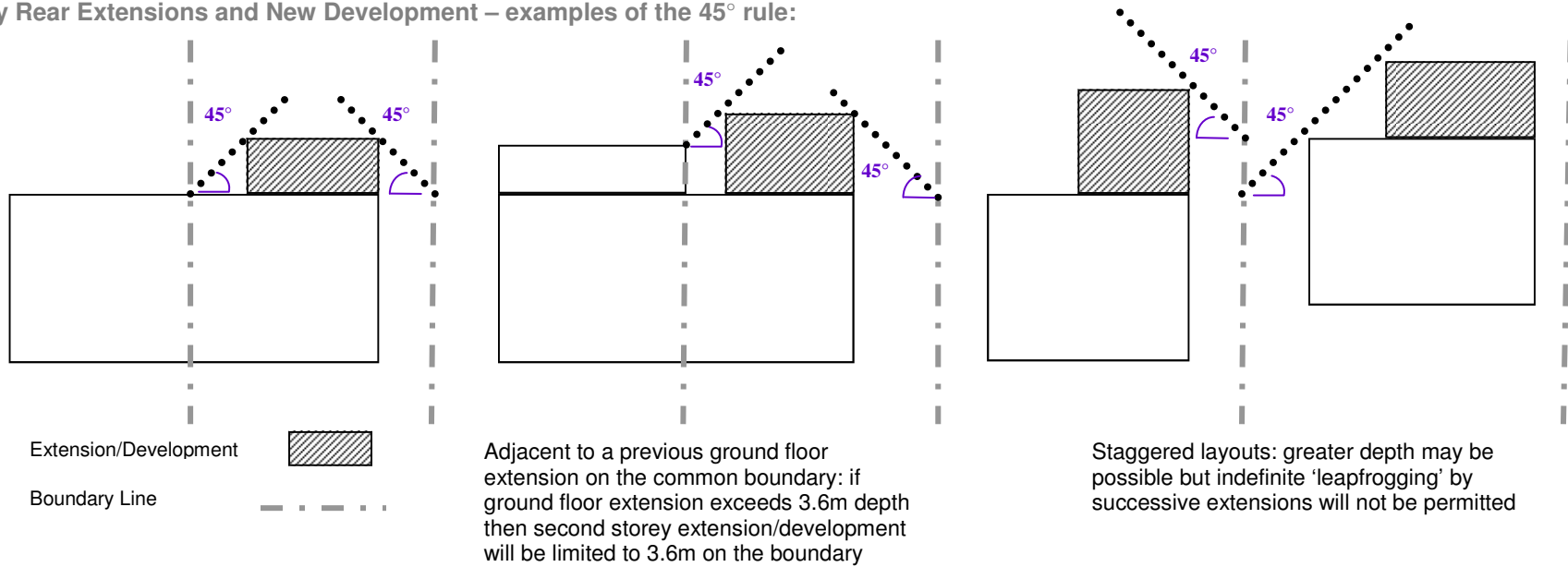
Applicants are encouraged to submit a proposed streetscene plan as part of an application which involves a proposed increased in ridge height.

### c) Hip to Gable Extensions

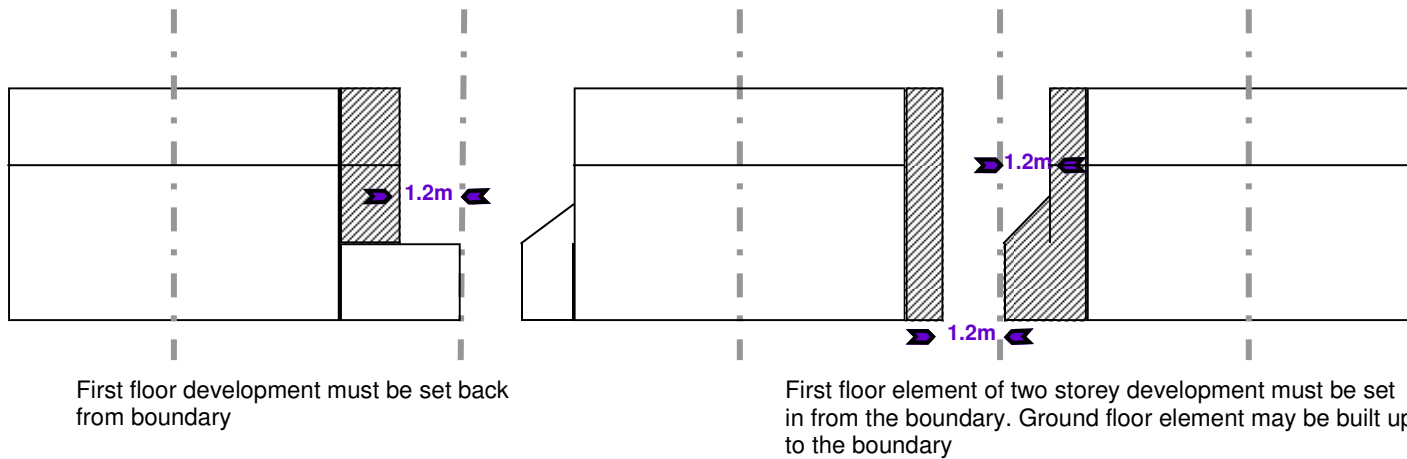
This type of extension is discouraged in the case of semi detached houses as it is considered that this unbalances the pair and results in a loss of symmetry. In some cases, roof forms in a street may be uniform and therefore this type of alteration may erode the group value of the street and will not be supported by the Council.

**Figure 1 Design Guidelines for Extensions and New Development.** (These sketches are illustrative only and should not be taken as implying that a particular form of development is likely to be granted planning permission).

**Two Storey Rear Extensions and New Development – examples of the 45° rule:**



**Single and two storey side extensions/development and flank to boundary distances**



## APPENDIX 3: AGRICULTURAL AND FORESTRY DWELLINGS

- 1 There may be occasion where new residential development may be justified when accommodation is required to enable agricultural, forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work. It will often be as convenient and more sustainable for such workers to live in nearby towns or villages, or suitable existing dwellings, so avoiding new and potentially intrusive development in the Green Belt. However, there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved.
- 2 It is essential that all applications for planning permission for new dwellings in the Green Belt are scrutinised thoroughly with the aim of detecting attempts to abuse (e.g. through speculative proposals) the planning system. In particular, it will be important to establish whether the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time. It will also be important to establish that the needs of the intended enterprise require one or more of the people engaged in it to live nearby.

### Permanent Agricultural Dwellings

- 3 New permanent dwellings will only be allowed to support existing agricultural activities on well-established agricultural units, providing:
  - i. there is a clearly established existing functional need (see paragraph 5 below);
  - ii. the need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;
  - iii. the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so (see paragraph 9 below);
  - iv. the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
  - v. other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.
- 4 A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:
  - in case animals or agricultural processes require essential care at short notice;
  - to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.
- 5 In cases where we are particularly concerned about possible abuse, we will investigate the history of the holding to establish the recent pattern of use of land and buildings and whether, for example, any dwellings, or buildings suitable for conversion to dwellings, have recently been sold separately from the farmland concerned. Such a sale could constitute evidence of lack of agricultural need.
- 6 The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new agricultural dwelling, although it will not by itself be sufficient to justify one. Requirements arising from food processing, as opposed to agriculture, cannot be used to justify an agricultural dwelling. Nor can agricultural needs justify the provision of isolated new dwellings as retirement homes for farmers.



- 7 If a functional requirement is established, it will then be necessary to consider the number of workers needed to meet it, for which the scale and nature of the enterprise will be relevant.
- 8 New permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable. A financial test is necessary for this purpose, and to provide evidence of the size of dwelling which the unit can sustain. In applying this test (see paragraph 4 (iii) above), we will take a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned. Some enterprises which aim to operate broadly on a subsistence basis, but which nonetheless provide wider benefits (e.g. in managing attractive landscapes or wildlife habitats), can be sustained on relatively low financial returns.
- 9 Agricultural dwellings should be of a size commensurate with the established functional requirement. Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long-term, will not be permitted. It is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate to a particular holding.
- 10 We will consider making planning permissions subject to conditions removing some of the permitted development rights under part 1 of the Town and Country Planning (General Permitted Development) Order 1995 for development within the curtilage of a dwelling house. For example, proposed extensions could result in a dwelling whose size exceeded what could be justified by the functional requirement, and affect the continued viability of maintaining the property for its intended use, given the income that the agricultural unit can sustain. However, it will always be preferable for such conditions to restrict the use of specific permitted development rights rather than to be drafted in terms which withdraw all those in a Class (see paragraphs 86-90 of DOE Circular 11/95).
- 11 Agricultural dwellings should be sited so as to meet the identified functional need and to be well-related to existing farm buildings, or other dwellings.

#### Temporary Agricultural Dwellings

- 12 If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should normally, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. It should satisfy the following criteria:
- (i) clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);
  - (ii) functional need (see paragraph 5);
  - (iii) clear evidence that the proposed enterprise has been planned on a sound financial basis;
  - (iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
  - (v) other normal planning requirements, e.g. on siting and access, are satisfied.
- 13 If permission for temporary accommodation is granted, permission for a permanent dwelling will not subsequently be given unless the criteria in paragraph 4 above are met. We will make clear the period for which the temporary permission is granted, the fact that the temporary dwelling will have to be removed, and the requirements that will have to be met if a permanent permission is to be granted. We will not normally grant successive extensions to a temporary



permission over a period of more than three years, nor give temporary permissions in locations where we would not permit a permanent dwelling.

#### Forestry Dwellings

- 14 Local planning authorities should apply the same criteria to applications for forestry dwellings as to those for agricultural dwellings. The other principles in the advice on agricultural dwellings are equally relevant to forestry dwellings. Under conventional methods of forestry management, which can involve the use of a peripatetic workforce, new forestry dwellings may not always be justified, except perhaps to service intensive nursery production of trees.

#### Occupancy Conditions

- 15 Where the need to provide accommodation to enable farm, forestry or other workers to live at or near their place of work has been accepted as providing the special justification required for new, isolated residential development in the Green Belt it will be necessary to ensure that the dwellings are kept available for meeting this need for as long as it exists. For this purpose planning permission will be made subject to appropriate occupancy conditions.

## APPENDIX 4: Noise Exposure Categories for Residential Development

- 1 When assessing a proposal for residential development near a source of noise, the Council will determine into which of the four noise exposure categories (NECs) the proposed site falls, taking account of both day and night-time noise levels. The Council will then have regard to the advice in the appropriate NEC, as below:

Table 7 Noise Exposure Categories	
NEC	
A	Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level
B	Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise
C	Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise
D	Planning permission should normally be refused

- 2 A recommended range of noise levels is given below for each of the NECs for dwellings exposed to noise from road, rail, air, and "mixed sources". Paragraph 10 onwards provides a detailed explanation of how the boundaries of each of the NECs have been derived.

### **Other noise-sensitive development**

- 3 Developments such as offices, hospitals and schools will contain buildings and activities which are noise-sensitive. But these developments are likely to occupy sizeable sites and to contain a proportion of buildings and activities which are less noise-sensitive. The NEC principle cannot therefore be sensibly applied to such developments and it will be more appropriate to refer to specific guidance on internal noise standards in respect of each activity. General information can be found in BS 8233 1987. Information about guidance for health and hospital buildings is available from NHS Information Centre for Health and Social Care ([www.ic.nhs.uk](http://www.ic.nhs.uk)). The Department for Education publishes guidance for schools (Building Bulletin 87 Guidelines for Environmental Design in Schools).

### **Noise index and measurement positions**

- 4 For the purposes of consistency all noise indices are expressed in terms of LAeq,T and the time periods of day and night time of between 07.00-23.00 and 23.00-07.00.
- 5 Values in the table below refer to noise levels measured on an open site at the position of the proposed dwellings, well away from any existing buildings, and 1.2m to 1.5m above the ground. The arithmetic average of recorded readings should be rounded up. Where that average falls on the boundary between NECs B and C the Council will determine which is the more appropriate NEC for the proposal, taking into account the need for the development.

- 6 Levels of noise from road and rail traffic are often specified at one metre from a facade, and these facade levels should be assumed to be 3 dB(A) higher than levels measured away from any buildings, unless a more accurate figure is available. For road traffic noise in NECs C and D, LAeq,16h ~ LA10,18h -2 dB.
- 7 For aircraft, the noise levels refer to aircraft noise exposure contour values which are specified at 1.2m above the ground and published at 3 dB(A) intervals (each 3 dB(A) increment represents a doubling of noise energy). Because most aircraft noise originates from above, contours include the effects of ground reflection (see Note 2 below).

### **Recommended Noise Exposure Categories For New Dwellings Near Existing Noise Sources**

Table 8 Noise Levels Noise levels: the noise level(s) (LAeq,T) used when deciding the NEC of a site should be representative of typical conditions. Corresponding To The Noise Exposure Categories For New Dwellings LAeq,T dB

	<b>Noise Exposure Category</b>			
<b>Noise Source</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
Road Traffic				
07.00 - 23.00	<55	55 - 63	63 - 72	>72
23.00 - 07.00	<45	45 - 57	57 - 66	>66
Rail Traffic				
07.00 - 23.00	<55	55 - 66	66 - 74	>74
23.00 - 07.00 <sup>(a)</sup>	<45	45 - 59	59 - 66	>66
Air Traffic <sup>(b)</sup>				
07.00 - 23.00	<57	57 - 66	66 - 72	>72
23.00 - 07.00 <sup>(c)</sup>	<48	48 - 57	57 - 66	>66
Mixed Sources <sup>(d)</sup>				
07.00 - 23.00	<55	55 - 63	63 - 72	>72
23.00 - 07.00 <sup>(e)</sup>	<45	45 - 57	57 - 66	>66

- a. **Night-time noise levels (23.00 - 07.00):** sites where individual noise events regularly exceed 82 dB LAmax (S time weighting) several times in any hour should be treated as being in NEC C, regardless of the LAeq,8h (except where the LAeq,8h already puts the site in NEC D).
- b. **Aircraft noise:** daytime values accord with the contour values adopted by the Department for Transport which relate to levels measured 1.2m above open ground. For the same amount of noise energy, contour values can be up to 2 dB(A) higher than those of other sources because of ground reflection effects.
- c. **Night-time noise levels (23.00 - 07.00):** sites where individual noise events regularly exceed 82 dB LAmax (S time weighting) several times in any hour should be treated as being in NEC C, regardless of the LAeq,8h (except where the LAeq,8h already puts the site in NEC D).
- d. **Mixed sources:** this refers to any combination of road, rail, air and industrial noise sources. The "mixed source" values are based on the lowest numerical values of the single source limits in the table. The "mixed source" NECs should only be used where no individual noise source is dominant.
- e. **Night-time noise levels (23.00 - 07.00):** sites where individual noise events regularly exceed 82 dB LAmax (S time weighting) several times in any hour should be treated as being in NEC C, regardless of the LAeq,8h (except where the LAeq,8h already puts the site in NEC D).

8 To check if any individual noise source is dominant (for the purposes of this assessment) the noise level from the individual sources should be determined and then combined by decibel addition (remembering first to subtract 2 dB (A) from any aircraft noise contour values). If the level of any one source then lies within 2 dB(A) of the calculated combined value, that source should be taken as the dominant one and the site assessed against the appropriate NEC for that source, rather than using the "mixed source" NECs.

9 If the contribution of the individual noise sources to the overall noise level cannot be determined by measurement and/or calculation, then the overall measured level should be used and the site assessed against the NECs for "mixed sources".

### **Noise Exposure Categories: Explanation of Noise Levels**

10 The following is an explanation of how the boundaries of each of the noise exposure categories (NECs) in the table at Paragraph 1 above have been calculated or derived. Wherever possible figures have been based on research findings or figures contained in statutory regulations. However, the NEC table attempts to give guidance across a broad spectrum of situations and not all of these are covered by existing research work or regulations. In these instances assessments and interpolations have had to be made and these are also explained below.

11 The explanations under each heading make specific reference to each of the transport modes: road, rail, and air. However, separate explanations of "mixed sources" are not given. The "mixed source" values are based on the lowest numerical values of the single source limits in the table.

12 The values given in the NEC table are free-field levels, together with an addition of 2 dB(A) for ground reflection of air traffic noise. Details of correction factors to convert between façade levels and free-field where appropriate are given below. For night-time levels typical insulation values for window installations that are likely to be used in each NEC have been assumed. Because the insulation performance of different window installations is likely to vary, these values are nominal.

### **Noise levels at the boundary of NEC A and NEC B**

#### **Daytime**

13 The level at the boundary of NEC A and NEC B for road and rail traffic is based on guidance provided by the World Health Organisation <sup>(B.2)</sup> that "general daytime outdoor noise levels of

less than 55 dB (A) Leq are desirable to prevent any significant community annoyance". The figure of 55 dB(A) has been taken to be free-field and therefore no adjustments have been necessary for road and rail traffic noise levels before inserting them in the table. In respect of air traffic noise a considerable amount of research has been carried out. <sup>(B.3)</sup> 57 dB(A) Leq (previously 35 NNI) relates to the onset of annoyance as established by noise measurements and social surveys

#### Night-Time

- 14 The night time noise level at the boundary of NEC A and NEC B is based on the WHO guideline previously referred to which states that for night time: "based on limited data available, a level of less than 35 dB(A) is recommended to preserve the restorative process of sleep" and this is considered more relevant when seeking to achieve the best practicable conditions for rest and sleep.
- 15 The sound insulation qualities of a partially open window are taken to be 10 - 15 dB(A) <sup>(B.4)</sup> and for the purposes of the NEC table a reduction of 13 dB(A) from the facade level has been assumed. This would give a recommended maximum figure of 48 dB(A) at the facade. However, as the NEC figures are free-field a correction of -3 dB(A) is necessary giving 45 dB(A) in the table for road and rail noise. For air traffic noise 2 dB(A) has been added to 45 dB(A) to allow for ground reflection, making 47 dB(A). The level in the table of 48 dB(A) is the nearest aircraft dB(A) Leq contour value.

#### Noise levels at the boundary of NEC B and NEC C

##### Daytime

- 16 The daytime noise levels for all three transport modes at the boundary of NEC B and NEC C are based on the levels that trigger official grant schemes. For road traffic noise the trigger level is 68 dB LA<sub>10,18h</sub> <sup>(B.5)</sup> at a facade. This has been converted to an LAeq,18h level by subtracting 3 dB, and to an LAeq,16h value by adding 1 dB, giving 66 dB LAeq,16h at a facade. Finally, this figure has been converted to a free-field level by subtracting 3 dB, thus arriving at 63 dB LAeq,16h in the table.
- 17 For railway noise the proposed trigger level <sup>(B.6)</sup> is 68 dB LAeq,18h at a facade. This has been converted to 66 dB LAeq,16h free-field.
- 18 For air traffic noise, 66 dB(A) LAeq,16h, previously 50 NNI, was the daytime criterion for noise insulation schemes at Heathrow, Gatwick and Stansted.

##### Night-time

- 19 The night-time level at the boundary of NEC B and NEC C for road traffic is, like that at the boundary of NEC A and NEC A, based on the WHO figure of 35 dB(A). Because noise should be taken into account when determining planning applications in NEC B, it has been assumed that the minimum amelioration measure available to an occupant at night will be to close bedroom windows. Single glazed windows provide insulation of about 25 dB(A) <sup>(B.7)</sup>. Therefore, in order to achieve 35 dB(A) inside a bedroom, the facade level should not exceed 60 dB(A). This facade level requires a further 3 dB(A) adjustment to convert it to the free-field level of 57 dB(A) for road traffic at the boundary of NEC B and NEC C. For rail traffic, the level proposed to trigger the official grant scheme has been adopted. This level is 63 dB LAeq,6h and it has been converted to 59 dB LAeq,8h free-field. For air traffic, the level proposed to trigger the grant scheme at Stansted airport <sup>(B.8)</sup> has been adopted. This level is the 57 dB(A) Leq contour value.

#### Noise levels at the boundary of NEC C and NEC D

##### Daytime

- 20 The noise level at the boundary of NEC C and NEC D for road traffic is based on a Building Research Establishment (BRE) survey <sup>(B.9)</sup> which has shown that the insulation package

supplied under the Noise Insulation Regulations is inadequate for road traffic noise levels of 78 dB LA10,18h and above at a facade. This figure is equivalent to a free-field level of 75 dB LA10,18h; which in turn is equivalent to 73 dB LAeq,16h. The 73 dB LAeq,16h has been reduced by 1 dB to 72 dB LAeq,16h in the table at the boundary of NEC C and NEC D, which is the maximum external level that the standard noise insulation package will reduce to an acceptable internal level.

- 21 There is some evidence <sup>(B.10)</sup> that noise from rail traffic causes less disturbance than noise from road traffic at the same level. Therefore, the level at the boundary of NEC C and NEC D has been set 2 dB higher than the free-field level for road traffic noise.
- 22 For air traffic noise the value put forward in Circular 10/73, has been used. This is 60 NNI or 72 dB LAeq,16h, including a 2 dB allowance for ground reflection.

### Night-time

- 23 The night-time levels at the boundary of NEC C and NEC D are, like those at the boundary of NEC A and NEC B, based on the WHO figure of 35 dB(A). The standard noise insulation package provides insulation of about 35 dB(A). Therefore at a facade level of 70 dB(A) or above the internal limit for a bedroom of 35 dB(A) may not be achieved. The level of 70 dB(A) has therefore been reduced by 1 dB(A) and a correction factor of 3 dB(A) applied to derive the free-field level of 66 dB(A) in the table at the boundary of NEC C and NEC D for road and rail noise. For air traffic noise the level of 66 dB(A) is the nearest aircraft dB(A) Leq contour value to provide equivalent protection.

### End Notes

1. Noise levels: the noise level(s) (LAeq,T) used when deciding the NEC of a site should be representative of typical conditions
2. Environmental Health Criteria 12 - Noise. World Health Organisation, 1980.
3. Directorate of Operational Research and Analysis "The Noise and Number Index" DORA Communication 7907, Second Edition, September 1981 Brooker, P et al "United Kingdom Aircraft Noise Index Study: Final Report" Civil Aviation Authority DR Report 8402, January 1985, Critchley, JB and Ollerhead, JB "The Use of Leq as an Aircraft Noise Index" Civil Aviation Authority DORA Report 9023, September 1990
4. Transportation Noise Reference Book: Edited by Paul Nelson, published by Butterworths, 1987.
5. Noise Insulation Regulations, 1975: SI 1975:1763
6. The Noise Insulation (Railways and Other Guided Transport Systems) Regulations 1996. SI 1996 No 428.
7. Transportation Noise Reference Book: Edited by Paul Nelson, published by Butterworths, 1987 and Sound Control For Homes, published by the Building Research Establishment and CIRIA, 1993 [BRE report 238, CIRIA report 127]
8. Department for Transport Consultation Paper: Proposed Stansted Noise Insulation Grants Scheme, September 1990.
9. Utley W. et al "The effectiveness and acceptability of measures for insulating dwellings against traffic noise" (Journal of Sound and Vibration (1986) Vol 109(1), pages 1-18).
10. "Railway Noise and the Insulation of Dwellings" Mitchell Committee Report, published February 1991

## APPENDIX 5: PARKING STANDARDS

The following standards are taken from the adopted Local Plan 1996-2011, and Supplementary Planning Guidance on parking at new developments. They cover standards for car parking, disabled parking, cycle parking, and parking for powered two-wheelers.

The standards for car parking (except for C3 Residential) may be adjusted according to which zone the proposed development is located in (zones are indicated in the map on page 82).

Zone Type	Car parking provision allowed in urban areas
1	0-25% of indicative demand-based standard.
2	25-50% of indicative demand-based standard.
3	50-75% of indicative demand-based standard.
4	75-100% of indicative demand based standard.

The ranges shown (expressed as percentages of indicative demand-based standards) identify the degree of restraint that will normally be applied to new development within each zone type. The higher percentage in each range represents the least amount of restraint acceptable per zone type. The lower percentage does not represent a minimum standard; it reflects the break point between adjacent zone types.

**The general presumption is to impose the lower (most restrictive) end of each range. However, having a range allows development to be tailored to particular circumstances.**

In areas of high accessibility and good service provision a reduction in the levels of parking for C3 Residential may be appropriate.

### Car Parking Standards

Use Class	Description	Car parking standards
A1 Retail and Foodstores	Retail and Small food shops up to 500sqm gross floor area	1 space per 30sqm gross floor area
	Food superstores/hypermarkets up to 2,500sqm retail floor area	1 space per 18sqm gross floor area
A1 Retail Foodstores	Food superstores/hypermarkets exceeding 2,500sqm retail floor area.	1 space per 15sqm gross floor area
	Food retail parks.	1 space per 14sqm (threshold 1000spm) below this figure to be decided in each case on individual merits (shared parking an overall reduction in provision, taking into account linked trips on site).
A1 Non-food retail	Non-food retail warehouses with garden centres.	1 space per 25sqm gross floor area
	Non-food retail warehouses without garden centres.	1 space per 35sqm gross floor area



Use Class	Description	Car parking standards
A1 Non-food retail (cont)	<p>Garden centres up to 4,000sqm gross floor area.</p> <p>Garden centres exceeding 4,000sqm gross floor area.</p> <p>Non-food retail parks where individual land use components are known.</p> <p>Non-food retail parks where individual land use components are not known.</p>	<p>1 space per 25sqm gross floor area</p> <p>Decided in each case on individual merits.</p> <p>Decided in each case on individual merits (shared parking and an overall reduction in provision, taking into account linked to trips on site).</p> <p>1 space per 40sqm gross floor space (shared parking).</p>
A2 Financial and professional services	Banks, building societies, estate agencies, betting shops.	1 space per 30sqm gross floor area.
A3 Restaurants and Cafés	Restaurant/ cafés	1 space per 5sqm of floorspace of dining area plus 3 spaces per 4 employees.
A4 Drinking Establishments	Public houses/bars	1 space per 3sqm of floorspace of bar area plus 3 spaces per 4 employees.
A5 Hot Food Takeaways	<p>Roadside restaurants</p> <p>Transport café</p> <p>Hot food takeaway shops (excluding fast food drive thru restaurants)</p> <p>Fast food drive thru restaurants</p>	<p>1 space per 5sqm of floorspace of dining area plus 3 squares per 4 employees.</p> <p>1 lorry space per 3.5sqm gross floor area plus 3 spaces per 4 employees.</p> <p>1 space per 3sqm of floorspace of public area plus 3 spaces per 4 employees.</p> <p>1 space per 8sqm gross floor area.</p>
B1 Business	<p>B1 (a) offices</p> <p>B1 (b) research and development, high-tech/ B1 (c) light industry.</p>	<p>1 space per 30sqm gross floor area</p> <p>1 space per 35sqm gross floor area</p>
B2 General Industry	General industry	1 space per 50sqm gross floor space (1 lorry space per 200sqm)
B8 Storage and distribution	Wholesale distribution, builders merchants, storage	1 space per 75sqm gross floor area (1 lorry space per 200sqm)

Use Class	Description	Car parking standards
Business Parks	Mixed B1/B2/B8 (unless heavily oriented to B8) for use where individual land use components are not known.	1 space per 40sqm gross floor area (1 lorry space per 200sqm)
C1 Hotels and Hostels	Hotels	1 space per bedroom (including staff accommodation) plus 1 space per manager plus 2 spaces per 3 staff minus spaces related to staff bedrooms plus 1 space per 5sqm dining area plus 1 space per 3sqm bar area plus 1 space per 5sqm public area in conference facility plus 1 space per 6sqm of public area in exhibition hall plus a minimum of 1 coach parking space per 100 bedrooms.
	Hostels	
	Small (single parent or couple with no children)	3 spaces per 4 units.
	Family (2 adults and 2 children)	1 space per units.
C2 Residential institutions	Institutions/homes with care staff on premises at all times (excluding nursing homes, hospitals, residential schools, colleges or training centres).	1 space per 5 resident bed spaces plus 1 space per 2 staff non-resident (parking for resident staff to be based on general needs standard).
	Elderly persons residential and nursing homes.	0.25 spaces per resident bed space plus; 1 space per 2 staff non-resident (parking for resident staff to be based on general needs standard).
	Hospitals	1 space per 0.5 beds or to be decided on individual merits (including a full transport assessment and proposals in a green transport plan); special hospitals must be considered individually.

Use Class	Description	Car parking standards
C2 Residential institutions (cont)	Education – halls of residence.	1 space per 2 full-time staff plus  1 space per 6 students (but with linkage to student transport plans where appropriate).
C3 Residential	General needs  1 bedroom dwellings  2 bedroom dwellings  3 bedroom dwellings  4 or more bedroom dwellings	  1.75 spaces per dwelling (1 assigned space)  2 spaces per dwelling (1 assigned space)  2.25 spaces per dwelling (2 assigned space)  3 spaces per dwelling (3 assigned spaces within curtilage)
C3 Residential	Elderly person's accommodation.  Retirement dwellings – no warden control, 1 or 2 bedroom (Category 1).  Sheltered dwellings – warden control (Category 2)	  1.5 spaces per unit including 0.25 visitor space.  0.75 spaces per unit including 0.25 visitor space.
C4 Residential	Houses in multiple occupation (i.e. separate households sharing facilities)	0.5 spaces per tenancy
D1 Non-residential Institutions	Public halls/places of assembly (excluding D2)  Community/family centres  Day centres  Places of worship	  1 space per 9sqm gross floor area or 1 space per 3 fixed seats plus 3 spaces per 4 staff members  1 space per 9sqm gross floor area plus 1 space per full time staff member or equivalent  1 space per 2 staff members plus 1 space per 3 persons attending or 1 space per 9sqm gross floor area  1 space per 10sqm gross floor area
D1 Non-residential Institutions	Surgeries and clinics	3 space per consulting room plus 1 space per employee other than consulting doctors/dentists/vets.

Use Class	Description	Car parking standards
D1 Non-residential Institutions (Cont)	Libraries, miscellaneous cultural buildings.  Miscellaneous cultural buildings.	1 space per 30sqm gross floor area of freestanding development (otherwise assessed on merits).  2 spaces plus 1 space per 30sqm of public floorspace.
D1 Non-residential Institutions	Educational establishments (including residential).  Schools	1 space per full-time member of staff plus 1 space per 8 pupils over 17 years old plus 1 space per 20 pupils under 17 years old.
D1 Non-residential Institutions	Further education	1 space per 2 staff plus 1 space per full-time 15 students (2500sqm threshold). The standard for students attending an educational establishment, rather than full-time equivalent.
D1 Non-residential Institutions <b>Note: overspill parking for community purposes (outside school day) should be catered for by use of dual purpose surfaces such as school play areas.</b>	Nursery schools/Playgroups	1 space per 4 pupils.
D2 Assembly and Leisure	Places of entertainment/leisure parks for use when individual land use components are known.  Places of entertainment/leisure parks for use when individual land use components are not known.	1 space per 22sqm (threshold 1000sqm) below threshold to be decided in each case on individual merits: parking for individual land use components should be based on the standards set out in this appendix, but with an overall reduction in provision to reflect linked trips on site (all parking should be shared and an overall reduction of 25% should form the starting point for discussion).  1 space per 22sqm (1000sqm threshold)
D2 Assembly and Leisure	Cinemas (including multiplexes)	1 space per 5 seats (1000sqm threshold)

Use Class	Description	Car parking standards
D2 Assembly and Leisure (Cont)	Swimming pools.  Tennis/badminton  Squash courts  Ice rinks  Fitness centres/sports clubs	1 sp per 22 sq m (1000 sq m threshold)  4 spaces per court not to exceed 1 space per 22sqm (1000sqm threshold)  3 spaces per court not to exceed 1 space per 22sqm (1000sqm threshold)  1 space per 12sqm gross floor area of rink not to exceed 1 space per 22sqm (1000sqm threshold)  1 space per 22sqm (1000sqm threshold)
D2 Assembly and Leisure	Ten pin bowling  Indoor bowls	4 space per lane not to exceed 1 space per 22sqm (1000sqm threshold)  4 space per rink not to exceed 1 space per 22sqm (1000sqm threshold)
D2 Assembly and Leisure	Outdoor Sports Grounds with football pitches without football pitches	20 spaces per pitch 50 spaces per hectare
D2 Assembly and Leisure	Golf  18 hole golf course  9 hole golf course  golf driving range  golf course larger than 18 holes and/or for more than local use	100 spaces  60 spaces  1.5 spaces per tee  To be decided in each case on individual merits
Motor Trade Related	Showroom car sales  Vehicle storage  Hire cars  Ancillary vehicle storage	3 spaces per 4 employees plus 1 space per 10 cars displayed.  3 spaces per 4 employees plus 2 spaces per showroom space or provision at rate of 10% annual turnover.  3 spaces per 4 employees plus 1 space per 2 hire cars based at site.  3 spaces or 75% of total if more than 3 vehicles.

Use Class	Description	Car parking standards
	Workshops	3 spaces per 4 employees plus 3 spaces per bay (for waiting and finished vehicles) in addition to repair bays.
	Tyre and Exhaust	3 spaces per 4 employee plus 3 spaces for customers.
	Part stores/sales	3 spaces per 4 employees plus 3 spaces for customers.
Motor trade related	Car wash/petrol filling station	3 spaces per 4 employees plus 3 waiting spaces per bay or run in to row of bays (additional parking is required where a shop is provided).
Passenger transport facilities	Rail Stations/bus Stations	To be decided in each case on individual merits.
Sui generis		To be decided in each case on individual merits

### Parking for Disabled Motorists

The parking needs of disabled motorists shall be met in full irrespective of location i.e. where the zonal procedure results in on-site parking restraint, there shall be *no* corresponding reduction in disabled spaces. The minimum measurements of a disabled space provided off the highway should be 3.2m in width and 4.8m in length. Disabled spaces provided on the highway must comply with the requirements of Hertfordshire Highways Authority. Further guidance on the provision, layout, size and provision of disabled parking spaces will be set out in the forthcoming Parking Standards SPD.

Employment generating development	
(1) Up to 200 space car park (demand-based as calculated from above standards).	Individual spaces for each disabled employee plus 2 spaces or 5% of total capacity, whichever is greater.
(2) More than 200 space car park (demand-based as calculated from above standards).	6 spaces plus 2% of total capacity.
Shops/premises to which the public have access/recreation.	
(1) Up to 200 space car park (demand-based as calculated from above standards).	3 spaces or 6% of total capacity whichever is greater.
(2) More than 200 space car park (demand-based as calculated from above standards)	4 spaces plus 4% of total capacity.
Residential	
General	1 space for every dwelling built to mobility standards (such as Lifetime Homes).
Elderly persons dwellings up to 10 spaces (demand-based as calculated from above standards)	3 spaces
More than 10 spaces (demand-based as calculated from above standards).	1 space per 4 spaces

## Cycle Parking Standards

Cycle parking standards have been developed for each Use Class. It is recognised that cycle theft deters greater use and thus the type of cycle provision is important. The cycle parking standards differentiate between short and long term requirements. 'Sheffield' stands are satisfactory for short term cycle parking and supervised 'cycle parks' provide better weather and security protection for long term use.

'Full time staff equivalents' is the main parameter used to express long term cycle parking standards as this can be directly related to modal split targets. The long term standards relate to a modal split target of 10% by cycle, but should be adjusted (up or down) locally to accord with local targets and/or those set out in green transport plans. While it is questionable whether realistic estimates of employee numbers will always be possible at the planning application stage, available data on floorspace: worker ratios is inadequate for converting modal split targets to standards based on 'gross floor area' (an alternative parameter).

Use Class	Description	Cycle parking standards
A1 Retail Foodstores	Small food shops up to 500sqm gross floor area  Food superstores/hypermarkets up to 2,500sqm retail floor area	1 short-term space per 150sqm gross floor area plus 1 long-term space per 10 maximum staff on site at any one time.
A1 Retail Foodstores	Food superstores/hypermarkets exceeding 2,500sqm retail floor area.  Food retail parks	1 short-term space per 250sqm gross floor area plus 1 long-term space per 10 maximum staff on site at any one time.
A1 Non-food retail	Non-food retail warehouses with garden centres.  Non-food retail warehouses without garden centres.  Garden centres up to 4,000sqm gross floor area  Garden centres exceeding 4,000sqm gross floor area.  Non-food retail parks where individual land use components are known.  Non-food retail parks where individual land use components are not known.	1 short-term space per 350sqm gross floor area plus 1 long-term space per 10 maximum staff on site at any one time.
A2 Financial and professional services	Banks, building societies, estate agencies, betting shops.	1 short-term space per 200sqm gross floor area plus 1 long-term space per 10 full time staff. (Note: A2 offices should be treated as B1 offices).



Use Class	Description	Cycle parking standards
A3 Food and drink	Restaurant/cafes	1 short-term space per 100sqm gross floor area plus 1 long-term space per 10 maximum staff on site at any one time.
A4 Drinking Establishments	Public houses/bars	1 short-term space per 100sqm gross floor area plus 1 long-term space per 10 maximum staff on site at any one time
A5 Hot Food Takeaways	Hot food takeaway shops (excluding fast food drive thru restaurants)  Fast food drive thru restaurants	1 short-term space per 100sqm gross floor area plus 1 long-term space per 10 maximum staff on site at any one time
A5 Hot Food Takeaways	Roadside restaurants  Transport café	1 long-term space per 10 maximum staff on site at any one time.
B1 Business	B1 (a) offices B1 (b) research and development, high-tech/ B1 (c) light industry.	1 short-term space per 500sqm gross floor area plus 1 long-term space per 10 full time staff
B2 General Industry	General industry	1 short-term space per 500sqm gross floor area plus 1 long-term space per 10 full time staff
B8 Storage and Distribution	Wholesale distribution, builders merchants, storage	1 long-term space per 10 full time staff
Business Parks	Mixed B1/B2/B8 (unless heavily oriented to B8) for use where individual land use components are not known.	1 short-term space per 500sqm gross floor area plus 1 long-term space per 10 full time staff
C1 Hotels and Hostels	Hotels	1 long-term space per 10 beds plus 1 long-term space per 10 maximum staff on site at any one time
C1 Hotels and hostels	Hostels  Small (single parent or couple with no children)  Family (2 adults and 2 children)	1 long-term space per 3 units
C2 Residential institutions	Institutions/homes with care staff on premises at all times (excluding nursing homes, hospitals, residential schools, colleges or training centres).  Elderly persons residential and nursing homes.  Hospitals	1 short-term space per 20 beds plus 1 long-term space per 10 staff on duty at any one time.

Use Class	Description	Cycle parking standards
C2 Residential institutions	Education – halls of residence.	1 long-term space per 10 full time staff plus 1 long-term space per 3 students.
C3 Residential	General needs  1 bedroom dwellings  2 bedroom dwellings  3 bedroom dwellings  4 or more bedroom dwellings  Houses in multiple occupation (i.e. separate households sharing facilities)	1 long-term space per unit if no garage or shed provided.
C3 Residential	Flats	1 space per 2 units
C3 Residential	Elderly person's accommodation.  Retirement dwellings – no warden control, 1 or 2 bedroom (Category 1).  Sheltered dwellings – warden control (Category 2)	1 short-term space per 3 units plus 1 long-term space per 5 units
D1 Non-residential Institutions	Public halls/places of assembly (excluding D2)  Community/family centres  Day centres  Places of worship	1 short-term space per 200sqm gross floor area plus 1 long-term space per 10 staff on duty
D1 Non-residential Institutions	Surgeries and clinics	1 short-term space per consulting room plus 1 long-term space per 10 staff on duty at any one time.
D1 Non-residential Institutions	Libraries, miscellaneous cultural buildings.	1 short-term space per 100sqm gross floor area plus 1 long-term space per 10 full time staff
D1 Non-residential Institutions	Educational establishments (including residential).  Schools	1 long-term space per 10 full time staff plus:  a) Primary School: 1 long-term space per 15 students. b) Secondary School: 1 long-term space per 5 students.

Use Class	Description	Cycle parking standards
D1 Non-residential Institutions	Further education	1 long-term space per 10 full time staff plus 1 long-term space per 5 students
D1 Non-residential Institutions	Nursery schools/playgroups	1 long-term space per 10 full time staff.
D2 Assembly and Leisure	Places of entertainment/leisure parks for use when individual land use components are known.  Places of entertainment/leisure parks for use when individual land use components are not known.	On merit, depending upon mix of uses.
D2 Assembly and Leisure	Cinemas (including multiplexes)	Cinemas up to 500 seats: 1 short-term space per 20 seats plus 1 long-term space per 10 staff on duty at any one time.  Cinemas over 500 seats: 25 short-term spaces plus 1 short-term space per 100 seats in excess of 500 plus 1 long-term space per 10 staff on duty at any one time.
D2 Assembly and Leisure	Swimming pools.  Tennis/badminton  Squash courts  Ice rinks  Fitness centres/sports clubs  Fitness centres/ sports clubs	1 short-term space per 25sqm
D2 Assembly and Leisure	Ten pin bowling Indoor bowls	1 short-term space per 3 lanes or rink plus 1 short-term space per 25 spectator seats plus 1 long-term space per 10 full time staff.
D2 Assembly and Leisure	Outdoor sports grounds with football pitches without football pitches	1 short-term space per 10 players/participants at busiest period

Use Class	Description	Cycle parking standards
D2 Assembly and Leisure	Golf  18 hole golf course  9 hole golf course  golf driving range  golf course larger than 18 holes and/or for more than local use	  10 long-term spaces  5 long-term spaces  5 short-term spaces per 20/30 tee driving range  Pro rata to the above
Motor trade related	Showroom car sales Vehicle storage Hire cars Ancillary vehicle storage Workshops Tyre and Exhaust Part stores/sales  Car wash/petrol filling station	1 long-term space per 10 full time staff.        1 long-term space per 10 full time staff plus 5 short-term spaces if shop included
Passenger transport facilities	Rail Stations  Bus Stations	5 long-term spaces per peak period train  2 l/t spaces per 100 peak period passengers

In addition to cycle parking provision it is also expected that shower and changing facilities are provided. If not built in as part of the normal facilities of a building (in schools and hospitals for example), commercial and institutional uses should consider providing a small room where people can change in privacy. Experience shows that such a facility will not only be used by cyclists, but other staff engaged in exercise activity during lunch breaks or after hours. It need not be looked on as a burden.

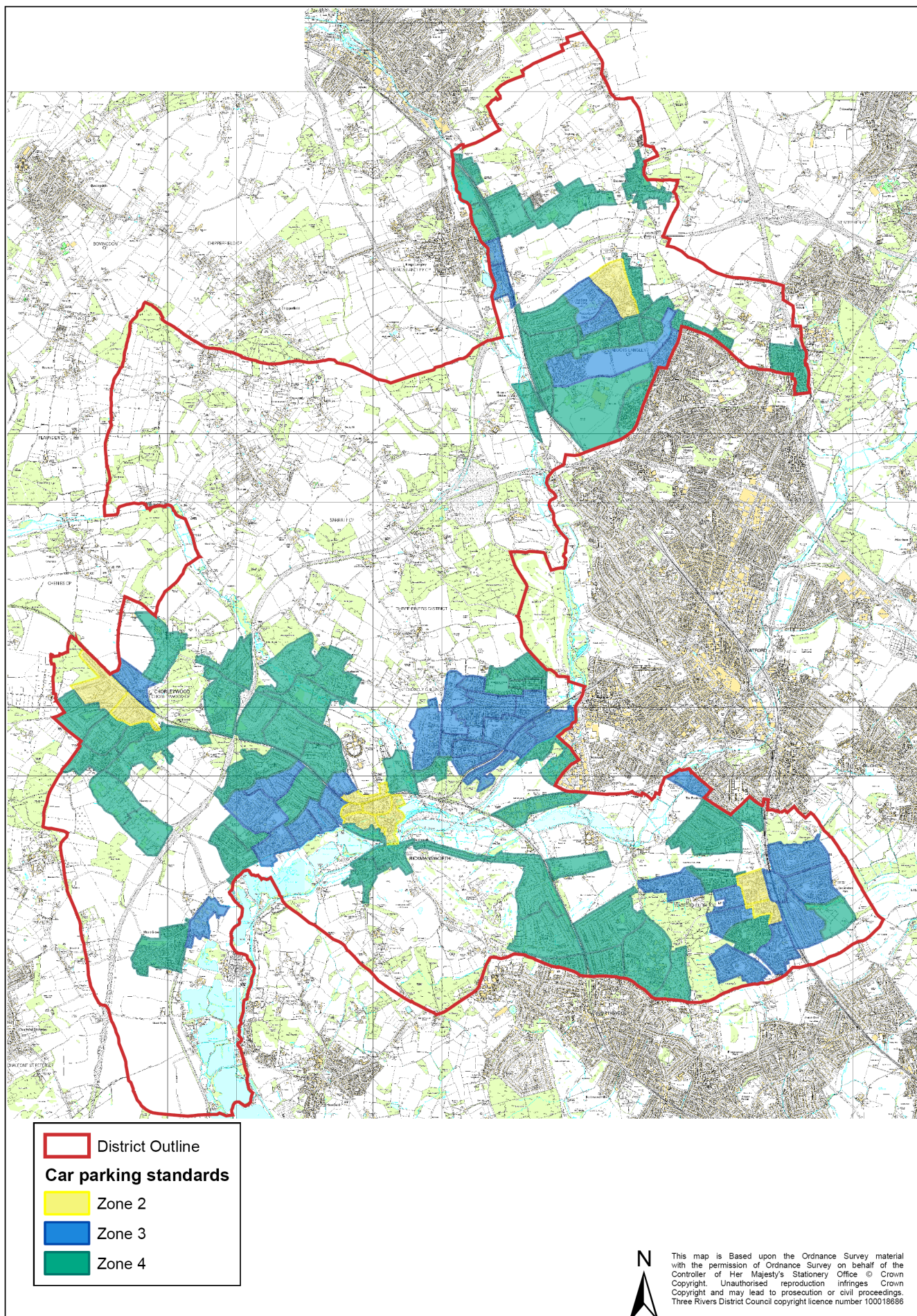
For commercial and institutional uses, shower and changing facilities should be provided at a minimum rate of 1 locker per 10 persons and 1 shower cubicle per 50 persons.

Proposals for a reasonable level of provision for fewer personnel will be assessed on their merits according to the location, use and travel needs of the personnel.

### Powered Two-Wheeler Parking Standards

Motorcycles comprise around 3% of all registered vehicles, and recent large increases in sales of mopeds and other commuter machines have resulted in further demand on existing motorcycle parking places, with indications that this trend will continue. As a guide, local authorities should set aside around 5% of the total stock of publicly accessible motor vehicle parking space for motorcycle use. Local authorities should also take steps to ensure that workplaces, new developments, and other parking not under their direct control, includes sufficient provision to ensure pressure is not simply concentrated on local authority provision. Powered two wheeler parking should therefore be provided at approximately five per cent of the amount of car parking to be provided on a site. Each use needs to be considered on its merits.







## APPENDIX 6: GLOSSARY AND ABBREVIATIONS

For the purpose of this document the following terms and definitions apply.

Glossary and Abbreviations	
<b>Accessibility</b>	The ability of everybody to go conveniently where they want particularly in relation to services and facilities.
<b>Aged or Veteran Tree</b>	A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.
<b>AONB</b>	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.
<b>BAP</b>	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.
<b>Brownfield Land</b>	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 are excluded.
<b>CIL</b>	Community Infrastructure Levy (CIL) – A levy on new developments to support infrastructure delivery. Introduced by the Planning Reform Bill published in November 2007.
<b>Combined Heat and Power</b>	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.
<b>Community, Leisure and Cultural Facilities</b>	These include, but are not limited to, village halls, community centres, sports halls, theatres, public halls, doctors and dental surgeries, faith facilities, post offices, public houses, schools and local shops.
<b>Conservation Area</b>	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.
<b>Core Strategy</b>	The 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.
<b>Development Plan</b>	The statutory Development Plan currently comprises the Regional Spatial Strategy, Waste and Minerals Framework and the Local Development Documents contained in the Local Plan.
<b>District</b>	Three Rivers District.
<b>Dph</b>	Dwellings per hectare.
<b>Evidence Base</b>	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 Local Plan meeting the objectives of sustainable

	development.
<b>Green Belt</b>	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.
<b>Greenfield</b>	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).
<b>Green Infrastructure</b>	Networks of green spaces and natural elements including open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats, street trees, natural heritage, heritage assets, earth science interests and open countryside.
<b>HCC</b>	Hertfordshire County Council.
<b>Hectare</b>	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.
<b>Heritage Asset</b>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).
<b>Infrastructure</b>	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, doctor's surgeries, churches and open space.
<b>Listed Building</b>	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.
<b>Local Development Document</b>	Local Development Document – documents prepared by the Local Planning Authority that make up the Local Plan
<b>Local Nature Reserve</b>	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.
<b>Local Plan</b>	Set of documents that set out the planning policy for the District.
<b>LSP</b>	Local Strategic Partnership (LSP). The Three Rivers Local Strategic Partnership 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.
<b>Major Development</b>	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).



<b>On-site renewable technology</b>	Collective term for domestic scale renewable energy technologies such as solar thermal, solar photovoltaics and domestic wind turbines provided on the site of development.
<b>OSS</b>	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.
<b>PDL</b>	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 are excluded.
<b>Proposals Map</b>	This map illustrates the policies and proposals in the Local Development Documents (LDDs) on an Ordnance Survey base.
<b>SA</b>	Sustainability Appraisal (SA) – Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.
<b>SEA</b>	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.
<b>SPD</b>	Supplementary Planning Document (SPD) – Elaborates on policies or proposals in Local Development Documents and gives additional guidance. Successor to Supplementary Planning Guidance.
<b>Spatial Planning</b>	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.
<b>Strategic Flood Risk Assessment</b>	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.
<b>Sustainable Development</b>	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.
<b>TRDC</b>	Three Rivers District Council (TRDC).
<b>Wildlife Site</b>	A non-statutory designation for sites of substantive nature conservation, geological or geomorphological value, as identified in the ‘Habitat Survey for Three Rivers’ carried out by the Herts and Middlesex Wildlife Trust.

## APPENDIX 7: PLANNING POLICY STATEMENTS AND PLANNING POLICY GUIDANCE

### [National Planning Policy Framework](#)

#### [Planning Policy Statement: Eco-towns- Supplement to Planning Policy Statement 1](#)

#### [Planning Policy Statement 10: Planning for Sustainable Waste Management](#)

#### [Planning Policy Statement 11: Regional Spatial Strategies](#)

## APPENDIX 8: SCHEDULE OF SAVED POLICIES IN THE THREE RIVERS LOCAL PLAN (2001) SUPERSEDED BY DEVELOPMENT MANAGEMENT POLICIES

Adopted Local Plan Policies to be replaced		Development Management Policies that will replace them	
Policy	Subject	Policy	Subject
<b>General Development Policies</b>			
GEN.3	Compliance with Design and Access Standards	DM1	Residential Design and Layout
		DM13	Parking
GEN.4	Potentially Hazardous or Polluting Development	DM9	Contamination and Pollution
<b>Natural environment and Resources</b>			
N.1	Nature Conservation	DM6	Biodiversity, Trees and Woodland
N.2	Sites of Nature Conservation Importance	DM6	Biodiversity, Trees and Woodland
N.3	Protected Species	DM6	Biodiversity, Trees and Woodland
N.4	Protection of Water Resources	DM8	Flood Risk and Water Resources
N.5	Flood Prevention and River Corridors	DM8	Flood Risk and Water Resources
N.9	Use of Recycled and Reclaimed Materials in New Development	DM9	Waste Management
N.10	Provision for Waste Recovery and Recycling Facilities in New Development	DM10	Waste Management
N.12	Air Quality	DM9	Contamination and Pollution Control
N.13	Light Pollution	DM9	Contamination and Pollution
N.15	Trees, Hedgerows and New Development	DM6	Biodiversity, Trees and Woodland
N.16	Protection of Trees and Hedgerows During Development	DM6	Biodiversity, Trees and Woodland
N.17	Replacement Planting	DM6	Biodiversity, Trees and Woodland
N.18	Landscape Management	DM6 DM7	Biodiversity, Trees and Woodland Landscape Character
N.20	Protection of the Chilterns AONB	DM7	Landscape Character
N.23	Landscape Regions	DM7	Landscape Character
N.24	Telecommunications Apparatus	DM14	Telecommunications
<b>Conservation of the Built Heritage</b>			
C.1	Development within Conservation Areas	DM3	The Historic Built Environment
C.2	Setting of Conservation Areas	DM3	The Historic Built Environment
C.3	Shop Front Design	DM3	The Historic Built Environment
C.4	Signage in Conservation Areas	DM3	The Historic Built Environment
C.5	Shop Security	DM3	The Historic Built Environment
C.6	Demolition in Conservation Areas	DM3	The Historic Built Environment

<b>C.7</b>	Change of Use of Listed Buildings	<b>DM3</b>	The Historic Built Environment
<b>C.8</b>	Alterations or Extensions of Listed Buildings	<b>DM3</b>	The Historic Built Environment
<b>C.9</b>	The Setting of a Listed Building	<b>DM3</b>	The Historic Built Environment
<b>C.12</b>	Locally Important Buildings	<b>DM3</b>	The Historic Built Environment
<b>C.13</b>	Historic Parks and Gardens	<b>DM3</b>	The Historic Built Environment
<b>C.14</b>	Archaeology and Development	<b>DM3</b>	The Historic Built Environment
<b>Green Belt</b>			
<b>GB.1</b>	Development Within the Green Belt	<b>DM2</b>	Green Belt
<b>GB.5</b>	Replacement Dwellings in the Green Belt	<b>DM2</b>	Green Belt
<b>GB.6</b>	Extensions to Dwellings in the Green Belt	<b>DM2</b>	Green Belt
<b>GB.7</b>	Ancillary Buildings in the Green Belt	<b>DM2</b>	Green Belt
<b>GB.8</b>	Extensions to Residential Curtilages in the Green Belt.	<b>DM2</b>	Green Belt
<b>GB.9</b>	Re-Use and Conversion of Buildings in the Green Belt	<b>DM2</b>	Green Belt
<b>GB.10</b>	Residential Conversion of Groups of Farm Buildings.	<b>DM2</b>	Green Belt
<b>Design</b>			
<b>D.6</b>	Landscaping	<b>DM6</b>	Biodiversity, Trees and Woodland
<b>D.7</b>	Design for Water Conservation	<b>DM8</b>	Flood Risk and Water Resources
<b>Housing</b>			
<b>H.13</b>	Subdivision of Dwellings	<b>DM1</b>	Residential Design and Layout
<b>H.14</b>	Infilling and Development on Garden Land	<b>DM1</b>	Residential Design and Layout
<b>H.17</b>	Residential Moorings	<b>DM15</b>	Residential Moorings
<b>Transport and Movement</b>			
<b>T.8</b>	Car Parking Provision	<b>DM13</b>	Parking
<b>T.10</b>	Cycling	<b>DM13</b>	Parking
<b>Sport and Leisure</b>			
<b>L.1</b>	Protection of Existing Sports Facilities	<b>DM11</b>	Open Space, Sport and Recreation Facilities and Children's Play Space
<b>L.2</b>	Dual and Multiple Use of Sports Facilities	<b>DM11</b>	Open Space, Sport and Recreation Facilities and Children's Play Space
<b>L.3</b>	Built Sports Development	<b>DM11</b>	Open Space, Sport and Recreation Facilities and Children's Play Space
<b>L.4</b>	Provision of Sports Facilities and New Development	<b>DM11</b>	Open Space, Sport and Recreation Facilities and Children's Play Space
<b>L.9</b>	Protection of Existing Amenity and Children's Play Space	<b>DM11</b>	Open Space, Sport and Recreation Facilities and Children's Play Space
<b>L.10</b>	Amenity and Children's Play Space Provision in New Residential Development	<b>DM11</b>	Open Space, Sport and Recreation Facilities and Children's Play Space
<b>L.11</b>	Design of Open Space	<b>DM11</b>	Open Space, Sport and Recreation Facilities and Children's Play Space
<b>L.12</b>	Protection of Grass Verges and Minor Open Spaces	<b>DM11</b>	Open Space, Sport and Recreation Facilities and Children's Play Space
<b>L.15</b>	Commons	<b>DM11</b>	Open Space, Sport and Recreation Facilities and Children's Play Space
<b>L.16</b>	Protection of Allotments	<b>DM11</b>	Open Space, Sport and Recreation Facilities and Children's Play Space

