

# **Statement of Representations Procedure and Availability of Documents**

## **Three Rivers Local Plan 2026-2042: Pre-Submission Version**

### **Regulation 19: Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)**

#### **1. Statement of Representation**

1.1 This statement has been prepared by Three Rivers District Council (the Council) pursuant to the Town and Country Planning (Local Planning) (England) Regulations 2012 (regulations 19, 20 and 35) as amended.

#### **2. Title of Document(s)**

- Three Rivers Local Plan 2026 – 2042 Part I
- Three Rivers Local Plan 2026 – 2042 Part II
- Sustainability Appraisal
- Habitats Regulations Assessment

#### **3. Subject Matter**

3.1 The Local Plan is presented in two parts:

**Part I: Planning Policies** – This section provides an introduction, background and context to the district and the vision and objectives for the district. It also contains detailed planning policies (strategic and non-strategic) and supplementary appendices, which will be used for determining development proposals.

**Part II: Site Allocations** – This section details the site allocations (including site specific requirements), supporting the delivery of the planning policies through site allocations to meet the district's need for housing, employment, education, retail, open space and other infrastructure.

3.2 The Local Plan, Sustainability Appraisal, Habitats Regulations Assessment, Policies Map and supporting documents are being made available for public inspection to provide any individual, organisation, or business the opportunity to make representations for the consideration of an independent Planning Inspector. This Statement of Representations Procedure will also be available for inspection.

3.3 Once adopted, the new Local Plan will replace the current Development Plan including Core Strategy, Site Allocations Local Development Document and Development Management Policies Local Development Document.

#### **4. Period for Submission of Representations**

4.1 The period for submission of representations will last for 8 weeks and **begins on Friday 31 July 2026 and ends at 11:59pm on Friday 25 September 2026**

4.2 All representations must be submitted and received by the council during this time. Please note that only representations received by the close date must be considered by the Planning Inspector at Examination. Late representations may not be considered.

## 5. Statement of Fact - Where to View the Plan and Supporting Documents

5.1 The Three Rivers Local Plan 2026-2042, Sustainability Appraisal, Habitats Regulations Assessment, Policies Map, Evidence Base and other supporting documents can be viewed online at: <https://www.threerivers.gov.uk/services/planning/planning-policy/new-local-plan#Regulation%2019%20Consultation> or <https://haveyoursay.threerivers.gov.uk/local-plan-regulation-19-consultation>

5.2 Hard copies of the Three Rivers Local Plan 2026-2042, Sustainability Appraisal, Habitats Regulations Assessment and Policies Map are available for inspection at:

- Visitor Centre at Three Rivers House, Northway, Rickmansworth, Herts, WD3 1RL (Opening times: 9am to 4pm, Monday to Friday (excluding Bank Holidays))
- All public libraries within the district (Opening times: [www.hertfordshire.gov.uk/services/Libraries-and-archives/Library-opening-hours/Library-opening-hours-and-locations.aspx](http://www.hertfordshire.gov.uk/services/Libraries-and-archives/Library-opening-hours/Library-opening-hours-and-locations.aspx))

## 6. What to Consider When Making a Representation

6.1 The role of this consultation is to provide the opportunity for representations to be made on the 'soundness' and legal compliance of the plan before it is submitted for Examination.

6.2 When making representations on the documents (listed in section 2 above), the following questions should be considered:

- **Is the plan legally compliant?** Does the plan comply with the relevant legislation and regulations in the way it has been prepared, and its content?
- **Is the plan 'sound'?** Has the plan been 'positively prepared'? Is it robustly justified and evidence-led? Will it be effective in what it sets out to achieve? Is it consistent with national planning policy?

## 7. How to Submit Your Representation

7.1 You can submit your representations in writing through our engagement platform <https://haveyoursay.threerivers.gov.uk/local-plan-regulation-19-consultation>

7.2 If you need assistance with completing the consultation online, assistance is available at the Customer Service Centre at Three Rivers House or at one of the Healthy Hubs located across the district. For further information on Healthy Hubs please see <https://www.threerivers.gov.uk/services/community-and-living/healthy-hub-threerivers#Healthy%20Hub%20Locations>

7.3 Three Rivers District Council will use your information in the preparation of the Local Plan. Your response, including your name, address and email address (where provided), will be shared with the government and the Planning Inspectorate.

7.4 A copy of all comments received will be made available to the Planning Inspectorate and Secretary of State in line with the Regulations (The Town and Country Planning (Local Planning) (England) Regulations 2012 – Regulations 20, 22 and 35). This includes publication of your name and response on the council's website.

7.5 We will not be able to consider confidential or anonymous responses.

7.6 The Planning Inspector's Privacy Notice is available [here](#).

7.7 Three Rivers District Council's Privacy Policy, including service specific privacy notices is available [here](#).

## **8 Notification of Next Stages**

8.1 You can state when making your representation if you wish to appear at a hearing session of the public Examination. The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. However, it will be for the Planning Inspector (from the Planning Inspectorate) to decide who attends hearing sessions.

8.2 Written representations will carry the same weight as those presented orally. Members of the public will be able to attend the hearing sessions to observe the proceedings.

8.3 If you would like your email address to be added to the Local Plan consultation database so that you are notified of future Local Plan consultations or major updates, please request this by emailing [localplanconsult@threerivers.gov.uk](mailto:localplanconsult@threerivers.gov.uk) including your full name and email address.

## **9. Contact for More Information**

9.1 For further information, please contact the Planning Policy Team.

- Email: [Localplanconsult@threerivers.gov.uk](mailto:Localplanconsult@threerivers.gov.uk)
- Phone: 01923 776611
- Address: Planning Policy, Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts, WD3 1RL