

Local Plan



**Annual Monitoring
Report 2023/2024**
December 2024

 **THREE RIVERS
DISTRICT COUNCIL**

Three Rivers District Council

Local Plan

Annual Monitoring Report 2023/2024

Covering the period 1 April 2023 to 31 March 2024

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Summary

Local Authorities are required by the Planning and Compulsory Purchase Act to produce an Annual Monitoring Report (AMR). The AMR provides an update of progress made in developing planning policies for the District and uses information against a variety of indicators and targets to assess the extent to which policy objectives are being achieved.

This is Three Rivers District Council's nineteenth AMR covering the monitoring year 1 April 2023 to 31 March 2024.

Current Planning Policy

During the 2023/24 monitoring year, the Three Rivers Local Plan consisted of the following documents:

- The Core Strategy (adopted on 17 October 2011).
- The Development Management Policies Local Development Document (adopted on 26 July 2013).
- The Site Allocations Local Development Document (SALDD) (adopted on 25 November 2014).

Planning Applications Determined

- There was a total of 868 full planning applications determined during the 2023/24 monitoring year. Of these, 737 were approved (85%) and 131 were refused (15%).

Planning Appeals

- Of the 52 planning appeals that were determined by the Planning Inspectorate in the monitoring year, 15 were allowed (29%), 35 were dismissed (67%) and 2 were withdrawn (4%).

Provision of Homes

- 261 (net) new homes were built between 1 April 2023 and 31 March 2024. The annual housing target for the remaining 2 years of the plan period is 2,280 dwellings, giving an average of 640 dwellings per year.
- As Three Rivers' Local Plan is more than 5 years old and has not been reviewed, the housing need figure has been calculated using the standard method, with the five-year housing land supply being calculated from this. At 1.7 years, Three Rivers is not able to demonstrate a five year + 20% supply of deliverable housing.
- 87% of new homes were built on previously developed land.
- 3 new affordable homes were completed between 1 April 2023 and 31 March 2024.

Provision of Jobs

- There was a net decrease of 5,547sqm of floorspace for employment uses between 1 April 2023 and 31 March 2024.

Safeguarding the Environment

- No applications were granted planning permission against Environment Agency advice on water quality grounds. On the grounds of flood risk, the Environment Agency objected to five applications of which were later approved following advice from the Environment Agency.

- No new commercial renewable energy facilities were given planning permission or installed between 1 April 2023 and 31 March 2024. Within the District there is 3.11MW installed commercial renewable energy capacity provided by a wind turbine at Kings Langley and a co-firing biomass facility at Maple Cross.
- Carbon emissions have continued to fall.

Maintaining the Green Belt

- 11 new dwellings were completed within the Green Belt. Of these, 3 dwellings were on previously developed land and four were for the change of use of an agricultural building (agricultural buildings are considered 'greenfield' land).

Securing Good Services and Facilities

- 48.3% of units in identified retail centres across the District are in use for retail and the majority of the remaining units are complementary non-retail uses such as financial and professional services, restaurants, and cafes. 6.3% of units in the District are vacant.

Achieving a Sustainable Transport Vision

- 99% of new residential developments were within 30 minutes public transport time of a primary school, 98% of residential developments were within 30 minutes public transport time of a secondary school and 98% of new residential developments were within 30 minutes public transport time of a retail centre. In addition, 72% of new residential developments were within 30 minutes public transport time of a hospital whilst 97% were within 30 minutes public transport time of a GP surgery.

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Chapter 1: Introduction

- 1.1 This is Three Rivers District Council's Annual Monitoring Report (AMR) for the monitoring year 1 April 2023 to 31 March 2024. The Planning and Compulsory Purchase Act 2004 introduced a requirement for local authorities to prepare reports to assess the implementation of the Local Development Scheme (LDS) and the extent to which policies in Local Development Documents (LDDs) are being successfully implemented.
- 1.2 Monitoring is important for effective planning to ensure that policies remain relevant and respond to changing needs and circumstances. The AMR identifies key challenges and opportunities for Three Rivers and provides the background against which to consider the need for any review of planning policies by highlighting any changing circumstances.
- 1.3 The adopted planning policy covering the 2023/24 monitoring year for Three Rivers is set out in the adopted Local Plan, which constitutes the Core Strategy, the Development Management Policies LDD and the Site Allocations LDD. The Council also has a number of Supplementary Planning Documents (SPDs).
- 1.4 During the 2023/24 monitoring year, the following documents formed the Council's Local Plan which has a plan period lasting until 2026:
 - The Core Strategy (adopted in October 2011);
 - The Development Management Policies Local Development Document (adopted in July 2013);
 - The Site Allocations Local Development Document (adopted in November 2014)
- 1.5 This AMR takes into account the monitoring framework for all of these documents.
- 1.6 Following the publication of the National Planning Policy Framework (NPPF) in March 2012, the government launched the National Planning Practice Guidance (NPPG), in March 2014. This is a web-based tool, which is designed to provide additional guidance to the NPPF and is reviewed and updated where necessary. The NPPF was revised in July 2018, updated in February 2019, revised in July 2021 and updated in September 2023. Although outside of the 2023/24 monitoring period, a revised NPPF was released in December 2024 following a consultation period.

Chapter 3: Duty to Co-operate

- 3.1 Section 33A of the Localism Act 2011 introduced a Duty to Co-operate in relation to strategic planning. This requires the Council to have engaged constructively, actively and on an ongoing basis with the prescribed bodies mentioned in the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2011.
- 3.2 Although the Duty to Co-operate is not a duty to agree with any of the prescribed bodies, there must be evidence to demonstrate that there has been effective engagement with them throughout the plan making process. This is reiterated in the National Planning Practice Guidance (NPPG) which states that local planning authorities should: ‘...engage constructively, actively and on an ongoing basis to maximise the effectiveness of local and marine plan preparation in the context of strategic cross boundary matters.’¹
- 3.3 Section 34(6) of the Town and Country Planning (Local Planning) (England) Regulations 2012 require monitoring reports to detail action taken to meet these requirements during the period covered by the report.
- 3.4 During the 2023/24 monitoring year, the Council has been fulfilling the Duty to Co-operate in a number of ways. These are summarised in Table 3.1 below:

Table 3.1: Summary of Duty to Co-operate Meetings Held During 2023/24 Monitoring Period

Organisation	Date	Discussion	Outcome
SW Herts Group	21/04/24 23/06/23 20/10/23 19/01/24		Quarterly meetings to continue ongoing discussions on strategic Duty to Cooperate matters. Workshops focusing on discharging Duty to Cooperate process and outcomes
South West Herts Strategic Planning Officers Group – Officer Level Meetings	19/05/23 06/06/23 20/07/23 20/09/23 14/11/23 11/01/24 12/01/24		Continue progressing work on the South West Herts Joint Strategic Plan. Included discussions related to Economic Study and Local Housing Needs Assessment.
South West Herts Strategic Planning Steering Group – Senior Officer Level Meetings	20/06/23 08/09/23 27/02/23 08/03/24		Continue progressing work on the South West Herts Joint Strategic Plan.
South West Herts Strategic Planning SPMG – Member	03/08/23 11/10/23 12/03/24		Continue progressing work on the South West

¹ National Planning Practice Guidance, Paragraph: 029 Reference ID: 61-029-20190315

Level meetings with Senior Officers			Herts Joint Strategic Plan.
Hertfordshire County Council	19/04/23 07/06/23 15/06/23 06/09/23 19/01/24 22/01/24 07/03/24 11/03/24 X2		Continued discussions and engagement to take place. TRDC to keep HCC informed as plan preparation progresses and HCC to provide input on future potential sites and infrastructure requirements. Includes discussions related to older persons and adult disability housing, transport strategy, adult services and waste and highways.
Hertfordshire County Council (Minerals and Waste Planning)	18/05/2023 30/10/23		Continue bi-annual meetings and progress work on SOCG for Waste Local Plan, Minerals Local Plan and Three Rivers emerging Local Plan.
Hertfordshire and West Essex ICB	25/09/23		Continue ongoing discussions on Local Plan in relation to local integrated care board services.
Dacorum Borough Council	10/05/23 30/01/24 27/02/24 26/03/24		Both parties to continue to engage on cross boundary issues and keep each authority informed on plan preparation
St Albans	11/09/23		Both parties to continue to engage on cross boundary issues and keep each authority informed on plan preparation
Natural England	09/05/23		Both parties continued cooperation over the progressing TRDC plan and the Chiltern Beechwoods SAC

Chilterns AONB Boundary Review Technical Advisory Group (TAG)	15/11/23		Engagement event and discussion of potential expansion of AONB
South West Herts joint evidence	02/05/23 06/06/23 27/07/23 20/09/23 21/09/23 32/10/23 14/11/23 11/01/24		Discussions between the South West Herts authorities relating to joint evidence based studies including local housing needs assessment and economic study

3.5 Meetings listed in Table 3.1, have been an opportunity for the Council to have discussions regarding the content of the adopted Local Plan, emerging Local Plans with other planning authorities, along with discussions on other issues that are of mutual benefit.

3.6 Further joint working and information sharing has been facilitated by attendance at a number of countywide and more local groups including:

- Hertfordshire Infrastructure Planning Partnership (HIPP) (see Table 3.2);
- Hertfordshire Planning Group (HPG) Development Plans (see Table 3.2);

Table 3.2: Dates of Meetings Held With HIPP and HPG Development Plans during 2023/24

Organisation	Date
Hertfordshire Infrastructure Planning Partnership (HIPP)	13/04/23 20/09/23 11/12/23
Hertfordshire Planning Group (HPG) Development Plans	23/06/23 07/09/23 22/09/23 09/11/23 11/01/24 02/02/24 14/03/24

Chapter 4: Local Plan Monitoring-Core Strategy

- 4.1 In order to assess the continued usefulness of planning policies and identify those which may need review or replacement, the extent to which the policies in the Local Plan are being implemented has been assessed. This chapter assesses whether the policies within the Core Strategy have delivered the monitoring targets that are outlined in it, whilst Chapters 5 and 6 assess the policies contained within the Development Management Policies Local Development Document and the Site Allocations Local Development Document respectively.
- 4.2 In the 2023/24 monitoring year, 52 planning appeals were determined. 15 were allowed, 35 were dismissed, and 2 were withdrawn. There were a total of 868 full planning applications determined during the 2023/24 monitoring year. Of these, 737 full planning applications permitted and 131 were refused.

Core Strategy Place-Shaping Policies Monitoring

- 4.3 The Core Strategy contains four Place-Shaping Policies that assess how each of the settlements in the District are expected to contribute to the future of the District. These policies have two associated targets listed in Appendix 7 of the Core Strategy and are shown in Table 4.1, which assesses whether these targets have been met during the 2023/24 monitoring year.

Policies PSP1-PSP4

- 4.4 Policies PSP1-PSP4 has five associated targets and two indicators, the results of which are outlined in Table 4.1 below:

Table 4.1: Core Strategy Place-Shaping Policies (PSP1-PSP4) Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Dwelling completions by settlement	15% in the principal town	21% in the principal town	Yes
	60% in the key centres	34% in the key centres	No
	24% in the secondary centres	43% in the secondary centres	Yes
	1% in the villages	1% in the villages	Yes
Employment growth by settlement	No specific target-number will be monitored	5,547sqm net decrease of floorspace across the District. Please see Paragraph 4.8-4.9 and Table 4.3.	N/A

- 4.5 Dwelling Completions by Settlement. The target for new dwellings completed within the District has been set at different levels of the Settlement Hierarchy and is during the lifetime of the current plan period. 15% of dwelling completions should be in the Principal Town (Rickmansworth), 60% in the Key Centres (South Oxhey, Croxley Green, Abbots Langley, Chorleywood, Leavesden and Garston and Mill End), 24% in the Secondary Centres (Kings Langley, Carpenders Park, Eastbury, Maple Cross, Moor Park and Oxhey Hall) and 1% in the Villages (Bedmond and Sarratt). There is no specific target for the amount of employment growth (in square metres) that should take place within the Settlement Hierarchy.
- 4.6 261 net dwellings² were completed within the 2023/24 monitoring year. This is above the target of 180 homes per year outlined in Core Strategy Policy CP2: Housing Supply. Table 4.1 shows that the greatest proportion of dwelling completions took place in the Secondary Centres (43%), with the Principal Town being 6% above the target of 15% outlined in Table 4.1 above. The dwelling completions in the Key Centres amount to 34% which is 26% below the target of 60% set out in Table 4.1. 4 net dwellings were completed in the Villages and therefore the Villages reached the target outlined in Table 4.1. A breakdown of the completions that took place in the District are shown in Table 4.2:

² This figure incorporates completions within the C2 use class.

Table 4.2: Dwelling Completions by Settlement

Settlement		Net Dwelling Completions 2023/24	% Net Dwelling Completions 2023/24
Principal Town	Rickmansworth	54	21%
Key Centres	Abbots Langley	2	34%
	Chorleywood	20	
	Croxley Green	26	
	Leavesden and Garston	0	
	Mill End	0	
	South Oxhey	41	
Secondary Centres	Carpenders Park	0	43%
	Eastbury	41	
	Kings Langley	65	
	Maple Cross	0	
	Moor Park	1	
	Oxhey Hall	4	
Villages	Bedmond	0	1%
	Sarratt	4	
Other		3	1%
Total		261	100%

4.7 The larger proportion of completions in the Secondary Centres during the 2023/24 monitoring period can be attributed to the developments in Eastbury and Kings Langley. 41 net dwellings were completed in Eastbury, of which 26 are part of the continuing development of the site referred to as 'Former Pocklington House, Eastbury Avenue' (16/2741/FUL), and 65 in Kings Langley, of which are part of the former West Herts College scheme (20/1858/AOD). Development in South Oxhey makes up 41 of the net completions in Key Centres, of which are part of the ongoing redevelopment scheme (19/2133/FUL). 42 of the 54 net dwellings completed in Rickmansworth were due to the demolition of Bridge Motors, 44, Church Street and the erection of a 75-bed care home (20/0098/FUL).

4.8 Employment Growth by Settlement. There was a gross increase of 689sqm of floorspace during the 2023/24 monitoring year. However, this was offset by a loss of 6,236sqm of floorspace, which leaves a net loss of 5,547sqm during the 2023/24 monitoring year. The net decrease of 5,547sqm during the 2023/24 period gives a total employment floorspace figure of 212,618sqm. A breakdown is shown in Table 4.3 below, which is for uses that fall within the 'B' and 'E(g)' Use Classes.

Table 4.3: Employment Growth by Settlement

Settlement	Gross Increase (sqm)	Losses (sqm)	Net Difference (sqm)
Rickmansworth (Principal Town)	0	6,236	-6,236
Leavesden & Garston (Key Centre)	494	0	494
Carpenders Park (Secondary Centre)	95	0	95
Belsize (Out of Settlement)	100	0	100
Total	689	6,236	-5,547

- 4.9 All net losses recorded during the monitoring year can be attributed to the loss of employment floorspace in Rickmansworth across two sites: Units 4 to 8, Olds Approach, Rickmansworth (22/0748/PDND) and Bridge Motors 44, Church Street, Rickmansworth (20/0098/FUL). Units 4 to 8, Olds Approach is a site of industrial workshop buildings which have been demolished (Use Class B2) and Bridge Motors 44, Church Street is a former garage which has been demolished and replaced with a 75-bed care home. Four applications resulted in a gain of floorspace: 100sqm at Oakwood House, Olleberrie Lane, Belsize (23/0827/CLED), 344sqm at Warner Bros. Studios, Warner Drive, Leavesden (22/0509/FUL), 150sqm at 11 Bucknalls Lane, Garston (23/1391/RSP) and 95 sqm at The Paddock, Little Oxhey Lane, Carpenders Park (20/0748/FUL).

Core Strategy Core Policies Monitoring

- 4.10 The Core Strategy contains 13 Core Policies (CP1-CP13). Policies CP1-CP12 have associated targets that are outlined in Appendix 7 of the Core Strategy and are monitored within this AMR.

Table 4.4: Policy CP1: Sustainable Development Monitoring Results

Indicator	Target	Actual (2023/24)	Met
New and converted dwellings on previously developed land (PDL)	At least 60% on previously developed land	87% of gross dwellings were completed on previously developed land. 76% of gross dwelling commitments were on PDL. Please see Paragraphs 4.11 and 4.12.	Yes
Total amount of employment floorspace on previously developed land (PDL)	At least 60% on previously developed land	100% of new employment floorspace was on PDL. Please see Paragraph 4.13.	Yes
Per capita carbon emissions	Reducing trend	Between 2005 and 2022, per capita carbon emissions have reduced by 3.3t CO ₂ per capita. See Table 4.5 and Paragraph 4.14.	Yes
Household water consumption	Reducing trend	Figures obtained from the Environment Agency ³ for the monitoring period 2014/15 (the latest period in which figures are available) showed that the per capita consumption for Three Rivers was 159.37, which is higher than both the Hertfordshire average of 148.28 and the average for England of 139 during the same period. As a comparison, the 2013/2014 AMR reported that levels of water consumption were 182 (unmetered) and 162 (metered) for the whole of Affinity Water's area. Please see Paragraphs 4.15 and 4.16.	N/A
Number of conservation area appraisals prepared	Increasing trend	The preparation of Conservation Area Appraisals in Rickmansworth and Sarratt were announced during the 2023/24 monitoring year. Please see Paragraph 4.17.	Yes
Heritage assets at risk	Reducing trend	One heritage asset listed as being at risk. Please see Paragraph 4.20.	No

³ Contains Environment Agency information © Environment Agency.

- 4.11 New and Converted Dwellings on Previously Developed Land. During the 2023/24 monitoring period, a total of 239 out of the 276 gross dwelling completions were completed on previously developed land (PDL). This amounts to 87%. This is a 10.3% decrease on the previous 2022/23 monitoring period when 97% of gross dwellings were completed on PDL. During the 2021/22 monitoring period 91.6% of gross dwellings were completed on PDL.
- 4.12 There was a total of 9884 gross dwelling commitments, of which 755 were on PDL (76%). This figure exceeds the 60% target outlined in Table 4.4 for Policy CP1.
- 4.13 Total Amount of Floorspace on Previously Developed Land. A total of 689 gross sqm of new employment floorspace was completed within the District during the monitoring year; 100% of this was on PDL. 100sqm of this was provided through the change of use of building and land for the sale of motor vehicles in Belsize (23/0827/CLED), 344sqm through the construction of a storage building at Warner Bros. Studios, (22/0509/FUL), 150sqm through the change of use of two outbuildings from residential use (Class C3) to a florist use (Class E) in Garston (23/1391/RSP) and 95 sqm at Carpenders Park (20/0748/FUL) through the loft conversion of an existing bungalow for office use and retention of car park for company vehicles.
- 4.14 Per Capita Carbon Emissions. Policy CP1 requires new commercial development and new residential development of one or more dwelling to produce at least 25% less carbon dioxide emissions than Building Regulations Part L (2006), with a minimum of 10% being provided by on-site renewable and/or low carbon energy supply systems. The most recent update was published by the Department for Business, Energy & Industrial Strategy (DBEIS) in June 2024 and contains datasets per capita for local CO₂ emission estimates; industry and commercial, domestic and transport sectors during the period 2005-2022. Table 4.5 shows that per capita carbon emissions in Three Rivers have reduced by 3.3t CO₂ per capita between 2005 and 2022. This is in line with policy objectives. In January 2016, this part of Policy CP1 was superseded by Development Management Policy DM4: Carbon Dioxide Emissions and On-Site Renewable Energy, criterion (b).

Table 4.5: Per Capita Carbon Emissions⁵

Year	Industrial and Commercial (kt CO ₂)	Domestic (kt CO ₂)	Transport (kt CO ₂)	Population ('000s mid-year estimates)	Per Capita Emissions (t)
2005	141.3	232.7	335.4	84.3	8.9
2006	137.6	234.5	339.8	84.5	8.9
2007	127	230.6	333.9	85.3	8.5
2008	114.3	230.2	314.9	86.2	8.0
2009	105.8	210.4	305.5	87.1	7.5
2010	111.3	228.2	291.4	87.6	7.5
2011	97.3	200.7	303.9	87.9	7.1
2012	104.2	215.9	313.7	88.9	7.5
2013	99.4	213.7	315.8	89.5	7.3
2014	93.9	180.6	325.2	90.4	6.9
2015	89.2	176.1	329.1	91.6	6.7
2016	79.7	168.5	335.5	93.1	6.4
2017	76.7	158.5	339.9	93.2	6.3
2018	106	157.1	331.1	93.3	6.5
2019	84.1	150.4	322.4	93.7	6.1
2020	79.5	148.1	264.6	94.7	5.3
2021	88.3	151.5	285.9	94.0	5.7
2022	90.3	133.5	289.0	94.1	5.6

⁴ This figure incorporates completions within the C2 use class.

⁵ DBEIS (2024) 2005 to 2022 UK local and regional greenhouse gas emissions – data tables [Online] [UK local authority and regional greenhouse gas emissions statistics, 2005 to 2022 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/2005-to-2022-uk-local-and-regional-greenhouse-gas-emissions-statistics)

- 4.15 Household Water Consumption. As Three Rivers is in an area of serious water stress, the Core Strategy highlights the need for the conservation of water resources and includes a monitoring target for a reducing trend in household water consumption.
- 4.16 The Environment Agency has advised the Council that it does not hold data on household water consumption. Water companies subdivided their resource zones six years ago and these cannot be matched with the local authority districts and in some cases covers a much wider area. The Environment Agency no longer routinely collects address point data and as such the figures provided are a best estimate of average per capita consumption for each administrative area.
- 4.17 Number of Conservation Area Appraisals Prepared. The District has a total of 22 Conservation Areas. A Conservation Area is a place of special architectural or historic interest that is considered to be worthy of protection. A summary list of the Conservation Areas that are within the District can be found on the Council's website: <https://www.threerivers.gov.uk/services/planning/heritage-urban-design#Conservation%20areas>
- 4.18 As of 31 March 2023, three out of the 22 Conservation Areas within the District have had an appraisal approved within the last ten years.
- 4.19 The appraisal programme was put on hold as local plan work was prioritised. Two Conservation Area Appraisals have been agreed to be undertaken during the 2024/25 monitoring period. The Conservation Area Appraisal Programme approved in March 2016⁶ anticipates all Conservation Areas within the District to have had their area appraisals reviewed by 2026.
- 4.20 Heritage Assets at Risk. The Grade II* Listed Langleybury House in Langleybury, Abbots Langley, continues to be on Historic England's 'Heritage At Risk Register.' No other heritage assets within the District have been included on the register.⁷ This has not changed since the previous 2022/23 monitoring year.

Policy CP2: Housing Supply

- 4.21 Policy CP2 sets out the housing provision that is expected to be delivered over the plan period. This is a target of 4,500 dwellings over the period 2001 to 2026. This works out at 180 dwellings per annum over the 25 year period. The Core Strategy also sets out that the AMR will set out the latest information on housing supply, including an assessment of whether there is a deliverable five-year supply of land for housing.
- 4.22 Policy CP2 has two associated targets and indicators, the results of which are outlined in Table 4.6 below:

Table 4.6: Policy CP2: Housing Supply Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Housing trajectory	Complete 4,500 dwellings 2001-2026 at an average of 180 pa	261 net dwellings were completed ⁸ (276 gross dwellings). This amounts to a total of 4907 net dwellings completed since 2001. Please see Paragraph 4.23-4.26 and Table 4.7.	Yes
Housing completions	75% of total supply 2001-2026 to be	During the period 2001-2024, 89% of gross dwellings have been within the urban area. Please see Paragraphs 4.27 and 4.28.	Yes

⁶ Sustainable Development, Planning and Transport Committee, 10 March 2016. Agenda Item No.7. <http://www.threerivers.gov.uk/meeting/sustainable-development-planning-and-transport-committee>

⁷ Historic England 'Heritage At Risk Register' 2019 [Online] <http://risk.historicengland.org.uk/register.aspx?st=a>

⁸ This figure incorporates completions within the C2 use class in previous monitoring years.

within existing urban area	within the urban area		
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- 4.23 Housing Trajectory. A housing trajectory demonstrates delivery of policies relating to housing provision and can be used to inform forward planning by highlighting shortfalls or oversupply of housing over the plan period. The National Planning Policy Framework (NPPF) (2021) requires that local planning authorities identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (Paragraph 74).
- 4.24 The Core Strategy sets out that the AMR will set out the latest information on housing supply, including an assessment of whether there is a deliverable five-year supply of land for housing. Table 4.7 shows the housing trajectory set against the Core Strategy Housing Target of 180 dwellings per annum. Since 2001, there have been 4907⁹ net dwellings completed in the District. The standard method housing target is currently 640 dwellings per annum, equating to 1,280 dwellings over the remaining 2 years of the plan period to 2026. This needs to be extended to a 5th year when calculating the 5 year housing land supply so the standard method target over the next 5 years would be 3,200 dwellings. When a 20% buffer is added (paragraph 74, NPPF), the residual annual target equates to 768 dwellings per year or 3,840 dwellings across the 5 years.
- 4.25 The Council's housing land supply position is set out in Appendix 5 of this report. The Council currently has a 1.7 year housing land supply, which does not meet the 5 year + 20% target in Paragraph 77 of the NPPF.

⁹ This figure incorporates historical completions within the C2 use class. The methodology and reasoning for incorporating C2 units in the housing land supply is set out in a separate paper, titled: Housing Land Supply Update December 2022 (Appendix 5 of this report).

Table 4.7: Housing Trajectory against Three Rivers Housing Target to the end of the Core Strategy (2011) plan period in 2026

	01/02 - 08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24 Cur	24/25	25/26	Total
Completions (Net)	1926	48	107	185	176	142	285	215	144	264	149	406	99	154	204	219			4723
C2 Completions (Dwelling Equivalent)¹⁰	163*																		163
C2 Extant Planning Permission *																	0	39	39
Projected Supply – Extant Planning Permission *																	241	387	628
Projected Supply – Windfall Allowance *																	63	63	126
Site Allocations**																	0	0	0
Cumulative additions	1926	1974	2081	2266	2442	2584	2869	3084	3228	3492	3641	4047	4146	4300	4504	4765	5069	5558	5558
Cumulative target	1440	1620	1800	1980	2160	2340	2520	2700	2880	3060	3579	4194	4820	5450	6083	6720	7360	8000	8000

* Denotes supply that form part of the five year housing land supply.

** Sites included in the adopted Site Allocations LDD (excluding site allocations which are phased post 2026).

¹⁰ The methodology used to determine the dwelling completions is detailed in Appendix 5 of this report.

Figure 4.1: Housing Trajectory 2001-2026 against Three Rivers Housing Target with Managed Delivery Target

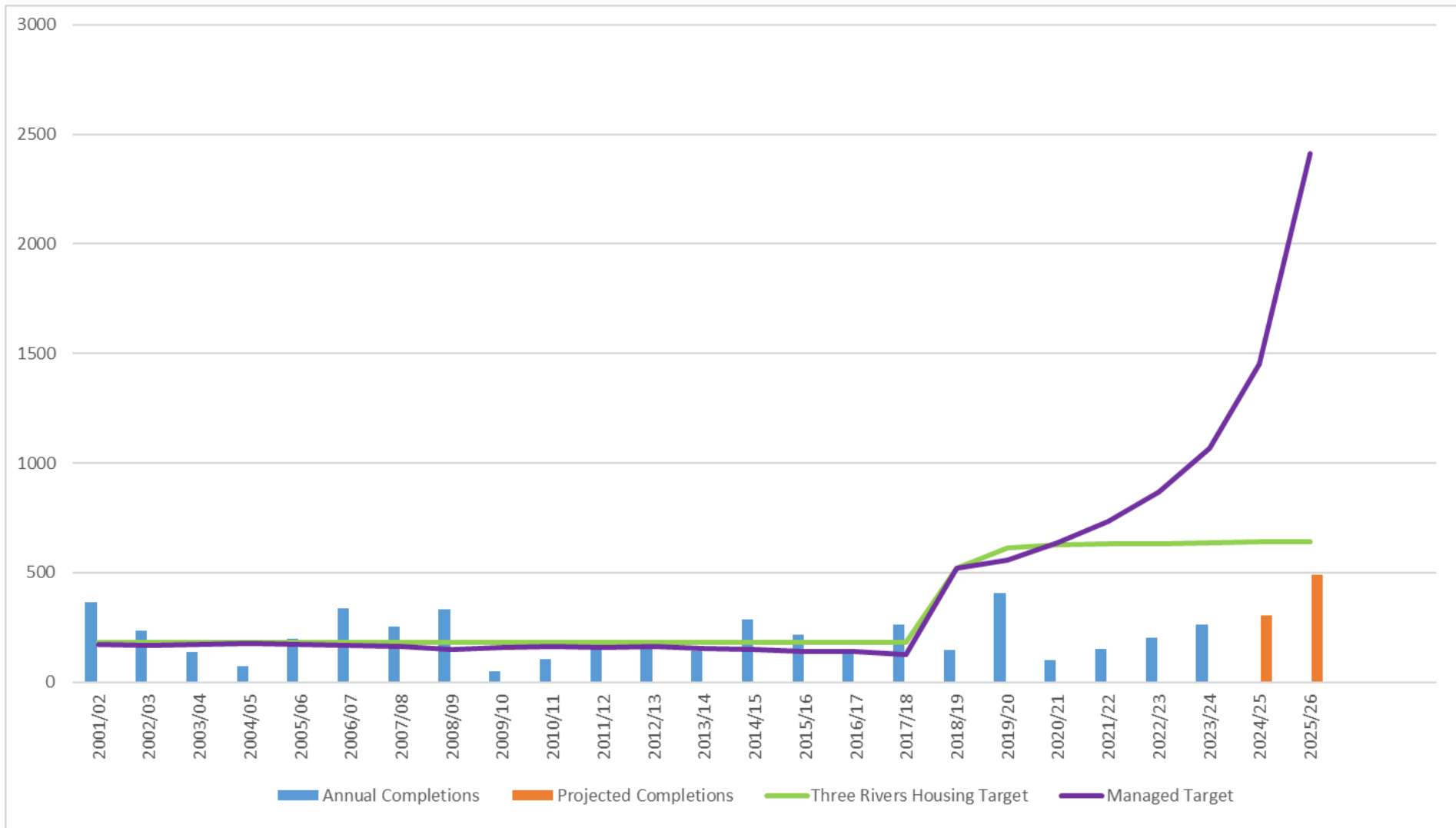
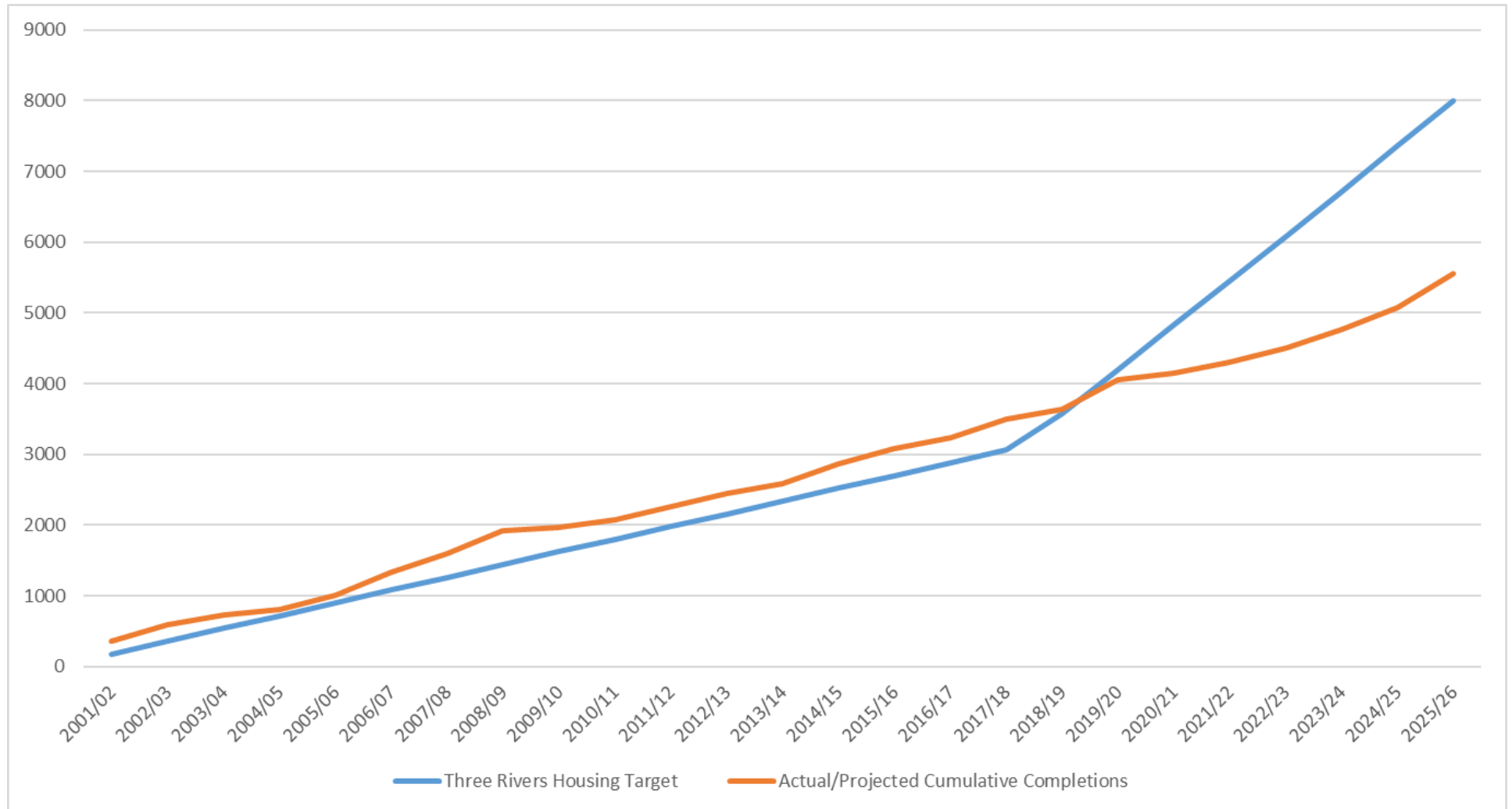


Figure 4.2: Cumulative Housing Trajectory 2001-2026, Actual/Projected Completions and Three Rivers Housing Target



4.26 Housing Completions in the Existing Urban Area. Within the monitoring year, 250 out of 276 gross dwellings were completed in the urban area (95.8%). This is higher than the percentage figure recorded in the 2022-2023 monitoring period (95%) and the 2021-2022 monitoring period (73.4%). A high proportion of greenfield completions in the Green Belt involved the conversion of agricultural buildings to residential use.

4.27 The 75% target relates to the overall number of gross dwellings completed during the plan period (2001-2026). Since 2001, 5,050 out of the 5,649 gross dwellings completed have been within the urban area (89%).

Policy CP3: Housing Mix and Density

4.28 Policy CP3 seeks to promote high quality residential development that respects the character of the District and caters for a range of housing needs. Development should make the most efficient use of land without compromising the quality of the environment and existing residential areas. Higher density development is promoted in locations that are highly accessible to public transport, services and facilities, however there is no specific density target included in the Core Strategy.

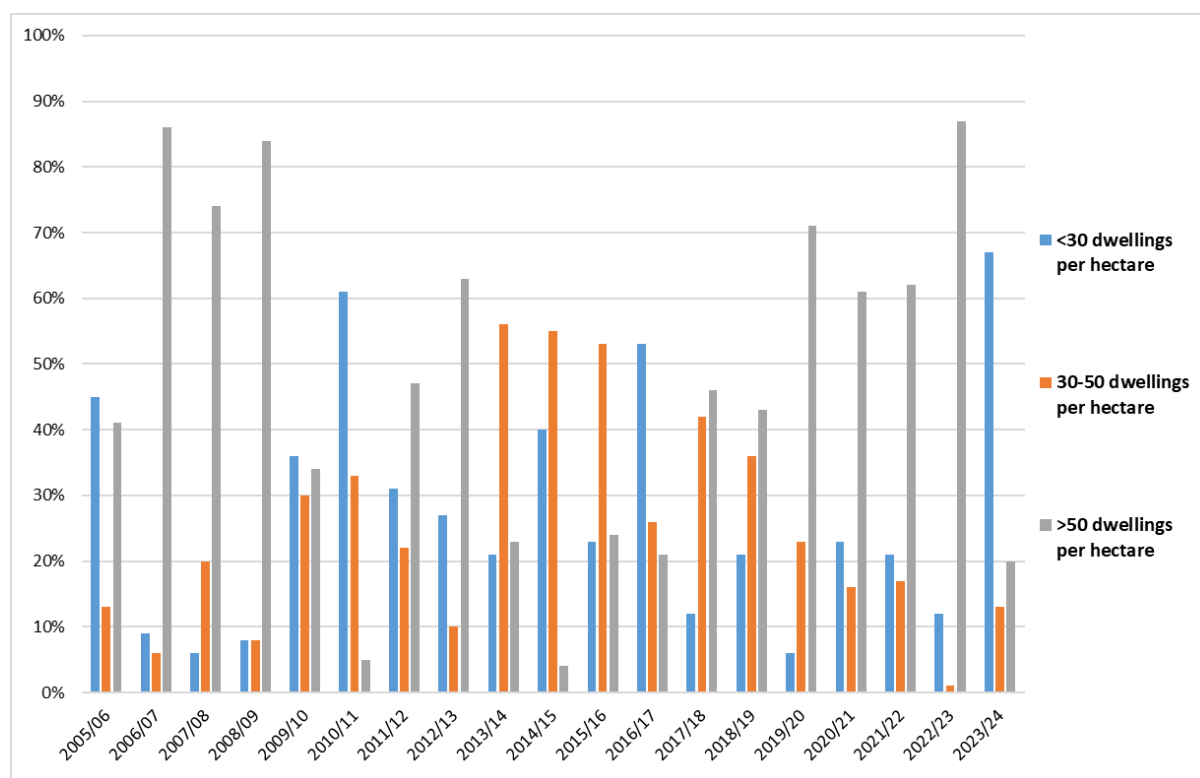
4.29 Policy CP3 has one associated target and two indicators, the results of which are outlined in Table 4.8 below:

Table 4.8: Policy CP3 Housing Mix and Density Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Density of housing completions	No specific target - density will be monitored	Less than 30dph: 67% Between 30-50dph: 13% Greater than 50dph: 20% Please see Paragraph 4.30 and Figure 4.3.	N/A
Size of completed dwellings	30% 1 bed units 35% 2 bed units 34% 3 bed units 1% 4+ bed units	23% 1 bed units (55) 53% 2 bed units (123) 13% 3 bed units (30) 11% 4+ bed units (26) 0% units of unknown dwelling size Please see Paragraph 4.31 and Table 4.9.	No

4.30 Density of Housing Completions. Although there is no specific density target included in the Core Strategy, higher density development is promoted in locations that are highly accessible to public transport, services and facilities. Figure 4.3 compares the density of completed dwellings from 2005/06 to the current 2023/24 monitoring year. Figure 4.3 shows that within the 2023/24 monitoring year, the proportion of completions at densities of greater than 50 dwellings per hectare had a 67% decrease compared to the previous monitoring year. The majority of completions at densities of greater than 50 dwellings per hectare can be attributed to the ongoing redevelopment scheme at South Oxhey Central (19/2133/FUL), where 41 gross dwellings were completed. The number of completions at densities of 30-50 dwellings per hectare increased by 12% from the previous monitoring year whilst completions at densities of less than 30 dwellings per hectare increased by 55% since the previous monitoring year to 67%.

Figure 4.3: Density of Dwelling Completions



4.31 **Size of Completed Dwellings.** The purpose of this monitoring target is to ensure that a range of house types and sizes reflect the existing and future needs of the District’s population and the characteristics of housing in the area. The total gross dwelling completions of 276 were across all dwelling sizes. This indicates a range of house sizes and types are being provided in line with Core Strategy objectives, although it should be noted that the numbers of 1 bed and 3 bed units delivered in the 2023/24 monitoring year were below the Core Strategy targets outlined in Table 4.8. The majority of dwelling completions were 2 bed units, signified in the 53% figure recorded for the monitoring period. Table 4.9 shows that since the start of the plan period, the proportion of 1-bed and 3-bed completions have been below target, 2-bed completions have been on target and the proportion of 4 or more bed completions has been above the target. The high levels of 4 or more bed completions are partly a result of replacement dwellings which are included in the gross dwelling completions figures and which tend to be larger units.

Table 4.9: Gross Dwelling Completions by Size

	Gross Dwelling Completions	1 bed	2 bed	3 bed	4 bed+	Not known	C2 Comp.
Core Strategy Target	4,500	30%	35%	34%	1%	0%	N/A
2001 to 2024	5,749 ¹¹	1053	2,066	1,121	1,008	317	184
		18.3%	35.9%	19.5%	17.5%	5.5%	3.2%

Policy CP4: Affordable Housing

4.32 Policy CP4 requires 45% of all new housing on sites resulting in a net gain of one or more dwellings to be affordable. The policy recognises that on-site provision of affordable housing may not always be possible and allows the potential for financial contributions in lieu of on-site provision.

¹¹ This figure incorporates completions within the C2 use class in previous monitoring years.

4.33 Policy CP4 has two associated targets and indicators, the results of which are outlined in Table 4.10 below:

Table 4.10: Policy CP4: Affordable Housing Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Gross affordable housing completions	45% of all new housing to be affordable	1.1% of gross completions were affordable. Please see Paragraph 4.34.	No
Percentage of new residential development contributing to affordable housing	100%	41.2%. Please see Paragraphs 4.35 – 4.40.	No
Tenure mix of affordable housing completions	70% social rented, 5% intermediate, 25% First Homes	33.3% affordable rented (1) and 66.6% shared equity (2). Please see Paragraph 4.40.	No

4.34 Gross Affordable Housing Completions. 3 affordable dwellings were completed in the 2023/24 monitoring year. This amounts to 1.1% of the total completions (276 dwellings) in the 2023/24 monitoring year, which is lower than the previous percentage of 28% during the 2022/23 monitoring year. Since the start of the plan period in 2001, 1,226 gross affordable homes have been completed, which amounts to 21.6% of a total 5,664 gross dwelling completions. This is 1% lower when compared to the previous percentage during the 2022/23 monitoring year.

4.35 Percentage of New Residential Development Contributing to Affordable Housing. Policy CP4 requires all new development to contribute to the provision of affordable housing either by on-site provision, or by the use of commuted payments towards off-site provision. Paragraph 64 of the NPPF states that provision of affordable housing should not be sought for residential developments that are not major developments (i.e. delivering less than 10 dwellings or a site measuring less than 0.5ha). However, due to the demonstrable and pressing need for affordable housing in the District, the Council continues to require affordable housing provision on minor development sites.

4.36 Out of a total of 17 sites where the overall development would result in a net gain of one or more dwellings and where the application would be required to contribute to affordable housing under Policy CP4, seven sites contributed. Two of these seven sites provided, and are set to provide, on-site affordable housing units whilst the remaining six sites made contributions by way of a commuted sum, secured through Section 106 Agreements. One the two sites which contributed on site (20/1881/FUL) will be completing all on site affordable housing units in a future monitoring year and therefore does not contribute to the gross affordable housing completions for the current monitoring year.

4.37 Ten of the 17 sites resulting in a net gain of one or more dwellings did not contribute for several reasons. One of the 17 sites delivering a net gain in housing in 2023/24 and where the application would be required to contribute to affordable housing under Policy CP4, were exempt from affordable housing contributions due to planning permission being initially granted at the application site (17/1542/FUL) at a time when the LPA were not seeking monetary contributions as a commuted sum in lieu of affordable housing.

4.38 A further 9 of the ten sites which did not contribute to affordable housing during the 2023/24 period was the result of viability evidence being submitted during the course of the application which sufficiently evidenced that an affordable housing contribution would render the schemes unviable. These applications were therefore approved in accordance with Policy CP4, making clear that the requirement for affordable housing contributions is subject to viability considerations.

4.39 In addition to the 17 sites referenced above, there were a further three sites where the overall development resulted in a net gain of one or more dwellings. These sites were granted permission through the prior approval application route, through which affordable housing provision cannot be required.

4.40 Tenure Mix of Affordable Housing Completions. Out of the 3 affordable homes completed during the 2023/24 monitoring year, 1 affordable rented home and 2 shared equity homes were provided.

Policy CP5: Gypsy and Traveller Provision

4.41 The Core Strategy sets out that the Council will seek to make provision for Gypsy and Traveller accommodation in order to meet identified needs. Policy CP5 has one indicator, the result of which is outlined in Table 4.11 below:

Table 4.11: Policy CP5: Gypsy and Traveller Provision Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Net additional pitches for Gypsies and Travellers	No specific target - number will be monitored	Five authorised sites, totalling 33 pitches. Please see Table 4.12 and Paragraphs 4.42 and 4.43.	N/A

4.42 Net Additional Pitches for Gypsies and Travellers. At the start of the monitoring year, there were five authorised Gypsy and Traveller sites within Three Rivers, providing 33 pitches with permanent planning permission, all of which are privately owned and managed. No further permissions were granted for additional pitches on any of the authorised sites during the 2023/24 monitoring period. The only transit site in Hertfordshire is the Hertfordshire County Council transit site at South Mimms in Hertsmere Borough which provides 15 pitches. There are currently no unauthorised pitches within Three Rivers.

4.43 Table 4.12 gives details of authorised Gypsy and Traveller sites in the District as of 31 March 2024.

Table 4.12: Authorised Gypsy and Traveller Sites at 31 March 2024

Site	Pitches	Status	Expiry Date
The Oaklands, Bedmond Road, Bedmond	20	Permanent (application ref: 09/0831/FUL)	N/A
Fir Trees, Dawes Lane, Sarratt	2	Permanent (application ref: 14/1570/FUL)	N/A
Rear of 59 Toms Lane, Kings Langley	4	Permanent (application ref: 17/2695/RSP)	N/A
Land Between Langleybury Lane and Old House Lane, Langleybury Lane	6	Permanent (application ref: 18/0821/FUL)	N/A
Land Adjacent to 321B Uxbridge Road, Rickmansworth	1	Permanent (application ref: 13/0522/RSP)	N/A
Total	33		

Policy CP6: Employment and Economic Development

4.44 Policy CP6 relates to employment and economic development and seeks to support the sustainable growth of the Three Rivers economy. Policy CP6 has two associated targets and four indicators, the results of which are outlined in Table 4.13 below:

Table 4.13: Policy CP6: Employment and Economic Development Monitoring Results

Indicator	Target	Actual (2023/24)	Met
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Total amount of additional employment floorspace by type	No specific target - number will be monitored	689sqm of gross additional employment floorspace was created. Once losses have been taken into account (6,236sqm gross loss), there was a net decrease of 5,547sqm. Please see Paragraph 4.45 for a breakdown of additional floorspace by type.	N/A
Employment land available by type	No specific target - number will be monitored	Gross employment floorspace with outstanding planning permission amounted to a total of 689sqm. A breakdown is as follows: <ul style="list-style-type: none"> • E(a): 150sqm • E(g(i)): 95sqm. • E(g(ii)): 0sqm. • E(g(iii)): 0sqm. • B2: 0sqm. • B8: 344sqm. • Sui Generis: 100sqm Please see Paragraph 4.45.	N/A
Economically active people in employment	Maintain a higher percentage of economically active people in employment than the level for East of England and Great Britain	<ul style="list-style-type: none"> • 78.2% in Three Rivers • 79.1% in the East of England. • 78.4% in Great Britain. These percentages are based upon economic activity rates aged 16-64. See Paragraph 4.46.	No
% of 15 year old pupils in schools maintained by the local education authority achieving the English Baccalaureate.	Year on year increase in percentage	In 2023, 41.6% of pupils at the end of Key Stage 4 in state funded schools within Three Rivers achieved the English Baccalaureate at a grade 5 or above in English and maths and at a grade C or above in sciences, a language and history or geography. The data for the previous year is unavailable however as stated in the previous years monitoring report, in 2019, this figure was 28.3%. This is an increase of 13.1% from 2019. Please see Paragraph 4.47.	Yes

4.45 Employment Land Available by Type. The 689sqm of gross employment floorspace is an increase on the 126sqm recorded in the 2022/23 AMR. The current figure includes 344sqm of storage floorspace at Warner Bros. Studios in Leavesden (22/0509/FUL). An additional 150sqm was completed through the change of use of two outbuildings from residential use (Class C3) to a florist use (Class E) in Garston (23/1391/RSP)

4.46 Economically Active People in Employment. The purpose of this monitoring target is to encourage the sustainable growth of the Three Rivers economy, by having a higher percentage of economically active people in employment than the East of England and Great Britain. The target was not met during the 2023/24 monitoring period, as Table 4.13 shows a lower percentage of economically active people in Three Rivers when compared to the East of England and Great Britain.¹² The economic activity rate (aged 16-64) in Three Rivers has decreased by 3.7% from the 2022/23 figure of 81.9%.

¹² Office for National Statistics *Employment and Unemployment (April 2019-March 2020)* [Online] www.nomisweb.co.uk

4.47 Percentage of 15 Year Old Pupils Achieving the English Bacculaureate grades 4 or above. The 2022/23 figure of 41.6% for Three Rivers was higher than the East of England average in 2019 of 24.6% and of 24.3% in England¹³. The grading of English and maths GCSEs changed in the 2017 GCSE reforms. Reformed GCSEs are graded 1 (low) to 9 (high). Grade 5 in the new grading is a similar level of achievement to a high grade C or low grade B in the old grading.

Policy CP7: Town Centres and Shopping

4.48 Town centre uses cover Uses Class Order classes E(a-g) and B2 (retail, office and leisure developments). These services should be maintained and enhanced to meet the needs of Three Rivers. Policy CP7 encourages new town centre development to be directed to the primary frontages of town and district centres. In addition, uses which are complimentary to primary frontages should be promoted and should take place in adjoining secondary frontages.

4.49 Policy CP7 has one associated target and indicator, the results of which are outlined in Table 4.14 below:

Table 4.14: Policy CP7: Town Centres and Shopping Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Total floorspace for 'town centre uses'	2000sqm additional comparison goods floorspace to be provided by 2021. No specific target	0sqm of additional floorspace was completed within the Town Centres. See Paragraph 4.50.	N/A

4.50 Total Floorspace for 'Town Centre Uses. Out of the total 689sqm of additional floorspace for retail, office and leisure developments (E(a-g) and B2 uses) completed within the District during the 2023/24 monitoring period, none was completed in the primary or secondary frontages of the Town Centres. Tables 6.7 and 6.8 in Chapter 6 summarise the results of the shop survey for the eight retail centres that are within Three Rivers. This survey assesses the function, condition and vitality of the retail centres and is conducted annually.

Policy CP8: Infrastructure and Planning Obligations

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

4.52 The adopted Core Strategy includes an Infrastructure Delivery Schedule which sets out what infrastructure is required to support the planned increase in new homes and jobs and the projected population growth within Three Rivers to 2027. The Infrastructure Delivery Schedule includes indicative delivery phasing periods that can be monitored against.

4.53 The Infrastructure Delivery Schedule was updated as part of the Infrastructure Delivery Plan 2012 to take account of the latest requirements and past delivery, however this was published at the end of the monitoring year 2011/12 and therefore the delivery schedule outlined in Appendix 1 sets out the infrastructure projects identified in the Core Strategy Infrastructure Delivery Schedule that are phased to occur within the monitoring or reporting year, and the progress made on delivering these projects. Appendix 1 also identifies infrastructure projects which are planned to take place but which were not previously identified in the Core Strategy Infrastructure Delivery Schedule. Policy CP8 which supports the Infrastructure Delivery Schedule, has two associated indicators, the results of which are outlined in Table 4.15 below:

Table 4.15: Policy CP8: Infrastructure and Planning Obligations Monitoring Results

¹³ DfE 2023 *Explore education statistics* [Online] [Explore our statistics and data - Explore education statistics - GOV.UK](#)

Indicator	Target	Actual (2023/24)	Met
Delivery of schemes identified in Infrastructure Delivery Schedule in line with indicative phasing	No specific target -delivery will be monitored	Please refer to the Infrastructure Delivery Schedule in Appendix 1.	N/A
Financial contributions received/on-site facilities provided for community services and infrastructure through development	No specific target as dependent on-site circumstances	Please refer to the financial contributions Table in Appendix 2.	N/A

Policy CP9: Green Infrastructure

- 4.54 Policy CP9 seeks to conserve and enhance the countryside and the diversity of landscapes within the District. Policy CP9 has four associated targets and six indicators, the results of which are outlined in Table 4.16 below:

Table 4.16: Policy CP9: Green Infrastructure Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Change in areas biodiversity importance	No net loss of Sites of Special Scientific Interest, Local Nature Reserves or local wildlife sites	There has been no net loss of any of the five Sites of Special Scientific Interest, nine Local Nature Reserves during the monitoring year and 138 local wildlife sites during the 2022/23 monitoring period. Please see Paragraph 4.55 and Table 4.17.	Yes
Condition of Sites of Special Scientific Interest	Increasing proportion of sites of good/improving quality	There are five Sites of Special Scientific Interest (SSSI) in the District. There was no recorded change in their condition since the 2023/24 monitoring year. Please see Paragraph 4.56 and Table 4.18.	No
Proportion of local biodiversity sites where positive conservation management is being achieved	Increasing proportion	In 2022/23 (the most recent year in which data is available), 15% of local sites in Hertfordshire were in positive conservation management an improvement from 11% in 2021/22. Please see Paragraph 4.57.	Yes
New development in the Chilterns AONB	No specific target-levels will be monitored	Six applications were approved within the Chilterns AONB during the 2023/24 monitoring year. Please see Paragraphs 4.58 and 4.59.	N/A
Loss/increase of public open space, sport and recreation facilities	No specific target-levels will be monitored	There was no loss of public open space within the 2023/24 monitoring year. Please see Paragraph 6.20 in Chapter 6.	N/A

- 4.55 Change in Areas Biodiversity Importance. Table 4.17 shows the size and number of the District's Sites of Special Scientific Interest (SSSI) and Local Nature Reserves (LNR). There have been no alterations in size to any of the SSSIs and LNRs listed in the table during the 2023/24 monitoring year. All Local Wildlife Sites are shown on the Council's adopted Local Plan Policies Map 2014. No new Local Wildlife Sites were ratified and no new Local Wildlife Sites were de-selected in the 2023/24 monitoring year. No further alterations to any of the Local Wildlife Site boundaries took place during the 2023/24 monitoring year.

Table 4.17: Three Rivers Sites of Biodiversity Importance

Importance	Designation	Site	Area in 2023 (ha)
National		Croxley Common Moor	39.64

	SSSI ¹⁴	Frogmore Meadows	4.59
		Sarratt Bottom	3.44
		Westwood Quarry	0.08
		Whippendell Wood	66.68
Local	LNR ¹⁵	Croxley Common Moor	41.23
		Oxhey Woods	100.21
		Prestwick Road Meadows	2.75
		Stockers Lake	37.85
		The Withey Beds	7.47
		Batchworth Heath	3.97
		Chorleywood Common	75.64
		Rickmansworth Aquadrome	40.96
		Chorleywood House Estate	64.28
		Local Wildlife Sites	1319 (138 sites)
		Total	1808 (152 sites)

- 4.56 Condition of Sites of Special Scientific Interest. Sites of Special Scientific Interest (SSSI) are the District's very best wildlife and geological sites. Table 4.18 shows that there was no change to the reported condition of the five SSSIs in Three Rivers during the 2023/24 monitoring year.

Table 4.18: Condition of Sites of Special Scientific Interest (SSSI)¹⁶

SSSI	Condition in 2023	Condition in 2024
Croxley Common Moor	Unfavourable-Recovering	Unfavourable-Recovering
Frogmore Meadows	Unfavourable-Recovering	Unfavourable-Recovering
Sarratt Bottom	Unfavourable-No change	Unfavourable-No change
Westwood Quarry	Favourable	Favourable
Whippendell Wood	Favourable	Favourable

- 4.57 Proportion of Local Biodiversity Sites Where Positive Conservation Management is Being Achieved. Improved local biodiversity can be assessed through the percentage of local wildlife sites known to be under positive conservation management. Data published by the Department for Environment, Food and Rural Affairs (DEFRA) indicates that in 2022/23 (the most recent monitoring year for which data is available), 15% of local sites in Hertfordshire were in positive conservation management, equating to local sites.¹⁷
- 4.58 New Development in the Chilterns Area of Outstanding Natural Beauty (AONB). Three Rivers includes over 540ha of land on the western part of the District which is designated as part of the Chilterns AONB in recognition of its significant landscape value. Policy CP9 identifies the Chilterns AONB as a priority for conservation.
- 4.59 Within the monitoring year, six applications were approved within the Chilterns AONB out of a total thirteen. One application was for the erection of a car port over an existing area of car park (23/1016/FUL). One application was for the reinstatement of a boundary wall and timber gate for a listed building (23/1507/LBC). One application was for the construction of a front porch and rear conservatory, and erection of a detached outbuilding (23/1906/CLPD). One application was for the construction of a single storey rear extension (24/0454/FUL). One application was permitted development for the construction of a timber storage building (23/1535/PDNF) and one application was for a discharge of conditions for the Schedule of

¹⁴ Natural England *Designated Sites View* <https://designatedsites.naturalengland.org.uk>

¹⁵ Natural England *Local Nature Reserves* <https://designatedsites.naturalengland.org.uk>

¹⁶ Natural England <https://designatedsites.naturalengland.org.uk/>

¹⁷ Department for Environment, Food & Rural Affairs *Nature Conservation: Local Sites in Positive Conservation Management in England, 2008-09 to 2018-19* <https://www.gov.uk/government/statistical-data-sets/env10-local-sites-in-positive-conservation-management#history>

Materials and Finishes for a barn (23/1867/DIS). Four applications were refused, two were withdrawn and one is pending consideration.

Policy CP10: Transport and Travel

4.60 Policy CP10 seeks to ensure safe and effective transport and travel in the District, by including targets that relate to the reduction in the number of people killed or seriously injured in road traffic accidents, journeys that are made by bus and train and new development being within 30 minutes public transport time of major retail centres, hospitals etc.

4.61 Policy CP10 has four associated targets and two indicators, the results of which are outlined in Table 4.19 below:

Table 4.19: Policy CP10: Transport and Travel Monitoring Results

Indicator	Target	Actual (2023/24)			Met
		Service	Gross dwellings within 30 minutes	%	
Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, major retail centre	At least 90% of new residential development to be within 30 minutes public transport time of a GP, hospital, primary school, secondary school, major retail centre	GP	268	97%	No
		Hospital	198	72%	
		Primary School	272	99%	
		Secondary School	271	98%	
		Retail Centre	271	98%	
		Please see Paragraphs 4.62 and 4.63.18			
Delivery of schemes identified in the Infrastructure Delivery Schedule	No specific target - delivery will be monitored	Please refer to the Infrastructure Delivery Schedule in Appendix 1.			N/A
Number of people killed or seriously injured in road traffic accidents	Reduction in numbers	<p>Results are for the 2017 calendar year only (the period in which the latest data is available):</p> <ul style="list-style-type: none"> All killed/seriously injured: 36 Child killed/seriously injured: 3 All slight casualties: 235 All casualties: 271 <p>Please see Paragraph 4.64.¹⁹</p> <p>There were 2,416 total road casualties in Hertfordshire for the 2023 calendar year only²⁰</p>			N/A
Journeys made by bus/train	No specific target-levels will be monitored	Figures based on 2022 data collated by Hertfordshire County Council indicate that 21.4% of all journeys from 10-40 miles made by residents within the whole of Hertfordshire were by rail/underground			N/A

¹⁸ Generated using Accession data. Journey by public transport times are based on the period 07:00 to 09:00 on a Monday. Public transport includes buses, trains and walking.

¹⁹ DfT Casualties involved in reported road accidents (RAS30) (September 2018) [Online]. Table RAS30058. <https://webarchive.nationalarchives.gov.uk/20190802160841/https://www.gov.uk/government/statistical-data-sets/ras30-reported-casualties-in-road-accidents#casualties-by-country-region-local-authority-parliamentary-constituency-and-police-force>

Department for Transport, Road Safety Statistics: data tables November 2024 [Online]. <https://www.gov.uk/government/statistical-data-sets/reported-road-accidents-vehicles-and-casualties-tables-for-great-britain#geographical-breakdowns-ras04>

		whilst 4.8% of all journeys within the Three Rivers District were made by bus (the period in which the latest data is available). ²¹ Please see Tables 4.20 and 4.21 and Paragraphs 4.65-4.69.	
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- 4.62 Amount of New Residential Development within 30 Minutes Public Transport Time. The number of residential development completed within 30 minutes of a hospital has failed to meet the 90% target in the 2023/24 monitoring year. The number of dwellings completed within 30 minutes of a hospital also failed to meet the 90% target during the previous monitoring year 2022/23. However, during the previous monitoring year, dwellings completed within 30 minutes of a primary school did not meet the 90% target, in the 2023/24 monitoring year they have surpassed this with 99%.
- 4.63 Figures for the services of hospitals has decreased by 16.6%. The figure for the service of primary schools has increased by 12.9% compared to the last monitoring year which was 86.1%. Figures for secondary schools have decreased by 2% to 98%, along with GPs which has decreased by 3% to 97%. Retail centres have decreased by 1.5% compared to the previous monitoring year.
- 4.64 Number of People Killed or Seriously Injured in Road Traffic Accidents. The purpose of this monitoring target is to ensure safe and effective transport and travel in the District, by reducing the number of people killed or seriously injured in road traffic accidents. The Department for Transport no longer publishes this data at a local authority level and 2017 is the most recent period for which this data is available. During 2017, there were three more people killed or seriously injured in the District in road traffic accidents when compared to 2016 when there were 33. There were seven fewer slight casualties in 2017 when compared to the 2016 figure of 242 slight casualties. The overall figure for all casualties decreased in by four in 2017, from the 2016 figure of 275. In terms of more up to date statistics for the whole of Hertfordshire, the total road casualties reduced from 3,064 in 2017 to 2,416 in 2023²².
- 4.65 Journeys Made by Bus/Train. One of the main objectives of the Core Strategy is to deliver improved and more integrated transport systems and reduce the need to travel by locating development in accessible locations.
- 4.66 In 2022, the amount of travel to work journeys made by bus increased, when compared to the figures contained in the previous 2022/23 AMR based on data from 2018.
- 4.67 Data on station entries and exits provides an indication of the levels of journeys made by train in the District. There are a total of six stations within Three Rivers. Chorleywood, Croxley, Moor Park and Rickmansworth are served by the Metropolitan Line of the London Underground and the Chiltern Line, and the remaining two are served by suburban train services (London Midland serves Kings Langley and London Overground serves Carpenders Park).
- 4.68 Table 4.20 provides figures on station entries and exits for the two suburban stations for the most recent available dates. Both these stations are served by suburban train services (London Overground serves Carpenders Park and London Midland serves Kings Langley). When compared to the previous calendar year 2022/23, there has been an increase in journeys recorded at both stations.

²¹ Hertfordshire County Council *Hertfordshire Traffic and Transport Data Report 2023 [Transport and accident data](#) | Hertfordshire County Council*

²² Department for Transport, Road Safety Statistics: data tables November 2024 [Online]. <https://www.gov.uk/government/statistical-data-sets/reported-road-accidents-vehicles-and-casualties-tables-for-great-britain#geographical-breakdowns-ras04>

Table 4.20: Annual Entry and Exit Figures for Carpenders Park and Kings Langley Stations²³

Station Name	2022/23	2023/24
Carpenders Park	974,748	1,073,672
Kings Langley	382,240	449,482
Total	1,356,988	1,523,154

4.69 Table 4.21 provides entry and exit figures for the stations in the District that are served by the Metropolitan Line of the London Underground, and Chiltern Railways services between Aylesbury and London Marylebone. These figures are for the calendar year 2023. When compared to the previous calendar year 2022, there has been an increase in journeys recorded at all four London Underground train stations. The increase may still be attributed to the continued recovery following the Covid-19 pandemic.

Table 4.21: Annual Entry and Exit Figures for Chorleywood, Croxley, Moor Park and Rickmansworth Underground Stations²⁴

Station Name	2022	2023
Chorleywood	1,340,211	1,455,300
Croxley	810,760	837,496
Moor Park	729,111	808,774
Rickmansworth	1,766,012	1,851,241
Total	4,646,094	4,952,811

Policy CP11: Green Belt

4.70 Three Rivers District is situated within the Metropolitan Green Belt that surrounds London. Nearly 76% of the District is designated as Green Belt. The purpose of Policy CP11 is to regulate development within the Green Belt in order to maintain the existing settlement pattern and to concentrate development in the main settlements. There is a general presumption against inappropriate development that would not preserve the openness of the Green Belt.

4.71 Policy CP11 has two associated targets and indicators, the results of which are outlined in Table 4.22 below:

Table 4.22: Policy CP11: Green Belt Monitoring Results

Indicator	Target	Actual (2023/24)	Met
New Dwellings in the Green Belt	No specific target - delivery will be monitored	11 dwellings were completed in the Green Belt, which amounts to 4% of total gross dwelling completions. - 3 of these dwellings completions were constructed on previously developed land (PDL) - The remaining dwellings involved the conversion and/or change of use of agricultural buildings	N/A

²³ Journey data for Carpenders Park and Kings Langley: Office of Rail and Road (2022) *Estimates of Station Usage April 2021 to March 2022 Data* [Online] <https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage>

²⁴ London Underground Performance Reports (2020) *Transport for London Annual Counts for LU/LO/DLR/TfL Rail (Annualised)* [Online] <http://crowding.data.tfl.gov.uk/>

New employment floorspace in the Green Belt	No specific target - delivery will be monitored	No employment floorspace was completed in the Green Belt in the monitoring year 2023/24.	N/A
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Policy CP12: Design of Development

4.72 The purpose of Policy CP12 is to promote high quality and sustainable design and ensure that schemes design out opportunities for crime and anti-social behaviour through the incorporation of appropriate measures to minimise the risk of crime and create safe and attractive places.

4.73 Policy CP12 has five associated targets and indicators, the results of which are outlined in Table 4.23 below:

Table 4.23: Policy CP12: Design of Development Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Residential development for 10 or more dwellings approved contrary to safety and security advice	No development	No planning applications were granted contrary to the advice of the Herts Constabulary Crime Prevention Design Service. Please see Paragraph 4.74.	Yes
Commercial development for 1000sqm or more approved contrary to safety and security advice	No development	No planning applications were granted contrary to the advice of the Herts Constabulary Crime Prevention Design Service. Please see Paragraph 4.74.	Yes
Crime/domestic burglaries per 1000 of the population	Reduce levels year on year	Levels of violence against persons, robbery and vehicle offences in Three Rivers have increased when compared to the previous monitoring period, however burglary has decreased. Please see Table 4.24 and Paragraph 4.76.	No
Number of appeals allowed following refusal on design grounds	0	Of the 14 appeals allowed during the 2023/24 monitoring year, 12 were allowed following refusal by the Council on design grounds.	No
Building for life assessment	No specific target-levels will be monitored	Building for Life criteria assesses the quality of new housing development. The Council does not currently have a Building for Life Assessor.	N/A

4.74 Residential Development for 10 or More Dwellings Approved Contrary to Safety and Security Advice. During the 2023/24 monitoring year, no planning applications were granted contrary to the advice of the Herts Constabulary Crime Prevention Design Service.

4.75 Commercial Development for 1000sqm or More Approved Contrary to Safety and Security Advice. During the 2023/24 monitoring year, no planning applications were granted contrary to the advice of the Herts Constabulary Crime Prevention Design Service.

4.76 Crime/Domestic Burglaries per 1000 of the Population. One of the community priorities highlighted in the Core Strategy is to reduce crime, fear of crime and anti-social behaviour. The purpose of this monitoring target is to reduce levels of crime and domestic burglaries year on year. Table 4.24 compares recorded crime in Three Rivers from 2019/20 to 2023/24. Recorded figures show robbery, burglary and vehicle offences have all decreased since 2019 and violence against persons decreased from 2021.

Table 4.24: Three Rivers Recorded Crime²⁵

	2019/20	2020/21	2021/22	2022/23	2023/24
	Offences/1000 of the population				
Violence against persons	17.0	17.4	18.6	17	17.9
Robbery	1.0	0.3	0.2	0	0.5
Burglary	4.0	3.0	2.6	4.0	3.4
Vehicle Offences	7.0	6.0	5.4	5.0	5.8

²⁵ Table C5: Community Safety Partnerships: Recorded crime rate per 1,000 population/households for headline offences, year ending March 2024 ONS (2024) Crime in England and Wales: Recorded crime data by Community Safety Partnership area
<https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatabycommunitysafetypartnershiparea>

Chapter 5: Local Plan Monitoring-Development Management Policies Local Development Document

- 5.1 This chapter assesses whether the policies contained within the Development Management Policies Local Development Document (LDD) have met the monitoring targets that are outlined in it. The document sets out the criteria against which all planning applications within the District will be considered.

Development Management Policies Monitoring

- 5.2 Policies DM1-DM13 contained within the Development Management Policies LDD have associated targets that are listed in Appendix 1 of the document. These are shown in the following tables that also assess whether these targets have been met during the 2023/24 monitoring year.

Policy DM1: Residential Design and Layout

- 5.3 The purpose of Policy DM1 is to reflect local priorities to maintain, protect and enhance the quality of the built environment and in particular residential amenities. Policy DM1 has four associated targets and five indicators, the results of which are outlined in Table 5.1 below:

Table 5.1: Policy DM1: Residential Design and Layout Policy Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Residential development for 10 or more dwellings approved contrary to safety and security advice	No development	This is the same indicator and target that accompanies Core Strategy Policy CP12. Please see Table 4.23 on p.28.	Yes
Crime/domestic burglaries per 1000 of the population	Reduce levels on year	This is the same indicator and target that accompanies Core Strategy Policy CP12. Please see Tables 4.23 and 4.24 on pages 28 and 29.	No
Number of appeals allowed following refusal on design grounds	0	This is the same indicator and target that accompanies Core Strategy Policy CP12. Please see Table 4.23 on p.28.	No
Building for Life Assessment	Applications of 10+ dwellings to achieve 9 'greens' to be based on Bfl12 assessment	This is a similar indicator and target that accompanies Core Strategy Policy CP12. As explained in Table 4.23 on p.28, the Council does not currently have a Building for Life Assessor.	N/A
Number of applications refused on design grounds	No specific target-levels will be monitored	A number of planning applications were refused on design grounds during the monitoring year.	N/A

Policy DM2: Green Belt

- 5.4 Policy DM2 is linked to Core Strategy Policy CP11, which regulates development within the Green Belt in order to maintain the existing settlement pattern and to concentrate development in the main settlements. There is a general presumption against inappropriate development that would not preserve the openness of the Green Belt. As stated in Paragraph 4.70, nearly 76% of Three Rivers District is situated within the Metropolitan Green Belt.
- 5.5 Policy DM2 has one associated indicator, the result of which is outlined in Table 5.2 below:

Table 5.2: Policy DM2: Green Belt Policy Monitoring Results

Indicator	Target	Actual (2023/24)	Met
New dwellings in the Green Belt. New employment floorspace in the Green Belt	No specific target -levels will be monitored	This is the same indicator and target that accompanies Core Strategy Policy CP11. Please see Table 4.22 on p.27.	N/A

Policy DM3: The Historic Built Environment

5.6 The purpose of Policy DM3 is to conserve and enhance the historic built environment within the District by resisting the loss of, or damage to, heritage assets. Policy DM3 has four associated targets and indicators, the results of which are outlined in Table 5.3 below:

Table 5.3: Policy DM3: The Historic Built Environment Policy Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Demolition of listed buildings	No loss	No listed buildings were demolished during 2023/24. Please see Paragraph 5.7.	Yes
Demolition of locally important building	No loss	No locally listed buildings were demolished during the 2023/24 monitoring period. Please see Paragraph 5.8.	Yes
Number of listed buildings at risk	No increase	The Grade II* listed Langleybury House in Langleybury, Abbots Langley, continues to be on Historic England’s ‘Heritage At Risk Register.’ No other listed buildings within the District have been included on the register. ²⁶	Yes
Conservation areas with an up to date appraisal	70% by 2011 85% by 2015	14% of conservation areas within the district (three out of 22) has had a Conservation Area Appraisal produced within the last ten years. Please see Paragraphs 5.9 and 5.10.	No

5.7 Demolition of Listed Buildings: During the period of this AMR, there are a total of 353 listed buildings within the District, which consists of three Grade I Listed Buildings, 14 Grade II* Listed Buildings and 336 Grade II Listed Buildings. This was no increase from the previous 2022/23 AMR. Further information regarding the District’s listed buildings is obtainable on the Council’s website: <https://www.threerivers.gov.uk/services/planning/heritage-urban-design>. As part of the wider heritage assets that are within the District, there are also three Scheduled Monuments, two Historic Parks & Gardens, 19 sites of known archaeological interest and 22 Conservation Areas.

5.8 Demolition of Locally Important Buildings: There are over 250 locally listed buildings within the District. None of these were demolished during the 2023/24 monitoring year.

5.9 Conservation Areas with an Up-to-Date Appraisal: The District has a total of 22 Conservation Areas. A Conservation Area is a place of special architectural or historic interest that is considered to be worthy of protection. A summary list of the Conservation Areas that are within the District can be downloaded from the Council’s website: <https://www.threerivers.gov.uk/services/planning/heritage-urban-design>. As of 31 March 2024, three out of the 22 Conservation Areas within the District has had an appraisal approved within the last ten years.

5.10 There were no Conservation Area Appraisals adopted during the 2023/24 monitoring period. Conservation Area Appraisals for Rickmansworth and the Church End area of Sarratt were announced during the 2023/24 monitoring period. The Conservation Area Appraisal

²⁶ Historic England ‘Heritage At Risk Register’ 2023 [Online] <http://risk.historicengland.org.uk/register.aspx?st=a>

Programme approved in March 2016²⁷ anticipates all Conservation Areas within the District to have had their area appraisals reviewed by 2026.

Policy DM4: Carbon Dioxide Emissions and On-Site Renewable Energy

- 5.11 Policy DM4 seeks to reduce carbon emissions, including through the promotion of on-site renewable energy generation in the District. Policy DM4 has two associated targets and indicators, the results of which are outlined in Table 5.4 below:

**Table 5.4: Policy DM4:
Carbon Dioxide Emissions and On Site Renewable Policy Monitoring Results**

Indicator	Target	Actual (2023/24)	Met
On site renewable energy generation	Minimum of 10% of the 5% reduction in carbon emissions to be obtained from onsite renewable generation	Thirty-three planning permissions were granted for schemes incorporating renewable energy elements, totalling a predicted 4554kw of peak capacity.	Yes/No
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	The Council no longer requires new residential developments to be carbon neutral. Please see Paragraphs 5.12 and 5.13.	N/A

- 5.12 Carbon Dioxide Emissions from New Development. The Government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, at this stage. As such, it has not been possible through this policy to require new residential developments to be carbon neutral from 2016 and all developments from 2019.

- 5.13 Although the Government's changes in carbon dioxide emissions from new development, means that only part of this policy is able to be monitored, Sustainability Statements (or appropriate equivalent) should demonstrate that the policy requirement for a 5% reduction over the 2013 Building Regulations is met, or ideally exceeded, for the detailed elements of a particular scheme.

Policy DM5: Renewable Energy Developments

- 5.14 Following on from Policy DM4, Policy DM5 seeks to balance the beneficial outcomes of renewable energy and any adverse impacts produced by the development itself. Policy DM5 has one associated target and indicator, the result of which is outlined in Table 5.5 below:

Table 5.5: Policy DM5: Renewable Energy Developments Policy Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Renewable Energy Developments	Maintain and increase levels every year	There was one new renewable energy project approved during the 2023/24 monitoring year ²⁸ . The two commercial renewable energy facilities continue to operate within the District. Please see Paragraph 5.15.	Yes

- 5.15 Renewable Energy Developments. Within Three Rivers there are two commercial renewable energy facilities. The RES wind facility at Kings Langley which has a capacity of 0.23MW²⁹ and the co-firing biomass fossil fuel plant at Maple Lodge Sewage Treatment Works which

²⁷ Sustainable Development, Planning and Transport Committee, 10 March 2016. Agenda Item No.7. <http://www.threerivers.gov.uk/meeting/sustainable-development-planning-and-transport-committee>

²⁸ Renewable Energy Planning Data: <https://www.gov.uk/government/collections/renewable-energy-planning-data>

²⁹ RES Group Portfolio <https://www.res-group.com/en/portfolio/>

has a capacity of 2.88MW (estimated). Therefore, there is 3.11MW of installed commercial renewable energy capacity in Three Rivers. Two applications for solar panels were approved in the previous monitoring year at Rickmansworth School and have since been completed (22/0390/CLPD and 22/2152/PDNE). An application for solar panels at The Tropical Marine Centre, Chorleywood was approved in the 2023/24 monitoring year (23/1380/PDNE).

Policy DM6: Biodiversity, Trees, Woodlands, Watercourses and Landscaping

5.16 Policy DM6 is linked to Core Strategy CP9 in that it aims 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.

5.17 Policy DM6 has one associated target and indicator, the result of which is outlined in Table 5.6 below:

Table 5.6: Policy DM6: Biodiversity, Trees and Woodland Policy Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Change in areas of biodiversity significance	No net loss of Sites of Special Scientific Interest, Local Nature Reserves or local wildlife sites	This is the same indicator and target that accompanies Core Strategy Policy CP9. Please see Table 4.16 and 4.17 on pages 23 and 24.	Yes

Policy DM7: Landscape Character

5.18 The purpose of Policy DM7 is to protect the District’s landscape character by ensuring that the design of development proposals is sensitive enough to ensure that schemes make a positive contribution to the landscape.

5.19 Policy DM7 has two associated targets and indicators, the results of which are outlined in Table 5.7 below:

Table 5.7: Policy DM7: Landscape Character Policy Monitoring Results

Indicator	Target	Actual (2023/24)	Met
New development in the Chilterns AONB	Levels of new dwellings and employment floor space will be monitored	This is the same indicator and target that accompanies Core Strategy Policy CP9. Please see Table 4.16 on p.23.	N/A2
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	261 net dwellings ³⁰ (276 gross dwellings) were completed and 689sqm of gross additional employment floorspace was created during the monitoring year. Once losses have been taken into account, this was a net decrease of 5547sqm.	N/A

5.20 New Development in the Chilterns Landscape Region, the Central River Valleys Landscape Region and the South Hertfordshire Plateau. All of Three Rivers District is situated within either the Chilterns Landscape Area, the Central River Valleys Landscape Area or the South Hertfordshire Plateau Landscape Area. This means that the overall dwelling completion figures and employment floorspace created within the District during the 2023/24 monitoring period is the same as previously stated within this AMR.

³⁰ This figure incorporates completions within the C2 use class in previous monitoring years.

Policy DM8: Flood Risk and Water Resources

- 5.21 Policy DM8 recognises the potential impacts of climate change and the increasing pressure for development across the District that developments are protected as reasonably as possible against risk from flooding, water pollution and that development in general is as water efficient as possible.
- 5.22 Policy DM8 has two associated targets and indicators, the results of which are outlined in Table 5.8 below:

Table 5.8: Policy DM8: Flood Risk and Water Resources Policy Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Planning permissions granted contrary to Environment Agency advice on flooding and water quality	0	The Environment Agency objected to five planning applications on the grounds of flood risk. All five applications were approved following the resolution of the reason for the objections. The Environment Agency did not object to any planning applications on the basis of water quality. ³¹	Yes
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	The letter grading system is no longer used. River samples are now graded from "fail" to "high". ³² Please see Paragraph 5.23.	N/A

- 5.23 River Samples Graded C and Above. The 14 river sample quality monitoring points within the District that are maintained by the Environment Agency are located within the Chess, Colne and Gade rivers. Samples from these water quality monitoring points have not been taken by the Environment Agency since 2009.

Policy DM9: Contamination and Pollution Control

- 5.24 Policy DM9 reflects local priorities to maintain, protect and enhance the quality of the environment in relation to pollution and contamination. Policy DM9 has one associated target and indicator, the result of which is outlined in Table 5.9 below:

Table 5.9: Policy DM9: Contamination and Pollution Policy Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Number of incidents reported	No/reduction in number of incidents	The number of incidents in Three Rivers is no longer monitored as there are no areas within Three Rivers where roadside levels of Nitrogen Dioxide (NO ₂) and Particulate Matter (PM ₁₀) are measured. Please see Paragraph 5.25.	N/A

- 5.25 Number of Incidents Reported. The Sustainability Appraisal of the Core Strategy also includes a monitoring indicator on the number of days per year where air pollution is moderate or high. Unfortunately there is no up-to-date information available to monitor this indicator. It should also be noted that there have been a number of monitoring sites decommissioned in

³¹ Environment Agency (2023) *Environment Agency objections to planning on the basis of flood risk and water quality: 2016-2017 to 2022-2023* [Online] <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

³² Department for Environment Food & Rural Affairs Catchment Data Explorer <https://environment.data.gov.uk/catchment-planning>

Hertfordshire. There are no areas within Three Rivers where roadside levels of Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀) are measured. The Air Quality section of the 2014 Quality of Life Report only lists six sites in Hertfordshire where such levels are recorded, the closest to the district being Watford Town Hall. Data for Hertfordshire shows that there were no days of ‘high’ or ‘very high’ PM₁₀ recorded at any site during 2009. All sites met air quality objectives for nitrogen dioxide, with no incidents of ‘moderate’ nitrogen dioxide recorded at any site during 2009³³.

Policy DM10: Waste Management

5.26 The responsibility for waste planning and disposal resides with Hertfordshire County Council in its role as Waste Planning and Waste Disposal Authority. However, the EU Waste Framework Directive³⁴ along with the National Planning Policy for Waste³⁵ requires District and Borough Local Planning Authorities to have regard to waste management in their respective authority areas. The purpose of Policy DM10 is to ensure that waste management is considered in the decision making process for planning applications that are determined by the District Local Planning Authority by seeking to reduce, re-use and recycle waste.

5.27 Policy DM10 has two associated targets and indicators, the results of which are outlined in Table 5.10 below:

Table 5.10: Policy DM10: Waste Management Policy Monitoring Results

Indicator	Target	Actual (2022/23)	Met
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	During 2020 (the latest year in which data is available), 1,072,138 tonnes of waste went to landfill. This is a decrease of 30% compared to the 2019 data where approximately 1,525,000 ³⁶ tonnes of waste were landfilled. This target is a national target and the results have been obtained from Hertfordshire County Council Minerals & Waste.	Yes
Household waste recycling rate	Maintain and increase	61.5% of local authority collected (household) waste within the District was recycled during the 2022/23 monitoring period. Please see Paragraph 5.28.	No

5.28 Household Waste Recycling Rate. In 2021 (the latest year in which data is available), the recycling rate for waste from households in the UK was 44.6%³⁷. The 2022/23 figure quoted in Table 5.10 is a slight decrease from 63.5% in 2021/22.

Policy DM11: Open Space, Sport and Recreation Facilities and Children’s Play Space

5.29 Policy DM11 aims to protect existing open spaces, sports and recreation facilities and children’s play spaces in order to maintain the character of the settlements, the quality of

³³ Hertfordshire Environmental Forum *Hertfordshire Quality of Life Report 2014* [Online] <http://www.hef.org.uk/qolm/>

³⁴ *EU Waste Framework Directive 2008/98/EC* [Online] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/218586/l_31220081122en00030030.pdf

³⁵ *DCLG National Planning Policy for Waste*, October 2014 [Online] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/364759/141015_National_Planning_Policy_for_Waste.pdf

³⁶ *HCC Minerals and Waste Development Framework Authority’s Monitoring Report 2020/21* [Online] <https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/planning/planning-in-hertfordshire/authoritys-minority-report/authoritys-monitoring-report-2021.pdf>

³⁷ Department for Environment, Food & Rural Affairs ENV23 – UK statistics on waste, June 2023 [Online] <https://www.gov.uk/government/statistical-data-sets/env23-uk-waste-data-and-management>

environments and provide opportunities for recreation. The policy also ensures that new development is adequately served by open space and children’s play space.

5.30 Policy DM11 has three associated targets and indicators, the results of which are outlined in Table 5.11 below:

Table 5.11: Policy DM11: Open Space, Sports and Recreation Policy Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Net loss of public open space, sport and recreation facilities.	0	This is a similar indicator and target that accompanies Core Strategy Policy CP9. Please see Table 4.16 on p.23.	Yes
Residential development for 25 or more dwellings or 0.6 hectares providing open space and play space	All development	During the 2023/24 monitoring period, one planning application was approved for more than 25 dwellings. This is required to provide open and/or play space. Please see Paragraph 5.31.	Yes
Residential development for 1-24 dwellings providing open space and play space	All development	All full planning applications approved for residential dwellings that consist of 1-24 dwellings during the 2023/24 monitoring period have either provided open space and play space or have not resulted in the net loss of existing public open space. Please see Paragraph 5.32.	Yes

5.31 Residential Development for 25 or More Dwellings or 0.6ha. The one application approved for more than 25 dwellings in the 2023/24 period was required to provide open space and/or play space. The application at land to south of Foxgrove Path/Heyshame Drive, South Oxhey (23/0699/AOD) was for a residential development of 53 dwellings.

5.32 Residential Development for 1-24 Dwellings. During the 2022/23 monitoring period, zero Section 106 money was received for the provision of open space. Please see Appendix 2 for a further breakdown of the financial contributions received during the 2023/24 monitoring period. It should be noted that open space provision will now come from CIL monies rather than from S106 contributions.

Policy DM12: Community, Leisure and Cultural Facilities

- 5.33 Policy DM12 seeks to both protect existing facilities from development pressures and to provide new or enhanced wherever possible. The provision of facilities will meet local needs and reduce the need to travel further afield.
- 5.34 Policy DM12 has one associated target and indicator, the results of which are outlined in Table 5.12 below:

Table 5.12: Policy DM12:
Community, Leisure and Cultural Facilities Policy Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Loss/increase of facilities	No loss unless points DM12 a) i) to iv) are met	There was no gain or loss of public open space within the District within the 2022/23 monitoring year.	Yes

Policy DM13: Parking

- 5.35 Policy DM13 seeks to strike a balance between providing sufficient parking to meet the operational requirements of development whilst at the same time encouraging a range of sustainable transport options.
- 5.36 Policy DM13 has one associated target and indicator, the results of which are outlined in Table 5.13 below:

Table 5.13: Policy DM13: Parking Policy Monitoring Results

Indicator	Target	Actual (2023/24)	Met
Non-residential development complying with parking standards	All development	The provision of car parking in line with the parking standards listed in Appendix 5 of the Development Management Policies LDD was assessed for all non-residential planning applications that were submitted to the Council for determination during the 2023/24 monitoring period. It was considered that all of the approvals given for non-residential development would provide a satisfactory level of car parking.	Yes

- 5.37 Policies DM14: Telecommunications and DM15: Moorings, do not have monitoring targets and indicators.

**Chapter 6:
Local Plan Monitoring – Site Allocations Local Development Document**

6.1 The adopted Site Allocations Local Development Document (LDD) does not contain specific monitoring and indicator targets, as the purpose of the document is to deliver the Core Strategy. However, this chapter does list the number of Housing Site Allocations that have come forward up to 31 March 2023 (Table 6.1), the changes in employment floorspace that have occurred (Tables 6.2 and 6.3), prior approvals permitted during the monitoring year (Tables 6.4 and Table 6.6) and the retail allocations monitoring table (Table 6.7).

Housing Site Allocations Monitoring

6.2 The Site Allocations LDD contains 34 Housing Site Allocations that have an indicative dwelling capacity of 1,873 during the period 2012-2026. Each allocation has an estimated phasing period, which has been based upon the likely timeframe that each site will come forward for development.

6.3 Up to 31 March 2024, 21 of the 34 Housing Site Allocations that are contained within the Site Allocations LDD have either been completed, are under construction, or have outstanding commitments on them (i.e. planning permission has been granted, but construction has yet to start). Table 6.1 below provides further details into the planning permissions on these 20 Housing Site Allocations.

Table 6.1: Housing Site Allocations with Commitments/Completions up to 31 March 2024

Housing Site Allocation			Relevant Planning Permission	
Site	Phasing	Dwelling Capacity	Dwellings Approved	Notes
H(1): Kings Langley Employment Area	2012-2026	100	299	Granted under permissions: 16/1078/PDR, 16/1541/PDR, 18/1769/FUL, 18/1034/OUT, 19/1550/FUL and 20/0369/PDR. Permission 16/1541/PDR lapsed. Permission 16/1078/PDR completed during the 2019/20 monitoring year. Permission 18/1769/FUL completed during the 2021/22 monitoring year. Permission 21/01716/FUL completed during the 2023/24 monitoring year. Construction commenced for 18/1034/OUT, 19/1550/FUL and 20/0369/PDR.
H(2): Mansion House Farm Equestrian Centre Bedmond Road Abbots Langley	2016-2020	15	17	Granted under permission: 18/0223/FUL. Completed during the 2020/21 monitoring year.
H(5): Leavesden Aerodrome Abbots Langley	2012-2020	425	432	Granted under permissions: 13/1117/AOD, 13/0555/AOD and 13/0558/AOD. Completed during the 2015/16 monitoring year. Granted under permission:

				16/0795/FUL. Completed during the 2017/18 monitoring year.
H(10): Killingdown Farm Croxley Green	Post 2026	140-180	160	Granted under permissions: APP/P1940/W/21/3280443 and 20/1881/FUL. Construction started and partially completed.
H(12): Former Yorke Road School Yorke Road Croxley Green	2012-2015	5	4	Conversion granted under permission: 13/0477/FUL. Completed during the 2014/15 monitoring year.
H(14): Land Rear of The Queen's Drive Mill End	2012-2015	25	27	Granted under permission: 12/2202/FUL. Completed during the 2014/15 monitoring year.
H(16): Long Island Exchange Victoria Close Rickmansworth	2016-2020	50	31	Granted under permission: 15/1178/FUL. Completed during the 2017/18 monitoring year.
H(19): Langwood House High Street Rickmansworth	2016-2020	15	55	Conversion granted under permissions: 15/2532/PDR and 16/2676/FUL. Completed during the 2018/19 monitoring year.
H(20): Gas Works Salters Close Rickmansworth	2012-2015	20	48	Granted under permission 16/2673/FUL. Completed during the 2019/20 monitoring year.
Site H(21): Bridge Motors Church Street Rickmansworth	2021-2026	10	75-bed care home	Granted under permission 20/0098/FUL and completed during the 2023/24 monitoring year.
H(23): Pocklington House Eastbury	2016-2020	30	40	Granted under permission: 16/2741/FUL, 20/0277/FUL, and 20/1558/FUL. Completed during the 2022/23 monitoring year.
H(24): The Fairway, Green Lane, Oxhey Hall	2016-2020	25	24	Granted under permission: 22/1342/OUT.
H(25): Crescent Club Hallowes Crescent South Oxhey	2012-2015	15	22	Granted under permission: 16/0005/FUL. Completed during the 2017/18 monitoring year.
H(26): Former Jet Public House Hayling Road South Oxhey	2012-2015	10	8	Granted under permission: 16/0005/FUL. Completed during the 2017/18 monitoring year.
H(27): Little Furze School South Oxhey	2012-2015	75	70	Granted under permission: 18/1296/OUT, 20/1677/FUL and 20/2807/AOD. Construction started.
H(28): Amenity Space Maylands Road / Ferndown Road	2016-2020	10	26	Granted under permission: 16/0005/FUL. Completed during the 2017/18 monitoring year.

South Oxhey				
H(29): South Oxhey Town Centre	2016-2020	360	458	Granted under permission: 16/0005/FUL. Completed during 2021/22 monitoring year.
H(30): Grapevine Public House Prestwick Road South Oxhey	2021-2026	15	33	Granted under permission: 17/1567/FUL. Completed during the 2019/20 monitoring year.
H(31): Grazing Land at Foxgrove Path/Heysham Drive South Oxhey	2021-2026	50	49	Granted under permission: 17/2053/OUT and 19/2419/OUT. Not yet started.
H(33): Land at Woodside Road Abbots Langley	2016-2021	100	95	Granted under permission: 15/1026/FUL. Completed during the 2018/19 monitoring year.
H(34): Fairways Farm Bucknalls Lane Garston	Post 2026	100	100	Granted under permissions: 16/2076/OUT, 17/2549/AOD and 18/1313/FUL. Completed during the 2019/20 monitoring year.

Employment Site Allocations Monitoring

- 6.4 The Site Allocations LDD allocates four employment areas within the District. These are located at Croxley Business Park (site ref: E(a)), Tolpits Lane (site ref: E(b)), Carpenders Park/Delta Gain (site ref: E(c)), and Maple Cross/Maple Lodge (site ref: E(d)). Kings Langley Employment Area has been allocated as a mixed use site (site ref: E(e)), whereby uses other than employment would be acceptable.
- 6.5 The purpose of these allocations is to safeguard existing employment uses within these locations and also to address employment needs highlighted in the Core Strategy. Table 6.2 below shows that 0% of employment floorspace completed in the monitoring year 2023/24 was within the Employment Site Allocations. This is no change from previous monitoring year, whereby the percentage was 0% in 2022/23 and 28% in 2021/22.

Table 6.2: Amount of Employment Floorspace Developed in Employment Site Allocations

	E(g)(i)/B1a	E(g)(ii)/B1b	E(g)(iii)/B1c	B2	B8	Total
Gain (sqm)	126	0	0	0	0	0
Gain in Employment Areas (sqm)	0	0	0	0	0	0
% in Employment Areas	0%	0%	0%	0%	0%	0%

- 6.6 Table 6.3 shows that 0% of employment floorspace lost in the monitoring year 2023/24 was within the District's allocated employment areas. This is no change from the figure recorded in the previous monitoring year 2022/23, which was 0%.

Table 6.3: Amount of Employment Floorspace Lost in the Employment Site Allocations

	E(g)(i)/B1a	E(g)(ii)/B1b	E(g)(iii)/B1c	B2	B8	SG	Total
Loss (sqm)	0	0	0	5521	0	715	6236
Loss in Employment Areas (sqm)	0	0	0	0	0	0	0

% in Employment Areas	0%	0%	0%	0%	0%	0%	0%
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Office to Residential Prior Approvals within the Employment Site Allocations

6.7 Since the Government amended the General Permitted Development Order in 2013, to allow changes of use from office (Use Class E(g(i))) to residential (Use Class C3), without the need for a full planning permission, the Council has received a number of 'prior notifications' for this type of development. Up to 31 March 2024, the Council has given a number of prior approvals in relation to this type of development within the Employment Site Allocations and these are listed in Table 6.4 below.

Table 6.4: Prior Approvals Permitted in Employment Site Allocations up to 31 March 2024

Address	Application ref:	Description	Approval Date	Comments
Tolpits Lane Employment Area (site ref: E(b))				
4 Wolsey Business Park Tolpits Lane WD18 9BL	15/1184/PDR	Change of use from Office (Class B1) to 36 Residential units (Class C3)	10-8-2015	Lapsed
Symbio Point / Reach Free School Wolsey Business Park Tolpits Lane WD18 9BL	15/1281/PDR	Change of use from Office (Class B1) to 71 Residential units (Class C3)	20-8-2015	Lapsed
Kenwood House Dwight Road WD18 9EB	15/2467/PDR	Change of use from Office (Class B1) to 40 Residential units (Class C3)	28-1-2016	Completed
Unit 3 Century Court Tolpits Lane WD19 9SS	16/2759/PDR	Change of use from Office (Class B1) to 10 Residential units (Class C3)	17-2-2017	Completed
Unit 1, Century Court Tolpits Lane WD18 9SS	17/0481/PDR	Change of use from Office (Class B1) to 12 Residential units (Class C3)	3-5-2017	Completed
Unit 35, Metro Centre, Dwight Road WD18 9SB	17/1129/PDR	Change of use from Office (Class B1) to 12 Residential units (Class C3)	21-7-2017	Completed
Carpenders Park/Delta Gain Employment Area (site ref: E(c))				
Hartcran House Gibbs Couch Carpenders Park	15/2521/PDR	Change of use of the existing office building Hartcran House (Class B1) to residential accommodation (Class C3) to provide 13 x 1 bedroom and 8 x 2 bedroom flats	12-2-2016	Completed
Kings Langley Employment Area (site ref: E(e)) (Mixed Use Allocation)				
Pinnacle House Home Park Industrial Estate Station Road Kings Langley	16/1078/PDR	Change of use from Office (Class B1) to 91 Residential units (Class C3)	13-7-2016	Completed
Faraday House Station Road Kings Langley WD4 8LH	16/1541/PDR	Change of use from offices (Use Class B1) to up to 18 flats (Use Class C3)	14-9-2016	Lapsed
Shannon House Station Road Kings Langley	20/0369/PDR	Change of use of from Officer (Class B1) to 74 dwellings	3-12-2020	Not yet started
Maple Cross/Maple Lodge Employment Area (site ref: E(d))				

Kier Southern Ltd Maple Lodge Close Maple Cross Rickmansworth WD3 9SN	17/1208/PDR	Change of use from Office (Class B1) to 19 Residential units (Class C3)	26-7-2017	Lapsed
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- 6.8 In order to protect employment areas within the District from office to residential permitted development, the Council has confirmed Article 4(1) Directions on three of the District's designated employment sites at Croxley Green Business Park (site ref: E(a)), Tolpits Lane Employment Area (site ref: E(b)) and Maple Cross/Maple Lodge Employment Area (E(d)). These came into force on 5 August 2017 and withdraw permitted development rights for this type of development. Applicants are required to submit a full planning application for changes of use from office to residential within these designated employment sites. Kings Langley Employment Area (site ref: E(e)) is allocated for mixed use which may include employment uses as well as residential or community uses.

Employment Lost to Residential Outside of the Designated Employment Areas

- 6.9 To measure the impact of the office to residential permitted development within all parts of the District and to assess whether the Council should pursue an Article 4(1) Direction on land that is not a designated employment area, Table 6.5 below shows the total amount of floorspace within the District that was lost to residential during the 2023/24 monitoring period.

Table 6.5: Employment Floorspace Lost to Residential (Outside of the Designated Employment Areas)

	B1	B1a	B1b	B1c	B2	B8	SG	Total
Loss (sqm)	0	0	0	0	5521	0	715	6236
Loss to residential (sqm)	0	0	0	0	0	0	715	715
% lost to residential	0%	0%	0%	0%	0%	0%	100%	11.5%

- 6.10 The loss of 715sqm of Sui Generis floorspace to residential outside the designated employment area was due to the demolition of Bridge Motors, 44, Church Street and the erection of a 75-bed care home (20/0098/FUL).

- 6.11 Table 6.6 below lists the prior approval applications that have been permitted since June 2013 outside of the designated employment areas in the District.

Table 6.6: List of Prior Approvals Permitted Outside of the Designated Employment Areas up to 31 March 2023

Address	Application ref:	Description	Approval Date	Comments
Croxley Green				
Kimball House Dickinson Square Croxley Green Rickmansworth WD3 3ET	14/1641/PDR	Change of use of the existing first floor office (Class B1) to one two-bedroom flat (Class C3)	17-10-2014	Completed
Suite 142-146 at 132-146 New Road Croxley Green	16/2197/PDR	Change of use of first floor from Office (Class B1) to 3 Residential units (Class C3)	6-12-2016	Completed
Scotsbridge House Scots Hill	18/1988/PDR	Proposed change of use from Use Class B1 (Office) to Use	23-11-2018	Not yet started

Croxley Green Rickmansworth WD3 3BB		Class C3 (Residential) to form 30 residential units		
Rickmansworth				
35 Church Street Rickmansworth WD3 1DQ	16/1637/PDR	Change of use from offices (Use Class B1) to two one-bedroom units (Use Class C3)	23-9-2016	Completed
45-47 Church Street Rickmansworth WD3 1DQ	13/1037/PDR	Change of use from Office (Class B1) to 2 Residential units (Class C3)	17-7-2013	Completed
Centurian House 34-36 High Street Rickmansworth	13/1394/PDR	Change of use of building and site from class B1 to 12 residential units	9-9-2013	Completed
Norfolk House Norfolk Road Rickmansworth WD3 1RD	14/2082/PDR	Change of use from Office (Class B1) to 3 Residential units (Class C3)	15-12-2014	Completed
Swan House Homestead Road Rickmansworth WD3 1FX	15/0938/PDR	Change of use from Office (Class B1) to 66 Residential units (Class C3)	10-6-2015	Completed
173 High Street Rickmansworth WD3 1AY	15/1176/PDR	Change of use from Office (Class B1) to 5 Residential units (Class C3)	8-7-2015	Completed
Langwood House High Street Rickmansworth	15/2532/PDR	Change of use from Office (Class B1) to 46 Residential units (Class C3)	1-2-2016	Completed (within site H(19))
Bugler House 1 Norfolk Road Rickmansworth WD3 1JY	16/2441/PDR	Change of use from Office (Class B1) to 6 Residential units (Class C3)	16-1-2017	Completed
76A High Street Rickmansworth WD3 1AJ	18/0398/PDR	Change of use from offices (Class B1) to a single residential unit (Class C3)	13-04-2018	Completed
Penn House 30 High Street Rickmansworth WD3 1ER	20/0507/PDR	Change of use from Office (Class B1) to 8 Residential Units (Class C3)	21-08-2020	Completed
175 High Street Rickmansworth WD3 1AY	20/1866/PDR	Change of use from offices (Use Class B1a) to residential (Use Class C3) to accommodate 1 residential unit	05-02-2021	Under construction
97 High Street Rickmansworth WD3 1RB	20/1437/PDR	Change of use of first and second floor offices (Class B1(a)) to 6 residential units (Use Class C3).	27-10-2020	Under construction

Sterling Rose House 52 High Street Rickmansworth WD3 1AJ	20/2123/PDR	Change of use from Office to six residential units	27-10-2020	Completed
124-126 High Street Rickmansworth WD3 1AB	21/0236/PDR	Change of use from Office to four residential units	19-05-2021	Under construction
Regus Building Park Road Rickmansworth WD3 1RE	21/1872/PDR	Change of use from Office to 39 residential units	30-11-2022	Not yet started
25 Station Road Rickmansworth WD3 1QP	21/2380/PDM	Change of use of first and second floors to two residential units	15-12-2021	Not yet started
Mill End				
16 Church Lane Mill End Rickmansworth WD3 8HD	17/0666/PDD	Change of use from Storage unit (Class B8) to 1 Residential unit (Class C3)	02-06-2017	Lapsed

6.12 Table 6.6 shows that outside of the designated employment areas, prior approval applications have only been approved within Croxley Green, Rickmansworth and Mill End. This has amounted to a total of 34 residential units within Croxley Green, 208 residential units within Rickmansworth and one residential unit in Mill End. It should be noted that 46 of the residential units within Rickmansworth were approved at Langwood House, which is a designated Housing Site Allocation (site ref: H19)); development at the site was completed during the 2018/19 monitoring year. 66 residential units in Rickmansworth were also approved at Swan House, which is a single former office building located near to Rickmansworth railway station. Swan House is not situated within a designated employment area.

6.13 There have been no other prior approval applications for the change of use from employment uses to residential approved within any other areas of the District (outside of the designated employment areas), which include Leavesden and Abbots Langley where offices are currently located. However, this will be regularly monitored and reported upon in subsequent AMRs.

Education Allocations Monitoring

6.14 The Site Allocations LDD allocates three sites for the provision of new education facilities in the District. Construction of a new secondary school on land at Mill End/Maple Cross (site ref: S(a)), which was granted approval in the 2016/17 monitoring year, was completed in the 2018/19 monitoring year (application ref: 16/1523/FUL). Construction of a new secondary school on land northeast of Baldwins Lane, Croxley Green (site ref: S(b)), which was granted approval in the 2017/18 monitoring year, was completed during the 2019/20 monitoring year (application ref: 17/2204/FUL).

6.15 No other applications during the 2023/24 monitoring year were received or determined by the Council for the provision of education facilities at the remaining allocation (site ref: S(c)). During the 2016/17 monitoring year, the provision of access to site S(c) was approved in conjunction with the 95 dwellings granted permission at Woodside Road, Abbots Langley.

Retail Allocations Monitoring

6.16 The Site Allocations LDD allocates retail centres within the District that comprise of primary and secondary retail frontages and Local Shopping Centres within Rickmansworth, the Key Centres and Secondary Centres. Shop surveys are carried out to assess the function, condition and vitality of retail centres and parades in the District. Table 6.7 shows results of

the survey of retail centres as identified in the Core Strategy Hierarchy of Retail Centres and Retail Allocations in the Site Allocations LDD, which was most recently undertaken in September 2024.

- 6.17 There is ongoing redevelopment of South Oxhey Town Centre, resulting in the demolition and redevelopment of the units contained in the primary and secondary retail frontages at Bridlington Road, St Andrews Road, The Parade (along Prestwick Road) and Station Approach (Site ref: R(b)). Due to the phased nature of the redevelopment, units in each of the frontages have and will continue to become vacant at different times. As a result, the results of the shop survey at South Oxhey are included in a separate table (Table 6.8), so that the higher vacancy levels do not disproportionately affect the overall percentage figure in Table 6.7 below.

Table 6.7: Function and Vitality of Retail Centres in Three Rivers (Excluding South Oxhey)

Retail Allocation	Use Class ³⁸							
	E(a)	E(b)	E(c)	E(e)	E(g)	B2	Sui Generis	Vacant
Rickmansworth Town Centre	44.4%	10.4%	14.1%	4.4%	7.4%	0.7%	7.4%	11.1%
Abbots Langley	52.3%	18.2%	9.1%	2.3%	0.0%	0.0%	13.6%	4.5%
Chorleywood	62.5%	17.9%	5.4%	5.4%	0.0%	0.0%	7.1%	1.8%
Croxley Green (Watford Road)	36.0%	20.0%	4.0%	12.0%	0.0%	0.0%	24.0%	4.0%
Croxley Green (New Road)	50.0%	4.5%	13.6%	13.6%	0.0%	0.0%	4.5%	13.6%
Mill End (Money Hill Parade)	51.4%	21.6%	0.0%	0.0%	0.0%	0.0%	27.0%	0.0%
Maple Cross	50.0%	25.0%	0.0%	0.0%	0.0%	0.0%	25.0%	0.0%
Total (%)	49.2%	14.6%	9.3%	5.0%	3.1%	0.3%	11.8%	6.8%

- 6.18 In the monitoring year 2023/24 the majority of units in the identified retail centres are in use for retail (E(a) Use Class) (49.2%), with 6.8% vacant. The number of vacant units has decreased by 1% across the main retail centres since the previous monitoring year 2022/23 in which vacant units comprised 7.8% of the total units.

Table 6.8: Function and Vitality of South Oxhey Retail Centre

South Oxhey	Use Class					
	E(a)	E(b)	E(c)	E(e)	Sui Generis	Vacant
Total (%)	19.3%	3.8%	5.9%	3.8%	13.5%	53.8%

Open Space Allocations Monitoring

- 6.20 The Site Allocations LDD contains 17 Open Space Allocations (site refs: OS(a) through to OS(q)) that aim to increase opportunities to exercise as part of a healthy lifestyle. This is in line with Core Strategy Strategic Objective 11, which is to provide accessible and varied opportunities for leisure, arts, sport and recreational activities in order to promote healthy lifestyles. Within the 20223/24 monitoring year, there was no gain or loss of public open space within the District.

³⁸ **Class E(a)** - shops; **Class E(b)** – restaurants and cafés; **Class E(c)** – provision of financial and professional services; **Class E(e)** – medical or health services; **Class E(g)** – offices other than financial and professional services; **Sui Generis** – other uses e.g. laundrettes, taxi business, car hire; **Class B2** – general industrial use

Appendix 1: Infrastructure Delivery Against Infrastructure Delivery Schedule

	Infrastructure Project	Indicative Delivery Phasing	Estimated Cost	Proposed / Expected Funding Arrangements	Lead Delivery Agency	Infrastructure Delivered / Actions
Green Infrastructure: Provision for Children and Young People	Lincoln Drive temporary accommodation garden	2023/24	TBC	External funding (WCHT, ASB TBC)	TRDC	Completed
	Eastbury play area refurbishment	2024/25	£60,000	TRDC Capital Funding Programme	TRDC	Construction yet to start
	Ebury play area refurbishment	2024/25	£60,000	TRDC Capital Funding Programme	TRDC	Construction yet to start
	General updating of play areas	2025/26	£120,000	TRDC Capital Funding Programme	TRDC	Construction yet to start
	Barton Way Play Area Refurbishment	2026/27	£120,000	TRDC Capital Funding Programme	TRDC	Construction yet to start
Local Transport: Cycling and Pedestrian Network Improvements	<p>For the TRDC Cycling and Walking Strategy Scheme Development Programme, please see: Item 7, Appendix A.³⁹</p> <p>The Council is currently working with Hertfordshire County Council to develop a Local Cycling and Walking Infrastructure plan (LCWIP). A consultation was held in 2023, from which the feedback has been reviewed alongside Hertfordshire County Council and Highways. An amended LCWIP document is expected to be presented in 2025 for adoption.</p>					

³⁹ Infrastructure, Housing and Economic Development Committee, 20 November 2018. Agenda Item No. 7, Appendix A. <https://www.threerivers.gov.uk/meeting/infrastructure-housing-and-economic-development-committee-20-november-2018>

Appendix 2: Financial Contributions Received During the 2023/24 Monitoring Year

Financial Contributions Received through Section 106 Agreements in 2023/24

Financial Contributions	
Type	Amount
Childcare	£0
BNG	£160,220.84
Education	£0
Health	£0
Library	£0
Open Space and Play	£0
Public Realm	£0
Highways and Sustainable Transport	£0
Youth	£0
Affordable Housing	£241,111.84
Total	£401,332.68

Community Infrastructure Levy (CIL) Summary Breakdown in 2023/24

Total CIL Summary	Amount
Main Fund receipts for the reported year	£263,541.50
Abbots Langley Parish Council	£14,451.80
Batchworth Community Council	£53,165.68
Chorleywood Parish Council	£137,548.02
Croxley Green Parish Council	£340,717.24
Rickmansworth (Unparished)	£13,389.60
Sarratt Parish Council	£6,333.62
Total amount of CIL applied to administrative expenses pursuant to regulation 61 (5%)	£125,768.00
Total CIL receipts for the reported year⁴⁰	£954,915.46

A further breakdown of the money received by the Council with regard to Community Infrastructure Levy can be found in the Infrastructure Funding Statement 2023/24, which was published in December 2024 and can be viewed on the Council's website:

<https://www.threerivers.gov.uk/services/planning/community-infrastructure-levy#CIL%20reports>.

⁴⁰ CIL receipts include the value of land payments and infrastructure payments made in respect of CIL charges by Three Rivers District Council.

Appendix 3: Glossary and Abbreviations

Accessibility	The ability of everybody to go conveniently where they want particularly in relation to services and facilities.
Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing.
AMR	Annual Monitoring Report
AONB	Areas of Outstanding Natural Beauty
AQMA	Air Quality Management Areas (AQMA) are areas designated where the local authority identifies that national air quality objectives are not likely to be achieved.
Brownfield Land	Brownfield land is land that is, or has been occupied by a permanent structure and associated fixed surface infrastructure.
CIL	Community Infrastructure Levy (CIL) is a levy on new developments to support infrastructure delivery.
Conservation Area	An area designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest which it is desirable to preserve and enhance.
Core Strategy	The Local Plan document which sets out the long-term spatial vision for the local planning authority area and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Local Development Document.
Development Plan	The statutory Development Plan comprises the County Waste and Minerals Framework and the Local Development Documents contained in the Local Plan.
DPH	Dwellings per hectare.
Dwelling	A dwelling is defined (in line with the 2001 Census definition) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use.
Employment Land	Land allocated for industrial and business use.
Evidence Base	A collective term for technical studies and background research that provides information on key aspects of social, economic and environmental characteristics of the District. This enables the preparation of a sound plan for the area meeting objectives such as sustainable development.
Green Belt	An area of land which has been specifically designated for long-term protection. It is a nationally important designation and exists to prevent urban sprawl by keeping land open and free from development.

Greenfield Land	Land (or a defined site) which has never been built on before or where remains of any structure or activity have blended into the landscape over time (opposite of brownfield land).
GVA	Gross Value Added (GVA) measures the contribution to the economy of each individual producer, industry or sector in the United Kingdom.
HCC	Hertfordshire County Council.
Hectare	A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2½ acres.
Heritage Asset	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are valued components of the historic environment.
Household	One person or a group of people who have the accommodation as their only or main residence AND (for a group) who either share at least one meal a day, or share the living accommodation, that is, a living room or sitting room. The occupant(s) of a bedsit who do not share a sitting or living room with anyone else comprise a single household.
Infrastructure	Collective term for physical structures, facilities and services needed by the community. For example, buildings, roads, power supplies, affordable housing, health, sports, leisure and educational facilities, village halls, doctors' surgeries, churches and open space.
ID	Index of Deprivation (ID) combines a number of indicators chosen to cover a range of economic, social and housing issues, into a single deprivation score.
KSI	Killed or Seriously Injured (KSI).
LDD	Local Development Documents set out planning policy and form part of the Local Plan.
LDS	Local Development Scheme is the project plan setting out which documents will make up the local plan and when they will be produced over a three year period.
LEAP	Local Equipped Area for Play (LEAP) is a piece of open space that is designated and equipped for children of early school age.
Listed Building	A building included on a list of buildings of architectural or historical interest.
LNR	Local Nature Reserve is 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.
LSP	Local Strategic Partnership (LSP). The Three Rivers LSP is an umbrella partnership that brings together public and private organisations and community groups, allowing different initiatives and services to support one another so that they can work more effectively together. One of its main tasks is to prepare and implement the Sustainable Community Strategy.

Major Development	In terms of residential development, 10 dwellings or more or 0.5 hectares. In terms of other development, floorspace of 1,000 square metres or more. (As defined by Communities and Local Government).
Minor Development	In terms of residential development, less than 10 dwellings or less than 0.5 hectares. In terms of other development, floorspace less than 1,000 square metres. (As defined by Communities and Local Government).
MW	Megawatts – a measure of electric power.
NHS	National Health Service
On-site Renewable Technology	Collective term for domestic scale renewable energy technologies such as solar thermal, solar photovoltaics and domestic wind turbines provided on the site of development.
PCT	Primary Care Trusts (PCTs) cover all parts of England and take control of local health care.
PDL	Previously Developed Land (or Brownfield land)
Policies Map	This map illustrates the policies and proposals in the Local Plan on an Ordnance Survey base.
SA	Sustainability Appraisal (SA) identifies and evaluates the effects of a strategy or plan on social, environmental and economic conditions.
SCI	Statement of Community Involvement (SCI) sets out how and when stakeholders and other interested parties will be consulted and involved in the planning process.
SCS	Sustainable Community Strategy is the Council's strategy prepared by the Local Strategic Partnership (LSP) which takes a partnership approach to improving services, thereby improving quality of life.
SEA	Strategic Environmental Assessment (SEA) is an assessment of the environmental effects of a plan or programme required by EU Directive 2001/42/EC.
Sequential Approach	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others
SPD	Supplementary Planning Document
SSSI	Sites of Specific Scientific Interest
SuDS	Sustainable Drainage Systems
Windfall	Windfall refers to a site not specifically allocated for development in a development plan

Appendix 4: Use Classes Order

Current Use Classes (from 1 September 2020)

B2	General industrial use	C1	Hotels
B8	Storage or distribution	C2	Residential institutions
E(a)	Display or retail sale of goods, other than hot food	C2a	Secure residential institutions
E(b)	Sale of food and drink for consumption (mostly) on the premises	C3	Dwellinghouses
E(c)	Provision of:	C4	Houses in multiple occupation
E(c)(i)	Financial services	F1	Learning and non-residential institutions
E(c)(ii)	Professional services (other than health or medical services)	F1(a)	Provision of education
E(c)(iii)	Other appropriate services in a commercial, business or service locality	F1(b)	Display of works of art (otherwise than for sale or hire)
E(d)	Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink)	F1(c)	Museums
E(e)	Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	F1(d)	Public libraries or public reading rooms
E(f)	Crèche, day nursery or day centre (not including a residential use)	F1(e)	Public halls or exhibition halls
E(g)	Uses which can be carried out in a residential area without detriment to its amenity:	F1(f)	Public worship or religious instruction (or in connection with such use)
E(g)(i)	Offices to carry out any operational or administrative functions	F1(g)	Law courts
E(g)(ii)	Research and development of products or processes	F2	Local community
E(g)(iii)	Industrial processes	F2(a)	Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
		F2(b)	Halls or meeting places for the principal use of the local community
		F2(c)	Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
		F2(d)	Indoor or outdoor swimming pools or skating rinks
Sui Generis: Uses which do not fall in the specified uses above			

Appendix 5: Housing Land Supply Update

Please see the Housing Land Supply Update (December 2024), which covers the period 1 April 2023 to 31 March 2024.