



MEMBERS INFORMATION BULLETIN

August 2026

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August 2026 - Committee Items

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

1. [Planning update relating to appeals received, determined, and decisions in ward areas between 23rd July and 24th August 2026](#)
2. [Summary of decisions by Planning Committee – August 2026](#)
3. [Current Major Planning Applications](#)
4. [SLA / Grant Agreement Report](#)

CLIMATE CHANGE AND LEISURE

N/A

MISCELLANEOUS

6. [Three Rivers District Council Staff Update](#)
7. [CSC telephone statistics – July 2026](#)
8. [Council meetings in September 2026](#)
9. [Chair civic engagements – August 2026](#)



Planning update relating to appeals received, determined, to be heard and decisions in ward areas between 23rd July and 24th August 2026

Appeals Determined =

3

From: 23/07/2026

To: 24/08/2026

<i>Planning ref number</i>	<i>Appeal decision date</i>	<i>Appeal ref number</i>	<i>Committee or delegated</i>	<i>Decision</i>
26/0406/FUL	10/08/2026	26/0021/REF	Delegated Decision	Appeal Dismissed
10 Hayling Road South Oxhey Watford Hertfordshire WD19 7BW				
26/0145/FUL	29/07/2026	26/0017/REF	Delegated Decision	Appeal Dismissed
28 On The Hill Carpenders Park Watford Hertfordshire WD19 5DR				
25/1294/FUL	12/08/2026	26/0013/REF	Committee Decision	Appeal Dismissed
Land Adjoining Sarratt Lane Loudwater Hertfordshire				

Appeal Received =

3

From: 23/07/2026

To: 24/08/2026

<i>Planning ref number</i>	<i>Appeal Lodged date</i>	<i>Appeal ref number</i>	<i>Committee or delegated</i>
26/0553/FUL	04/08/2026	26/0030/REF	DEL
28 On The Hill Carpenders Park Watford Hertfordshire WD19 5DR			
26/0045/FUL	14/08/2026	26/0032/REF	DEL
Site Of Former Maple Cross House, Denham Way And Kier Offices Off Maple Lodge Close, Maple Cross Rickmansworth Hertfordshire			
26/0160/FUL	17/08/2026	26/0031/REF	DEL
52 Station Road Kings Langley Hertfordshire WD4 8LB			

Planning update relating to appeals received, determined, and decisions in ward areas between 23rd July and 24th August 2026



Appeals to be heard this month = 1

From: 23/07/2026 To: 24/08/2026

Appeal reference number	26/0012/REF	To be heard:	18/08/2026	
Land To North Of Little Green Lane Croxley Green WD3 3SP		Outline Application: Development of up to 600 residential dwellings (Use Class C3(a)), construction of a 5-bedroom property for childrens social care and supported living (Use Class C3(b)). Two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses. A one form entry primary school (Use Class F1(a)) (plus expansion land for a two form entry primary school). A mixed use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and cafe provision (Use Class E(a-c)), car parking and associated infrastructure. A country park, areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (Layout, scale, appearance and landscape as reserved matters).		
Planning reference number	Event			
24/2073/OUT	Public Inquiry			



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0889/FUL	Demolition of existing conservatory and construction of single storey rear extension with pergola, rear patio, and sedum roof, solar panels and rooflights; alterations to side fenestration; alteration to external materials of front elevation including render Clovelly Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS	approved	30/07/2026	Delegated Decision	Abbots Langley And Bedmond
26/0964/CLPD	Certificate of Lawfulness Proposed Development: Construction of detached single storey garage/outbuilding 130 Abbots Road Abbots Langley Hertfordshire WD5 0BL	approved	05/08/2026	Delegated Decision	Abbots Langley And Bedmond
26/0961/FUL	Variation of Condition 2 (Plans) pursuant to planning permission 26/0508/FUL to allow an increase in size to the ground floor extension 3 Talbot Cottages Bedmond Road Abbots Langley Hertfordshire WD5 0QB	approved	24/07/2026	Delegated Decision	Abbots Langley And Bedmond
26/0967/FUL	Variation of Condition 6 (Use of Outbuilding) pursuant to planning permission 25/1238/FUL to allow someone else to work in the outbuilding alongside the applicant. 7 Little Oxhey Lane South Oxhey Watford Hertfordshire WD19 6FS	approved	17/08/2026	Delegated Decision	Carpenders Park



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0955/CLPD	Certificate of Lawfulness Proposed Development: Proposed loft conversion including hip to gable extension, rear dormer and front rooflights 31 Carpenders Avenue Carpenders Park Watford Hertfordshire WD19 5BS	approved	07/08/2026	Delegated Decision	Carpenders Park
26/1049/FUL	Single storey front extension. 42 Margeholes Carpenders Park Watford Hertfordshire WD19 5AR	approved	17/08/2026	Delegated Decision	Carpenders Park
26/0951/FUL	Construction of first floor front extension; loft conversion with hip to gable roof extension and rear dormer, front rooflights 31 Carpenders Avenue Carpenders Park Watford Hertfordshire WD19 5BS	refused	07/08/2026	Delegated Decision	Carpenders Park
26/1160/PDND	Prior Notification: Demolition of the pool building Sir James Altham Pool Altham Way South Oxhey Watford Hertfordshire WD1 5HW	approved	17/08/2026	Delegated Decision	Carpenders Park
26/0871/FUL	Joint application: Erection of single storey rear extensions (No 78 and 80). 78 And 80 Greenfield Avenue Carpenders Park Watford Hertfordshire WD19 5DH	approved	13/08/2026	Delegated Decision	Carpenders Park



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0930/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 2.81 metres, maximum eaves height 2.81 metres) 116 Penrose Avenue Carpenders Park Watford Hertfordshire WD19 5AA	approved	12/08/2026	Delegated Decision	Carpenders Park
26/0982/PDE	Prior Approval: Demolition of existing extension and construction of single storey rear extensions. (Maximum depth: 6.00m, Maximum height: 3.45m, Maximum eaves height: 3.00m). 2 On The Hill Carpenders Park Watford Hertfordshire WD19 5DR	approved	23/07/2026	Delegated Decision	Carpenders Park
26/1024/FUL	Conversion of existing garage and construction of a single storey link extension to form residential annexe The Briars House 13 The Briars Sarratt Rickmansworth Hertfordshire WD3 6AU	approved	24/08/2026	Delegated Decision	Chorleywood North And Sarratt
26/0845/RSP	Part-Retrospective: Change of use of land for the stationing of caravans for residential purposes. Keepers Cottage Solesbridge Lane Chorleywood Rickmansworth Hertfordshire WD3 5SU	approved	24/07/2026	Delegated Decision	Chorleywood North And Sarratt
26/1060/DIS	Discharge of Condition 13 (ASHP - Details) pursuant to planning permission 24/1799/RSP 24 Lynwood Heights Rickmansworth Hertfordshire WD3 4ED	Determined - DIS apps	21/08/2026	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/1062/NMA	Non Material Amendments to planning permission 24/1799/RSP to allow alterations to the fenestration and render including change in exterior colour. 24 Lynwood Heights Rickmansworth Hertfordshire WD3 4ED	approved	28/07/2026	Delegated Decision	Chorleywood North And Sarratt
26/0798/FUL	Demolition of existing garage, store and conservatory; construction of part-single, part-two storey side extension and single storey rear extension; loft conversion including front and side dormer windows, rear landscaping, swimming pool and patio Upstream Trout Rise Loudwater Rickmansworth Hertfordshire WD3 4JY	refused	06/08/2026	Delegated Decision	Chorleywood North And Sarratt
25/1013/FUL	Demolition of equestrian complex and construction of 2no. single storey detached dwellings with accommodation in the roofspace served by side/rear dormers, front/side rooflights, rear solarpanels with associated driveways, parking and landscaping and erection of stables Cherry Tree Lodge Farm Finches Avenue Redheath Rickmansworth Hertfordshire WD3 4LN	approved	17/08/2026	Delegated Decision	Chorleywood North And Sarratt
26/1251/CLPD	Certificate of Lawfulness Proposed Development: Construction of a single storey rear extension. 6 Caroon Drive Sarratt Rickmansworth Hertfordshire WD3 6DD	approved	24/08/2026	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0670/FUL	Construction of part-single, part two storey rear extension and side porch, replacement of windows and removal of oil tank Belsize House Plough Lane Sarratt Rickmansworth Hertfordshire WD3 4QP	refused	24/07/2026	Delegated Decision	Chorleywood North And Sarratt
26/0671/LBC	Listed Building Consent: Construction of part-single, part two storey rear extension and side porch, replacement of windows and removal of oil tank Belsize House Plough Lane Sarratt Rickmansworth Hertfordshire WD3 4QP	refused	24/07/2026	Delegated Decision	Chorleywood North And Sarratt
26/1086/FUL	Conversion of outbuilding into habitable accommodation for home office. The White Bungalow Solesbridge Lane Chorleywood Rickmansworth Hertfordshire WD3 5SX	approved	20/08/2026	Delegated Decision	Chorleywood North And Sarratt
26/0842/CLPD	Certificate of Lawfulness Proposed Development: Installation of solar panels. Dykewood Chorleywood Road Rickmansworth Hertfordshire WD3 4ES	approved	27/07/2026	Delegated Decision	Chorleywood North And Sarratt
26/0882/FUL	Alterations to external fenestration detail ; including replacement and alteration of doors and windows, infilling of existing openings, and replacement of roof covering. First Chorleywood Scout Headquarters Orchard Drive Chorleywood Hertfordshire	approved	30/07/2026	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/1014/PDNA	Permitted Development Notice: Construction of an Agricultural Building. Micklefield Hall Farm Sarratt Road Rickmansworth Hertfordshire WD3 6AQ	withdrawn	18/08/2026	Withdrawn	Chorleywood North And Sarratt
26/0977/PDNA	Permitted Development Notice: Construction of agricultural barn Land Off Old House Lane Old House Lane Kings Langley Hertfordshire	approved	13/08/2026	Delegated Decision	Chorleywood North And Sarratt
26/0837/FUL	Variation of Condition 2 (plans) pursuant to planning permission 23/0801/FUL to allow increase in width of the first floor side extension 10 Lower Plantation Loudwater Rickmansworth Hertfordshire WD3 4PQ	refused	27/07/2026	Delegated Decision	Chorleywood North And Sarratt
26/0653/FUL	Construction of single storey rear extension; first floor side extension; alterations to front roof form and gables to rear dormers; side rooflights and solar panels; alterations to external materials including render and metal cladding; replacement windows; internal alterations; alterations to fenestration, erection of detached garage; repositioning of front vehicle gate; removal 1no. existing access; new boundary fencing; associated landscaping works; and repositioning of tennis court. Ferndale Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HN	approved	24/07/2026	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0819/FUL	Demolition of existing conservatory and erection of two storey rear extension and single storey side extension Willow Cottage Penmans Green Sarratt Kings Langley Hertfordshire WD4 9AZ	approved	23/07/2026	Delegated Decision	Chorleywood North And Sarratt
26/0832/FUL	Demolition of existing conservatory, construction of single storey rear extension, first floor front / side extension; garage conversion and loft conversion with rear juliet dormer and window, internal alterations and alterations fenestration, and alterations to driveway and front hard landscaping; external materials including render 99 Whitelands Avenue Chorleywood Rickmansworth Hertfordshire WD3 5RQ	approved	14/08/2026	Delegated Decision	Chorleywood South And Maple Cross
26/0796/FUL	Installation of paving on the front garden Afton Cottage 39 Berks Hill Chorleywood Rickmansworth Hertfordshire WD3 5AJ	approved	24/07/2026	Delegated Decision	Chorleywood South And Maple Cross
26/1005/RSP	Retrospective: Replacement of pre-existing glazed pitched roof conservatory with flat roof. Conifers 11 Grovewood Close Chorleywood Rickmansworth Hertfordshire WD3 5PU	approved	18/08/2026	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0966/FUL	Demolition of existing garage, construction of part two storey, part first floor side and rear extensions 53 Oakhill Road Maple Cross Rickmansworth Hertfordshire WD3 9RE	withdrawn	23/07/2026	Withdrawn	Chorleywood South And Maple Cross
26/0914/DIS	Discharge of condition 3 (Construction Management Plan) pursuant to planning permission 24/1963/FUL Maple Cross House, Denham Way And Kier Offices Off Maple Lodge Close, Maple Cross Rickmansworth Hertfordshire WD3 9SW	Determined - DIS apps	24/07/2026	Delegated Decision	Chorleywood South And Maple Cross
26/0887/FUL	Erection of side dormer to first floor level with side solar panels and rooflights; alterations to ground floor level rear roof form from hip to gable extension, alterations to side and rear fenestration; alterations to front driveway and landscaping; increase in chimney height 114 Whitelands Avenue Chorleywood Rickmansworth Hertfordshire WD3 5RG	approved	19/08/2026	Delegated Decision	Chorleywood South And Maple Cross
26/0923/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension, with rear juliet dormer and front rooflights 115 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS	approved	30/07/2026	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0888/FUL	Demolition of existing single storey rear extension and construction of single storey rear extension, widening of existing first floor rear bay window, alterations to loft level including erection of side/rear dormer windows and front/side rooflights 49 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS	approved	27/07/2026	Delegated Decision	Dickinsons
26/0872/FUL	Change of use of part of ground floor to allow marketing and management suite to be incorporated into the existing gym use. Management Office The Hive Hatters Lane Watford Hertfordshire WD18 8AS	approved	23/07/2026	Delegated Decision	Dickinsons
26/1001/FUL	Construction of a single storey side and rear extension 17 Killingdown Farm Way Croxley Green Rickmansworth Hertfordshire WD3 3GB	approved	13/08/2026	Delegated Decision	Dickinsons
26/1012/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip-to-gable roof extension, rear dormer, front roof lights and removal of chimney 68 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BP	approved	03/08/2026	Delegated Decision	Dickinsons
26/0973/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights. 125 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FB	approved	11/08/2026	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0965/DIS	Discharge of conditions 5 (Tree Method Statement) and 6 (Hard and Soft Landscaping) pursuant to planning permission 26/0547/FUL Downfield 49 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AH	Determined - DIS apps	27/07/2026	Delegated Decision	Dickinsons
25/0488/RSP	Part Retrospective: Demolition of offices and erection of new development of 59 flats with associated parking and external landscaping Scotsbridge House Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3BB	approved	24/07/2026	Delegated Decision	Dickinsons
26/0704/RSP	Part Retrospective: Erection of rear dormer window and raised patio including privacy screen 48 Oakleigh Drive Croxley Green Rickmansworth Hertfordshire WD3 3EF	approved	17/08/2026	Delegated Decision	Dickinsons
26/0843/FUL	Construction of single storey side and rear extension; loft conversion including hip to gable roof extension with rear dormer with windows and front rooflights 16 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RQ	approved	06/08/2026	Delegated Decision	Durrants
26/1077/PDE	Prior Approval: Single storey rear extension (depth 5.75 metres, maximum height 3.45 metres, maximum eaves height 3.45 metres) 36 Girtton Way Croxley Green Rickmansworth Hertfordshire WD3 3QN	withdrawn	13/08/2026	Withdrawn	Durrants



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/1140/PDNE	Prior Approval Renewable Energy: Installation of roof-mounted solar panels Croxley Danes School 48 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LR	approved	11/08/2026	Delegated Decision	Durrants
26/1040/PDE	Prior Approval: Single storey rear extension (depth 5.00 metres, maximum height 2.90 metres, maximum eaves height 2.90 metres) 90 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PG	withdrawn	27/07/2026	Withdrawn	Durrants
26/0838/FUL	Demolition of existing garage and construction of single storey side extension; alterations to rear fenestration 8 Norwich Way Croxley Green Rickmansworth Hertfordshire WD3 3SP	approved	23/07/2026	Delegated Decision	Durrants
26/1035/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable extension, rear dormer, and front rooflights and window to side elevation. 90 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PG	approved	20/08/2026	Delegated Decision	Durrants
26/0865/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof alterations, removal of rear chimney and addition of rear dormer with Juliet balcony and rooflight to roof;; front rooflights and window to side elevation. 6 Canterbury Way Croxley Green Rickmansworth Hertfordshire WD3 3SS	approved	07/08/2026	Delegated Decision	Durrants



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0991/RSP	Part-Retrospective: Construction of front porch, conversion of garage into habitable accommodation and internal alterations. 90 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LP	approved	13/08/2026	Delegated Decision	Durrants
26/1028/PDE	Prior Approval: Single storey rear extension (depth 5.00m, maximum height: 2.95m, maximum eaves height: 2.95m) 52 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3QA	no objection	05/08/2026	Delegated Decision	Durrants
26/1059/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.15 metres, maximum eaves height 3.00metres) 50 Claremont Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QR	no objection	06/08/2026	Delegated Decision	Durrants



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
22/1945/FUL	Hybrid application for the creation of a Film Hub to include detailed approval for demolition of a number of existing buildings including children's farm buildings and change of use of Mansion House and Aisled Barn for filming and the construction of a cafe within the Walled Garden, new car parking area to north of site, alterations to existing access points along Langleybury Lane, change of use of the L Shaped Barn (to multi purpose use including cycle hub, showers and vehicle storage) and change of use of ground floor of the existing Laundry to reception facility, together with outline planning approval (matters reserved: Scale, Layout, Appearance and Landscaping) for change of use of site to a Film Hub to include Craft Workshop buildings, Sound Stages, Support Workshops, Production Offices, Backlots, Film and Television Training Facility Building, Offices, Ancillary Buildings, parking areas and relocation of Langleybury Children's Farm including new farm buildings. Alterations to existing cycle path and pedestrian network within the site, to include provision of a new pedestrian/cycle access within the site to the A41 Land To The East Of Langleybury Lane And Including Langleybury House Estate Langleybury Lane Langleybury Hertfordshire	approved	30/07/2026	Committee Decision	Gade Valley
26/1313/EEC	Remove four rows of pews (8 in total) from the rear of the church. St Pauls Church Langleybury Lane Huton Bridge Sarratt Langleybury Hertfordshire WD4 8QQ	no objection	17/08/2026	Delegated Decision	Gade Valley
26/0768/DIS	Discharge of Condition 4(external materials) pursuant to planning permission 24/1751/RSP Beaufort Court Egg Farm Lane Kings Langley Hertfordshire WD4 8LR	Determined - DIS apps	24/07/2026	Delegated Decision	Gade Valley



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0952/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension; rear dormer, velux windows and construction of outbuilding to rear. 54 Station Road Kings Langley Hertfordshire WD4 8LB	approved	24/07/2026	Delegated Decision	Gade Valley
26/0460/CLED	Certificate of Lawfulness Existing Use: Use of annexe as an independent dwelling Annexe Hart Hall Hyde Lane Nash Mills Hemel Hempstead Hertfordshire HP3 8SA	refused		Delegated Decision	Gade Valley
26/0839/PDM	Prior approval: Change of Use of the existing building (Class E) to a dwellinghouse (Use Class C3) 14 Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8RE	approved	28/07/2026	Delegated Decision	Gade Valley
26/0928/CLPD	Certificate of Lawfulness Proposed Development: Stationing of mobile home for ancillary residential use as annexe 50 Harthall Lane Kings Langley Hertfordshire WD4 8JH	refused	03/08/2026	Delegated Decision	Gade Valley
26/1015/FUL	Variation of Condition 2 (Plans) pursuant to planning permission 25/1939/FUL to allow a reduction to the first floor extension; associated alterations to the fenestration. 32 Tudor Manor Gardens Garston Watford Hertfordshire WD25 9TQ	approved	30/07/2026	Delegated Decision	Leavesden



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0636/FUL	Alterations to front elevation and front fenestration including relocation of entrance door, conversion of garage into habitable accommodation, extension to existing driveway 69 Berkeley Close Abbots Langley Hertfordshire WD5 0XD	approved	23/07/2026	Delegated Decision	Leavesden
26/0963/FUL	Extensions to temporary school building in association with on-site filming activities. Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	approved	03/08/2026	Delegated Decision	Leavesden
26/1089/NMA	Non-material amendment pursuant to planning permission 25/1308/FUL to allow alterations to Building 18 including alterations to fenestration detail, new canopy element and provision of a mezzanine level. Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	approved	28/07/2026	Delegated Decision	Leavesden
26/0924/FUL	Demolition of existing conservatory and construction of single storey rear extension with roof lantern 6 Mallard Road Abbots Langley Hertfordshire WD5 0GA	approved	13/08/2026	Delegated Decision	Leavesden
25/0464/FUL	Subdivision of existing plot and construction of detached bungalow with associated access, landscaping, cycle storage, and parking Land To Rear Of 53 And 55 Bucknalls Lane Garston Hertfordshire	withdrawn	18/08/2026	Withdrawn	Leavesden



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0936/FUL	Demolition of existing conservatory and part demolition of garage; construction of single-storey rear extension; conversion of garage into habitable accommodation 8 Abbey Drive Abbots Langley Hertfordshire WD5 0TL	approved	12/08/2026	Delegated Decision	Leavesden
26/0946/DIS	Discharge of conditions 19 (Badger Mitigation), 20 (Construction Environmental Management plan), 21 (Species Enhancement Plan), 27 (Arboricultural Method Statement) and 29 (Tree Replacement) pursuant to planning permission 25/0896/FUL Land At Woodside Road Woodside Road Abbots Langley Hertfordshire	Determined - DIS apps	06/08/2026	Delegated Decision	Leavesden
26/1153/NMA	Non Material Amendment to planning permission 25/0391/RSP to allow glass balustrades in place of metal railings to rear Juliet balconies. 44 Wolsey Road Moor Park Northwood Hertfordshire HA6 2EN	approved	19/08/2026	Delegated Decision	Moor Park And Eastbury
26/0897/FUL	Alterations to existing dropped kerb and provision of additional dropped kerb to create a carriage driveway, alterations to the front boundary including erection of brick wall, piers and metal railings. 10 Westbury Road Northwood HA6 3BT	refused	13/08/2026	Delegated Decision	Moor Park And Eastbury
26/1037/FUL	Conversion of garage into habitable accommodation including alterations to fenestration and rooflights. Edgehill Sandy Lane Northwood HA6 3ES	approved	18/08/2026	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0821/DIS	Discharge of Condition 4(Sustainable Drainage Statement) pursuant to planning permission 26/0092/FUL 20 Batchworth Lane Northwood HA6 3DR	Determined - DIS apps		Delegated Decision	Moor Park And Eastbury
26/0935/FUL	Construction of single storey rear extension with roof lantern, installation of window to side elevation 53 St Marys Avenue Northwood HA6 3AY	approved	30/07/2026	Delegated Decision	Moor Park And Eastbury
26/0941/DIS	Discharge of Condition 10 (Building contracts) Pursuant to planning permission 24/1479/FUL Cartref Ormonde Road Moor Park Northwood Hertfordshire HA6 2EJ	Determined - DIS apps	29/07/2026	Delegated Decision	Moor Park And Eastbury
26/1004/CLPD	Certificate of Lawfulness Proposed Development: Conversion of garage to habitable accommodation 39 Bishops Avenue Northwood HA6 3DD	approved	17/08/2026	Delegated Decision	Moor Park And Eastbury
26/0939/FUL	Loft conversion including increase in ridge height, with hip to gable roof extension, rear dormer and front rooflights; alterations to ground floor doors 2 Ralston Way South Oxhey Watford Hertfordshire WD19 7BH	approved	11/08/2026	Delegated Decision	Oxhey Hall And Hayling
26/0825/FUL	Construction of single storey front, rear and side extension, partial conversion of garage into habitable accommodation; internal alterations, removal of chimney. 10 St Francis Close Oxhey Hall Watford Hertfordshire WD19 4LP	approved	14/08/2026	Delegated Decision	Oxhey Hall And Hayling



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0878/FUL	Conversion of garage into habitable accommodation, windows to side elevation, extension to existing front porch canopy 11 Field Way Rickmansworth Hertfordshire WD3 7EL	approved	23/07/2026	Delegated Decision	Penn And Mill End
26/0895/RSP	Retrospective: Construction of single storey rear extension 3 Whitfield Way Mill End Rickmansworth Hertfordshire WD3 8QT	approved	23/07/2026	Delegated Decision	Penn And Mill End
26/0954/FUL	Demolition of existing rear projection and construction of new single-storey side and rear extensions, pitched roof over existing side extension and alterations to rear fenestration 11 Nightingale Road Rickmansworth Hertfordshire WD3 7DE	approved	07/08/2026	Delegated Decision	Rickmanswor th Town
26/0816/FUL	Loft conversion including increase in ridge height with rear dormer and front/side rooflights 25 Beacon Way Rickmansworth Hertfordshire WD3 7PF	approved	30/07/2026	Delegated Decision	Rickmanswor th Town
26/1039/DIS	Discharge of Condition 2 (Fire Strategy: Fixtures/fittings) pursuant to planning permission 25/1090/LBC Chapel Royal Masonic School Rickmansworth Park Rickmansworth Hertfordshire	Determined - DIS apps	13/08/2026	Delegated Decision	Rickmanswor th Town
25/2211/FUL	Construction of 3no. padel courts with fencing and floodlighting, with associated infrastructure, hard and soft landscaping works Royal Masonic School Rickmansworth Park Rickmansworth Hertfordshire WD3 4HF	approved	30/07/2026	Delegated Decision	Rickmanswor th Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0894/FUL	Construction of two additional storeys to existing two-storey car park building to form four-storey building (ground floor retained for parking and proposed commercial use (Class E) at floors 1, 2, and 3); construction of terrace balconies; new fenestration; associated works including new ramp and staircase; and landscaping alterations. Trinity Court Church Street Rickmansworth Hertfordshire WD3 1RT	refused	17/08/2026	Delegated Decision	Rickmansworth Town
26/0904/FUL	Demolition of existing single storey side extension, construction of part-single, part-two storey side extension, single storey rear extension and side ramp, conversion of garage into habitable accommodation, internal alterations and alterations to front fenestration 36 Shepherds Way Rickmansworth Hertfordshire WD3 7NL	approved	13/08/2026	Delegated Decision	Rickmansworth Town
26/0905/FUL	Construction of single storey rear extension and first floor side extension, loft conversion including increase in ridge height with rear dormers and front rooflight; relocation of existing chimney and erection of chimney 36 Shepherds Way Rickmansworth Hertfordshire WD3 7NL	refused	07/08/2026	Delegated Decision	Rickmansworth Town
26/0829/FUL	Demolition of existing conservatory and construction of single storey rear extension, loft conversion with rear dormer and front rooflight 5 James Way South Oxhey Watford Hertfordshire WD19 6HL	approved	04/08/2026	Delegated Decision	South Oxhey



August Planning Committee – Decision Summary

Reference	Address	Proposal	Decision
25/2168/OUT	Land Adjacent Woodlands Cottages Oxhey Lane Carpenders Park	Outline application: Construction of up to 70 residential dwellings (Use Class C3) with associated access onto Oxhey Lane and infrastructure (Appearance, Layout, Landscaping and Scale as reserved matters)	Refused (Overturn officer recommendation) – inappropriate development in the Green Belt and the absence of an agreed S.106 Agreement (wording to be circulated to Members)
26/0645/FUL	75 Nightingale Road Rickmansworth Hertfordshire WD3 7BU	Demolition of existing two storey side extension, single storey rear extension and front porch; construction of two storey side extension and single storey rear extension, loft conversion including alterations to roof form, with front/rear dormers, rear Juliet dormer and front/side rooflights; internal alterations and alterations to fenestration	Deferred to enable officers to discuss with the applicant to review proposal in respect of rooflights, dormers and set in distance from the boundary adjacent to No.73.
26/1042/FUL	36 Girton Way Croxley Green Rickmansworth Hertfordshire WD3 3QN	Loft conversion including hip to gable roof extension; construction of a rear dormer; installation of rooflights and removal of chimney stack, single storey front extension and front porch, alterations to fenestration alterations to front amenity garden and construction of front pedestrian gate	Approved (in accordance with the officer recommendation)

Current Major Planning Applications



Reference	Address	Proposal	Statutory Determination Date	Agreed Extension of Time
24/0476/OUT	Land East Of Green Street And North Of Orchard Drive Green Street Chorleywood Hertfordshire	Outline Application: Comprehensive development of the Site, delivering up to 300 no. residential dwellings (Use Class C3), associated access, and supporting amenity space, landscaping, green infrastructure and sustainable drainage systems (all matters reserved except for access).	16/07/2024	31/10/2026
24/0538/OUT	Land East Of Green Street And North Of Orchard Drive Green Street Chorleywood Hertfordshire	Outline Application: Demolition of the existing farm building and comprehensive development of the Site, delivering up to 675 no. residential dwellings (Use Class C3), a new two-form entry primary school, associated access, and supporting amenity space, landscaping, green infrastructure and sustainable drainage systems (all matters reserved except for access).	29/07/2024	31/10/2026
24/0925/FUL	Kebbell House Delta Gain Carpenders Park Hertfordshire	Demolition of existing commercial buildings and construction of 4 x 5 storey blocks comprising 129 flats and 513sqm of Class E floorspace with associated access, basement parking and landscaping works.	30/09/2024	31/08/2026
24/1833/OUT	The Royal British Legion Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HL	Outline Application: Demolition of existing buildings and construction of up to 18 residential dwellings, including on land to north west of buildings, with access onto Church Lane (Appearance, Layout, Landscaping and Scale reserved)	05/03/2025	30/09/2026
25/0196/FUL	Fir Trees Dawes Lane Sarratt Rickmansworth Hertfordshire WD3 6BG	Redevelopment of site and erection of 20 dwellings (Use Class C3) with associated parking, cycle storage and landscaping, served by new vehicular access and pedestrian access to Dawes Lane.	22/05/2025	14/08/2026

Current Major Planning Applications



Reference	Address	Proposal	Statutory Determination Date	Agreed Extension of Time
25/0563/RSP	The Paddock Little Oxhey Lane Carpenders Park Watford Hertfordshire WD19 5BA	Part Retrospective: Creation of vehicle parking areas for company vehicles including alterations to land levels and associated boundary treatment hard and soft landscaping, attenuation basin, lighting; the use of the existing bungalow as offices including loft conversion with dormers and rooflights; and demolition of stables and construction of two-storey building for office / training / vehicle maintenance premises (Use Class Sui Generis)	15/07/2025	27/04/2026
25/0766/FUL	Land At Berrybushes Farm Langleybury Lane Kings Langley WD4 8RL	Temporary planning permission for use of land for film making for 18 months, including construction of temporary set pieces; storage, stationing of support services and parking	14/08/2025	21/11/2025
25/2094/FUL	Land To The North West Of Cottage Farm Redhall Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4LT	Erection of a barn and a tractor store; access off Redhall Lane and associated hard-standing and turning area; erection of 2no. polytunnels and a potting enclosure	04/03/2026	31/07/2026
25/2168/OUT	Land Adjacent Woodlands Cottages Oxhey Lane Carpenders Park Hertfordshire	Outline application: Construction of up to 70 residential dwellings (Use Class C3) with associated access onto Oxhey Lane and infrastructure (Appearance, Layout, Landscaping and Scale as reserved matters)	23/03/2026	28/08/2026
25/2215/OUT	Land At Dawes Lane Sarratt Rickmansworth Hertfordshire WD3 6BA	Outline application: Demolition of existing structures and erection of up to 44 new homes with associated access, parking, open space, landscaping and ancillary works (Appearance, Layout, Landscaping and Scale as reserved matters)	24/03/2026	22/07/2026
25/2154/FUL	Green End Farm Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HH	Demolition of no. 93a Church Lane, commercial units and private livery yard and erection of 16no. dwellings with associated access, parking and landscaping works	07/04/2026	13/08/2026

Current Major Planning Applications



Reference	Address	Proposal	Statutory Determination Date	Agreed Extension of Time
25/2197/OUT	Land Adjoining Notley Farm Bedmond Road Abbots Langley Hertfordshire	Outline application: Erection of up to 93 dwellings with associated access, parking, amenity space and landscaping (Appearance, Layout, Landscaping and Scale as reserved matters)	09/04/2026	30/09/2026
26/0194/OUT	Catlips Farm Berry Lane Chorleywood Rickmansworth Hertfordshire WD3 5EU	Outline Application: Demolition of existing development and redevelopment of the Site, including the construction of up to 333 dwellings (Use Class C3) of which 50% affordable housing, 66 bed Care Home (Use Class C2), Medical Centre (Use Class E (e)), Local Centre [containing Retail (Use Class E (a-c)), Community Facilities (use Class F2) and Cafe (Use Class E(a))] and associated play space, parking and associated infrastructure. New vehicular access onto Shepherds Lane and pedestrian and cycle accesses onto Shepherds Lane and Berry Lane, bus stop, bike station, landscaping, pedestrian / cycleway access routes, green infrastructure including community amenity space, allotments, play areas, outdoor gym trail / equipment and associated infrastructure including sustainable urban drainage systems (all matters reserved except for access).	20/05/2026	31/07/2026
26/0151/FUL	Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	Removal of condition 13 (M25 Junction 21a Improvements) of planning permission 25/1308/FUL	22/05/2026	
26/0055/FUL	Auburn Mere Residential Home Oxhey Lane Carpenders Park Watford Hertfordshire WD19 5RE	Construction of part single, part two, part-three storey front, side and rear extensions to the main building including link to existing detached outbuilding; with associated dormers and rooflights, roof terraces; internal alterations and alterations to materials; removal of existing vehicular access, hard standing and creation of new vehicular access from Oxhey Lane, with associated parking and landscaping works.	25/05/2026	31/08/2026
26/0462/AOD	Land To The Rear Of 76 And 78 Church Lane Sarratt WD3 6HL	Approval of Details: Details pursuant to Conditions 1 and 2 of Planning Permission 21/2896/OUT (Appeal Reference: APP/P1940/W/22/3300083) comprising layout, scale, appearance and landscaping of the residential development (20 dwellings) with new access to Church Lane and proposed pedestrian link to existing public footpath.	19/06/2026	

Current Major Planning Applications



Reference	Address	Proposal	Statutory Determination Date	Agreed Extension of Time
26/0711/OUT	Land Between Ferndale, Church Lane And Sarratt Road Church Lane Sarratt Hertfordshire	Outline application: Construction of up to 54 residential homes (Use Class C3) with associated access (appearance, landscaping, layout, scale as reserved matters)	10/08/2026	
26/0601/OUT	Land South Of The White House, East Lane, And Between Bedmond Road And East Lane Bedmond Abbots Langley Hertfordshire WD5 0QE	Outline application: Erection of up to 66 residential dwellings including access (appearance, landscaping, layout and scale as reserved matters).	14/08/2026	30/10/2026
26/0959/FUL	30 Eastbury Avenue Northwood HA6 3LN	Demolition of existing buildings; construction of 2no. detached buildings to accommodate 18no. residential apartments with associated access, parking and landscaping works	02/10/2026	

A large, abstract green graphic on the left side of the slide, consisting of several overlapping, curved, wavy bands that create a sense of depth and movement.

Three Rivers District Council Annual Review of Grant Agreements 2025 - 2026

August 2026

Funding Allocation

April 2025 – March 2026

Organisation	Amount
Citizens Advice Service Three Rivers	£259,290
Herts Mind Network	£8,000
Home-Start Watford, Three Rivers & Hertsmere	£4,800
Watford & Three Rivers Trust	£40,000
Watford Football Club, Community Sport and Education Trust	£5,000

Citizens Advice Service Three Rivers



Overview of what the funding has contributed towards:

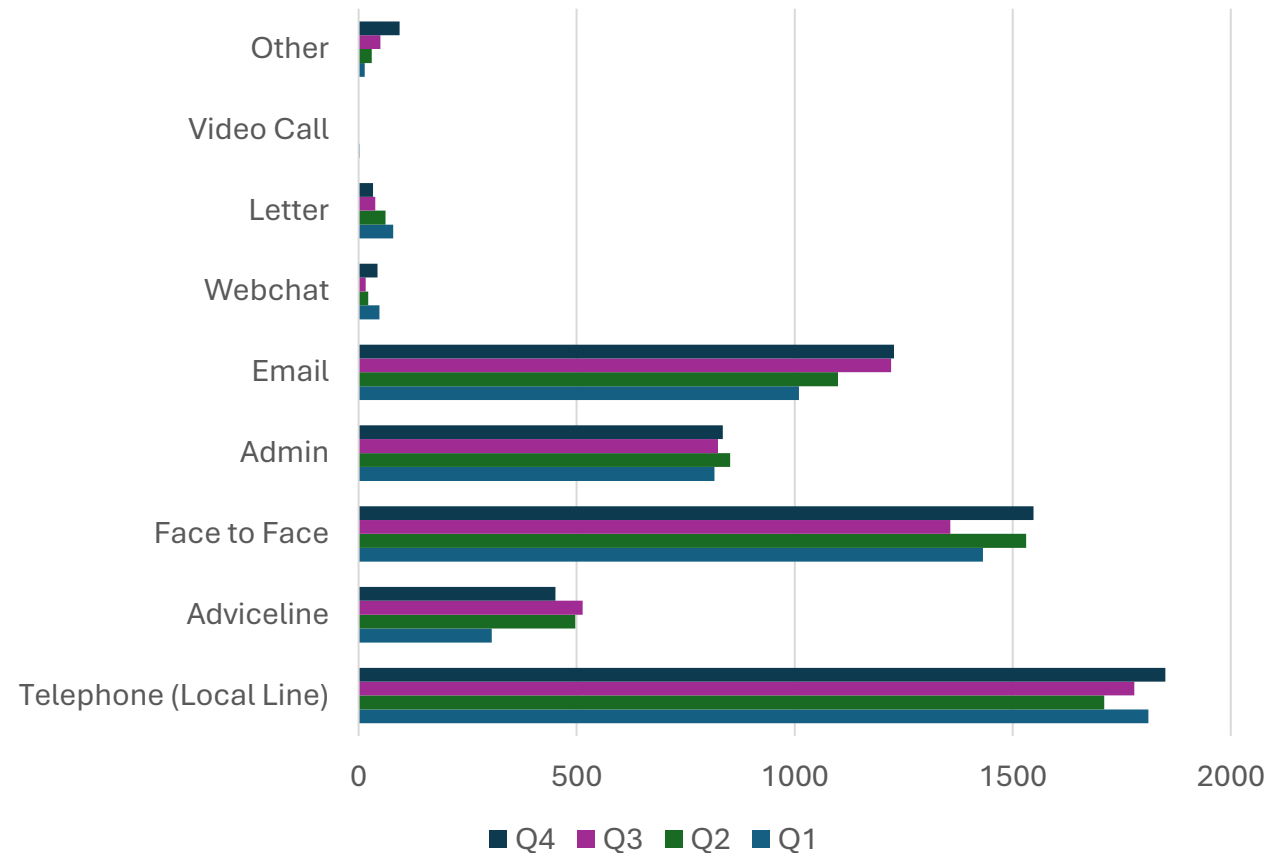
The priorities of the Citizens Advice Service in Three Rivers (CASTR):

- Provide advice services to those that live or work in Three Rivers
- Increase CASTR influence with policy makers locally and nationally
- To strengthen their equalities provision

Cumulative Financial outcomes for clients (2025-26 total):

- Total Financial Gain (includes charitable payments and HSF) **£1,350,042**
- Debts written off **£803,460**
- Debts rescheduled, reimbursements **£40,937**
- Repayments rescheduled **£510**

Total Activity by Channel



Citizens Advice Service Three Rivers

**citizens
advice**

	Q1	Q2	Q3	Q4
Number of clients supported	1,768	1,915	1,690	1,861
Number of clients helped to receive full benefit entitlement <i>Target of 500 per quarter</i>	674	665	617	668
Financial gain of benefit advice <i>Target of £200,000 a quarter</i>	£378,205	£308,968	£228,601	£434,268
Number of clients assisted with debt <i>Target of 200 per quarter</i>	277	305	287	332
Amount of debt written off <i>Target of £62,000 a quarter</i>	£171,851	£343,025	£111,017	£177,567
Average amount of debt written off <i>Target of £10,000 per client (tolerance is 50%)</i>	£21,481	£24,502	£17,195	£19,730

Citizens Advice Three Rivers

citizens
advice

Key issues addressed or identified by project:

The top issues across the year were:

- Benefits and Tax Credits (21.75%)
- Housing (13%)
- Debt (12.75%)

The top 5 Wards with the most issues reported are:

- South Oxhey – average of 833 issues raised per quarter
- Oxhey Hall and Hayling – average of 434 issues raised per quarter
- Carpenders Park – average of 355 issues raised per quarter
- Penn and Mill End – average of 345 issues raised per quarter
- Abbots Langley and Bedmond – average of 329 issues raised per quarter

Case Study:

Claire* came to our drop in service in November 2025. She is single with three young children and lives in a three bedroom social housing property. Claire struggles with her physical and mental health and receives Universal Credit (UC) and Council Tax Reduction. The children's father was not paying child maintenance although he is in work.

Claire had no debt but was struggling to manage, she was feeling hopeful as she has been told that she will be better off after 6th April 2026 when UC begins paying the child element for her third child. However, her November UC payment is about £800 lower than usual.

Claire was first seen by a generalist adviser who identified that Claire was now subject to the benefit cap. They looked at past awards and found that Claire was in receipt of the LCWRA element for her health conditions but is now LCW - this meant that Claire no longer received an additional payment for her health and was no longer exempt from the benefit cap. Claire recalled that she had received a form that she had filled in and that someone had spoken to her about her health over the telephone.

We identified that Claire still met the requirements for LCWRA and submitted a successful Mandatory Reconsideration (MR). Claire is no longer subject to the benefit cap and this means her UC has been backdated and she will also benefit when the two child limit is removed for UC. We also helped Claire submit a Personal Independence Payment (PIP) claim and apply for child maintenance from the children's father.

Herts Mind Network



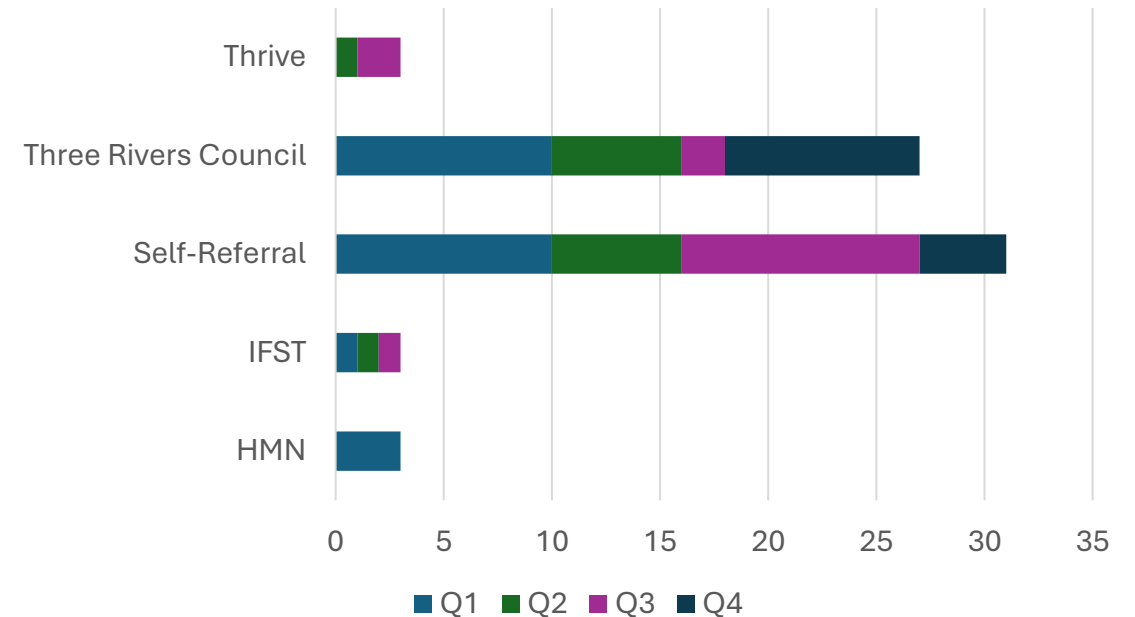
The priorities of the Community Support Service:

Community Support Service workers provide a variety of services to residents by receiving referrals from various organisations such as the Police, housing providers and council. As well as undertaking contact and holistic needs assessment and advice to residents by offering emotional, practical and advocacy support. This includes helping clients apply for the correct benefits, attend court and tribunals and arrange important appointments on behalf of clients.

Top 3 areas of need on referral:

- Mental Health
- Coping Strategies
- Housing

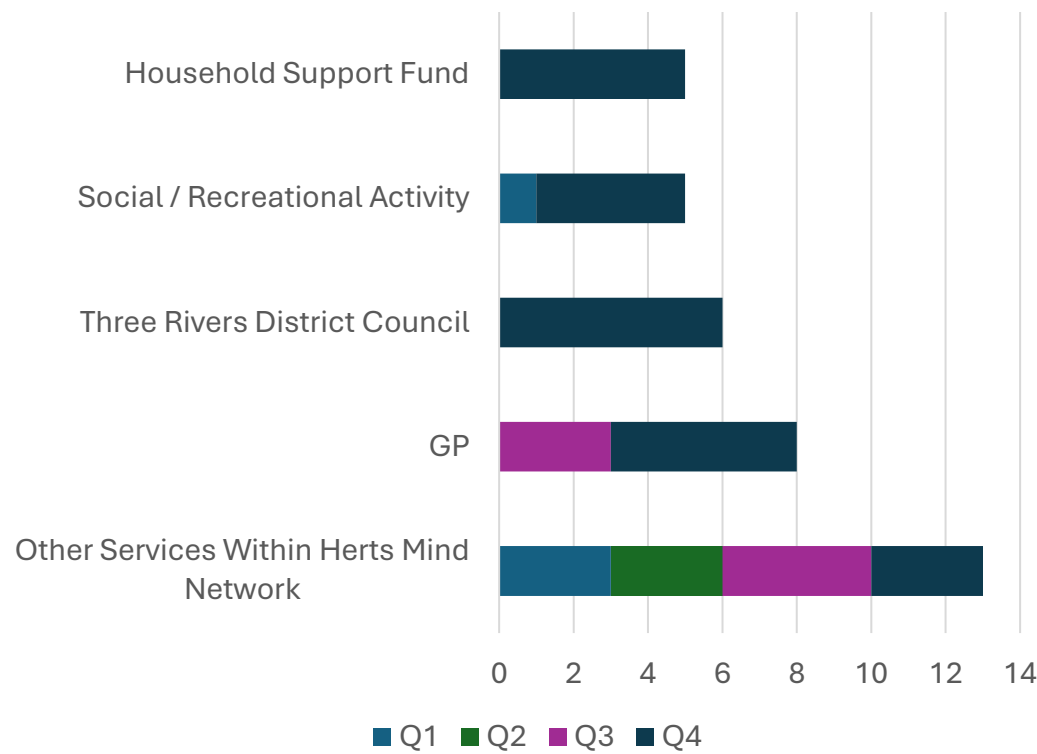
Top Five Referrals Received From



Herts Mind Network



Top 5 Services Clients Signposted To



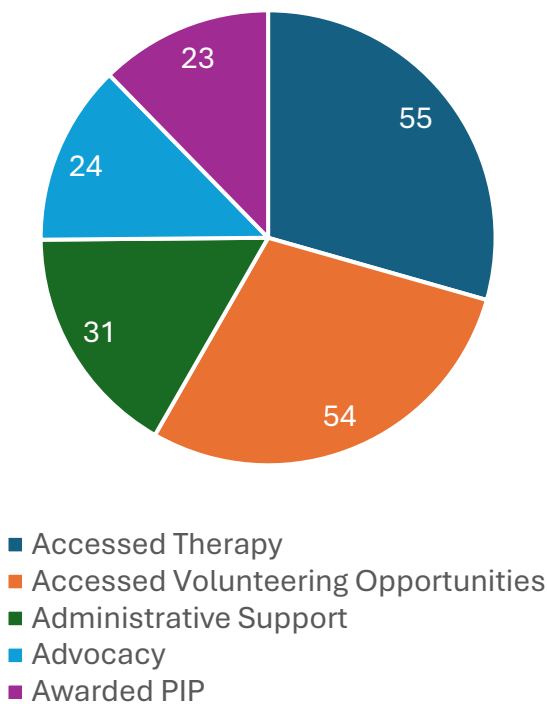
Target Number of Referrals	Target Number of Clients Supported
56	60
Actual Referrals*	Actual Clients Supported
72	69

*Herts Mind Network had a reduction of staff from 1.5 to 1 from 2024-25 to 2025-26

Herts Mind Network



Top 5 Outcomes for Clients



Case Study

The client has been supported by Herts Mind for an extended period due to ongoing mental health challenges. She has a history of childhood trauma, including sexual abuse by family members and exposure to domestic abuse from childhood through to adulthood. She has also previously had her son removed from her care by social services. Has also had longstanding issues with Social Services due to the concerns around the care for her daughter.

The client’s hair strand test returned positive, confirming the use of cannabis and cocaine. At the time, she was subject to a Child Protection Order and engaged with social services. She was also experiencing significant mental health difficulties, which contributed to concerns regarding her ability to provide safe and consistent care. These factors led to her referral into the Community Support Service to help support her through court orders to do with her daughter.

The client has been supported to attend The Living Rooms sessions and was accompanied to core meetings about her child’s welfare. Regular support was provided to help her stay engaged with CGL. When her child was removed under a court order, she was offered both practical court support and emotional support to help her cope with the impact of this decision. Advocacy and referrals were made to specialist services around child sexual abuse to ensure she could access the right help. Alongside this, the client received support with hoarding behaviours, including encouragement to access local services and explore safer living arrangements. Practical assistance was also given by securing a bed through the Household Support Fund and by linking her in with the Community Mental Health Team for ongoing input.

The client made significant progress in improving her home environment, addressing concerns around neglect and hygiene that had contributed to her child being removed. She remained abstinent from drugs and alcohol, consistently attended The Living Rooms, and actively engaged in her recovery. Over time, she began to believe in herself and built confidence in her ability to move forward after the removal of her child. The client is now taking pride in maintaining her flat, staying motivated, and working hard to stay on track for the sake of her daughter.

Home Start Watford, Three Rivers and Hertsmere

The priorities of Home Start Watford, Three Rivers and Hertsmere:

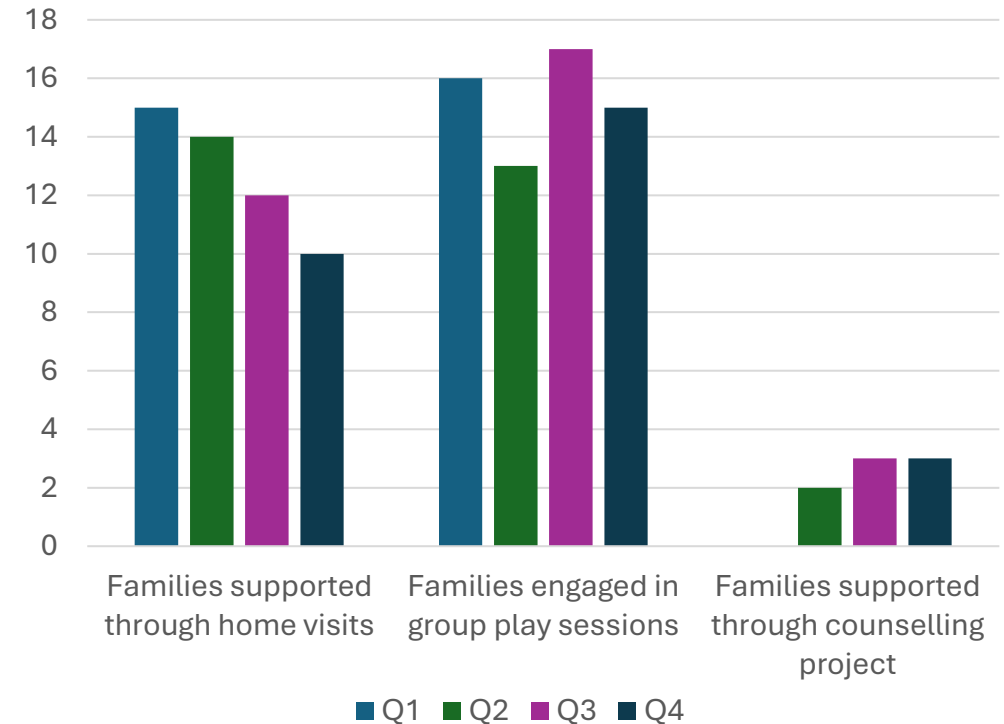
- Support families through consultations
- Assess and provide volunteer matching
- Provide ongoing relationships and support to families through:
 - Volunteer led home visits
 - Peer to peer support
 - Family group sessions
- Support volunteers through supervision and encouragement

Top 3 complex needs presented by families:

	Q1	Q2	Q3*	Q4*
Stress and Anxiety	77%	73%	79%	53.1%
Mental Health	73%	68%	79%	53.1%
Social Isolation	69%	68%	67%	46.9%
Families with 3 or more complex needs	81%	81%	86%	95.5%

*Additionally, in Quarter 3, 50% of families presented with a complex need regarding physical health and in Quarter 4, 34.4% of families presented with a complex need regarding lone parenting.

Support provided to Three Rivers residents



Home Start Watford, Three Rivers and Hertsmere



Case Study:

Referral and Background

This family was referred to our service by a support worker from the Southwest Herts Partnership. The mother, who has diagnosed special educational needs and disabilities (SEND), faces daily challenges due to both her physical health and neurodivergent needs. Of her six children, four currently live at home, three of whom display SEND-related characteristics. Although separated from her partner, he remains involved in the children's lives.

Challenges

Mum was struggling to manage her household due to declining physical health and the emotional demands of parenting. She wanted to take her children to the park and make practical changes in her home but lacked the confidence and capacity to do so without help. She also had growing concerns about two of her children's development and behaviour and felt overwhelmed by the process of securing educational support.

Our Support

We matched the family with a trained Home-Visiting Volunteer who provided weekly support for six months. The volunteer offered gentle, non-judgemental companionship and practical help. Mum appreciated the emotional support most of all—having someone who genuinely listened and showed interest in her as a person, not just as a parent.

Impact

Despite a deterioration in her physical health, Mum became more confident in advocating for her children's educational needs. One child has since received a formal diagnosis and an approved Education, Health and Care Plan (EHCP), which has already improved their behaviour and engagement at school.

The relationship with the volunteer had a profound emotional impact—Mum described feeling “like me again” and valued the sense of connection and kindness shown. She particularly appreciated thoughtful touches, such as being brought fashion magazines, showing how deeply the volunteer understood and respected her interests.

Volunteer Reflection

The volunteer described the experience as meaningful, highlighting the power of simply being a consistent and compassionate presence. She focused on building trust and offering space for Mum to feel heard and valued.

Coordinator Insight

“This was a beautiful example of how meaningful, person-centred volunteer support can help a parent feel seen and empowered. The family is now in a much stronger position thanks to the empathy and commitment shown by our volunteer.”

Home Start Watford, Three Rivers and Hertsmere



Additional support provided:

Home Start have also held additional activities for clients and volunteers that are not included in the previous mentioned priorities. These include:

Q1	• 3 family coffee mornings • Lambing event • Volunteer safety net group • Parent pick me-up (self-care bar for parents)
Q2	• 3 family coffee mornings • Home-Fest family summer party • Volunteer safety net group
Q3	• Family Christmas craft activities • Christmas Tea Party & singalong • Volunteer safety net group
Q4	• 3 family coffee mornings • Move and Munch event • Big Chefs Big Friendship event • Volunteer safety net group

Volunteers are also offered numerous training and development opportunities, some of which are outlined below:

Q1	• Perinatal and Mental Health Training • L3 in Education and Training • Big Hopes Big Futures Facilitator Training
Q2	• Mental Health First Aid • Paediatrics First Aid • Public Speaking Course
Q3	• Neurodiversity Training • Professional Curiosity and Safeguarding Children Conference
Q4	• Safeguarding Refreshers with HSUK and HCSP • Herts Victim Conference

Watford & Three Rivers Trust



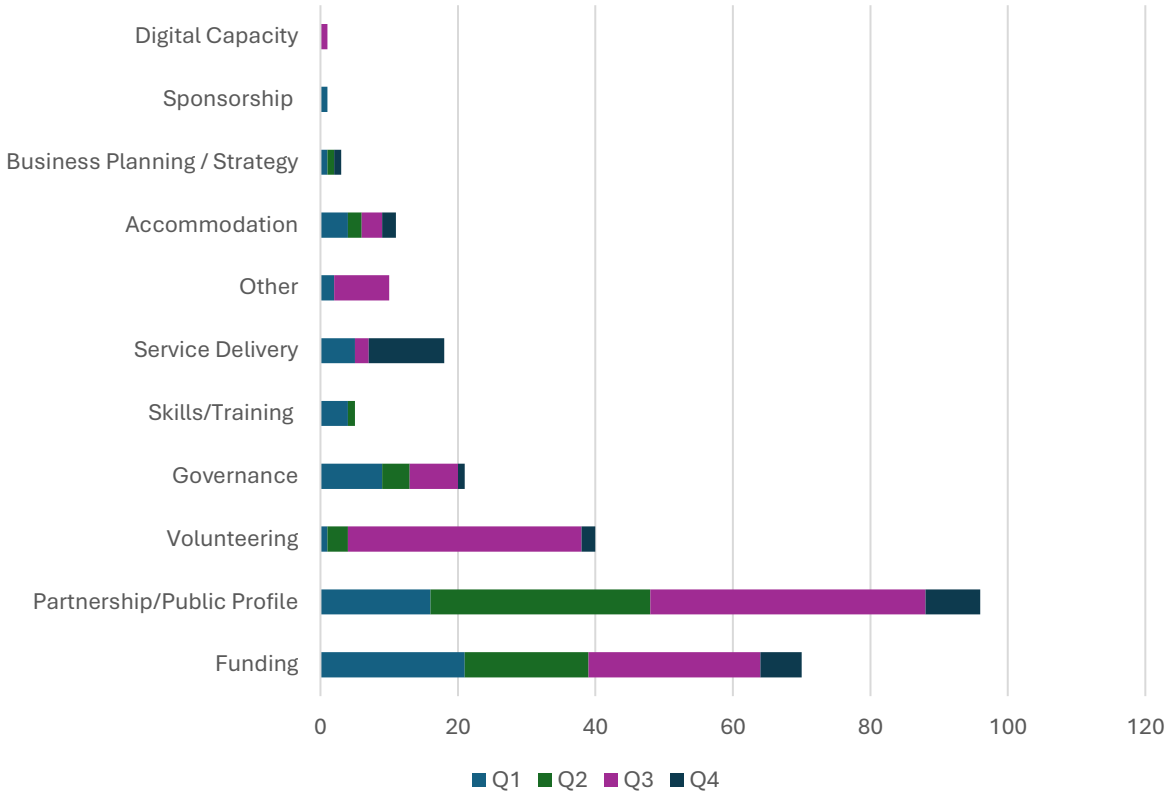
Overview of what the funding has contributed towards:

Watford and Three Rivers Trust (W3RT) provide support and guidance to the voluntary sector by providing and promoting funding opportunities, identifying community needs, promoting cross sector partnerships and empowering residents to commit to volunteering roles.

285 incidents of support were provided over the financial year 25-26.

W3RT attend various group meetings with the aim to support partner organisations and the community, such as TRIP (Three Rivers Information Partnership), Three Rivers Community and Voluntary Groups Forum, Families First Partnership and Watford and Three Rivers Youth Strategy Partnership Group.

Types of support provided

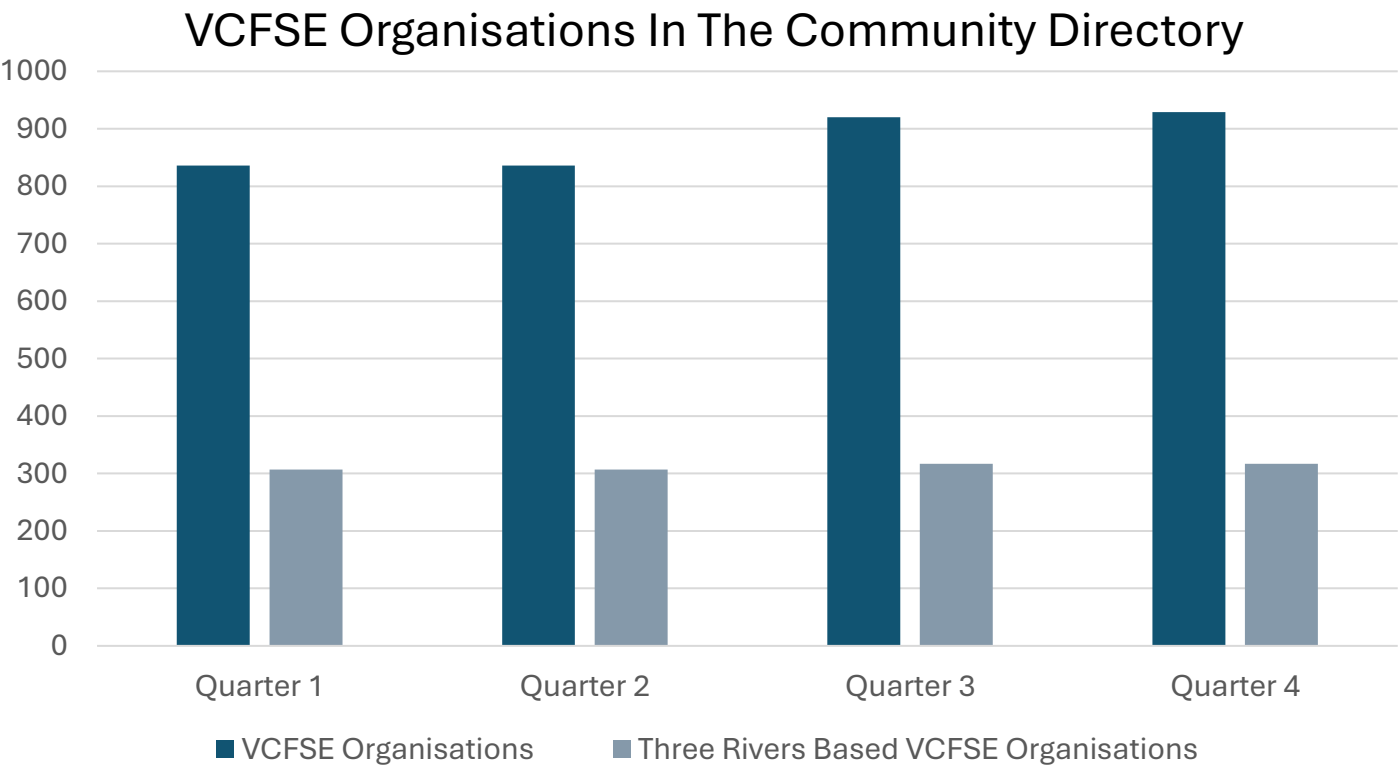


Watford & Three Rivers Trust



W3RT have a target to maintain and update a community directory of VCFSE (volunteer, community, faith and social enterprise) organisations that are available to Three Rivers residents.

W3RT have maintained these numbers with a slight increase throughout the year.



Key Performance Indicator	Annual Performance
Funding Opportunities and Grant Management	£16,341.55 awarded via the Connecting Three Rivers Fund across 8 organisations. £9,286.60 awarded via the Three Rivers Sustainability Fund across 7 organisations.
Community Network Forum Delivery	A total of 14 meetings were held across the district
Training Opportunities	8 training opportunities have been delivered by W3RT, a further 20 external opportunities have been promoted
Volunteering Opportunities	288 applications made, 97 opportunities available
Engagement with Local Businesses	Monthly networking events, such as Communities Connect are held for local charities and businesses

Watford & Three Rivers Trust



Case Study:

The Library of Requirements – W3RT have provided tailored support to The Library of Requirements, based at Croxley Business Park a community-focused organisation established last year with the aim of hiring out items to the public at a reduced and accessible rate. While the organisation had a strong concept and clear community benefit, it had not yet begun trading due to challenges in securing a suitable venue for storage and operations.

CVS worked closely with the organisation to help address these barriers and move them towards becoming fully operational. This included providing practical support to identify potential venues that could accommodate both storage and trading needs, as well as sharing relevant funding opportunities to support set-up and early delivery costs.

To strengthen local connections, CVS facilitated introductions to Three Rivers District Council and other potential partners, helping to raise the organisation’s profile and explore collaborative opportunities and sourced a suitable venue. In addition, the group was invited to attend local networking events, enabling them to build relationships, increase visibility, and learn from others in the sector. CVS also shared examples of similar services operating in neighbouring districts, allowing the organisation to benchmark their model, gain insight into best practice, and refine their approach.

As a result of this targeted support, The Library of Requirements can now begin trading, marking a significant milestone in their development. The organisation is better connected, more informed, and equipped with the tools and partnerships needed to deliver an affordable and valuable service to the local community. This service was launched in June 2026.

Further Performance Against Targets:

CVS Newsletter

The CVS Newsletter is sent fortnightly to voluntary organisations, local council staff and councillors as well as other individuals who sign up to receive it. In quarter 4 the newsletter had an average of 1034 recipients with a 46.9% open rate

Social Media

CVS complete an average of 63 posts a month and have maintained the below followers on each platform. W3RT stopped using X (previously Twitter) in quarter 1.

	Q1	Q2	Q3	Q4
Facebook	425	425	599	602
X	574	NR	NR	NR
LinkedIn	686	686	753	795





COMMUNITY SPORTS & EDUCATION **TRUST**

REGISTERED CHARITY NO: 1102239

She Plays On

A new women's wellbeing programme will be supported following the conclusion of the Premier League-funded Active Watford and Three Rivers programme, which provided residents with opportunities to improve their physical and mental wellbeing through a 12-month programme delivered by Watford FC CSE Trust and partner organisations.

The new She Plays On programme has been developed to build on the success of the Man On! initiative. Following the same successful format, each session will include 60 minutes of friendly football followed by a 30-minute wellbeing café, providing a welcoming space for women to be active, connect with others and access wellbeing support.

Sessions are planned to run from September 2026 to March 2029, providing ongoing opportunities to improve the health and wellbeing of women across the local community.



Demographic Data

To keep this annual report concise, the demographic data for each respective project has been collated and can be accessed via the below link. Please note that data returned by Watford and Three Rivers Trust has been excluded for data protection.

[Breakdown of demographic data](#)

If you would like more information on any of the data in this report, please email partnerships@threerivers.gov.uk



Citizens Advice Service Three Rivers

Cells greyed out hold a number of less than 10 and have not been included for data protection

Gender	Q1	Q2	Q3	Q4
Identified as Female	61%	60%	39%	
Identified as Male	39%	40%	31%	
Preferred a different term				***

Health (77%)	Q1	Q2	Q3	Q4
Not Disabled / No Health Problems	52%	50%	49%	49%
Long Term Health Conditions	41%			
Disabled	7%	50%*	51%	51%

Ethnicity (66.2%)	Q1	Q2	Q3	Q4
White	79%	79%	80%	79%
Asian	9%	8%	8%	8%
Black	7%	7%	7%	7%
Mixed	3%	3%	3%	3%
Other	2%	3%	2%	3%

Age	Q1	Q2	Q3	Q4	Total
15-19	10		17	16	49
20-24	58	74	58	59	249
25-29	103	100	105	110	418
30-34	126	129	109	133	497
35-39	141	151	133	148	573
40-44	146	169	159	140	614
45-49	160	163	151	172	646
50-54	152	165	170	155	642
55-59	174	196	136	161	667
60-64	169	184	194	186	733
65-69	103	133	111	131	478
70-74	76	83	72	86	317
75-79	68	75	65	71	279
80-84	39	40	34	45	158
85-89	25	24	28	21	98
90-94				10	24
95-99					
Total	1553	1699	1550	1646	

All of the figures are based on clients who declared themselves a respective demographic, not on all total clients

*In these quarters, Disabled and Long Term Health Condition have been collated as an answer

** some have identified as Trans / Non-Binary

*** Gender was not recorded in this report

Three Rivers District Council

Starters and Leavers - July



Starters

Employee Name	Job Title
Daniel Petcu	HGV Driver
Preet Bhambra	Housing Development Officer
Thomas Harrop	Watersmeet Theatre Manager

Leavers

Employee Name	Job Title
Judy Simpson	Marketing and Campaigns Manager
Chris Glover	Estates Surveyor



CSC Call Stats - July 2026

Phone Call Statistics – July 2026									
Number of calls	Median average call wait time	Mean average call wait time	Longest call wait time	Percentage of calls answered in under 1 minute	Percentage of calls answered in under 3 minutes	Percentage of calls answered in under 5 minutes	Percentage of calls answered in under 10 minutes	Percentage of calls answered in under 15 minutes	Percentage of calls answered in under 20 minutes
5,420	0min 10secs	1min 07secs	9mins 03secs	68.49%	85.30%	95.30%	100%	100.00%	100.00%



Calendar of Meetings	September 2026	
Standards Panel (1pm)	Tuesday	01
General Public Services and Community Engagement Committee	Tuesday	08
Climate Change and Leisure Committee	Wednesday	09
Planning Committee	Thursday	10
Connecting Three Rivers (10am)	Wednesday	16
Extraordinary, Regulatory Services Committee (2pm)	Wednesday	23

This information is correct as of 9.15am Thursday 20 August. Meetings start at 7.30pm and are held at Three Rivers House, Northway, Rickmansworth unless otherwise stated. If a meeting is to be held virtually, a link to join it will be posted on the relevant web page when the agenda is published.

The agendas for the meetings are available on the meetings page of the Council website five days prior to each meeting.

The Council welcomes contributions from Members of the public to its discussion on agenda items at Committee meetings. Contributions will be limited to one person speaking for and one against each item for not more than three minutes. Please note that in the event of registering your interest to speak on an agenda item but not taking up that right because the item is deferred, you will automatically be given the right to speak on that item at the next meeting of the Committee. Anyone wishing to speak or observe a meeting is requested to register 48 hours before the meeting with the Committee Team. Details on registering to speak or observe a meeting can be found on the agenda page of the relevant meeting along with a meeting protocol or by emailing committeeteam@threerivers.gov.uk

Anyone wishing to speak at a face-to-face meeting may arrive from 7pm on the night and register up to just prior to the start of the meeting. Anyone wishing to observe a face-to-face meeting may arrive from 7pm. Details on registering to speak or observing a meeting can be found on the agenda page of the relevant meeting or by emailing the Committee Team at committeeteam@threerivers.gov.uk

Anyone wishing to speak at a virtual meeting is requested to contact the Committee Team at committeeteam@threerivers.gov.uk

In accordance with The Openness of Local Government Bodies Regulations 2014 any matters considered under Part 1 business only of the meeting may be filmed, recorded, photographed, broadcast or reported via social media by any person.

Recording and reporting the Council's meetings is subject to the law and it is the responsibility of those doing the recording and reporting to ensure compliance. This will include the Human Rights Act, the Data Protection Act and the laws of libel and defamation.



Chair's Civic Engagements – August 2026

CHAIR / VICE-CHAIR OF THE COUNCIL'S CIVIC ENGAGEMENTS FOR AUGUST 2026	
Croxley Guild Bowls Club – Centenary Year Game of Bowls	Wednesday, 5 August – 2pm (can attend from 12.30pm)
Annual Skate jam event for young people	Sunday, 30 August – 2pm – 3pm