

Local Plan



Site Allocations
Local Development Document
Adopted November 2014

 **THREE RIVERS**
DISTRICT COUNCIL

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1 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 new local plan will consist of a number of Local Development Documents (LDDs) including:
- The Core Strategy document: provides the over-arching strategy and policies and the long term vision for Three Rivers.
 - **Site Allocations document:** allocates sites for housing, employment, retail, open space, education and community uses.
 - Development Management Policies document: sets out the policies against which planning applications will be assessed.
 - Gypsy and Traveller document: assesses needs and allocates sites for Gypsies and Travellers.

What is the Site Allocations Document?

- 1.3 The Core Strategy sets out the vision and objectives for the spatial development of the area. The Site Allocations Document will identify sites throughout the District for development up to 2026 to support the delivery of the Core Strategy and the Community Strategy. As well as allocating sites to meet Core Strategy objectives, the Site Allocations document makes minor changes to the detailed Green Belt boundary.
- 1.4 The role of the Site Allocations document is not to give permission to particular proposals; which must still go through the planning application process. It does, however, provide the principle that a suitable form of development can be located on a particular site. The intention is to provide the local community, the local authority and developers with some certainty about what sites will be developed in the future and for what purpose. The allocation of a site does not necessarily mean that it can be developed straight away.
- 1.5 Additionally, where a site is not included in the Council's Site Allocations, it would still be possible for the site to come forward through the planning application process where it will be tested in accordance with relevant local and national policies.
- 1.6 This document sets out the sites that the Council considers should meet needs for a range of uses including housing, employment, education, shopping, leisure and open spaces. It also includes a masterplan for the South Oxhey area to guide plans for the 'South Oxhey Initiative'.
- 1.7 More information on all sites that have been considered for allocation is set out in the Site Allocations Supporting Information Report available on our website at www.threerivers.gov.uk.
- 1.8 This document has been prepared taking into account:
- Government legislation and national planning policy

- The adopted Core Strategy for Three Rivers
- Responses from earlier stages of consultation
- Sustainability Appraisal and Strategic Environmental Assessment
- The Three Rivers and Hertfordshire Sustainable Community Strategies
- A series of research documents known as the evidence base
- The plans and strategies of surrounding authorities and other bodies.

Sustainability Appraisal

- 1.9 Sustainable development is the key principle underpinning national planning policy and the Three Rivers Core Strategy, and is critical to the delivery of many of the Council's and community's aspirations. It requires social progress which recognises the needs of everyone, effective protection of the environment, prudent use of natural resources and the maintenance of high and stable levels of economic growth and employment.
- 1.10 As an overarching principle of the Core Strategy, sustainable development also therefore underpins the Site Allocations. The Site Allocations document has been subject to a Sustainability Appraisal and Strategic Environmental Assessment at each stage of production to assess the options and inform the plan preparation and decision making process.

Format of the Site Allocations Document

- 1.11 Chapter 2 provides the policy context for the Site Allocations, details of which are shown by type in chapters 3 to 9. Details of how the Site Allocations will be monitored are set out in chapter 10.
- 1.12 Appendix 2 shows all allocations by parish area.

2 LOCAL PLAN POLICY CONTEXT

The Three Rivers Core Strategy

- 2.1 All local plan documents must be in general conformity with the Core Strategy. The Core Strategy therefore forms the main local policy basis for the Site Allocations document. The Three Rivers Core Strategy was adopted by the Council on 17 October 2011.
- 2.2 The Core Strategy seeks to provide growth required to support local communities and provide for their needs in the most sustainable way possible. The main emphasis is to continue to focus development within the existing urban area through development of previously developed land and appropriate infilling, recognising potential for mixed use development to contribute to the development of sustainable communities. This will be followed by development at the most sustainable locations on the edge of existing settlements.
- 2.3 The Core Strategy Spatial Strategy sets out that all development sites will be identified having regard to a criteria-based approach, taking into account whether development on the site:
- Will be accessible to public transport, services and facilities,
 - Will not have a significant impact on the environment including in terms of impacts on the Green Belt, visual amenity, heritage assets, transport and environmental quality including wildlife, flood risk and water pollution, and
 - Is likely to come forward over the plan period.
- 2.4 More detailed criteria for the selection of housing sites are set out in Core Strategy Appendix 2.

The Policies Map

- 2.5 The Policies Map illustrates the areas of the District to which various local plan policies apply, including:
- Areas of protection such as Green Belt and nature conservation sites, and
 - Sites allocated for a particular use, through the local plan process.
- 2.6 The current policies map for Three Rivers was adopted as part of the Three Rivers Local Plan 1996-2011 in 2001. On adoption of the Site Allocations document, this policies map will be updated to take account of the new and revised allocations as set out in this document.

Minerals and Waste Development Plan

- 2.7 Hertfordshire County Council is responsible for preparing the Minerals and Waste local plans which will set out the principles for the amount of mineral extraction and waste treatment that will take place in the County to 2026, identify the locations where the most important of these activities will take place, and contain some broad principles that will apply when planning applications for minerals or waste development are being considered.

3 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

- 3.1 The National Planning Policy Framework includes a presumption in favour of sustainable development. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work 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.
- 3.2 Planning applications that accord with the policies in the local plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
- 3.3 Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission 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 of the National Planning Policy Framework taken as a whole; or
 - Specific policies in that Framework indicate that development should be restricted.
- 3.4 All development will be assessed in accordance with planning policy in the National Planning Policy Framework, the Core Strategy and Development Management Policies documents and any subsequent local plan documents.

4 HOUSING SITE ALLOCATIONS

- 4.1 The Core Strategy identifies the need for the provision of 4,500 dwellings in Three Rivers between 2001 and 2026. Policy CP2 sets out that housing provision will be made primarily from within the existing urban area (approximately 75% of total housing development between 2001 and 2026) and also from housing sites at the most sustainable locations on the edge of existing settlements, in the Green Belt (approximately 25% of total supply between 2001 and 2026). Core Strategy policy CP8 requires all development to provide, or make adequate contribution towards infrastructure and services.
- 4.2 The Core Strategy Place Shaping Policies set out that of the District's housing requirements over the plan period:
- Approximately 15% should be provided in the principal town (Rickmansworth),
 - Approximately 60% should be provided in the Key Centres (South Oxhey, Croxley Green, Abbots Langley, Chorleywood, Leavesden and Garston and Mill End),
 - Approximately 24% should be provided in the Secondary Centres (Kings Langley, Carpenders Park, Eastbury, Maple Cross, Moor Park and Oxhey Hall) and
 - Approximately 1% in the Villages (Bedmond and Sarratt).
- 4.3 Core Strategy policy CP2 states that in identifying sites for future development, the Site Allocations document will set out an indicative phasing strategy for the development of sites. This strategy will take into account the policies and parameters established through the Core Strategy and will take into account the sustainability of each site, the deliverability of housing on the site and likely infrastructure requirements. Sites which contribute better to sustainability objectives, are deliverable, and will not have infrastructure requirements that will require a long lead-in time will be phased earlier than sites that contribute less well to sustainability objectives, are not deliverable in the shorter term or require a lead-in period for infrastructure provision.
- 4.4 Appendix 2 of the Core Strategy sets out housing site selection criteria to assist in the assessment of potential housing sites. It should be noted that while the criteria and score of how well a site performs in relation to the range of planning and sustainability criteria have informed the Council's consideration of the site, in coming to a decision the Council have considered each site on its merits and taken into account site specific circumstances. It is not the case that higher scoring sites have automatically been taken forward and that lower scoring sites have not been taken forward.
- 4.5 At April 2012, provision has been made for 2,898 dwellings, excluding the outline planning permission that has been granted for Leavesden Aerodrome and including a windfall allowance of 38 dwellings per year between 2021 and 2026. The Site Allocations document sets out how the Council will make provision to meet the Core Strategy requirement.
- 4.6 In view of the need for new housing in Three Rivers, the benefits of building new homes in Three Rivers would be undermined if the stock of existing housing were to reduce. Therefore the Council's starting point is to protect existing housing in the District.

Identification of Housing Sites

- 4.7 Sites for housing have been identified through the Strategic Housing Land Availability Assessment (2008) and the Strategic Housing Land Availability Assessment Update (2010) and through sites submitted to the Council during previous stages of consultation on the Core Strategy and Site Allocations Development Plan Document. Information on previous consultation and details including site scores against the housing site selection criteria of all sites that have been considered, including those which have not been taken forward are set out in the Site Allocations Supporting Information report available on our website at www.threerivers.gov.uk.
- 4.8 Many sites may have development potential, but this document cannot identify and allocate every site. Sites considered for allocation and inclusion in the Site Allocations document are generally above 0.1ha as the Site Allocations document needs to focus on sites likely to make a significant contribution to the objectives of the Core Strategy. National and local planning policies will guide future planning decisions on other sites through the planning application process.

Housing Site Allocations

- 4.9 Details of individual sites allocated for housing development are set out below. Appendix 2 shows housing site allocations alongside all other allocations by parish area.

POLICY SA1: HOUSING SITE ALLOCATIONS

Permission will not be granted for development resulting in a net loss of housing unless conversion to other uses is necessary to provide a small-scale facility and provided the surrounding residential area is not significantly adversely affected.

Allocated housing sites will be safeguarded for housing development.

Sites should be developed at an overall capacity which accords generally with the dwelling capacity given for that site.

Proposals for the development of sites should have regard to the phasing strategy for the site, Core Strategy Policy CP2 and the latest monitoring information on housing supply which may result in alteration to the indicative phasing of sites through the Annual Monitoring Report.

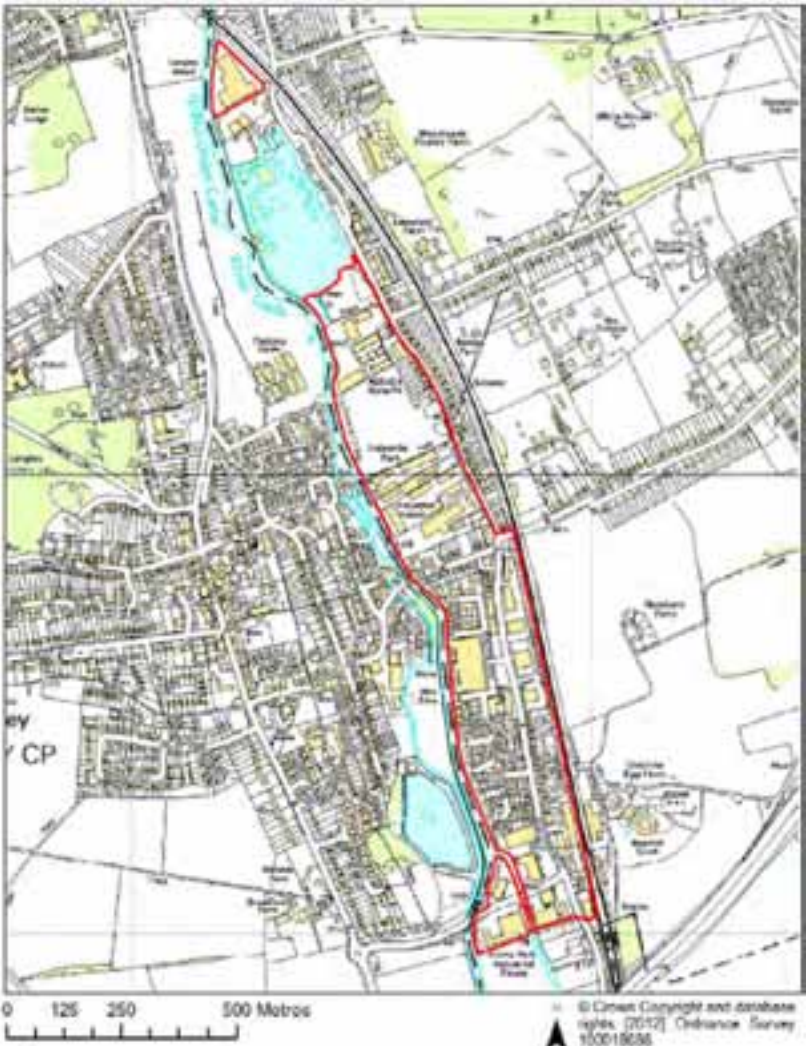
The earlier release of identified housing sites will only be considered if:


- i The Annual Monitoring Report projects that there will not be a five year supply of land for housing
- ii The sites can realistically be delivered in the short-term
- iii It can be clearly demonstrated that the early release of sites will achieve significant benefits in terms of sustainability and other objectives of the Core Strategy
- iv It does not unduly impact on other sites coming forward in accordance with the Spatial Strategy.


In the case of sites not being required in the plan period to 2026 sites will be safeguarded for future development beyond the plan period.

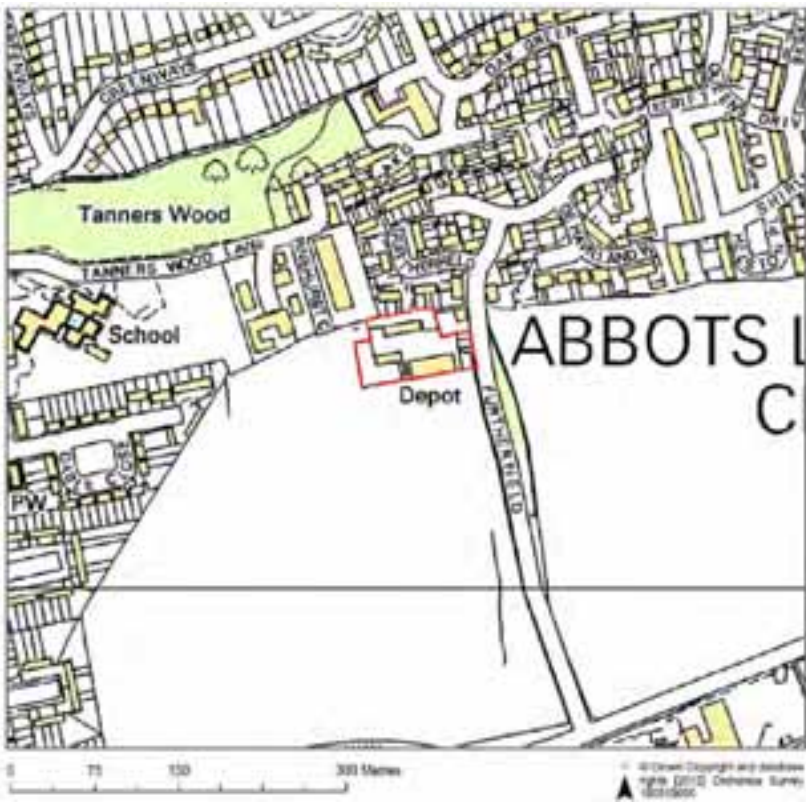
Development of identified housing sites should provide affordable housing in accordance with Core Strategy policy CP4.


Housing Site Allocations


Site Ref	H(1)	Site	Kings Langley Employment Area	
			Current Use	Industrial units, open space and derelict land
			Dwelling Capacity	100
			Green Belt	Yes (part of site)
			Phasing	2012-2026
<p>Comments</p> <p>Individual employment sites within the broad area have not been specifically identified.</p> <p>Minimum 8m buffer must be provided to River Gade.</p> <p>Part of the site (north of Masters Yard) is identified as a wildlife site. Measures to avoid adverse impacts and enhance biodiversity will need to be provided by developers, supported by adequate ecological survey.</p> <p>A number of waste sites are located to the north of the site. Parts of the site are in Source Protection Zones 1 and 2. A preliminary risk assessment to determine whether there is contamination of the site and whether further remediation works will need to be undertaken would be required to support planning applications on the site</p> <p>Primrose Hill Playing Fields would need to be retained, or replaced with at least equivalent facilities, as part of any redevelopment.</p>				


Site Ref	H(2)	Site	Mansion House Farm Equestrian Centre, Bedmond Road, Abbots Langley	
			Current Use	Mansion House Farm Equestrian Centre
			Dwelling Capacity	15
			Green Belt	Yes
			Phasing	2016-2020

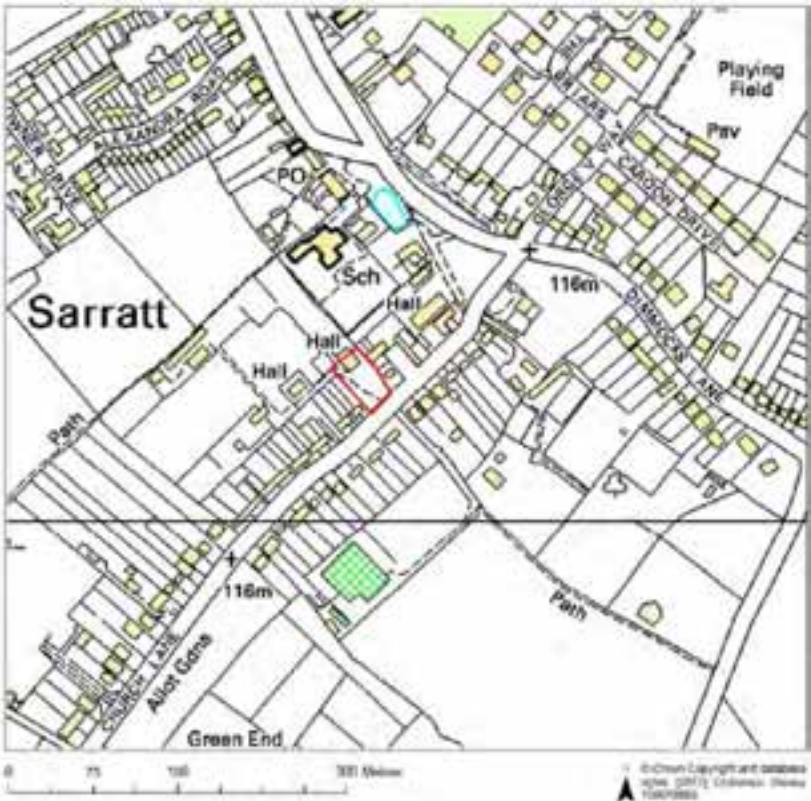
Site Ref	H(3)	Site	Pin Wei. 35 High Street, Abbots Langley	
			Current Use	Restaurant
			Dwelling Capacity	10
			Green Belt	No
			Phasing	2021-2026


Site Ref	H(4)	Site	Furtherfield Depot, Furtherfield, Abbots Langley
		Current Use	Depot site
		Dwelling Capacity	15
		Green Belt	Yes
		Phasing	2016-2020
		Comments	The site lies within Source Protection Zone 2. A preliminary risk assessment to determine whether there is contamination of the site and whether further remediation works will need to be undertaken would be required to support planning applications on the site.

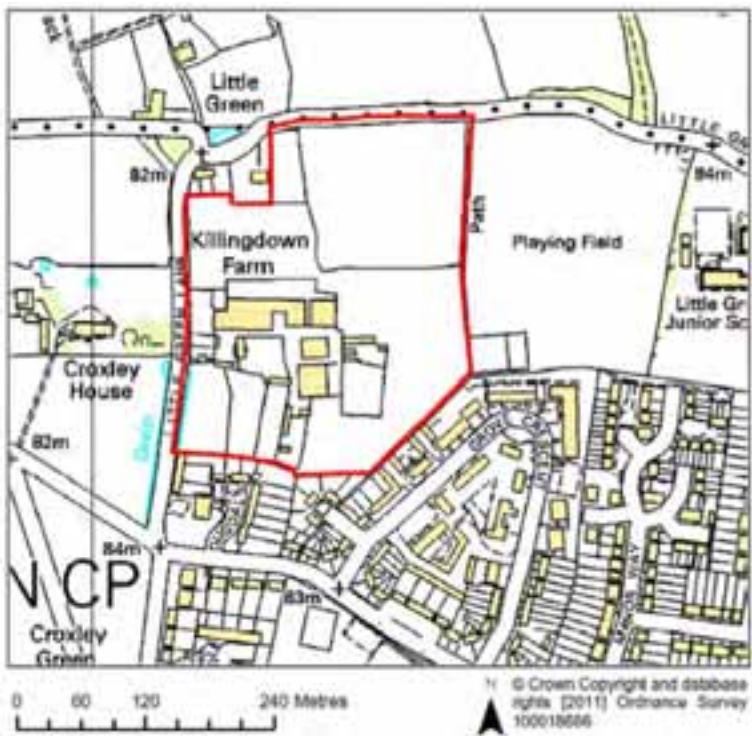
Site Ref	H(5)	Site	Leavesden Aerodrome, Abbots Langley
		Current Use	Open land including an area with historic planning permission for office space
		Dwelling Capacity	425
		Green Belt	Yes
		Phasing	2012-2020
		Comments	Site has outline planning permission for 425 dwellings.


Site Ref	H(6)	Site	Hill Farm Industrial Estate, Hill Farm Avenue, Leavesden
		Current Use	Industrial units
		Dwelling Capacity	30
		Green Belt	Yes (part of site)
		Phasing	2016-2026
		Comments The site lies within Source Protection Zone 3. A preliminary risk assessment to determine whether there is contamination of the site and whether further remediation works will need to be undertaken would be required to support planning applications on the site.	


Site Ref	H(7)	Site	Langleybury House/School, Langleybury
		Current Use	Disused school/house
		Dwelling Capacity	20
		Green Belt	Yes
		Phasing	2016-2020
		Comments The site comprises former modern school buildings and their associated hardstanding. Their replacement by housing would be considered not inappropriate development within the Green Belt.	


Site Ref	H(8)	Site	Royal British Legion, Church Lane, Sarratt	
			Current Use	Hall
			Dwelling Capacity	10
			Green Belt	Yes
			Phasing	2012-2015
			Comments Site is within Sarratt Village and is allocated as a rural exception site to provide affordable housing.	


Site Ref	H(9)	Site	33 Baldwins Lane, Croxley Green	
			Current Use	Car sales
			Dwelling Capacity	10
			Green Belt	No
			Phasing	2016-2026
			Comments The site lies within Source Protection Zone 1. A preliminary risk assessment to determine whether there is contamination of the site and whether further remediation works will need to be undertaken would be required to support planning applications on the site.	

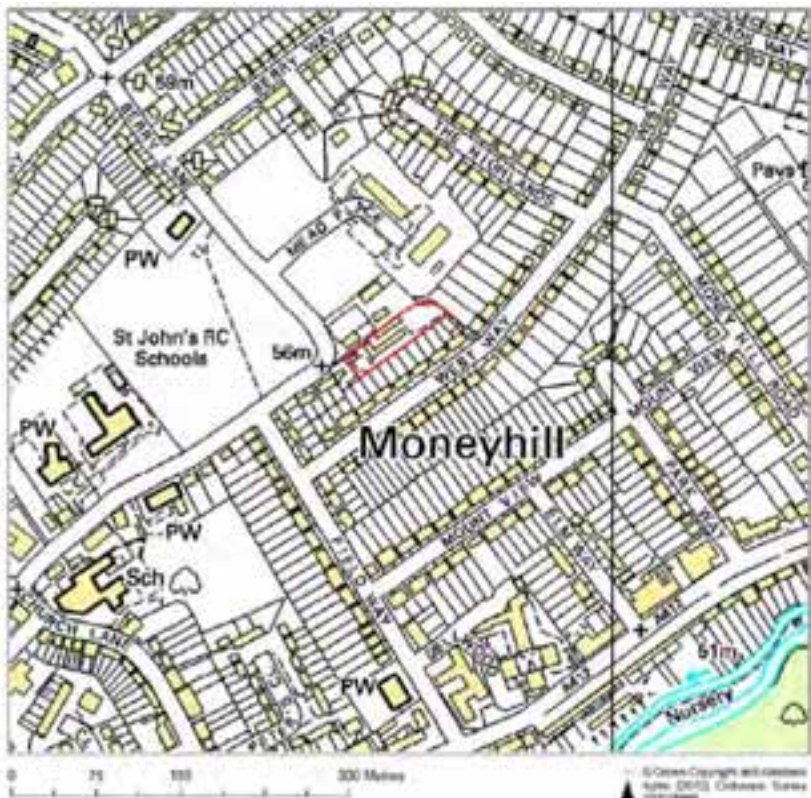
Site Ref	H(10)	Site	Killingdown Farm, Croxley Green
		Current Use	Farmland/ buildings
		Dwelling Capacity	140 - 180
		Green Belt	Yes
		Phasing	Post 2026
		Comments	<p>Development would need to relate to the conservation area and listed building.</p> <p>The site lies within Source Protection Zone 2. A preliminary risk assessment to determine whether there is contamination of the site and whether further remediation works will need to be undertaken would be required to support planning applications on the site.</p>

Site Ref	H (11)	Site	50-52 New Road, Croxley Green
		Current Use	Mechanics and Fuel Station
		Dwelling Capacity	10
		Green Belt	No
		Phasing	2021-2026
		Comments	<p>The whole site is located above a principal aquifer (chalk), which is highly sensitive to contamination. A preliminary risk assessment to determine whether there is contamination of the site and whether further remediation works will need to be undertaken would be required to support planning applications on the site.</p>

Site Ref	H (12)	Site	Former Yorke Road School, Yorke Rd, Croxley Green (conversion)	
			Current Use	Disused primary school/office use
			Dwelling Capacity	5
			Green Belt	No
			Phasing	2012-2015
			Comments Allocation is based on retention and conversion of existing building.	

Site Ref	H(13)	Site	Croxley Station Car Park and Timber Yard	
			Current Use	Car Park and Timber Yard
			Dwelling Capacity	25
			Green Belt	No
			Phasing	2016-2020
			Comments Development may include retail store with residential above. Development would need to safeguard parking provision for the station. The site lies within Source Protection Zone 1. A preliminary risk assessment to determine whether there is contamination of the site and whether further remediation works will need to be undertaken would be required to support planning applications on the site.	

Site Ref	H(14)	Site	Land Rear of The Queens Drive, Mill End	
			Current Use	Open land
			Dwelling Capacity	25
			Green Belt	No
			Phasing	2012-2015

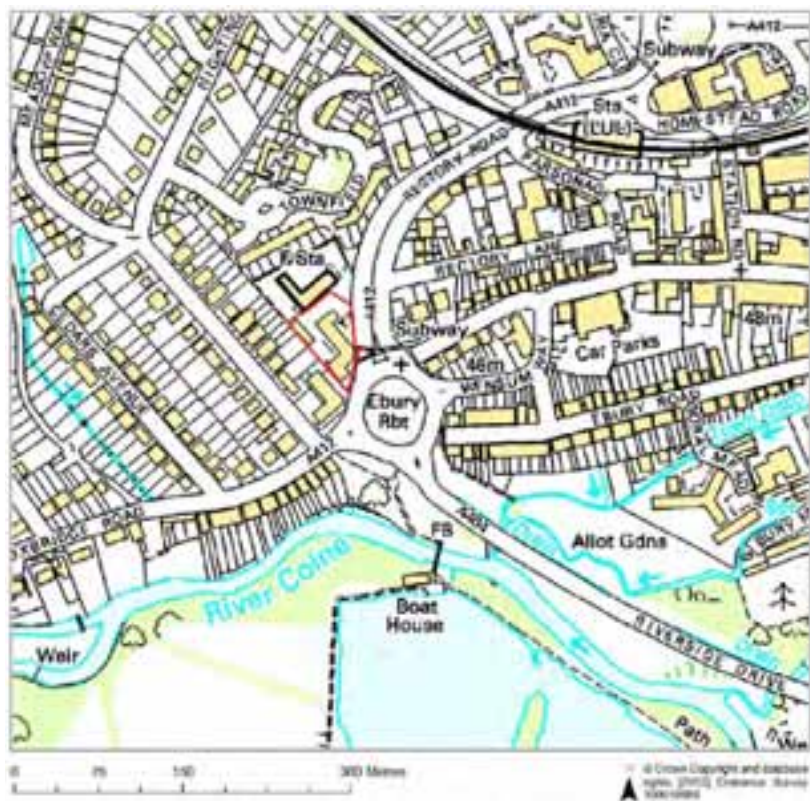
Site Ref	H(15)	Site	Garages Rear of Drillyard, West Way, Rickmansworth	
			Current Use	Garages
			Dwelling Capacity	3
			Green Belt	No
			Phasing	2021-2026
			Comments <p>The site lies within Source Protection Zone 3. A preliminary risk assessment to determine whether there is contamination of the site and whether further remediation works will need to be undertaken would be required to support planning applications on the site.</p>	

Site Ref	H(16)	Site	Long Island Exchange, Victoria Close, Rickmansworth
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Current Use	Garage and bar/hotel
Dwelling Capacity	50
Green Belt	No
Phasing	2016-2020

Site Ref	H(17)	Site	Police Station, Rectory Road, Rickmansworth
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Current Use	Former police station
Dwelling Capacity	20
Green Belt	No
Phasing	2016-2020

Site Ref	H(18)	Site	Royal British Legion, Ebury Road, Rickmansworth
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Current Use	Royal Legion club
Dwelling Capacity	5
Green Belt	No
Phasing	2016-2020


Site Ref	H(19)	Site	Langwood House, High Street, Rickmansworth
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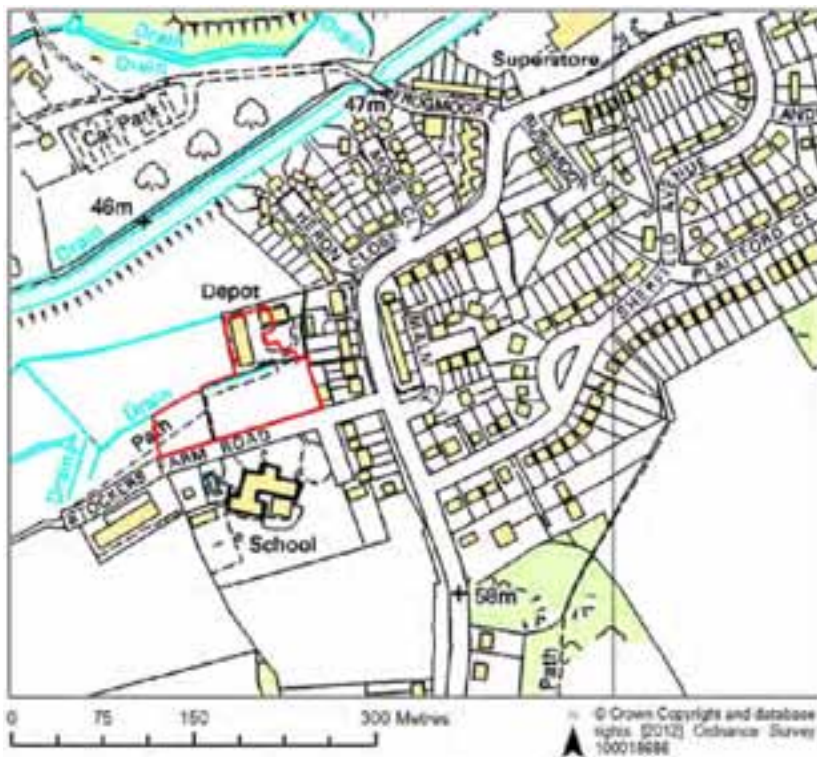


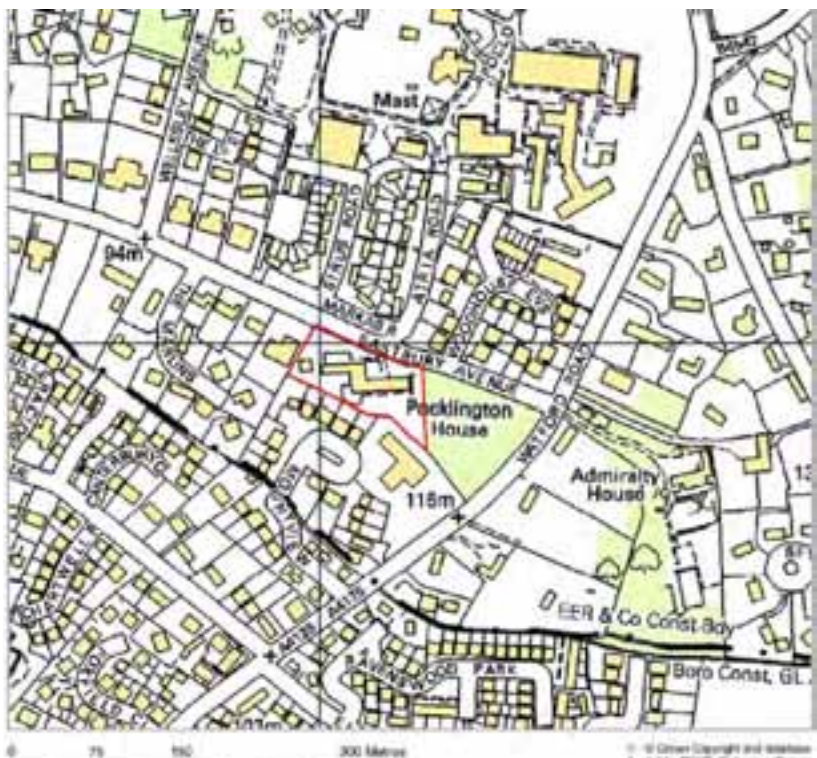
Current Use	Office and parking
Dwelling Capacity	15
Green Belt	No
Phasing	2016-2020


Comments	<p>Part of site is within floodzone. Flood Risk assessment would be required to support planning applications on the site.</p> <p>Minimum 8m buffer must be provided to Town Ditch.</p>
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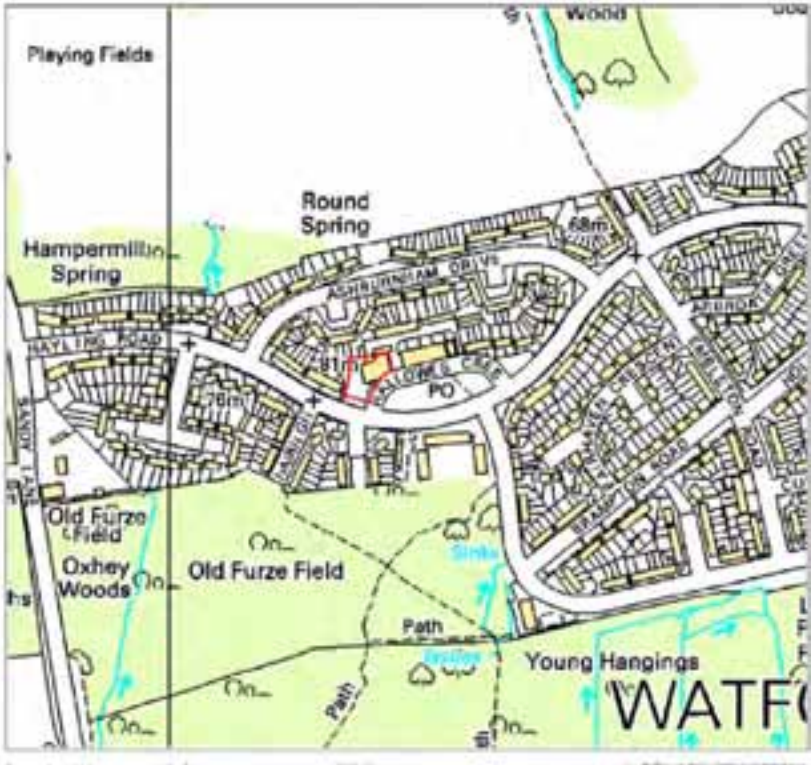
Site Ref	H(20)	Site	Gas Works, Salters Close, Rickmansworth	
			Current Use	Gas Works
			Dwelling Capacity	20
			Green Belt	No
			Phasing	2012-2015
			Comments Part of site is within floodzone. Flood Risk assessment would be required to support planning applications on the site. Site near to wildlife site. Measures to avoid adverse impacts and enhance biodiversity will need to be provided by developers, supported by adequate ecological survey.	
The site lies within Source Protection Zone 1. A preliminary risk assessment to determine whether there is contamination of the site and whether further remediation works will need to be undertaken would be required to support planning applications on the site.				


Site Ref	H(21)	Site	Bridge Motors, Church Street, Rickmansworth	
			Current Use	Garage/car sales
			Dwelling Capacity	10
			Green Belt	No
			Phasing	2021-2026
			Comments Part of site is within floodzone. Flood Risk assessment would be required to support planning applications on the site. The site lies within Source Protection Zone 1. A preliminary risk assessment to determine whether there is contamination of the site and whether further remediation works will need to be undertaken would be required to support planning applications on the site. Minimum 5m buffer must be provided to ditch on site.	


Site Ref	H(22)	Site	Depot, Stockers Farm Road, Rickmansworth	
	Current Use	Water depot / staff accommodation		
	Dwelling Capacity	60		
	Green Belt	Yes		
	Phasing	2016-2020		
	Comments Part of site is within floodzone. Flood Risk assessment would be required to support planning applications on the site. Minimum 5m buffer must be provided to watercourses. Part of site within a wildlife site. Measures to avoid adverse			
impacts and enhance biodiversity will need to be provided by developers, supported by adequate ecological survey.				
The site lies within Source Protection Zone 1. A preliminary risk assessment to determine whether there is contamination of the site and whether further remediation works will need to be undertaken would be required to support planning applications on the site.				

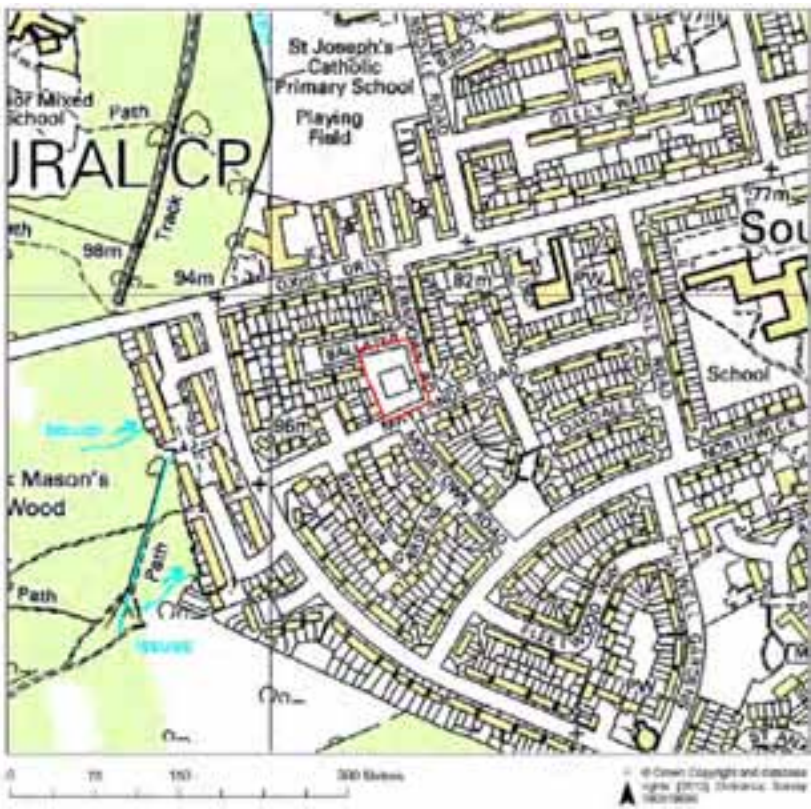
Site Ref	H(23)	Site	Pocklington House, Eastbury	
	Current Use	Care home		
	Dwelling Capacity	30		
	Green Belt	No		
	Phasing	2016-2020		
	Comments Development depends on suitable replacement for care home being found.			

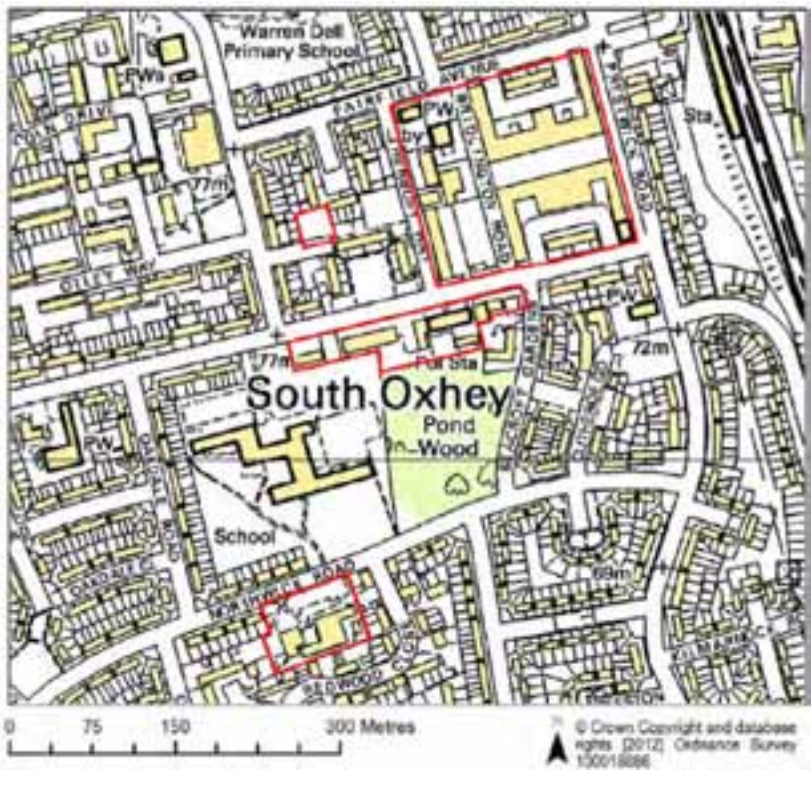
Site Ref	H(24)	Site	The Fairway, Green Lane, Oxhey Hall	
			Current Use	Residential home
			Dwelling Capacity	25
			Green Belt	No
			Phasing	2016-2020
			Comments Site depends on alternative provision being made before it could provide housing.	


Site Ref	H(25)	Site	Crescent Club, Hallows Crescent, South Oxhey	
			Current Use	Social club
			Dwelling Capacity	15
			Green Belt	No
			Phasing	2012-2015

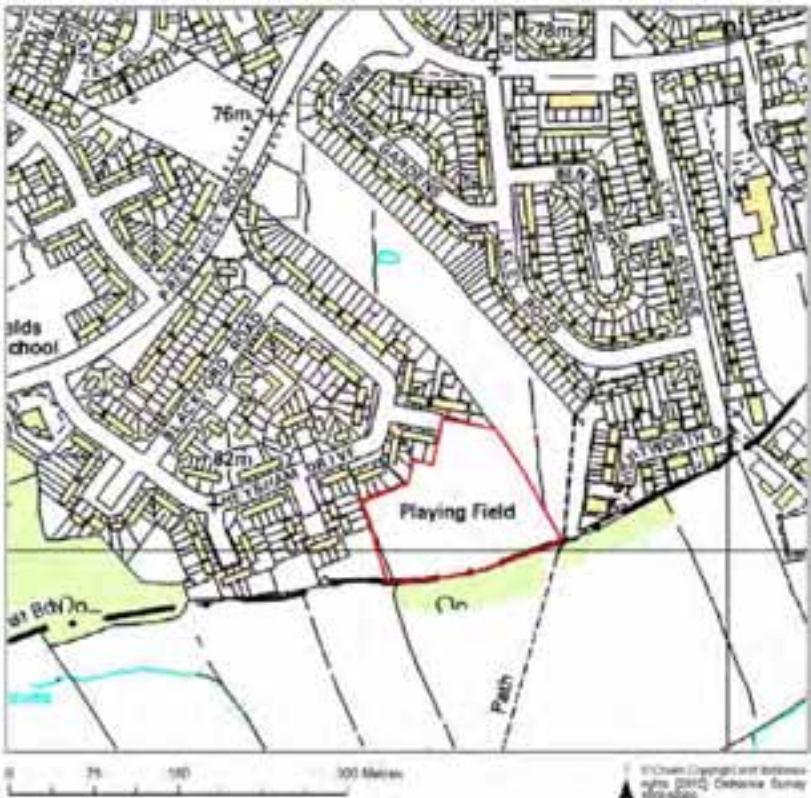
Site Ref	H(26)	Site	Former Jet Public House, Hayling Road, South Oxhey	
			Current Use	Former public house, now demolished
			Dwelling Capacity	10
			Green Belt	No
			Phasing	2012-2015


Site Ref	H(27)	Site	Little Furze School, South Oxhey	
			Current Use	Primary School (now closed)
			Dwelling Capacity	75
			Green Belt	Yes
			Phasing	2012-2015
			Comments Site adjacent to wildlife site and Local Nature Reserve. Measures to avoid adverse impacts and enhance biodiversity will need to be provided by developers, supported by adequate ecological survey.	


Site Ref	H(28)	Site	Amenity Space Maylands Road/Ferndown Road, South Oxhey	
			Current Use	Amenity/Play space
			Dwelling Capacity	10
			Green Belt	No
			Phasing	2016-2020
			Comments	Development of this site for housing would include re-provision of play area on amenity space at corner of Moortown Road and Northwick Road.

Site Ref	H(29)	Site	South Oxhey Town Centre	
			Current Use	Town centre uses
			Dwelling Capacity	360
			Green Belt	No
			Phasing	2016-2026
			Comments	<p>Housing allocation reflects areas shown for residential or mixed use which may include residential as part of the Masterplan for South Oxhey (chapter 9).</p> <p>Northwick Road Day Centre facility to be re-provided in the local area as part of any development.</p>


Site Ref	H(30)	Site	Grapevine Public House, Prestwick Road, South Oxhey	
			Current Use	Public House and open land
			Dwelling Capacity	15
			Green Belt	No
			Phasing	2021-2026
			Comments Site adjacent to wildlife site and Local Nature Reserve. Measures to avoid adverse impacts and enhance biodiversity will need to be provided by developers, supported by adequate ecological survey.	

Site Ref	H(31)	Site	Grazing Land at Foxgrove Path/Heysham Drive, South Oxhey	
			Current Use	Grazing land
			Dwelling Capacity	50
			Green Belt	Yes
			Phasing	2021-2026
			Comments Site adjacent to wildlife site and Local Nature Reserve. Measures to avoid adverse impacts and enhance biodiversity will need to be provided by developers, supported by adequate ecological survey.	

Site Ref	H(32)	Site	Rear of Lytham Avenue, South Oxhey		
			Current Use	Open land	
			Dwelling Capacity	20	
			Green Belt	Yes	
			Phasing	2021-2026	

Site Ref	H(33)	Site	Land at Woodside Road, Abbots Langley	
			Current Use	Open land
			Dwelling Capacity	100
			Green Belt	Yes
			Phasing	2016 - 2021
			Comments	

Development proposals are to include details of the provision of land serviced for the construction of a primary school at Site S(c)	
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Site Ref	H(34)	Site	Fairways Farm Bucknalls Lane, Garston	
			Current Use	Open land
			Dwelling Capacity	100
			Green Belt	Yes
			Phasing	Post 2026
			Comments Part of site is within floodzone. Flood risk assessment would be required to support planning applications on the site	

5 EMPLOYMENT SITE ALLOCATIONS

- 5.1 The Core Strategy identifies the District's needs for employment land to 2026.
- 5.2 Several studies were carried out on employment and economic development to inform the Core Strategy. The studies consider that in meeting likely future employment requirements:
- There is a slight under supply of industrial and warehousing space amounting to 3.5ha. Industrial and warehousing space should generally be retained in employment use but recognise opportunities for relocation or mixed use redevelopment of industrial and warehousing space where this would contribute to wider sustainability objectives and would not harm the overall economic performance of the District
 - There is an oversupply of office floorspace in the District, in particular as a result of land at Leavesden. Office space may be released from employment use where it is expected to be surplus to employment needs across the plan period. This would need to be supported by an up to date Employment Land Study.
- 5.3 Core Strategy Policy CP6 sets out that key employment areas within the District are Leavesden Aerodrome, Croxley Business Park, Tolpits Lane, Maple Cross/Maple Lodge, Kings Langley Employment Area, Carpenders Park West and Rickmansworth Town Centre.
- 5.4 Allocating land as a key employment area protects existing employment uses and directs new employment uses to these areas. Employment uses include offices, factories, warehousing and light industrial.
- 5.5 Policy CP6 also sets out that the Site Allocations document will identify sites for additional employment floorspace and the boundaries of designated employment areas. It will also identify sites with the potential to accommodate mixed use development.
- 5.6 It was noted that this was likely to include the introduction of residential and other uses at Leavesden Aerodrome, Kings Langley employment area and Delta Gain, and expansion of business activity at Maple Cross. Opportunities for economic development in the South Oxhey area would also be supported.
- 5.7 Areas identified as having potential for mixed use may include development for employment, residential and other uses to contribute to sustainable communities and reduce the need to travel.

Identification of Employment Sites

- 5.8 The adopted Local Plan Proposals Map identifies allocated employment sites. To address employment needs highlighted in the Core Strategy and to reflect changes to employment sites that have taken place over the last ten years, the Site Allocations document has reviewed these allocations taking into account responses to consultations.
- 5.9 National and local planning policy will guide planning decisions on sites which are not specifically allocated for employment.

Employment Allocations

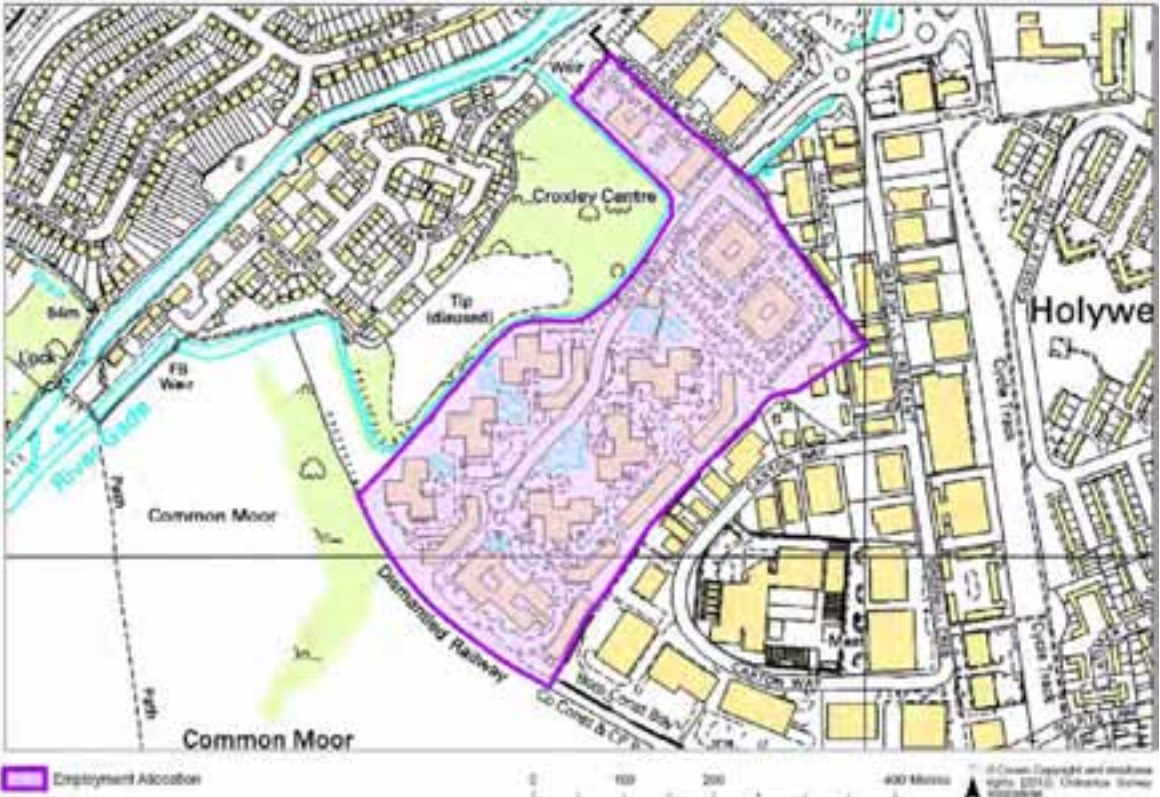
- 5.10 Details of individual allocated employment sites are set out below. Appendix 2 shows employment allocations alongside all other allocations by parish area.
- 5.11 Local Plan 1996-2011 employment allocations are not automatically carried forward, and only those sites identified below will now be allocated for employment/mixed use.


POLICY SA2: EMPLOYMENT SITE ALLOCATIONS


Allocated employment sites will be safeguarded for business, industrial and storage or distribution uses.


Sites allocated as having potential for mixed use development may provide for mixed use development including, but not limited to business, industrial and storage or distribution; residential or community uses.

Employment Site Allocations


Site Ref	E(a)	Site	Croxley Business Park
			
Comments	<p>Part of zone is within a floodzone. Flood Risk assessment would be required to support planning applications on the site.</p> <p>Adjacent to a SSSI and a Local Nature Reserve. Measures to avoid adverse impacts and to enhance biodiversity will need to be provided by developers, applications would need to be supported by an adequate ecological survey.</p> <p>Minimum of 8m buffer must be provided to ditch on site.</p> <p>The site lies within Source Protection Zone 1. A preliminary risk assessment to determine whether there is contamination of the site and whether further remediation works will need to be undertaken would be required to support planning applications on the site.</p>		

Site Ref	E(b)	Site	Tolpits Lane
			
Comments	<p>Adjacent to a SSSI and Local Nature Reserve. Measures to avoid adverse impacts and to enhance biodiversity will need to be provided by developers; applications would need to be supported by an adequate ecological survey.</p> <p>Groundwater protection zone.</p> <p>Footpath link and/ or green corridor between Croxley Common Moor and Hampermill Lakes will be supported.</p>		

Site Ref	E(c)	Site	Carpenders Park West/Delta Gain
			
Comments	Part of site is within a floodzone. Flood risk assessment would be required to support planning applications on the site.		
	Minimum 8m buffer must be provided to river on site.		

Site Ref	E(d)	Site	Maple Cross/Maple Lodge
			
Comments	Part of site is within a floodzone. Flood risk assessment would be required to support planning applications on the site.		

	<p>Minimum 8m buffer must be provided to ditch on site.</p> <p>Part of the site is adjacent to a wildlife site. Measures to avoid adverse impacts and to enhance biodiversity will need to be provided by developers; applications would need to be supported by an adequate ecological survey.</p> <p>The site lies within Source Protection Zone 1. A preliminary risk assessment to determine whether there is contamination of the site and whether further remediation works will need to be undertaken would be required to support planning applications on the site.</p> <p>To ensure the long-term and sustainable planning of the area a planning brief will be prepared for the Froghall Farm/Maple Lodge site by the Council in consultation with relevant stakeholders and those with a land interest.</p>
--	---

Site Ref	E(e)	Site	Kings Langley Employment Area
			
Comments		<p>Individual employment sites within the broad area have not been specifically identified.</p> <p>Minimum 8m buffer must be provided to River Gade.</p> <p>Part of the site (north of Masters Yard) is identified as a wildlife site. Measures to avoid adverse impacts and enhance biodiversity will need to be provided by developers, supported by adequate ecological survey.</p> <p>A number of waste sites are located to the north of the site. Parts of the site are in Source Protection Zones 1 and 2. A preliminary risk assessment to determine whether there is contamination of the site and whether further remediation works will need to be undertaken would be required to support planning applications on the site</p> <p>Primrose Hill Playing Fields would need to be retained, or replaced with at least equivalent facilities, as part of any redevelopment.</p>	

6.0 EDUCATION ALLOCATIONS

6.1 The Core Strategy sets out that the Council will support improved provision of, and access to, services and facilities to meet future demands, including through the expansion of existing schools and/or provision of new schools to meet identified needs. It is noted that needs for education are not constrained by District boundaries.

POLICY SA3: EDUCATION SITE ALLOCATIONS

Three Rivers District Council will continue to work with the County Council, adjoining authorities and other interested parties to identify the most appropriate sites to meet identified educational needs.

Allocated education sites will be safeguarded for secondary and primary school use.

Secondary Schools

6.2 Hertfordshire County Council is responsible for the provision of schools. The County Council have identified that there is an absolute shortage of secondary school places in the Rickmansworth and Watford School Place Planning Area from 2014/15 with a deficit of 11 forms of entry from 2018/2019 increasing to a peak in demand of over 18 forms of entry from 2022/23. The forecast figures do not allow for any surplus capacity and HCC advise that it is prudent to plan for at least a 5% surplus places to allow for some fluctuation in numbers and for a degree of parental preference. Therefore a maximum of 19 forms of entry should be planned for.

6.3 The Core Strategy recognises the need for additional secondary school places in the District and proposes that land be allocated for this purpose.

6.4 Based on current pupil forecasts, the County Council have requested the allocation and reservation across the plan period (up to 2026) of two sites for secondary education. Both sites will not necessarily be developed, or be developed in the short term, if for example the numbers of pupils forecast do not emerge.

6.5 Given the geographic spread of existing schools in south west Hertfordshire and the growing pressure from both the Rickmansworth and Watford areas, the County Council advise that it is appropriate to allocate one site in the west of the District (Mill End/Maple Cross) and one site in the east (Croxley Green).

Primary Schools

6.6 The County Council has also identified the need for primary school places equal to 2 forms of entry in both the Rickmansworth and Abbots Langley areas to address the current and forecast deficit of places. Based on current pupil forecasts, the County Council have requested the allocation and reservation across the plan period (up to 2026) of two sites for primary education.

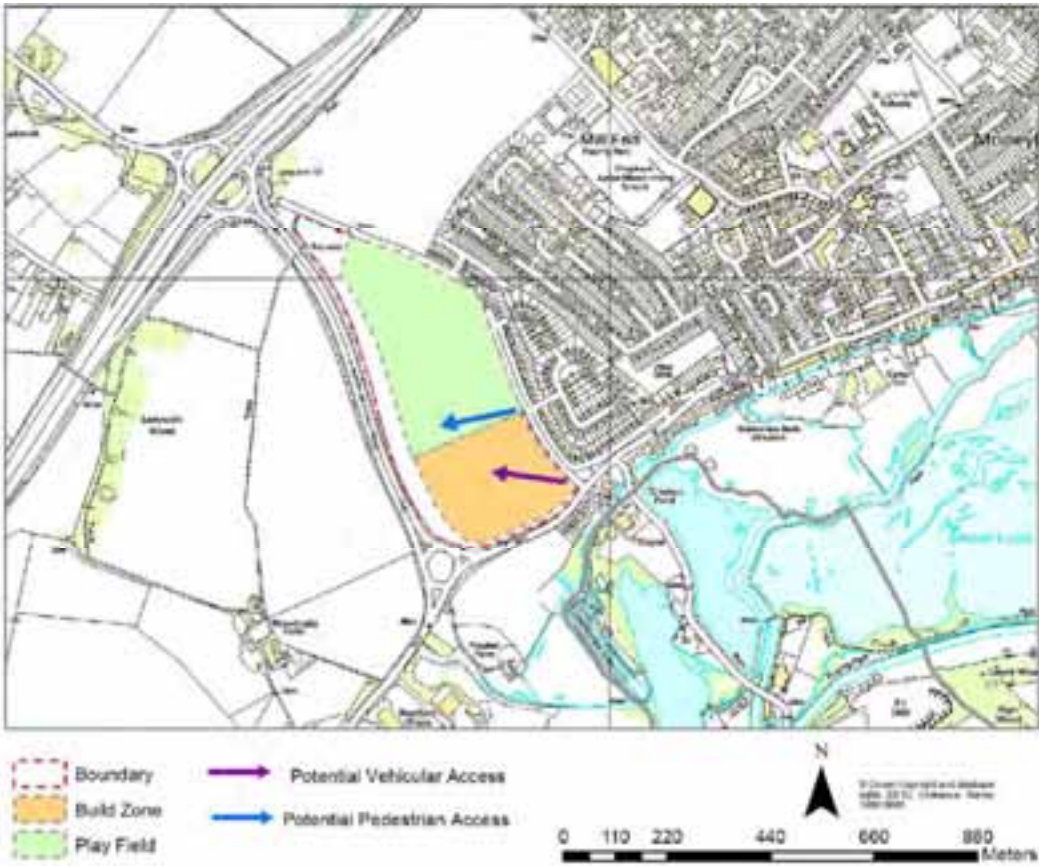
Education Allocations

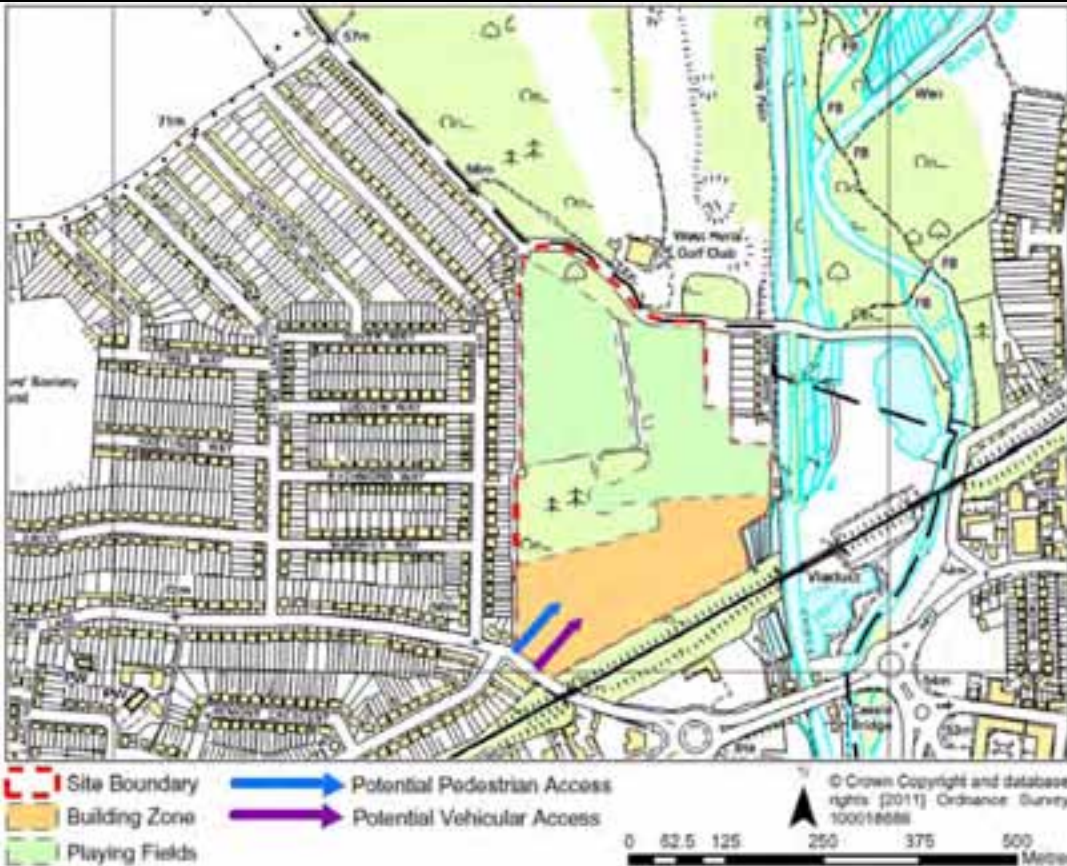
6.7 Therefore, the following sites are allocated:

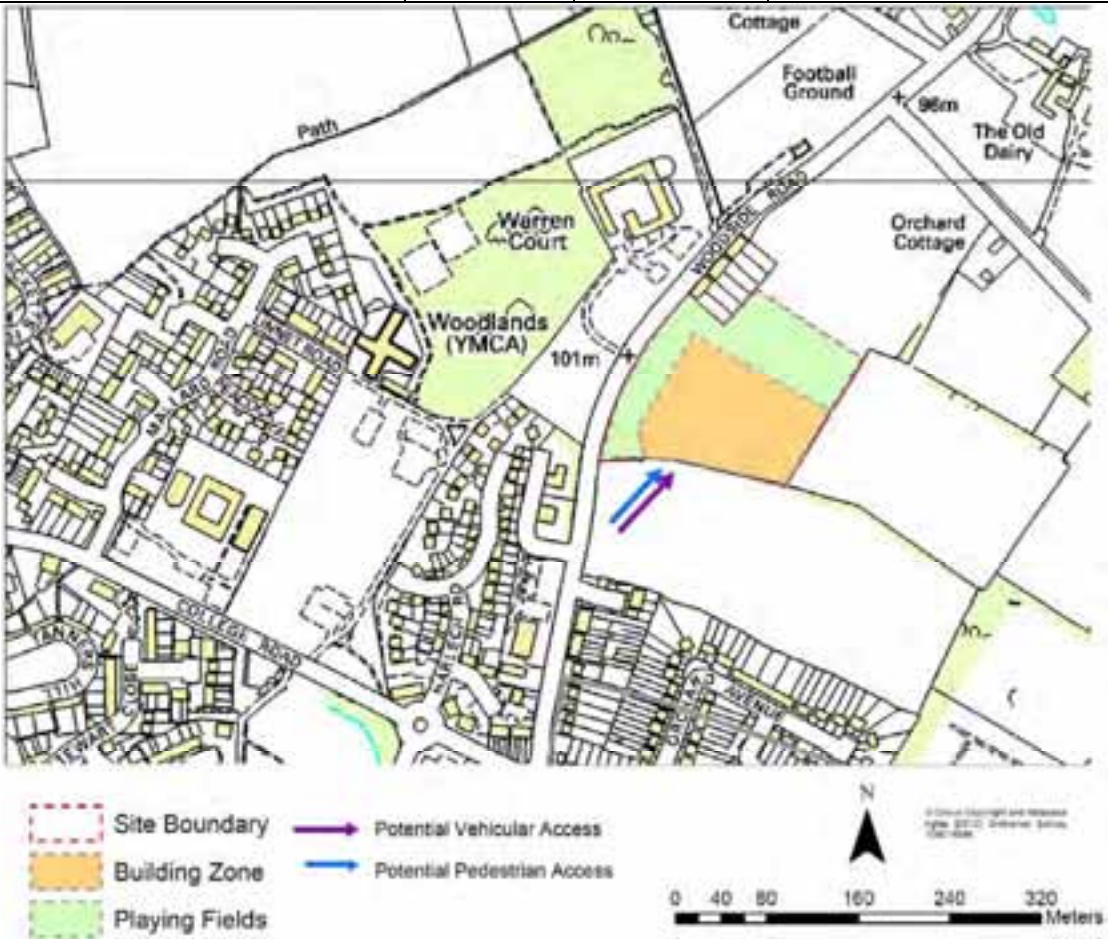
- Site S(a) Mill End/Maple Cross – Land east of A405/north of A412 to allow an ‘all through’ approach to primary and secondary education provision
- Site S(b) Croxley Green - land north east of Baldwins Lane for secondary education provision
- Site S(c) Woodside Road, Abbots Langley for primary education provision.

6.8 Details of the secondary and primary school allocations are set out below. Appendix 2 shows the secondary and primary school sites allocations alongside all other allocations by parish area.

Education Allocations

Site Ref	S(a)	Site	Mill End/Maple Cross – Land east of A405/north of A412
			
Current Use	Agricultural land		
Site Area	19.6ha		
Constraints	Green Belt Colne Valley Regional Park Central River Valleys Landscape Area Small area in southern part of site is a local wildlife site		
Comments	<ul style="list-style-type: none"> • The site is mainly flat and large enough for a school and attached playing fields. • Vehicular access should be achievable subject to some improved visibility splays which may require the removal of some trees. • The site is adjacent to a bus stop with a regular bus service. • The site is adjacent to the urban area of Mill End. • There is a wildlife site along the southern boundary of the site. • The motorway adjacent to the site may lead to noise and air quality impacts on the site which would need to be mitigated. • Vehicle access to the site would be through Long Lane close to the Uxbridge Road. • There would be a narrowing of the gap between the built areas of Mill End and Maple Cross and harm to the visual amenity of the Green Belt which should be mitigated through careful design and placement of buildings with appropriate landscaping. 		

Site Ref	S(b)	Site	Croxley Green – land north east of Baldwins Lane
			
Current Use	Open space (not publicly accessible)		
Site Area	12.3ha		
Constraints	Green Belt Central River Valleys Landscape Area Proposed cycle route on southern boundary		
Comments <ul style="list-style-type: none">• The topography of site would constrain potential to provide the full requirement of playing fields on the site, and detached playing fields may be required to the north of the site.• There are some mature trees and tree groupings on the site which should be retained where possible as part of any scheme.• Vehicular access from Baldwins Lane is achievable subject to the diversion of Lodge Lane and replacement car parking for Baldwins Lane.• Good access to public transport.• The adjacent railway which is part of the Croxley Rail Link scheme may lead to noise on the site which would need to be mitigated.• The site is highly visible from the residential area to the west, but impacts could be mitigated by careful design and landscaping.• The site is adjacent to the urban area of Croxley Green and is in a good location in relation to Watford and Rickmansworth School catchment areas.			

Site Ref	S(c)	Site	Woodside Road, Abbots Langley
 <p> Site Boundary → Potential Vehicular Access Building Zone → Potential Pedestrian Access Playing Fields </p> <p>0 40 80 160 240 320 Meters</p>			
Current Use	Greenfield		
Site Area	2.5ha		
Constraints	Green Belt		

7 RETAIL ALLOCATIONS

7.1 Core Strategy Strategic Objective 8 is to maintain and enhance the viability, vitality and variety of shops and services within the Principal Town and Key Centres and to retain shops and services in other smaller settlements.

7.2 Core Strategy Policy CP7 sets out a retail hierarchy (reproduced at Figure 7.1) showing the size and relative importance of retail centres in the District.

Figure 7.1: Hierarchy of Retail Centres

Town Centre	
Rickmansworth Town Centre – the principal shopping and service centre in Three Rivers containing a range of facilities and services, serving a District-wide catchment area.	
District Centre	
South Oxhey Abbots Langley Chorleywood	} centres comprising a varied but more limited range of shops and services and serving a smaller catchment area.
Local Centres	
Croxley Green (Watford Road) Mill End (Money Hill Parade)	} smaller centres serving more local needs.
Local Shops	
A range of local shopping parades, groups or individual shops distributed throughout the District normally serving very local convenience needs.	

7.3 Core Strategy policy CP7 also states that the character and diversity of shopping centres will be maintained by:

- Resisting the loss of shop units in retail use (class A1) particularly in the Primary Frontage of the centres
- Promoting uses which are complementary to the Primary Frontage within adjoining Secondary Frontages
- Protecting and enhancing existing local centres and other local shops.

7.4 The Core Strategy identifies the need to provide 2,000sqm comparison (non-food) retail floorspace to 2021 and to broadly maintain existing levels of convenience (food) floorspace over the same period whilst meeting locally identified needs. It notes that these targets are to be reviewed regularly and amended in light of new evidence in relation to forecast expenditure and population.

7.5 An updated Retail and Leisure Study was completed in 2012. This found that in respect of comparison goods, there is no need to plan for significant additional provision within the District over the plan period and that for convenience goods, there is a need for only modest increases in provision across the board which should address local day to day needs and be located so as to reduce the need to travel for local residents. The assessment found that in terms of qualitative provision, there was a need to re-balance provision in South Oxhey to assist in regeneration and recapture trade currently leaking from the area.

- 7.6 Where there is an identified need for new town centre development, Town and District Centres will be the focus for this development. Retail development will specifically be directed to within the existing retail areas within these centres in the first instance.
- 7.7 Primary Frontages include the main retail core of a centre where class A1 premises such as shops, post offices, travel agencies, hairdressers and dry cleaners are normally protected.
- 7.8 Secondary Frontages include premises on the edge of centres where a wider mix of uses are permitted including financial and professional services, restaurants and cafés, pubs and hot food take-aways.
- 7.9 Local centres and local shops include a mix of premises, normally smaller in scale, that cater for local day-to-day needs of local people.

Identification of Retail designations

- 7.10 The adopted Local Plan Proposals Map identifies Primary and Secondary Frontages and Local Centres across the District. The Site Allocations document has reviewed these allocations taking into account changes that have taken place over the last ten years and responses received to consultations.
- 7.11 National and local planning policy will guide planning decisions on sites which are not specifically allocated for retail.

Retail Allocations

- 7.12 Details of retail allocations are set out below. Appendix 2 shows the retail site allocations alongside all other allocations by parish area.
- 7.13 In addition to the larger retail centres that are allocated, there are a number of smaller parades and individual shops throughout the District (listed below). These are not designated individually within the Site Allocations document. However, Core Strategy Policy CP7 protects these shops where they cater for local day to day needs.

Other Local Shops

57-63 High Street, Bedmond
 61-65 Station Road, Kings Langley
 15 Bridge Road and 5 Old Mill Road, Hunton Bridge
 17-22 School Mead, Abbots Langley
 5-7a and Sherwood News, College Road, Abbots Langley
 1-14 Katherine Place, Abbots Langley
 Sarratt Post Office, The Green, Sarratt
 41-55 and 295-309 Baldwins Lane, Croxley Green
 193-197 Watford Road, Croxley Green
 4-12 Scots Hill, 1-3 The Green and 1-4 New Parade, Croxley Green
 1-11 Tudor Parade, Mill End
 68-82 Church Lane, Mill End
 2-28 Main Avenue, Moor Park
 10-24 Hallowes Crescent, South Oxhey
 305-317 Prestwick Road, South Oxhey

1-18 The Parade, Delta Gain, Carpenders Park
 18-48 Little Oxhey Lane, South Oxhey
 46-52 Heronsgate Road, Heronsgate
 2-4 Station Approach, Chorleywood
 Sheratons, Wyatts House and Shell Filling Station, Rickmansworth Road, Chorleywood.

POLICY SA4: RETAIL ALLOCATIONS

Retail development will be acceptable in principle within the identified shopping hierarchy of centres:

- The **Town Centre** at **Rickmansworth**
- The **District Centres** at **South Oxhey, Abbots Langley and Chorleywood**
- The **Local Centres** at **Croxley Green (Watford Road and New Road) and Mill End (Moneyhill Parade)**
- The **Local Shops** (local shopping parades, groups and individual shops across settlements within the District).

Shop fronts and displays should be appropriate to the character and function of the area.

Within **identified Primary Frontages**, the loss of class A1 retail uses will generally be resisted.

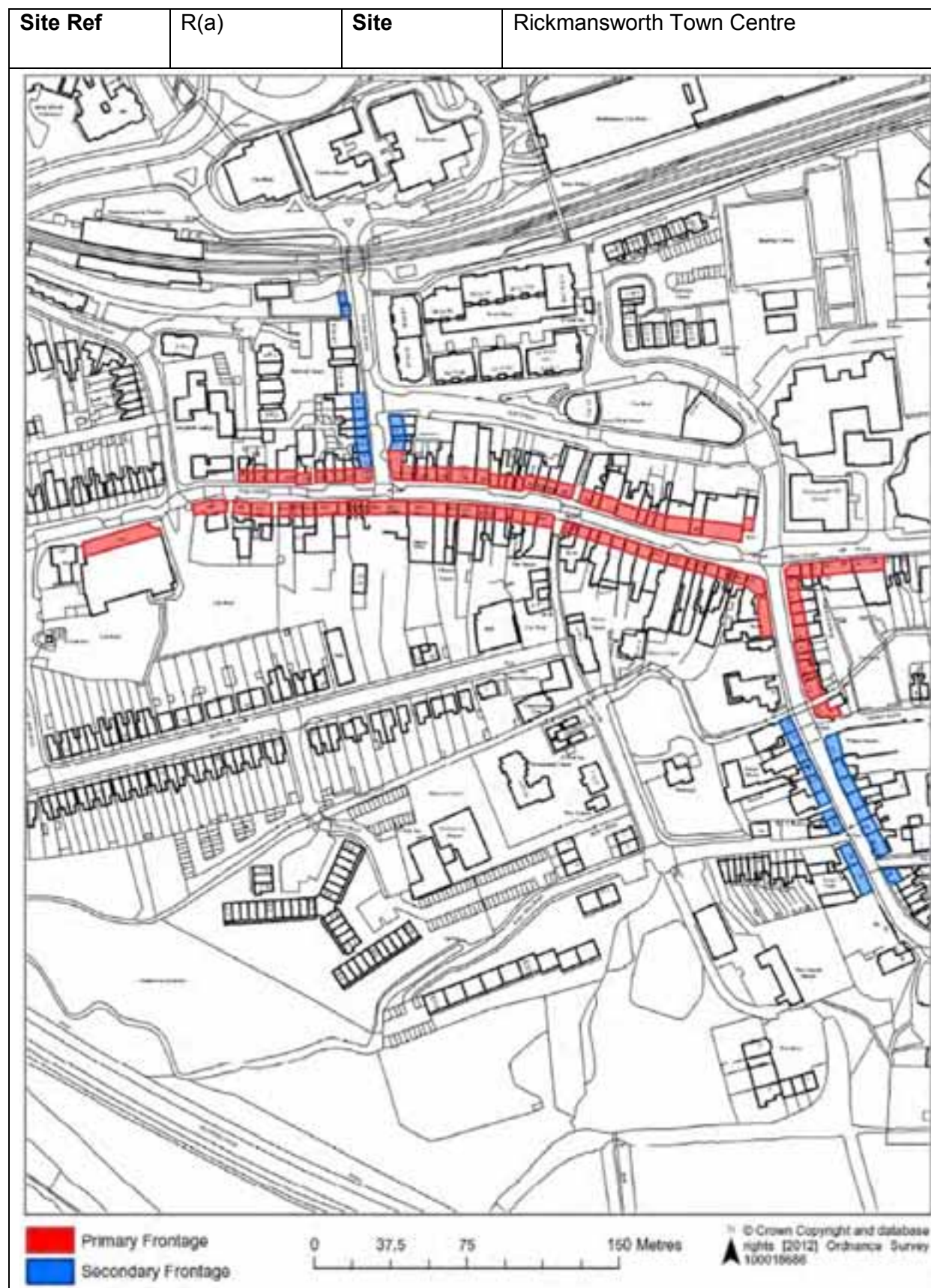
Within the **identified Secondary Frontages**, the retention of retail will be encouraged. Uses complementary to the Primary Frontages will be encouraged.

Identified Local Centres and Local Shops will be protected and enhanced where they are catering for local day-to-day needs. The retention of retail uses will be encouraged. Uses complementary to the Local Centre and Local Shops will be encouraged.

Applications for new retail development **outside the identified centres** will only be considered if the applicant has established that there is a need for the development and that there is no suitable and viable site likely to become available within or on the edge of the existing centres that could satisfactorily accommodate the development.

In all locations proposals for new retail development, involving gains and/or losses, will be considered taking into account its accessibility, its impact on existing centres and appropriateness of the type and scale of development. New shopping facilities will be encouraged where they are supported by up to date evidence of need, where they contribute to the vitality and viability and general economic well-being of the area and where they do not impact detrimentally on existing centres.

Retail Allocations



Site Ref	R(b)	Site	South Oxhey
<div data-bbox="204 255 1426 1769"> </div>		<div data-bbox="204 1780 1426 1870"> <p> ■ Primary Frontage ■ Secondary Frontage </p> <p>0 20 40 80 Metres</p> <p>© Crown Copyright and database rights [2012] Ordnance Survey 100019886</p> </div>	
		<div data-bbox="204 1870 1426 1989"> <p>Comments</p> <p>The frontages may be reviewed in future as part of any masterplan for the South Oxhey area (see chapter 9 for more information).</p> </div>	

Site Ref

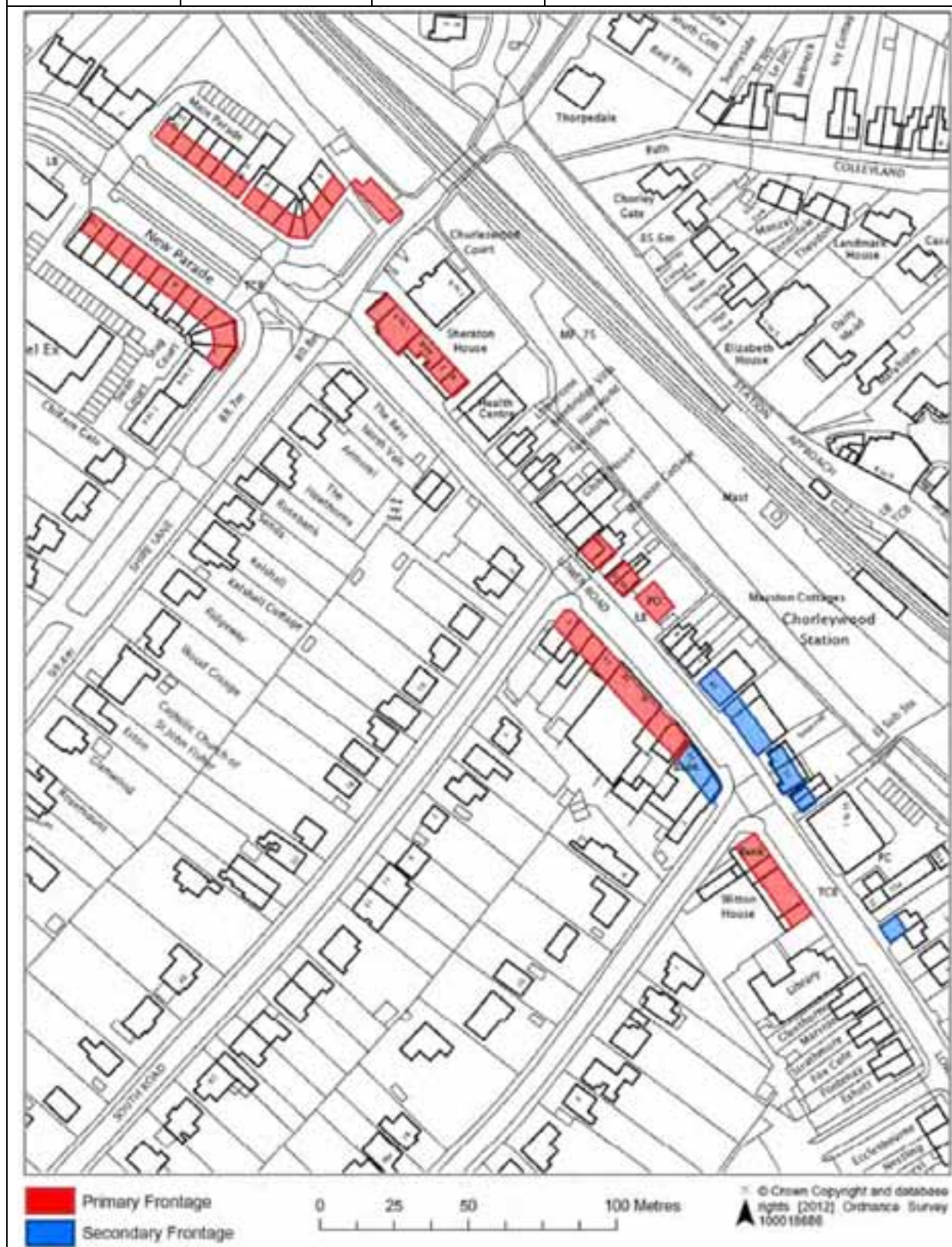
R(c)

Site

Abbots Langley



Site Ref	R(d)	Site	Chorleywood
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Site Ref	R(e)	Site	Watford Road, Croxley Green
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Site Ref	R(f)	Site	Moneyhill Parade, Rickmansworth
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Site Ref	R(g)	Site	New Road, Croxley Green

Site Ref

R(h)

Site

Maple Cross



8 OPEN SPACE ALLOCATIONS

8.1 Core Strategy Strategic Objective 11 is to provide accessible and varied opportunities for leisure, arts, sport and recreational activities in order to promote healthy lifestyles. The local plan can make a significant contribution towards improved levels of health by supporting the location and provision of suitable open space, children's play space and sports facilities to increase opportunities to exercise as part of a healthy lifestyle for the whole community. Open space provision will help contribute to the delivery of Green Infrastructure and provide opportunities for biodiversity enhancement and linking up of habitats. One of the purposes of allocating land as open space is for it to be open to the public, however, this can lead to increased visitor pressure and disturbance to habitats and species which should be assessed and mitigated. Long term management measures for open spaces should be formulated.

8.2 Development Management Policy DM11 seeks to protect open spaces, sport and recreation facilities and children's play space.

Identification of Open Spaces

8.3 The adopted Local Plan Proposals Map identifies 61 publicly accessible open spaces across the District. These spaces are shown in Appendix 3. The Council will continue to protect these areas by retaining their allocation as open space on the Policies Map.

8.4 Taking into account changes that have occurred over the last ten years, the Site Allocations document makes a change to the boundary of one open space designated in the Local Plan 1996-2011, which has been slightly reduced. The Site Allocations document also allocates 17 additional areas as publicly accessible open space.

8.5 National and local planning policy will guide planning decisions on sites which are not specifically allocated as open spaces.


Open Space Allocations

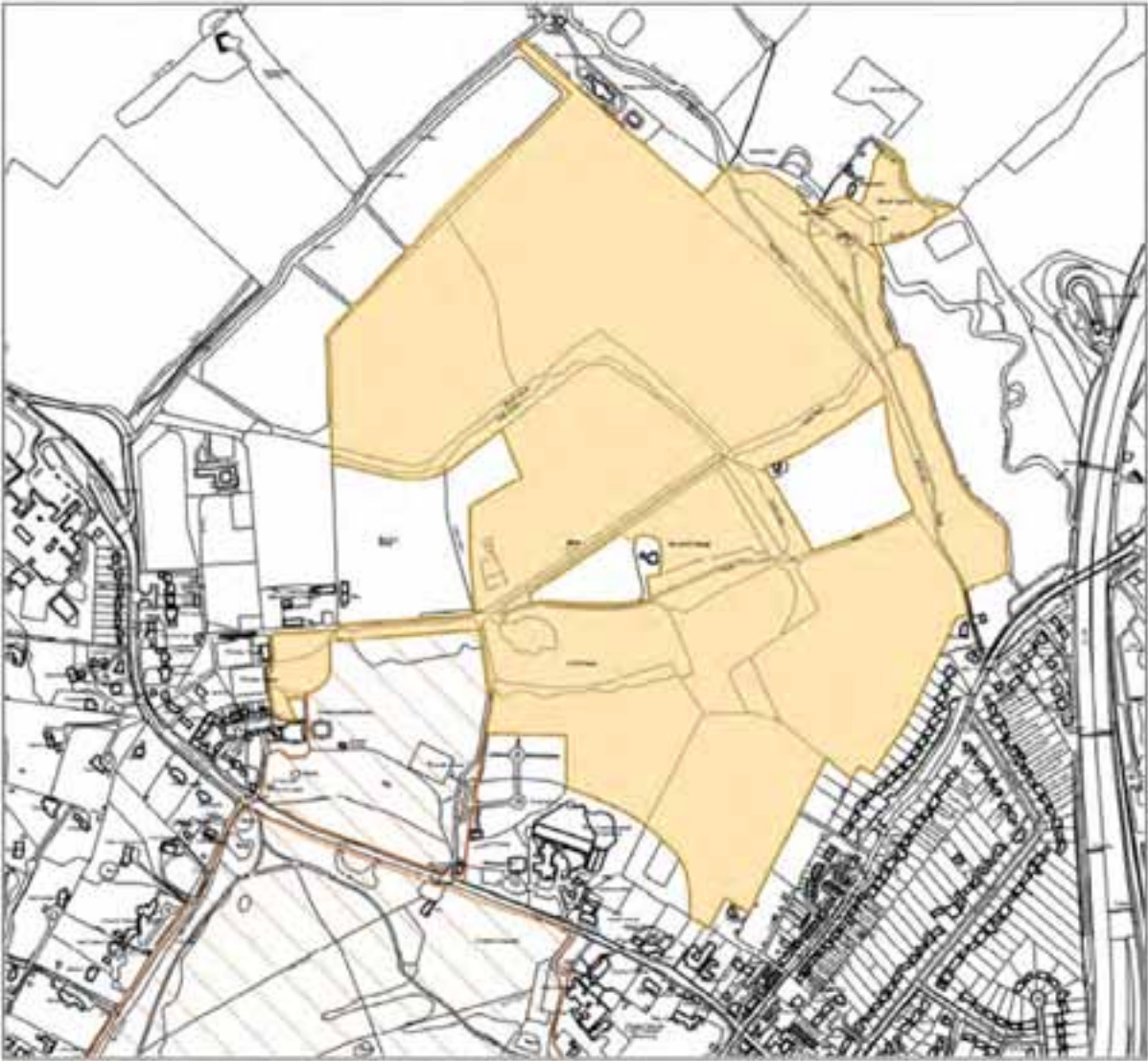
8.6 All open spaces designated in the Local Plan 1996-2011 (as shown in Appendix 5) are retained as allocations for open space, subject to an amendment to the boundary of the open space at Middleton Road, Mill End (site OS(d)). The Site Allocations document allocates an additional 14 areas as open space. These areas are shown below and in Appendix 2 alongside all other allocations by parish area.

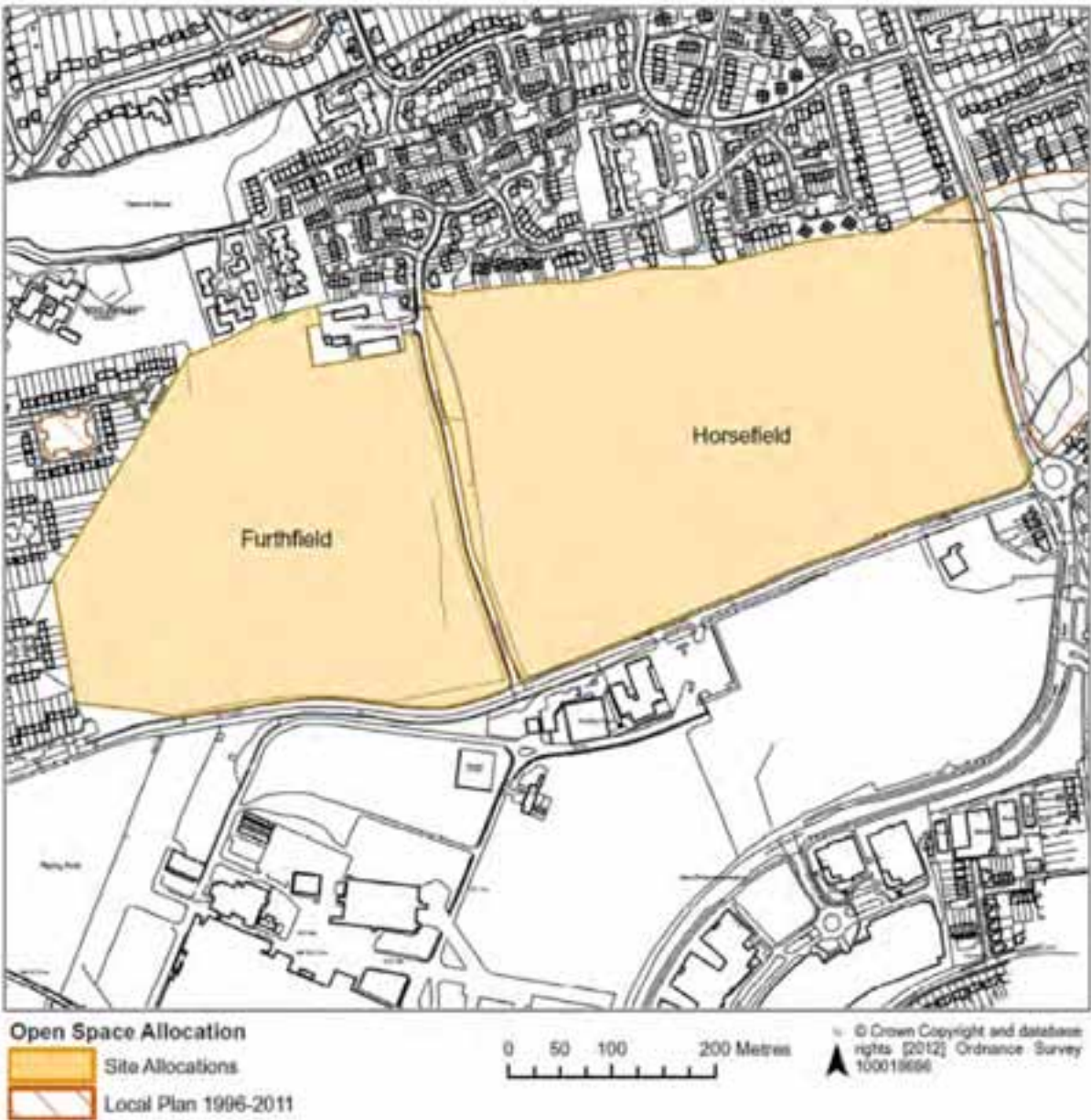
POLICY SA5: OPEN SPACE ALLOCATIONS

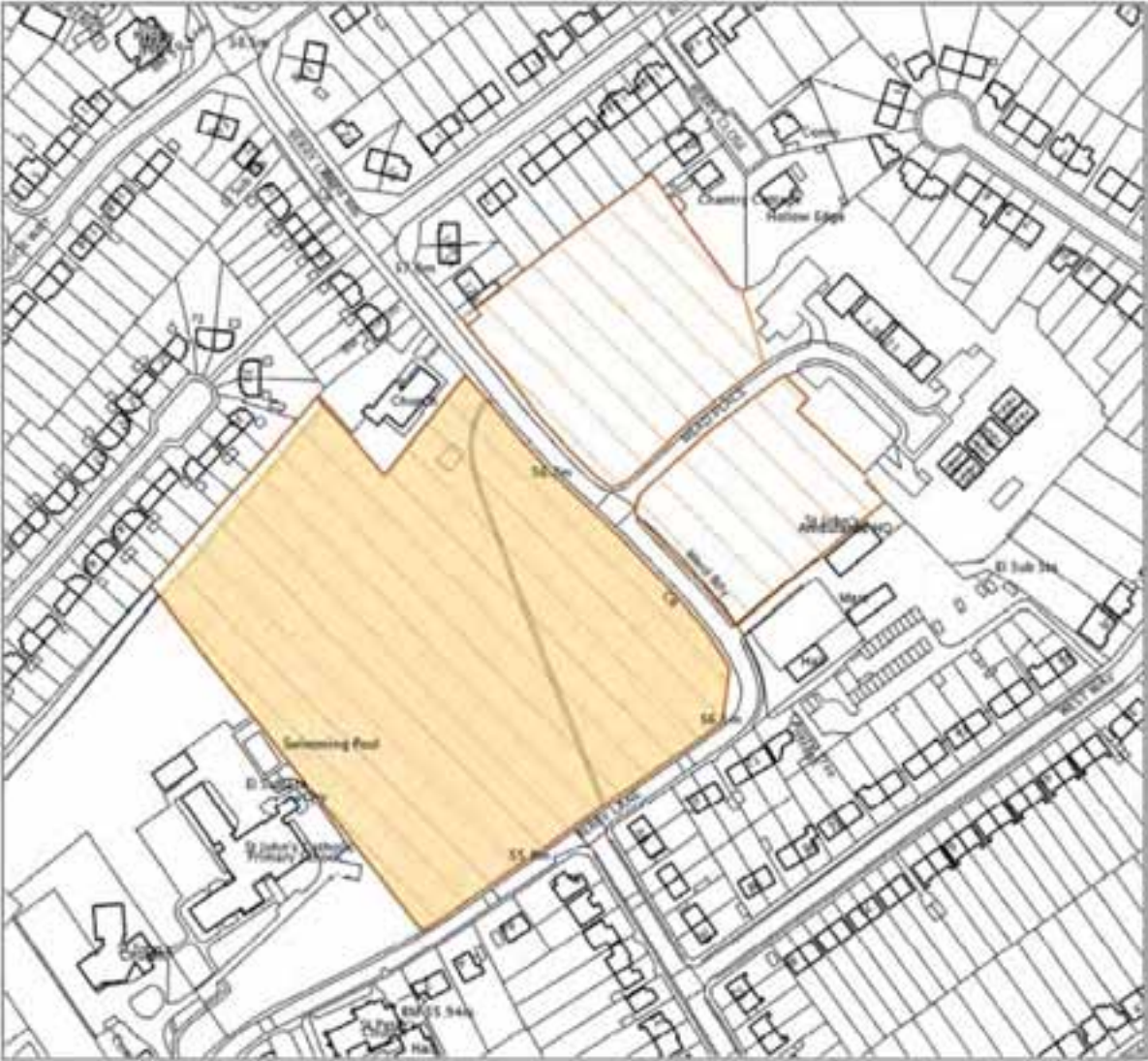
Sites allocated as open space will generally be safeguarded as open spaces.

Open Space Allocations

Site Ref	OS(a)	Site	The Grove Woodland, Plaitford Close/The Byeway, Rickmansworth
 <p>Open Space Allocation</p> <p>Site Allocations</p> <p>Local Plan 1996-2011</p> <p>0 25 50 100 Metres</p> <p>© Crown Copyright and database rights [2012] Ordnance Survey 100018658</p>			
Comments	New designation of open space following acquisition of the land by the Council.		

Site Ref	OS(b)	Site	Chorleywood House Estate, Chorleywood
 <p>Open Space Allocation</p> <p>Site Allocations</p> <p>Local Plan 1996-2011</p> <p>0 75 150 300 Metres</p> <p>© Crown Copyright and database rights [2012] Ordnance Survey 100018686</p>			
Comments		New designation of area of that has been used as open space but was not previously designated.	

Site Ref	OS(c)	Site	Land North of South Way (Horsefield and Furthfield), Leavesden
			
Comments	New designation of area of open space to be an extension to Leavesden Country Park following the transfer of land to the Council.		

Site Ref	OS(d)	Site	Middleton Road, Mill End, Rickmansworth
 <p>Open Space Allocation</p> <p>Site Allocations</p> <p>Local Plan 1996-2011</p> <p>0 25 50 100 Metres</p> <p>© Crown Copyright and database rights [2012] Ordnance Survey 100018688</p>			
Comments		Amendment to a Local Plan 1996-2011 designation to remove a 3.65m strip of land to the rear of Middleton Road where licences have been granted for properties to use land as residential garden.	

Site Ref	OS(e)	Site	South Oxhey Playing Fields, Rear of 180-202 Hayling Road, 11-15 Frinton Close and 18-21 Sidmouth Close, South Oxhey
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Open Space Allocation
 Site Allocations
 Local Plan 1996-2011


0 25 50 100 Metres


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Comments


New designation of area of that has been used as open space but was not previously designated.


Site Ref	OS(f)	Site	Baldwins Lane Recreation Ground, Croxley Green
 <p>The map shows a residential area with a large central green space labeled 'Baldwins Lane Recreation Ground'. Within this area, there are smaller designated zones: 'Tennis Courts' at the top, 'Skateboard Park' to the right, and a 'Playground' at the bottom right. The surrounding area is filled with residential streets and houses, many of which are labeled with names like 'Longfield House', 'Heron House', 'Oak Lodge', etc. A scale bar at the bottom indicates distances up to 100 metres. A legend titled 'Open Space Allocation' shows that the orange-shaded area represents 'Site Allocations' and the white area represents 'Local Plan 1996-2011'. Copyright information for Ordnance Survey 100018586 is also present.</p>			
Comments	New designation of area of that has been used as open space but was not previously designated.		

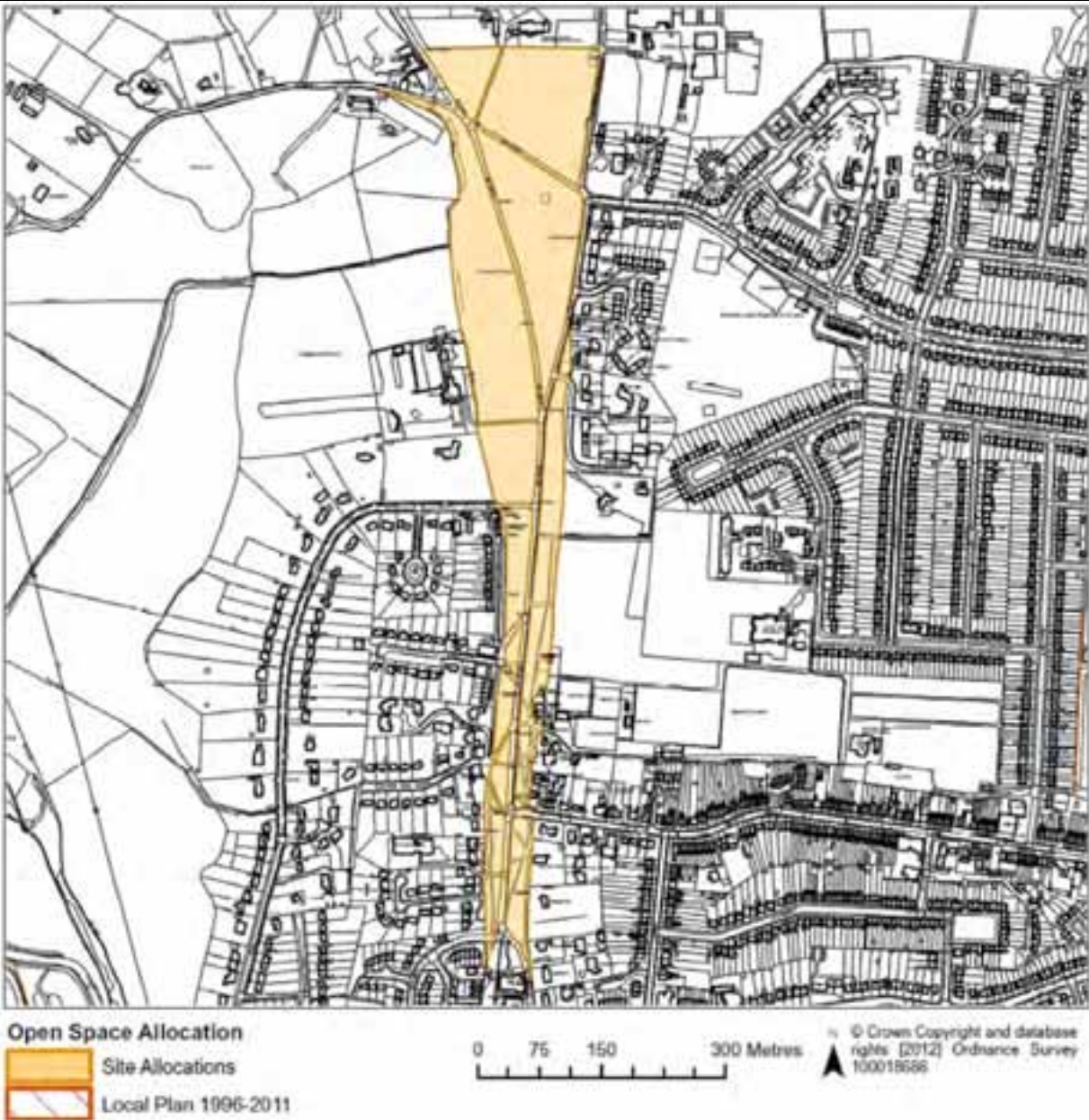
Site Ref	OS(g)	Site	Croxleyhall Wood, Croxley Green
 <p>Open Space Allocation</p> <p>Site Allocations</p> <p>Local Plan 1996-2011</p> <p>0 40 80 160 Metres</p> <p>© Crown Copyright and database rights (2012) Ordnance Survey 100018286</p>			
Comments		New designation of area of that has been used as open space but was not previously designated.	


Site Ref	OS(h)	Site	Long Valley Wood and Buddleia Walk, Croxley Green
 <p>Open Space Allocation</p> <p>Site Allocations</p> <p>Local Plan 1996-2011</p> <p>0 60 120 240 Metres</p> <p>© Crown Copyright and database rights (2012) Ordnance Survey 100019206</p>			
Comments	New designation of area as open space following designation of the site as a village green.		


Site Ref	OS(i)	Site	Pheasant's Wood and Solomon's Wood, Chorleywood
 <p>Open Space Allocation</p> <p>Site Allocations</p> <p>Local Plan 1996-2011</p> <p>0 75 150 300 Metres</p> <p>© Crown Copyright and database rights [2012] Ordnance Survey 100016686</p>			
Comments		New designation of area of that has been used as open space but was not previously designated.	



Site Ref	OS(j)	Site	Croxley Common Moor, Croxley Green
 <p>Open Space Allocation</p> <p>Site Allocations</p> <p>Local Plan 1996-2011</p> <p>0 87.5 175 350 Metres</p> <p>© Crown Copyright and database rights (2012) Ordnance Survey 100018686</p>			
Comments		New designation of area of that has been used as open space but was not previously designated.	


Site Ref	OS(k)	Site	South Way Playing Fields, Abbots Langley
 <p>Open Space Allocation</p> <p>Site Allocations</p> <p>Local Plan 1996-2011</p> <p>0 25 50 100 Metres</p> <p>© Crown Copyright and database rights (2012) Ordnance Survey 100015668</p>			
Comments		New designation of area of that has been used as open space but was not previously designated.	

Site Ref	OS(I)	Site	The Green, Croxley Green
			
Comments		New designation of area of that has been used as open space but was not previously designated.	

Site Ref	OS(m)	Site	Harrocks Wood, Chandlers Cross
 <p>The map displays a large area of land labeled 'Harrocks Wood' in orange, indicating it is a site allocation. To the west of this area are several buildings and a road labeled 'CHANDLER'S CROSS'. To the east, there are more buildings and a road labeled 'BATHAM WOOD'. The map includes a scale bar from 0 to 200 metres and a north arrow. A legend in the bottom left corner shows 'Open Space Allocation' with 'Site Allocations' in orange and 'Local Plan 1996-2011' in a hatched pattern. A copyright notice in the bottom right corner reads '© Crown Copyright and database rights (2012) Ordnance Survey 100015686'.</p>			
Comments		New designation of area of that has been used as open space but was not previously designated.	

Site Ref	OS(n)	Site	Hill Farm Avenue, Leavesden
 <p>Open Space Allocation</p> <p>Site Allocations</p> <p>Local Plan 1996-2011</p> <p>0 25 50 100 Metres</p> <p>© Crown Copyright and database rights (2012) Ordnance Survey 100019686</p>			
Comments		New designation of area of that has been used as open space but was not previously designated.	

Site Ref	OS(o)	Site	Leavesden Green Open Space
	 <p>The map shows a residential area with a large triangular area highlighted in yellow, representing the new designation of open space. A legend at the bottom left indicates 'Open Space Allocation' with 'Local Plan 1996-2011' in white and 'Site Allocations' in yellow. A scale bar at the bottom center shows 0, 25, 50, and 100 metres. A north arrow is located at the bottom right.</p>		
Comments	New designation of area of that has been used as open space but was not previously designated.		
Site Ref	OS(p)	Site	Leavesden Aerodrome Open Space
	 <p>The map shows an aerodrome area with several irregular yellow-shaded regions representing site allocations. A legend at the bottom left indicates 'Open Space Allocation' with 'Site Allocations' in yellow and 'Local Plan 1966-2011' in white. A scale bar at the bottom center shows 0, 25, 50, and 100 metres. A north arrow is located at the bottom right.</p>		
Comments	The boundary of the open space is intended to coincide with that of the approved planning permission for Site H (8) 13/1475/FUL.		

Site Ref	OS(q)	Site	Hill Farm Open Space
 <p>The map shows a residential area with streets including Angel Lane, Hill Farm Avenue, Old Forge C, High Road, and Edson Close. A building labeled 'Works' is situated near Hill Farm Avenue. Open space allocations are indicated by yellow shading, with specific areas labeled '94m' and '88m'. A legend at the bottom left defines the yellow shading as 'Open Space Allocation' and 'Site Allocations', and a red outline as 'Local Plan 1996-2011'. A scale bar (0-100 meters) and a north arrow are also present.</p>			
Comments	New designation of area of that has been used as open space but was not previously designated.		

SOUTH OXHEY

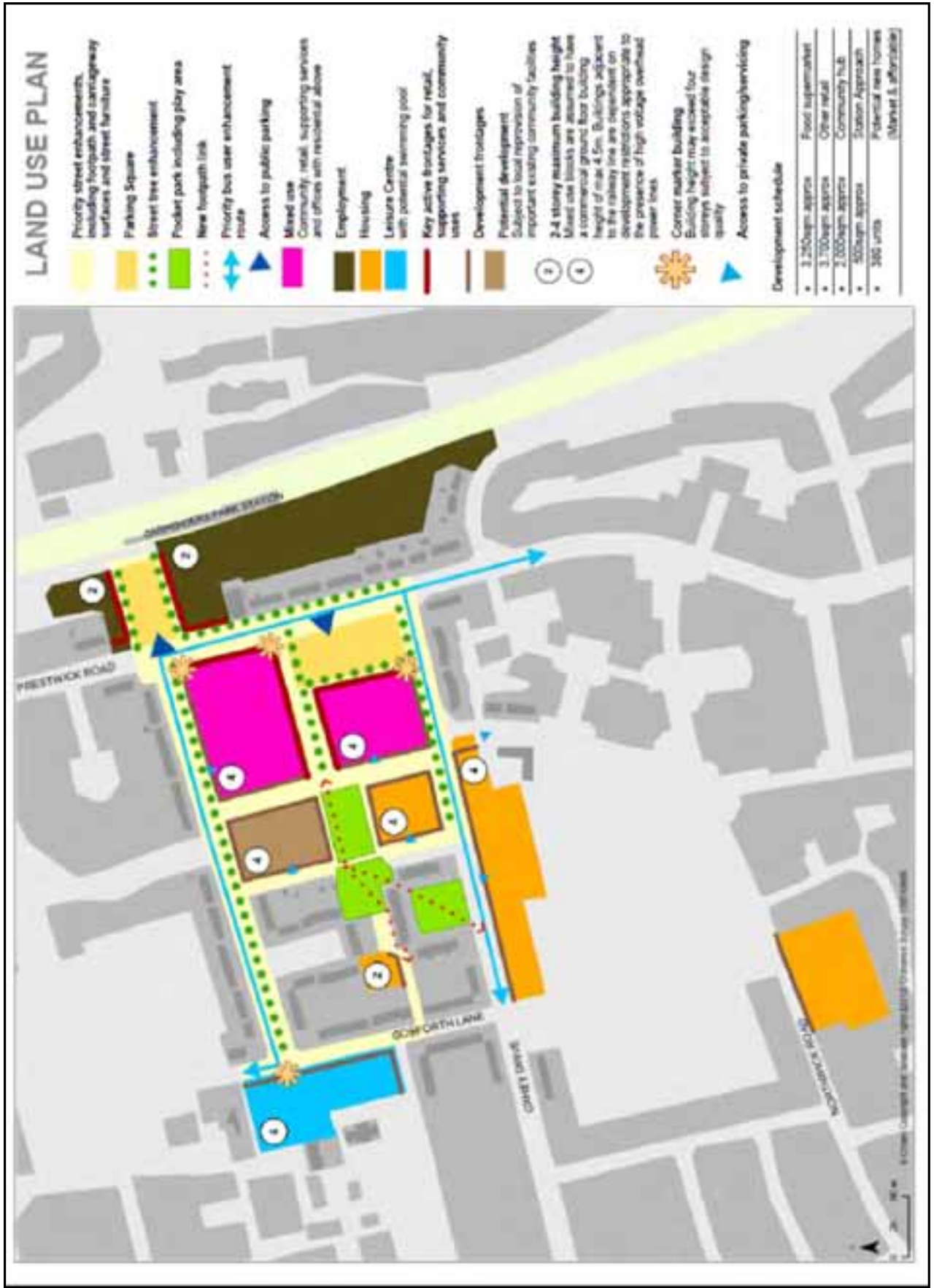
- 9.1 The Core Strategy identifies South Oxhey as a Key Centre, recognising that South Oxhey is a highly sustainable location with good transport links.
- 9.2 The Core Strategy Spatial Vision sets out priorities for the future of Three Rivers, one of which is to reduce inequalities across the District, in particular through regeneration of the South Oxhey area.
- 9.3 Policy PSP2 sets out that the Council will promote development, infrastructure and services that will help to tackle deprivation affecting South Oxhey, particularly in relation to improving access to education, skills and training and employment and reducing crime. Regeneration of parts of South Oxhey is promoted to improve housing stock quality and reduce inequalities through the provision of targeted services in more efficient ways. This may include mixed use development consisting of new housing, employment, shopping and community uses.
- 9.4 The 'South Oxhey Initiative' is a project aiming to deliver improvements in South Oxhey for the local community. Aims of the Initiative include:
- Improved access to services,
 - Improved housing quality and access to housing,
 - Better quality leisure and community facilities,
 - Improved shopping facilities,
 - Reduced levels of deprivation,
 - Facilitate improved access to employment, and
 - Facilitate improved access to education, skills and training.
- 9.5 In January 2012, the Council decided that modernisation of South Oxhey should take place through redevelopment of the Precinct and surrounding area. Two plans have been produced to inform this redevelopment and were subject to consultation in May 2012 as part of the South Oxhey Initiative. The land use plan has been produced to guide the amounts of different uses to be provided within the centre and where these would be located. The area plan shows how the plans for redevelopment of the centre fit in with proposals for wider South Oxhey including new housing, open space, landscape and wildlife enhancements, play improvements and works to roads and footpaths.

POLICY SA6: SOUTH OXHEY

The Council will promote the regeneration of South Oxhey to deliver improvements in:

- Improved access to services,
- Improved access to sustainable modes of transport,
- Improved housing quality and access to housing,
- Better quality leisure and community facilities,
- Improved shopping facilities,
- Reduced levels of deprivation,
- Facilitate improved access to employment, and
- Facilitate improved access to education, skills and training.

Development proposals within the South Oxhey area should contribute to objectives for the regeneration of the area.



10 | LANGLEYBURY AND THE GROVE

- 10.1 Core Strategy Policy CP6 seeks to maintain and improve the economic performance of the District by making provision for future employment and economic development alongside housing growth and protection of the environment.
- 10.2 Proposals for employment sites are set out in chapter 5, but economic development may also include leisure and tourism uses.
- 10.3 Since opening in 2003, The Grove hotel has been a commercial success and has become a significant economic asset to the local area and region.
- 10.4 In 2007 Ralph Trustees Limited, the owners of The Grove, purchased part of the Langleybury Estate including the closed Secondary School and Langleybury House which is on the English Heritage Buildings at Risk register.
- 10.5 The Council consider that the future restoration and enhancement of the Langleybury Estate is best linked to the use and operation of The Grove, given the similar planning considerations, landownership, physical proximity and potential uses on the sites.
- 10.6 We have therefore adopted a development brief that will guide the future development potential of both sites. The extent of the development brief area is shown below. Both sites remain in the Green Belt.
- 10.7 The development brief assesses the sites, their context and development constraints, sets out development objectives and acceptable uses, identifies development guidelines and parameters and outlines an indicative development concept.
- 10.8 The main proposals for the Langleybury site include the removal of the old school buildings, refurbishment, extension and conversion of Langleybury House to hotel use and some residential (around 20 homes) and new hotel/leisure development in the least sensitive locations of the site.
- 10.9 The main proposals for The Grove site include a new conference facility, and limited extensions to the existing hotel facilities.
- 10.10 The development brief is available on our website at www.threerivers.gov.uk.

POLICY SA7: LANGLEYBURY AND THE GROVE

The Council acknowledges the need for change in these two areas.

Appropriate uses on the Langleybury site are hotel/leisure development and residential, and the continuation of agricultural uses remains appropriate.

Appropriate uses on The Grove site will be hotel/leisure use.

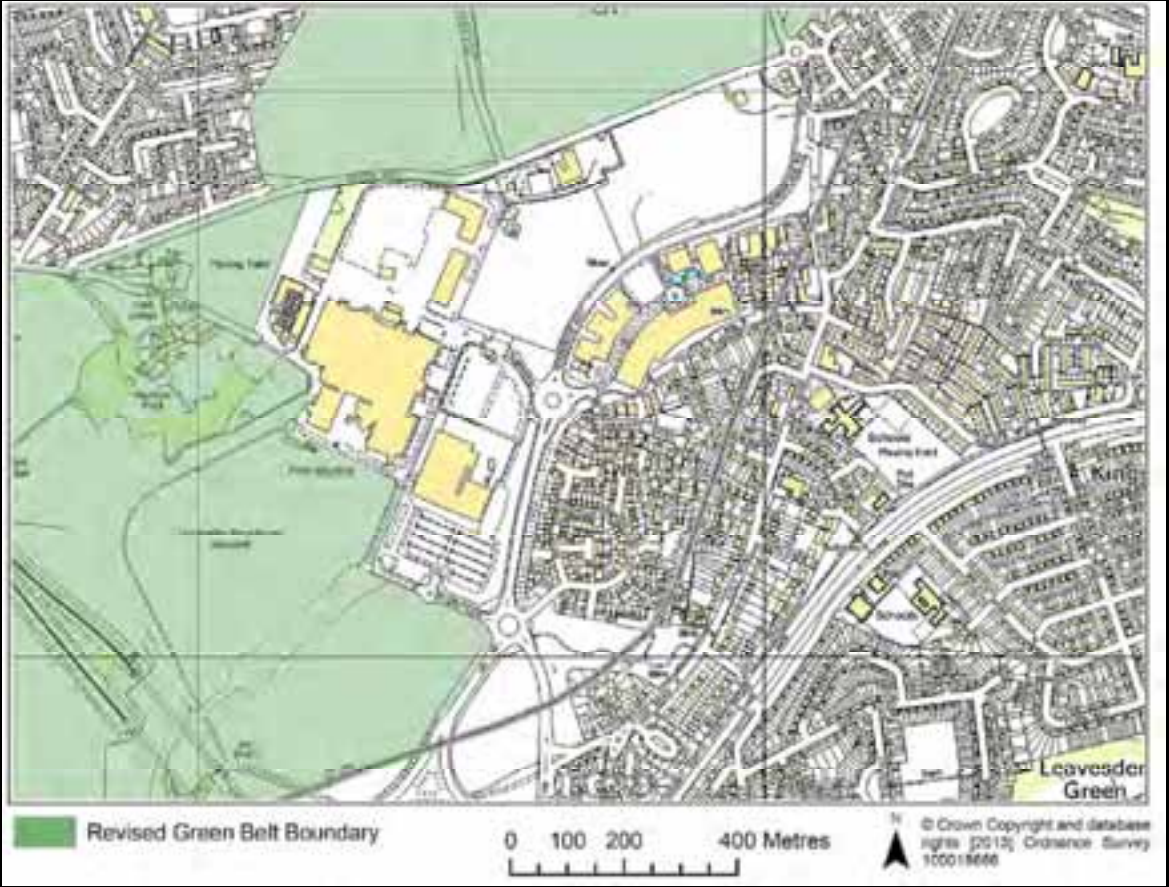
Proposals for the development of the Langleybury and The Grove sites should be in accordance with the adopted Langleybury and The Grove Development Brief (2012) and any subsequent revisions.

Langleybury and The Grove Development Brief Area

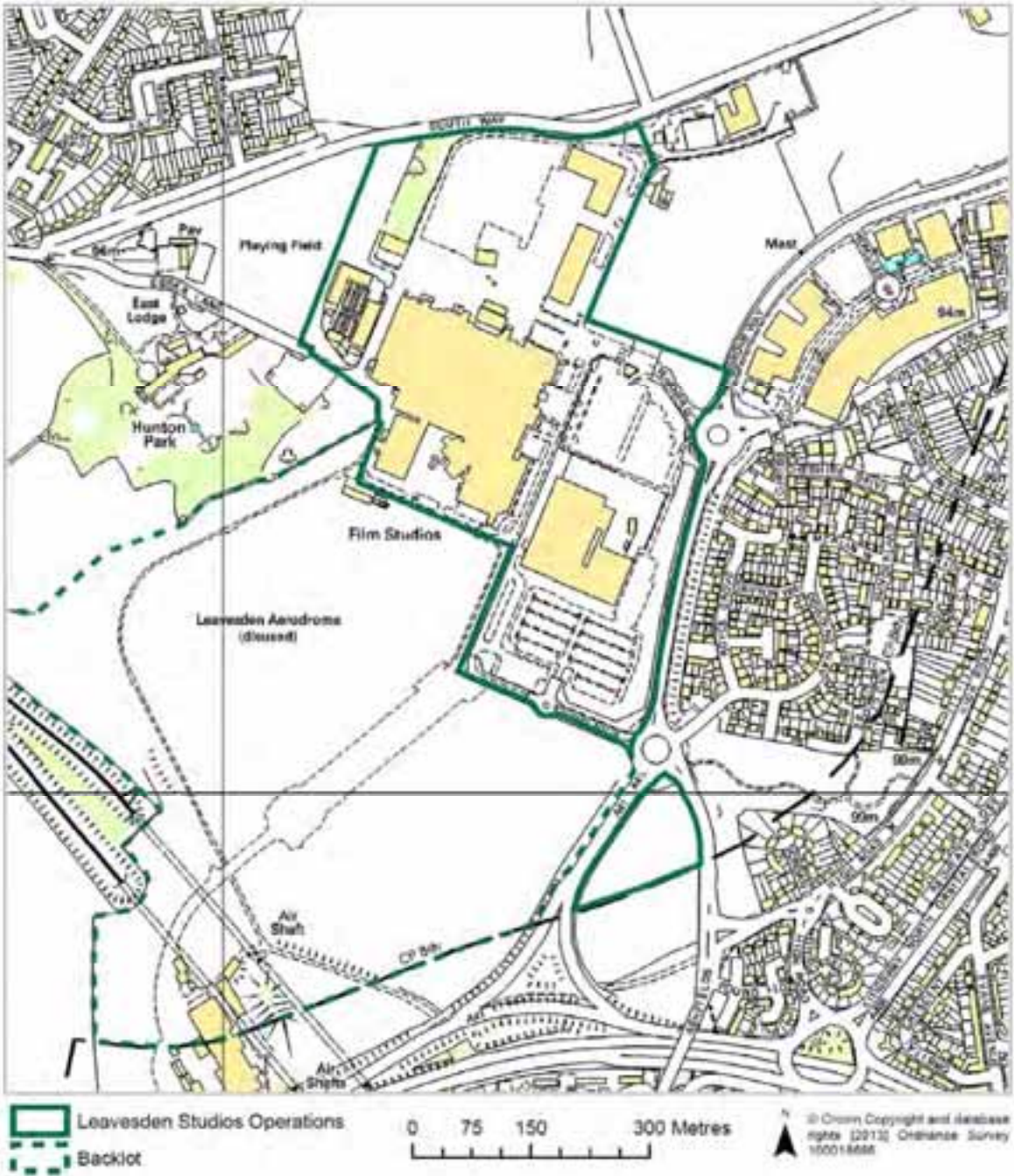


11 GREEN BELT

- 11.1 The National Planning Policy Framework states that Green Belt boundaries should only be designated or altered through the preparation of a Local Plan. The Core Strategy does not indicate a need for a full review of the Green Belt. However it does set out that detailed changes to the established boundary may be made through the Site Allocations document in order to accommodate growth.
- 11.2 We are, therefore, removing the Green Belt designation from the following sites which are proposed for development in this document:
- Site H (1) Kings Langley Employment Area (Mixed Used Allocation, part of site)
 - Site H (2) Mansion House Farm, Bedmond Road, Abbots Langley (Housing Allocation)
 - Site H (4) Furtherfield Depot, Furtherfield, Abbots Langley (Housing Allocation)
 - Site H (5) Leavesden Aerodrome, Abbots Langley (Housing Allocation)
 - Site H (6) Hill Farm Industrial Estate (Housing Allocation)
 - Site H (10) Killingdown Farm, Croxley Green (Housing Allocation). Green Belt designation to be removed from land north east of the site up to Little Green Lane
 - Site H (22) Deport, Stockers Farm Road, Rickmansworth (Housing Allocation)
 - Site H (27) Little Furze School, South Oxhey (Housing Allocation)
 - Site H (31) Grazing Land at Foxgrove Path/Heysham Drive, South Oxhey (Housing Allocation)
 - Site H (32) Rear of Lytham Avenue, South Oxhey (Housing Allocation)
 - Site H (33) Land at Woodside Road, Abbots Langley (Housing Allocation)
 - Site H (34) Fairways Farm, Bucknalls Lane, Garston (Housing Allocation)
 - Site E (d) Maple Cross/Maple Lodge Employment Area (Employment Allocation)
- 11.3 We are also removing the Green Belt designation from the 'build area' of the following sites allocated for secondary and primary education provision:
- Site S (a) Mill End/Maple Cross (land east of A405/north of A412)
 - Site S (b) Croxley Green (land north east of Baldwins Lane)
 - Site S (c) Woodside Road, Abbots Langley
- 11.4 We are also removing the Green Belt designation from Huntonbury Village Leavesden Park as the site has already been developed and no longer contributes to Green Belt objectives.
- 11.5 In order to maximise the scope for expansion and redevelopment of the nationally significant Leavesden Studios, the Green Belt designation is to be removed from the built areas and from the land south east of the site (known as the Island Site and locally as the Ashridge Roundabout). The open area of land known as the 'Backlot' will be retained in the Green Belt as an integral part of the Studio's operation compatible with that status. The revised Green Belt boundary is shown in the map below:

Site Ref	GB(1)	Site	Revised Green Belt Boundary
			

- 11.6 While no changes to the Green Belt are proposed at Maple Cross (Froghall Farm/Maple Lodge), a planning brief will be prepared by the Council in consultation with relevant stakeholders and those with a land interest to ensure the long-term and sustainable planning of the area.
- 11.7 The Local Plan 1996-2011 identified two Major Developed Sites in the Green Belt at Maple Lodge Wastewater Treatment Works and Leavesden Studios. Major Developed Sites in the Green Belt were referred to by Planning Policy Guidance 2: Green Belt as sites which remain subject to Green Belt policies, but where infilling or redevelopment meeting certain criteria is not inappropriate development.
- 11.8 Core Strategy Policy CP11 states that the Council will retain 'Major Developed Site in the Green Belt' status for the Maple Lodge Sewage Treatment Works and review 'Major Developed Site Status in the Green Belt' status in relation to Leavesden Aerodrome, having regard to the important contribution that the site is expected to make to meeting needs for housing and employment.
- 11.9 The National Planning Policy Framework does not include specific provision for Major Developed Sites in the Green Belt. However, it sets out that limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development is not inappropriate development in the Green Belt.
- 11.10 As we propose to remove the Green Belt designation from the Leavesden Aerodrome site for both redevelopment of the studios, and for new residential development to the east of the studios the Major Developed Site in the Green Belt designation is removed. In order not to compromise the ability of the Leavesden Studios to contribute to the national and regional economy, both as a local employer and as a centre to contribute to the economic growth of the District over the Plan period, the site is to be allocated specifically for Leavesden Studios Operations with the Backlot being retained in the Green Belt (Site GB2 detailed in the map below):

Site Ref	GB(2)	Site	Leavesden Studios Operations
			

- 11.11 Maple Lodge Wastewater Treatment Works is a substantial developed feature in the local landscape to the east of Maple Cross and has an industrial character. It is a key infrastructure asset serving Three Rivers and the wider area, and change may be required to meet operational needs as set out in the Infrastructure Delivery Plan (2012). While redevelopment or limited infilling may not be inappropriate development in the Green Belt, proposals should take into account the provisions of policy SA8, as well as other national and local planning policy.
- 11.12 The revised Green Belt boundary is detailed in the Policies Map.

POLICY SA8: LEAVESDEN STUDIOS AND MAPLE LODGE WASTEWATER TREATMENT WORKS

Leavesden Studios Operations

Development on this site must be in relation to the Leavesden Studios operations and associated uses.

Any development of the land at the north-west of the site must provide for the adequate landscaping of its boundaries in the interests of the visual amenity of the adjacent Green Belt.

Maple Lodge Treatment Works

Maple Lodge Wastewater Treatment Works is a significant infrastructure site in the Green Belt.

The landscaped setting provided by mature vegetation on the site boundaries and area surrounding the site should be retained in any proposals for infilling or redevelopment.

Any further buildings should be of comparable height to other nearby structures on the site.

Maple Lodge Wastewater Treatment Works significant infrastructure site in the Green Belt



12 MONITORING AND DELIVERY

- 12.1 Regular and continuous monitoring and review are key aspects of the planning system and are necessary to ensure that the Site Allocations document is effective and responds to changing needs and circumstances.
- 12.2 Monitoring of the Site Allocations will be undertaken through the Annual Monitoring Report which will assist with the future review of local plan and related documents, including through review of the delivery of associated infrastructure such as improved transport and community facilities as set out in the Infrastructure Delivery Plan.
- 12.3 The purpose of the Site Allocations document is to deliver the Core Strategy. The Core Strategy has an extensive monitoring framework to assess the delivery of policies, and the Site Allocations document will be monitored against the monitoring indicators in the Core Strategy including those around housing delivery and employment and town centre floorspace completions.
- 12.4 In addition, progress on individual sites will be monitored against capacity and phasing information set out in the Site Allocations document.
- 12.5 The Strategic Housing Land Availability Assessment Update (2010) includes measures that could be taken to 'unblock' sites not currently considered to be deliverable. These measures may include, for example, land assembly or infrastructure provision. Where market conditions affect the supply of land for new development and increase the supply of land, particularly in respect of increasing the supply of affordable housing.
- 12.6 To ensure effective and timely delivery of the Site Allocations, the Council will work with others including the Local Strategic Partnership, infrastructure providers, developers and landowners and local housing partnerships.
- 12.7 It is acknowledged that some changing conditions may be so significant so as to require a review of the Site Allocations document, for example through changes to the Development Plan and/or national policy. If this does become a requirement it will be highlighted through the Annual Monitoring Report.

POLICY SA9: MONITORING AND DELIVERY

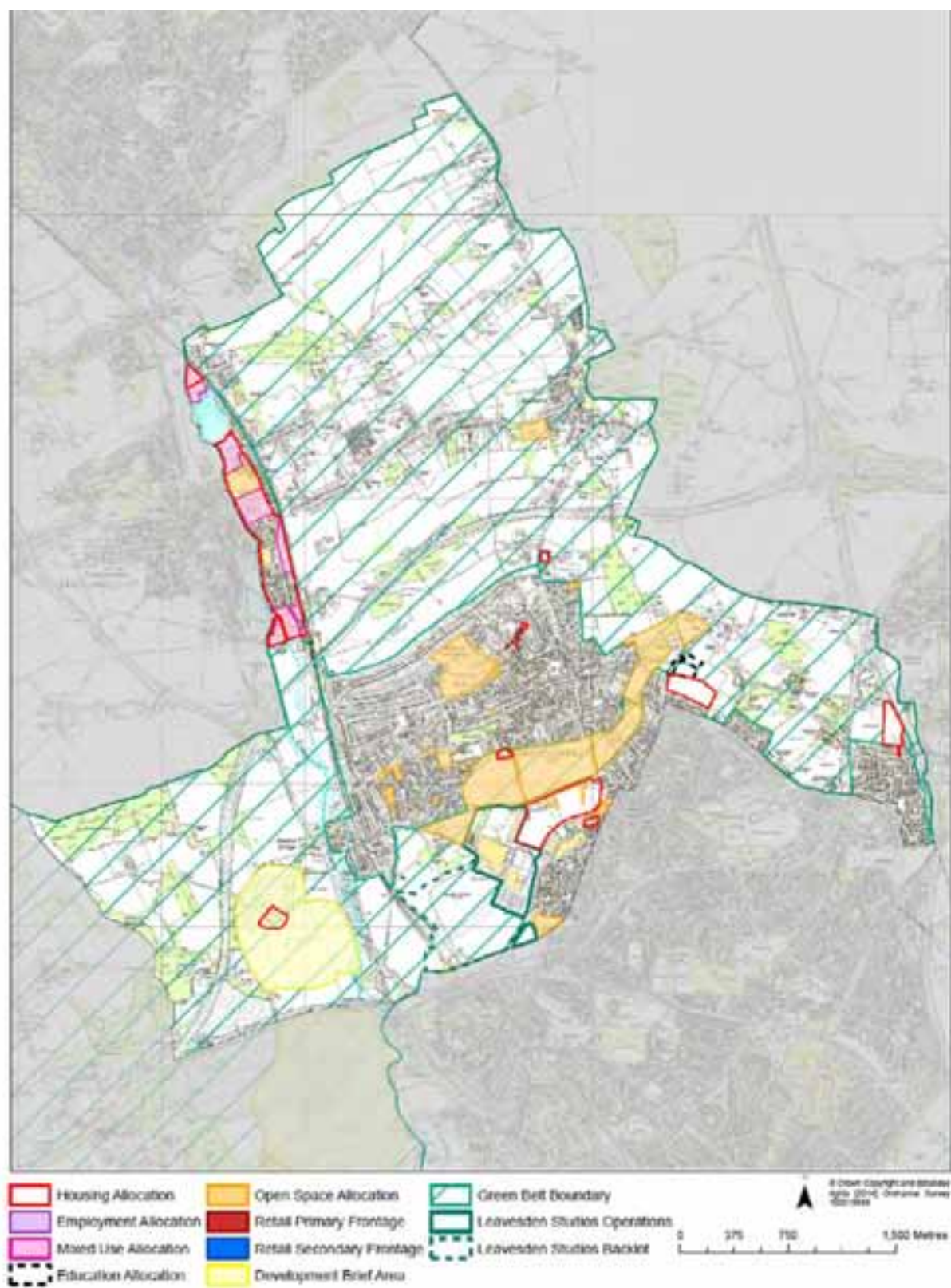
The Council will work with a range of partners such as landowners, the Local Strategic Partnership, infrastructure and service providers and environmental bodies and interest groups to deliver development on allocated sites.

Regular monitoring will assess progress on individual sites against capacity and phasing information set out in the Site Allocations document.

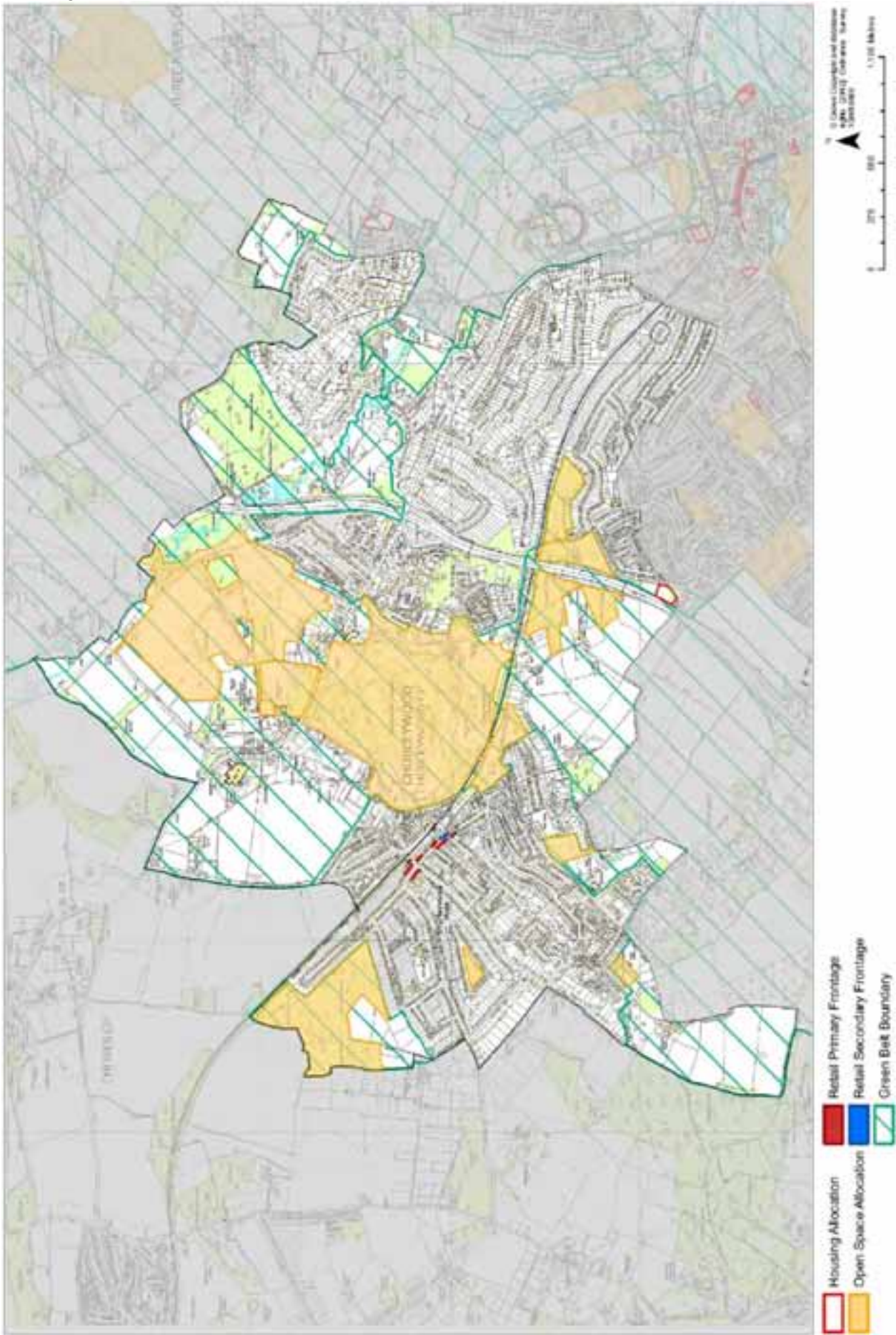
APPENDIX 1: SCHEDULE OF SAVED POLICIES IN THE THREE RIVERS LOCAL PLAN 1996-2011 (Adopted 2001) SUPERSEDED BY SITE ALLOCATIONS POLICIES

Adopted Local Plan Policies to be Replaced		Site Allocations Policies that will Replace them	
Policy	Subject	Policy	Subject
Green Belt			
GB.3	Maple Lodge Sewage Treatment Works	SA8	Maple Lodge Wastewater Treatment Works
Housing			
H.2	Development of Identified Housing Sites	SA1	Housing Site Allocations
H.3	Control Over Housing Land Supply and Identification of Additional Housing Sites	SA1	Housing Site Allocations
Employment and Economic Development			
E.3	Safeguarding of Employment Areas	SA2	Employment Site Allocations
Town and Local Shopping Centres			
S.1	Primary Shopping Frontages	SA4	Retail Allocations
S.2	Secondary Shopping Frontages	SA4	Retail Allocations
S.3	Local Shopping Centres	SA4	Retail Allocations
S.4	Local Shops	SA4	Retail Allocations
S.5	Retail Development in Existing Shopping Areas	SA4	Retail Allocations

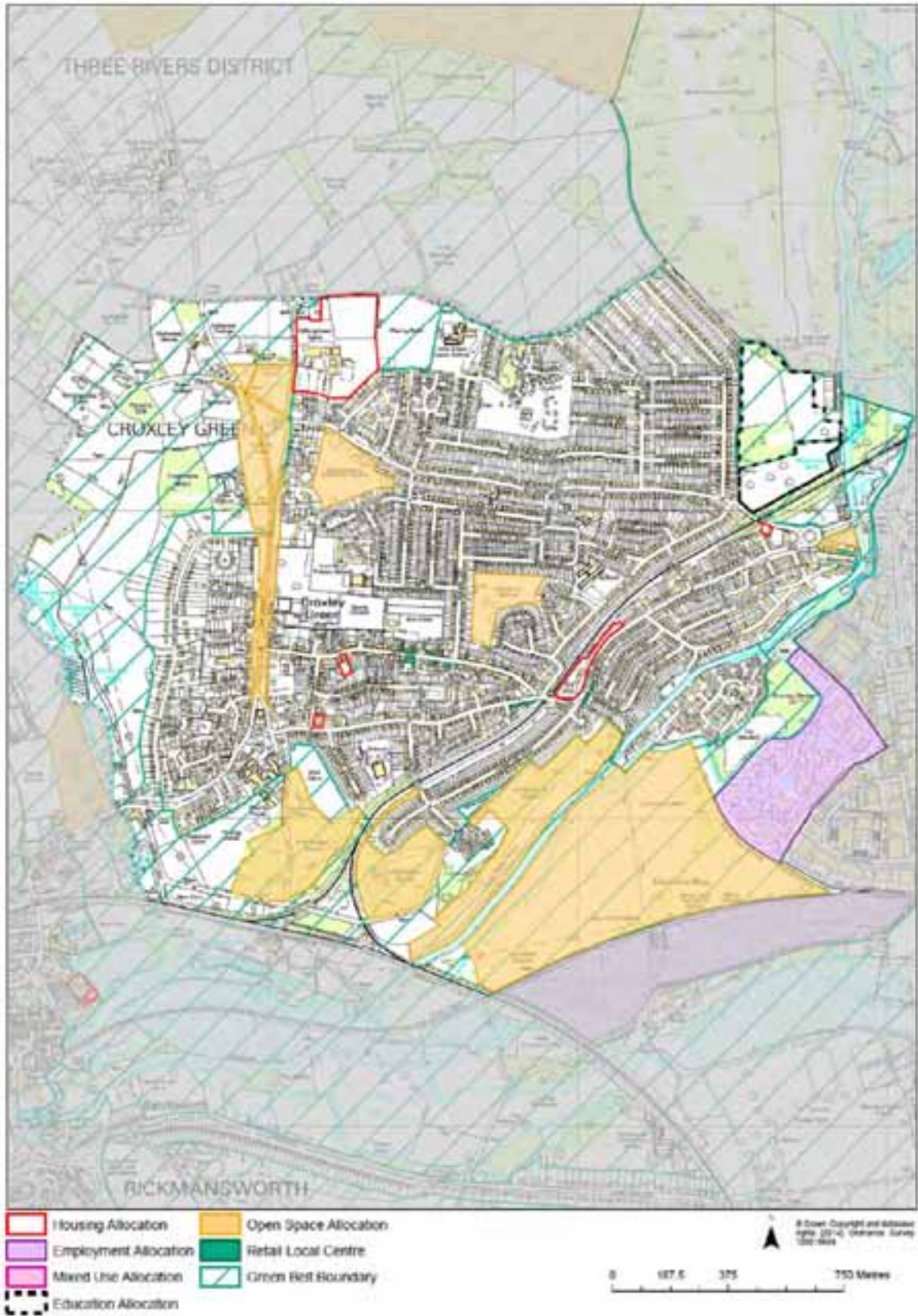
APPENDIX 2: ALLOCATIONS BY PARISH
Abbots Langley Parish Area



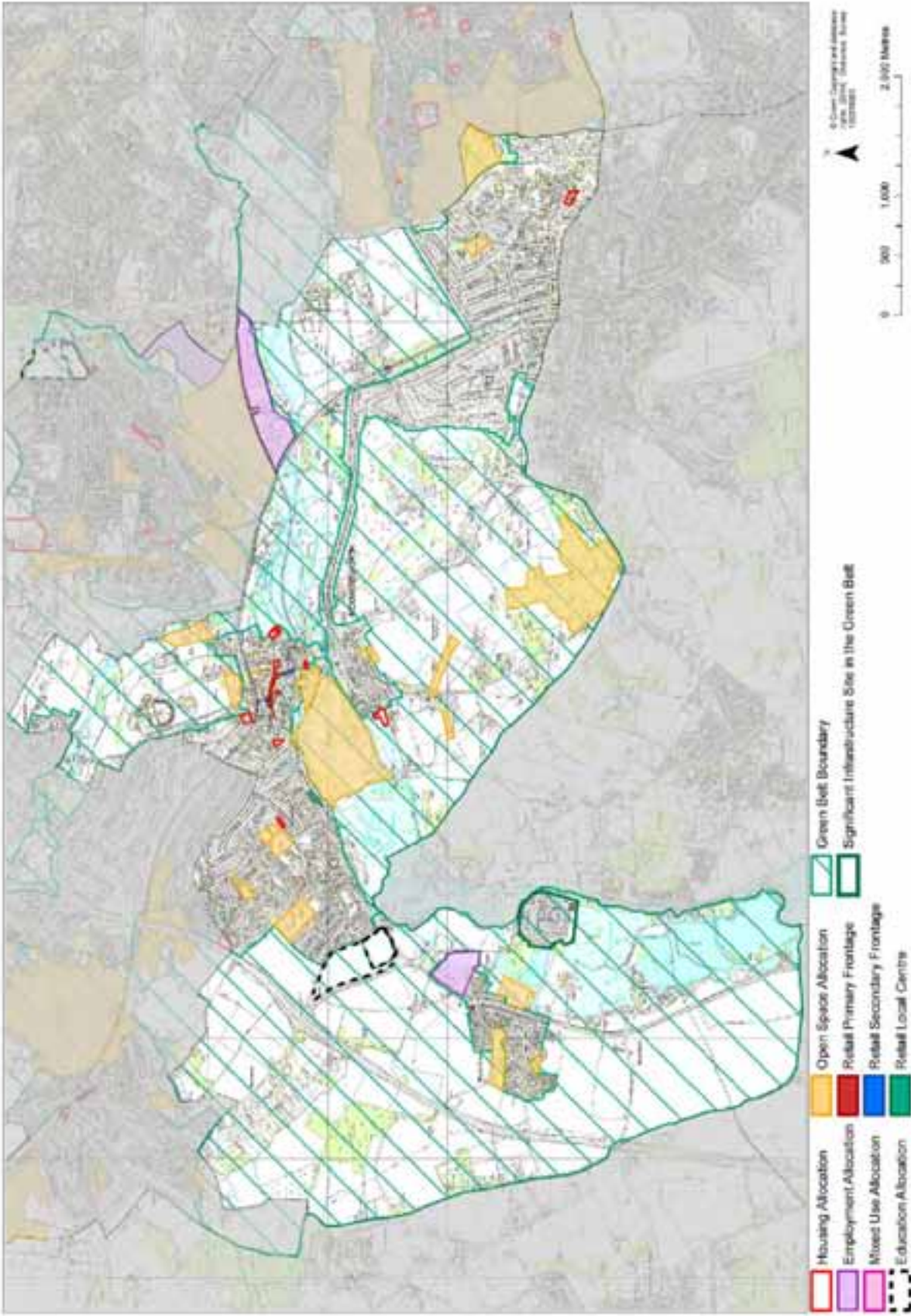
Chorleywood Parish Area



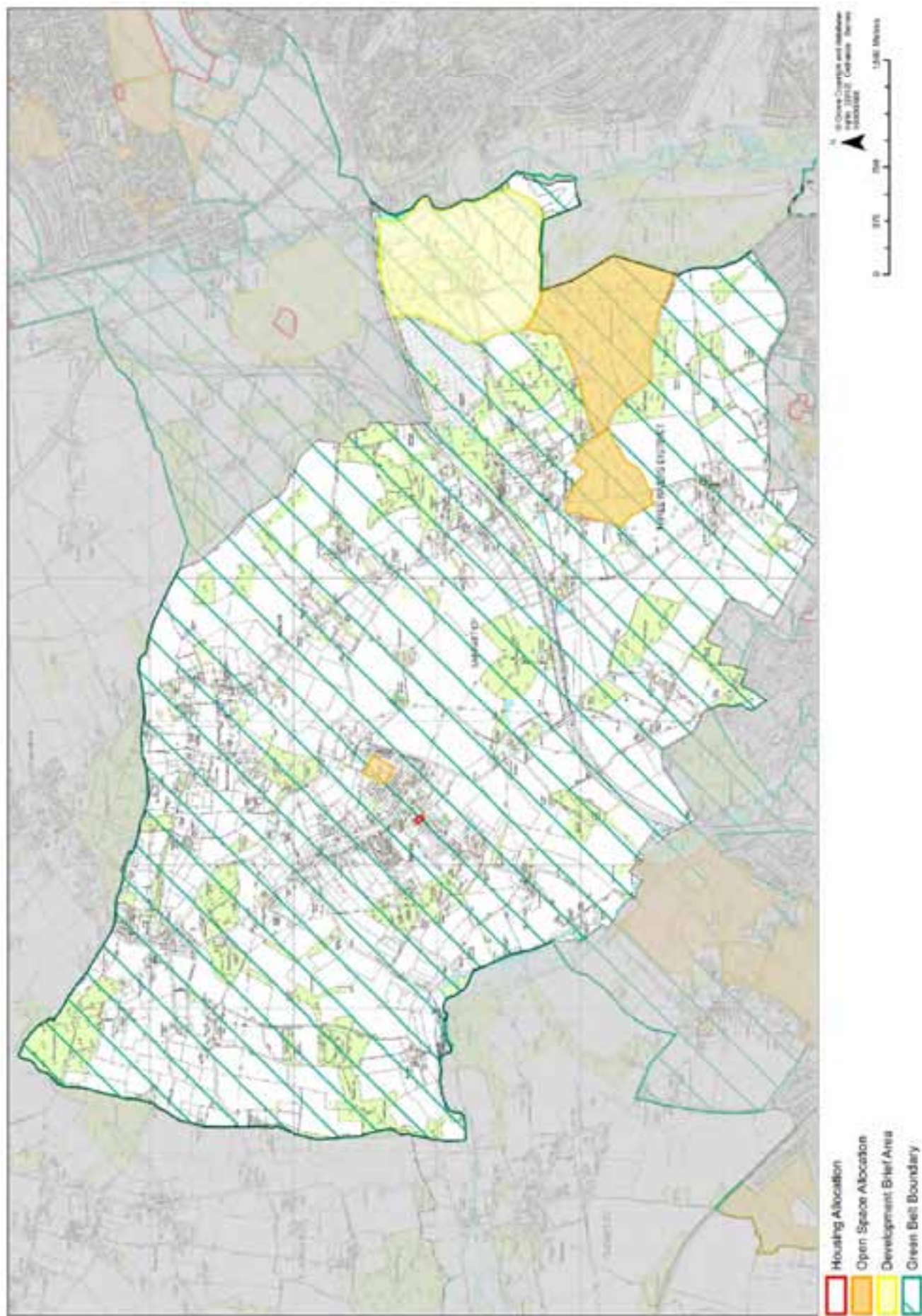
Croxley Green Parish Area



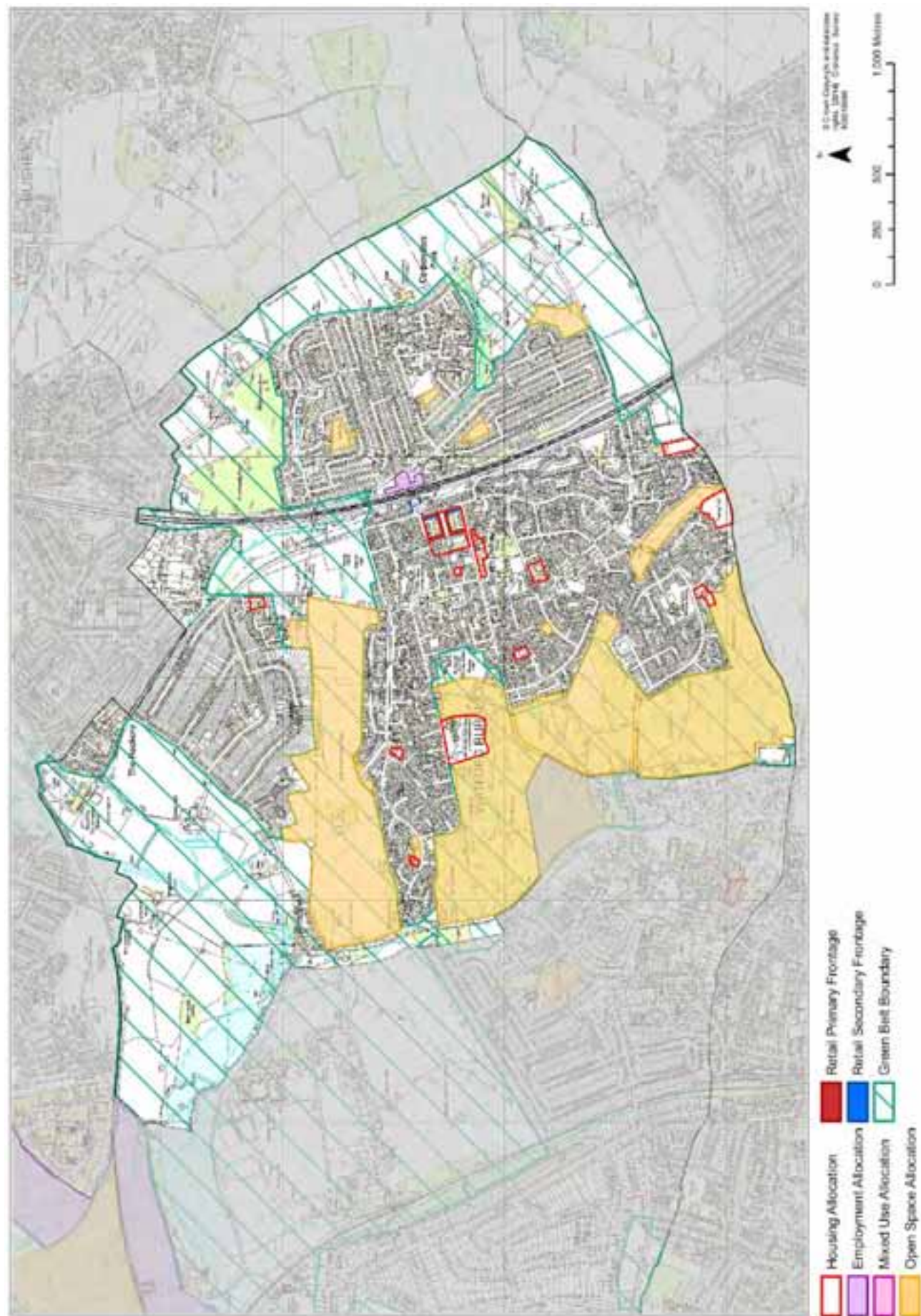
Non Parished Area



Sarratt Parish Area

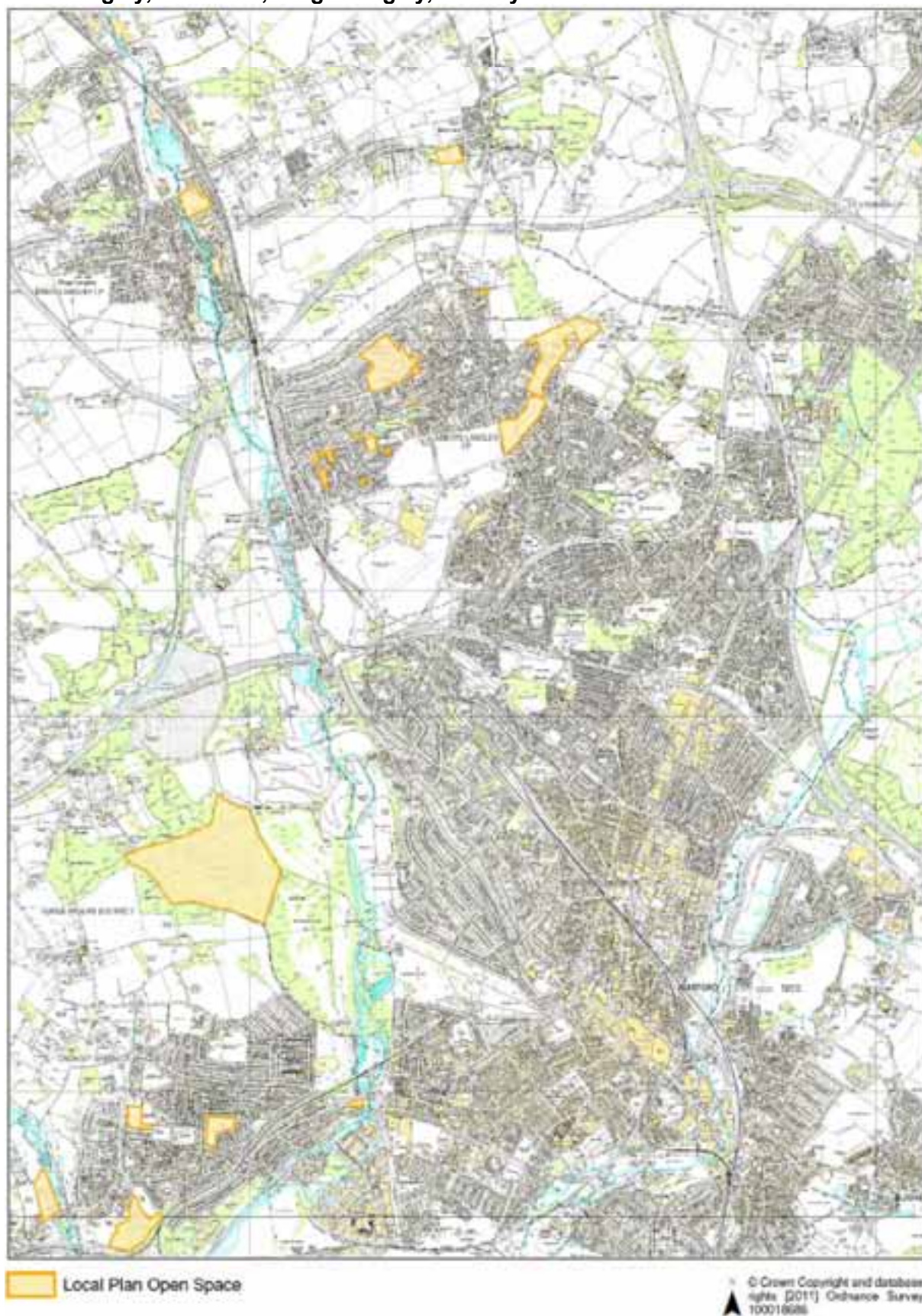


Watford Rural Parish Area

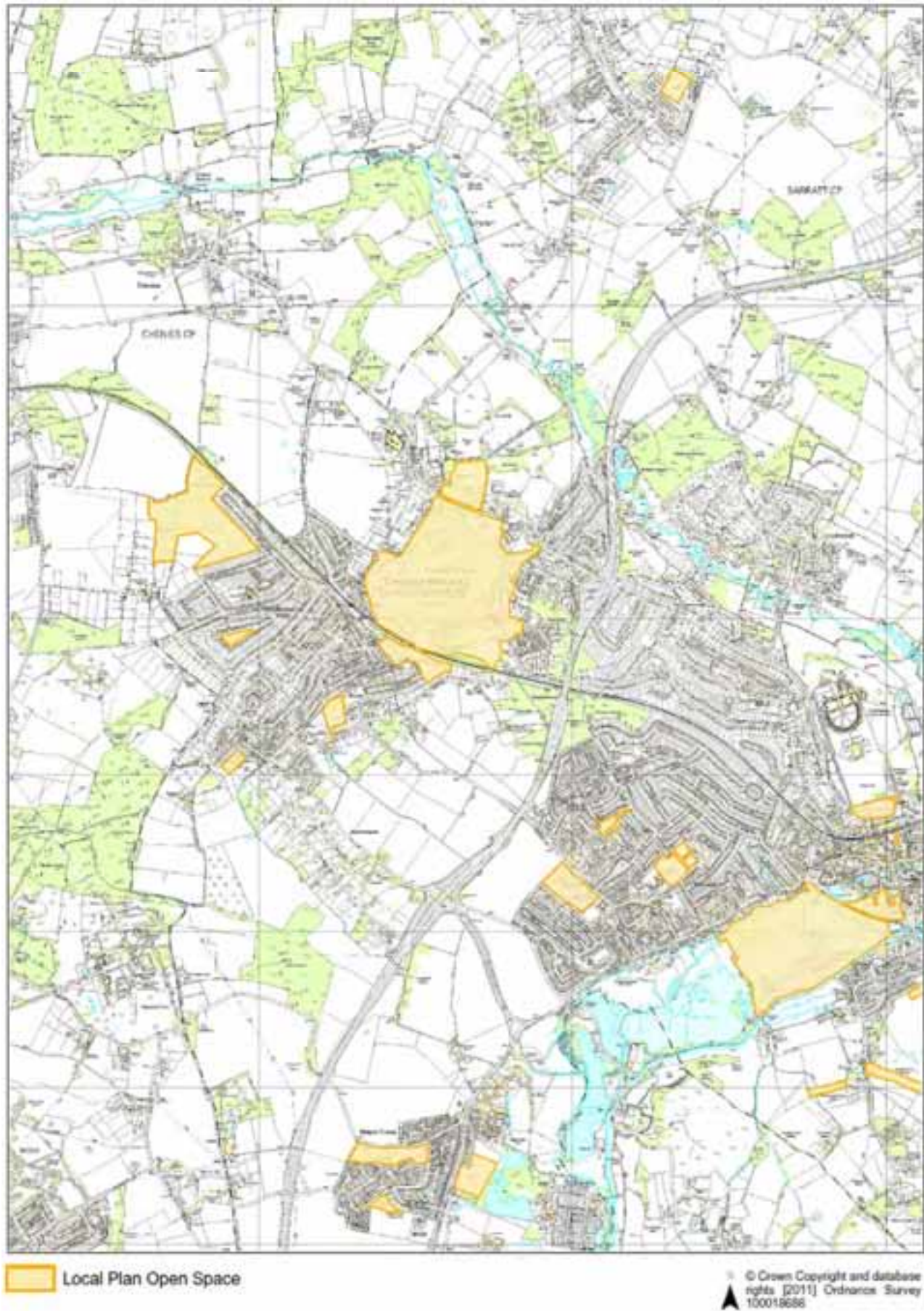


APPENDIX 3: EXISTING LOCAL PLAN OPEN SPACE DESIGNATIONS RETAINED AS ALLOCATIONS

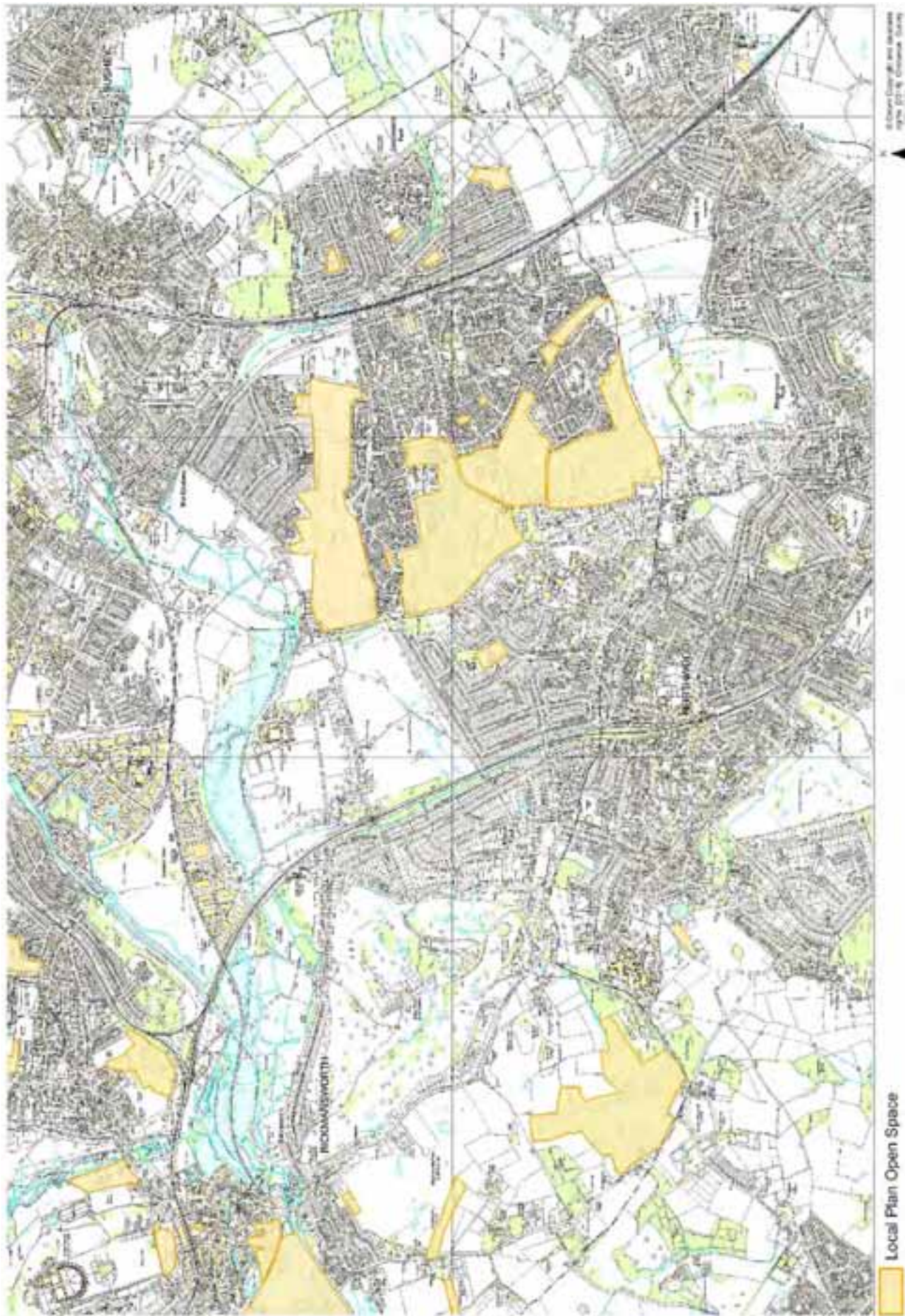
Abbots Langley, Bedmond, Kings Langley, Croxley Green



Sarratt, Chorleywood, Maple Cross, Mill End, Rickmansworth (west)



Rickmansworth (east), Moor Park, Eastbury, South Oxhey, Carpenders Park, Oxhey Hall



Schedule of Local Plan Publicly Accessible Open Spaces Retained as Allocations

Site	Area (ha)	Status
Rose Gardens, Northway, Rickmansworth	0.17	Retained Local Plan Allocation
Rickmansworth Park, Chorleywood Road, Rickmansworth	2.69	Retained Local Plan Allocation
North of Riverside Drive, Rickmansworth	3.83	Retained Local Plan Allocation
King George V P Fields, George V Way, Sarratt	2.30	Retained Local Plan Allocation
Bedmond Sports and Social Club, Toms Lane, Kings Langley	2.36	Retained Local Plan Allocation
Recreation Ground, Primrose Hill, Kings Langley	3.67	Retained Local Plan Allocation
Land at Love Lane, Abbots Langley	0.24	Retained Local Plan Allocation
Kitters Green, Abbots Langley	0.27	Retained Local Plan Allocation
Manor House Grounds, High Street, Abbots Langley	11.23	Retained Local Plan Allocation
Trowley Rise, Abbots Langley	0.06	Retained Local Plan Allocation
School Mead, Abbots Langley	1.00	Retained Local Plan Allocation
Gable Close, Abbots Langley	0.16	Retained Local Plan Allocation
Front of 50-72 Hazelwood Lane, Abbots Langley	0.16	Retained Local Plan Allocation
Hazelwood Lane opposite Rosehill Gardens, Abbots Langley	0.20	Retained Local Plan Allocation
Junction of Hazelwood Lane and High Acres, Abbots Langley	0.13	Retained Local Plan Allocation
Front of 1-15 High Acres, Abbots Langley	0.40	Retained Local Plan Allocation
Front of 54-80 Upper Highway, Abbots Langley	0.28	Retained Local Plan Allocation
Upper Highway opposite The Garth, Abbots Langley	0.32	Retained Local Plan Allocation
Fay Green, Abbots Langley	0.12	Retained Local Plan Allocation
Leavesden Country Park South, Abbots Langley	7.20	Retained Local Plan Allocation
Leavesden Country Park North, Abbots Langley	13.12	Retained Local Plan Allocation
Whippendell Woods	66.72	Retained Local Plan Allocation
Cassiobridge Recreation Ground, Watford Road, Croxley Green	0.56	Retained Local Plan Allocation
Barton Way Recreation Ground, Barton Way, Croxley Green	3.00	Retained Local Plan Allocation
South Oxhey Playing Fields, South Oxhey	47.67	Retained Local Plan Allocation
Hallowes Crescent, South Oxhey	0.30	Retained Local Plan Allocation
Eastbury Recreation Ground, Batchworth Lane, Northwood	1.92	Retained Local Plan Allocation
South of On The Hill, Carpenders Park	0.94	Retained Local Plan Allocation
South Side of The Mead, Carpenders Park	0.32	Retained Local Plan Allocation
East of St Georges Drive, Carpenders Park	0.56	Retained Local Plan Allocation
Romilly Drive Playing Fields, Romilly Drive, Carpenders Park	2.35	Retained Local Plan Allocation
Junction of Northwick Road and Moortown Road, South Oxhey	0.19	Retained Local Plan Allocation
Oxhey Woods, South Oxhey	45.22	Retained Local Plan Allocation
Oxhey Woods, South Oxhey	21.85	Retained Local Plan Allocation
Oxhey Woods, South Oxhey	33.70	Retained Local Plan Allocation
Prestwick Meadows North, South Oxhey	0.83	Retained Local Plan Allocation
Prestwick Road Meadows, Prestwick Road, South Oxhey	2.64	Retained Local Plan Allocation
Croxleyhall Wood West, Croxley Green	8.30	Retained Local Plan Allocation
Bishops Wood, Woodcock Hill, Rickmansworth	40.87	Retained Local Plan Allocation
Franklins Spring, Hornhill Road, Maple Cross	1.05	Retained Local Plan Allocation
Maple Cross Recreation Ground, Denham Way, Maple Cross	4.41	Retained Local Plan Allocation
Beechen Wood, Chalfont Road, Maple Cross	5.11	Retained Local Plan Allocation

Swillett Playing Fields, Heronsgate Road, Chorleywood	1.15	Retained Local Plan Allocation
Stage Lane, Chorleywood	2.31	Retained Local Plan Allocation
Groveswood Close, Chorleywood	0.95	Retained Local Plan Allocation
The Grove, Plaitford Close, Rickmansworth	0.82	Retained Local Plan Allocation
Greenbroom Spring, Rickmansworth	3.52	Retained Local Plan Allocation
Shepherds Close Dell, Harefield Road, Rickmansworth	1.20	Retained Local Plan Allocation
The Aquadrome, Rickmansworth	47.02	Retained Local Plan Allocation
King George V Playing Fields, Shepherds Lane, Rickmansworth	5.86	Retained Local Plan Allocation
Coombe Hill Road, Mill End	1.09	Retained Local Plan Allocation
North of Mead Place, Mill End	0.75	Retained Local Plan Allocation
South of Mead Place, Mill End	0.47	Retained Local Plan Allocation
Scotsbridge Playing Fields, Park Road, Rickmansworth	4.63	Retained Local Plan Allocation
Carpenters Wood, Chorleywood	22.97	Retained Local Plan Allocation
Common Gate Road, Chorleywood	4.91	Retained Local Plan Allocation
Chorleywood Common	72.38	Retained Local Plan Allocation
Chorleywood House Estate, Chorleywood	6.64	Retained Local Plan Allocation
Middleton Road, Mill End	2.60	Amended Local Plan Allocation