THREE RIVERS DISTRICT COUNCIL

Three Rivers House
Northway
Rickmansworth
Herts WD3 1RL

POLICY AND RESOURCES COMMITTEE

NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Monday, 23 November 2026 at 7.30 pm

Members of the Policy and Resources Committee:-

Councillors:

Stephen Giles-Medhurst OBE (Chair)
Christopher Alley
Aidan Bentley
Oliver Cooper
Stephen Cox
Steve Drury
Vicky Edwards
Andrea Fraser
Louise Price (Vice-Chair)
Chris Lloyd
Paul Rainbow
Narinder Sian
Kavan Trivedi
Raj Khiroya
Mike Sims

Joanne Wagstaffe, Chief Executive
Friday, 13 November 2026

The Council welcomes contributions from members of the public on agenda items at the Policy and Resources Committee meetings. Details of the procedure are provided below:

For those wishing to speak:
Members of the public are entitled to register and identify which item(s) they wish to speak on from the published agenda for the meeting. Those who wish to register to speak are asked to register on the night of the meeting from 7pm. Please note that contributions will be limited to one person speaking for and one against each item for not more than three minutes.

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 be given the right to speak on that item at the next meeting of the Committee.

Those wishing to observe the meeting are requested to arrive from 7pm.

In accordance with The Openness of Local Government Bodies Regulations 2014 any matters considered under Part I 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 Legislation and the laws of libel and defamation.

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2. MINUTES (Pages 7 - 12)

To approve as a correct record, the minutes of the meeting held on 08 October 2026.

3. NOTICE OF OTHER BUSINESS

Items of other business notified under Council Procedure Rule 30 to be announced, together with the special circumstances that justify their consideration as a matter of urgency. The Chair to rule on the admission of such items.

4. DECLARATIONS OF INTEREST

To receive any declarations of interest.

5. THREE RIVERS COMMERCIAL SERVICES CHANGE OF DIRECTOR (Pages 13 - 18)

That:

- The appointment to the following roles are noted.
- Appoint the Associate Director of Property and Major Projects as a Director of Three Rivers Developments LLP and Three Rivers Commercial Services.

6. CIL SPENDING APPLICATIONS - JUNE 2026 APPLICATIONS (Pages 19 - 200)

That:

- Members approve CIL funding for the following schemes detailed in Table 1 of this report and summarised in the table below for 2026/2027:

Applicant & Project Name	Infrastructure	CIL A
Abbots Langley Parish Council Primrose Hill, Kings Langley Appendix 1	Replace Primrose Hill Community Hall,	£2

Bury Lake Young Mariners (BLYM) Aquadrome, Rickmansworth Appendix 2	The Dry Zone building,	£877,079
Watford & Three Rivers Trust - Dig Deep, Newport Mead, South Oxhey Appendix 3	Dig Deep Garden & Horticulture Project	£135,291
Hertfordshire County Council dual carriageway (A404, Church Street) Appendix 4	Upgrade the existing zebra crossing on dual carriageway (A404, Church Street) to a signal-controlled crossing, Rickmansworth	£279,531
Transport for London (TFL) Appendix 5	Croxley Station Step-Free Access Project	£2,000,000
Three Rivers District Council Aquadrome, Rickmansworth Appendix 6	Grounds Maintenance Depot and Car Park Works	£1,241,276

- The final funding and implementation of the 5 agreed projects (excluding TfL Step Free Access) is delegated to the Director of Finance, in consultation with the Lead Members for Resources and Planning Policy and Infrastructure, to determine to enable the agreed projects to be progressed and implemented.

- The £2 million funding requested by TfL is agreed but will only be released upon condition that the Little Green Lane appeal scheme (for 600 dwellings) is approved and will be subject to a phasing plan to be agreed with the applicant, the details of which (including implementation of this CIL funding) will be delegated to the Director of Finance, in consultation with the Lead Members for Resources and Planning Policy and Infrastructure.

7. MINOR AMENDMENTS TO ABBOTS LANGLEY NEIGHBOURHOOD PLAN (Pages 201 - 486)

That:

- The Members of the Policy and Resources Committee recommend to Full Council to agree the minor amendments and adopt the updated Abbots Langley Neighbourhood Plan in Appendix 2

8. RICKMANSWORTH CONSERVATION AREA APPRAISAL (Pages 487 - 668)

That:

- Members agree the Rickmansworth Conservation Area Appraisal and recommend to Full Council for adoption.

9. RESIDENTIAL EH NUISANCE AND POLLUTION POLICY 2026 (Pages 669 - 696)

That:

- Members of the council's Policy and Resources Committee adopt this Policy to provide residents with greater transparency around how these investigations will be undertaken by Officers.
- For Members to agree to delegate the authority to make minor amendments to the Policy to the council's Head of Strategic Housing and Environmental Health, in consultation with the Lead Member.

10. BUDGET MONITORING REPORT TO 30 SEPTEMBER 2026 (Pages 697 - 750)

That:

Policy and Resources Committee recommend to Council:

- That the revenue budget virements as set out in Appendices 1 to 3 and noted in paragraph 4.1.4 be approved and incorporated into the three-year medium-term financial plan.
- That the revenue budget supplementary estimates of £0.236m as set out in appendices 1 to 3 and noted in paragraph 4.1.5 be approved and incorporated into the three-year medium-term financial plan.
- That the revenue variances to be managed of £0.335m as set out in appendices 1 to 3 and noted in paragraph 4.1.6 be noted.
- That the capital budgets of £0.341m as set out in appendices 1 to 3 and noted in paragraph 4.4.2 be approved and incorporated into the three-year medium-term financial plan.

11. FEES AND CHARGES 2027/28 (Pages 751 - 788)

That:

Policy and Resources Committee recommend to Council:

- To approve the Fees and Charges set out in the schedule at Appendix 1 to be effective from 11 January 2027
- To approve the Fees and Charges set out in the schedule at Appendix 2 to be effective from 1 April 2027
- To approve the Fees and Charges set out in the schedule at Appendix 3 to be effective from 1 April 2027
- To approve the Fees and Charges set out in the schedule at Appendix 4 to be effective from 1 April 2027
- To approve the Fees and Charges set out in the schedule at Appendix 5 to be effective from 1 April 2027
- To approve the recovery of charges for processing corporate credit cards from businesses as set out in paragraph 3.10.

12. BODY WORN VIDEO CAMERA POLICY (Pages

That: (Pages 789 - 820)

- Policy and Resources Committee agree the Body Worn Video Camera Policy and recommend to Council for adoption.

13. EQUALITY, DIVERSITY AND INCLUSION POLICY 2026-2029 (Pages 821 - 864)

That:

- Committee agree the final Equality, Diversity and Inclusion Policy and Objectives and recommend to Council for adoption.

14. SERVICE PLANS 2027 (Pages 865 - 1036)

That:

- Policy and Resources Committee provide any comments or suggested amendments to the 2027–2030 service plans. Final service plans will be approved by Council in conjunction with the budget in February 2027.

15. OTHER BUSINESS - IF APPROVED UNDER ITEM 3

General Enquiries: Please contact the Committee Team at
committeeteam@threerivers.gov.uk

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THREE RIVERS DISTRICT COUNCIL

Three Rivers House
Northway
Rickmansworth
Herts WD3 1RL

Policy and Resources Committee
MINUTES

Of a meeting held in the Penn Chamber, Three Rivers House, Rickmansworth, on Thursday, 8 October 2026 from 19.30

Present: Councillors Councillor Stephen Giles-Medhurst OBE Councillor Louise Price

Christopher Alley, Aidan Bentley, Oliver Cooper, Steve Drury, Vicky Edwards, Andrea Fraser, Shelley Gormley, Paul Rainbow, Narinder Sian, Kavan Trivedi and Mike Sims

Officers in Attendance:

Jonathan Boyle – Monitoring Officer
Adam Ralton - Development Management Manager
Joanna Hewitson – Climate Change Manager
Emma Sheridan – Associate Director for Environment
Alison Betts – Associate Director for Finance
Charlotte Gomes – Head of Leisure and Natural Infrastructure
Mandy Baker – Customer Service Manager
Carl Harris – Digital Services Manager

PR124 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Stephen Cox and Chris Lloyd. Councillor Shelley Gormley attended as substitute for Councillor Chris Lloyd.

PR224 MINUTES

The minutes of the meeting held on 01 June and 09 July 2026 were confirmed as a correct record.

PR324 NOTICE OF OTHER BUSINESS

There were no items of other business.

PR424 DECLARATIONS OF INTEREST

None pecuniary interests were declared by:

Councillors Louise Price and Raj Khiroya as Councillors of Chorleywood Parish Council,

Councillor Narinder Sian as Councillor of Croxley Green Parish Council,

Councillor Andrea Fraser as Councillor of Batchworth Community Council and

Councillors Stephen Giles-Medhurst and Aidan Bentley as Councillors of Abbots Langley Parish Council

PR524 BUDGET MONITORING REPORT TO 30 JUNE 2026

The Associate Director for Finance introduced the first budget monitoring report for 2026/27. The report addressed inflation and pay award provisions, temporary accommodation budgets, and the Aquadrome urgent decision. Members were advised that council tax and business rates collection remained broadly on target.

Members raised concerns about the scale of forecast variances and the medium-term reserve position, particularly potential pressures on commercial investment income. Officers explained that the Council remained cash positive and held a commercial risk reserve of £9.242 million. Questions were also raised regarding the occupation and financial performance of the acquired properties, transitional protection and section 13A council tax relief following judicial review proceedings, income forecasts, the management of vacant posts and the South Oxhey parking study, Officers confirmed that further written information on property occupancy would be provided and that the parking capital allocation awaited the outcome of the study.

Proposed by Councillor Giles-Medhurst and seconded by Councillor Price. On being put to the vote, the recommendation was declared CARRIED by the Chair with the voting being, 9 votes For and 5 Abstentions.

RESOLVED:

- That the revenue budget virements as set out in Appendices 1 to 3 and noted in paragraph 4. 1. 4 be approved and incorporated into the three-year medium-term financial plan.
- That the revenue budget supplementary estimates of £0.272m as set out in appendices 1 to 3 and noted in paragraph 4.1.5 be approved and incorporated into the three-year medium-term financial plan.
- That the revenue variances to be managed of £0.128m as set out in appendices 1 to 3 and noted in paragraph 4.1.6 e noted.
- That the capital budgets of £0.277m as set out in appendices 1 to 3 and noted in paragraph 4.4.2 be approved and incorporated into the three-year medium-term financial plan.

PR624 PLANNING COMMITTEES AND THE NATIONAL SCHEME OF DELEGATION OF PLANNING FUNCTIONS

The Head of Development Management introduced the proposed constitutional changes necessary to implement the National Scheme of Delegation from 3 October 2026. Members discussed the distinction between Schedule 1 and Schedule 2 applications, the gateway test and the reduction in applications capable of being determined by Planning Committee.

Mr Jon Bishop addressed the Committee on behalf of the parish councils within the district. He sought a change to Appendix 4 to permit parish councils to request that eligible Schedule 2 applications to be considered for the gateway test, subject to the same evidential requirements applicable to councillors. Officers confirmed that this was not prohibited by the regulations and noted that Appendix 5 might also require a consequential change.

An amendment was proposed to allow parish councils to submit such requests, through the insertion of a new paragraph (c) into Appendix 4 and consequential re-lettering, with associated constitution wording to be revised as necessary.

Proposed by Councillor Giles-Medhurst and seconded by Councillor Price, the amendment was unanimously AGREED.

The Committee considered a proposal for an addition non decision-making Member representation meeting, drawing on arrangements being considered by the Royal Borough of Kensington and Chelsea. Members discussed the opportunities to hear local representations as well as the administrative resources, frequency of meetings and predetermination risks.

Officers undertook to examine the proposal and its implication and to prepare material for discussion between group leaders before Full Council on 20 October 2026. Members also raised questions about the classification of houses of multiple occupation, petitions and Schedule 2 categories including section 106 and section 73 applications, which officers agreed to review.

The Chair also proposed that the recommendations include an introductory statement recording the Council's objections to the removal of elements of elected member oversight, notwithstanding the statutory need to implement the scheme.

Proposed by Councillor Giles-Medhurst and seconded by Councillor Price. On being put to the vote, the revised recommendations were declared CARRIED by the Chair, the voting being 9 votes For and 5 Abstentions.

RESOLVED:

That Policy and Resources recommend to Council:

- To agree the process and procedure detailed in Appendix 4, with minor amendments delegated to the Director of Finance and Head of Regulatory 2 Services in consultation with the Lead Member for Planning and the Chair of the Planning Committee.
- To agree the required changes to the constitution and as detailed in Appendix 5 to enable the new regulations, process and procedures to be implemented, including:
- Define the nominated officer(s)/member(s).
- Define Own Interest.
- Receipt of a petition can no longer trigger a committee call-in.
- Set the maximum number of Planning Committee at 13. and any other changes required with minor amendments delegated to the Director of Finance and Head of Regulatory Services in consultation with the Lead Member for Planning and the Chair of the Planning Committee:
    - To delegate authority to the Director of Finance in consultation with the Head of Planning Policy and Conservation to update the Statement of Community Involvement to align with the changes to the constitution, together with such other necessary changes
    - That public access to the report be immediate.
    - That public access to the decision be immediate

Note: Councillor Fraser let the Chamber at 8.50pm and returned at 8.52pm.

PR724 BUSINESS SOLAR PANEL GRANT

The report outlined limited take up of the existing £50,000 grant scheme, with the £3,000 maximum award insufficient to overcome upfront installation costs. Proposals were presented to increase the maximum award to £6,500 with 50% match funding, extend eligibility to community buildings and not for profit facilities, and extend the scheme to March 2028.

Members discussed the appropriate size of the grant and whether business rates' relief might provide an alternative means of support. Officers undertook to consider that suggestion, noting potential budget control and administrative implications.

Proposed by Councillor Bentley and seconded by Councillor Giles-Medhurst. On being put to the vote, the motion was declared CARRIED by the Chair, the voting being For 9, Against 5.

RESOLVED:

That:

- Policy and Resources Committee approve the revised terms of the Solar PV and Battery Grant Scheme:
    - Increasing the maximum grant available from £3,000 to £6,500 per eligible small and medium enterprises, with a requirement for 50% match funding
    - Extending eligible organisations to include community buildings, in addition to eligible small and medium enterprises
    - Extending the duration of the grant scheme until March 2028

PR824 AQUADROME PROJECT - MATCH FUNDING REQUEST

The report sought a recommendation to Full Council for an additional £165,000 capital allocation towards the Aquadrome Project in the event that a Community Infrastructure Levy funding application was unsuccessful. Officers clarified that the intended funding split was 74% National Lottery Heritage Fund and 26% match funding. Without this additional contribution, works to Footpath 65 (the causeway between Bury Lake and Stockers Lake) could be at risk.

Members discussed the Lottery bid, existing funding commitments, phasing and contingency arrangements, as well as concerns regarding asbestos and the management of the site. Officers confirmed that the National Lottery Heritage Fund was aware of the asbestos and had supported the investigation work. The additional council contribution would not be committed before the funding outcome was known.

Proposed by Councillor Giles-Medhurst and seconded by Councillor Bentley. The recommendations when put to the vote were declared CARRIED the voting being by general assent.

RESOLVED:

That:

- The Policy and Resources Committee recommends to Full Council that £165,000 of capital funds be allocated to be used as match funding towards the Aquadrome Project as detailed at point 1.5 and between points 3.7 and 3.10, should a funding application to the Community Infrastructure Levy be unsuccessful.
- That public access to the report be immediate.
- That public access to the decision be immediate.

PR924 CEMETERY RULES AND REGULATIONS

The Committee considered a revised set of cemetery rules and regulations following consideration by the General Public Services and Community Engagement Committee. Officers confirmed that the amendments requested by that Committee had been incorporated. Members noted the importance of handling cemetery matters sensitively.

Proposed by Councillor Rainbow and seconded by Councillor Giles-Medhurst. On being put to the vote, the motion was declared CARRIED by the Chair, the voting being by general assent.

RESOLVED:

That:

- The Committee approves the revised Cemetery Rules and Regulations attached at Appendix A.
- The Committee authorises officers to implement the revised Cemetery Rules and Regulations and publish them on the Council's website.
- The Committee approves the removal or cutting back of trees identified as causing damage to memorials or requiring significant maintenance, with works being carried

out sensitively and, wherever practicable, following communication with affected families.

- The Committee approves the removal of redundant and unsafe benches and confirms that in circumstances where the Council wishes to replace a bench in an existing location, replacement memorial benches will be permitted only by the Council and installed only by the Council in accordance with the Council's current policy. The Council will make every effort to contact the family of the memorialised prior to bench removal.

PR1024 CUSTOMER EXPERIENCE STRATEGY 2026-29

Officers introduced the proposed Customer Experience Strategy 2026-2029, building on the preceding strategy and placing additional emphasis on inclusion, accessibility and customer outcomes. Members welcomed elements of the strategy but sought more measurable performance indicators, including call answering, accessibility outside office hours, customer feedback and baseline data.

Officers explained the Council's approach to customer contact channels and advised that the chatbot had handled 742 transactions over approximately six months, with a reported deflection rate of 33%. Officers agreed that additional information on call metrics and channel performance could be included.

Proposed by Councillor Giles-Medhurst and seconded by Councillor Price. The recommendations when being put to the vote were declared CARRIED by the Chair, the voting being by general assent.

RESOLVED:

That:

- Policy & Resources Committee agree and adopt the Customer Experience Strategy 2026-2029.

PR1124 COMMUNITY GOVERNANCE REVIEW

The Committee considered the first stage consultation responses and proposals to progress to the second stage of the Community Governance Review. Mr Jon Bishop addressed the Committee on Chorleywood Parish Council warding arrangements and the potential effect on Heronsgate. A written representation from Gareth Williams, Clerk to Watford Rural Parish Council, was read to the Committee in relation to the proposals for Penn, Mill End, Maple Cross and West Hyde.

Discussion considered local identity, viability and size of prospective parish councils, the representation of Heronsgate, ward boundaries and naming, and the future of local government reorganization. Members expressed differing views on whether Penn and Mill End should form a parish with Maple Cross and West Hyde, whether separate parish councils should be consulted upon, and whether merging Mill End with Batchworth should be an option.

The Chair revised the proposals to include further consultation on the names of parish wards, and an opportunity for parish councils to submit proposed changes to parish ward boundaries, subject to the very short timetable for producing consultation maps. The Chair also included separate parish council options for Penn and Mill End and for Maple Cross and West Hyde as alternatives to the combined parish proposal. The Heronsgate proposal and other recommendagtions in the report remained otherwise unchanged.

Proposed Councillor Giles-Medhurst and seconded by Councillor Price. On being put to the vote, the motion was declared CARRIED by the Chair, the voting being 8 votes For and 6 Against.

RESOLVED:

That the Committee agree the following draft recommendations and to move to stage 2 of the consultation:

- *Little Green Lane:* To change the ward boundary around the proposed development site north of Little Green Lane from Sarratt Parish Council to Croxley Green Parish Council.

- *Penn and Mill End, Maple Cross and West Hyde:*

    - To reconsult on the parish options available.
- *Heronsgate:* To prepare a mapped single-member Hersongate parish ward within Chorleywood Parish, without increasing the overall number of Chorleywood Parish Councillors by moving 1 Councillor from the Chorleywood South Ward to the new Heronsgate Ward as discussed at the Policy and Resources Meeting on 09 March 2026.

- To make no other changes to existing parish boundaries, parish wards, parish names, parish status or councillor numbers at this stage, except for changes consequential upon recommendations 2.1.1 to 2.1.3.

- To proceed to the second stage of consultation on the draft recommendations once the required maps, electorate forecasts and implementation information have been prepared.

PR1224 WORK PROGRAMME

The work programme was noted.

PR1324 OTHER BUSINESS - IF APPROVED UNDER ITEM 3 ABOVE

CHAIR

Appointment to Three Rivers Companies

23/11/2026

THREE RIVERS DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE – 23 NOVEMBER 2026

SHAREHOLDER AND COMMERCIAL VENTURES SCRUTINY PANEL – 25 JANUARY 2027

DELEGATED

APPOINTMENTS TO THREE RIVERS COMPANIES (CEO)

1. Summary

1.1 The purpose of the report is to note the appointment of replacement officers onto the Council companies following the resignation of the Associate Director of Corporate, Customer and Community.

2. Recommendation

2.1 That:

2.2 The appointment to the following roles are noted.

- Appoint the Associate Director of Property and Major Projects as a Director of Three Rivers Developments LLP and Three Rivers Commercial Services.

Report prepared by: Joanne Wagstaffe

3. Details

3.1 The Associate Director of Corporate, Customer and Community is named as a Director of two Companies as part of their role with Three Rivers District Council.

3.2 There is a need for Three Rivers District Council to replace these appointments with new Directors from its current establishment.

3.3 The Director/s appointed by TRDC should attend Board meetings to represent the Council's interests, consistent with their duties as a Director and the requirements of the Companies Act 2006.

4. Options and Reasons for Recommendations

4.1 Under the delegation given by Council on 20 March 2017 the Chief Executive can approve the appointment of any officer of the Council as a Director of Three Rivers Homes Ltd (RentCo) Three Rivers Commercial Services Ltd (Tradco) and to the Partnership Board of Three Rivers Developments LLP (Sale LLP).

4.2 Under the delegation given by Council the Panel and Committee are asked to note the appointments as follows:

4.3 That Justin Wingfield, Associate Director of Property and Major Projects, is appointed as a Director of Three Rivers Developments LLP and Three Rivers

Commercial Services replacing the Associate Director of Corporate, Customer and Community.

5. Policy/Budget Reference and Implications

5.1 There are no policy or budget implications.

6. Financial, Equal Opportunities, Staffing, Environmental, Community Safety, Public Health, Customer Services Centre, Communications & Website,

6.1 None specific.

7. Legal Implications

7.1 There are no specific legal issues arising from this report.

8. Risk Management and Health & Safety Implications

8.1 The Council has agreed its risk management strategy which can be found on the website at http://www.threerivers.gov.uk. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

8.2 Any risks resulting from this report will be included in the risk register and, if necessary, managed within this/these plan(s).

Nature of Risk	**Consequence**	**Suggested Control Measures**	**Response** *(tolerate, treat terminate, transfer)*	**Risk Rating** *(combination of likelihood and impact)*
Failure to appoint Council representatives	Could mean that business is difficult to transact in the organisations	The suggested Council representative is appointed	Treat	1 Likelihood and 3 Impact

8.3 The above risks are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.

Likelihood Very Likely ---	**Low** **4**	**High** **8**	**Very High** **12**	**Very High** **16**

	Low 3	Medium 6	High 9	Very High 12
	Low 2	Low 4	Medium 6	High 8
	Low 1	Low 2	Low 3	Low 4
	Impact Low ----------► Unacceptable			

8.4 In the officers' opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually.

Data Quality

Data sources: None

Data checked by: Josh Sills – Associate Director of Communications, Customer & Democracy

Data rating:

1	**Poor**	
2	**Sufficient**	√
3	**High**	

Background Papers

None

Appendices / Attachments

None

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CIL Spending Applications

23/11/2026

THREE RIVERS DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE
23 November 2026

PART I

CIL SPENDING APPLICATIONS – JUNE 2026 APPLICATIONS

(DoF)

1 Summary

1.1 This report seeks to allocate a total of £4,859,793.00 for 6 infrastructure projects from the CIL application process (June - July 2026) to support growth in Three Rivers.

1.2 The 6 applications received for funding are:

- £326,616 for Abbots Langley Parish Council - Replace Primrose Hill Community Hall, Kings Langley
- £877,079 for Bury Lake Young Mariners (BLYM) - The Dry Zone building at The Aquadrome, Rickmansworth
- £135,291 for Dig Deep - Dig Deep Garden & Horticulture Project, South Oxhey
- £279,531 for Hertfordshire County Council (HCC) - Church Street Rickmansworth Pedestrian Crossing Upgrade, Rickmansworth
- £2,000,000 for Transport for London (TFL) - Croxley Station Step-Free Access Project, Croxley Green
- £1,241,276 for Three Rivers District Council - Grounds Maintenance Depot and Car Park Works, Aquadrome, Rickmansworth

1.3 In addition, 1 further CIL funding request received was not considered eligible for CIL funding and 2 were withdrawn for further discussion.

2 Recommendation

12.1 That Members approve CIL funding for the following schemes detailed in Table 1 of this report and summarised in the table below for 2026/2027:

Applicant & Project Name	Infrastructure	CIL Amount Agreed
Abbots Langley Parish Council Primrose Hill, Kings Langley Appendix 1	Replace Primrose Hill Community Hall,	£276,616

Bury Lake Young Mariners (BLYM) Aquadrome, Rickmansworth Appendix 2	The Dry Zone building,	£877,079
Watford & Three Rivers Trust - Dig Deep, Newport Mead, South Oxhey Appendix 3	Dig Deep Garden & Horticulture Project	£135,291
Hertfordshire County Council dual carriageway (A404, Church Street) Appendix 4	Upgrade the existing zebra crossing on dual carriageway (A404, Church Street) to a signal-controlled crossing, Rickmansworth	£279,531
Transport for London (TFL) Appendix 5	Croxley Station Step-Free Access Project	£2,000,000
Three Rivers District Council Aquadrome, Rickmansworth Appendix 6	Grounds Maintenance Depot and Car Park Works	£1,241,276

2.2 The final funding and implementation of the 5 agreed projects (excluding TfL Step Free Access) is delegated to the Director of Finance, in consultation with the Lead Members for Resources and Planning Policy and Infrastructure, to determine to enable the agreed projects to be progressed and implemented.

2.3 The £2 million funding requested by TfL is agreed but will only be released upon condition that the Little Green Lane appeal scheme (for 600 dwellings) is approved and will be subject to a phasing plan to be agreed with the applicant, the details of which (including implementation of this CIL funding) will be delegated to the Director of Finance, in consultation with the Lead Members for Resources and Planning Policy and Infrastructure.

3 Details

3.1 Three Rivers became a Community Infrastructure Charging Authority on 1 April 2015. CIL is the main way in which the Council now collects contributions from developers for infrastructure provision to support development in the area.

3.2 The Council has the responsibility for spending the CIL on infrastructure needed to support the development of the area, it is primarily a tool to support capital infrastructure. The Council has the opportunity to choose infrastructure to prioritise in order to support development.

3.3 Since the introduction of the CIL Charging Schedule in April 2015 a total of £15,752,140 has been collected (correct as of 11 November 2026)

3.4 The CIL monies collected are divided into three pots – Main CIL Pot (80%) Neighbourhood Pot (15%) and the remaining 5% is set aside for the administration and the Exacom software costs to support the CIL in line with the CIL Regulations.

3.5 This report relates only to the Main CIL Pot which, as of 11 November 2026, amounts to a balance just under £5,541,758 for infrastructure projects going forward.

3.6 Whilst this is a substantial amount, CIL does not generate enough funds to cover the whole cost of infrastructure needed to support planned development, as such there will be competing demands on the Main Pot from infrastructure providers who previously relied on S106 developer contributions (such as Hertfordshire County Council, NHS and TRDC etc.) going forward.

3.7 What can CIL be spent on?

3.8 Regulation 59 of the CIL Regulations states:

(1) A charging authority **must** apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure *to support the development of its area, and*

(2) A charging authority ***may*** apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure outside its area where to do so *would support the development of its area.*

3.9 The definition of infrastructure in relation to CIL is set out in section 216(2) of the Planning Act 2008 (as amended by regulation 63 of the Community Infrastructure Levy Regulations);

a) roads and other transport facilities,

b) flood defences,

c) schools and other educational facilities,

d) medical facilities,

e) sporting and recreational facilities, and

f) open spaces

3.10 The Infrastructure List[1] sets out the types of infrastructure that the Council intends will be, or may be, wholly or partly funded by CIL.

- Education,
- Strategic and local transport proposals,
- Publicly accessible leisure facilities,
- Open Space Provision (including, children play areas and outdoor/indoor sports and leisure facilities, allotments),
- Health Care Facilities,
- Other Social and Community Facilities include: - community halls, youth facilities, library services,
- Emergency Services,

3.11 The inclusion of a project or type of infrastructure on the Infrastructure List does not signify a commitment from the Council to fund (either in whole or in part) the listed project or type of infrastructure.

3.12 The levy cannot be used to fund affordable housing or for any on-going or revenue spend (such as consultancy fees, viability/feasibility studies, staff costs etc.) relating to the provision of infrastructure.

4 Applications for CIL Funds

4.1 The second CIL funding application period for 2026 commenced on the 1 June 2026 and was open for 6 weeks, during the application window 9 CIL applications were received. Two were subsequently withdrawn for further discussion and information. The 7 remaining applications were assessed in line with the Governance arrangements agreed at P&R Committee in November 2025: **governance report** .

4.2 Funding application costs referenced in this report exclude VAT.

4.3 This report details and seeks approval for 6 applications to be progressed (Spending Application forms are contained in the appendices). Details are provided for reference in the next paragraph on the 1 application which is not considered eligible for CIL.

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[1] Infrastructure List was the Regulation 123 List adopted by the Council but now replaced by the Annual Infrastructure Funding Statement as a result of changes to the CIL Regulations. The Annual Infrastructure Funding Statement is published in December each year on the Council's web site https://www.threerivers.gov.uk/services/planning/community-infrastructure-levy#CIL%20reports

4.4 Details for the 1 unsuccessful application and the reason why it was not progressed:

Applicant	Infrastructure	Requested CIL Amount (Excluding VAT)	Reason unsuccessful
Croxley Green Parish Council (CGPC)	Initial project: Sculpture Trail – 7 sculptures with adventure paths, family picnic area, way marking and a large musical instrument. Amended project: Clearance works for the sculpture site only (original contractor pulled out and sculptures are already purchased by the Parish Council).	Initial request: £57,695 Amended request: £12,282	The amended project for clearance works only is not considered strategic infrastructure.

4.5 The 6 applications below requested CIL funding for strategic infrastructure projects. The table below provides a brief summary with the full details of each application in the Appendices and detailed further below.

4.6 Table 1:

Applicant	Infrastructure	Total Cost of Project (Excluding VAT)	Additional Funding Identified	CIL Amount Requested	CIL Amount Proposed (Excluding VAT)	Year funds required
Abbots Langley Parish Council	Replace Primrose Hill Community Hall, Primrose Hill, Kings Langley	£449,819	Total Match Funding ALPC Reserves £150,000 Parish CIL £50,000 TBC	£326,616	£276,616	2026/27
Bury Lake Young Mariners (BLYM)	The Dry Zone building, Aquadrome, Rickmansworth	£1,227,774	Total Match Funding BLYM £436,848 Club reserves Parish CIL TBC Tesco fundraising token scheme - £1,500 BLYM are in the process of finalising 2025-26 accounts, their aim is to allocate a further £17,507 to the designated fund for the new building, bring the BLYM matched funding to just over £450,000	£877,079	£877,079	2026/27
Watford & Three Rivers Trust Dig Deep	Dig Deep Garden & Horticulture Project, Newport Mead, South Oxhey	£341,291	TRDC – Capital Grant - £5,000 Feda and John Bulter Fundraiser- £1,000 PWC Donation-£1,950 National Lottery -£20,000 Fundraisers- £1,266.50 Frank Litchfield Donation £2,000 Donation ISBA Pharmacy Ltd £1,500 WB - Steel £1,570 Shanley Foundation - Restricted £2,000 WATFORD RURAL PARI Funday Charity DD £2,723.5 WCOG Charity@gardenerscompany.org.uk £1,500 Total Match Funding £40,510	£135,291	£135,291	2026/27

HCC	Upgrade the existing zebra crossing on dual carriageway (A404, Church Street) to a signal-controlled crossing, Rickmansworth	£621,181	Hertfordshire County Council £310,590 (Confirmed) Batchworth Community Council £31,059 (TBC) Reduced from £62,118 Total Match Funding £341,649 (TBC)	£279,531	£279,531	2026/27
Transport for London (TFL)	Croxley Station Step-Free Access Project	£23,518,502	Total Match Funding £21,518,502 TFL Funding	£ 2,000,000	£2,000,000	2026/27
Three Rivers District Council	Grounds Maintenance Depot and Car Park Works	£1,241,276	TRDC Capital Funding £300,000 NLHF £5,880 TRDC Sustainability Capital Funding £30,000 Total Match Funding £335,880	£1,241,276	£1,241,276	2026/27

4.7 Details

The six applications are detailed below. An assessment of the applications was undertaken by the Community Infrastructure Officers and Head of Regulatory Services and the CIL Working Groups to determine whether the applications meet the definition of 'infrastructure', meet the requirement to 'support the development' of the area and are included on the Infrastructure Funding List. These applications were all determined to be CIL eligible and scored sufficiently against the agreed eligibility criteria to be progressed.

4.7.1 **A) Abbots Langley Parish Council – Primrose Hill Community Hall**

The replacement of the now-demolished changing room structure at Primrose Hill Playing Fields with a new community hall. The hall incorporates energy-efficient features, including an air source heat pump and LED lighting. Accessibility has been improved through the provision of access ramps, walkways, paved car parking areas and designated disabled parking bays.

4.7.2 Abbots Langley Parish Council have applied for £326,616 of CIL monies. The total project cost is £449,819 (excluding VAT). Additional funding for the project is being provided by the following:

£150,000.00 ALPC Reserves – Confirmed
Parish CIL – £50,000 TBC in ALPC November Committee

The Parish Council has existing CIL funds with a further £149,000 recently received in October 2026. They have been asked to confirm their own CIL monies which will be contributed to the project but they advised this cannot be officially agreed until their next meeting later in November. However, the Parish Clerk has advised they are seeking a contribution of £50,000 from CIL. Given this availability of CIL it is recommended a reduction in their request for CIL monies of £50,000 is considered.

4.7.3 The project aim is to replace the previous changing rooms at Primrose Hill Playing Fields with a small community hall that would provide a local meeting place for residents of the Primrose Hill community and help to create a strong, vibrant, and healthy community in Primrose Hill.

4.7.4 Planning Permission 26/0805/FUL has been sought and approved for: Construction of a new community hall, the upgrading of the existing car park including new lighting and associated landscaping works.

4.7.5 Three Rivers District Council own the land, but it is an Abbots Langley Parish Council building. The lease expires 2087.

4.7.6 Abbots Langley Parish Council is one of the larger Parish Councils serving around 23,000 residents in the wards of Abbots Langley, Abbots Langley West, Bedmond, Hunton Bridge, Leavesden, Primrose Hill.

4.7.7 The previous building on this site was a football changing rooms that fell into disrepair once the site could no longer be used for football due to a mole infestation. For safety reasons, the removal of the old structure was sought before plans for its replacement were in place.

4.7.8 The applicant has advised there are currently no ALPC venues of this type for hire within 1 mile and this project has local/community support through survey feedback that they would welcome a small community hall in the area which could act as a focal point for activities in the area and provide residents with a venue which is easily accessible on foot or via cycle route along the Grand Union Canal. Officers from the Strategy and Partnerships team have confirmed there is no other community hall provision within the vicinity in our District. It is the Parish Council's vision that Primrose Hill playing field can become a hub for activity in Primrose Hill with the Queen's Green Canopy Orchard attracting residents to enjoy and pick fruit, the allotments attracting residents that are able to maintain their own plots, families with young children wanting to use the play area equipment, dog walkers wishing to use the field and walk along the canal, and residents living in houseboats wishing to enjoy the green space and access local shops. Dog walkers wishing to use the field and walk along the canal, and residents living in houseboats wishing to enjoy the green space and access local shops.

4.7.9 The proposal provides a community facility and an enhanced community use by replacing the former changing rooms which have now been demolished. The new building has been designed to provide versatile and adaptable internal space capable of accommodating a broad range of local groups and activities, including classes, meetings, and small-scale community events. The development will make a meaningful contribution to the local need for accessible community space within Primrose Hill / Kings Langley, enhancing the provision of local social infrastructure. The Kings Langley area is expected to accommodate future housing growth, which will generate additional demand for this type of accessible community facility.

4.7.10 The project will support the achievement of the Council Plan 2026-2029 which outlines the vision for Three Rivers District to continue to be a great place to live, work and visit, delivered under 4 main objectives:

- Healthy, safe and thriving communities
- A green and sustainable future

- A prosperous and vibrant district
- A well-run council

This project supports the objectives by aligning with the following Council Plan aims:

- Improving access for all ages to health facilities, leisure services and community spaces
- Working with the voluntary sector to support positive outcomes for vulnerable residents
- Celebrating and investing in local culture, art and heritage
- Promoting inclusive communities and resident participation

4.7.11 In summary, it is considered the application supports local leisure facilities, promotes achievement of objectives in the Council Plan and is considered deliverable. The requested CIL funding covers the aspects of work which are considered CIL compliant and match funding is available. Given the availability of Parish CIL monies, it is considered appropriate to agree a reduced strategic CIL allocation. It is proposed that a CIL amount of £276,616 is agreed.

4.8 B) Bury Lake Young Mariners (BLYM) - The Dry Zone, Aquadrome, Rickmansworth

4.8.1 The third phase of the BLYM site modernisation project replaces BLYM's existing dilapidated, structurally deteriorating and inaccessible clubhouse with a new, fully accessible, modern and flexible operations and training centre that is fit for purpose. The new dry zone building is designed to meet the latest standards for insulation, energy efficiency and the sustainable use of materials alongside air source heat pump systems, helping to reduce energy consumption and support sustainability.

4.8.2 Bury Lake Young Mariners (BLYM) have applied for £877,079 of CIL monies. The total project cost is £1,227,774 (excluding VAT) with three comparable quotes detailing the works received and assessed by Officers. The project aim is to build an accessible, purpose-built, Operations and Training Centre that will enable Bury Lake Young Mariners, Colne Valley Special Sailors, The Canoe Sports Trust and other partners at Bury Lake to continue providing the benefits of sailing and water-based activities to the growing Three Rivers community.

4.8.3 Additional match funding for the project is being provided by the following:

BLYM £436,848 Club reserves.
Batchworth Community Council - £50,000 - TBC

4.8.4 Planning Permission 24/0267/FUL has been sought and approved for: Construction of single storey detached 'Dry Zone' building. It is BLYM's intention to start implementation in early 2027. The site (owned by TRDC) was leased to Bury Lake Young Mariners in 2018 for land and access for 50 years.

4.8.5 Bury Lake Young Mariners has operated from its clubhouse at the southwest corner of Bury Lake since 1983. BLYM is currently one of the largest youth-focused Royal Yachting Association (RYA) -certified training and sailing centres in the UK. In 2025, BLYM's volunteers delivered over 7,000 individual sailing sessions, largely to young people. BLYM received the Queen's Award for Voluntary Service in 2013.

4.8.6 BLYM proposes to build a modern, fit-for-purpose operations and training centre to enable BLYM and its partners at Bury Lake to continue operating and grow their positive impact on the local community. The Dry Zone will be a fully accessible, flexible facility with increased capacity to serve the growing needs of the organisations onsite and the community. It will also provide much-needed warm, dry spaces throughout the year, enabling everyone who comes to Bury Lake to enjoy training courses, briefing sessions during group water-based activity sessions, volunteering, or socialising after time on the water.

4.8.7 The main purpose of Bury Lake Young Mariners is developing life skills in young people through sailing, other water-based sports, and related activities. BLYM has been doing this for more than 40 years. Run entirely by volunteers, BLYM's primary focus is on young people, who benefit from participating in water-based activities and helping to deliver them to others. The self-confidence, interpersonal, leadership, and teamwork skills our volunteers develop matter as much to their future lives as sailing itself, if not more.

4.8.8 BLYM's youth-based instructor team and other volunteers deliver sailing and other water-based activities (e.g. rafting and stand-up paddleboarding) to children and young people, taking part as individuals or in a group from schools and youth organisations, such as Scouts and Guides. BLYM also makes these activities available to families and other adults.

4.8.9 BLYM hosts and supports several water-activity focused organisations at its Bury Lake site, including:

- Colne Valley Special Sailors (CVSS) In 2025, CVSS's volunteers provided 2,300 sailing and katakanuing sessions to individuals with a wide range of disabilities from schools and other local groups. (Katakanuing - Twin-hull (side-by-side pontoons) sit-on-top craft that prevents tipping).

- Canoe Sport Trust (CST) is a Community Interest Company offering a wide range of paddle sport experiences and training to groups of young people from local schools, Scouts and Guides, as well as summer camps for young people via council-funded Holiday Activities and Food programme (HAF) for children from low-income families (typically those on free school meals).

- Nomad Kayak Club is a family–oriented kayaking club, also run by volunteers. Activities include recreational paddling sessions, kayaking courses, canoe polo (including hosting tournaments at Bury Lake) and kayak expeditions. Nomads also run regular sessions during which members clean up the local River Colne.

- Three Rivers Radio Yacht Club - 3RRYC is a volunteer-run club, operating all year round. The 30 or so members build and race radio-controlled model yachts in a dedicated area of Bury Lake, the underlying aim being to get members outdoors and staying active.

4.8.10 The Club offers opportunities for both local residents and those in the wider area. Specifically local clubs that use the facility include:

Youth Groups
Batchworth Sea Scouts – Beavers, Cubs, Scouts, Explorers
Bedmond Brownies
Chorleywood Scouts – Cubs, Scouts, Explorers
Croxley Scouts – Beavers, Cubs, Scouts
2nd Croxley Green Guides
Mil End Scouts – Beavers, Scouts, Explorers
1st Rickmansworth Scouts – Beavers, Cubs, Scouts, Explorers
Sarratt Scouts – Beavers, Cubs, Scouts
64th Bushey and Oxhey Scouts – Scouts

Schools
Arnett Hills School
Breakspeare SEND School
Chessbrook SEND School (not in TRDC, but catchment area includes TRDC)
Christchurch School
Harvey Road School
Maple Cross JMI School
Reach Free School
Royal Masonic School for Girls
St Clement Danes School

St Mary's Primary School
Watford Boys Grammar School (not in TRDC, but catchment area includes TRDC)
York House School

Adult Support Centres
The Waterside Centre (for adults with learning disabilities)
CareTech Community Services Ltd (for younger adults with learning disabilities and autism)

4.8.11 Community support for the project is strong, the community support survey run by BLYM gathered 179 responses from local residents, volunteers, activity participants and their families, local schools and local youth groups. The survey found near-unanimous recognition of BLYM and its value to the community, with 98% of respondents familiar with BLYM's activities and 98% agreeing that those activities are important or very important to the local community. Respondents highlighted a wide range of benefits delivered by BLYM and its partners, including:

- physical and mental health,
- life skills development,
- social connection, and
- inclusive access to water-based activities for people of all abilities.

4.8.12 A survey of volunteers at Bury Lake, conducted by BLYM, gathered responses from 43 volunteers across BLYM and its partner organisations. Volunteers rated their overall experience at Bury Lake an average of 9.3 out of 10, with 86% giving a score of 9 or 10. The survey highlighted that the most valued aspects of volunteering include:

- teaching new skills to young people,
- being on the water, and
- the outdoor setting

Volunteers consistently described BLYM as a place that builds confidence, fosters lasting friendships, and opens doors to careers in teaching and outdoor education.

4.8.13 The project will support the achievement of the Council Plan 2026-2029 which outlines the vision for Three Rivers District to continue to be a great place to live, work and visit, delivered under 4 main objectives:

- Healthy, safe and thriving communities
- A green and sustainable future
- A prosperous and vibrant district
- A well-run council

4.8.14 This project supports the objectives by aligning with the following Council Plan aims:

- Improving access for all ages to health facilities, leisure services and community spaces
- Supporting planning applications that aim to deliver thriving communities and a healthier environment.
- Working with the voluntary sector to support positive outcomes for vulnerable residents.
- Continuing to invest in and improve our parks, open spaces and walking routes.
- Promoting inclusive communities and resident participation.

4.8.15 In summary, it is considered the application supports local leisure facilities, promotes achievement of objectives in the Council Plan and is considered deliverable, with works commencing in early 2027 on this project subject to funding. The requested CIL funding covers the aspects of work which are considered CIL compliant and match funding is proposed. It is proposed that the full request of £877,079 is agreed.

4.9 C) Dig Deep– Dig Deep Garden & Horticulture Project, Newport Path, South Oxhey

4.9.1 Improvement works at the Newport Mead community allotment site in South Oxhey to enhance accessibility, safety, welfare provision and long-term sustainability. The works include the installation of a new welfare cabin, summer house, accessible toilets and welfare facilities, solar-powered lighting, extended wheelchair-accessible pathways and associated site improvements.

4.9.2 Dig Deep/ Watford & Three Rivers Trust have applied for £135,291 for the Dig Deep Garden & Horticulture Project. The total project cost is £341,291 (excluding VAT). Quotes for various aspects of the works have been submitted as part of the proposals.

4.9.3 Dig Deep proposes to improve facilities by:

- Erection of 1 Welfare Log Cabin.
- 2 polytunnel structures for use in connection with existing community allotment
- Improve pathways and ramps access for wheelchairs.
- Wheelchair accessible waterless compost toilet block Health and wellbeing initiatives,
- Quiet reflection areas including a summerhouse and pergola.

Associated groundworks needed to make the site safe, accessible and suitable for users.

4.9.4 Planning Permission 26/0885/FUL has been sought and approved for: Demolition of existing structures and erection of 1no. detached store/community building and 2no. polytunnel structures for use in connection with existing community allotment. No objections were received.

4.9.5 In terms of this project, additional match funding of £40,510 is being provided by the following:

TRDC – Capital Grant - £5,000
Feda and John Bulter Fundraiser- £1,000
PWC Donation-£1,950
National Lottery -£20,000
Fundraisers- £1,266.50
Frank Litchfield Donation £2,000
Donation ISBA Pharmacy Ltd £1,500
WB - Steel £1,570
Shanley Foundation - Restricted £2,000
Watford Rural PARI Funday Charity DD £2,723.5
WCOG Charity@gardenerscompany.org.uk £1,500

In addition, monies of over £150,000 have already been raised and spent on other aspects of the site and project.

4.9.2 The Dig Deep Project is a community allotment which has grown over a number of years into a valued wellbeing and environmental hub, serving local residents, charities, volunteers and corporate partners. More recently the site has been leased and managed by W3RT who are seeking improvements at the site.

4.9.3 Through a wide range of community programmes, partnerships and place-based initiatives, W3RT supports older people, families, disabled residents, people experiencing mental ill health, and those facing social or economic disadvantage. Activities include community development, volunteering, practical support and projects that help residents build confidence, skills and stronger local connections.

4.9.4 The Dig Deep Garden & Horticulture Project forms part of this wider work and is an established community gardening, cultivation and horticultural training project on leased

allotment land in South Oxhey. It provides structured gardening, food growing, volunteering and horticultural training activities for local residents.

4.9.5 The project currently supports corporate volunteers and service users. It operates two to three times per week, providing therapeutic gardening, mental health support, social inclusion sessions and community wellbeing activities.

4.9.6 In addition to these regular participants, the site also hosts organised volunteer days, during which volunteer groups work alongside service users and staff. These sessions regularly increase attendance to 25–35 people on site, demonstrating that the project already has the infrastructure, supervision, health and safety procedures, and operational capacity to safely manage significantly higher numbers than those attending the weekly therapeutic sessions alone.

4.9.7 The plan is to have regular gradually increase sessions to operating twice a week Monday and Thursday with a maximum of 20 service users per session. This will give a maximum attendance of 40 people per week maximum, 2,080 per annum extending to 3 days per week if demand requires. This is in addition to corporate/volunteer days.

4.9.8 CIL funding is being sought to improve welfare facilities, access, growing areas and site infrastructure so that the activities can continue safely and more effectively throughout the year. Delivery will remain managed and proportionate, with activity structured through pre-booked small-group sessions.

4.9.10 **Who does the scheme support**

The likely beneficiaries include residents of South Oxhey, Carpenders Park and the wider Three Rivers district, with value for communities experiencing deprivation, health inequality, isolation and limited access to accessible green space.

4.9.11 The facilities are expected to support:

- **Residents and families** – accessing a safe, welcoming space for leisure, gardening and community activities.
- **Children and young people** – engaging in outdoor learning, skill building, and youth activities that promote confidence and resilience.
- **Older and vulnerable people** – benefiting from social connection, befriending and inclusive activities that reduce isolation.
- **Neurodivergent children and adults,** and those with mental health challenges – accessing tailored, therapeutic, nature-based activities in a supportive environment.
- **Unemployed residents** and those seeking independence gaining practical skills, volunteering opportunities and pathways to employment.
- **Educational groups** – small cohesive groups participating in workshops on food growing, nutrition, sustainability and biodiversity.
- **Community volunteers and partner organisations**

4.9.12 Community support has been provided and evidenced for the project from current users. A petition from the 5 immediate neighbors' (5) was received to express support for the project. Letters of support, testimonials (7) and a neighbor's support survey and case studies have been received including from ASCEND Lifeline Project, Clancy Construction Group Ltd Volunteering, Hilton's corporate head office and TKMaxx

Support has already been demonstrated from:
Local residents
Three Rivers District Council
Hertfordshire County Council
Watford Rural Parish Council
Local service providers (including Sunnyside, Ascend and W3RT Social Prescribers)
Corporate volunteer groups (supporting site development phases only)
Scouts and community groups
Local SEND schools

A local GP supporting social prescribing referrals.

4.9.13 The project will support the achievement of the Council Plan 2026-2029 which outlines the vision for Three Rivers District to continue to be a great place to live, work and visit, delivered under 4 main objectives:

- Healthy, safe and thriving communities
- A green and sustainable future
- A prosperous and vibrant district
- A well-run council

4.9.14 This project supports the objectives by aligning with the following Council Plan aims:

- Improving access for all ages to health facilities, leisure services and community spaces
- Working with the voluntary sector to support positive outcomes for vulnerable residents
- Continuing to invest in and improve our parks, open spaces and walking routes
- Ensure the delivery of good quality, efficient and effective services for our residents
- Promoting inclusive communities and resident participation

4.9.15 In summary, it is considered that the application supports working with the voluntary sector to support positive outcomes for vulnerable residents, promotes achievement of objectives in the Council Plan and is considered deliverable. It will allow the enhancement of an existing community facility. Regard has been had to the nature of the works and revisions have been made to the amount of CIL requested due to concerns over eligibility for CIL funding for parts of the project. However, considered comprehensively the provision of a community allotment is considered CIL eligible. The requested CIL funding covers the aspects of work which are considered CIL compliant. It is proposed the full request of £135,291 is agreed.

4.10 D) Hertfordshire County Council - Church Street Rickmansworth Pedestrian Crossing Upgrade, Rickmansworth

4.10.1 Infrastructure improvement works to upgrade the existing zebra crossing on the A404 Church Street dual carriageway to a signal-controlled Puffin crossing, enhancing pedestrian safety, accessibility and visibility. The works include the installation of traffic signals, tactile paving, upgraded street lighting, road resurfacing and associated traffic management to make crossing the road safer and easier, encourage walking and support sustainable travel.

4.10.2 Hertfordshire County Council have applied for £279,531 to upgrade the existing zebra crossing on dual carriageway (A404, Church Street) to a signal-controlled crossing. The total project cost is £621,180 (excluding VAT). HCC will carry out the relevant procurement exercise for these works with their contractor. The works comprise strategic infrastructure.

4.10.3 In terms of this project, additional match funding of £341,649 is being provided by the following:

Hertfordshire County Council £310,590
Batchworth Community Council £31,059 TBC

4.10.4 The proposed improvements will facilitate improved access. The proposal covers the following:

- Construction costs of the puffin crossing
- Traffic signals installation
- Street lighting upgrade
- Road resurfacing and associated traffic management.

4.10.5 The scheme is currently progressing in Hertfordshire County Council's Transport Improvement scheme development programme, with a view to delivery in 27/28 financial year, subject to technical review, local engagement and securing the necessary funds for delivery.

4.10.6 This scheme has been identified due to high collision rates and pedestrian conflict at the existing zebra crossing. Existing safety issues are likely to be exacerbated by increased demand from new developments.

4.10.7 HCC have confirmed previous proposals with less costs have been considered for this location but the increase in cost reflects a change in project scope rather than an escalation in the cost of the original proposal. The previous scheme was limited to upgrading the existing zebra crossing through improved street lighting and associated crossing infrastructure. Subsequent feasibility and project validation work assessed the site more comprehensively, taking account of its collision history, safety performance, accessibility requirements and operational characteristics. A range of options were considered, including a refresh of the existing zebra crossing with enhanced lighting. However, this option was discounted as it would improve visibility but would not address the underlying safety concerns associated with the crossing type and location.

4.10.8 The site is the only zebra crossing on a dual carriageway in Hertfordshire and is located on the brow of a bridge where visibility is constrained. In addition, Hertfordshire County Council's Place and Movement Planning and Design Guidance does not support zebra crossings on roads with the function of a main distributor route such as Church Street. Retaining the existing crossing type would therefore leave the principal safety risks largely unchanged. The assessment concluded that a signal-controlled puffin crossing represents the most appropriate long-term solution to address the safety risks at this site, providing positive control of traffic movements, improved pedestrian safety, enhanced accessibility and compliance with current design standards. As a result, the current application is for a fundamentally different and more comprehensive scheme than that considered previously for this site. The costs now include the design and construction of a signal-controlled crossing, traffic signal equipment, lighting upgrades, bridge and utility investigations, traffic management, road safety audits and associated project delivery activities. The increased funding request therefore reflects the move from a limited lighting improvement scheme to a permanent engineering solution that addresses the root causes of the site's safety issues and delivers a policy-compliant, future-proof crossing facility.

4.10.9 Pedestrian survey data for weekday and weekend am and pm peak data has also been submitted which shows an average of 108 pedestrian users during the weekday 3-hour am peak of 7-10 am and 142 pedestrian users over the weekday pm peak of 3-6 pm, and 141 pedestrian users over the weekend assumed peak of 1 – 4 pm. This included an average of 9 children per hour during weekdays and 5 children per hour at the weekend. Whilst this data demonstrates pedestrian usage and demand, the primary need for intervention is demonstrated by the site's safety record. The crossing is identified on Hertfordshire County Council's Urban Hazardous Sites List and has recorded ten injury collisions over a five-year period, evenly split northbound and southbound, all involved pedestrians (and one cyclist) crossing from the outer footway to the central reserve. All involved vehicles failing to stop in time, then colliding either with a crossing user or a vehicle (rear end shunt). This clearly highlights deficiencies in the existing infrastructure, which are crucial to respond to in order to improve safety at this critical crossing location.

4.10.10 HCC have confirmed 'at the time of submitting the application, discussions with Batchworth Community Council regarding a potential contribution were ongoing and the funding had not yet been formally approved. The application therefore reflected anticipated partner funding rather than funding that had already been secured.' HCC have responded to several queries raised by Batchworth Community Council, which Officers understand they plan to consider at their Full Council meeting this week.

4.10.11 There is strong evidence of community support for improvements at this location. Local

concern regarding the safety and accessibility of the existing zebra crossing has been demonstrated through a Hertfordshire County Council e-petition, active between May 2024 and January 2025, which attracted 180 signatures from local residents. Also letters from Batchworth Community Council and Councillors.

4.10.12 The project will deliver significant public benefit by improving safety and accessibility at one of the only crossing points over the River Chess, which otherwise creates severance. This location at Church Street represents a key crossing point linking the Batchworth residential area with Rickmansworth Station, High Street, schools and leisure destinations such as the Aquadrome and towpath. Signalising the crossing will improve safety for all road users, including pedestrians and cyclists, residents, commuters, and especially school children given that there is a primary school on nearby Harefield Road and secondary schools further north of the town. The scheme will also particularly benefit vulnerable users, including:

- Disabled and mobility-impaired people
- Visually impaired users reliant on signalised crossings
- Older people and school children accessing nearby education and services.

4.10.13 The project will support the achievement of the Council Plan 2026-2029 which outlines the vision for Three Rivers District to continue to be a great place to live, work and visit, delivered under 4 main objectives:

- Healthy, safe and thriving communities
- A green and sustainable future
- A prosperous and vibrant district

4.10.14 This project supports the objectives by aligning with the following Council Plan aims:

- Improving access for all ages to health facilities, leisure services and community spaces
- Actively pursue grant opportunities to fund our major projects and services
- Celebrating and investing in local culture, art and heritage
- Promoting inclusive communities and resident participation
- Ensuring the delivery of good quality, efficient and effective services for our residents

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4.10.15 In summary, it is considered the application supports Strategic and Local Transport Proposals, promotes achievement of objectives in the Council Plan and is considered deliverable. The requested CIL funding covers the aspects of work which are considered CIL compliant and match funding is proposed. It is proposed that the full request of £279,531 is granted.

4.11 E) Transport for London (TFL) - Croxley Station Step-Free Access Project, Croxley Green

4.11.1 Infrastructure improvement project to provide a fully accessible station for the residents with a step-free route from ticket hall level to platform and new accessible WCs. The works improve accessibility to public transport and support the sustainability of planned development in the local area. The works comprise strategic infrastructure.

4.11.2 Transport for London (TFL) have applied for £2,000,000. The total project cost is £23,518,502 (excluding VAT). TFL will ensure compliance with procurement requirements in terms of the final project costs, but these are what are anticipated (and shared as part of the planning appeal) at this time.

4.11.3 In terms of this project, additional match funding is being provided by the following:

£21,518,502 TFL Funding.

Further funding has also been requested through the S106 legal agreement from the Little Green Lane proposals. This is still pending consideration at appeal.

4.11.4 The land is owned by Transport for London (TFL)

4.11.5 The proposal is seeking funding to support the delivery of step-free access at Croxley Underground station. Currently, the station does not provide step-free access, which limits its accessibility for a range of users, including disabled people, those with reduced mobility, older residents, and families with pushchairs.

4.11.6 The proposal is to provide a step-free route from the station entrance through the provision of two lifts (one to each platform) from ticket hall level, and a step-free route from the adjacent car park directly on to the southbound platform. The proposal covers the following:

- Provision of two lifts
- Provision of a new unisex accessible WC with baby-changing facilities.

4.11.7 The Croxley Step-Free Access scheme has been developed in parallel with feasibility stage estimates prepared for other stations within TfL's Step-Free Access programme, including Turnham Green and Northwood stations, estimates for which are all sit within a similar range between £23m - £26m. TFL have confirmed, 'whilst each station presents unique engineering, operational and site-specific challenges and risks, all three schemes share common scope elements such as number of lifts being installed, structural alterations, mechanical and electrical works, third party contractor works for radio and gate lines etc, station accessibility improvements, and construction within an operational railway environment.'

4.11.8 They continue, 'Improving accessibility at Croxley Underground station addresses a clear and well-recognised need, particularly for disabled people, older residents, those with reduced mobility, and families with young children. The provision of step-free access is widely acknowledged as a key factor in creating an inclusive and equitable transport network, and schemes of this nature typically attract broad public and stakeholder support.

4.11.9 The project will also directly benefit residents by improving connectivity to employment education, healthcare, and leisure opportunities. This is especially important in the context of significant local growth, where accessible public transport will play a vital role in supporting sustainable travel patterns and reducing reliance on private cars. In addition, local businesses and service providers are likely to support the scheme due to the potential for increased footfall and improved access for customers and employees.'

4.11.10 The scheme will also particularly benefit vulnerable users, including:

- Disabled and mobility-impaired people, older people and families with pushchairs and younger children.

4.11.11 Then project will also support the works proposed at Croxley station as a future transport interchange as part of the wider HERT transport proposals and specifically connecting into the Waford to Croxley link. The Hertfordshire Essex Rapid Transit (HERT) system is a proposed, high-capacity public transport network connecting communities from Hemel Hempstead and Watford in the west to Harlow in the east. The system will link major towns, employment centres, new developments and rail stations, making it easier than ever for people to access jobs, education, healthcare, leisure and retail destinations.

4.11.12 The project will support the achievement of the Council Plan 2026-2029 which outlines the vision for Three Rivers District to continue to be a great place to live, work and visit, delivered under these main objectives:

- Healthy, safe and thriving communities
- A green and sustainable future

- A prosperous and vibrant district

4.11.13 This project supports the objectives by aligning with the following Council Plan aims:

- Improving access for all ages to health facilities, leisure services and community spaces.
- Working with the voluntary sector to support positive outcomes for vulnerable residents.
- Actively pursue grant opportunities to fund our major projects and services.
- Ensuring the delivery of good quality, efficient and effective services for our residents.

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4.11.14 Officers have had discussions with TfL regarding the phasing and release of monies given the nature of the capital scheme and delivery and particularly given their request for £1 million through the S106 Agreement for the Little Green Lane site (currently at appeal). TfL have confirmed, *"we'd be happy to link the payment of the CIL to the progress of the development, as in practice we are very unlikely to want to progress the scheme until the s106 triggers are being hit … This would mean that a proportion of the development's CIL was paid to Three Rivers before you need to release funding to TfL assisting you in making the payment and avoiding tying up your CIL reserves years before they are actually needed to be spent.'*

4.11.15 However, TfL Officers also recognise they cannot bind future TfL decision making and given the appeal is still progressing there is no certainty the site will be delivered.

4.11.16 It is clear the appeal site's proposed S106 monies would support the feasibility of this proposal, but it also needs to be recognised the development may not come forward or may only come forward in a number of years. As such it is considered a commitment to the CIL needs to be made at the current time although it could be conditioned on the basis of only being agreed if the development is consented.

4.11.17 In summary, it is considered the application supports Strategic and Local Transport Proposals, promotes achievement of objectives in the Council Plan and is considered deliverable. The requested CIL funding, whilst significant, is for a strategic CIL capital project and only represents around 10% of total costs. It is proposed that the £2 million requested is agreed and committed but it will only be released upon condition that the Little Green Lane appeal scheme (for 600 dwellings) is approved and will be subject to a phasing plan to be agreed by the applicant, the details of which will be delegated to the Director of Finance.

4.12 F) Three Rivers District Council - Grounds Maintenance Depot and Car Park improvement works, Aquadrome, Rickmansworth

4.12.1 Redevelopment of the ground's maintenance depot and associated car park to replace the existing dilapidated facilities with a modern, sustainable, accessible and health and safety-compliant depot. The works to the maintenance depot include a new welfare unit, barn, storage containers and fuel bund with improvements to the site compound. In addition, funding is required for improvements to the site access and improvements to the car park with upgraded hardstanding and car park surfaces, additional disabled parking bays and measures to reduce flooding.

4.12.2 Three Rivers District Council have applied for £1,241,276. The total project cost is £1,577,156.00 (excluding VAT). This cost includes contingency and soft landscaping. This is broken down into two parts:

- £864,100 is for the Grounds Maintenance Depot
- £707,176.10 is for the Car Park Works

4.12.3 Of noting, the car park works form part of the wider National Lottery Heritage Fund project. Should funding be successful, the Heritage Fund will fund £101,045 for the soft landscaping and sustainable drainage to alleviate surface water flooding in this area,

along with associated costs of £5,880 for fencing and signage. Improvements to the car park include enhanced disabled parking facilities, resulting in achieving a key aim of the project of increasing accessibility of the site. Should CIL funding be secured, £250,000 of the funding will be used as match funding towards the £5.6 million National Lottery Heritage Fund project, as referenced at the 8 November Policy and Resources Committee (item PR824) and 20 October Full Council (item 162a).

4.12.4 In terms of this project, additional funding of £335,880 is being provided by the following:

TRDC Capital Funding £300,000
NLHF £5,880
TRDC Sustainability Capital Funding £30,000

4.12.5 Planning application 26/1609/FUL was submitted on 7 October.2026 for: Demolition of existing office building; construction of replacement office building with solar panels; alterations to the shed including alterations to external materials, alterations to the fenestration, installation of solar panels; construction of new canopy with solar panels; construction of enclosed bin storage; alterations to the boundary treatment; alterations to vehicular access; installation of french drain and associated works. Pending consideration, current decision date is 9 November 2026.

4.12.6 In addition, planning application 26/1650/FUL was submitted on 16 October 2026 for: Construction of a toilet building and open sided shelter; alterations to the car park; alterations to hard standing; construction of totems providing information and direction. Application currently pending consideration current decision date is 23rd December 2026.

4.12.7 The land is owned by Three Rivers District Council (TRDC).

4.12.8 The current grounds maintenance depot is located within the Aquadrome in Rickmansworth. Whilst this is located within the Aquadrome, the project is for the strategic base of the council's Grounds Maintenance Service. The site supports the delivery of grounds maintenance services across the district's parks and open spaces and is used by a team of 23 staff. It is accessed through the main Aquadrome car park.

4.12.9 The existing depot/welfare building is dilapidated and has deteriorated to the point where it no longer provides a suitable standard of accommodation for staff, equipment, or operational storage. The building is prone to leaks, has no insulation, and offers only very basic welfare and working facilities. The current barn used to securely store large machinery, equipment and tools is also in poor condition and would require significant remediation or replacement to remain operational. This equipment is used to maintain all council open spaces across the district and therefore needs to be kept in quality storage areas/facilities.

4.12.10 The proposal is to provide a facility that is fit for purpose, safe, dry and health and safety compliant. This is the base for the ground's maintenance team to enable them to continue to provide grounds maintenance services for the whole district. It needs to be a space where they can take a break, charge equipment, store health and safety equipment, tools of all sizes including tractors, strimmer's, mowers and trailers to enable them to carry out the duties and maintain the expected standard of works. The value of equipment held onsite is in excess of £2 million and needs to be stored securely. Should this equipment deteriorate due to ineffective storage facilities, there would be significant pressure on council budgets to replace these.

4.12.11 The site is located on a flood plain, which presents an important constraint for the project. Appropriate mitigation measures are therefore required to reduce flood risk and improve site resilience. Proposed measures include the use of a French drain and hardcore to assist with drainage and surface water management.

4.12.12 The car park within the Aquadrome is prone to surface water flooding and this has accelerated the deterioration of the surface. The park is a popular venue for visitors and

the current National Lottery Heritage Fund bid, if successful, will attract further visitors so the car park facilities must be fit for purpose. The proposal is to alter the access route to the site to provide a one-way system for both public and staff traffic. A hard surface will create a direct route to the depot for staff vehicles and disabled parking. Additional disabled parking bays including parking bay for minibuses.

4.12.13 The scheme will particularly benefit a range of users, including:

- Disabled and mobility-impaired people, older people and families with pushchairs and younger children. This is predominantly through the introduction of more disabled bays within the car park, bringing it in line with national guidance.
- Additional minibus disabled parking bays will make it more accessible for larger groups and care homes visiting the sites.
- All users visiting the site will have an enhanced parking area, which currently experiences high levels of seasonal surface water flooding, making many bays unusable throughout the year.
- Improved facilities will mean that the entire district of Three Rivers will continue to benefit from a high quality, resilient and reliable grounds maintenance service.
- The Grounds Maintenance service is essential for ensuring parks, open spaces and woodlands are maintained for the benefit of the local community. Published evidence clearly shows the benefits that clean, green and well-maintained spaces have on the physical and mental health and wellbeing of the public.
- Not only will the new depot provide a base for the Grounds Maintenance staff, but it will also improve the storage facilities of the equipment used by the service. Investing in a modern, suitable facility will reduce reliance on reactive repairs, avoid further deterioration and support more efficient day-to-day operations.
- Improvements to these facilities will benefit the entire district and prevent the possibility that £2 million of machinery may need to be replaced, that may have dilapidated due to ineffective storage areas.

4.12.14 Improving the car park is essential in improving the visitor experience and its accessibility – particularly through the addition of more disabled parking bays and minibus disabled parking bays. In November 2025 an Accessibility Audit (conducted by Access and Inclusion UK) 3.12.16 was carried out on the site. The recommendations raised that the number of accessible spaces appears to be below the recommended minimum for recreation and leisure venues, which is 6% of the total number of available spaces. Providing additional spaces close to the café and proposed ‘welcome hub’ which are appropriately marked and of the correct dimensions is therefore recommended and has been included in the new layout.

4.12.15 Further points raised in the audit, and which will be addressed by this scheme of work to include: Directional signage to the accessible parking spaces; resurface the accessible parking spaces to provide a firm, level surface as part of any future plans. The route leading from the car park to the Aquadrome itself should also be solid and level to facilitate ease of access and egress

4.12.16 As part of the public engagement process for RIBA 2, the online engagement, which ran from 12 February to 17 March 2026, asked the specific question around the car park. 74 people responded, providing comments such as:

- “This seems a very sensible idea as this area becomes very congested at busy times”
- “Makes total sense, presumably car park surface would be improved and rejuvenated also!?”
- “A Councillor should visit the car park after a few days of rain. Over half the spaces are under water. “
- Sort the flooding issues out in the car park when it rains the useable spaces are dramatically reduced

- The car park needs to be resurfaced and proper drainage installed so all available spaces can be used in wet weather

4.12.17 The project will support the achievement of the Council Plan 2026-2029 which outlines the vision for Three Rivers District to continue to be a great place to live, work and visit, delivered under 4 main objectives:

- Healthy, safe and thriving communities
- A green and sustainable future
- A prosperous and vibrant district
- A well-run council

4.12.18 This project supports the objectives by aligning with the following Council Plan aims:

- Improving access for all ages to health facilities, leisure services and community spaces
- Working with the voluntary sector to support positive outcomes for vulnerable residents
- Actively pursue grant opportunities to fund our major projects and services
- Celebrating and investing in local culture, art and heritage
- Promoting inclusive communities and resident participation
- Ensuring the delivery of good quality, efficient and effective services for our residents

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4.12.19 In summary, it is considered the application provides strategic infrastructure, supports open space provision, promotes achievement of objectives in the Council Plan and is considered deliverable. The requested CIL funding covers the aspects of work which are considered CIL compliant and match funding is proposed. It is proposed that the request of £1,241,276 is agreed.

5. Next Steps

5.1 As the CIL Charging Authority, it is for the Council to decide how to spend the CIL Main Pot.

5.2 A decision needs to be made as to whether CIL funds are allocated to these infrastructure projects and, if so, the amount to be allocated.

5.3 Where funding is agreed, a legal agreement will be put in place between TRDC and the infrastructure provider to ensure any allocated CIL funding is spent in the correct way. The infrastructure provider will also be expected to provide information until the scheme has been completed, and all CIL funding has been spent. In addition, an annual report will need to provide information on the progress of each scheme that funding has been allocated to.

A requirement to submit this information will form part of the legal agreement that the successful applicant is required to sign.

5.4 If an applicant does not spend CIL money within five years of receipt or does not spend it as agreed, then the Council may require the applicant to repay some or all of those funds.

5.5 Details about planning obligation receipts and anticipated expenditure in relation to CIL and S106 is published in the Infrastructure Funding Statement by the 31 December each year in accordance with Regulation 121A of the CIL Regulations.

6 Future CIL Income

6.1 Up to 11 November 2026 liability notices relating to the 'district pot' for a potential value of £5,794,186 have been issued. (Main CIL pot potential value for CIL grants: £4,473,668). These notices are raised following the grant of planning permission and set out what the liable charge would be should work on the development start and no exemptions are applied. The realisation of the remainder of these monies is therefore totally dependent on a developer implementing their planning permission and not benefiting from any exemptions. It is common to have multiple planning permissions on a site, for permission not to be implemented and exemptions to be granted (mainly for self-build). This figure, while informative, should not therefore be treated as a guaranteed future income.

6.2 Where a demand notice has been issued, this means that development has commenced, and that CIL is now due for payment. The council's CIL instalment policy allows developers fixed timescales at 60, 120 and 360 days (post-commencement) to pay the amount due. The number of instalments available is dependent on the total amount of CIL due, with higher CIL charges allowing for more time to pay. A further £ 1.9 million is due to be collected relating to the 'district pot' over the next year on developments that have already commenced. (Main CIL pot potential value for CIL grants £1.6 million). Further demand notices may also be issued if other developments commence.

7 Options and Reasons for Recommendations

7.1 To ensure the delivery of important community infrastructure to support growth and development strategic CIL can be spent anywhere within the district, it is not bound by the area of development where funds are received.

7.2 It is proposed that the 6 applications detailed are agreed and receive the CIL funding as detailed under section 4.6. If Members do not consider they can fully support these projects alternative funding amounts could be considered.

7.3 For the reasons outlined in 4.11.16 it is proposed conditions are attached to the TfL request.

7.4 The applications support the Council Plan 2026-2029 objectives by aligning with the following Council Plan aims:

- Improving access for all ages to health facilities, leisure services and community spaces.
- Working with the voluntary sector to support positive outcomes for vulnerable residents
- Continuing to invest in and improve our parks, open spaces and walking routes
- Continuing to encourage equal access to council services for all residents
- Ensuring the delivery of good quality, efficient and effective services for our residents
- Celebrating and investing in local culture, art and heritage
- Promoting inclusive communities and resident participation
- Supporting planning applications that aim to deliver thriving communities and a healthier environment
- Working on adjusting the impacts of climate change and continue progress on making Three Rivers a more climate resilient district.

8 Policy/Budget Reference and Implications

8.1 The recommendations in this report are within the Council's agreed policy and budgets. The relevant policy is entitled Community Infrastructure Funding Statement and was agreed on 24 February 2015.

9. Equal Opportunities, Staffing, Environmental, Community Safety, Public Health, Customer Services Centre, Communications & Website and Health & Safety Implications

9.1 No specific implications

10 Financial Implications

10.1 The commitment of CIL funds of £6,737,016 previously agreed, plus the proposed funding of £ 4,859,793 will leave a balance of £681,965 in the CIL Main Pot for infrastructure projects going forward.

10.2 As with previous CIL applications it is identified that due to delay between application submission (and initial project quotes) and works being implemented, and given the current economic conditions, there could be further pressures on project costs. It is proposed through the recommendation delegation is given to the Director of Finance, in consultation with the Lead Members for Resources and Planning Policy and Infrastructure, to be able to consider any reasonable change to the CIL funding to enable the project to proceed.

11 Legal Implications

11.1 The legislation governing the development, adoption and administration of a Community Infrastructure Levy (CIL) is contained within the Planning Act (2008) and the Community Infrastructure Levy Regulations 2010 (as amended).

12 Risk Management

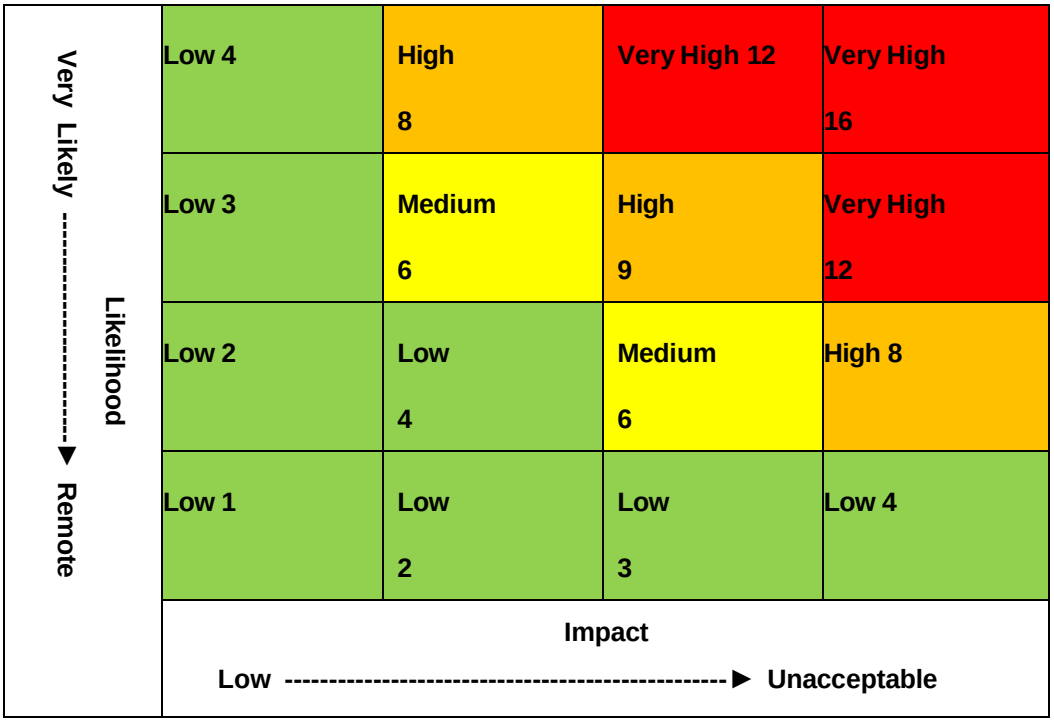
12.1 The Council has agreed its risk management strategy which can be found on the website at http://www.threerivers.gov.uk. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

12.2 The subject of this report is covered by Regulatory Services with specific TRDC projects covered in their appropriate service plans. Any risks resulting from this report will be included in the risk register and, if necessary, managed within this/these plan(s).

Nature of Risk	**Consequence**	**Suggested Control Measures**	**Response** *(tolerate, treat terminate, transfer)*	**Risk Rating** *(combination of likelihood and impact)*
Failure to progress/manage and maintain Community Infrastructure Levy income and expenditure.	Council could be challenged on CIL expenditure	Governance Arrangements	Tolerate	4

Projects are not progressed/delivered/ meet specified objectives	Monitoring required, CIL monies are paid on project completion,	Relevant Legal Agreements in place to ensure a level of control remains	Treat	4

12.3 The above risks are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.



Impact Score	Likelihood Score
4 (Catastrophic)	4 (Very Likely (≥80%)
3 (Critical)	3 (Likely (21-79%)
2 (Significant)	2 (Unlikely (6-20%)
1 (Marginal)	1 (Remote (≤5%)

12.4 In the officers' opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually.

Report prepared by: Kimberley Rowley (Head of Regulatory Services), Lianne Anscomb (Land and Property Information Manager) and Jo Welton (Senior CIL Officer)

Data Quality
Data sources: Exacom (Planning Obligations Software)
Data Checked by: Jo Welton, Senior CIL Officer and Lianne Anscomb. Land & Property Information Manager

	Poor	
	Sufficient	X
	High	

Background Papers

The Community Infrastructure Regulations (2010) (As amended)
https://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents

Section 216(2) of the Planning Act 2008 (as amended by regulation 63 of the Community Infrastructure Levy Regulations);

Infrastructure Funding Statement
https://www.threerivers.gov.uk/services/planning/community-infrastructure-levy#CIL%20reports

Guidance provided by the Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government

https://www.gov.uk/guidance/community-infrastructure-levy#spending-the-levy

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Appendix 2 – Bury Lake Young Mariners (BLYM) CIL funding request application
Appendix 3 – Dig Deep CIL funding request application
Appendix 4 – Herts County Countil (HCC) CIL funding request application
Appendix 5 – TFL – Croxley Step Free Access CIL funding request application
Appendix 6 – TRDC Aquadrome Enhancement Project CIL funding request application

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Abbots Langley Neighbourhood Plan

23/11/2026

THREE RIVERS DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE

PART I

Minor Amendments to Abbots Langley Neighbourhood Plan (DoF)

1 Summary

1.1 The Abbots Langley Neighbourhood Plan has been updated with minor amendments to bring the Neighbourhood Plan in line with Three Rivers' latest Local Plan evidence where the Settlement Appraisal (2025) categorises Abbots Langley as a small town in the settlement hierarchy.

2 Recommendation

2.1 That:

The Members of the Policy and Resources Committee recommend to Full Council to agree the minor amendments and adopt the updated Abbots Langley Neighbourhood Plan in Appendix 2

Report prepared by: Aaron Roberts, Senior Planning Policy Officer

3 Details

3.1 The Abbots Langley Neighbourhood Plan was adopted at Full Council on 1 June 2026, forming part of the Development Plan for the district.

3.2 Within the Neighbourhood Plan there are multiple references to Abbots Langley as a village. The Parish Council, and many residents refer to Abbots Langley colloquially as a village and it is for this reason that the plan contains reference to Abbots Langley being a village.

3.3 It is not the role of a Neighbourhood Plan to categorise settlements, this is done through the Local Plan and its supporting evidence such as the Settlement Appraisal.

3.4 The current adopted Local Plan categorises Abbots Langley as a 'Key Centre' in its Settlement Hierarchy. The Settlement Hierarchy clearly differentiates between villages and other levels of settlement within the district with Sarratt and Bedmond being the only villages in the district.

3.5 The Settlement Appraisal (2025) provides an updated Settlement Hierarchy in support of the emerging Local Plan. This places Abbots Langley under the hierarchy as a 'small town'. Abbots Langley was given a 'Good' sustainability score.

3.6 The sustainability score is assessed mainly considering access to key services and facilities as well as public transport provision. Within Abbots Langley there are multiple primary schools, a GP surgery, local shops, open space, sports/leisure facilities, a library and community halls. This level of services and facilities is much more characteristic of a town than a village (which would be expected to have a more limited range of services).

3.7 On this basis officers reviewed the suggested minor amendment (additional paragraph) provided by the Parish Council, coming to the conclusion that the amendment was reasonable.

3.8 Consideration was given to whether the suggested amendment could be considered a minor amendment. The additional paragraph does not fundamentally alter the plan's policies or objectives, rather only adds to the supporting text (before the main section of the Plan starts). As such, officers are satisfied that the update to the Plan is a minor amendment and therefore no public consultation is required on the change to the Plan as set out in Planning Practice Guidance.

3.9 The additional paragraph was inserted into the document immediately after the acknowledgements and prior to the Executive Summary. The wording of the paragraph is as follows:

In planning terms, Abbots Langley (the settlement) is defined within the Settlement Hierarchy of the Adopted Local Plan as a "Key Centre". It is not defined as a "village", which is a separate category of settlement. The Regulation 19 Local Plan (emerging) proposes to amend the Settlement Hierarchy and classifies Abbots Langley as a "Small Town/Large Suburban Settlement". Any reference to the term "Village" within the Abbots Langley Neighbourhood Plan should therefore be understood as reflecting the way in which the community identifies with and describes the settlement, rather than as a reference to its formal planning designation.

3.10 As a result of the above change, references to the Plan as being a "referendum version" were removed, and the date of the Plan was changed from March 2026 to December 2026 (when it is expected to be formally adopted).

4 Options and Reasons for Recommendations

4.1 The council is proposing to update the Abbots Langley Neighbourhood Plan with minor amendments to bring it in line with the Local Plan. Failing to make these changes could leave the Neighbourhood Plan unaligned with the Local Plan.

5 Policy/Budget Reference and Implications

5.1 The recommendations in this report are within the council's agreed policy and budgets.

6 Financial, Legal, Equal Opportunities, Staffing, Environmental, Community Safety, Public Health, Customer Services Centre, Communications & Website, Risk Management and Health & Safety Implications

6.1 None specific.

7 Risk and Health & Safety Implications

7.1 The council has agreed its risk management strategy which can be found on the website at http://www.threerivers.gov.uk. In addition, the risks of the proposals in the report have also been assessed against the council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

7.2 The subject of this report is covered by the Planning Policy & Conservation service plan. Any risks resulting from this report will be included in the risk register and, if necessary, managed within this plan.

Nature of Risk	Consequence	Suggested Control Measures	Response *(tolerate, treat terminate, transfer)*	Risk Rating *(combination of likelihood and impact)*
The Neighbourhood Plan could be perceived to not be in accordance with the Local Plan	The Plan could have reduced weight in planning decisions	Adopt the Plan	Tolerate	4

7.3 The above risks are scored using the matrix below. The council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.

Likelihood				
Very Likely	**Low** 4	**High** 8	**Very High** 12	**Very High** 16
	Low 3	**Medium** 6	**High** 9	**Very High** 12
	Low 2	**Low** 4	**Medium** 6	**High** 8
Remote	**Low** 1	**Low** 2	**Low** 3	**Low** 4
	Impact			
	Low ----------▶			Unacceptable

Impact Score	Likelihood Score
4 (Catastrophic)	4 (Very Likely (≥80%))
3 (Critical)	3 (Likely (21-79%))
2 (Significant)	2 (Unlikely (6-20%))
1 (Marginal)	1 (Remote (≤5%))

7.4 In the officers' opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually.

Background Papers

Planning Practice Guidance
Three Rivers Settlement Appraisal (2025)

Three Rivers Core Strategy (2011)

APPENDICES

Appendix 1 – Abbots Langley Neighbourhood Plan Referendum Version (March 2026)

Appendix 2 – Updated Abbots Langley Neighbourhood Plan (December 2026)

ABBOTS LANGLEY PARISH COUNCIL

ABBOTS LANGLEY NEIGHBOURHOOD PLAN 2025 TO 2041



Referendum Version Plan
March 2026

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ABBREVIATIONS

ALNP The Abbots Langley Neighbourhood Plan
ALPC Abbots Langley Parish Council
CIL Community Infrastructure Levy
DMSH Discounted Market Sale Housing
LHNA Local Housing Need Assessment
NP Neighbourhood Plan
NPPF National Planning Policy Framework.
NSALG The National Society of Allotment and Leisure Gardeners
OAN Objectively Assessed Need (for housing)
SHMA Strategic Housing Market Assessment
SuDS Sustainable Drainage Systems
TRDC Three Rivers District Council

ACKNOWLEDGEMENTS

Neighbourhood Plan Steering Group: Cllr Sara Bedford, Cllr Elizabeth Burns , Cllr Jane Lay, Cllr Alex Michaels (until March 2018), Cllr Robin Powell, Cllr Owen Roe, Cllr Jon Tankard, Gwendolyn Ball, Anne-Marie Fanton (until September 2017), Tony Gott (until August 2016), Brenda Kersey, Bruce Prochnik, Jan Smith, Peter Warman (Chair).
Clerk to the Parish: Tim Perkins (until September 2021), Isabel Montesdeoca (from September 2021)
Neighbourhood Planning Consultant: Alison Eardley, https://www.yourfriendlyplanner.co.uk/
Special Projects Consultancy: AECOM

1. EXECUTIVE SUMMARY

1.1. The Abbots Langley Neighbourhood Plan ('ALNP') covers the period from 2025 to 2041. On 18 November 2014, Three Rivers District Council, the local planning authority, designated the area for the plan to be the whole of the civil parish of Abbots Langley (*Figure 1*). A Neighbourhood Plan Steering Group, comprising residents and Parish Councillors, has guided the preparation of the Plan. In consultation with the community, this Group established the vision for the future of Abbots Langley and how this vision can be realised through planning local land uses over the period of the plan.

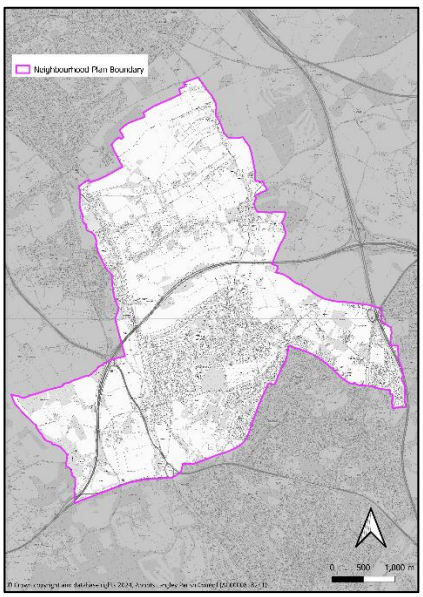
1.2. **Chapter Two** explains the planning context for the development of the ALNP and the key stages followed in its preparation.

1.3. **Chapter Three** explains the 2041 Vision for Abbots Langley with eight objectives to achieve this Vision Statement. These objectives are associated with:

1. Meeting local housing needs with the main focus on affordable housing.
2. Ensuring new development is good quality and sustainable.
3. Strengthening the local economy, including local retail and tourism appeal.
4. Protecting both the historic and environmental assets of the parish, particularly its biodiversity, open spaces and Metropolitan Green Belt.
5. Ensuring the provision of sufficient school places, primary health facilities and mental health care services to match the needs of local residents.
6. Improving the provision of sustainable transport and assist in the transition away from the use of fossil fuel to electrically powered and hydrogen powered transport.
7. Exploring the potential for viable, locally based renewable energy projects.
8. Encouraging the production of local food including local farms, horticulture, community projects and private gardens/allotments.

1.4. **Chapter Four** describes the profile of the parish with its varied communities. Abbots Langley is located in southwest Hertfordshire, in the northern part of the Three Rivers District. The area is situated between Watford, Hemel Hempstead, and St Albans. The parish comprises the main village of Abbots Langley as well about thirteen other distinct communities within the boundary. The 2021 resident population is of the order of 22,000 living in about 8,800 dwellings (2021 Census).

Figure 1: Map showing the Abbots Langley Neighbourhood Area, which aligns with the parish boundary



1.5. The process of producing the ALNP has sought to involve the community as widely as possible. The different topics included in ALNP are matters found to be of importance to local residents, businesses and community groups. The ALNP Steering Group set up a Commonplace website in June 2015 as one of the processes to capture the views from local people about the area and how it should develop in the future. A leaflet explaining the work and how to access this website was distributed to every household in the parish (*Figure 2*). There were a number of exhibitions and published articles to encourage public involvement in the ALNP.

1.6. There have been human settlements in the area for over 2,000 years. There are well-documented accounts of the physical and social changes that have occurred over the centuries. Significant changes have continued to take place in the last 20 years. These include the introduction of modern commercial industries such as Warner Bros. Studios, Imagination Technologies, RES (a renewal energy company) and other new businesses along the Gade Valley. Houses built in the parish between 2000 and 2016 numbered 1,439 new dwellings, which is at least 50% of all new houses built in the Three Rivers District during this period. The parish is less than a quarter of the land area of the District. As confirmed by the 2021 Census data, the parish population has increased by 25% in the last 20 years, a significantly higher increase than in the surrounding areas.

1.7. Local residents believe that no major future new housing should be planned in the parish until the capacity of its local public services associated with education, local health/social services and local transport networks are increased to meet adequately the current and any planned future demand. The local community places a high value on the area's designated open spaces and Metropolitan Green Belt land within the parish. They do not want this land to be lost to development. However, there are undeveloped sites under consideration by the District Council for new housing in Abbots Langley that are located within designated Metropolitan Green Belt land. Also, development in the parish must take into account the

impact of Climate Change, Brexit and the legacy of Covid-19 and make investments for the required adjustments in lifestyles and enhancing biodiversity.

1.8. **Chapter Five** provides the overview for the Spatial Strategy for the parish and the location for any new development taking particular account of factors influenced by Climate Change. **Chapters Six to Eleven** explain the main policies of the Neighbourhood Plan. These chapters cover the key topics of housing, building design, preservation of buildings, stimulating the local economy, enhancing the natural environment, improving biodiversity, providing leisure facilities, fostering resilient communities, meeting healthcare needs, education provision, and providing sustainable local transport facilities.

1.9. **Chapter Twelve** suggests some Aspirational Projects of Interest to particular communities. **Chapter Thirteen** reviews the implementation process of the ALNP and the need for periodic reviews. **Chapter Fourteen** explains the possible investment priorities following from funds coming to the area as a result of levies placed on new development projects in the parish. **Chapter Fifteen** shows the policies spatially on local area maps. **Chapter Seventeen** lists other Non-Policy Actions arising from the ALNP. A Glossary is provided in **Chapter Eighteen.** Background material for the ALNP is provided in a separate **Appendices Report** and in the assembled **Evidence Base**. The index for this material is provided in **Chapter Nineteen**.

1.10. **NOTE:** The informal Consultative Draft of ALNP was published in April 2021. This was followed by an informal six-month consultation programme with local residents and businesses. Two public exhibitions were held in the Abbots Langley Village and Bedmond in July and August 2021. The ALNP was revised in response to the feedback from the public.

1.11. This revised version was discussed and finalised by the Parish Councillors, the Parish Council being the Qualifying Body, in 2024.

1.12. The Three Rivers District Council published their Preferred Policy Options and Sites for Potential Allocation for their emerging Local Plan in Summer 2021 and held their Regulation 18 public consultation from 11 June to 20 August 2021. Due to the high number of public responses (20,000), the Council made amendments and consulted on the “Regulation Local Plan Regulation 18 consultation Part 4: Three Rivers’ Preferred Local Plan Lower Housing Growth Option - Protecting More Green Belt Land” between September and October 2023.

Figure 2: Cover of the ALNP leaflet



2. INTRODUCTION

2.1. This document is the Abbots Langley Neighbourhood Plan (ALNP) for the parish of Abbots Langley. It represents one part of the Local Plan for the parish over the period 2025 to 2041, the other parts being the Three Rivers Core Strategy 2011, the Site Allocations Local Development document 2014, and the Three Rivers Development Management Plan 2013. Three Rivers District Council (TRDC) is in the process of developing a new Local Plan, which will set out a development strategy for the district up to 2041.

2.2. As the local planning authority, TRDC designated a Neighbourhood Area sharing its boundary with the Parish of Abbots Langley on 18 November 2014. A Steering Group, comprising local residents and councillors, has guided the process locally.

2.3. The Plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). The Steering Group has prepared the Plan to establish a vision and framework for the future of Abbots Langley and to set out how that vision will be realised through planning land use and development change over the plan period 2025 to 2041, to align with the timescales of the new Local Plan.

2.4. The purpose of the ALNP is to structure development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish. The process of producing the ALNP has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to residents, businesses and community groups.

2.5. Each section of the ALNP covers a different topic. Under each heading, the policies themselves are presented in the blue boxes. Beneath each policy, the Purpose of the policy is presented followed by the Justification, which provides the necessary understanding of the policy and what it is seeking to achieve. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text and evidence documents that have been compiled to underpin the Neighbourhood Plan (see Chapter 19).

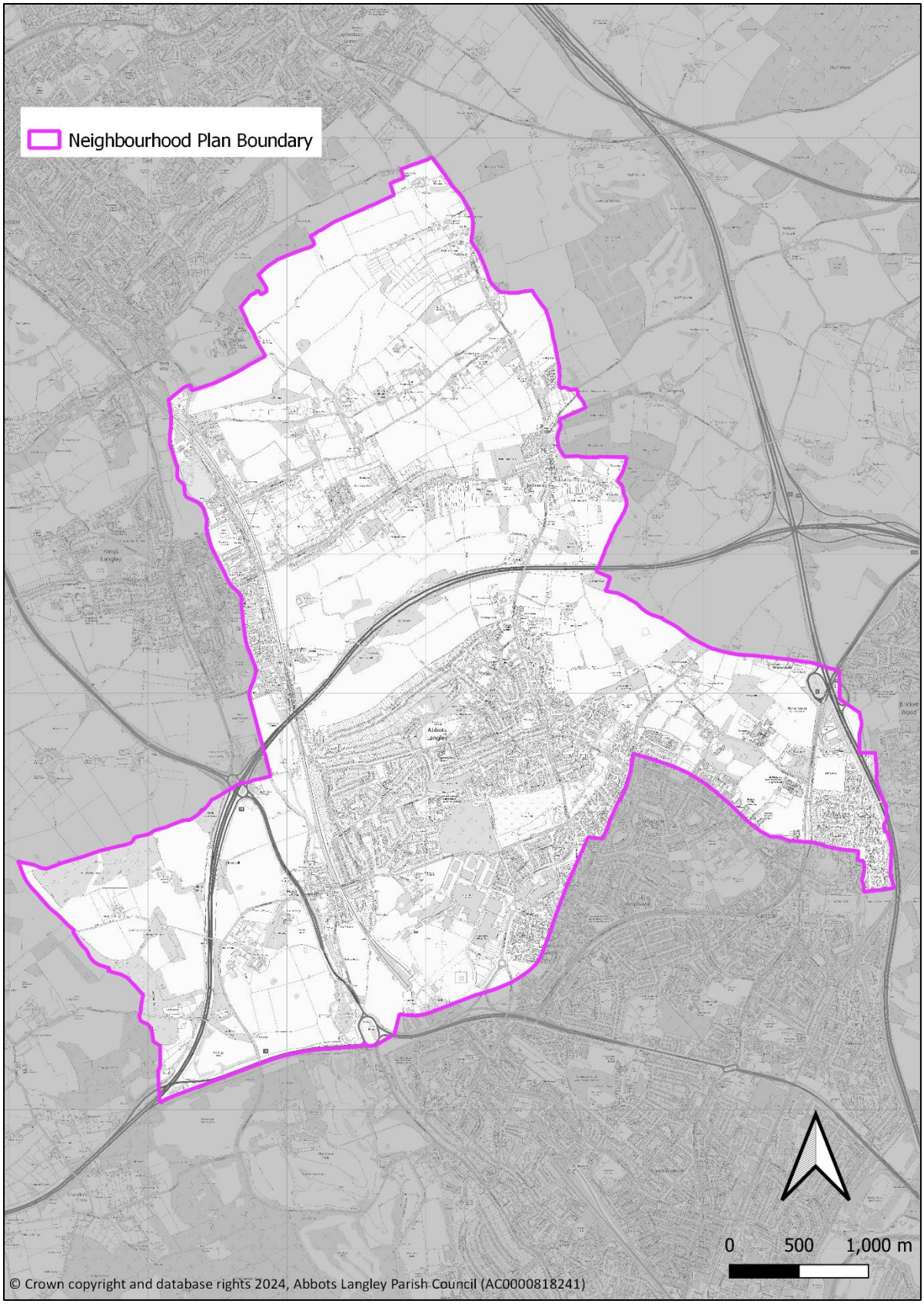
2.6. In addition to the policies, the Plan identifies a number of local needs and community aspirations that are not met through the planning system, but which are important to the well-being of the community. It is proposed that these projects will be met through community action supported by other organisations. The Plan also sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

2.7. *Figure 3* below shows the boundary of the ALNP designated area, which shares its boundary with the parish of Abbots Langley.

2.8. Throughout the document, examples of quotes taken from the comments received during the informal consultations are provided. Sources for these include the CommonPlace website, workshops and surveys.

2.9. The Abbots Langley Design Guidance and Code is an integral part of the Neighbourhood Plan, underpinning a number of the policies (see Appendix E).

Figure 3: Abbots Langley Neighbourhood Plan Boundary



National policy

2.10. The Neighbourhood Plan must have regard to the policies set out in the National Planning Policy Framework (NPPF).

2.11. The NPPF was most recently updated in December 2024 and states:

"Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. (para 29)

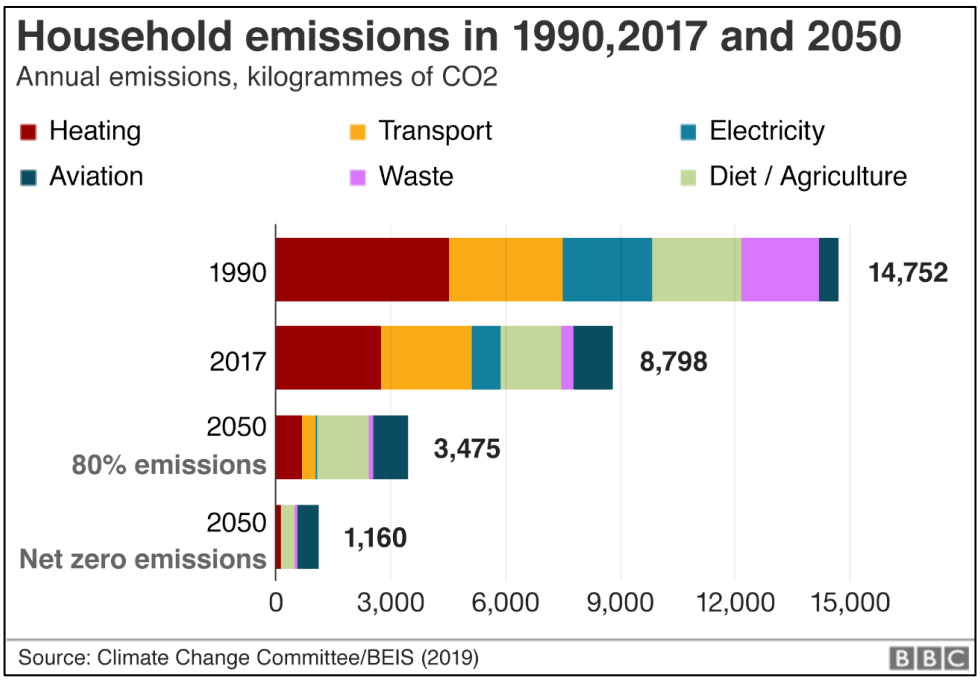
Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the Parish, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently". (para 30)

Climate Change and Emission Targets

2.12. In the UK Climate Change Act in 2008, MPs agreed that the UK should reduce 80% of its emission of greenhouse gases by 2050. In 2017, the government raised its target to "net zero" greenhouse gases by 2050. In 2021, the government announced its intention to reduce emissions by 78% by 2035 compared to 1990 levels. This means emissions from homes, transport, farming and industry will have to be avoided completely or - in the most difficult examples - offset by planting trees or sucking CO_2 out of the atmosphere. This latest target was recommended by the Government's Advisory Committee on Climate Change. Their report said, '*if other countries followed the UK, there was a 50-50 chance of staying below the recommended 1.5C temperature rise by 2100.' 'A 1.5C rise is considered the threshold for dangerous climate change.'*

2.13. Over 300 Local Authority Councils have followed the UK Government's June 2019 declaration of a Climate Emergency. Practical plans to meet the specified emissions target are under development; this includes local initiatives by Abbots Langley Parish Council, TRDC and Hertfordshire County Council. Policies and actions in this Neighbourhood Plan wish to comply with these new environmental standards. The challenges of reducing emissions are illustrated in *Figure 4*. Achieving such targets must be taken into account when considering the use of land in an area and energy use associated with any new infrastructure and built development.

Figure 4: The UK Challenge of meeting its Carbon Emission Targets



Local Policy

Adopted Local Plan

2.14. The Development Plan for Three Rivers comprises:

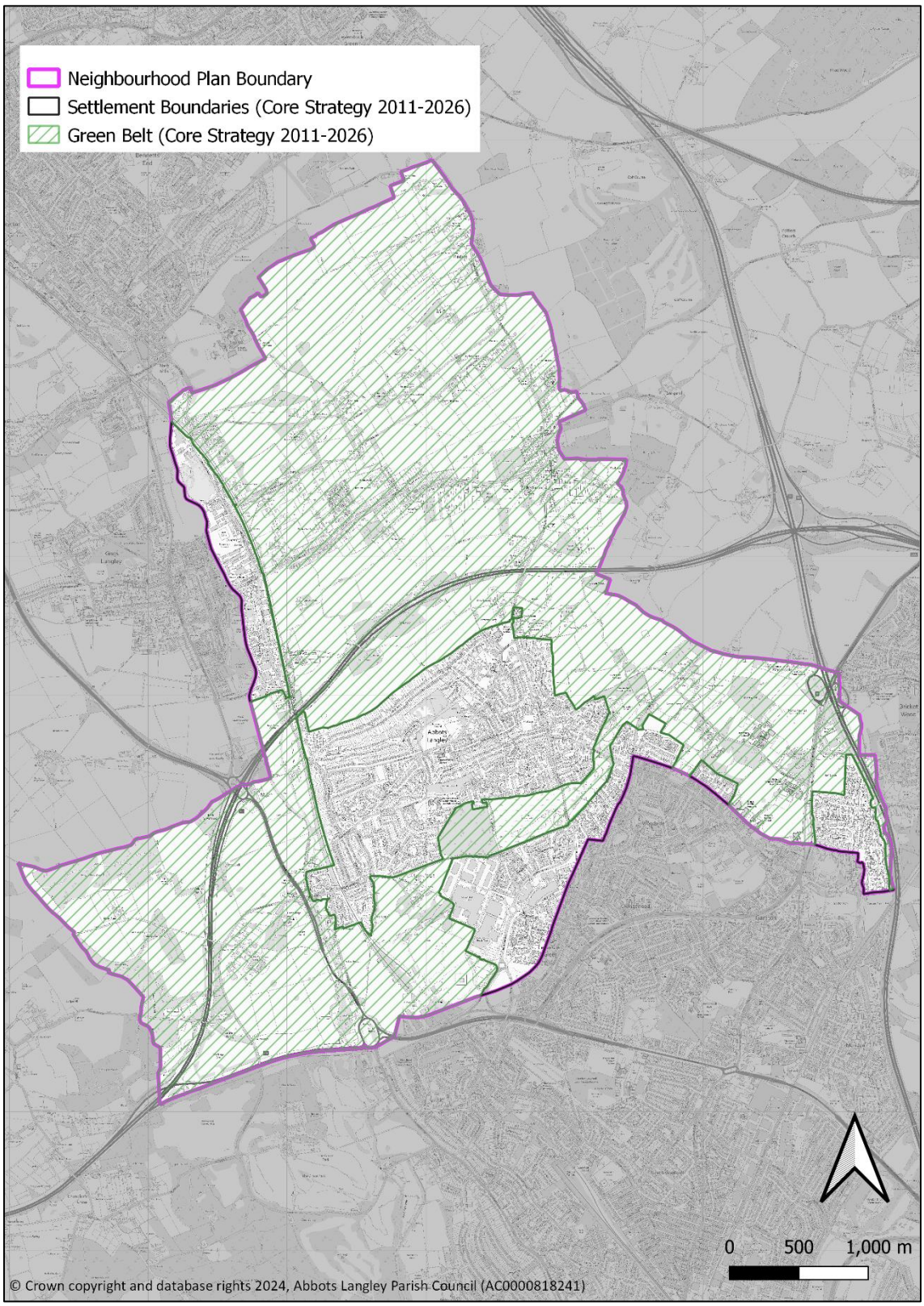
- Three Rivers District Core Strategy 2011-2026, (adopted October 2011) and sets out key planning policies for the district.
- Development Management Policies (adopted 2013)
- Site Allocations Local Development Document (adopted 2014).
- 'Made' neighbourhood plans
- Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007)
- Waste Core Strategy and Development Management Policies 2011-2026 (adopted 2012)
- Waste Site Allocations Development Plan Document 2011-2026 (adopted 2014)

2.15. The ALNP must conform to the strategic policies of the adopted Local Plan. The Core Strategy (2011) seeks to deliver 4,500 new homes between 2001 and 2026 and provide an additional 2,378 jobs across the district. It states that approximately 60% of housing need will be delivered in the Key Centres as well as housing sites at the most sustainable locations on the edge of existing settlements in the Green Belt.

2.16. Four settlements within the Neighbourhood Plan area are designated within the settlement hierarchy: Abbots Langley, Leavesden and Garston as Key Centres, and Bedmond as a Village. Settlements beyond these, such as Hunton Bridge, are not considered part of the formal settlement hierarchy.

2.17. As shown in *Figure 5,* most of the area lies in the Green Belt, including Bedmond village, which is washed over.

Figure 5: Current Green Belt land in the Parish of Abbots Langley, 2024



New Local Plan

2.18. Three Rivers District Council is currently preparing its new Local Plan. The Regulation 19 consultation and submission to the Planning Inspectorate for examination is planned for 2026. Work on the neighbourhood plan has been mindful of its emerging content.

2.19. The Abbots Langley Neighbourhood Plan is not seeking to allocate sites for housing, a position agreed with TRDC. An early review of the Neighbourhood Plan is anticipated following the adoption of the new Local Plan.

Spatial Development Strategy

2.20. The work originally undertaken for the South West Herts Joint Strategic Plan (JSP) is being transitioned into a broader, mandatory Spatial Development Strategy (SDS), which will act as a strategic planning framework for the county. The SDS will provide the strategic framework for growth in Hertfordshire in the longer term (i.e. to 2050).

Key stages on how the Plan has been prepared

2.21. The Neighbourhood Plan Steering Group comprised both individual members of the community and local councillors. The Group has developed the Neighbourhood Plan through extensive engagement with the community, summarised in *Table 1* below.

2.22. Meetings and liaison with TRDC have taken place on each of the topic areas covered by the Plan. In addition, regular updates have been provided by posting ALNP Bi-monthly Meeting Agendas and Bi-Monthly Progress Reports on the Parish Website since May 2016.

2.23. A Consultation Statement will be developed later in the process, to accompany the Submission Version (Regulation 16) Neighbourhood Plan as part of the ALNP submitted documentation; it will contain the full detail of what happened and how comments at various stages have been incorporated. A summary of the consultation received via the CommonPlace website is included in Appendix C. A fuller detail is provided in the Consultation Statement that was prepared to support the Submission Version ALNP.

Table 1: Summary of local engagement activity

Date	Milestone	Key activity
2014	Parish Council decides to prepare a Neighbourhood Plan	• Terms of Reference prepared • Parish designated
2015	Hiatus in activity	
2016 to 2017	Initial community engagement to gather evidence on each topic Evidence base constructed	• Steering Group established • Contact made with TRDC for guidance and information • NDP publicly launched • Initial engagement including website, public exhibitions and presentations • Database of business and community group created • Database of public buildings compiled • Parish Profile assembled
2017	Continued engagement and evidence collation	• Leaflet to all households • Information included in the My Abbots newsletter • Public exhibitions • Stakeholder meetings • Surveys • Aerial photos
2018	Key themes, vision and objectives identified	• Commonplace feedback analysed to inform vision and objectives and topic areas • AECOM commissioned to undertake Local Housing Needs Assessment
2019 to 2020	Informal draft Plan written	• Informal engagement
2021	Public Consultation on the informal Draft Plan	• AECOM commissioned to provide Building Design Guidelines and evaluation of valued features of each settlement in the parish. • Focus Groups and exhibitions
2022	Village Centre Masterplan finalised	• Village Centre masterplan prepared in consultation with the community • SEA and HRA Screening prepared
2023 to 2026	Regulation 14 Consultation Regulation 16 consultation Examination Referendum	• Regulation 14 Plan • Plan finalised and submitted to TRDC • Plan ‘made’

Sustainability of the Neighbourhood Plan

2.24. The ALNP has been screened to ascertain whether a Strategic Environmental Assessment (SEA) and/ or Habitat Regulations Assessment (HRA) is required. The screening document was subject to consultation with Historic England, Natural England and the Environment Agency for five weeks in early 2023.

2.25. The SEA and HRA Screening Determination Statement, published February 2023, has concluded that the ALNP is unlikely to have significant environmental impacts and does not require either a full SEA or HRA.

2.26. A copy of the Screening Determination letter and statement is available to view on the Parish Council website.

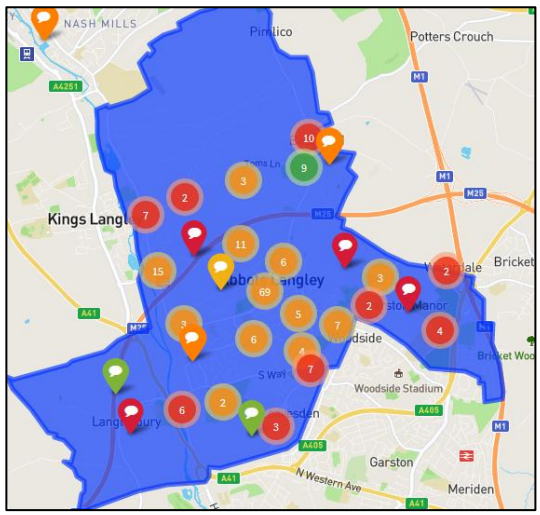
3. VISION AND OBJECTIVES

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Introduction

3.1. The Abbots Langley Neighbourhood Plan Steering Group set up a Commonplace website to capture views from local people about the area and how it should develop over the course of the next 15 to 20 years (*Figure 6*). Views were expressed during the period that the Neighbourhood Plan was under development and consultation. Overall, 297 comments had been received and 476 'reactions' (for instance where support is shown).

Figure 6: Abbots Langley Neighbourhood Plan Commonplace website



3.2. These comments were analysed by topic and shown on the Parish Council website in the section on the Neighbourhood Plan. These have been taken into account in developing planning objectives and policies. Relevant quotes from local residents have been used in this report to illustrate their views. A summary and analysis of all the comments is given in Appendix C and all the comments could be read on the Abbots Langley Commonplace website until it was closed in 2023.

Issues for the Neighbourhood Plan Area

3.3. The Neighbourhood Plan seeks to address, as far as is possible, the challenges that face the communities of Abbots Langley. In summary these challenges are:

- The majority of the parish lies within Green Belt. National planning policy now enables greater opportunities for Green Belt and Grey Belt developments, subject to criteria. The emerging Local Plan work indicates that changes to the Green Belt boundary would be required to accommodate the number of homes required across the strategic area. Proposed changes are particularly important in relation to Bedmond, which is currently washed over by Green Belt. There is strong support locally to retain the washed over status.
- The parish has seen significant housing growth in recent years. A 25% increase in the parish population has occurred in the period 2001 to 2021. The strategic housing need for the district is set to increase, adding additional pressure for development. Any additional

housebuilding in the parish will need to be done in a way that protects the rural setting and historic character of the area and provides the additional facilities required, associated with healthcare and educational places. In addition, any new neighbourhoods will need to have measures incorporated to ensure their longevity, such as stewardship arrangements.

- There is a high proportion of semi-detached properties, many of which are 2- to 3-bedrooms. Homes to attract growing families – including affordable homes – will be needed to continue to meet the needs of families attracted to the area and for local people. The design of new homes needs to be high quality, providing sufficient space for home-working and meeting sustainable environmental standards.
- With larger retail centres nearby, it is important to retain the vibrancy of Abbots Langley village centre and ensure it continues to attract both residents and visitors. Equally, the role of the smaller, more local shopping areas in the parish needs to be sustained. Tourism is becoming increasingly important to the area and the impacts of this will need to be effectively managed.
- Protecting the natural environment and its key features is of high importance. Equally the built heritage needs to be maintained.
- Traffic congestion is fairly high at peak periods, exacerbated by the historic, originally narrow road layouts in the old parts of settlements, which are part of the valued local character in Abbots Langley. The ancient lanes, high levels of development locally, high car ownership, and HGV activity, added to the fact that the parish is situated between major transport routes and railway bridges, contribute to traffic congestion. Road safety has also been flagged as a major problem in some areas, which needs to be considered alongside the need to improve walking and cycling opportunities and infrastructure. The concentration of schools in the south-east part of the parish results in severe traffic congestion in this area, during the morning peak, disrupting other traffic movements on key routes in this area.
- Maintaining and improving the range of community services and facilities is going to be important as the population continues to grow. A key priority for residents is access to healthcare and education. There is a need to safeguard the existing provision. Then expand provision to meet the increase in local population and provide a wider scope of health treatment services locally to reduce the dependence on hospitals.
- There is also a need to ensure that provision of sports and recreational facilities aligns with anticipated future growth. These facilities can have a beneficial effect on the physical and mental health and wellbeing of the community.
- Out-of-area commuting to work is high in the parish, despite the presence of three multi-national companies. This could indicate a lack of starter units and low cost, flexible workspaces. Opportunities for home-working or working near home could be improved by the provision of local employment hubs with bookable desk-spaces. There is scope to expand the Warner Bros. site, which would enable greater numbers of jobs.
- There is a lack of secondary school provision in the parish, although this largely sits outside the scope of the ALNP.

3.4. An analysis of the Strengths, Weaknesses, Opportunities and Threats associated with the spatial planning and land use issues in the parish are given at the end of Appendix B.

Vision for the Neighbourhood Plan

3.5. The following vision for Abbots Langley is proposed, which imagines what life in Abbots Langley will be like in 2041, having secured the policies and proposals of the Neighbourhood Plan:

In 2041, Abbots Langley is a predominantly semi-rural parish, its main settlements surrounded by Green Belt. Abbots Langley Village itself is a thriving destination, capitalising on increasing numbers of visitors to the parish and providing a range of shopping and eating opportunities as well as leisure activities. The historic core remains, and new developments reflect the local character of the area to maintain the village feel with sufficient local facilities to meet the primary retail, healthcare, child education and leisure/sport activities for local residents. The Abbots Langley Village Centre has been improved following proposals in the Masterplan.

Visitors are attracted by the continued presence of the Warner Bros. Studios, which has been expanded to provide additional facilities and opportunities for local employment. Additionally, the regeneration along the Grand Union Canal has encouraged more canal traffic, and increased footfall in the village centre.

The development of smaller and more affordable properties, in-keeping with the local area, has enabled first time buyers and new families to move into the area, bringing renewed energy to the area and a perpetuation of local events and activities. Older people in the area have the opportunity to downsize to more manageable properties, freeing up homes for growing families. These families are attracted to the area because of the excellent schools, which have expanded to meet the local need and are more accessible with improved links east-west through the parish.

New homes have been designed sustainably to reduce their impact on the environment. Opportunities to enable people to work from home, should they wish, combined with the retention of a series of global businesses, has meant that fewer people are commuting out as jobs and training are available locally. Those that are commuting find it easier to get to Kings Langley station as the public transport, pedestrian and cycle access have been improved. Public transport services will be well maintained particularly local train services at Kings Langley Station.

The growing community's needs are well-met with an expanded medical centre as a District Health Hub, new playgrounds and leisure facilities and the ongoing resource offered by the Henderson Hub. The green spaces across the parish, well-linked by footpaths and cycle-paths, enable locals to enjoy the countryside on their doorstep. Equally these areas provide a haven for wildlife and native plants, increasing local biodiversity.

The parish has been able to install additional electric vehicle charging points at key locations and at new developments. A local car sharing scheme/ on-demand public transport /shared taxis services have reduced the need for multiple car-owning households and on-street residential parking pressures. This, in combination with the planting of trees and vegetation

along the main routes, has helped to reduce the air and noise pollution. Houses have been well insulated and implemented alternative heating systems with less dependence on fossil fuels.

The community is more balanced in the age groups living here.

Neighbourhood Plan Objectives

3.6. The Plan has the following eight objectives to achieve the Vision, which will be delivered in cooperation with relevant statutory and other agencies, including organisations in the commercial and not-for-profit sectors:

- **OBJECTIVE 1:** Influencing new developments to be sustainably sited and to contribute to both the local housing needs of the parish while helping to deliver the district-wide housing requirement, including more affordable housing (of all types) as well as housing that addresses the needs of residents of all ages.
- **OBJECTIVE 2**: Supporting new development that reflects the high-quality local context in terms of building style and materials and is sensitively designed to be attractive, to minimise flood risk, mitigate climate change, promote biodiversity and reduce our carbon footprint.
- **OBJECTIVE 3:** Strengthening, supporting and promoting local economic activity in all retail, industrial, commercial and professional activities and maximise opportunities for tourism including the regeneration of the Grand Union Canal.
- **OBJECTIVE 4:** Conserving both historic and the environmental assets of the parish, preserving the green setting of the settlements and the individual green spaces within them, ensuring that they are linked to create wildlife corridors. Maintaining as much as possible, the five distinctive statutory purposes of Green Belt policies in the Parish.
- **OBJECTIVE 5**: Encouraging the provision of local infrastructure and facilities including expanded primary health care facilities and sufficient school places to address the needs of existing and future residents.
- **OBJECTIVE 6**: Improving sustainable transport and movement across the parish, in particular through electric vehicle modes, on-demand services and public transport, specifically ensuring there is a safe environment for pedestrians and cyclists as well as motorists.
- **OBJECTIVE 7:** Exploring the potential for viable renewable energy projects locally, serving and ideally owned by the local community.
- **OBJECTIVE 8**: Encouraging the production of local food including local farms, horticulture, community projects and private gardens/allotments.

4. AN INTRODUCTION TO ABBOTS LANGLEY PARISH

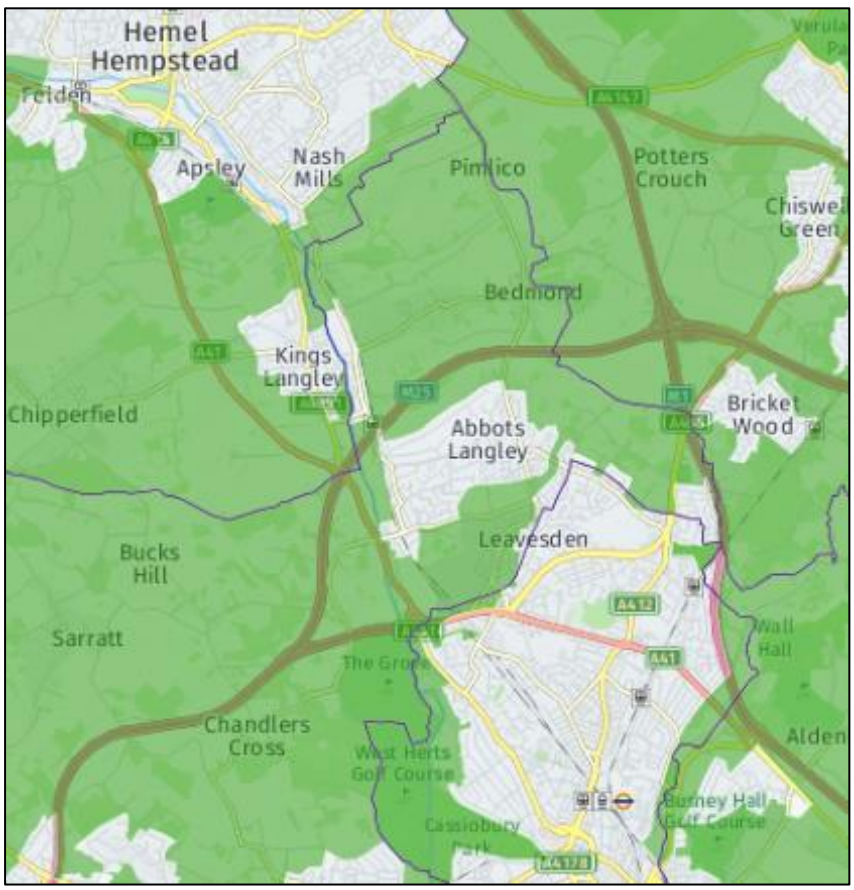
Geography

4.1. Abbots Langley is a parish in south-west Hertfordshire, in the northern part of the Three Rivers District. It is situated between Watford, Hemel Hempstead, and St Albans. The parish comprises the main village of Abbots Langley as well as a number of smaller settlements; in total there are about fourteen distinct communities within the parish boundary, which are home to approximately 22,000 residents.

4.2. Lying completely in the Metropolitan Green Belt (*Figure 7*) the northern part of the parish is in the Chilterns, where the ground reaches a height of 137 meters/449 feet in the north-east at Pimlico. The southern part is considerably lower. There is a general trend in the south and west down to the valley of the River Gade, which forms part of the western parish boundary. Abbots Langley was, as Domesday testifies, and still is a district of meadows and woods. The main village stands on high ground in the southern part of the parish.

4.3. The parish is crossed by the M25 through the centre and on a south-west axis. The M1 clips the south-eastern tip.

Figure 7: Green Belt around Abbots Langley



A brief history of the parish

4.4. The parish has a long history with evidence of human settlements from the upper Palaeolithic period onwards (10,000BC) in the Gade Valley. Flint tools from the Mesolithic period (8000-4000BC) have been found within the Parish. Celtic urns dating from the period between 10BC-AD30 are evidence of habitation by local tribes during that period. Tessellated paving and coins, dating between the period AD41-AD378, were found in the 1980s during the laying of foundations for houses near the station. These attest to Roman habitation.

4.5. The parish name itself can be traced back to at least 1045 when, it is recorded, a Saxon, Ethelwine the Black and his wife Wynfelda, gave 'Langelei' (denoting a long meadow or long lea) to the Abbot and the monks of the monastery of St Albans. The monastery played an important part in the affairs of Abbots Langley for several hundred years. The Parish Registers, which were started in the year 1538, as ordered by Henry VIII, are complete and very detailed. They reveal that the area was split into four manors: Abbots Langley, Langleybury, Chambersbury, and Hyde.

4.6. Abbots Langley has had a predominantly agricultural heritage comprising scattered farms during the 1700s and 1800s. However, the parish's close proximity to London led to a number of fine houses and estates being built as the area was considered to be a very attractive rural location but still within reach of London's high society. Many of the parish's historic assets remain today including Langley House (now converted to flats), the Abbots House (dating to the 1600s) and Hazelwood House (now Hunton Park Hotel).

Figure 8: Abbots Langley circa 1904



4.7. The advent of the industrial revolution made an impact on the parish, strengthened by the construction of the Grand Union Canal, which runs along the western boundary. It was at this time that the paper mills at Nash Mills, alongside the canal, were constructed, signalling a move away from agricultural work among locals and towards industry. By the 1830s, the railway had arrived, which meant that London was within very easy reach,

providing a catalyst for the future emerging role of the parish as a commuter village. The opening of Leavesden Hospital in 1870 facilitated another change as it imported a large number of patients and additional people moving to the area in supporting roles. The community, which had been concentrated largely around the main High Street, grew quickly during the late 1800s with the construction of new roads and terraced housing. In 1913, Ovaltine opened their factory in neighbouring King's Langley, providing work for locals.

4.8. The onset of World War II saw the demise of many of the historic buildings in the parish, including Manor House and Cecil Lodge. The Leavesden Aerodrome was established at this time to increase the supply of aircraft. After the war, the aerodrome was purchased by De Havilland, later acquired by Rolls-Royce, who used the site as a factory for producing engines for aeroplanes and later helicopters. From the 1970s, the aerodrome was also used by commercial small business aircraft, as the airfield was close to both the M1 and later the M25 motorways.

4.9. The M25 has had a significant impact on the parish, crossing east to southwest through the centre of the area. Enabling connectivity to nearby centres, it has crystallised the parish as a home for commuters, with the majority of local people working outside the parish boundaries. A knock-on effect of this has been the very high property prices.

4.10. By the early 1990s, Britain's manufacturing industry was in decline. Rolls-Royce sold their interests in the aerodrome site which meant that this large industrial area was disused. The nearby Ovaltine factory also ceased operating in 2002. Within this time, however, the former aerodrome site was purchased by Pinewood Studios who sought additional studio space. Rebranded "Leavesden Studios", the site has been used to film major films including James Bond, Star Wars: The Phantom Menace and Sleepy Hollow. In 2000, Heyday Films acquired the site on behalf of Warner Bros. The site was predominantly used to film the Harry Potter series of films, housing a permanent standing set during this time. By 2010, Warner Bros. completed its purchase of the site. They have invested in the region of £100 million to create a 'Hollywood' studio base in 'London.' The creation of the Warner Bros. Studio Tour London – 'The Making of Harry Potter' alongside additional sound stages has enabled approximately 300 new jobs in the local area and continues to expand. This investment has resulted in the Studio Tour becoming the biggest tourist attraction in Hertfordshire with a capacity of 6,000 visitors per day. Further expansion of the Film Studios is planned during the next five years.



Images show: Lych Gate at the Church of St Lawrence, Warner Bros. Studios, Leavesden and the green belt around the village

The Parish of Abbots Langley today

4.11. The 2021 Census revealed that there are 22,105 residents in the parish living in 8,855 dwellings. This has risen from 19,974 residents and 8,183 dwellings in 2011. The parish is a thriving community with many local facilities and amenities as described below:

4.12. **Primary Schools:** Bedmond Academy; Abbots Langley School; Breakspeare School (for special educational needs (SEN) pupils); Divine Saviour Catholic School; Tanners Wood; St Pauls C of E and High Elms Manor School (specialist school). Hertfordshire County Council has identified the need for a new primary school in the parish and has allocated a site on Woodside Road. No decision to build this new primary school has been made by 2026.

4.13. **Secondary Schools:** Breakspeare School (for special educational needs (SEN) pupils); Parmiter's School; Saint Michael's Catholic High School; and Garston Manor School (specialist for learning difficulties) and the Future Academies Watford (formerly Francis Combe Academy) straddling the parish boundary. With the exception of Breakspeare, the schools are concentrated in the south eastern part of the parish.

4.14. **Health:** There are no strategic health facilities within Three Rivers District. The nearest hospitals are at Watford, Hemel Hempstead and St Albans. There are three GP practices in Abbots Langley (The Vine House Health Centre, the Sheepcote Medical Centre and Abbotswood Medical Centre) and a nearby Watford Practice (Coach House Surgery). Other specialist units include: the West Hertfordshire Therapy Unit (Outpatient Physiotherapy Department), located at Jacketts Field, Abbots Langley and Warren Court, on Woodside Road, which is a residential medium secure service for people who have difficulty in learning - including those who need care and treatment in a safe and secure environment.

4.15. **Community facilities:** These include the library, village halls (at Bedmond and in Abbots Langley), youth club/community centre, and two other halls for hire owned by the Parish Council (Tanners Wood Hall and Manor House Hall). The Henderson Hub, at the Henderson Memorial Hall, has been developed to be a focal point for the residents in Abbots Langley and surrounding areas. Local people can now access a fully refurbished, accessible space where they can experience a range of visual, literary and performing arts as well as its continued use as a village hall.

4.16. The Henderson Hub is managed by the community as a registered charity. It promotes and supports a wide range of arts related activities throughout the community. Abbots Langley has over 130 volunteer groups and charities that encourage a wide range of community-based activities (see ALNP Evidence Base for more details).

4.17. **Green Spaces**: Beyond the Metropolitan Green Belt itself, the communities within the parish benefit from many green spaces including: Tanners Wood, School Mead, Hazel Wood, The Dell, Leavesden Country Park, Horses Field and the Millennium Gardens. Within the built-up areas of the parish, there is a need to preserve these green spaces which are greatly valued by the community and, despite the pressures for development, should not be sacrificed.

4.18. There are 6.57ha of Public Rights of Way within the parish. The Parish Council has produced a twenty-eight-page booklet, detailing eight walks around the Parish.

4.19. Abbots Langley Parish Council operates four allotment sites: Manor House, Jacketts Field, Kingsfield (behind The Compasses Pub) and Primrose Hill. Allotments are an important community resource, used by local residents all year round to grow vegetables, soft fruits, and flowers. In 2021, all plots are in use. Additional provision of allotment space is likely to be required in future years with the possible addition of communal cultivation plots.

4.20. **Burial Grounds:** There are three cemeteries in the parish: Abbots Langley Churchyard, St Paul's Churchyard at Langleybury and East Lane Cemetery (North). Apparently, these are full and not open for new burials. Located in the Parish since 1959, the West Herts Crematorium serves five local District Authorities, including TRDC. In 2020 Dacorum District Council, in partnership with the West Herts Crematorium, provided a new cemetery just beyond the northern boundary of the parish.

4.21. **Sports facilities:** There are numerous playing fields for a variety of sports, including at Langleybury, Leavesden Country Park (including a multi-use games area), South Way, Horses Field, Primrose Hill, Manor House Grounds (including a multi-use games area and new skate/BMX area) and the Bedmond Playing Fields in Toms Lane, Bedmond (including a multi-use games area). The Three Rivers Playing Pitch Assessment Report (2019) reveals a shortfall in quality of football provision, notably in Bedmond, given the high demand for this activity. Parmiter's School sports facilities are used by local sport clubs at weekends. The Watford Woodside Leisure Centre and Swimming Pool and outdoor facilities, close to the southern boundary of the parish, is available to residents in Abbots Langley, under an agreement between the two District Councils.

4.22. **Play areas:** There are 13 designated play areas in the parish. In recent years these have been increased in number and upgraded with new equipment. New play areas have been created in Horses Field and Leavesden Park. A new skatepark for Abbots Langley village was built in the Manor House Gardens and opened in May 2019.

4.23. **Shopping:** There are numerous shops (including two post offices), public houses, and cafes / restaurants located in the various communities within the parish.

4.24. **Economic Activity**: Abbots Langley has a thriving large village centre, noted as a 'Key Centre' in the Three Rivers hierarchy of settlements. There are a few small industrial/business estates along the Gade Valley. Key employers in the parish and immediate environs include:

- Warner Bros. Studios, Leavesden - a 160-acre production facility that has been the production site of many highly acclaimed Warner Bros. movies. It is also a tourist attraction and has attracted millions of visitors since the Harry Potter studio tour opened. The site's expansion in recent years has been major boost to local employment training in the area. Some of the biggest productions employ up to 750 people on construction, with an average shooting crew of 250. Plans for new production facilities propose a further 40% expansion of local employment resulting in nearly 6,000 on-site jobs and increasing film and TV productions to 613.8m per annum.
- RES - one of the world's larger independent renewable energy companies with over 13 GW portfolios.
- Imagination Technologies - a technology company, focusing on semiconductor and related intellectual property licensing. It markets PowerVR mobile graphics processors,

MIPS embedded microprocessors, and is known for its Pure consumer electronics division.



Images show: Manor House modernised play area, the Community-led Henderson Hub, Leavesden Country Park, Imagination Technology Campus, Future Academies Watford (formerly Francis Combe Academy) and Primrose Hill allotments

4.25. The key aspects of the profile of Abbots Langley parish, as they relate to the Neighbourhood Plan, are below, based on 2021 Census data (statistical detail is given in Appendix A) available at the parish level.

4.26. Compared to the district as a whole, Abbots Langley has a **high percentage of residents of working age (25 to 64 years)**, amounting to approximately 55% of the local population. This age group has grown considerably between since 2001.

4.27. In contrast, the **number of older adults, aged 65+ is significantly lower** than the district and region. This age group, however, is rising and given the numbers of adults in the lower age groups, is anticipated to rise further over the period of the Plan.

4.28. There is a **higher-than-average number of children and teenagers** in the parish, with the parish being an attractive place to live for older families. Whilst the number of younger working adults is generally high, this cohort has grown the least, possibly as a result of rising house prices and inability to rent locally.

4.29. Abbots Langley has **higher than UK average levels of car ownership**, with 1.5 cars per household compared to 1.2 at the national level. 47% the households in the parish have at least two cars and 12% have no car. This is not unexpected in a largely semi-rural area.

4.30. The nearest mainline railway stations serving the parish are at Watford Junction and Hemel Hempstead although there are intermediate stations at Kings Langley, Garston and Apsley. The parish is fairly **well served by bus links** to several major employment centres. However, the vast **majority of those in work use their car to travel to their place of employment**,

with 10% of people working from home. This proportion has increased considerably since the outbreak of Covid-19 and its associated measures.

4.31. Abbots Langley **predominantly comprises of two-to-three-bedroom homes,** mainly semi-detached (34% of stock) and 24% terraced and 24% detached. 72% of homes are owner-occupied while the percentage of **social and private rented properties available are about average** at 26%, mirroring Three Rivers District as a whole.

4.32. The **majority of workers travel 5-10km to work**, which has a reach to The Warner Bros. Studio, Hemel Hempstead and Watford. Approximately **20% of residents work at least 10km away from home**, London being 30km away. This suggests that Abbots Langley has a large out-of-area, commuting population.



The Church of Ascension (Tin Church) – Grade 2 listed (Photo credit: K Herrington)

5. SPATIAL STRATEGY

Local Factors affecting new development

5.1. Abbots Langley parish has been the recipient of a significant proportion of new housing developments within Three Rivers in recent years. As confirmed by the 2021 Census data, the Parish population has increased by 25% in the last 20 years, a significantly higher increase than in the surrounding areas. The number of dwellings rose from 8,183 homes to 8,855 homes, an increase of 8.2%.

5.2. This growth has created additional pressure on local services, amenities and infrastructure. It has also reduced substantially the remaining available brownfield land suitable for development. As the parish population continues to grow, it will be vital to ensure that the area is able to house its residents in a way that balances the needs of young people, families and the retired and enables access to key services and facilities.

5.3. When considering future development, the public consultation process revealed a strong desire to keep any new development within the settlement boundaries, to protect the Metropolitan Green Belt and green corridors and to prioritise brownfield sites, wherever possible.

5.4. Three Rivers District Council is currently preparing its new Local Plan. The Regulation 19 consultation and submission to the Planning Inspectorate for examination is planned for 2026.

5.5. During the last ten years, new housing development along the western boundary of the parish, in the Gade Valley, has significantly increased the traffic movements along the two radial (north/south) routes (A4251, Hempstead Road and Lower Road/Railway Terrace/Station Road) with peak traffic congestion focusing on the M25 Junction 20 roundabout, where local traffic meets the regional traffic movements.

5.6. Also, the other north-south traffic movements between Hemel Hempstead and Watford via Abbots Langley pass along Bedmond Road/Tibbs Hill Road. This corridor is experiencing more traffic congestion during weekday peak traffic periods.

5.7. Local planning policies in the area to date have restricted development where it would generate additional traffic through the five narrow bridges under the West Coast mainline on the western boundary of the parish. To address the capacity restraints of the single lane railway bridges and the three north-south traffic routes across the parish will require significant investment, which private developers will be expected to fund. Such investments may require major housing developments of 2000+ units. This, in turn, would threaten the Green Belt areas within the parish.

5.8. The ALNP does not seek to allocate sites, rather it sets out a series of parameters to support the national and TRDC's proposed growth strategy, through:

- promoting and encouraging sustainable new housing on previously developed (brownfield) sites within the settlement boundaries.
- encouraging small-scale residential developments that are sympathetic to their surroundings.

- ensuring that new developments include a mix of housing to meet the needs of local people, taking into account the current and projected demographic of the parish.
- providing well-designed dwellings that are sympathetic to the character of the settlement.
- ensuring that new development is well-connected to the existing 'movement' network, supporting the Walkable Neighbourhoods concept and provision of public transport and infrastructure to support less-polluting vehicles. The larger settlements in Abbots Langley are well suited to follow these planning principles in developing its local economy. The practical implementation of this concept is explained in more detail in the Abbots Langley Village Centre Masterplan prepared by AECOM (October 2022 - See Appendix H) and in the individual settlement maps showing nearby facilities in the other communities within the parish. (See Chapter 16)
- ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity – while much of the infrastructure planning (e.g. schools, GPs) sits outside the scope of the ALNP, as it is the responsibility of other organisations, the ALNP seeks to ensure that all major development is carefully planned, with community involvement, to ensure that adequate facilities are provided.
- ensuring that new developments will be functioning as they were designed, for many years to come, to be able to benefit both the new and existing communities within the parish.

5.9. Given the major expansion being considered in Watford, Dacorum and St Albans, the Parish Council expects the Local Planning Authorities to measure the expected impacts of these developments on the local health, education facilities and local transport networks and facilities within the Parish.

5.10. Other areas that are supported, but which fall outside the remit of the ANLP include:

- national policies on food production to determine the long-term needs for food security, before removing productive land that could serve local requirements.
- address noise and air pollution from the major movement corridors. Building more houses near motorways without addressing the existing concerns of pollution is not considering the health needs of the expanding population.
- new housing locations should not restrict the future potential for redeveloping movement corridors (motorways and rail routes) say, as automated light rail solutions. These arguably have greater potential to provide practical mass movement services for freight and passengers rather than automated road vehicles.

5.11. The potential impact of development on climate change is an issue that has been at the forefront of the development of the Plan.

Policy AL1: Spatial Strategy: Location and scale of development

POLICY AL1: SPATIAL STRATEGY: LOCATION AND SCALE OF DEVELOPMENT

A. Development proposals within the defined settlement policy boundary (as shown in the most recent development plan) will be supported where they comply with other development plan policies. Development proposals which make use of brownfield sites will be particularly supported.

B. Development proposals outside the defined settlement boundaries will only be supported where it meets the following criteria:

i. it is in accordance with national and Three Rivers development plan policies in respect of appropriate uses in the countryside and in accordance with the provisions of the NPPF in relation to development within the green belt and, where identified, grey belt;

ii. it does not individually or cumulatively result in the physical or visual coalescence of the individual communities in the Parish, notably Bedmond and Abbots Langley, and retains their separate identities;

iii. it is of a scale and nature appropriate to the character and function of the area; and

iv. where appropriate, it brings redundant or vacant agricultural/farm or other rural buildings or buildings of heritage value back into viable use consistent with their conservation with an emphasis on reducing car movements and enhancing sustainable modes of transport.

Conformity reference: NP objective: 1; Core Strategy: PSP2, CP1, CP2, CP11; Development Management Policies: DM2; Site Allocations Local Development Document: SA1; NPPF (2024): 7, 8, 29, 61, 73, 82-84, 96, 98, 111, 124-126, 129, 130, 135, 142-160, 187

Purpose

5.12. Policy AL1 seeks to ensure that development within the parish is focussed to be within the defined settlement boundaries. This will help to ensure that new development takes place in the most sustainable locations, near to local services and amenities. It will also protect the valued Green Belt, green space, and green corridors within the parish against loss, avoiding sprawl and coalescence of the individual settlements.

"The Green Belt prevents coalescence between the settlements"

5.13. In the context of the emerging Local Plan, it is considered that the settlement boundaries may evolve when the new Local Plan is adopted. While the current Local Plan remains in place, however, the identification of settlement boundaries in the ALNP will provide certainty to prospective developers, in the absence of an up-to-date Local Plan.

Justification

5.14. The majority of new development in the past within Three Rivers has been focussed on the Key Centres. Abbots Langley, as a key centre, has been the recipient of a significant proportion of this in recent decades. Whilst this has enabled greater numbers of people to move to the area and make a home here, inevitably it has created additional pressure on the local services, amenities and infrastructure. It has reduced substantially the remaining brownfield land that would be suitable for development. Finally, it has put pressure on green space, particularly in light of the fact that much of the parish is within the Green Belt.

5.15. Local engagement has indicated that protecting green space and, in particular, Green Belt is a high priority for residents. The adopted Core Strategy supports this as it seeks to protect Green Belt by focussing development within the existing urban settlements through development of previously developed land and appropriate infilling.



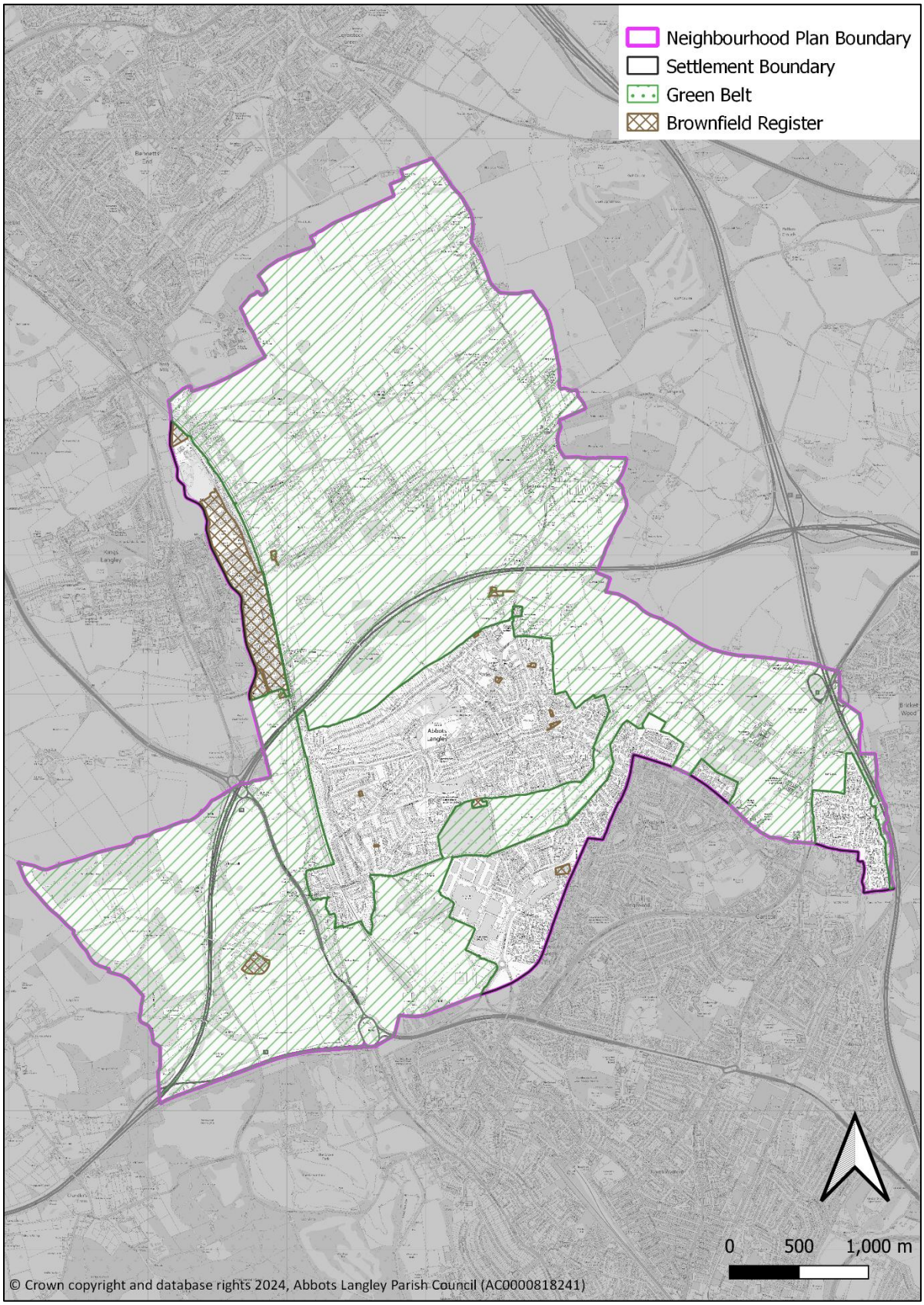
Images show: New housing recently built off Woodside Road - approved on appeal by a Government Planning Inspector despite objections from TRDC, as the site was previously Green Belt land; and latest local shopping centre associated with the new housing development (425 dwellings) in Leavesden (2016)

5.16. The ANLP proposes that priority is given to previously developed sites and in the most sustainable locations, which is within the settlement boundaries, where it can be conveniently located to access local services and facilities. This will also ensure that sprawl is avoided and coalescence between the various settlements. Furthermore, that development is well-designed to reflect the size and character of the settlements in terms of density and form. For greater detail see the 'Design Guidance and Code Abbots Langley Parish' by AECOM (November 2021), Appendix E.

5.17. It is noted that the NPPF has amended policy relating to Green Belt and, notably, the potential to identify areas of Grey Belt. It is anticipated that this will be considered further in the new Local Plan, which commits to a Green Belt Review.

5.18. The adopted settlement boundaries, brownfield sites and green belt are shown in *Figure 9*.

Figure 9: Adopted settlement boundaries within the Parish of Abbots Langley (designations as per adopted Core Strategy 2011-2026)



6. HOUSING

Policy AL2: Housing mix

POLICY AL2: HOUSING MIX

A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting local needs using the most recently available and up to date housing needs assessment figures.

As appropriate to their scale, nature, and location, development proposals for residential use should respond positively to all of the following principles:

i. the delivery of smaller (1-3 habitable rooms) and medium (5 habitable rooms) dwellings or as otherwise set out in the most up to date assessment of local housing needs;

ii. the provision of affordable housing which meets the requirements in the Three Rivers development plan. Affordable homes should be tenure-blind and well-integrated with market housing. The tenure of affordable units should meet the specific needs of the parish; and

iii. proposals that enable greater affordability uplifts and prioritise local residents when it comes to allocating housing (such as the use of social rent or First Homes).

B. Residential development that is being built to meet the needs of older people (by virtue of its size and location) should demonstrate how it reflects the Housing our Ageing Population Panel for Innovation (HAPPI) principles, and the guidance contained in the RTPI's "Dementia and town planning: Creating better environments for people living with dementia".

C. Development proposals for self- and custom build housing will be supported where they otherwise comply with development plan policies. Medium (5 habitable rooms) dwellings will be particularly supported.

Conformity reference: NP objective: 1; Core Strategy: CP1, CP3, CP4; NPPF (2024): 61-68, 71, 73, 82-84,156, 157

Purpose

6.1. It is important that any new residential development within the Neighbourhood Plan area addresses local housing need. Policy CP3 of the adopted Core Strategy (2011) states that *'The Council will* require *housing proposals to take into account the range of housing needs, in terms of size and type of dwellings as identified by the Strategic Housing Market Assessment and subsequent updates. New development will also provide a range of house types and sizes to reflect the existing and future needs of the Three Rivers population and the characteristics of housing in the area'.*

6.2. Policy AL2 seeks to ensure that new housing units provided within the parish primarily meet the needs of the local population and that a balanced mix of housing is achieved.

"A mix of housing sizes is needed, to cater for first-time buyers, growing families and downsizers"

Justification

6.3. At a District level, the South West Hertfordshire Local Housing Needs Assessment was published in March 2024, on behalf of Dacorum, Hertsmere, St. Albans, Three Rivers and Watford Councils.

6.4. It recommends a mix as shown in *Table 2* across the broad authority areas, while *Table 3* shows the adjusted modelled mix for Three Rivers specifically. It is noted that the emerging Local Plan will include a housing mix based off the findings of the LHNA and taking into account district-wide evidence and past delivery.

Table 2: Recommended housing mix for the Housing Market Area (source: South West Herts Local Housing Needs Assessment Update, 2024)

	Market	Affordable home ownership	Affordable housing (rented)	
			General needs	Older persons
1-bedroom	5%	20%	20%	50%
2-bedrooms	20%	40%	30%	50%
3-bedrooms	45%	30%	35%	
4+-bedrooms	30%	10%	15%	

Table 3: Adjusted modelled mix of housing by size and tenure – Three Rivers (source: South West Herts Local Housing Needs Assessment Update, 2024)

	Market	Affordable home ownership	Affordable housing (rented)	
			General needs	Older persons
1-bedroom	4%	19%	20%	53%
2-bedrooms	21%	39%	32%	47%
3-bedrooms	42%	30%	35%	
4+-bedrooms	32%	13%	12%	

Source: Housing Market Model (with adjustments)

6.5. For affordable housing, the report suggests a greater proportional need for one- and two-bedroom properties. However, there remains a need for a balanced mix of dwellings of different sizes to come forward; with delivery of larger properties being important in meeting the needs of households with an acute housing need and releasing existing properties for other households.

6.6. For the parish itself, the Abbots Langley Housing Needs Assessment (2017) (Appendix D), whilst some years old, identified needs largely in line with the broader area:

- smaller homes (1-3 habitable rooms) suited to both first-time buyers as well as those seeking to downsize and
- dwellings suited to older groups within the community, which is a growing demographic; and
- dwellings suited to the needs of younger families (5 habitable rooms).

6.7. Policy AL2 sets the expected housing mix for the parish, based on this premise of securing a greater number of low to median cost homes. The Abbots Langley HNA should be reviewed on semi-regular basis.

7. LOCAL CHARACTER, HERITAGE AND DESIGN

Policy AL3: Character of development

POLICY AL3: CHARACTER OF DEVELOPMENT

A. Development proposals should conserve or enhance the character or appearance of the Conservation Area in which they are located as shown on *Figure 11* and the Policies Map.

All new development should reflect the character of the Character Area in which they are located as shown on *Figure 12* and as described in the Abbots Langley Design Guidance and Codes (Appendix E). Developments should reflect the architectural variety found locally and use materials that are in keeping with those found in existing buildings in the immediate locality. This will help to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, where this demonstrably enhances the quality of the built form.

B. As appropriate to their scale, nature, and location development proposals should strive to:

- **i. make a positive contribution to the visual impact of the main highway approaches into the settlements, as shown on *Figure 12*. Improvements and enhancements should include, where appropriate, additional tree planting, the enhancement of roadside green spaces (for instance through planting and street trees), the reduction/consolidation of road signs and other street furniture and wider green infrastructure improvements that are identified as being necessary;**
- **ii. take into account and adhere to the Abbots Langley Design Guidance and Codes and, where appropriate, the Conservation Area Appraisals;**
- **iii. protect views and vistas along the Grand Union Canal and River Gade;**
- **iv. incorporate soft landscaping, including large canopy trees with sufficient root protection areas to ensure growth to maturity, and other boundary treatments to provide active frontages;**
- **v. promote the use of sustainable transport and active travel through adopting a Healthy Streets Approach to street design;**
- **vi. be in accordance with the Three Rivers District Council parking policy; and**
- **vii. ensure traffic generation and parking does not adversely affect vehicular and pedestrian safety.**

C. Where development sites abut open countryside, development on the rural boundary edge should mitigate any detrimental visual impacts on the countryside. This should be achieved through:

- **i. the siting of lower density development at the rural boundary of the site in order to provide a gradual transition from the built form to open countryside;**
- **ii. the inclusion of meaningful and characteristic landscape buffers to help ensure an appropriate transition from built development to open countryside; and**
- **iii. a layout that clearly minimises the visual impact of buildings of a larger volume, form, scale, size or height relative to the surrounding context and larger than typical structures around it on both the open countryside and existing villagescape to avoid new development dominating its surroundings and to provide a visual transition between new development and existing.**

Conformity reference: NP objective: 2; Core Strategy: PSP2, PSP4 CP1, CP12; NPPF (2024): 73, 77, 84, 96, 109, 129, 130, 131-140, 187, 203

Purpose

7.1. This policy seeks to conserve and enhance the distinctive character and heritage of Abbots Langley so that its significance may be better understood, appreciated and reflected in new development. It is what makes the area distinctive and special. Given the existence of at least fourteen distinct communities/settlements across the parish, as shown in *Figure 10*, the application of this policy must be applied to the local character and heritage of each individual settlement.

"The neighbourhood plan should recognise the local significance of things. Too often, planning decisions are taken in the light of a national standard measure, which taken out of the national context, can lead to insensitive and inappropriate decision-making. e.g., the locally significant BRE houses in Trowley Rise. They may not register highly in the national consciousness or have superiority over the nation's high-profile historic buildings, but they can rate very highly and compare very favourably in the minds of local people. Local significance should be given consideration: what it means to the community and what it means in the context of the neighbourhood"

Justification

7.2. Both the underlying geology and landscape, coupled with the activities of past generations of people and development, have created the features that give the parish its distinctive identity today.

7.3. From a landscape perspective, Abbots Langley Parish contains four different landscape character areas: Area 7: Sarratt Plateau; Area 8: Upper Gade Valley; Area 9: Bedmond Plateau; and Area 11: Lower Gade Valley. These have, over the centuries, supported an agricultural landscape, dotted with villages and woodland, including ancient woodland.

7.4. There is evidence of settlements in the parish dating back over 8,000 years. This has left a legacy of built heritage assets of all kinds and of national and local importance, including Grade I and II Listed Buildings and Archaeological Notification areas. There are two Conservation Areas: Abbots Langley, and Hunton Bridge, each with their own Conservation Area Appraisals. The heritage assets and designations are shown in *Figure 11.*

Figure 10: Location of the fourteen main settlement areas in the parish of Abbots Langley

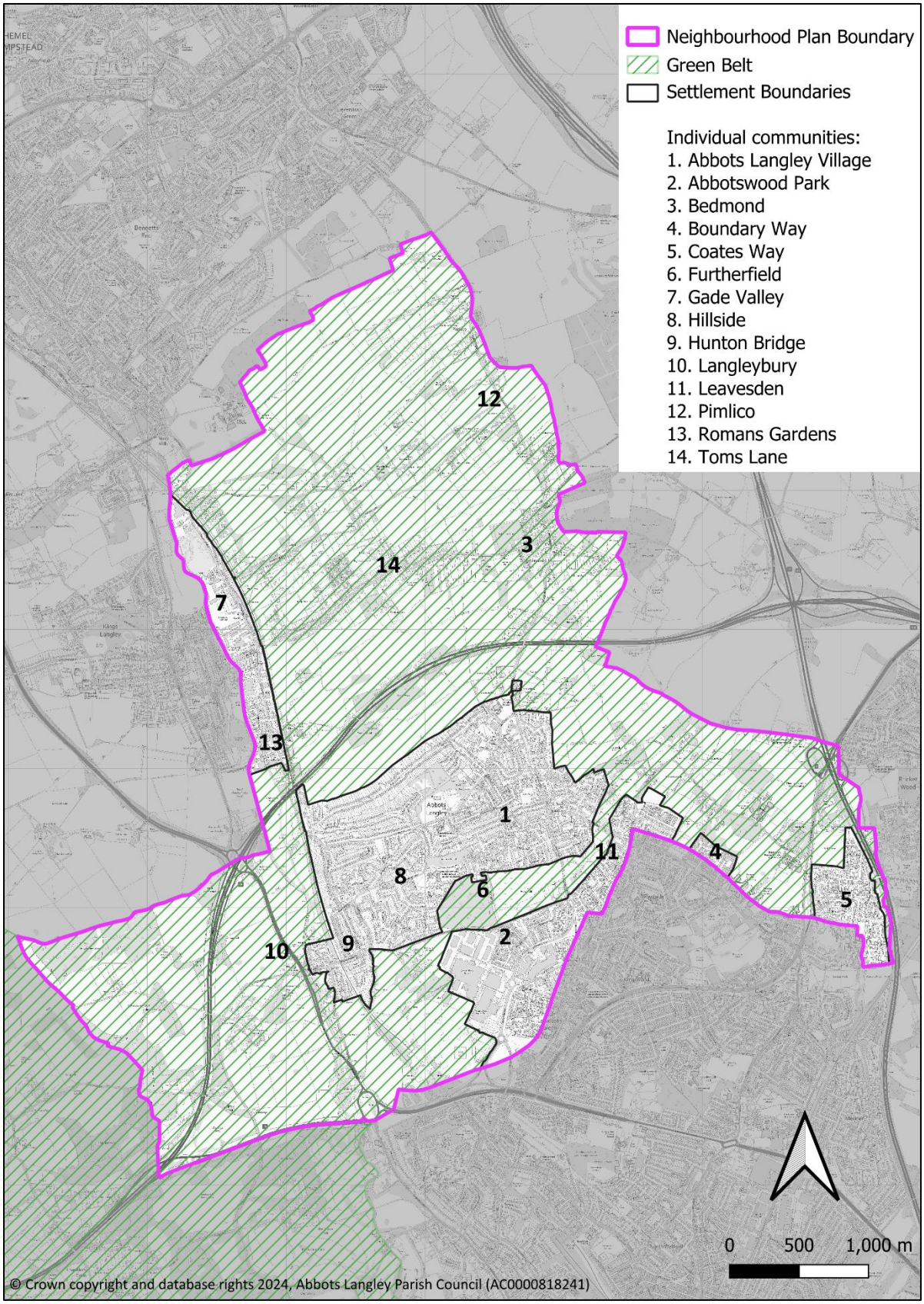
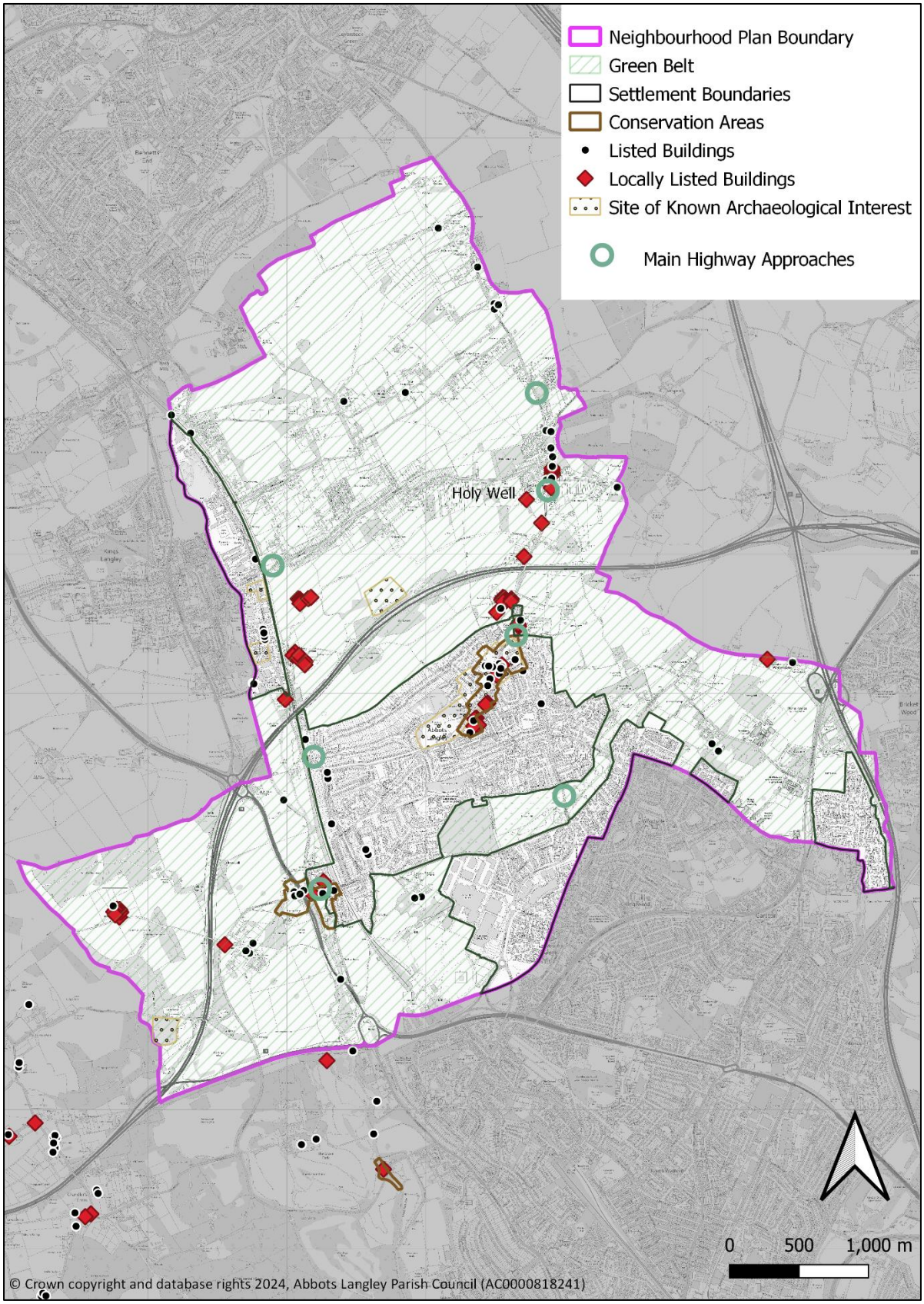


Figure 11: Heritage assets and designations in the neighbourhood area



7.5. To provide additional detail on local character, AECOM was commissioned to prepare, in consultation with the local community, a 'Design Guidance and Code' for Abbots Langley Parish. The document, published in November 2021, forms an integral part of the ALNP and can be found in Appendix E. The work identifies five Character Areas, which are considered to display characteristics unique to their boundaries. A summary of each is provided in *Table 4* and fuller descriptions are provided in the Abbots Langley Design Guidance and Code itself. The Guidance sets out detailed design considerations for each of the Character Areas, that should be taken into account within any development proposals. The Character Areas are shown in *Figure 12*.

Table 4: Summary of the Character Areas of Abbots Langley Parish

Character Area	Photograph
Pimlico and Bedmond: This area is focussed on Bedmond, Pimlico, and the eastern part of Toms Lane. A linear development runs along the three key roads of Bell Lane, Toms Lane and the High Street. The village itself is residential with a main General Store/Post Office and other local facilities, including a Village Hall, Sports Club and Primary School. Buildings tend to be detached or semi-detached, often set back from the road, offering space for off-street parking. Building heights rarely exceed 2-storeys, with hipped and pitched roofs. Materials include red bricks and clay tiles.	
Gade Valley: This area is focussed on the western part of Toms Lane, Roman Gardens, and Primrose Hill. The area is largely residential comprising detached and semi-detached homes. High hedges and low walls between properties are a common feature. While most older dwellings tend to be no more than 2-storeys in height, newer apartments are 3 to 4 floors.	

Abbots Langley Village: This area is focussed on Abbots Langley Village, and Hillside. The village is largely residential but is home to a large local centre with retail and other services. The layout of the roads comprises largely cul-de-sacs. Most of the dwellings date to the 1950s, which tend to be semi-detached. There are also plenty of detached and terraced homes. The majority of homes are 2-storey, but there are also bungalows and higher apartments (to 4 floors).	
Leavesden: This area is focussed on Leavesden, Abbotswood Park. Furtherfield, and Coates Way. The area is mostly residential estates, with educational facilities and shops. Warner Bros is located to the west, and Leavesden Country Park provides a much-valued open space and green corridor. Homes tend to be detached and semi-detached, with garden space at the front and back.	
Langleybury and Hunton Bridge: Langleybury is a very green part of the Parish adjacent to the small village of Hunton Bridge. There is a Conservation Area here. There is a good mix of detached, semi-detached and terraced homes, which tend to be no more than 2-storeys in height. Many are not too set back from the road. The cricket ground is a notable feature, as is the green walk/cycle way along the Grand Union Canal.	

7.6. The character across each of the five Character Areas ranges in style, age, size, and housing densities. For each area to maintain its character, a balance needs to be struck between the scale, bulk, density, and height of the built form and that of open green spaces and, where relevant, the countryside.

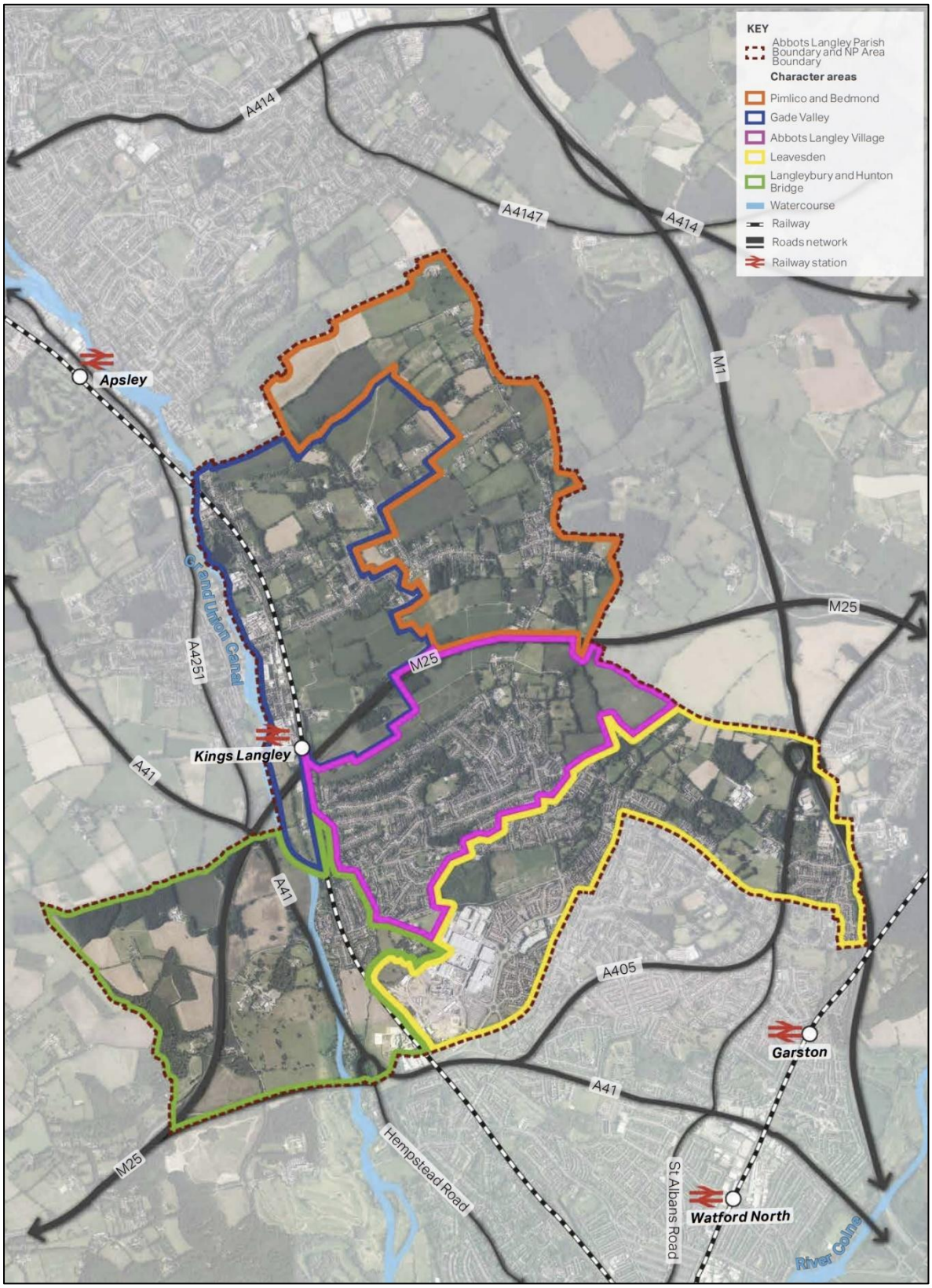
7.7. The Grand Union Canal contributes significantly to the character of the parish. Views and the vista along the Grand Union Canal and River Gade should be protected. Guidance for developments relating to the canal should be read in conjunction with Policy AL4 (Character of Development).

7.8. All development should be designed to a high quality and reinforce and enhance local character, heritage assets and the rural setting of the area. The density of development

should create a character that is appropriate to the site's context, including the landscape in which it is set, whilst making best use of the land available. Lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the individual settlements.

7.9. Development should have regard to both the character of the area in which it is set and to the character of the area overall.

Figure 12: Character Areas in Abbots Langley Parish (Source: Design Guidance and Code for Abbots Langley, AECOM)



Policy AL4: Design of development

POLICY AL4: DESIGN OF DEVELOPMENT

Development proposals should demonstrate a high quality of design, which responds and integrates well with its surroundings, and meets the changing needs of the population of the neighbourhood area. In addition, they should minimise their impacts on the natural and historic environment. Development proposals will be expected to demonstrate how they have sought to address the following matters:

i. **take into account and adhere to the Abbots Langley Design Guidance and Codes;**
ii. **being guided by the principles of 'Building for a Healthy Life' unless alternative principles would otherwise result in a higher quality of design. Development proposals are encouraged to achieve the commendation;**
iii. **building height should be considered in terms of how it relates to the surrounding context of the character area within which it is located. Development of three-storeys and above on or adjoining the boundary of sites adjacent to the settlement boundary abutting open countryside will not be supported unless site specific circumstances would result in an acceptable impact;**
iv. **the creation of variety through the use of a range of housing designs, provided that the predominant type of design reflects the character of the area;**
v. **dwellings designed to be suitable for older residents (aged 60 and over) are encouraged to reflect the Housing our Ageing Population Panel for Innovation (HAPPI) principles. Bungalows are supported where these would complement the established street scene;**
vi. **to design layouts of safe and secure dwellings that meet the requirements of 'Secured by Design' and minimise the likelihood and fear of crime;**
vii. **provide adequate cycle storage and off-road parking for residents, visitors and service vehicles in accordance with the Three Rivers District Council Parking Standards;**
viii. **garages should be of a sufficient size to accommodate a modern car and be solely used for parking when included in any parking space standards calculation; and**
ix. **development should provide Sustainable Drainage Systems (SuDS) on site. Such development is encouraged to demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens. SuDS provision must demonstrate how its design will enhance wildlife and biodiversity, as well as minimise the impacts of flooding. Development on brownfield sites must restrict their runoff to greenfield rates.**

Conformity reference: NP objective: 2; Core Strategy: CP1, CL2, CP12; Development Management Policies: DM1, DM8, DM9, DM10, DM13; NPPF (Dec 2024): 73, 77, 84, 96, 109, 129, 130, 131-140, 182, 187,203

Purpose

7.10. The purpose of this policy is to add a local dimension to strategic policy when it comes to the design of development, to ensure that it is in-keeping with the local context, adheres to quality and lifetime standards and considers specific issues raised as important by residents.

> "Abbots Langley suffers from surface water flooding. Solutions might include resisting the loss of front gardens to car parking, supporting the provision of permeable car parking areas, introduction of additional green verges where there is room/ on newly built roads"

Justification

7.11. Good quality housing design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods. Housing standards should ensure high quality, sustainable housing that enables people to engage in healthy behaviours such as cooking meals, exercising and social interaction. An example of principles for healthy homes can be found in the Town and Country Planning Association's Healthy Homes Principles.

7.12. In October 2019, the National Design Guide was launched, forming part of the Government's collection of Planning Practice Guidance. It forms a material consideration in the decision-making process, particularly in the absence of local design guidance. The document sets out the ten characteristics necessary for creating a well-designed place, contributing to its physical character, sense of community and addressing environmental issues affecting climate. The National Design Code, published in July 2021, gives more detail.

7.13. The guide 'Building for a Healthy Life' (June 2020) is the Government-endorsed industry standard for the design of new housing developments. It can be used to assess the design quality of homes and neighbourhoods. The latest edition was written in partnership with Homes England, NHS England and NHS Improvement. Its criteria also link to other standards for housing design including the Housing Quality Indicators (HQI) Standards and Secured by Design. It provides a framework that stakeholders should use for development along with other policies contained within this plan for the Parish to achieve the industry standard's commendation. When building standards and guides are updated, this Neighbourhood Plan should use the updated standards for good quality, well-designed homes and areas.

7.14. In terms of designing out crime, proposals should seek to design schemes to remove the opportunity for crime to take place through the built environment. The following should be considered for new developments to build out crime: providing spaces that connect with residents, which promote a sense of ownership; and maintaining places to a high quality, multifunctional to attract multiple users and feel welcoming.

7.15. There have been instances of flooding events, notably surface water flooding. Fundamentally these are issues for the Environment Agency and the Local Lead Flood Authority to address. However, new development should be designed to ensure that surface water drainage does not add to the existing site run-off or cause any adverse impact to neighbouring properties or the surrounding environment/wildlife habitat.

7.16. The Abbots Langley Design Guidance and Code (Appendix E), produced by AECOM, includes locally tailored design guidelines for the Parish – some of which are relevant to the individual Character Areas, others which have a broader application. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. When these building standards and guides are updated or superseded, applicants should use the updated standards for good quality, well-designed homes and neighbourhoods.

7.17. With an ageing population projected, it will be important to ensure that homes meet the needs of older people. Specialist housing for older people (including care and residential homes) is being considered at the strategic level. At the local level, improved accessibility and adaptability standards should be a key consideration for new homes (both market and affordable). The "Housing our Ageing Population Panel for Innovation (HAPPI)" has developed a series of principles for good design of housing covering light, ventilation, room to move around and good storage. They have particular relevance to older persons' housing. The ten principles are:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

7.18. Such dwellings may also be suitable for younger residents and are not intended to be restricted in use.

7.19. Housing should also be designed to support the needs of those living with disabilities. The Royal Town Planning Institute's guidance "Dementia and town planning: Creating better environments for people living with dementia" should inform planning applications.

Policy AL5: Environmentally sustainable design

POLICY AL5: ENVIRONMENTALLY SUSTAINABLE DESIGN

A. Development proposals should incorporate design and environmental performance measures and standards to reduce energy consumption and mitigate climate change and prevent overheating homes in summer. They should have regard to climate change mitigation at all stages of the construction process. As appropriate to their scale, nature and location, proposals should demonstrate how they have responded positively to the following matters:

- **i. non-residential developments should aim to meet the Buildings Research Establishments BREEAM building standard 'excellent', and residential dwellings should aim for an EPC rating of B or above;**
- **ii. siting, orientation and design of buildings to optimise passive solar gain and avoid over-heating**
- **iii. the use of low carbon sustainable design to prevent or mitigate all regulated emissions using a combination of on-site efficiency measures such as:**
  - **a. a "Fabric First" approach to building design, which involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems.**
  - **b. energy efficiency measures such as loft insulation and double glazing.**
  - **c. low energy heating and lighting systems.**
  - **d. on-site energy generation and storage.**
- **iv. Fit water efficiency measures in all new dwellings to enable occupiers to achieve usage of no more than 110 litres per person per day, as required for water-stressed areas.**

B. Alterations to existing buildings, including the sensitive retrofitting of historic buildings and heritage assets, should be designed with energy reduction in mind and comply with current sustainable design and construction standards including Historic England's Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency.

C. Proposals for individual and community scale energy, for instance from wind, hydroelectricity, solar photovoltaic panels, and anaerobic digestions will be supported subject to the following criteria:

- **i. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape;**
- **ii. the proposed development does not create an unacceptable impact on the amenities of local residents; and**
- **iii. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.**

Conformity reference: NP objective: 2, 7; Core Strategy: CP1, CP12; Development Management Policies: DM4, DM5; NPPF (2024): 131-140, 161-167

Purpose

7.21. Changes to the environment are already having a tangible effect as global mean temperatures rise. The design of development has a major role to play in reducing these impacts from adverse to neutral, and then moving towards the government objective of net environmental gain. Every development should therefore strive to become self-sufficient in energy input and waste output. That may mean being prepared to go beyond the current regulatory minimum in applying best standards and practice.

7.22. This policy seeks to promote development that has been designed to anticipate and respond to the effects of environmental change (especially climate change, preservation of biodiversity and water management) on local quality of life.

> "…green roofs, use of recycled or environmentally-friendly materials in building, water conservation and recycling, require the planting of native plant species, better landscaping to maximise biodiversity"

Justification

7.23. On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities to businesses and local and national government. As part of this, the government has set an interim target to cut the country's greenhouse gas emissions 78% by 2035 compared to 1990 levels.

7.24. Being '2050 ready' means that new development will be required to have minimal energy use and net carbon emissions. Unlike Local Plans, Neighbourhood Plans are more limited in what they can dictate in terms of environmental standards, as they must confirm to the minimum requirements as set out by national policy and building regulations. The ALNP can, however, strongly encourage the design and layout of new development to maximise its potential to be as energy efficient as possible and to encourage the use of renewable energy.

7.25. The Future Homes Standard anticipated to be introduced from 2025 will require CO_2 emissions produced by new homes to be 75-80% lower than those built to current standards. Homes will need to be 'zero carbon ready'. Fossil fuel heating (such as gas boilers) will be banned in new homes, with an expected shift to reliance on heat pumps and heat networks.

7.26. Hertfordshire County Council declared a climate emergency in 2019, as a response to the need to act locally and in the context of climate change impacts being observed at the local level: dry riverbeds, reduced water supply, intense weather events, localised flooding and loss of habitats and species. The Sustainable Hertfordshire Strategy describes nine ambitions for the county council in enabling and inspiring a sustainable county and these have informed the ALNP.

7.27. The Code for Sustainable Homes was withdrawn by the Government in 2015. This has been replaced by new national technical standards which include new additional optional Building Regulations regarding water and access as well as a new national space standard (this is in

addition to the existing mandatory Building Regulations). In addition, the BREEAM is a widely recognised, accredited, independent method for assessing environmental performance of non-residential buildings. Until superseded by nationally prescribed standards, the BREEAM standards for non-residential and multi-residential buildings by nationally recognised certification bodies may also be accepted. For domestic dwellings, and on the advice of Hertfordshire County Council, it is considered that new home developments should aim for an EPC rating of B or above, as currently no standard is set.

7.28. There is an opportunity to improve and promote sustainability in the Parish by:

- following basic passive environmental design in a fabric first approach (maximising the performance of the components and materials that make up the building fabric itself, before using mechanical or electrical building services systems).
- integrating renewable energy systems into new development, including existing and new public buildings.
- reducing water consumption through grey water systems; and
- community energy schemes.

7.29. Policy AL5 seeks to encourage the most energy efficient development possible. Even small improvements on small developments become cumulative.

7.30. It should be noted that TRDC have been exploring options through Local Plan policy to go above and beyond building regulations requirements. Should this take place, these higher requirements should be enforced.

Policy AL6: Heritage assets

POLICY AL6: HERITAGE ASSETS

Designated heritage assets:

A. Development proposals affecting designated heritage assets, either directly or indirectly, should conserve or enhance the significance of the asset and those elements of the setting that contribute to the significance. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with specific focus on the prevailing styles of design and use of materials in a local area. These details should be explained in a Heritage Statement.

B. In addition, development proposals should demonstrate that they have considered the potential impact on above and below ground archaeological deposits. Where a scheme has a potential impact on archaeological remains (below or above the ground) a Heritage Statement or similar should be prepared to address how archaeological deposits will be safeguarded.

Conservation Areas:

C. Development proposals in the Abbots Langley Conservation Area and Hunton Bridge Conservation Area should ensure that alterations and new developments contribute to the preservation or enhancement of the historic environment. Development within these areas and their settings should:

- **i. be guided by the relevant Conservation Area Appraisal;**
- **ii. be designed to a high quality and preserve or enhance the character or appearance of the Conservation Areas and their settings;**
- **iii. retain those buildings and other features, including trees and hedges, which make a significant contribution to the character or appearance of the Conservation Areas;**
- **iv. protect open spaces and vistas important to the character or appearance and setting of the Conservation Areas; and**
- **v. where appropriate, make provision for the enhancement measures.**

Non-designated heritage assets:

D. The Holy Well in Bedmond is identified as a non-designated heritage asset.

Proposals affecting the non-designated heritage assets, including those on the Abbots Langley Local List, will be determined based on national planning policy.

E. A proactive stance will be taken to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back into optimum viable use.

Conformity reference: NP objective: 2; Core Strategy: PSP4, CP1, CP12; Development Management Policies: DM3; NPPF (2024): 135, 202, 203, 205-221

Purpose

7.31. This policy recognises the important contribution that heritage assets – designated and non-designated – make to the local character and distinctiveness of Abbots Langley, both individually and collectively. The policy identifies non-designated heritage assets; those which are not currently listed (either nationally or locally), so that the impact on them and their setting is considered as part of any relevant development proposals (see Appendix F).

"those with spiritual, historic and cultural significance in Abbots Langley, for instance St Lawrence Church, parade of shops between Henderson Hall and the Abbots House, buildings opposite St Lawrence churchyard"

"historic buildings are an important part of the historical and cultural fabric of the (Abbots Langley) village centre and should be given significance and protection in the Neighbourhood Plan. These buildings are part of our local identity, history and culture, and should be recognised as such"

Justification

7.32. The Neighbourhood Plan area has 74 listed buildings and scheduled monuments of which one is Grade I listed: the Church of St Lawrence the Martyr, dedicated in 1154. This Norman structure replaced an earlier Saxon Church on this site.

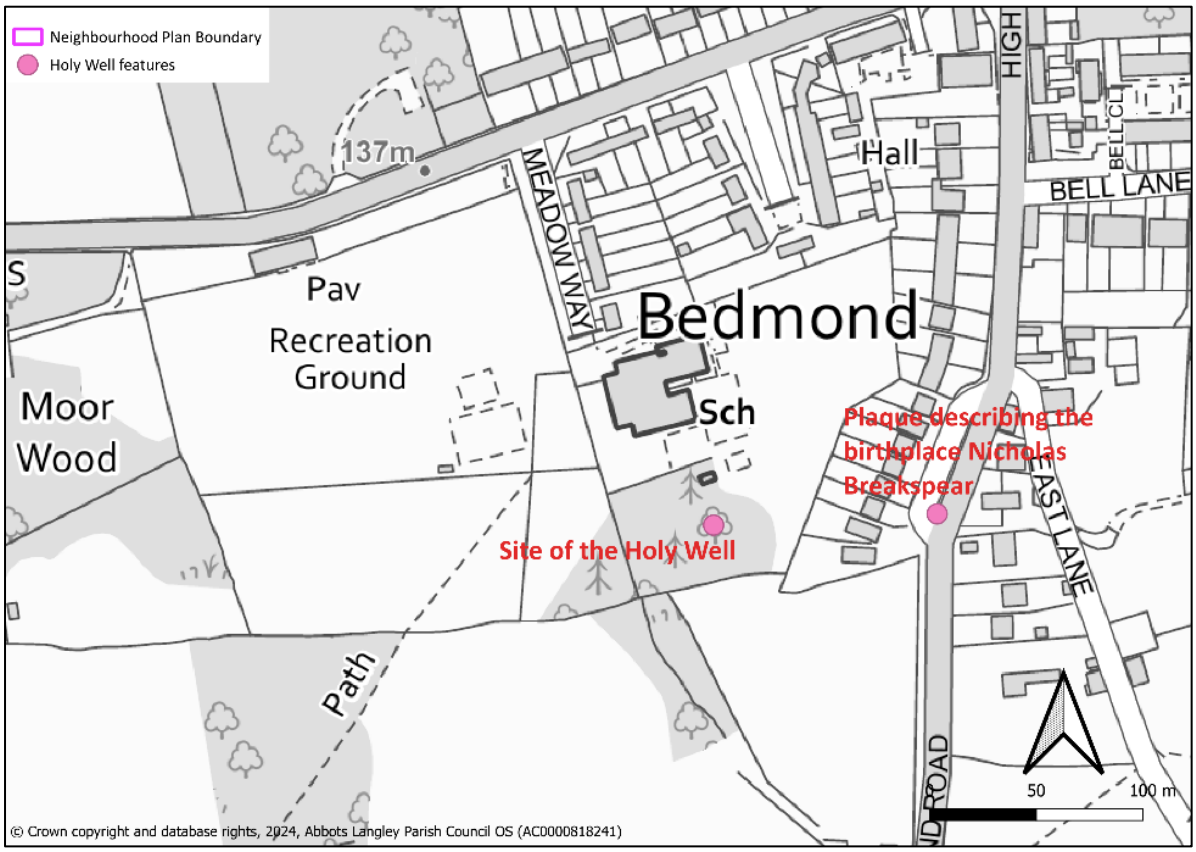
7.33. There are also two Conservation Areas : Abbots Langley Conservation Area and Hunton Bridge Conservation Area. The Conservation Area appraisals for these areas are now over 10 years old, with Hunton Bridge's dating from 2008. The 1990 Act requires local authorities to review their areas and publish proposals for their conservation and enhancement "from time to time". This is generally considered to be every 5 years, and an action will be to update the appraisals to ensure they provide a robust evidence base for the policies and proposals in this neighbourhood plan, as well as forthcoming local plan development. In the meantime, the Abbots Langley Design Guidance and Code provides information about these areas in relation to design and management.

7.34. In addition to these nationally recognised heritage assets, there are other non-listed buildings which are of local historical importance and contribute greatly to the history and character of the parish. Some of these are included in the Local List maintained by Three Rivers District Council, but not all, and the Neighbourhood Plan engagement process revealed that local people were keen to acknowledge those local buildings and other heritage assets considered to be important to the local community because of historical significance. The National Planning Practice Guidance supports the identification of such non-designated heritage assets through the neighbourhood planning process (Paragraph 018-039).

7.35. The Heritage Gateway provides a list of assets in the Parish that have been identified and collated by Historic England based on county-wide historic environment records. The record should be consulted by prospective developers.

7.36. One further asset, the Holy Well in Bedmond (*Figure 13)*, is considered to be significant from a local heritage perspective and should be a non-designated heritage asset. Further detail about the asset and why it is considered to be significant from a heritage angle is shown in Appendix F.

Figure 13: Map showing the location of the Holy Well



7.37. In parallel with this policy, an associated action will be for the community to consider any additional assets that should be identified as non-designated heritage asset. It is proposed that these assets are considered by TRDC for inclusion on of the Abbots Langley Local List. However, the inclusion of any building or structure on such a register is not necessary for the application of this policy.



Images show: Church of St Lawrence the Martyr - Grade 1 Listed; and a commemorating stone of the birthplace of Pope Adrian IV in Bedmond, the only Pope born in England (Photo credit: G Ball)

Local Heritage at Risk

7.38. Historic England produces an annual Register of Heritage at Risk. Outside of London it does not include Grade II listings, apart from churches. On the Langleybury Estate, now part of the nearby Grove Hotel grounds, are proposals to restore fully the Grade Two listed building, Langleybury House, built in 1720. This is on the English Heritage Buildings at Risk Register. There are proposals also to replace the derelict Langleybury Secondary School that closed in 1996.



Langleybury House, Langleybury, Abbots Langley

8. LOCAL ECONOMY

Policy AL7: Retaining and enhancing the vitality and viability of Abbots Langley village centre and other local centres

POLICY AL7: RETAINING AND ENHANCING THE VITALITY AND VIABILITY OF ABBOTS LANGLEY VILLAGE CENTRE AND OTHER LOCAL CENTRES

Abbots Langley Village Centre

A. Recognising there is a need to maintain the economic health, vitality and viability of the Village Centre, as defined on the Policies Maps, in balance with residential development and infrastructure, development proposals that provide a balance of uses such as retail, leisure and community, commercial and residential - will be supported in principle. Proposals that add to or sustain the distribution of local neighbourhood convenience shops, located so that they are accessible on foot or by bicycle, will be supported.

B. Development proposals to enhance Abbots Langley Village Centre, as set out in the concept Village Centre Masterplan, will be supported where this will not have a detrimental impact on local heritage assets.

C. Development proposals within the following four areas will be assessed having regard to how the proposed design and layout has been influenced by the Abbots Langley Design Guidance and Code and the framework proposals set out in Chapter 5 of the concept Abbots Langley Village Centre Masterplan (locations mapped in the Masterplan):

i. Around the Library and St Saviour's Church

ii. In front of St Lawrence Church

iii. Main Shopping Parade

iv. Breakspeare Special School site

D. Positive consideration will be given to development proposals that improve the quality of shop fronts and signage in accordance with the advice contained in the Abbots Langley Parish Design Guidance and Code and the Conservation Area Appraisal.

E. Proposals that offer opportunities for housing on otherwise underused upper floors will be supported, both where separate access can be achieved and where these are shown to be no longer suitable for commercial use.

F. The use of E, F1 and F2 premises for temporary uses will be supported in principle. Such uses include 'pop up' shops and cultural, creative and leisure uses introduced on a temporary basis or for specific events. Proposals must demonstrate that they will not have a detrimental impact on the amenity of neighbouring uses, particularly residential, through noise and pollution. Such uses will generally not be considered appropriate if the operation of the business requires a large number of vehicle parking spaces in order to function.

G. The reuse of heritage assets within Abbots Langley Village Centre for activities that will enhance the vitality and viability of the Village Centre is strongly encouraged. Any

alterations to non-listed historic buildings will need to be sympathetic to their historic and architectural character.

H. The placing of tables and chairs outside eating and drinking establishments (Use Classes E, F1 and F2, including where consumption of food and drink is an ancillary activity) is supported in principle, subject to them not impeding pedestrian movement and subject to any necessary street café licence being obtained from the County Council.

Local neighbourhoods

Seven neighbourhoods are identified (Abbotswood Park, Bedmond/Pimlico/Toms Lane (east), Boundary Way, Coates Way, Hunton Bridge /Langleybury, Leavesden, and Roman Gardens/Gade Valley/ Toms Lane (west)) and their catchment areas and main facilities are shown on *Figures 33-39*.

I. Proposals which result in the loss of existing local neighbourhood convenience shops (Use Class F2) will not be supported unless it can be demonstrated that it is:

- **i not viable, or unlikely to become commercially viable, to operate the number of existing services/facilities within the locality; and**
- **ii it has been the subject of appropriate marketing for a period of at least 18 months.**

Bedmond Village Centre

Bedmond's local catchment is shown at *Figure 33.*

J. To secure the ongoing vitality of Bedmond village centre, proposals which protect, enhance and promote a diverse range of village centre uses - including retail, leisure, cultural and community - will be supported in principle.

Conformity reference: NP objective: 3, 5; Sore Strategy: CP6, CP7; NPPF (2024): 85, 88, 89, 90, 96, 98, 101, 111a, 125

Purpose

8.1. The policies in this section seek to reinforce the role of Abbots Langley village centre, and the smaller local centres, to encourage the broadening of uses within them and maintaining them as places for community interaction and self-sufficiency for basic services.

"discourage change of use, promote the independent shops"
"tackle the empty shops"
"more pop-up activity and events"

Justification

8.2. Policy CP7 of the adopted TRDC Core Strategy classifies Abbots Langley as a 'District Centre', along with other places in the district such as South Oxhey and Chorleywood. Policy CP7 of the Core Strategy (2011) seeks to promote and encourage activities in these centres so they continue to be the prime focus for community life. This applies not only to Abbots Langley

village, but to the rural areas and settlements it serves. Some of the rural settlements, such as Bedmond, also have small centres, which serve a predominantly local need.

Abbots Langley Village Centre

8.3. Abbots Langley village centre represents a focal point for the local communities in the parish, providing not only retail opportunities, but also a valuable social, healthcare, leisure and recreational components. It is home to the Henderson Hub, St Lawrence Church, St Saviours Catholic Church and the Methodist Church, all of which provide important meeting spaces. The self-sufficiency provided by such a vibrant village centre is highly valued among the local community. As spending habits evolve and competition from the internet and nearby centres intensifies, it will become increasingly important to make sure that the levers are in place to sustain these areas as vibrant and viable spaces that meet the needs of the resident population, surrounding communities and visitors to the area. The main concerns raised by the community are:

- **Protecting and enhancing the retail and services offer** - The loss of shops and services is seen by residents as a threat to the village centre. The recent loss of two local banks a travel agency, a dry-cleaning shop and butcher's shop has had a marked impact locally. Whilst the forthcoming changes to permitted development rights will make it easier for properties to effect a change of use to residential, it is felt that a more flexible approach to encourage the reuse of vacant shop units for continued retail, commercial or community use would be of benefit.
- **Expanding the village centre 'offer'** - An opportunity was seen in providing for more food and beverage establishments to make Abbots Langley village centre a more attractive place for tourists to visit, with an emphasis on 'longer stay' and the 'evening economy' as opposed to simply day visitors and shoppers. There are public spaces in the centre of the village that could be suitable for housing temporary events and markets. Finally, there is scope, as opportunities arise, to re-use both vacant buildings and buildings with historic value for community, cultural or village centre activities (as demonstrated with the Henderson Hub initiative by the community).
- **Public realm improvements** - Many people suggested that the village centre could be made more attractive, particularly as more tourists are visiting the area. Planters and trees could be added and there is scope to consider whether the pavements are wide enough in parts to enable shops and cafes to display/seat outside and enable on-street activities to encourage footfall. The 20mph zone in the village inner area was introduced in 2020 to increase pedestrian safety.
- **Signage** - Feedback has suggested that shop signage could be improved and made more 'uniform'. Signage of the key facilities and walking routes could also be improved.
- **Car parking** - There are over 120 free, off-street public parking places serving the village centre in addition to some designated free on-street parking. Electric vehicle charging points could be made available in the car parks to encourage more sustainable vehicle types.

8.4. To inform the future planning and land-use of Abbots Langley Village Centre, AECOM were commissioned to prepare a Masterplan for the village centre (see Appendix H). This report

provides an evidence base and Masterplan for the Village Centre. It uses the 20-minute Walkable Neighbourhood concept and in consultation with the local community it presents proposals for four different areas of the centre, focusing on enhancing its historic assets, improving public spaces, identifying areas for improved land uses and opportunities to promote increased footfall and sustainable travel. Maps, diagrams and photographs are used to illustrate each set of proposals.

8.5. The Masterplan identified the Breakspeare School site as an 'ideal site' to relocate the Health Centre and expand its facilities when the school relocates to new premises in 2028/9. Working with the existing Vine House Health Centre, a separate Feasibility Study was commissioned to evaluate the suitability of the site to become the new Health Centre.

8.6. TRDC is expected to produce a new Local Plan that would plan for many new houses to be built over the next 15 years. It seems, with this push for new housing, less attention has been paid to the comprehensive planning of the use of land, adequate infrastructure including schools, primary health services and the design of public realm along High Street. There are also concerns about the loss of green belt land for housing development.

8.7. The objective of the Village Centre Masterplan (see Appendix H) is to provide a high-level concept masterplan based on 'the 20-Minute Neighbourhood principles' for the central area of the village. This shows how the central area can evolve as future developments come forward. This Masterplan aligns with the Neighbourhood Plan and informs the emerging Three Rivers District Council Local Plan. The Masterplan provides an evidence base and proposals that should be read in conjunction with the Abbots Langley Design Guidance and Code completed by AECOM in June 2021 (see Appendix E).

8.8. The Masterplan shows the opportunities that exist in the central area of the village to support existing facilities and businesses and improve the public realm along the High Street. The key components of the scheme are as follows:

- To promote a highly distinctive local character that reflect the heritage of the village centre.
- To retain and create well-accessible green spaces.
- To connect the existing community facilities and businesses in order to increase patronage.
- Upgrade connections to the village centre for all residents.

8.9. The Masterplan sets out further details of the central area of the village including four detailed framework proposals in different parts of the central area. These sites are as follows:

- Area in front of the library and St Saviours.
- Area next to St Lawrence Church.
- Area in front of shopping parade.
- Breakspeare Special School Site.

8.10. This report encourages the village to be self-efficient by following principles set out in the 20-Minute Neighbourhood principles.



Images show: Abbots Langley Village centre; and Bedmond local centre (Photo credit: C Gardner)

8.11. In relation to Clause G of Policy AL7, the Local List maintained by Three Rivers District Council contains a list of non-designated heritage assets in the Parish. Policy AL6 identifies one further asset (the Holy Well) in Bedmond.

Other local and neighbourhood centres in the Parish

8.12. Regarding the other smaller communities located in the Parish, individual catchment area maps have been prepared for:

- Abbotswood Park
- Bedmond/Pimlico/Toms Lane (east)
- Boundary Way
- Coates Way
- Hunton Bridge /Langleybury
- Leavesden
- Roman Gardens/Gade Valley/ Toms Lane (west)

8.13. These maps (see *Figures 33 to 39* in Chapter 16) show what community facilities are available to each community within an 800m distance from its centre, illustrating the extent to which they comply with the characteristics of a 20-minute community. Each community has a summary report listing any key issues and opportunities affecting the area. Furtherfield and Hillside are a continuous extension of the Abbots Langley Village and are not given separate catchment area maps.

8.14. Community profiles and an assessment of the local facilities serving the other communities in the Parish are discussed in Chapter 16. A more detailed assessment is provided for the Bedmond Village – see Appendix I. This explains the local aspirations for this village.

Policy AL8: Supporting recreation and sustainable tourism

POLICY AL8: SUPPORTING RECREATION AND SUSTAINABLE TOURISM

A. Development proposals for recreational and sustainable tourism activities, including additional visitor accommodation and a Visitor Centre, will be supported in suitable locations where all of the following are met:

i. there are demonstrable economic and social benefits of the proposals;

ii. there is no significant detrimental impact on the existing community;

iii. adequate provision for parking is included, particularly for proposals within or adjacent to the local centres; and

iv. they are designed in accordance with the Abbots Langley Design Guidance and Code.

B. The signage for visitor attractions and facilities should be clear and further detail is provided in the Place & Movement Planning and Design Guidance for Hertfordshire Part 4, which includes the criteria for brown tourist signs or any successor document.

Conformity reference: NP objective: 3; Core Strategy: CP1, CP6; NPPF (2024): 85, 88, 89

Purpose

8.15. The report, Economic Value of Tourism in the United Kingdom shows tourism is worth £147 billion annually to the UK, about 5 percent of the national economy, when including both direct and supply chain impacts. It supports nearly one in every 15 jobs across the UK, about 3.4 million jobs. At the district level, the adopted Core Strategy does not include an explicit policy on tourism and the visitor economy. This is a growing sector in the area. This policy seeks to ensure that the parish capitalises on the benefits by encouraging developments promoting sustainable tourism.

Justification

8.16. The Global Sustainable Tourism Council states that the aim of sustainable tourism is to increase the benefits and to reduce the negative impacts caused by tourism for destinations. This can be achieved by:

- Protecting natural environments, wildlife and natural resources when developing and managing tourism activities
- Providing authentic tourist experiences that celebrate and conserve heritage and culture
- Creating socio-economic benefits for communities through employment and income earning opportunities

8.17. Independent research commissioned by Visit Herts has revealed an impressive picture of tourism across the county, with strong visitor numbers, a high volume of day trips and overnight stays. The visitor economy in Hertfordshire was worth approximately £2.3 billion in 2023, with 27 million trips (day and staying) into the county. Tourism also supports 32,445

full time equivalent jobs within the county with the industry now accounting for 6% of the county's total employment.

8.18. Abbots Langley parish is well-placed to capitalise on this growing sector. It is home to the world famous Warner Bros. Studio Tour London – The Making of Harry Potter, which attracts both day-trippers and overnighters; in fact it is the biggest tourist attraction in Hertfordshire. In addition, there is extensive attractive countryside, woodland and parkland, and a wealth of heritage assets, as well as the village itself.

"encourage visitors to the Warner Bros. Studio to spend time in the village"

8.19. Development that supports the visitor economy, including the provision of additional visitor accommodation and a visitor centre – either in an existing facility or as part of a new development – is supported. Equally, Chapters 12 and 16 of this Neighbourhood Plan explore some of the specific projects in the parish that could be improved. One of these is the Grand Union Canal corridor, which has potential to be regenerated into a visitor hub and sustainable corridor for walkers, cyclists and canal boats.

8.20. The signage for visitor attractions and facilities should be clear and further detail is provided in the Hertfordshire County Council Highways Signing Guidance, 2012, which includes the criteria for brown tourist signs.



The Grand Union Canal - the western boundary of the Parish

Policy AL9: A safe, attractive and welcoming village centre

POLICY AL9: A SAFE, ATTRACTIVE AND WELCOMING VILLAGE CENTRE

Development proposals to enhance the public realm in Abbots Langley Village Centre, in accordance with the principles of the Village Centre Masterplan, will be encouraged, particularly where they enhance movement by pedestrians. In particular:

i. **the widening of footways and pavements;**
ii. **the provision of cycling facilities, including cycle paths and secure, covered cycle stands;**
iii. **the provision of electric charging points;**
iv. **the provision of information points providing guidance, information and news for visitors and residents.**

Conformity reference: NP objective: 3, 5; Core Strategy: PSP2, CP1, CP12; NPPF (2024): 88, 90, 96, 98, 103, 105, 109, 131-141

Purpose

8.21. This policy provides support for initiatives that will enhance the village centre public realm.

Justification

8.22. Abbots Langley Village Centre has a high-quality historical core, most of which is designated as a Conservation Area, with 25 nationally listed and 21 locally listed buildings. This has served to create a high-quality shopping experience for residents and visitors alike.

8.23. Maintaining and, where possible, improving the public realm environment will help to sustain the Village's distinctiveness and appeal. Areas for potential improvement include:

- Accessibility – ensuring that the pavements are sufficiently wide to enable pedestrians, including those with additional mobility requirements, full access to the centre.
- Signage and interpretation – to ease wayfinding and provide information on the setting and historical importance of the village centre.
- Sustainable modes of transport – providing infrastructure to encourage cycling, such as safe storage and access for electric vehicles, bus provision, timetable displays and information to assist visitors and residents.

9. NATURAL ENVIRONMENT

9.1 The Parish of Abbots Langley falls largely within the Metropolitan Green Belt; one of the few exceptions being Abbots Langley Village. It is this openness and greenness that serves to create a strong sense of belonging and distinctive place among local residents. Access to the natural environment brings multiple benefits – promoting recreation, wellbeing, protecting biodiversity and an attractive place to live and work.

9.2 Bearing in mind the level of development that has taken place over the last few decades, and that which is planned, it is vital that the remaining green spaces that surround and weave throughout each community are safeguarded, preventing them from coalescing.

Policy AL10: Natural landscape and environment

POLICY AL10: NATURAL LANDSCAPE AND ENVIRONMENT

A. Development proposals should conserve and, where practicable, enhance the natural environment, landscape character and rural setting of the Parish. Development proposals should be informed by, and where possible should seek to deliver the aims of, the Hertfordshire Landscape Area Assessment (Area 9), incorporating natural features typical of the parish, for instance trees, woodland, hedgerows, parkland, water sources (natural springs, etc.) and mature, planted gardens.

B. As appropriate to their scale, nature and location, development proposals should demonstrate that they have addressed the following matters:

<u>Trees and woodland:</u>

i. avoided in the first instance, and minimised, any necessary loss of trees and woodland in the design of any scheme and avoided any damage to existing trees or woodlands during construction or as a result of development.

ii. where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife must be used. Where possible, at least two trees should be planted for every tree removed.

<u>Hedgerows:</u>

iii. natural boundaries (i.e. hedgerows in preference to fencing) are supported.

iv. avoid the loss of, or deterioration in the quality of, hedgerows. Where access points to new developments involve the loss of a section of hedgerow, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.

<u>Wildlife-friendly features:</u>

v. provide suitable wildlife-friendly features (such as hedgehog holes in new residential fencing, bird and bat nesting boxes, swift boxes and ponds). Swift bricks shall be required on all new housing developments, with the general aim across a development of a minimum of one swift brick per dwelling, or for higher rise buildings, appropriate

to the scale and type of the proposal. All new proposals for non-residential buildings should include a proportionate number of swift bricks appropriate to the scale and use of the building. Swift bricks should be installed in accordance with best practice guidance contained in the British Standard for integral nest boxes, BS42021:2022.

Conformity reference: NP objective: 4; Core Strategy: CP1, CP9, CP12; Development Management Policies: DM6, DM7, DM11; NPPF (2024): 103, 136, 187, 188

Purpose

9.3 This policy seeks to ensure that important natural features that contribute to the character of the area are not adversely impacted by development. Such development should support and ideally enhance biodiversity.

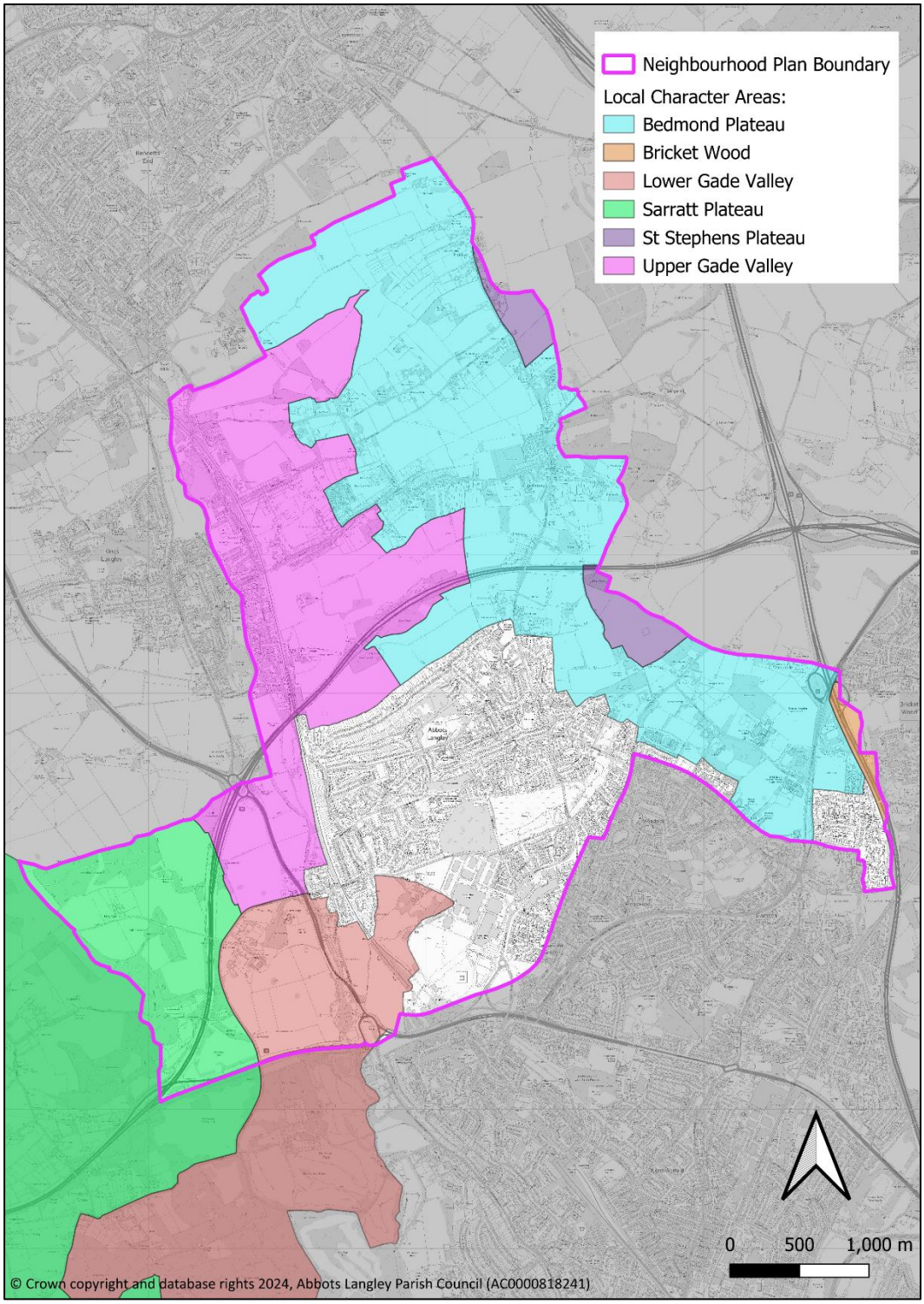
"farmland is an important local amenity; it is used all year round by many local walkers, cyclists and horse riders. It is also a haven for wildlife"

Justification

9.4 *Figure 14* provides a map of the Local Character Areas within which the Parish lies. The Bedmond Plateau is characterised by *"A gently undulating plateau area of small to medium-sized fields that are predominantly pasture. Woodlands are discrete and modest except for Hanging and Pie Corner Woods to the east of Bedmond. A visually contained and coherent landscape with a mature settled appearance arising from a number of traditional farms. Twentieth century development is chiefly residential ribbon development with long gardens".*

9.5 The western part of the parish falls within the River Gade Local Character Area, a chalk stream corridor running through Hertfordshire, defined by a broad v-shaped valley with mixed farmland, water meadows, and pasture. It features, historic, parkland, woodland, and urban, sections. The area is marked by a mix of natural, scenic, and developed landscapes. (See the TRDC interactive planning map showing how Local Planning Policies apply to areas in the parish).

Figure 14: Local Character Areas



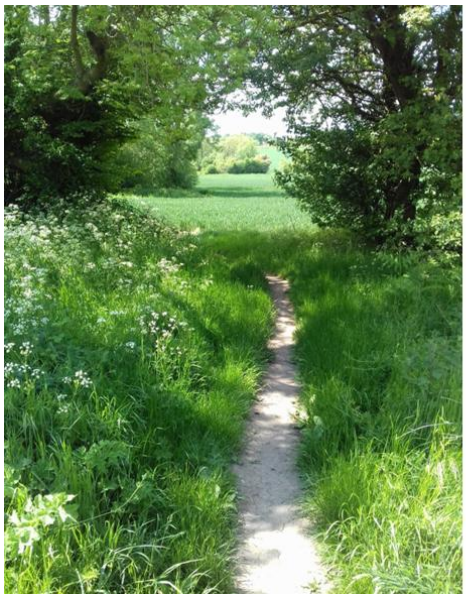
9.6 Some distinctive features of the area are not protected, yet provide vital habitats for flora and fauna, include trees, woodland, hedgerows, mature planted gardens, agricultural and grazing land. Hedgerows are a major part of the wildlife corridors that stretch across the parish.

9.7 Information and data on local species for the area are available from the Herts Environmental Record Centre. These habitats and species have evolved in response to

local geology and land use. Some may have taken hundreds of years to establish, and ancient woodland and ancient or veteran trees cannot be replaced in any meaningful way.

9.8 Developments should therefore seek to protect and enhance these habitats where possible. This should include an appropriate landscape and ecological management plan which includes a list of trees and shrubs to be planted, which should include native species wherever practical.

9.9 National policy indicates that planning permission should be refused for any development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland or ancient or veteran trees unless there are wholly exceptional reasons, and a suitable compensation strategy exists.





The rural character of the parish (Photo credit for left photo of footpath: G Ball)

Policy AL11: Green and blue infrastructure and biodiversity net gain

POLICY AL11: GREEN AND BLUE INFRASTRUCTURE AND BIODIVERSITY NET GAIN

A. Development proposals that seek to improve the connectivity between wildlife areas and green spaces will be supported.

B. As appropriate, development proposals should aim to deliver a measurable biodiversity net gain of 20%, where possible, but at a minimum, a net gain of at least 10%. Where biodiversity net gain units cannot be delivered on-site, they should be prioritised for use within the parish, focusing on maintaining and improving identified biodiversity opportunity areas.

C. Proposals that support the enhancement and management of Areas of Particular Biodiversity Importance identified in the Local Nature Recovery Strategy will be supported, including linking these to the wildlife corridors. Proposals which cause unacceptable harm to such connectivity will not be supported.

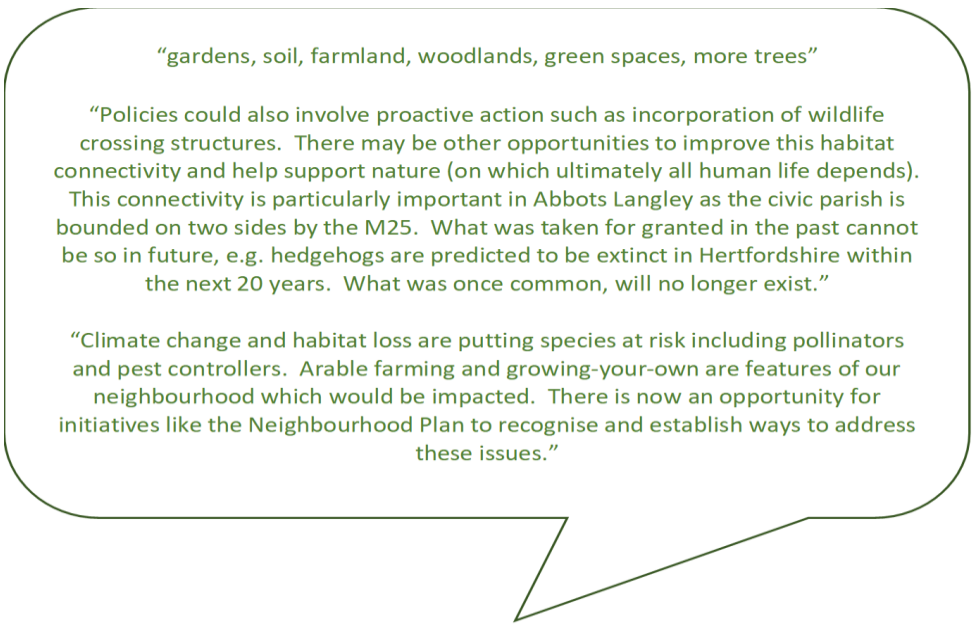
D. Insofar as planning permission is required, proposals for the planting of additional native, climate resilient trees and/or continuous hedgerows along streets to provide wildlife corridors and to offset the effects of air pollution and to provide cooling and shelter for people as well as habitat for wildlife will be supported.

E. Subject to their scale, nature and location, proposals that respond positively to the Building with Nature 12 Standards (and any successor document) will be supported.

Conformity reference: NP objective: 4; Core Strategy: CP1, CP9, CP12; Development Management Policies: DM6, DM7; NPPF (2024): 135, 136, 187, 188, 189, 190, 192, 195

Purpose

9.10 This policy seeks to enhance the multiple benefits of green spaces, including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity as well as their role in capturing carbon to mitigate global warming. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure.



Justification

9.11 Where possible, it is important to enhance the green (land-based) and blue (waterways and ponds) infrastructure assets of the parish. *Figure 15* shows the green corridors within the area. These are particularly important spaces to provide critical wildlife refuges and stepping-stones that prevent species becoming isolated. They are also valued by the local communities for recreational purposes and for visitors to the area.



Bedmond Horsefield -meadow habitat (Photo credit: J Smith)

9.12 *Figure 15* also includes the proposals set out in the Three Rivers Green Infrastructure Plan (2011) for increased greening in the parish. This seeks the creation of a green travel link between Leavesden Country Park and Longdean Meadows, which would provide a safe and attractive car free link between two significant semi-natural green spaces, and also an extension to the existing Health Walk at Leavesden Country Park.

9.13 Biodiversity net gain (BNG) is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand. The word 'biodiversity' comes from the term 'biological diversity'. The DEFRA biodiversity metric has been designed to determine and quantify existing biodiversity value, in terms of habitats, and the consequent measures required to ensure measurable net gain. Net gain involves a post development increase in biodiversity units of 10%.

9.14 Natural England considers this to be the most appropriate mechanism for determining current ecological value and delivering biodiversity net gain. Ecological assessment by suitably qualified people must utilise this metric on all habitats to determine net gain. Ecological reports must be consistent with BS 42020 Biodiversity – code of practise for planning and development.

9.15 If significant harm resulting from a development cannot be avoided (for instance by locating to an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then proposals should not be supported. The green and blue infrastructure assets of the parish should be maximised and made properly accessible, where this would not put pressure on wildlife. Development proposals are encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community, contributing the delivery of the Green Infrastructure Plan proposals where possible.

9.16 The Environment Act includes provision for a mandatory requirement for new developments to provide a 10% biodiversity net gain. Key elements of the Environment Act are now in place. As such Policy AL11 does not repeat the national requirements for biodiversity net gain. rather it seeks to identify a complementary policy approach. It supports an advisory uplift in biodiversity net gain, where possible, and in line with the aspirations of the National Wildlife Trusts. It also advises that where net gain cannot be delivered on-site, it should be prioritised to within the parish. Three Rivers's 2022 audit of BOAs, "Minor Greenspace Audit Identifying Opportunities" identifies a number of sites in the parish that could be suitable locations for improving net gain as well as the sorts of improvements that could be sought. Some of these spaces coincide with the Local Green Spaces identified in this ALNP. Others include Gypsy Lane (owned by Warner Brothers) and the Horses Field. Project 5 (Measures to enhance biodiversity and natural corridors in the Parish) in Chapter 12 sets out the aspiration to identify additional such sites.

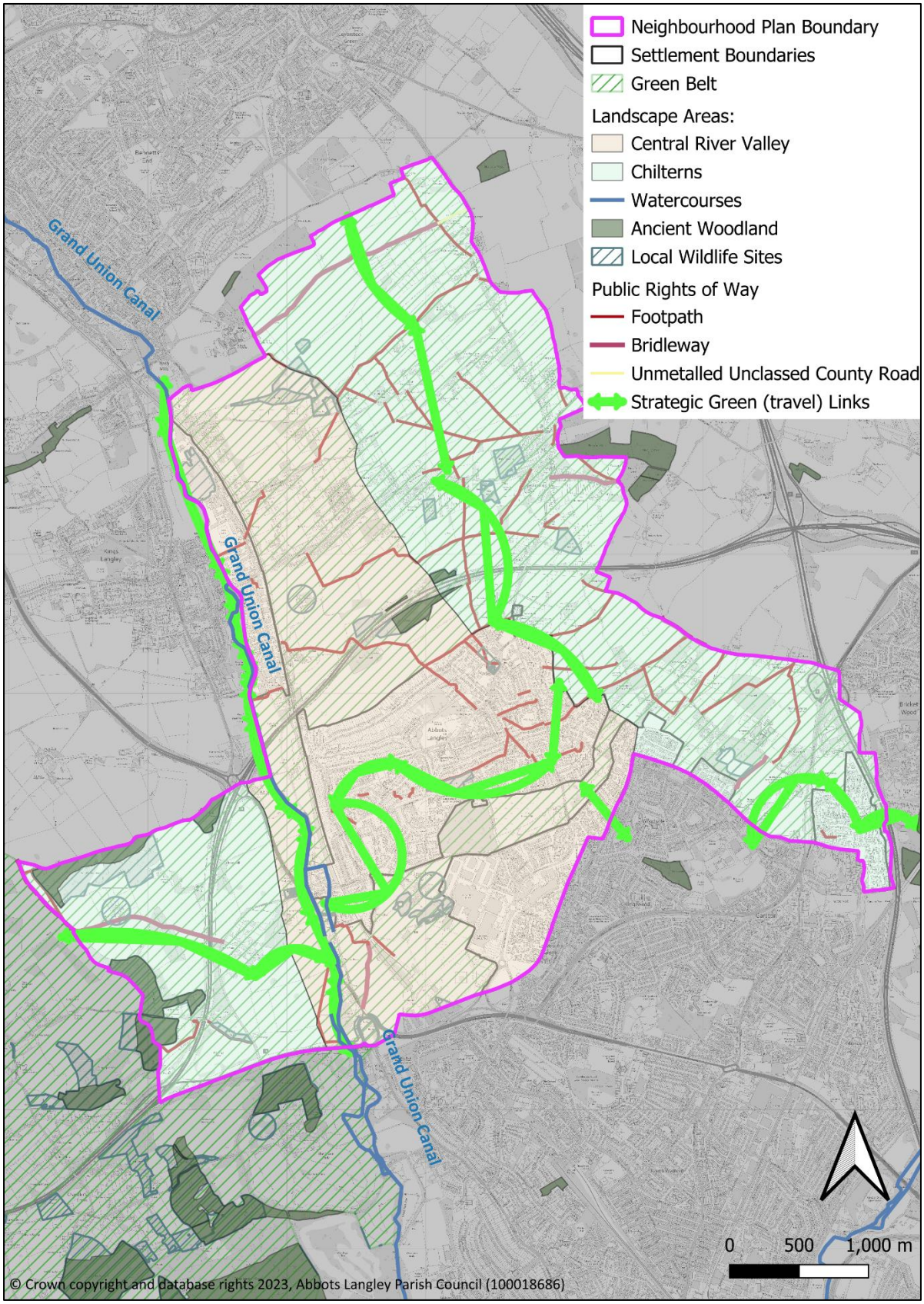
9.17 The Act also recognises the need to protect what it describes as "Nature Recovery Networks", joined-up system of places important for wildlife on land. A Local Nature Recovery Strategy for Hertfordshire has been prepared and should be used to inform opportunities for the parish in terms of supporting biodiversity.

9.18 Lastly, development proposals should be guided by the Building with Nature Standards to ensure that high-quality green infrastructure is integral to placemaking, putting nature at the heart of development in a way that is good for people and for wildlife. Developers are encouraged to seek the Building with Nature Award accreditation:

Building With Nature 12 Standards



Figure 15: Map of local green and blue infrastructure in the parish of Abbots Langley



Policy AL12: Locally significant views

POLICY AL12: LOCALLY SIGNIFICANT VIEWS

The Plan identifies the following locally significant views (mapped in *Figure 16):*

- **View 1: View to the north from Hyde Farm**
- **View 2: View to Potters Crouch Hamlet**
- **View 3: View to the Church of the Ascension and former White Hart Pub**
- **View 4: View from Longspring Wood to Local Wildlife Site and the Green Belt**
- **View 5: View of St Lawrence Church**
- **View 6: View to Langley Lane Play Area and Horses Field**
- **View 7: View from Langleybury Lane to the open fields looking across to the River Gade Valley and beyond**
- **View 8: View through Longspring Wood Nature Reserve**
- **View 9: Long-range view across the Gade Valley**
- **View 10: Series of long views south towards Watford & N. London**

New development should not detract from the key landscape features and other attributes of these views. It should be designed in a way that demonstrates how it has protected longer distance views out into the countryside by maintaining visual connections into the surrounding landscape.

Conformity reference: NP objective: 4; Core Strategy: CP1, CP12; Development Management Policies: DM7; NPPF (2024): 131 to 135, 187

Purpose

9.19 The policy seeks to ensure that adequate weight is given to conservation and enhancement of views identified as significant by local people and visitors.

> "It's vital we retain what is left of open, green spaces and fields in the area in order to retain its semi-rural feel and pleasant environment"

Justification

9.20 Views within and around the village are an important part of what gives the parish its distinctive feel. This is valued by both residents and visitors. The topography of the surrounding area means that there are some significant long-distance views which define Abbots Langley and make it so popular with residents and tourists alike.

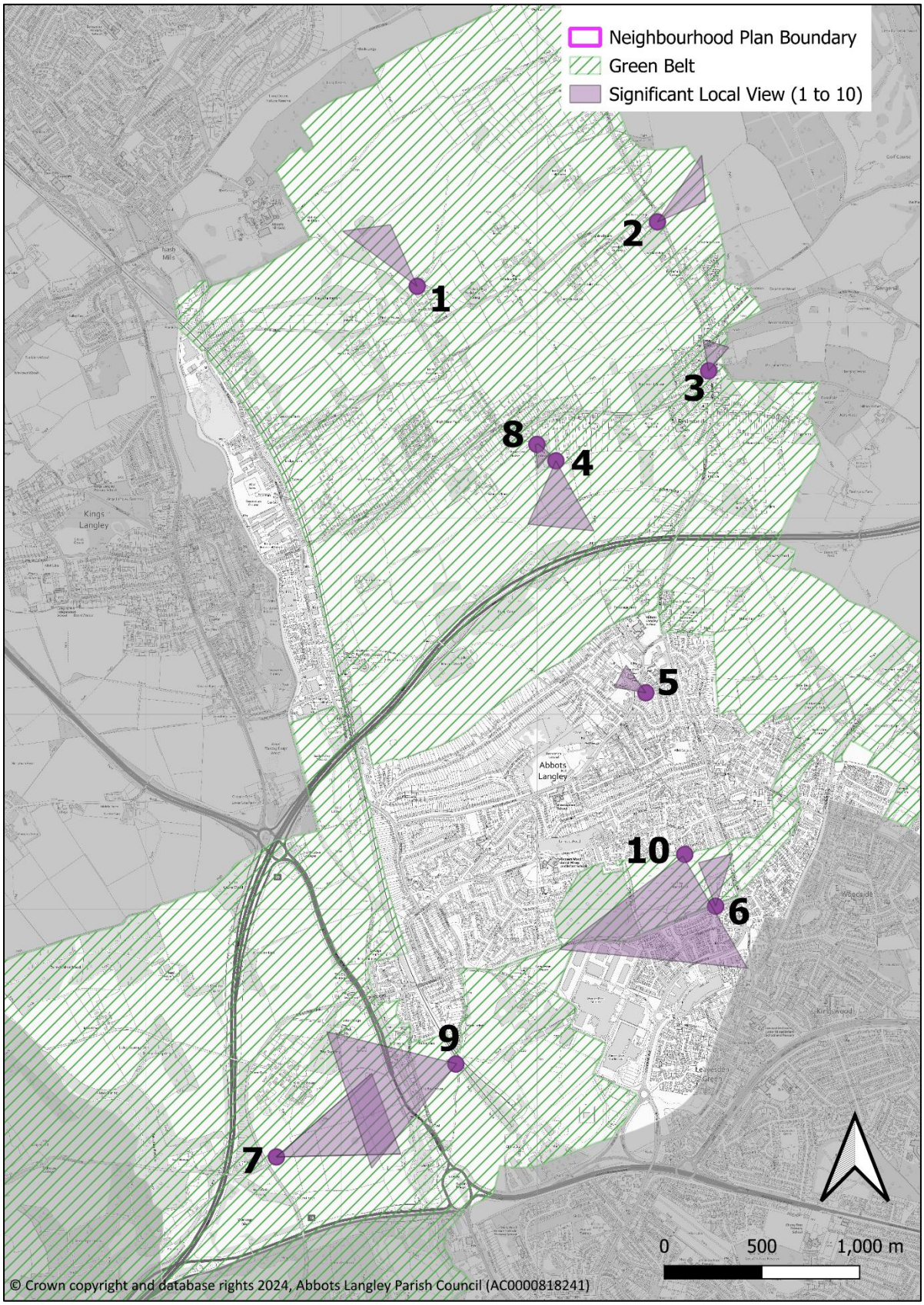
9.21 While the parish benefits from a series of panoramas, the following views are considered to hold particular local significance, with many contributing to the significance of a local heritage asset and enabling greater appreciation of those assets and the wider heritage and natural environment. Therefore, they are worthy of protection. Full details of the

views, including photographs and text explaining why they are special, are included in Appendix G. A map, illustrating the location of the views, is included at *Figure 16*.

9.22 Policy AL12 requires that development proposals are designed in a way that safeguards the locally significant views. It attempts to provide some flexibility for the wide range of development proposals which may come forward within the Plan period. In the majority of cases, proposals will be of a minor nature and will have little or no effect on the identified views. In circumstances where the proposed development is likely to have an impact on any identified key view, the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Any appropriate mitigation measures should be incorporated within the design of the proposed development and captured in the assessment.

9.23 *Figure 16* shows a map of 10 locally significant views in the Abbots Langley Parish. These views are explained in greater detail in Chapter 3, Section 5 of the AECOM Design Guidance and Code for Abbots Langley Parish (see Appendix E and Appendix G) The views which typify the character of the Parish are not just landscape features but include some distinctive buildings.

Figure 16: Map of locally significant views in the Parish of Abbots Langley (numbering cross-references to Policy AL12)



Policy AL13: Local Green Space

POLICY AL13: LOCAL GREEN SPACE

The following spaces (including one cluster of spaces), as shown on *Figures 17 and 18* and on the Policies Maps are designated as a local green spaces:

1. **Primrose Hill playing fields**
2. **Longspring Wood Grounds**
3. **Bedmond playing fields**
4. **Bell Lane Corner**
5. **Manor House Grounds**
6. **Millennium Gardens**
7. **Kitters Green**
8. **Tanners Wood**
9. **Hazelwood Lane/ Upper Highway (cluster of 7 spaces)**
10. **Tanners Hill Green**
11. **School Mead Green**
12. **Abbots Langley Horses' Field**
13. **Leavesden Country Park**
14. **Leavesden High Road / Aerodrome Way/ Halifax Close/ Westfield Close cluster**
15. **South Way Playing Fields**
16. **Langleybury cricket ground**
17. **Lower Field Warner Brothers**

Local policy for managing development on a Local Green Space should be consistent with national policy for Green Belt.

Conformity reference: NP objective: 4; Core Strategy: CP1, CP9; Development Management Policies: DM6, DM7, DM11; NPPF (2024): 106-108, 153 to 160, 198

Purpose

9.24 Protecting green spaces was consistently a top priority for residents in the engagement process for the Neighbourhood Plan. This policy seeks to designate a series of Local Green Spaces that are valued by the community, so that they can be safeguarded for future generations.

"Green space is important to us such as Jubilee Garden, Tanners Wood, Horses Field and provide more"

Justification

9.25 Under the NPPF, neighbourhood plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. The NPPF states that Local Green Spaces should only be designated:

- *"where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land."*

9.26 When designating Local Green Spaces, it is important to consider what protection is already afforded to an area and whether the designation will provide any further safeguard. Many of the green spaces identified during the consultation, for instance, are in Green Belt, and have therefore largely been excluded from the policy. 17 areas have been identified by the community as being of value to them and in need of protection. These are listed in the policy.

9.27 Details of how each one of the above sites meets the NPPF Local Green Space criteria is contained in Appendix G. *Figures 17* and *18* show the Local Green Spaces on a map. *Figure 19* is the 'Green and Blue Infrastructure Map' from the AECOM Design Guidance and Code for Abbots Langley Parish (Appendix E, F18 page 21.) and *Figure 20* is a map of the designated open spaces in the Parish of Abbots Langley.



Annual Summer Carnival on Abbots Village Park and Woodlands, Manor House

Figure 17: Local Green Spaces (1 to 4)

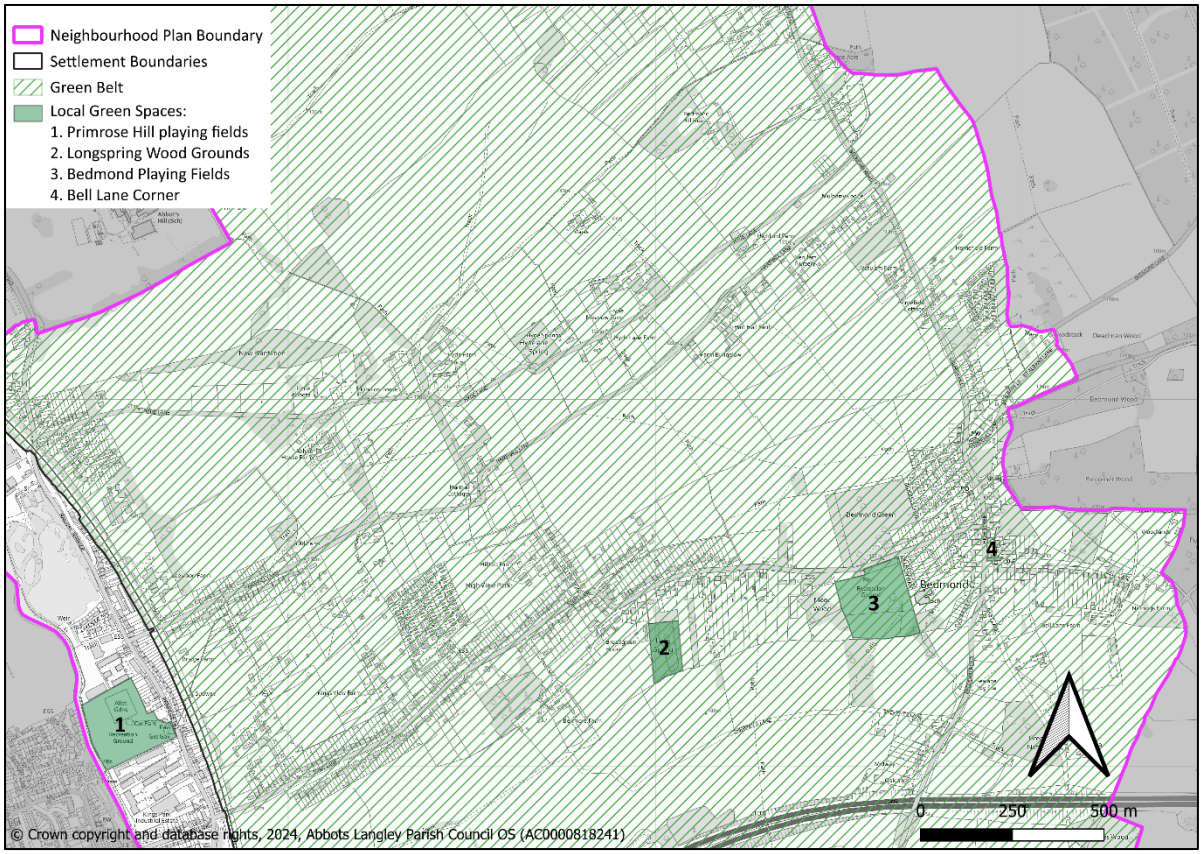


Figure 18: Local Green Spaces (5-17)

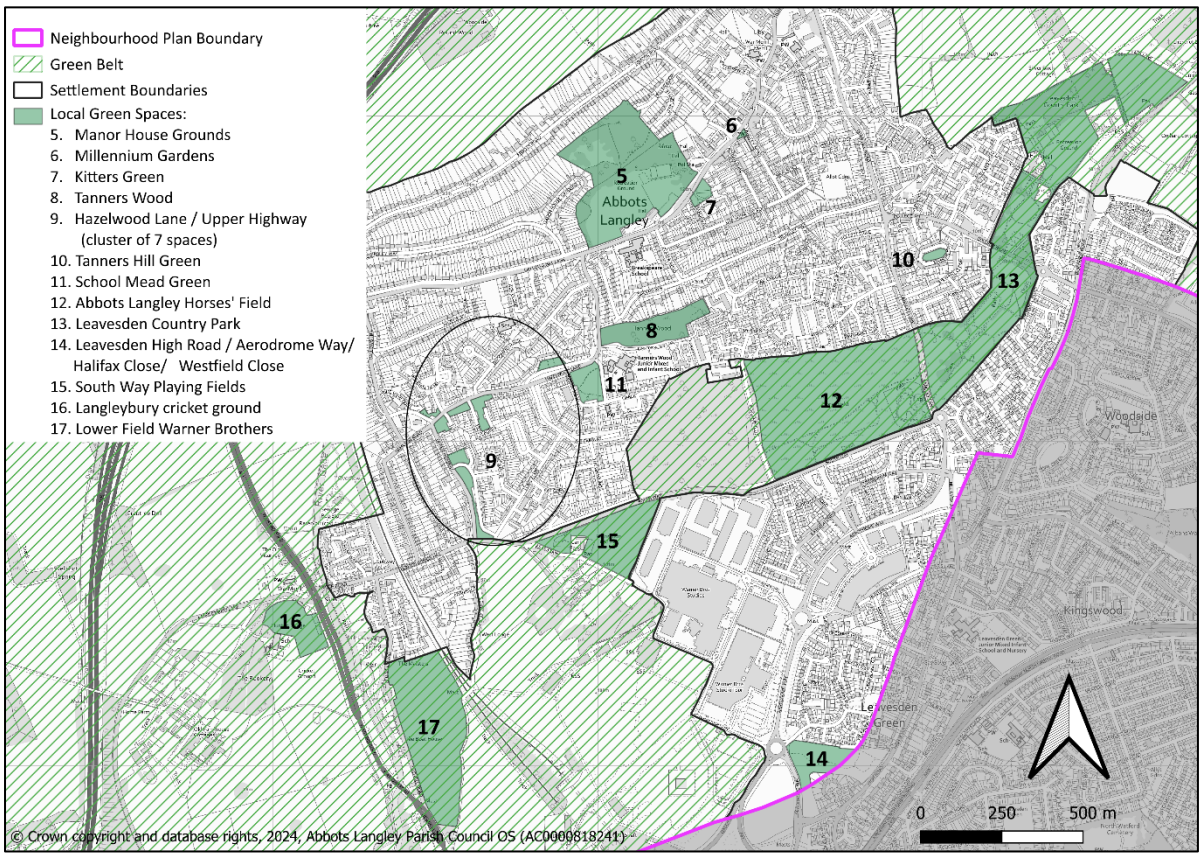


Figure 19: Green and Blue Infrastructure Map from the AECOM Design Guidance and Code for Abbots Langley Parish (Appendix E- F18 page 21)

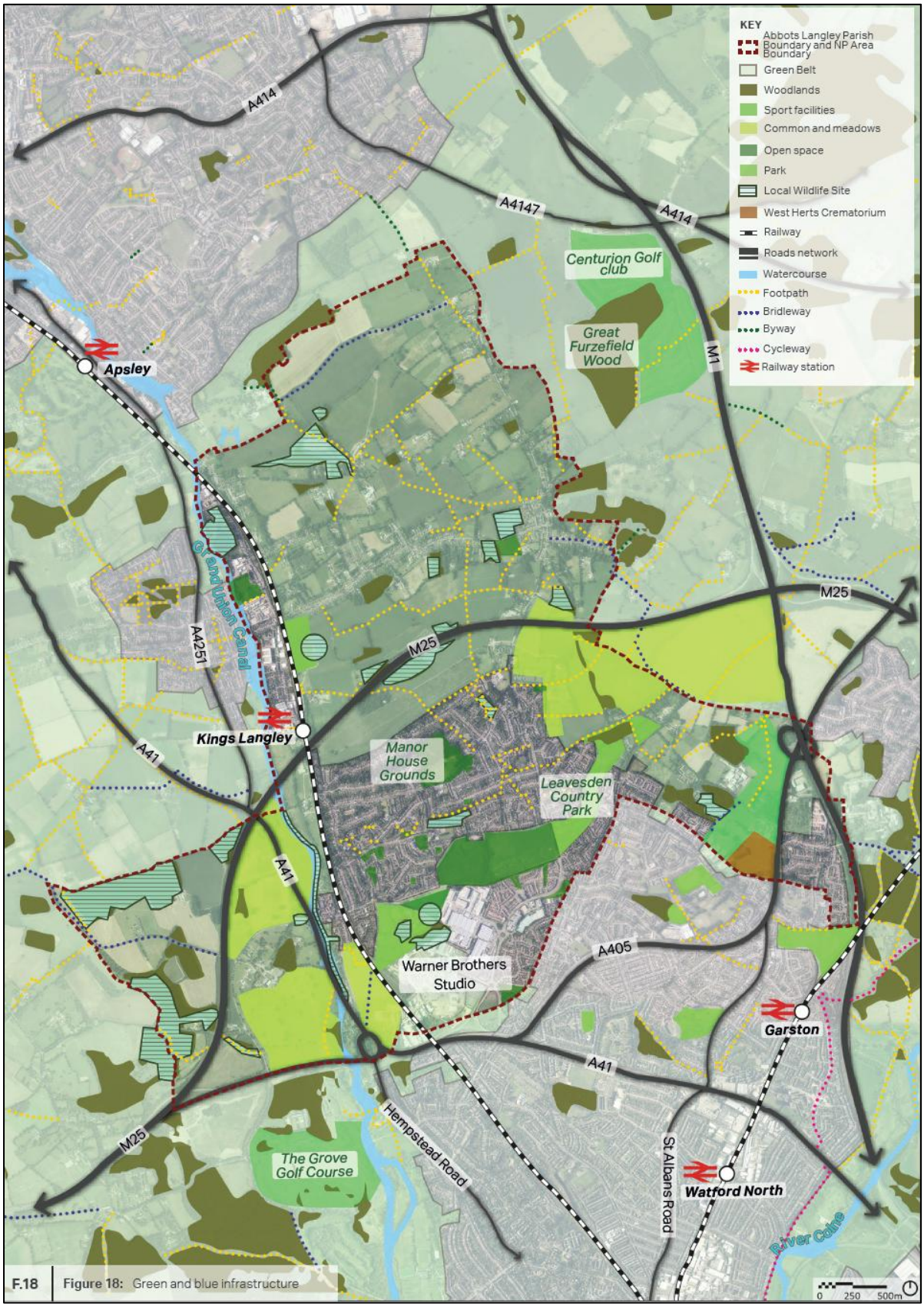
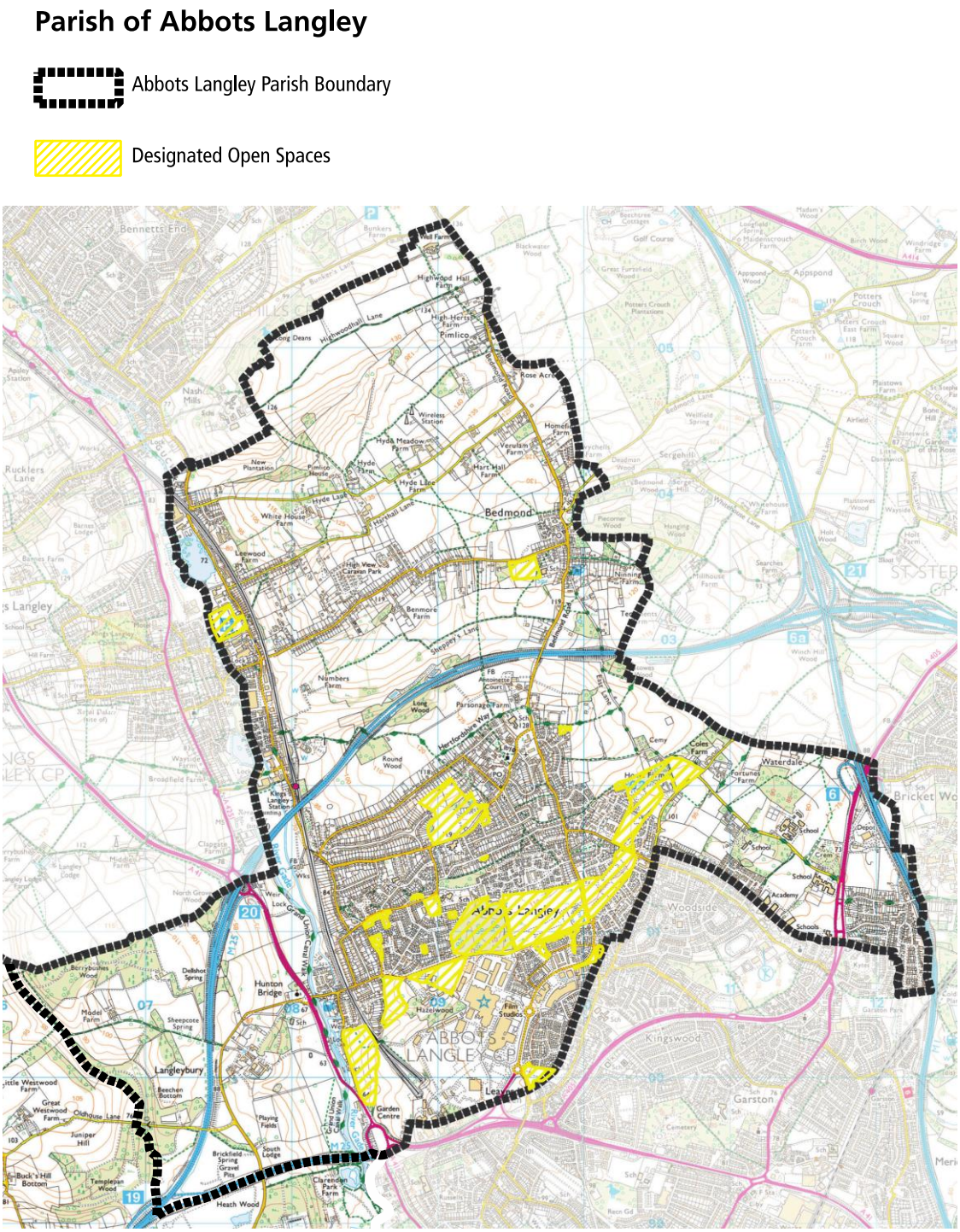


Figure 20: Designated 'Open Spaces' in the Parish of Abbots Langley (Core Strategy, 2011)



10. LEISURE AND COMMUNITY

On-going investments

10.1. The parish of Abbots Langley has benefited in recent years from public investment in leisure and community facilities. Examples include:

- The creation of Leavesden Park and its Heritage Trail (partly sponsored by the National Lottery Heritage Fund and Warner Bros. Studios) with added facilities including a café and improved sports facilities and playing areas.
- The Henderson Hub Arts and Community Centre.
- The modernisation of Children Play Areas across the parish.
- The creation of the new Skatepark in Manor House Grounds and the renovation of its outdoor courts for tennis, football, basketball and table tennis.

10.2. The Parish Council manages a number of public venues for hire. These encourage a thriving range of voluntary societies and clubs for all ages. There are over a hundred such organisations operating in the parish (see details in the Evidence Base, Chapter 18 of this ALNP). There is a major sports centre, public swimming pool and sports track on the edge of the Parish at Woodside. There are other playing fields for sports activities throughout the parish.

"More playgrounds to serve new housing developments like South Way"
"Improvements to the skate park, a multi-purpose floodlit sports facility in Manor House Grounds and a café at the Club House during the day"

"Community Events like Tough Ten, the switching on of the Christmas lights, the Fireworks, the Carnival, Autumn Fest, the Christmas Eve services at St Lawrence Church -All these events are well organised and bring the community together. They are part of what makes Abbots Langley a great place to live."

Policy AL14: Provide, maintain and improve public facilities for the community

POLICY AL14: PROVIDE, MAINTAIN AND IMPROVE PUBLIC FACILITIES FOR THE COMMUNITY

A. Development proposals for new and/or expanded community facilities should meet identified needs for leisure and social needs in the community that are not adequately provided for at present. They should respond positively to the requirements as set out in the latest TRDC Open Space, Sport and Recreational Facilities Assessment. As appropriate to their scale, nature and location, development proposals for such uses should:

i. not have significant harmful impacts on the amenities of surrounding residents and the local environment;

ii. not have significant adverse impacts upon the local road network;

iii. not have harmful impacts on the heritage aspects, including the setting; and

iv. where relevant, the facility is fit for purpose and designed in accordance with Sport England's design guidance notes.

B. Proposals that would result in the loss of community and leisure facilities will only be supported if alternative facilities of an equivalent or better standard are available or provided in an accessible location to the local community.

Conformity reference: NP objective: 5; Core Strategy: PSP2, CP1, CP8; Development Management Policies: DM11, DM12; NPPF (2024): 96, 98, 101, 103-105

Purpose

10.3. To provide public facilities to meet the cultural, recreational, leisure and social needs of the community.

Justification

10.4. The Parish and District Councils have invested in leisure and social facilities in the area. The Parish Council and the community owns and maintains four halls for hire, three in Abbots Langley Village and the village hall in Bedmond. At the smaller scale, the Parish Council invests in public seating, drinking fountains and other street furniture around the parish for the use of residents.

10.5. A programme to modernise child play facilities in the local parks has been completed in recent years. This followed from a review of leisure activities and a planned investment programme by TRDC.

10.6. Leavesden Country Park (*Figure 21*) is a location where sports and recreation facilities have been improved in recent years. The park covers an area of over 27 hectares and consists of walking/biking paths, heritage trail (with sculptures reflecting the local history in the area,) all-weather football pitch/basketball court, wildlife areas, tennis courts, a children's play area and an outdoor gym for adults. Built facilities include the Hive Centre and café.

10.7. A skatepark opened in May 2019 in the Manor House Grounds along with the upgrade of the all-weather courts for basketball, five-a-side soccer and tennis.

10.8. There is a wide range of sport and leisure facilities in the Parish including football, cricket and outdoor bowls clubs. Football is the most popular team sport, with of the order of 1,000 participants in organised teams. For example, the Evergreen Football Club (South Way Playing fields) have 37 teams registered with various leagues across Hertfordshire. They were the first club in Hertfordshire to secure their FA Charter Standard Community Club renewal. Recent investment in their facilities included a modernised Clubhouse opening in 2017. The club has excellent pitches and an all-weather practice area. The club includes five ladies football teams, in partnership with Watford Ladies FC.

10.9. Drawing on local feedback and evidence prepared by TRDC, including the Open Space Sport and Recreation Study (2019) the following provision would be supported locally:

- additional formal open space in Bedmond
- additional senior and mini football facilities, including exploring options for 3G pitch
- provision of purpose-designed storage units to house sports equipment near to the existing pitches and facilities used by the various sports and leisure groups.
- equipment that helps the Parish Staff maintain the sports facilities to ensure the pitches and courts are kept in good condition throughout the year.
- provision of team changing rooms at existing sports facilities, where required.

Figure 21: Plan of Leavesden Country Park and key of its many facilities (source: TRDC)



Policy AL15: Allotments and community growing spaces

POLICY AL15: ALLOTMENTS AND COMMUNITY GROWING SPACES

A. Development proposals that incorporate new community growing spaces of a size appropriate to the development and with access to features such as good drainage, light exposure and water/electric options, will be supported, in particular where these can be used to create attractive green screening, for example, car parking areas, roads, and commercial servicing areas.

B. Development proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless an alternative site is provided of equivalent or larger area compared to the existing allotment provision. The alternative site must also meet the following requirements:

i. a location that is within or adjacent to the defined settlement as shown on the Policies Map and that is accessible by pedestrians and cyclists;

ii. offers topography, soil quality and water supply that allows a choice of layout for good quality private plots and/or community growing space; and

iii. benefits from suitable on- and off-site parking opportunities, including on-site disabled parking bays.

Conformity reference: NP objective: 5, 8; Core Strategy: CP1, CP8, CP9; Development Management Policies: DM11, DM12; NPPF (2024): 96, 98, 103

Purpose

10.10. To provide support for the retention of existing allotments in the Parish and, support for additional growing spaces.

"We need to protect our allotments"

Justification

10.11. Many people wish to grow their own food. This provides exercise, social contact and reduces food miles. Local allotments have experienced waiting lists since 2021, demonstrating demand. There could be more pocket gardens and seating that would make the village centres more attractive and successful. Shared outdoor amenity space should be associated with new development wherever possible.

10.12. Abbots Langley operates four allotment sites at: Manor House, Jacketts Field, Kingsfield and Primrose Hill (See Figure 22). There is no provision of allotments in the smaller settlements in the parish. The Open Space Sport and Recreation Study (2019) prepared by TRDC, suggests that in the long term, additional provision should be sought in Abbots Langley to meet the study's recommended quantity standards. Additionally, The National Society of Allotment and Leisure Gardeners suggest a national standard of 20 allotments per 1,000 households, which is currently not being met in Abbots Langley.

10.13. There is certainly a need for more allotment space. Between 2024 and 2025, the waiting list for a plot has ranged from 36 people to 50, which equates to a roughly 2-3 year wait.

There are 127 sites available. One of the Aspirational Projects in Chapter 12 outlines potential for the creation of a community garden, which would help towards addressing need.

10.14. Whilst allotments are an important source of space for growing – which increases self-sufficiency, thereby reducing reliance on importing food and the associated higher energy costs of doing so – they are often not in the most convenient location for all users and plots are often too large for users' needs.

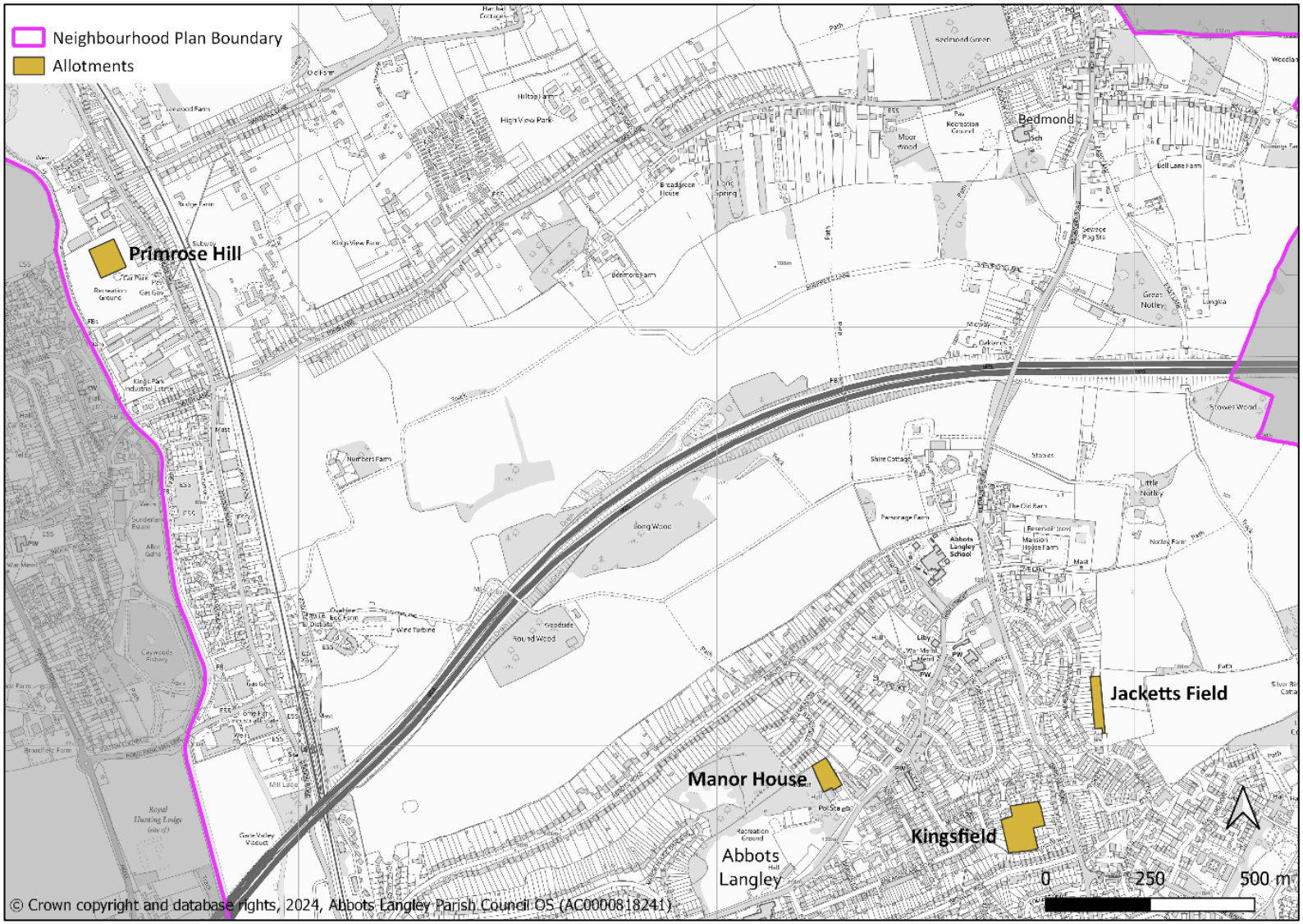
10.15. An alternative solution is community growing spaces which can be designed into new developments, meaning they are close to residents' homes and involve collective growing by residents that helps to ensure that what is grown is of the right quantity for those residents. The safeguarding of existing and provision of new allotments and community growing spaces will therefore be encouraged.





Images show: Community growing space in the village cared for by the AIMS volunteers and One of many of Abbots Langley's allotments

Figure 22: Designated allotments in the Parish of Abbots Langley



Policy AL16: Protection of public houses

POLICY AL16: PROTECTION OF PUBLIC HOUSES

A. Development proposals to change the use of public houses (Use Class sui generis) will be supported only if the public house is demonstrably unviable. In order to demonstrate this, evidence will be required to show that the existing public house has been actively marketed for a period of not less than two years at a market value comparable to the market values of other similar licensed premises in the District.

B. Proposals for the expansion of existing public houses (Use Class sui generis) in the Parish to support business diversification which would improve the viability of the public house, with particular support given to appropriate community-based activities, such as a restaurant, will be supported, subject to there being no adverse effect on the amenity of residential properties in the locality.

Conformity reference: NP objective: 5; Core Strategy: CP1, CP8; Development Management Policies: DM12; NPPF (2023): 96, 98

Purpose

10.16. To increase the viability of all public houses within the Parish by encouraging them to improve and expand suitable community facilities.

"Public houses need protecting as some have already been lost recently"

Justification

10.17. Over recent years, the Parish has lost at least two of its public houses. It is important that the community continues to be served by public houses or similar licensed premises. They have social or cultural value for particular groups in the community and provide employment opportunities.

10.18. Section 15 of the Neighbourhood Planning Act 2017 directs the removal of permitted development rights for the change of use of public houses to other types of use. This means that a planning application will be required in all cases where an owner wishes to change an existing public house to another use. CAMRA, the Campaign for Real Ale, is an independent, voluntary organisation of 192,000 members that campaigns for real ale, community pubs and consumer rights. CAMRA supports well-run pubs and believes their continued existence plays a crucial role in community life. It provides guidance about how the viability of a public house can be considered.

Policy AL17: Safeguard and expand existing health services

Policy AL17: SAFEGUARD AND EXPAND EXISTING HEALTH SERVICES

A. Proposals to enhance and facilitate the continued delivery of health facilities at key sites within the village of Abbots Langley and surrounding settlements (to meet the needs of the local population), will be supported.

B. Proposals for the expansion, and relocation locally if required, of these services, including the development of a new expanded health centre with a potential capacity for 20,000 patients to expand the facilities currently provided by the Vine House Health Centre, will be supported subject to the following criteria:

i. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment.
ii. the proposal would not have unacceptable impacts on the local road network.
iii. the proposal is located within or immediately adjacent to the settlement boundary as defined in Policy AL1.

Conformity reference: NP objective: 5; Core Strategy: CP1, CP8; Development Management Policies: DM12; NPPF (2024): 96, 98, 101

Purpose

10.19. This policy seeks to ensure the provision of adequate primary health services in the parish during the period up to 2041, safeguarding what already exists and supporting expansion or relocation locally where needed and subject to mitigating any negative impacts of this on the environment, road network and local community.

"health services are inadequate for the number of residents (and proposed new development)"
"access to existing services is difficult"

Justification

<u>General Practice Facilities and Community Health facilities</u>

10.20. The three Health Centres in the parish are all over subscribed. The GPs at the Vine House Health Centre would like a larger facility that would enable a larger range of health services to be provided. To serve their existing patients the Vine House Health Centre would like to maintain their presence in the central area of Abbots Langley village. By 2025, the NHS five-year plan suggests that Primary Health Care facilities in the community should be expanded in SW Hertfordshire to reduce the visits to local hospitals by 40%. It is the responsibility of the NHS to plan and finance the expansion of such facilities. The community has an increased and vital role to play in Public Health. The holistic health and wellbeing of residents is supported through integrated health and social care systems working effectively in conjunction with Third Sector and other community organisations enabling access to the wealth of support and resources available in the community. There are opportunities for social prescribing within the community and improved access to public exercise facilities and open spaces beneficial for health.

10.21. However, the availability of suitable sites in the central area of the Abbots Langley village are limited. Therefore, the Neighbourhood Plan commissioned a Masterplan in 2022 for the central area of the village to identify what future facilities are needed to serve the local community and support the area as a key settlement. See Appendix H. For example, the recent closure of St Margaret's House – a residential care home for elderly, presents an opportunity to provide additional community facilities rather than just a new housing development. This building is owned by Hertfordshire CC. Therefore, there is a need to create a Planning Brief for the central area of the village to identify what future facilities are needed to serve the local community and support the area as a key settlement.

10.22. Also, Hertfordshire CC decided, on 23 May 2022, to relocate the Breakspeare School to a new, purpose-built school, which will double its capacity. The new school will be located in Croxley Green. In association with the Village Masterplan, a feasibility study was commissioned to determine the suitability of the Breakspeare School site to become a new enlarged Health Centre, replacing the Vine House Health Centre.

10.23. The Feasibility Study concluded that the vacated Breakspeare School site would be 'ideal' to become a new multi-disciplinary Health Centre capable of accommodating the wider range of services and allowing the registered number of patients to be increased from 11,000, currently at the Vine House Health Centre, to possibly as much as 20,000. However, the Partners at the Vine House Health Centre have said that, under current NHS guidelines, they could not raise the capital funds required for such a project. Instead, they have decided to purchase their existing premises from their landlord and consider ways to expand facilities on the existing site.

Policy AL18: Safeguard and expand existing education provision

POLICY AL18: SAFEGUARD AND EXPAND EXISTING EDUCATION PROVISION

A. Development proposals which facilitate and enhance existing schools and associated playing fields, will be supported subject to demonstration that:

- **i. acceptable mitigation measures are offered to overcome access and unacceptable highway impact caused by the development;**
- **ii. the development would not result in a significant loss of amenity to local residents or other nearby activities; and**
- **iii. the development does not conflict with other Plan policies or proposals.**

B. Where a proposal for a new secondary school is made within the parish, it will be supported where it can be demonstrated that the catchment area for the school:

- **i. provides easy and safe access to pedestrians and cyclists and be conveniently related to bus routes with adequate provision for school buses to park where appropriate;**
- **ii. provides appropriate vehicular access and would not adversely impact upon traffic capacity;**
- **iii. does not result in a significant loss of amenity to local residents or other nearby activities;**
- **iv. includes the planting of trees and hedgerows to enhance air quality, and reduce noise; and**
- **v. does not conflict with other Plan policies or proposals.**

Conformity reference: NP objective: 5; Core Strategy: PSP2, CP1, CP8; Development Management Policies: DM12; NPPF (2024): 96, 98, 100, 101

Purpose

10.24. The provision of adequate education provision – both primary and secondary - is a key issue for the local community. This policy seeks to ensure the provision of adequate education in the Parish over the plan period, safeguarding what already exists and supporting expansion or relocation locally where needed.

Justification

10.25. The NPPF supports the provision of sufficient school places to serve the community and also protects school playing fields unless they are surplus to requirements or can be relocated to an alternative location or would be redeveloped into an alternative leisure or sports provision that would outweigh the benefits of the previous provision.

I'm worried about the availability of primary and secondary school places. Some local children are already being allocated to Hemel Hempstead Schools.

10.26. Hertfordshire County Council (HCC), as the Local Education Authority, is responsible for planning to deliver sufficient education places across the county. Recent figures indicate the pressure for school places in the parish, despite having three large secondary schools located in the Parish. High performing schools like Parmiters, who have an intake 208 pupils per year, received more than 1600 applications in 2021. Another of the secondary schools is St Michael's Catholic School which admits 180 pupils is also well over subscribed, not able to accept all pupils from the Catholic faith that apply.

10.27. Early years provision: The increasing population will serve to increase the birth rate locally. It will be important to ensure that the parish is well-served for nursery and pre-school places, in order to enable families to have the choice to both work and give their children the best start in life.

10.28. Primary Schools: There are five state primary schools in the Neighbourhood Plan area. The need for primary school places depends on the local child population. HCC advises that that demand within the area has fallen in recent years. Whilst new housing could increase demand in the future, the advice from HCC is that it has secured provision to ensure education demand can be met locally.

10.29. Secondary schools: In light of the revised national policy and any significant applications received, the County is expected to conduct a thorough review on the Regulation 19 version of TRDC Local Plan to assess the overall secondary school places requirement within the district, including Abbots Langley. The main requirement is to ensure the catchment areas for each school allows for all local students to be provided for and living within easy access - preferably by walking or cycling.

10.30. Special educational needs schools: There are two special educational needs schools serving children from a broader area with special needs. **Garston Manor School** is a Specialist School serving students aged 11 - 16 with Learning Difficulties, Autism and Speech Language and Communication Needs. The school is situated on a very large and pleasant site, having recently been completely rebuilt. It offers outstanding facilities. Pupils attend from a wide area which extends from Watford to Borehamwood and covers parts of Hatfield and Welwyn Garden City. **Breakspeare School** is a local authority day school for pupils aged 3 to 19, who have severe learning difficulties. Some have additional needs due to specific physical and mental disabilities. All students have an education, health and care plan that identifies their special needs. Located in village of Abbots Langley, the school caters for 75 pupils drawn from a wide catchment area - extending across the Districts of Three Rivers and Watford.

10.31. Breakspeare School is due to close and relocate to a new, larger building in Croxley Green in 2028/2029.

11. TRANSPORT AND MOVEMENT

11.1. Despite its largely rural nature, the parish is dominated by some national transport corridors that both surround it and cut through it. The M25 divides the parish in half. The M1 is on the parish's eastern boundary. To the west, the Parish is bordered by the Grand Union Canal and West Coast Mainline Railway.

11.2. With the projected growth in the population that may occur across the district in the coming years, movement by all modes will continue to be a challenge at peak times. The key types of movement can be classed as 'local' and 'strategic':

- 'Local' movement is principally within the area, to key locations such as the schools, the railway stations, the community hubs, local shops and health services. It also includes people accessing community infrastructure and leisure activities – even as simple as dog walking.
- 'Strategic' movement is principally to or from areas outside the area, for instance out- commuting and through traffic to nearby towns or to access the strategic road network.

11.3. The bulk of strategic movement, and proposals to address this, are outside of the remit of a Neighbourhood Plan. However, before the expansion of housing development within the Parish and in the neighbouring urban areas, it is vitally important that the capacity of the local roads and rail services is fully evaluated, and investment made to overcome any predicted shortfalls in the capacity of the main movement corridors.

11.4. Local movement is certainly an issue that the Neighbourhood Plan can address, in terms of promoting more sustainable forms of transport, including walking, cycling, electric bicycles/scooters and public transport provision.

11.5. In raising their local concerns, transport issues accounted for 40% of the comments received on the Abbots Langley Commonplace website. (analysis of comments received is available in the Evidence database and Appendix C). It is hoped that Herts CC can address these issues.





Images show: Towpath and cycle path along the Grand Union Canal linking Watford and Hemel Hempstead and the M25, which cuts the parish in half

Policy AL19: Sustainable travel

POLICY AL19: SUSTAINABLE TRAVEL

A. To encourage healthy lifestyles and ensure that residents have a choice of sustainable means of travel to access local destinations such as community buildings, employment, schools, shopping facilities, public transport interchanges, open spaces, and other important facilities, development proposals should provide directly, or via financial planning obligations, safe pedestrian and cycle, both on- and off-site, to link up with the existing and proposed footpath and cycleway network defined on *Figures 22 and 23*.

B. In designing new and improved routes, Sport England's Active Travel Design guidance should be used to inform design and access. The following matters should be addressed:

- **i. pedestrians and cyclists should be physically separated from vehicular traffic and from one another in accordance with the County Council's standards;**
- **ii. where practicable, routes should be designed to be useable by people with disabilities, including users of mobility scooters;**
- **iii. walking routes should be well-lit, clear of obstacles and sign posted;**
- **iv. wide crossings are built on the same level which are well-lit and landscape to create safer crossings for residents;**
- **v. public transport should be prioritised in road layouts over cars to reduce travel times and make using public transport more appealing;**
- **vi. the use of 'landmark buildings' to help people navigate their journeys; and**
- **vii. signs and seating on walking routes should be used to encourage more people to walk.**

C. The network of Roman roads and rural lanes across the Abbots Langley shall be protected or enhanced where possible.

D. Proposals to maintain and improve access by walking and cycling throughout the Parish, particularly in the parks and open countryside, should be encouraged to support safe, healthy exercise for all ages.

E. In respect to major development, financial contributions via a S.106 agreement may be required to establish new or extended local bus routes that could sustainably connect the development with employment and shopping centres, education, recreation facilities and transport interchanges. To encourage the use of buses, contributions should include (as may be relevant), the provision of bus shelters with seating and 'countdown' bus information displays.

Conformity reference: NP objective: 6; Core Strategy: CP1, CP10; NPPF (2024): 96, 105, 109, 110, 111, 115-117, 135

Purpose

11.6. If the population of the area is set to grow through the allocation of a number of significant housing sites, traffic and movement around and through the individual settlements will be an even greater issue for residents and visitors alike in the future. In particular, the speed and volume of traffic is of concern. This policy seeks to encourage non-car modes of transport to

access facilities within the area by identifying Primary Movement Routes and encouraging proposals that support or extend the existing network.

11.7. In addition, whilst active travel on foot and by bicycle has health as well as transport benefits, movement by public transport is also key to people being able to get around effectively and to reduce vehicle use. This is particularly so for those without access to a car but wishing to travel a longer distance than walking or cycling might allow. This policy seeks to ensure that adequate public and community transport options are offered.

11.8. *Figure 23* shows a map of the public rights of way, bus stops and local public car parks in the parish.

"The village is surrounded by glorious open spaces in the form of farm and parkland, which is easily accessed by an extensive, well maintained network of public footpaths and rights of way. We need to ensure that none of this is lost to development as it would adversely impact the feel of the area"

"Many pavements are in a state of disrepair and there is no pedestrian access under the railway bridge at the bottom of Toms Lane"

Justification

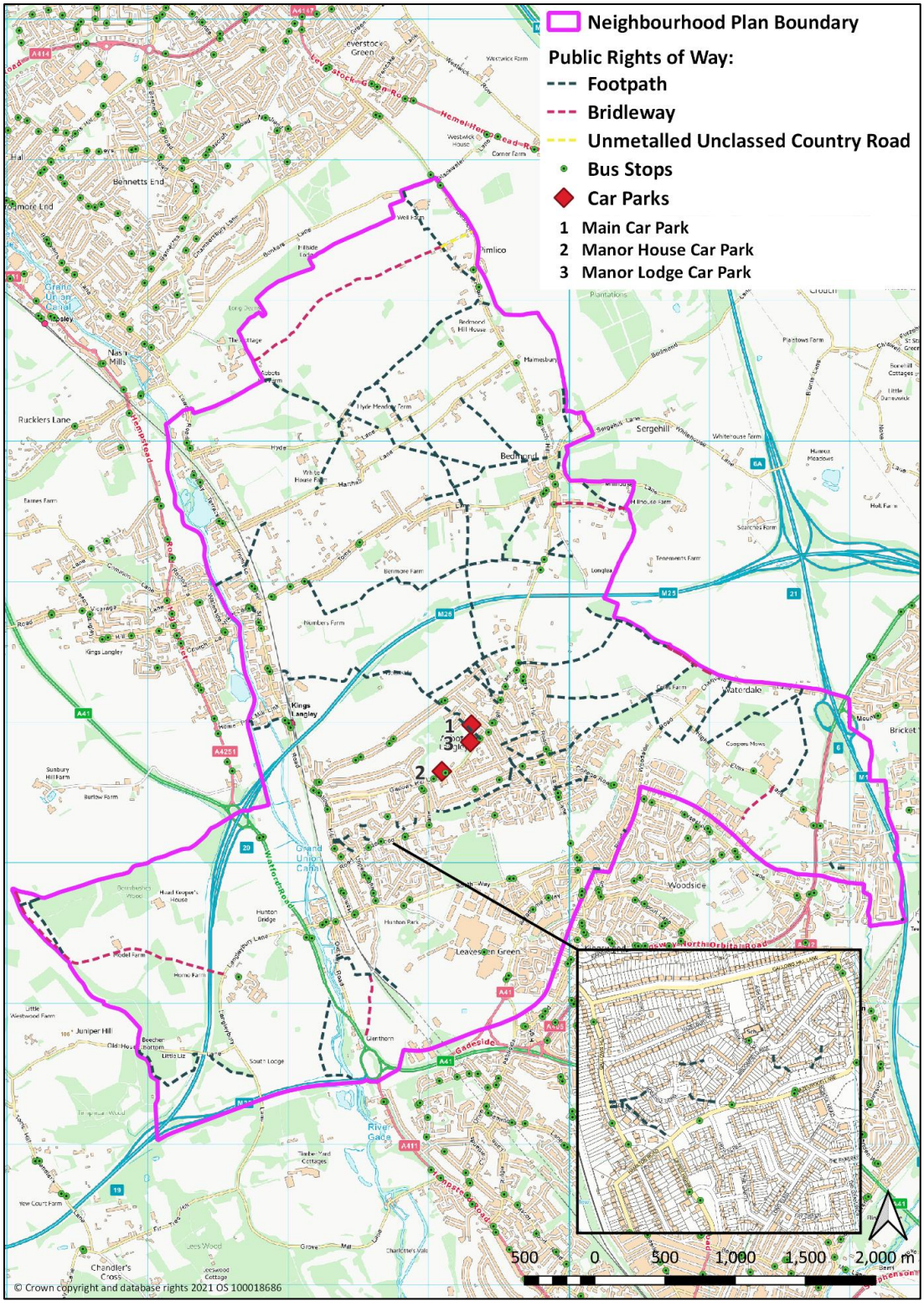
Active travel

11.9. The area has high levels of car ownership and suffers road congestion at peak times. It is important therefore that people are encouraged to use alternative modes of transport where possible. Walking and cycling in particular should be supported for their wider health and wellbeing benefits as well as environmentally friendly aspects. New development should seek to ensure that access to good pedestrian and cycling routes is provided - ideally segregated from the general traffic.

11.10. Feedback from the community during the Neighbourhood Plan process identified a high level of concern about the extra traffic that will be generated by the new housing developments using roads that are already considered by people to be congested at busy times of the day. Therefore, encouraging walking and cycling, particularly for journeys within the area, will be important. This includes linking the new housing developments with key facilities, such as shops, schools, medical and community facilities. A further resource to draw from is the "Traffic in Villages" toolkit developed by Hamilton-Baillie Associates in conjunction with Dorset AONB Partnership.

11.11. Whilst the Neighbourhood Plan cannot prevent people from using their cars for short journeys, improvements to Key Cycle/Pedestrian Routes will encourage short, local journeys to be made by foot or bicycle. Not only will this alleviate congestion and associated air pollution (particularly outside the schools and at the main junctions) but will provide regular healthy exercise. Linking both existing and new development areas into the network of existing pedestrian routes is vital to encourage more walking, less use of the car and connect residents to the key destinations within their area.

Figure 23: Public rights of way, bus stops and public car parks in the parish of Abbots Langley

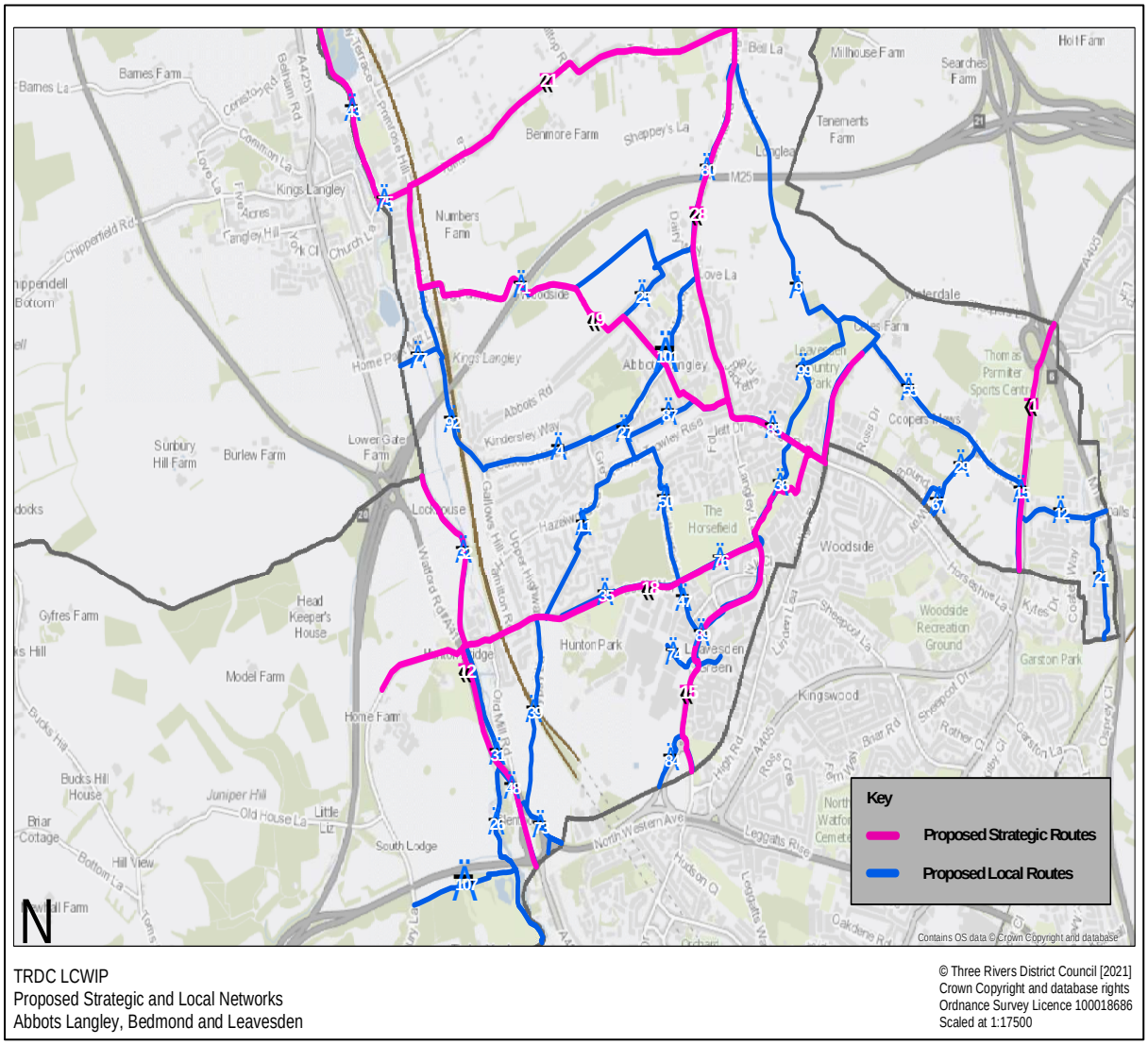


11.12. *Figure 24* shows the proposed strategic and local cycle routes for the parish of Abbots Langley. The District Council state that they have 'developed and promoted its Cycling Strategy since 1981 with visible success in creating and improving the cycle routes.' Examples include the Grand Union Canal towpath which provides a nearly traffic-free route that connects Croxley Green, western Watford, Hunton Bridge, Kings Langley and Nash Mills with five miles of wider, level, surfaced and well-signed paths. This links to the South Way

Cycleway which connects the improved towpath with Abbots Langley, Leavesden and into Garston on a nearly traffic-free shared footway and bridleway. The TRDC Local Walking and Cycling Infrastructure Plan (LCWIP) has now been formally adopted (July 2025), following public consultation held in mid-2023. This has identified five priority routes across the district to develop and improve for the future. The LCWIP may be reviewed and updated in the future. More information can be found at Three Rivers Local Cycling and Walking Infrastructure Plan.

11.13. Three Rivers District Council in partnership with Watford Cycle Hub and One YMCA launched a new Cycle Hub in Leavesden in 2018; providing a new 'one-stop shop' for everything to do with bikes. Located in the new Community building in Leavesden Country Park off College Road in Abbots Langley. The Leavesden Cycle Hub offered a range of facilities including servicing and repairs, bike hire, bike registering, reconditioned bike sales and cycle tuition for children and adults. However, in July 2023 this Cycle Hub was closed. The operations were consolidated at their Watford Cycle Hub.

Figure 24: Proposed strategic and local cycle routes for the Parish of Abbots Langley



Roman roads and rural lanes

11.14. There are a series of important older roads and lanes in the parish that contribute to local character. Many of these routeways have been in active use for hundreds of years. The Abbots Langley Local History Society has undertaken to map the Roman roads in the parish in their document Roman Roads Overlaid on a modern map of Abbots Langley (Copyright © Trevor Foulkes and Abbots Langley Local History Society 2000-2020). Examples of important rural lanes include those bordered by trees and hedgerows, such as East Lane, High Elms Lane and the lanes in and around Bedmond. Some of these lanes are sunken and provide important wildlife corridors.



Rural footpaths and lanes criss-cross the Parish (East Lane) (Photo credit: C Gardner)

Public transport provision

"The bus service could be more reliable and frequent"

11.15. Whilst car ownership in the parish is high, the 2021 census revealed that 11.4% of households (977 households) did not have access to a car. The area has a basic network of commercial bus services, but this is less so for east-west movements in the more rural parts. There is a reduced service in the evening and at weekends.

11.16. The recent economic climate and COVID-19 has shown how expensive it is to run commercial bus services and significant numbers have been withdrawn since 2008. As bus services are reduced, re-routed or withdrawn, it has a significant impact on the community.

11.17. Aside from the commercial bus network, two community transport schemes operate in the area:

- Dial-a-Ride – a door-to-door travel service for people over 75 and anyone with a permanent disability.
- Hertfordshire Action on Disability (HAD) - a 24-hour accessible transport service to help disabled people to work, shopping, doctor's appointments, holidays and other leisure activities. This is a charged for service.

11.18. These are both very limited in what they offer disabled people. They are limited in terms of eligibility. Frequent, reliable and affordable transport is called for. Experiments in Demand Responsive transport services have been being tried in Watford (e.g. Arriva Click). Such services seldom become commercial, needing subsidies from the Local Authority to continue. For this reason, Arrive Click no longer operates. It is important that all efforts are made to support the existing commercial bus and community transport services. This should ensure that it does not result in high increases in fares. Community bus providers, in particular, have reported that additional services could be provided as long as they can be publicly funded and there are volunteers to operate them.

11.19. Therefore, it is proposed that new major development contributes towards the financing of such expanded services, where appropriate, and improved infrastructure. For housing, major development is defined as where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m^2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.



Bus services, passing through Bedmond, provide a lifeline for those without private transport (Photo credit: G Ball)

Policy AL20: Public parking

POLICY AL20: PUBLIC PARKING

A. Development proposals that would result in the loss of publicly available off-street parking spaces at the public car parks identified on *Figure 25* will not be supported.

B. Proposals that enable the provision of additional, publicly accessible off-road car parking spaces, to alleviate parking congestion near to businesses, schools and at transport hubs, will be supported.

C. Alongside any new public car parking provision, the following facilities will be strongly supported as part of that provision:

i. dedicated bicycle parking facilities, preferably with e-bike charging points, covered and secure; and

ii. electric vehicle charging points.

Conformity reference: NP objective: 6; Core Strategy: CP1, CP10; Development Management Policies: DM13; NPPF (2024): 109, 113

Purpose

11.20. The Neighbourhood Plan first and foremost seeks to encourage sustainable modes of transport, for instance by improving active travel opportunities and encouraging more sustainable travel choices to railway stations and local amenities. Nevertheless, the area does have high car ownership and is a popular destination for those choosing to drive to the railway stations to commute out of the area to work. The issues of car parking, and particularly the availability of parking spaces in each of the settlements - including those with electric vehicle charging points - is a serious concern among local residents.

11.21. This policy seeks to ensure that there is adequate off-road public car parking for those working, shopping or visiting the parish. Also, with policies to encourage cycling, it is important to invest in cycle racks at key places across the network to ensure bicycles can be stored safely and deter theft.

"More people are using electric cars and we should install charging points in the village car park and outside Manor House'
'Can we have some more bike racks near to the shops, to play areas and other amenities?"

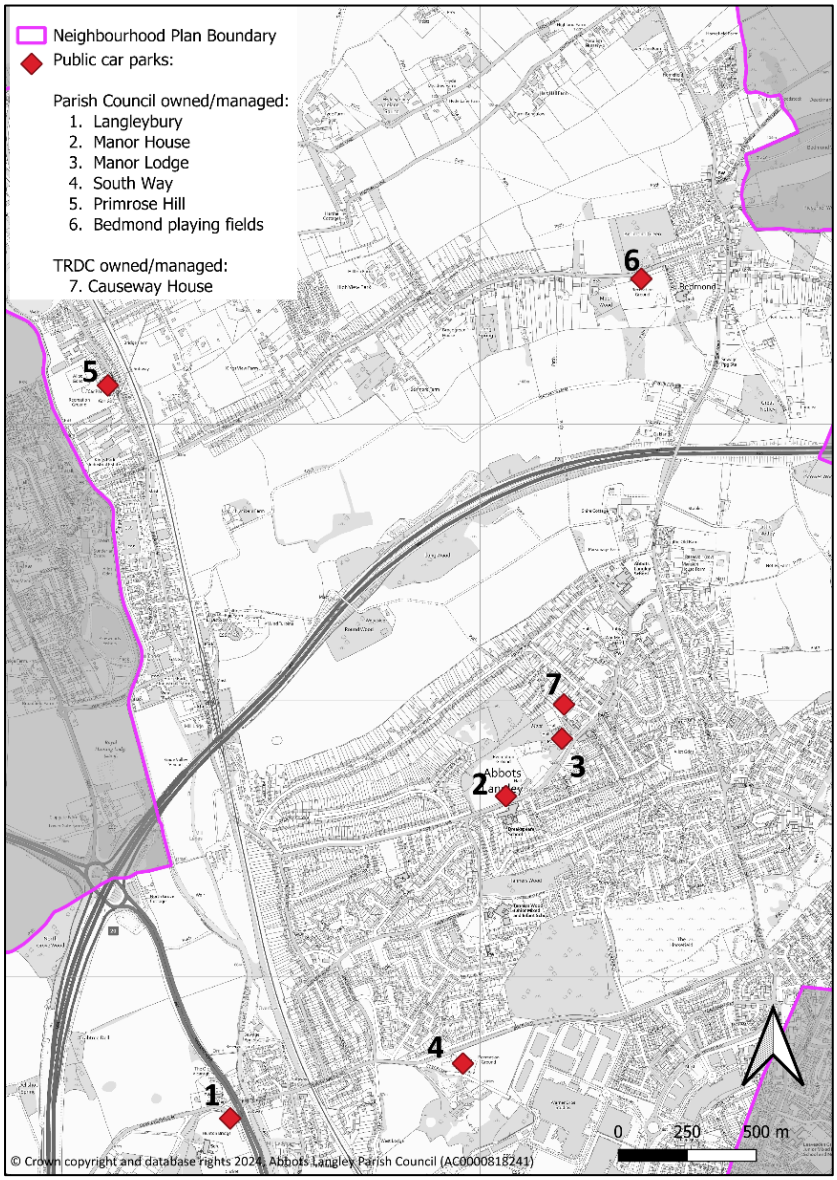
Justification

11.22. Residents and businesses have revealed a concern about the lack of public car parks near to the some of the main facilities, such as the Doctors' Surgery in Abbots Langley Village and Kings Langley railway station. This has led to increasing numbers of cars parked along residential roads during the day, which in turn introduces parking controls and can deny local people the opportunity to park near to their home during the day. Also, such cars in residential areas contribute to air pollution, congestion and can present a safety hazard.

11.23. It will be important to retain, manage and improve the quality of publicly accessible car parking areas (*Figure 25)*, particularly within walking distance of the railway stations, key

facilities and schools. In addition, to consider where additional public car parking might be developed. This is important for the continued economic prosperity of the settlements as well as the convenience of residents, workers and visitors.

Figure 25: Public car parks in the parish



Electric car Charging Points

11.24. With the phasing out of new petrol and diesel cars by 2030 and new hybrid cars by 2035, a feasibility study is required to provide car charging systems for electric vehicles. Charging points at houses and offices with off-street parking are straightforward. However, in the parish there are many houses where parking has to be on-street and electrical connections to individual houses is not likely to be practical. A feasibility study is required to show how facilities for charging electrical vehicles at or near every house in the Parish and how the electricity can be paid for when not connected to the car owner's electrical supply. The study should take account that many houses may wish to own two or more cars per household and the demand for limited on-street parking may mean owners cannot park next to their homes without controlled parking schemes. See Chapter 12, Project 6, for more details.

12. ASPIRATIONAL PROJECTS

Aspirational development sites

12.1. Whilst the Neighbourhood Plan is not allocating sites for a specific development, potential development sites will come forward, as part of the emerging Local Plan. Locality's Site Assessment for Neighbourhood Plans Guidance states:

'Where you cannot demonstrate that a site is deliverable, for example, it may be in a good location but there is no evidence that it could become available, your plan can identify 'aspirations' for sites you would like to see developed and set out principles for each site linked to plan policies.'

'In order to demonstrate that there is a good prospect the site will be delivered, there should be evidence that it is suitable, available and economically viable.'

12.2. As part of the preparation of this Plan, thought has been given to potential sites that might come forward for regeneration and their optimum use. If such sites were to become available, development will be resisted unless it accords with the policies of this Neighbourhood Plan and aspirations for the sites, as set out below. The Parish Council will welcome direct involvement in the planning for any sites. In particular, it will emphasise the need to ensure that adequate infrastructure provision is in place to support that new development, including schools, health facilities, adequate parking provision, leisure and recreation, improvements to the road and footpath network and flood prevention measures.

12.3. There may be a number of specific sites/ areas that we could provide more detail in the plan – either to allocate them for a specific use, or to set out a series of overarching principles for their development should that happen. This is an on-going part of our work.

Six Project Descriptions that show how Policies could be Implemented

Project 1: Sunnyside Community Food Production and Training Project

12.4. A possible project to be located near to Abbots Langley Village could be a Sunnyside Initiative similar to their successful Northchurch Project. This is an example of establishing a Community Growing Space (Policy AL16) and creating viable employment/training initiatives (Policy AL8.) Once an appropriate site is found, the proposed project is to replicate the initiative provided for Sunnyside in Northchurch. From an initial discussion with the landowners, there may be an opportunity to set up this project on the Langleybury Estate. The business case and feasibility of this project can be developed from the experience gained in Northchurch and the other projects managed by this Trust.

12.5. Sunnyside Rural Trust primarily exists to offer training and support services to young people and adults with disability through horticultural activities. In recent years they have broadened their remit to include wider benefits for the entire community and environment.

12.6. Currently, they offer 150 'trainees' opportunities to build their work skills, self-esteem and work experience, every week. They focus on what people can do rather than their labelled

disability. Sunnyside employ 7 supported employees in their 42 staff members and have 38 volunteers supporting them. Their Chief Executive lives in Abbots Langley Village.

12.7. Sunnyside Rural Trust have three large sites (approx. 6 acres each), plus a small main office in Berkhamsted and a one-acre site in Bedmond. A new site is being planned with developers at Rectory Farm, Kings Langley.

Northchurch Project in more detail

12.8. To coincide with their 30th Anniversary in 2020, the Trust built a new facility at the first site that Sunnyside Rural Trust started, in the Northchurch allotments. It offers an innovative service to young people and adults with learning disabilities, as well as a range of services to the community. They commissioned an excellent local architect at D-Lab and local builders to realise their plans.

12.9. Their priority is to offer a safe and creative service to vulnerable young people and adults to benefit from training, confidence building and employment services. The development centres around a new stable block and courtyard to house a small number of rescued animals, including pigs, sheep, goats and feral cats. This means that trainees can benefit from the therapeutic nature of working with animals. This allows them to manage, sustainably, the land in line with Sunnyside Rural Trust's environmental principles. They foresee that the introduction of animals encourages the public to visit their site and the new farm shop. This offers and promotes retail experience for young people and adults with learning disabilities.

12.10. They have a successful farm shop at their Hemel Food Garden site. This has proven to lead to employment opportunities for individuals and provide a much-needed place to sell local goods.

12.11. There are accessible facilities for the trainees to enjoy. Everyone works hard at Sunnyside. Having a space to sit and enjoy the land they work and the animals they share it with, is therapeutic in itself. This project recognises how important it is that everyone has the opportunity to contribute to society. It celebrates what people can do rather than any disability.



Images of the Sunnyside Project during construction and on completion

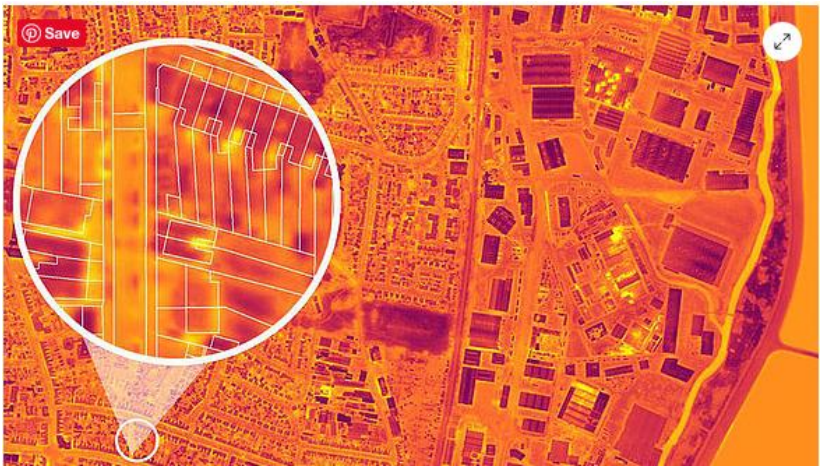
Project 2: Using aerial photography to measure factors affecting Climate Change across the Parish

12.12. To deal effectively with local issues affecting Climate Change in the Parish, it is important to have efficient means to measure some of the key factors that could reduce local carbon emissions. Three examples are to improve the heat insulation of buildings, increase locally generated electricity and protect/extend the tree and hedgerows coverage in the Parish.

12.13. Analysis using aerial photography is an effective tool to address these issues. The results from analysis, available from Bluesky, can show where investment should be directed to improve the insulation of buildings, add more solar panels to south-facing roofs and maintain and extend tree coverage in the area. Bluesky is the leading aerial survey company in the UK providing a range of survey, geographic and CAD data, including aerial photography and mapping. They provide the products to conduct 3D building models, National Tree Map™, topographic mapping, thermal surveys and a range of specialist data analysis. Bluesky are partners with Ordnance Survey.

a) Measuring Heat Loss from Buildings across the Parish

12.14. 'Bluesky uses a high-tech thermal imaging camera to measure heat loss from roofs. This identifies poorly insulated homes and other public buildings. The property level heat loss maps provide an accurate and up-to-date picture that can be used to pinpoint homes eligible for financial support, such as the UK Government's Green Homes Grants.' Bluesky International state: 'The intelligence we can derive from a thermal image can help target this money, highlighting at a glance, properties that would benefit from additional insulation and double glazing.' 'Bluesky have produced thermal maps for a number of towns and cities across the UK covering a significant percentage of the population.'



Colour coded thermal maps from Bluesky

12.15. Working with property owners, local authorities and energy companies, the colour-coded thermal maps, combined with other types of geographic data, such as local authority address database, are used to give accurate and up to date information to tackle fuel poverty, manage carbon emissions and improve energy efficiency.' 'Thermal surveys are flown in the winter months, during the evening and after sunset, in order to capture the widest variations in temperature that can occur as a result of poor insulation or excessive energy consumption. The data can be produced ready for use in a Geographical Information System (GIS) or Bluesky can produce a list of properties with high heat loss values.'

b) Increase locally generated electricity

12.16. One of the set objectives of the Abbots Langley Neighbourhood Plan is Objective 7 'Explore the potential for viable renewable energy projects locally, serving and ideally owned by the local community.' This is another aspirational project to assist locally to adapt to Climate Change. Examining aerial photography across the parish (say on Google Earth), it is clear that only a very small proportion of properties use solar panels on their south facing roofs. From the knowledge gained from their use in the area during the past ten years, it would be possible to estimate how much electricity could be generated with the deployment of solar panels on most houses, commercial and public buildings. This would not necessarily involve owners investing in solar panels for their own premises, but this is one of the options. The project would examine the business case for widescale investment in solar panels, calculate the electricity that could be generated annually and the most efficient methods of implementing such a scheme.

12.17. Mounting solar panels on existing buildings seems a far better means of capturing solar energy than deploying arrays of solar panels across open farmland. There are local firms in the area that can provide the technical information to assist with this exploratory project.

12.18. 'The campaign for the Local Electricity Bill recently hit a milestone of 326 MPs (supporting the proposals in June 2024) which is encouraging - this is over half of the Members of the House of Commons.' This campaign states that 'there is huge potential for more community-scale renewable energy generation infrastructure to be built across the country.' 'The programme is blocked by the current market rules.' 'Legislation is proposed that could make it financially viable for current and potential renewable generators to sell locally generated energy directly to local customers.' In Germany, where this type of legislation exists, 'there are over 1000 supply companies (in comparison to around 50 in the UK) most of these are local, community-owned suppliers.' For more information see: https://static1.squarespace.com/static/5ff35be80400f408900d4cf9/t/613b3c27cb763f314ba5b0bb/1631271975743/Local-Electricity-Bill-Briefing.pdf

c) Understanding the location, size and height of trees/hedgerows across the Parish

12.19. Trees, woodlands and forests have a very special place in UK culture. They have provided us with many of the essentials of life throughout our history. Their health is essential for our wellbeing and prosperity. They shape our landscapes and street scenes. Our choices today will shape our future and the future of the environment.



Extract from the National Tree Map from Bluesky

"Plant more trees: There are a lot of 'bare' patches of grass; verges and other small pieces of open land dotted all around residential parts of the neighbourhood, many of them public or parish spaces. These are all potential opportunities to plant more trees in Abbots Langley, and this could be included as a policy in the Neighbourhood Plan. Trees provide a home and food for all kinds of nature and help to support the health and well-being of a local community and its quality of life. They help to keep environmental pollution in check. They give us oxygen to breathe in and they absorb carbon dioxide. Abbots Langley also has the air pollution impact of the M25 to contend with. Abbots Langley civic parish can have a role to play in supporting biodiversity and nature at local level, and trees can help to achieve that. There are many kinds of hardy native species of different shapes, sizes and features that could help to enhance the well-being our neighbourhood and also its appearance. Take a mental 'walk' around the local area and imagine all the trees that are currently there, not being there. How would it look or feel without them? What would be the environmental impact? We cannot separate the quality of our lives from the quality of our environment and the Neighbourhood Plan should do all that it can to improve the situation."

12.20. Lone trees, woodland and trees in hedgerows create important ecologies. For those who work in this sector, knowledge of the location of trees in order to manage and maintain ecological areas and habitat pathways is essential. The National Tree Map TM (NTMTM) has been used by organisations to help them understand and manage ecologically sensitive areas, and also to identify where habitat can be improved by replanting. Conversely, planting new trees too close to other established trees can lead to growth being suppressed and ultimately a tree failing and being removed. Using NTMTM to aid area planning and future expansion of tree planting can mitigate against such risks.

12.21. A map, detailing the location and attributes of more than 300 million trees, is being used to research the role of natural woodland in meeting climate change targets. NTMTM is a unique map which contains the location, height and spread of almost every tree in England and Wales. The map is already widely used among tree managers and practitioners.

12.22. The UK Government is pledging tens of millions of pounds for tree planting schemes. The Bluesky National Tree Map data is being used for Sustainable Land Use to understand where many thousands of hectares of new woodland could be located. Created from high resolution aerial photography, terrain and surface height data and colour infrared imagery, the National Tree Map accurately records the location, height and canopy for every tree in the UK over 3 metres in height.

12.23. Bluesky's National Tree Map is created using innovative algorithms and image processing techniques in combination with the most up-to-date and detailed aerial photography. In addition to the three vector map layers; Crown Polygons, Idealised Crowns and Height

Points, the Bluesky National Tree Map also includes an attribute table with unique identification for each crown feature, height attributes and area calculations. The data is available in a range of GIS ready formats on Bluesky's online Map Shop alongside the most up-to-date aerial photography, accurate height data and 3D building models.



Extract from Bluesky's National Tree Map

Project 3: Masterplan for Abbots Langley Village Centre

12.24. Land in the central area of Abbots Langley village has important assets for the wider community. The residents want the centre of the village to remain a vibrant place with a concentration of key facilities associated with retail, health services, communal gatherings and activities, restaurants/cafes, churches, etc. Opportunities to add to its value should not be missed when sites becoming available. Preparing a planning brief for this central area would demonstrate the potential opportunities that may be possible if sites become available. Such opportunities may be missed if no preparations are made in advance. The fate of the village centre is then left to market forces. 'If you **fail** to **plan**, you are **planning to fail**!'- a quote from Benjamin Franklin.

12.25. The current central area of the village focuses on the High Street extending from Margaret House to Breakspeare School. The brief for a local development plan for the area would be to monitor trends in changing land uses, maintain and improve the current range of land uses and services, and identify what new initiatives are required to enhance attraction of Abbots Langley as a Key Centre for the surrounding residential community.

12.26. A recent example showing the need for a Masterplan for the area is the closure of Margaret House in November 2020. Previously, this was a care centre for the elderly. This building is owned by Hertfordshire County Council and is located next to the Library and Abbots Langley Primary School.

12.27. Apparently, the County Council regard the site as 'surplus to its needs.' The site was sold in 2024 for housing development. Given its central position in the village on the High Street, there were missed opportunities for mixed development on this site.

12.28. Another example is the relocation of the Breakspeare School in 2024. This is another site owned by Hertfordshire County Council. The Masterplan has considered this vacated site's

suitability to redevelop as a new, expanded Health Centre to replace the Vine House Health Centre. See Appendix H for more details. However, at present, there are no known proposals for its redevelopment. Given its central location in the village, it is a valuable public asset and could be a mixed development, including facilities and services of value to the local community.



12.29. Health and well-being hubs are being developed by the NHS across West Hertfordshire. Four initial sites were proposed in Elstree, South Oxhey, Hemel Hempstead and Harpenden. These hubs are recommended to create a network of services closer to where people live, meaning in many cases people won't have to travel far to get the care they need. Health and social care teams will be based together in the same place to deliver more joined-up care, sharing information and decision making.

'Expanding care closer to where people live will mean high quality and safer services for local people. People will experience more joined up care as local providers will work together in a network of health, social care, wellbeing and community services, reducing the need for people to travel to hospital.' Dr Michael Van der Watt, Consultant Cardiologist, West Herts Hospitals NHS Trust

12.30. These hubs will offer services according to local needs including:

- Health promotion and prevention services, such as stop smoking and weight loss clinics
- Some GP, pharmacy, optometry and dentistry services alongside community and social care
- A range of tests and treatments traditionally offered in hospitals such as x-rays, ultrasound scans, blood tests, physiotherapy services, mental health services, minor surgery, rehabilitation services and outpatient clinics for children
- Health and wellbeing hubs will be able to offer urgent care too, helping to prevent many unnecessary journeys to an A&E department and even prevent hospital admissions

- In some hubs there will also be some community beds for people needing short stays before returning home; also, some urgent care services, for example to treat minor injuries
- We would like services to be located or linked with children's centres and voluntary sector organisations. This will help people access information about dance and reading classes, as well as support groups such as those for carers who look after someone with dementia or another condition.

Project 4: Community Affordable Housing Scheme

12.31. Development that is led by the community is very often driven by a need to secure affordable housing for local people in the belief that housing that comes through the planning system may be neither the right tenure nor price-point to be attractive to residents, especially those in the lower quartile incomes seeking affordable rented accommodation. It has the potential to address some common market failures, for example the poor supply of dwellings for the elderly, the need for key workers in areas of high property values and the importance of enabling those seeking to set up an independent home to stay in the area they know, close to valued social and economic networks.

12.32. Community-led models for developing affordable housing include:

- ***Community self-build*** involves local people, who need housing, building their own homes. In doing so, residents gain both a home and new skills. The end product is usually a self-build housing association or a housing cooperative. The homes can be either for rent, outright ownership or shared ownership. Self-builders normally purchase an equity stake of 50 per cent and pay rent on the other 50 per cent.
- ***Collective custom-build*** is another form of self-provided housing, where groups work closely with a developer who either builds the homes to a custom design or oversees the process, managing supply chains and facilitating access to financial advice and other professional support. However, sometimes group custom-builders choose to manage their own project, known as 'independent group custom-build'.
- ***Community land trusts*** are non-profit organisations controlled by their members through a democratic governance structure. Membership is open to anyone who lives in a defined local area, including occupiers of the properties provided by the community land trust. While it may provide homes for sale as well as for rent, a key feature of a community land trust is that the homes it provides are kept permanently affordable.

12.33. By bringing forward development, which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate, for example, a Community Land Trust can link the cost of a mortgage to the area's average wage, and dwellings are not subject to 'right to buy' thus helping to ensure they remain in community hands in perpetuity.

12.34. The need to pass a test of viability is in many ways healthy. Crispin Kelly writes, *Community Land Trusts (CLTs) are a good vehicle for neighbourhood plan policies to be delivered. A CLT can agree with the owners of allocated sites to buy their land on a deferred basis and at a*

*discount to reflect the community's decision to allocate only land which can be bought cheaply. Out of every 12 homes built by a CLT, about seven will need to be sold to pay for the land and construction costs, with the balance owned debt-free by the community (*Crispin Kelly, Nimbys need to become Yimbys, and merely taking part in plan-making is not enough, Architects Journal, 17th April 2015 (Crispin Kelly is an architect and founder of development company Baylight, http://www.baylight.co.uk/).

12.35. The need to ensure viability leaves scope for not only market housing, but also other forms of 'alternative' development, for example self and custom-build units and co-housing projects. In addition, land may be allocated elsewhere within the NPA accompanied by a development brief which encourages alternative housing products as a share of the overall development. Including a Project that allows the community to take initiatives to provide affordable housing is required if other forms of public housing schemes fail to meet the local housing needs of the community.

12.36. In June 2011 TRDC published 'Affordable Housing Supplementary Planning Document with Proposed Changes.' This designated Bedmond as a rural village with 'Rural Exception Sites' for affordable housing. Dwellings built under the Rural exception Policy must remain affordable in perpetuity. The TRDC report explains how houses can be provided under this policy.

12.37. **The suggestions in this section identify that there are alternative approaches for the community to provide affordable housing schemes and, whilst beyond the scope of producing this Neighbourhood Plan, it is presented as an aspirational project for the community to develop it if the need for low-cost affordable housing is not met by private developers or Housing Association Projects.**

Project 5: Measures to enhance biodiversity and natural corridors in the Parish

Conserving and enhancing the natural environment

12.38. Nature conservation is an integral part of the planning system. As such, this needs to be taken into consideration in any development. We must ensure that future generations can enjoy the neighbourhood's rich geological and biological inheritance. We must continue to improve the protection and management of what we have today. In future we believe the planning system must give higher priority to maintaining and improving biodiversity.

12.39. **We believe that establishing a Local Interest Group of residents in the Parish to focus attention on local biodiversity issues would be helpful. The Hertfordshire Environmental Records Centre is the primary resource for ecological data for the County. Advice can be sought from the Herts and Middlesex Wildlife Trust.** There are many well-established Local Interest Groups in the Parish including the Gardening Society, Local History Society and the 'Abbots in Transition' Group. It may be possible to work with these organisations and harness their knowledge and interest in local biodiversity.

12.40. In addition, the Leavesden HIVE in Leavesden Country Park is another local resource that hosts a wide variety of community, heritage and wildlife activities. This eco-building creates opportunities for outdoor learning and environmental citizenship with the help of employed Park Rangers. Leavesden HIVE provides a home for a wide range of nature activities for the

community and educational activities for schools, a meeting point for the *'Friends of'* Leavesden Country Park and local Historical Societies and a focal point for the Heritage and wildlife activities throughout the year. The Hive could become a focus meeting point for this aspirational project.

12.41. The protection and enhancement of biodiversity assets is dependent on robust networks of Green Infrastructure which facilitate movement and genetic exchange. Green infrastructure is expected to contribute positively to the conservation, restoration, re-creation and enhancement of networks of biodiversity on a landscape scale. Provision of green infrastructure should be guided by the Hertfordshire Ecological Network Mapping dataset to ensure that it is strategically located and consistent with the habitat priorities for the location.

12.42. Buffering of watercourses is important to protect the aquatic environment from pollution and disturbance, and to create movement and habitat corridors for wildlife. Development will not be permitted within 8m of the top of the bank of a watercourse as a minimum, but a 15m buffer is preferable.

12.43. Lighting within and around development is expected to respect the ecological functionality of movement corridors. Certain species of invertebrate and mammal are highly sensitive to inappropriate lighting. In these circumstances, surveys are expected to determine where these movement corridors are. Measures are required that demonstrate how these corridors will be protected and enhanced.

12.44. Bat populations are particularly sensitive to development that severs or disturbs movement corridors. Where appropriate, flight corridors should be identified and protected or enhanced to ensure the ecological functionality of bat populations. Examples of suitable measures include green bridges, underpasses or tunnels that are situated on the exact traditional routes of bat populations and free from disturbance.

12.45. Development should always seek a net gain to biodiversity and to create opportunities for wildlife. Landscaping design can have a significant beneficial effect on wildlife. Tree planting schemes where the primary purpose is to provide ecological enhancement should maximise diversity of species. Species selected should be suitable to the soil conditions and be comprised of appropriate vegetation communities consistent with National Vegetation Classification communities (NVC). Naturalistic tree planting should not be in straight lines.

Project 6: Planning the completion of the off-road cycle and footpath networks and other measures to assist with the decarbonisation of private transport

12.46. In 2021 the UK Government is launching a Transport Decarbonisation Plan. Sustainable fuels are delivering the hard-to-electrify transport sectors, with biomethane or green hydrogen prominent for heavy vehicles such as buses, coaches and HGV's. However, a much wider evaluation of our travel behaviour is now in the spotlight, partly stimulated by Covid-19. As well as investing in changing vehicle technologies, new energy sources and the supporting infrastructure is required. We must consider the need to travel, the wide range of active (walking and cycling) and shared modes, the risks and benefits from a range of autonomous

systems, including unmanned drones. Our relationship with the physical world is blending with the digital and virtual environment in ways we never thought possible.

a) Completing the off-road Cycle / Footpath Networks in the Parish

12.47. In the Parish, we expect there to be a much wider role and usage of the off-road networks. Besides their use by pedestrians and cyclists, there will be more use of privately owned electrical bicycles and electric scooters as well as mobility scooters for the elderly and disabled. So, these networks can be designed for use by all ages with the primary safety requirement that the surfaces are well-maintained and separate from vehicular traffic. As shown in *Figure 23*, Three Rivers District Council has proposed Strategic and Local Networks for cycling in the Parish of Abbots Langley. Some of the links in this network are highways and therefore mixing cyclists with general traffic. To encourage much greater use of the cycle network by all ages, ideally the cycle network needs to be free of traffic. Therefore, further design work is required to achieve this with greater involve of residents who use their bicycles, electric cycles/scooters, mobility scooters, etc. **This aspirational project could be led by the Parish Council and set up as a Local Cyclists and Walking Group who would be encouraged to audit the existing networks and recommend where improvements are required for action by the Local Authority.**

b) Off-street and on-street electrical charging systems in the Parish.

12.48. With the phasing out of new petrol and diesel cars by 2030 and new hybrid cars by 2035, vehicle charging systems for electric vehicles are required. Charging points at houses and offices with off-street parking are straightforward. However, in the Parish there are streets where parking has to be on-street and electrical connections to individual houses may not be practical. **A feasibility study is required to show how facilities for charging electrical vehicles at every house in the Parish can be achieved.** Also, policies are required on how electricity charging can be paid for when not connected to the car owner's electrical supply. The study should take account that many houses may wish to own two or more cars per household. Limited on-street parking may mean owners cannot park next to their homes without introducing controlled parking schemes.

c) Shared Transport - Local Electric Car/Cycle/Scooter Clubs

12.49. By the 2030 deadline, methods to provide alternatives to multi-car ownership in a household will be introduced. Already the move towards car-leasing rather than outright purchase is widespread. Car and van hire companies are developing community car/van clubs where local residents can pay an annual membership fee and then rent a community-based car by the hour. Such cars are allocated parking places throughout the area they serve. Similar arrangements can be done to set up Cycle Clubs or Scooter Clubs. For example, in Watford see: https://beryl.cc/bikeshare/watford . These cycles can be powered by batteries, to make them more accessible for most age groups.

12.50. The viability of these 'mobility clubs' depend on attracting high usage. Therefore, at present, they are set up in the larger cities and not rural settlements. **The suggestion is to conduct a Feasibly Study to determine if it would be viable to operate 'multi-modal**

mobility clubs' in the larger settlements within the Parish and, if so, how best to deliver these services. This would require a survey via social media to determine the willingness of residents to pay for the membership of such services and test the local demand and viability for such an initiative.

d) Other future transport systems to aid carbon-free mobility: Self-Driving Delivery Robots and Automated Scooters

12.51. With a combination of mobile technology, autonomous robots and partnerships with stores and restaurants, 'Starship' robots make local delivery faster, smarter and more cost-efficient. 'Starship' robots can carry items within a 4-mile (6km) radius. Their delivery platform enables dispatch of parcels, groceries and food delivered direct from stores, at the time that the customer requests via a mobile app. Once ordered the robots' entire journey and location can be monitored on a smartphone.



A Starship robot in Milton Keynes, https://www.starship.xyz/follow/,
Photograph c/o: Starship Technologies; and Automated e-scooters by Spin

12.52. Starship's robots move at pedestrian speed and weigh no more than 100 pounds. According to the operator, these robots are inherently safe and can navigate around objects and people. By 2021, the system had made more than 1million deliveries worldwide, operating in many cities. Locally, the system has been in widespread use in Milton Keynes since March 2020. For security, the cargo bay on the robot is mechanically locked throughout the journey and can be opened only by the recipient with their smartphone app. The location of the robots is tracked, so you know exactly the location of your order and receive a notification at the time of arrival. The entire delivery platform is both energy and cost efficient. It can be used for a large variety of tasks. In comparison to more traditional delivery services, things such as groceries, packages and food can be delivered for less cost. As an electronically powered robot, the system is clean and green.

12.53. Applying the same principle for automating three-wheeled e-scooters for passengers is being introduced by a Ford-owned company, called Spin. The company offers an in-app "scooter-hailing" feature for riders to schedule or request a real-time scooter pickup within a several-blocks radius.'

12.54. The examples provided by Starship and Spin show the opportunities that are possible for places that have a fully developed traffic-free network which, in turn, can reduce dependency on the private car for local trips. All deliveries could be consolidated at a local freight hub either for local collection or, where appropriate delivered to the home or business by a Starship robot. This would reduce vehicle traffic on local roads.

13. IMPLEMENTATION AND PLAN REVIEW

13.1. Abbots Langley Parish Council is the official body responsible for the Neighbourhood Plan. It established a Steering Group – comprising councillors and residents - to lead on the development of the Neighbourhood Plan. Once the Plan has been 'made', the work of the Steering Group effectively comes to an end. There are, however, a series of actions and projects that will need to be undertaken, not least the early review of the Neighbourhood Plan, in light of the emerging Local Plan. For this reason, the Parish Council might consider extending the role of the Steering Group, which could include the same members or provide an opportunity for new members to join.

13.2. Specific actions that will need to be undertaken are as follows:

- Pursuing the Non-Policy Actions detailed in Chapter 16 of this document.
- Comment on planning applications or consultations relating to the Plan area.
- Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications.
- Maintaining a dialogue with Three Rivers District Council regarding the timing and content of the emerging new Local Plan.
- Initiating the Aspirational Projects described in Chapter 12, as funding becomes available.
- Working with Three Rivers District Council and Historic England to explore further additions to the Local List for Abbots Langley to include buildings noted as historically important in the Neighbourhood Plan engagement process. The application of Policy AL6, however, does not depend on the inclusion of the identified non-designated heritage assets on the Local List.
- Identifying areas / sites within the parish of potential biodiversity gain to officially designate as banked sites that developers can use to meet bio-diversity gains requirement.

13.3. This Neighbourhood Plan has been prepared whilst Three Rivers District Council is preparing a new Local Plan. The emerging Local Plan will cover the period up to 2041. The Parish Council recognises that it will be important to keep the Neighbourhood Plan up to date in general terms and ensure that it remains in general conformity with the wider development plan in particular. In this context, it should commence a review of the neighbourhood plan within six months of the adoption of the Local Plan.

14. INFRASTRUCTURE IMPROVEMENTS AND PROVISION

Financial Contributions from Developers with Projects in the Parish

14.1. Going forward, the Parish Council is keen to influence the way in which developer contributions are spent in the Parish to the full extent of its powers, under national legislation and planning guidance.

14.2. There are different types of contributions arising from Section 106 agreements, Section 278 agreements and the Community Infrastructure Levy. A Section 106 agreement (based on that section of the 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms. A Section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.

14.3. The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site and is levied by Three Rivers District Council (TRDC). Different charge rates apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its Local Plan.

14.4. This could include new roads and transport, local amenities such as parks, community centres, schools and health facilities. Affordable housing is explicitly excluded from the list of things on which CIL can be spent by charging authorities. Whilst CIL monies are retained by TRDC, the authority is required to put aside a 'neighbourhood portion' of the CIL collected in each neighbourhood – 15% of the amounts paid (capped) in respect of local development (and 25% (uncapped) in places where there is a Neighbourhood Plan). This portion is to be spent on infrastructure or 'anything else that is concerned with addressing the demands that development places on an area'.

14.5. Following the publication of the Neighbourhood Plan, the Parish Council will set out a Spending Priority Schedule for developer contributions to be spent on. This will apply to monies raised from development by any successor mechanism to CIL or other funding from developers e.g. Section 106 agreements or other planning obligations.

14.6. The Parish Council intends to regularly review the spending of CIL, and CIL priorities. Any proposed changes to the CIL spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the Neighbourhood Plan website and in relevant literature.

15. POLICIES MAPS

Key to Figures 26 to 31



Figure 26: Policies map - Parish-wide

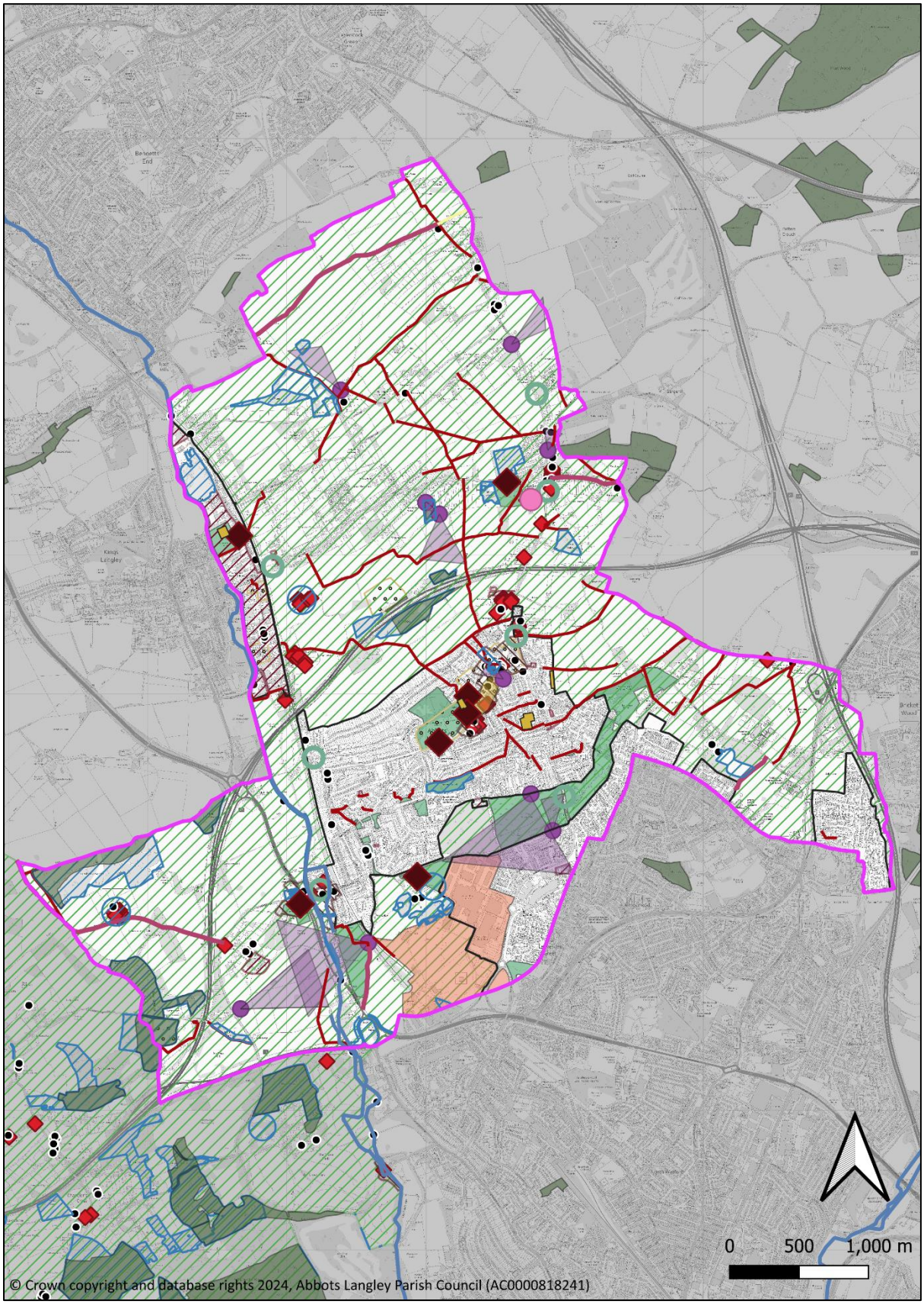


Figure 27: Policies map - north of the Parish

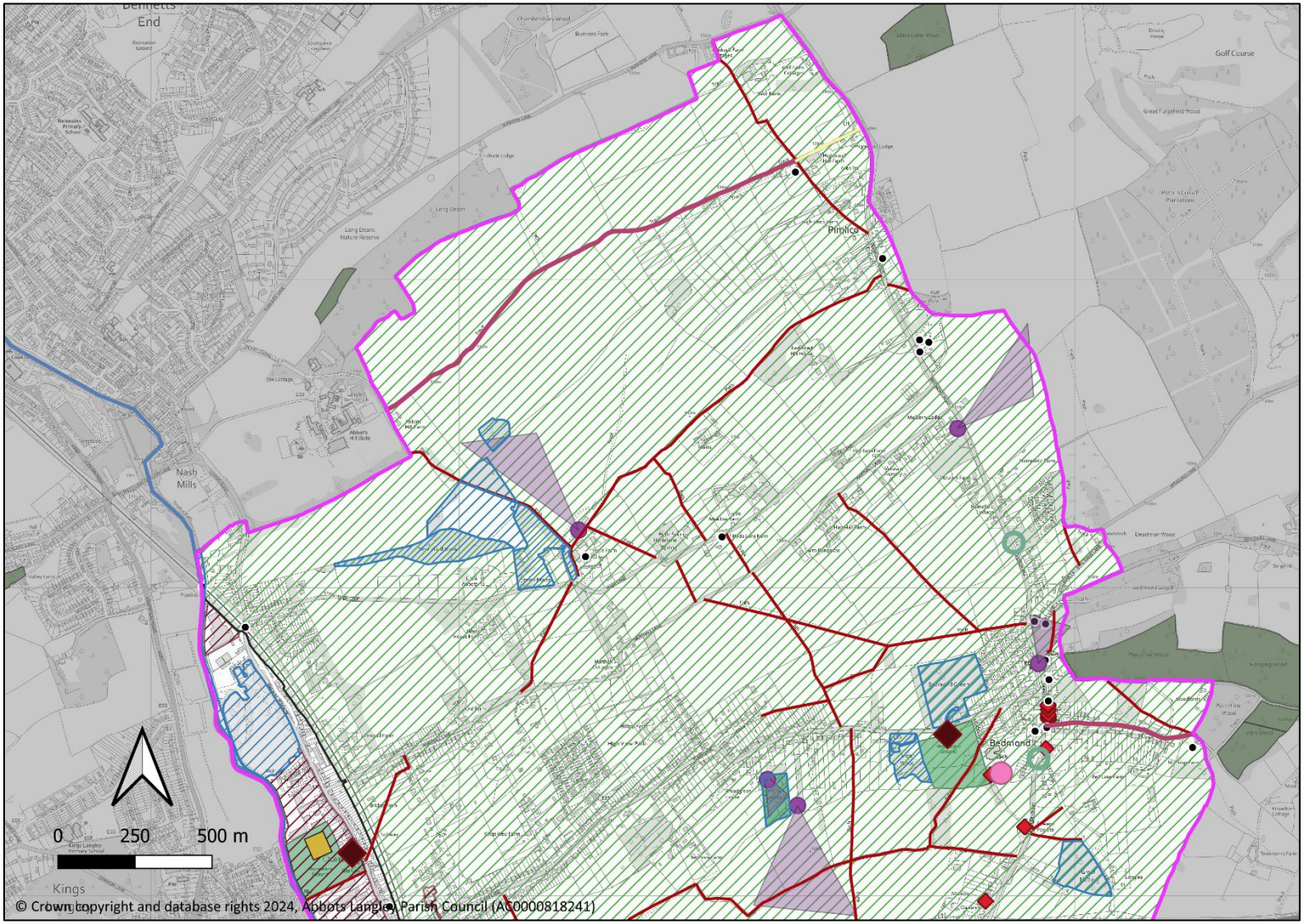


Figure 28: Policies map - south west of the Parish

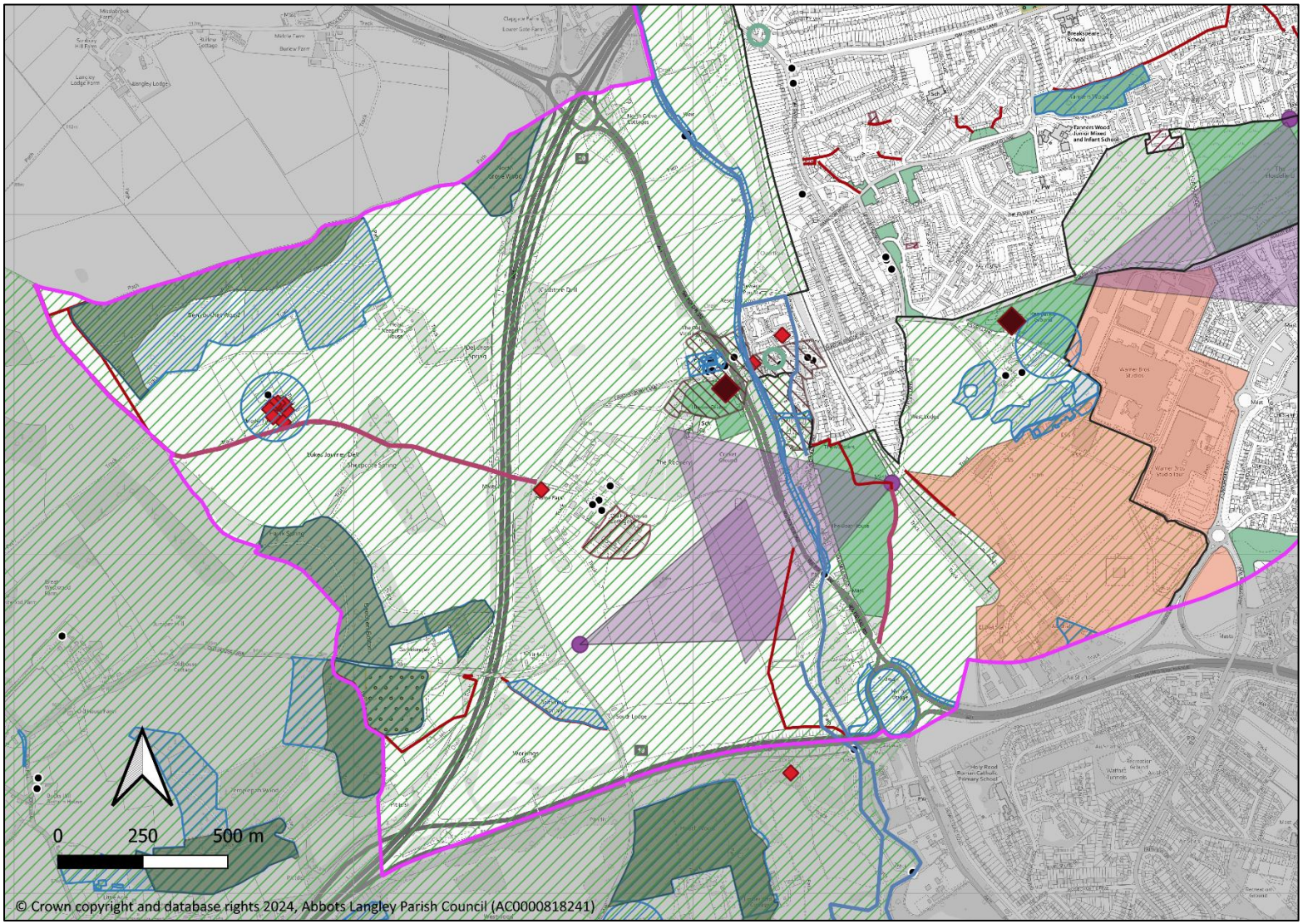


Figure 29: Policies map - south east of the Parish

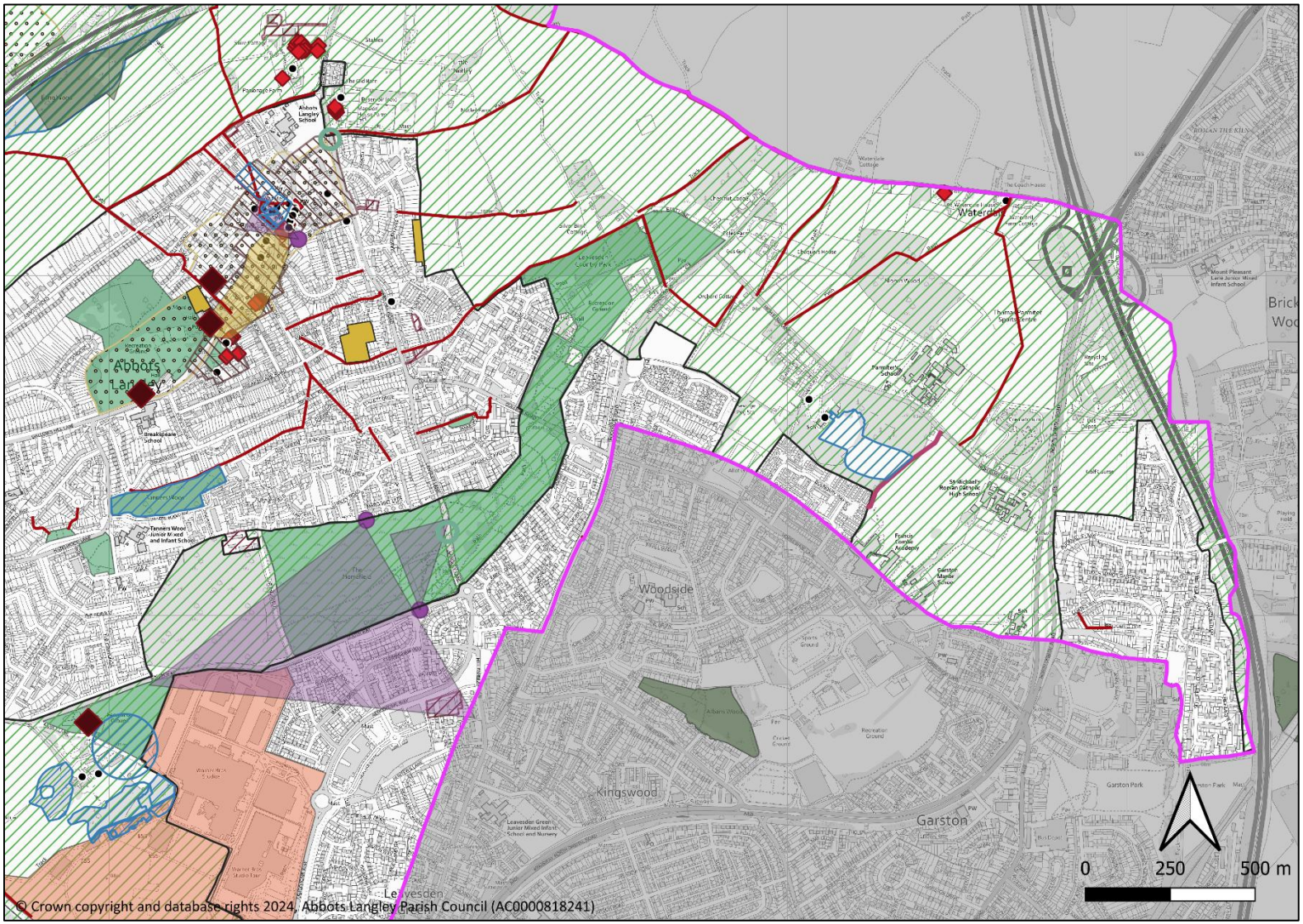


Figure 30: Policies map - Abbots Langley village

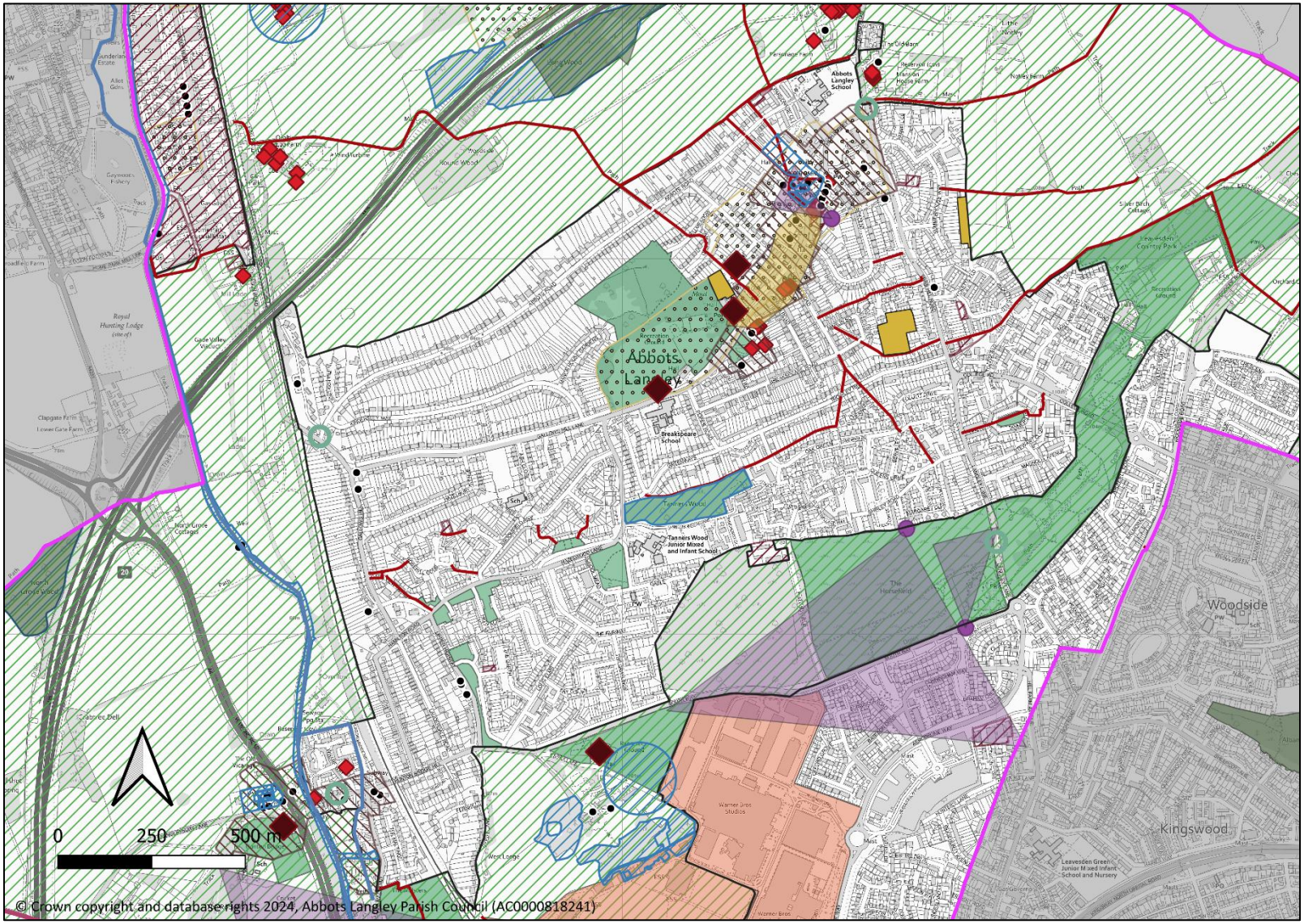
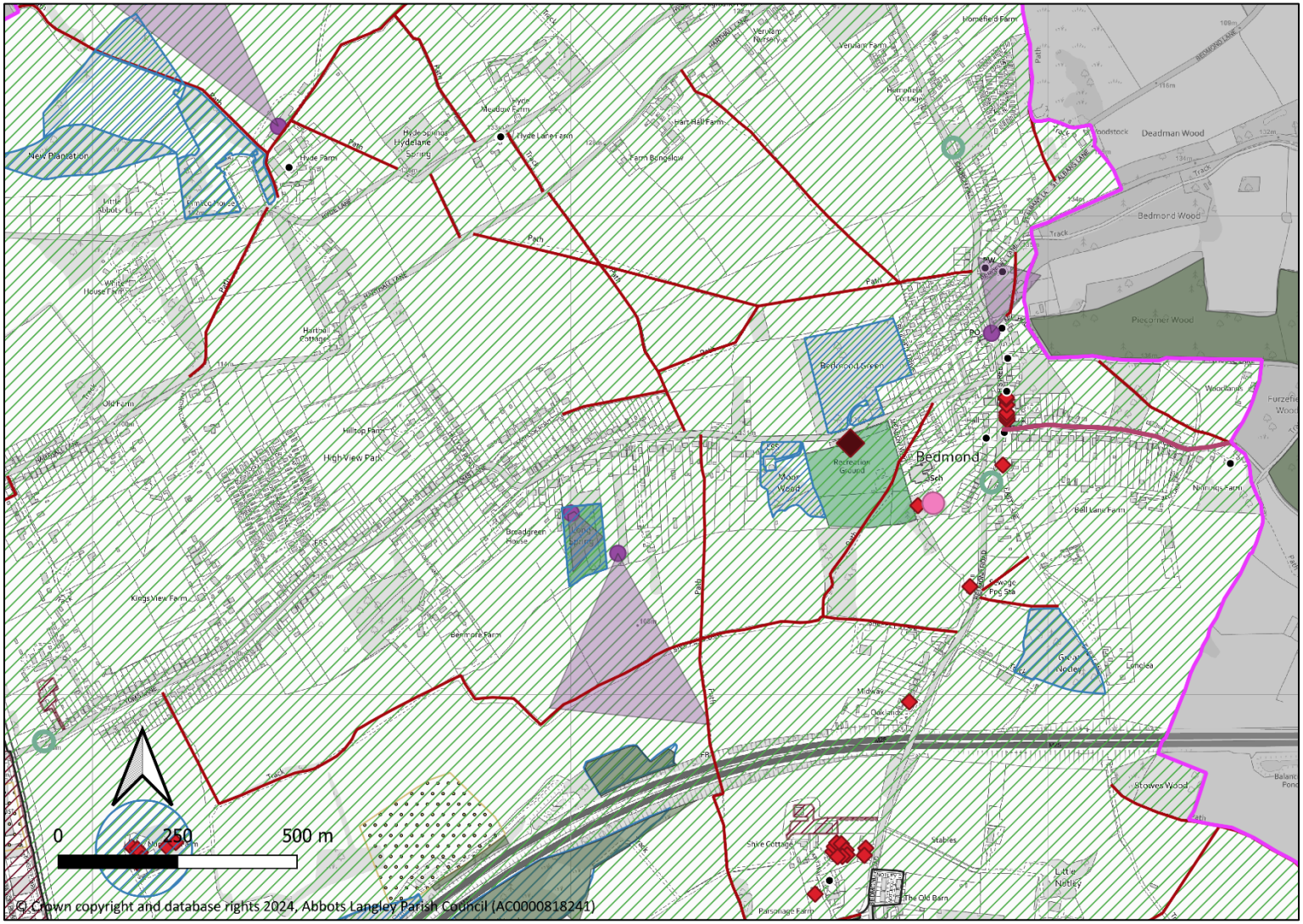


Figure 31: Policies Map - Bedmond



16. COMMUNITY STATEMENTS (ASPIRATIONAL) AND LOCAL FACILITIES

Introduction

16.1. There are fourteen distinct communities in the Parish of Abbots Langley. The 'Design Guide and Code' for the Abbots Langley Parish (Appendix E) groups the different communities into five distinctive 'character areas.' These 'character areas' cover the Parish and are shown in this report on *Figure 32.* These 'character areas' are:

1. **Pimlico and Bedmond**. i) Pimlico ii) Bedmond iii) Toms Lane (east)
2. **Gade Valley** iii) Toms Lane (west) iv) Gade Valley v) Roman Gardens
3. **Abbots Langley Village** vi) Abbots Langley Village vii) Hillside viii) Furtherfield
4. **Leavesden** ix) Abbotswood Park x) Leavesden xi) Boundary Way xii) Coates Way / Bucknalls lane
5. **Langleybury/ Hunton Bridge** xiii) Langleybury xiv) Hunton Bridge

16.2. In the following paragraphs, each community is reviewed to determine its self-sufficiency with regard to nearby basic facilities - associated with local shops, health care, education, leisure activities and public transport services. The intention is to show the extent to which communities can become '20-minute neighbourhoods' - with basic facilities serving daily needs within walkable distances. Maps have been prepared to show the locations of existing facilities relative to each community. See *Figures 33 to 39*. Note that this is aspirational as opposed to forming the basis of planning policy.

Pimlico and Bedmond

16.3. As part of the Neighbourhood Plan, a report has been prepared on the 'Aspirations for Bedmond' - see Appendix I. Bedmond and the nearby small settlement of Pimlico are located in the north of the Parish. Residents believe Bedmond has sufficient facilities for its size and continues to serve its residents well. Facilities include the local primary school (Bedmond Academy), a Village Hall, the Church of the Ascension, Bedmond Stores, the Bell Pub, the Sports and Social Club, associated playing fields and children's playground and a number of local businesses. The community wishes to support and maintain these facilities rather than aspiring to increase the range of local services. There is a regular local bus service calling at Bedmond and Pimlico and linking these places with Hemel Hempstead, Abbots Langley Village and Watford. See *Figure 33.*

16.4. Local residents wish to protect the local heritage and Green Belt status of the villages and the surrounding rural area. There is local pressure from developers to build housing on local farmland currently protected by the Green Belt. Improvements are required to improve the attractiveness of the public realm including village signage, more public seating and planting schemes. More effective measures are required to improve pedestrian safety resulting from traffic speeding through the villages and improved maintenance of some local drainage to protect against flooding in low lying areas.

Figure 32: Character areas map (from the Design Guidance and Code - Abbots Langley Parish)

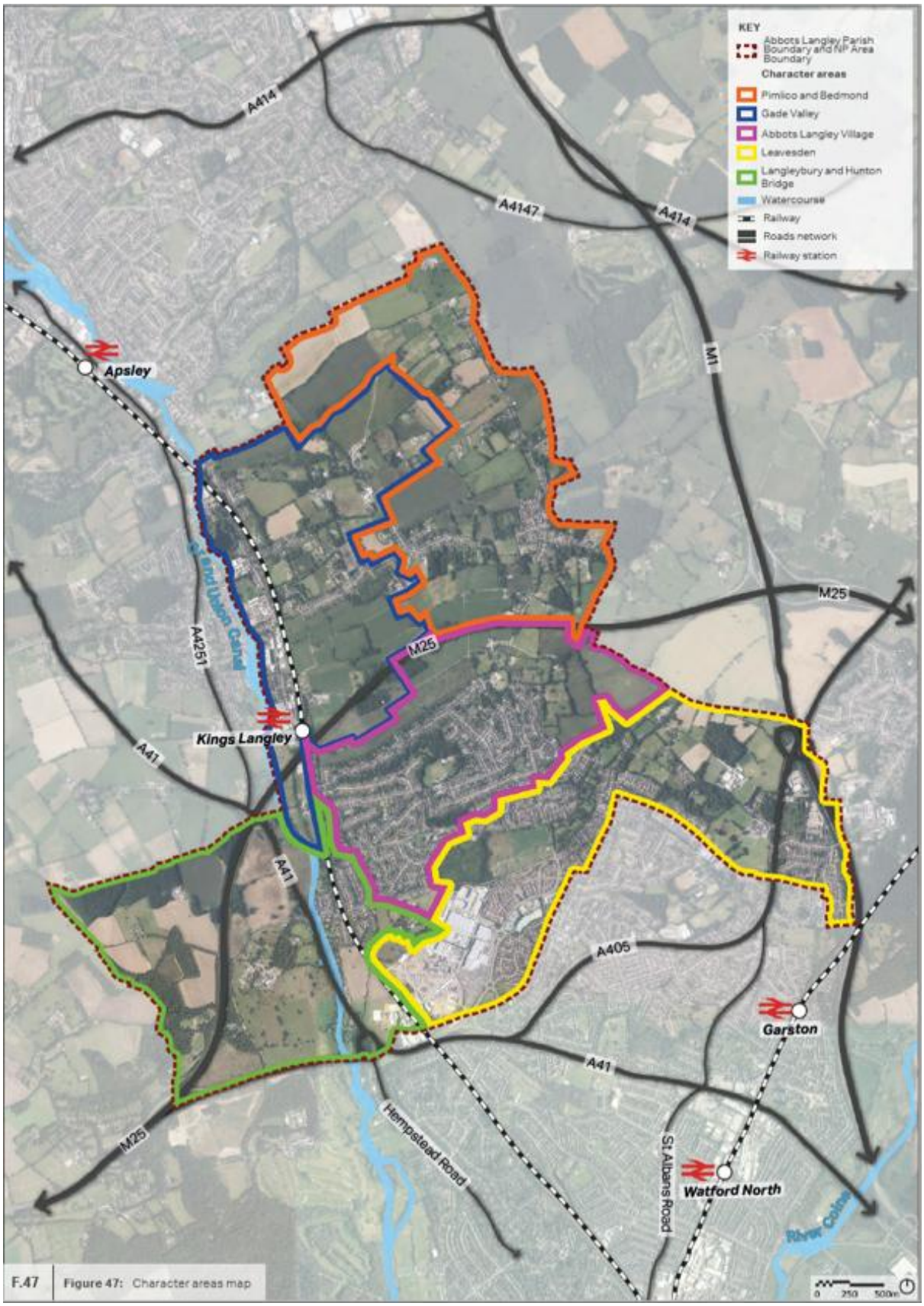


Figure 33: Local Catchment Map for Key Facilities in Bedmond

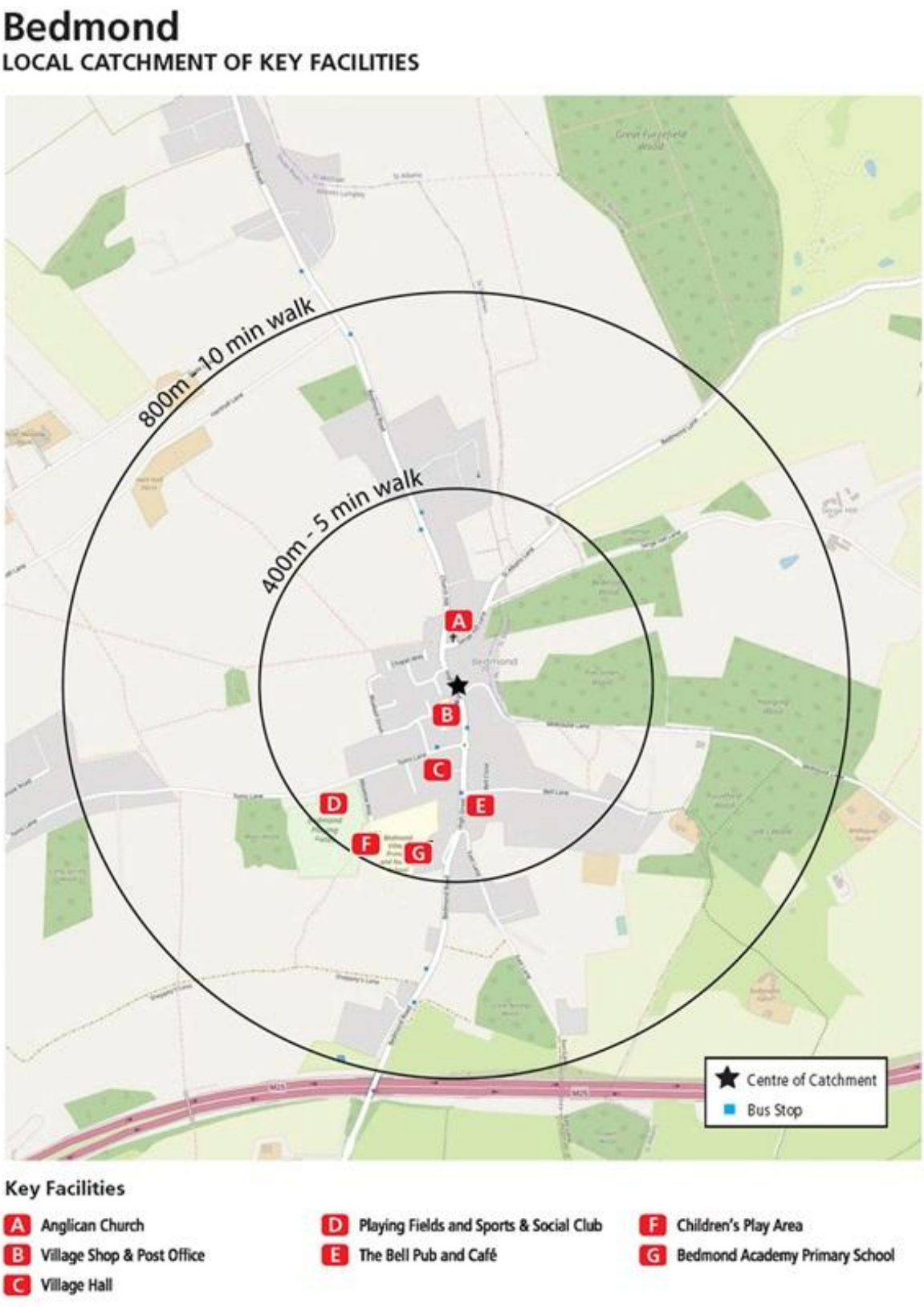
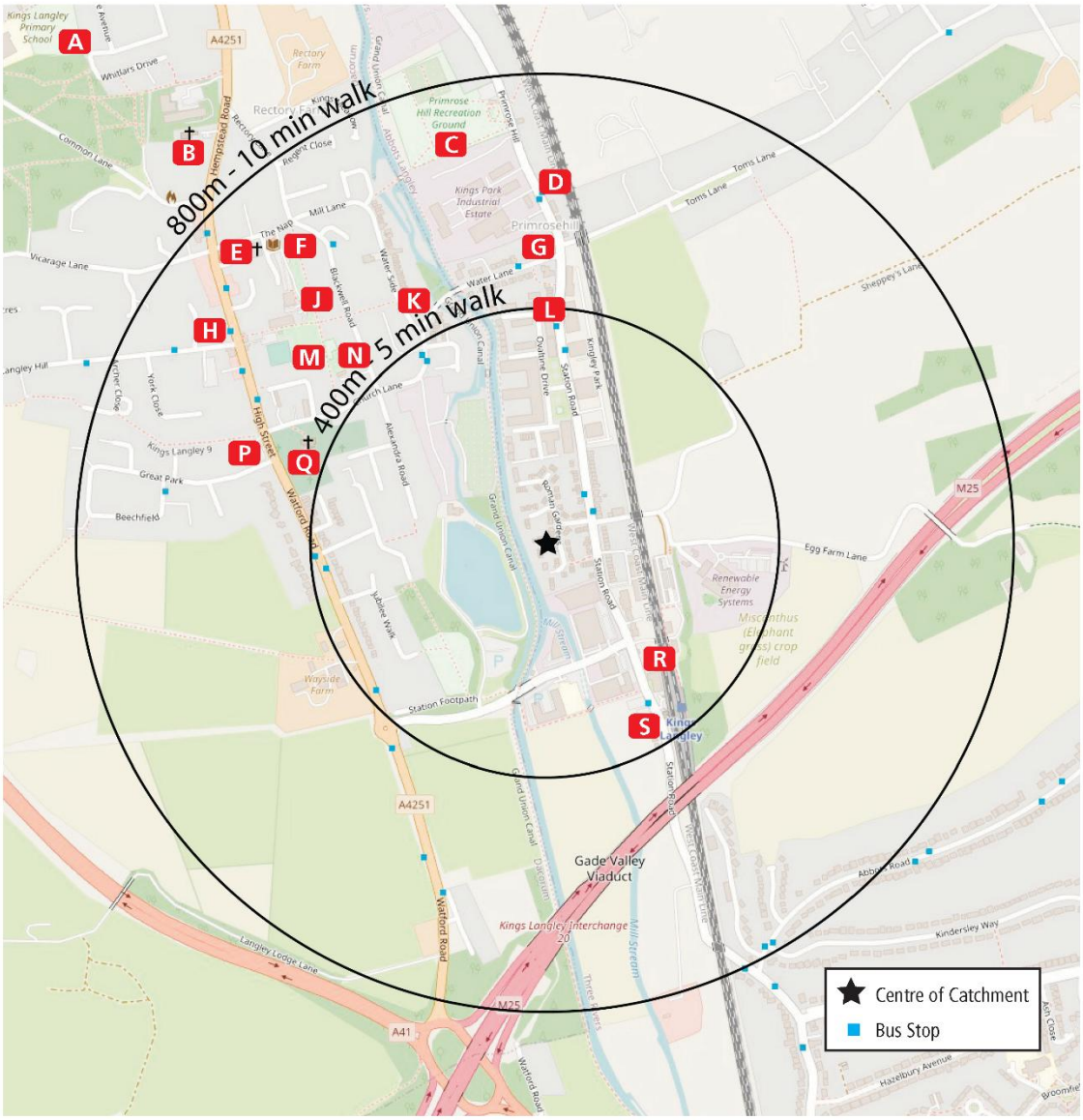


Figure 34: Local Catchment Map for Key Facilities in Roman Gardens

Roman Gardens

LOCAL CATCHMENT OF KEY FACILITIES



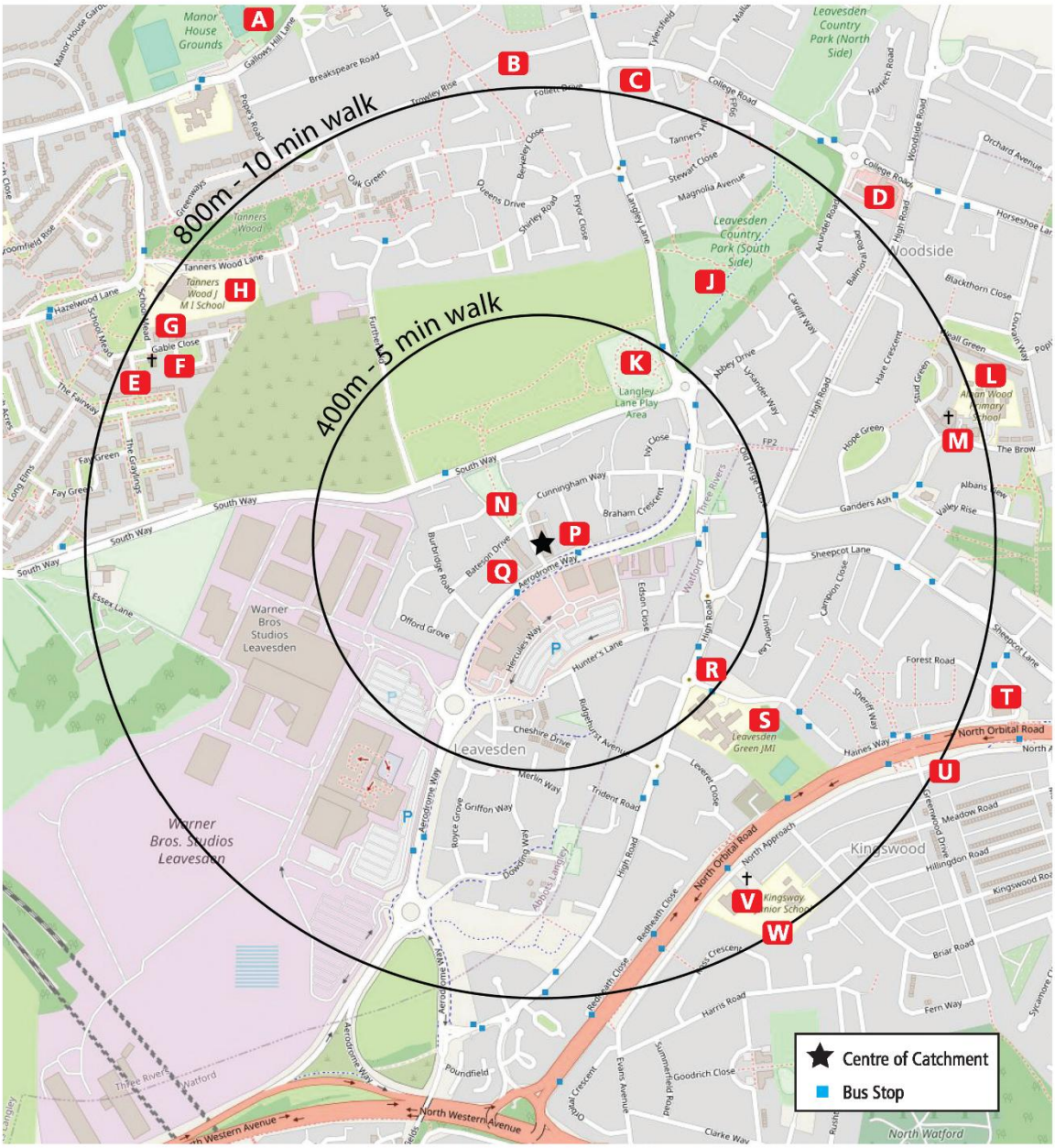
Key Facilities

- A Kings Langley Primary School
- B Methodist Church
- C Primrose Hill Park and Children's Play Area
- D Local Café
- E Baptist Church
- F Kings Langley Library
- G Fuel Station and Local Shop
- H Kings Langley High Street Shops
- J Kings Langley Village Hall
- K Local Barber Shop
- L Local Shop
- M Kings Langley Bowls Club
- N Kings Langley Guides
- P The Rose & Crown Pub and Restaurant
- Q Anglican Church
- R Local Shop
- S Kings Langley Railway Station

11th November 2022

Figure 35: Local Catchment Map for Key Facilities in Abbotswood Park

Abbotswood Park
LOCAL CATCHMENT OF KEY FACILITIES



Key Facilities

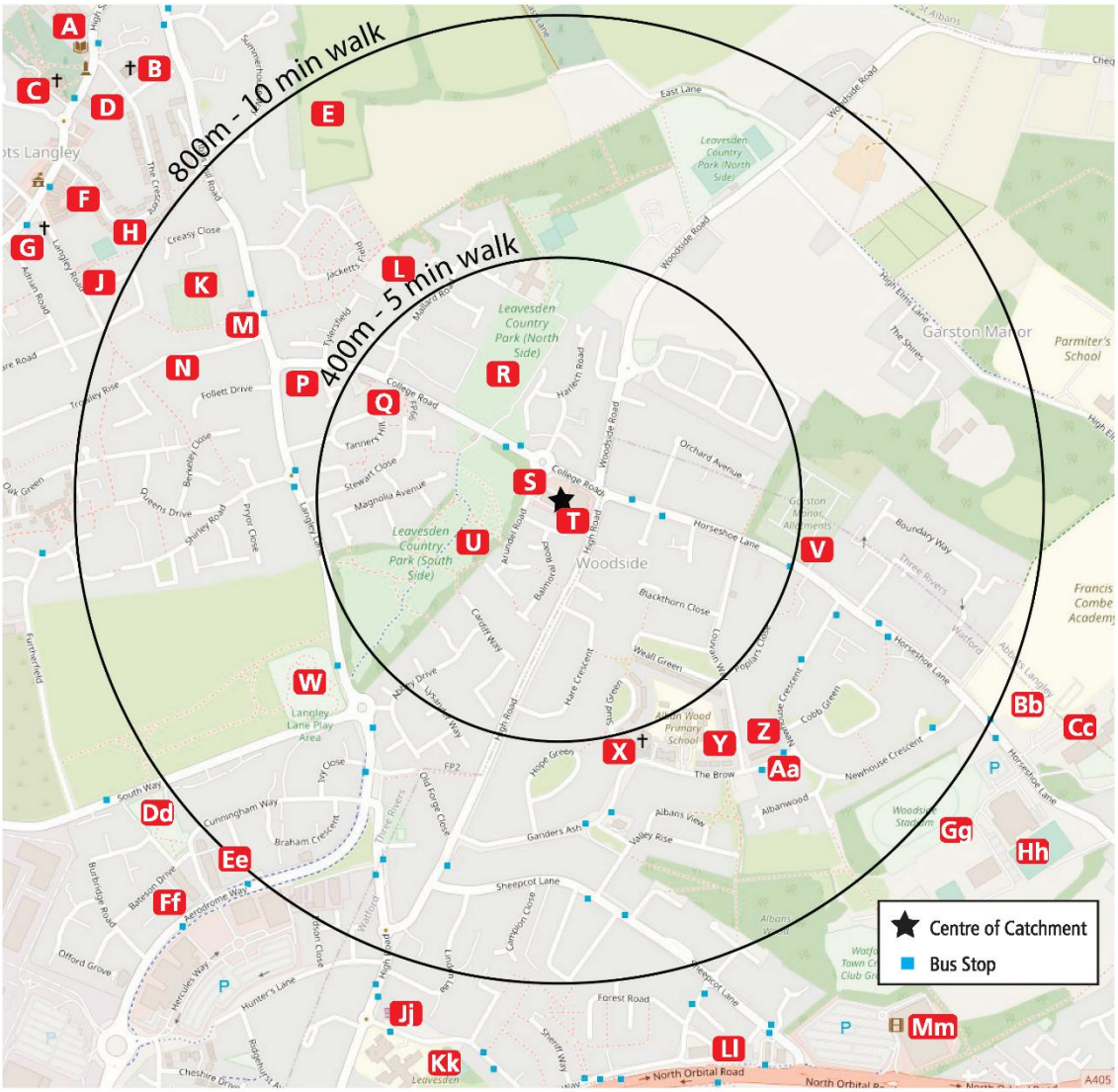
- A Manor House and Grounds
- B Abbots Langley Club
- C Corner Shop
- D Shopping Precinct and Medical Centre
- E Tanners Wood Hall
- F Baptist Church
- G Hillside Hub
- G Tanners Wood Primary School
- H Leavesden Country Park
- J Horses Field Children's Play Area
- K Alban Wood Primary School
- L Woodside Nazarene Community Church
- M Children's Play Area
- N Sheepcot GP Health Centre and Pharmacy
- P Shopping Parade
- Q Local Shops
- R Leavesden Green Primary School
- S Orbital Community Centre
- T North Approach Shopping Parade
- U Kingswood Hall
- V Kingsway Primary School

7th July 2023

Figure 36: Local Catchment Map for Key Facilities in Leavesden

Leavesden

LOCAL CATCHMENT OF KEY FACILITIES



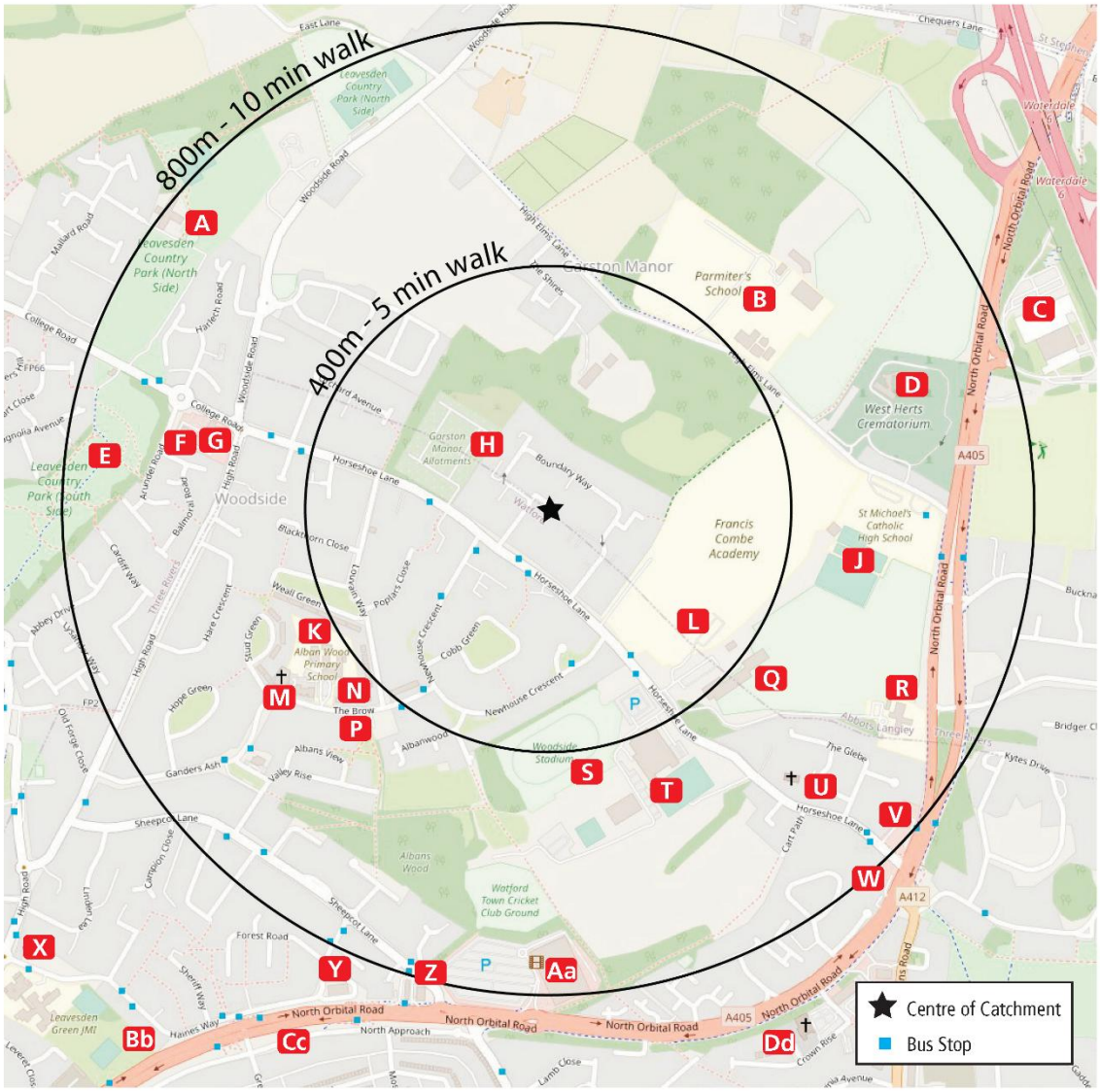
Key Facilities

- A Abbots Langley Library
- B Catholic Church
- C Anglican Church
- D The Boys Home Pub
- E Jackett Fields Allotments
- F Abbots Langley High Street Shops
- G Methodist Church
- H Abbots Langley Bowls Club
- J Abbots Langley Scouts
- K Kingsfield Allotments
- L NHS West Herts Therapy Unit
- M The Compasses Pub and Restaurant
- N Abbots Langley Club
- P Local Shops
- Q The Swan Pub and Restaurant
- R Leavesden Park (café, cycle hub, nursery)
- S St. Katharine's Place Shopping Precinct
- T Abbotswood GP Health Centre
- U Leavesden Country Park
- V Garston Manor Allotments
- W Horses Field Children's Play Areas
- X Woodside Nazarene Community Church
- Y Alban Wood Primary School
- Z The Brow Shopping Parade
- Aa Woodside Community Centre
- Bb Futures Academy Secondary School
- Cc Garston Manor School
- Dd Children's Play Area
- Ee Sheepcot GP Health Centre
- Ff Shopping Parade
- Gg Woodside Stadium
- Hh Woodside Leisure Centre
- Ji Local Shops
- Kk Leavesden Green Primary School
- Ll Orbital Community Centr
- Mm Cinema, Restaurant and 10-Pin Bowling

7th July 2023

Figure 37: Local Catchment Map for Key facilities in Boundary Way

Boundary Way
LOCAL CATCHMENT OF KEY FACILITIES



Key Facilities

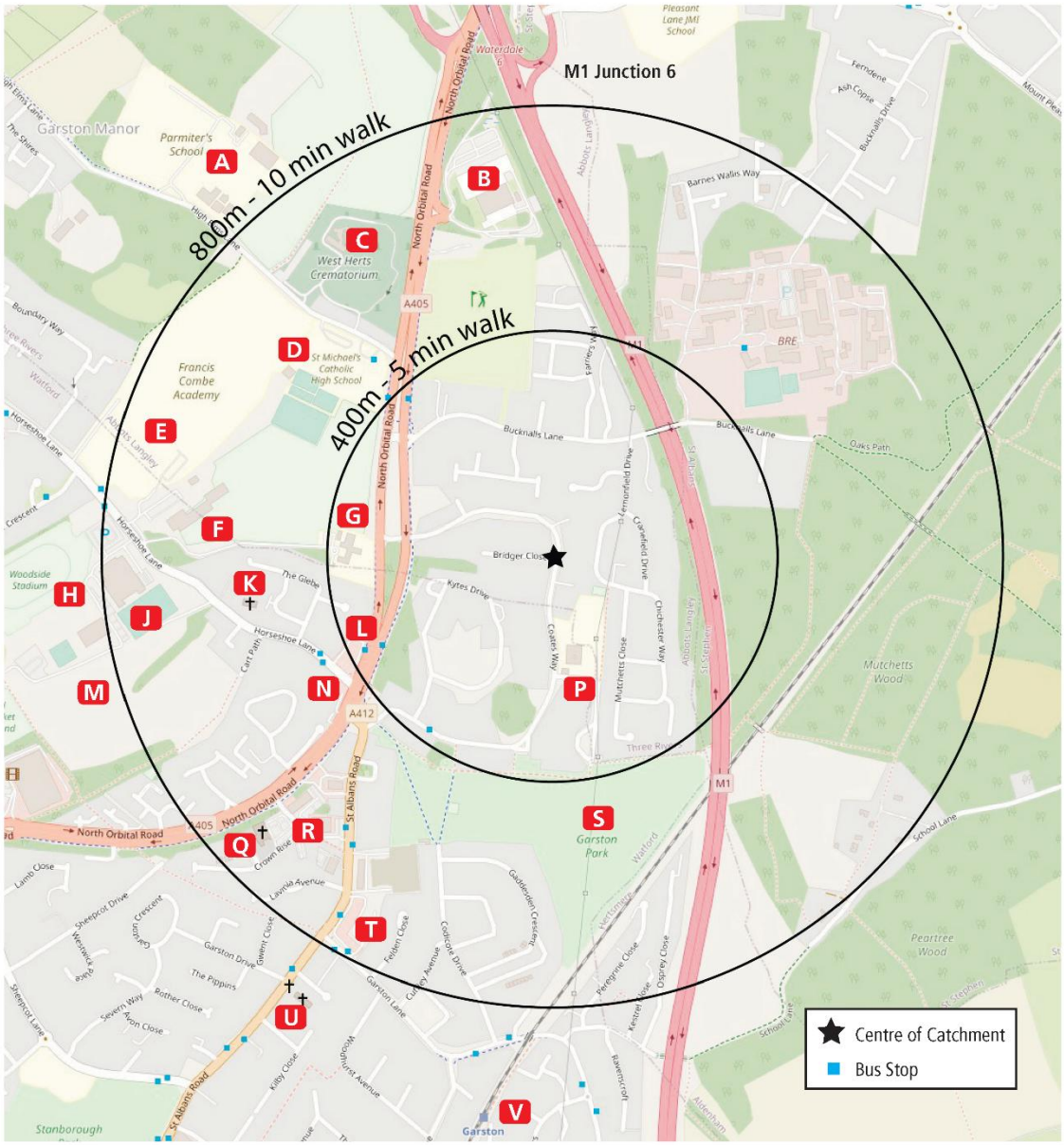
- A Leavesden Park (café, cycle hub, nursery)
- B Parmiter's Secondary School
- C Hertfordshire CC Recycling Centre
- D West Herts Crematorium
- E Leavesden Country Park
- F St. Katharine's Place Shopping Precinct
- G Abbotswood GP Health Centre
- H Garston Manor Allotments
- J St. Michael's Secondary School
- K Alban Wood Primary School
- L Futures Academy Secondary School
- M Woodside Nazarene Community Church
- N The Brow Shopping Parade
- P Woodside Community Centre
- Q Garston Manor School
- R St. Catherine's Primary School
- S Woodside Stadium
- T Woodside Leisure Centre
- U Anglican Church
- V Three Horseshoes Pub and Restaurant
- W Local Shops
- X Local Shops
- Y Orbital Community Centre
- Z Fuel Station and Shop
- Aa Cinema, Restaurant and 10-Pin Bowling
- Bb Leavesden Green Primary School
- Cc North Approach Shopping Parade
- Dd Catholic Church

12th November 2022

Figure 38: Local Catchment Map for Key Facilities for Coates Way and Bucknalls Lane

Coates Way and Bucknalls Lane

LOCAL CATCHMENT OF KEY FACILITIES



Key Facilities

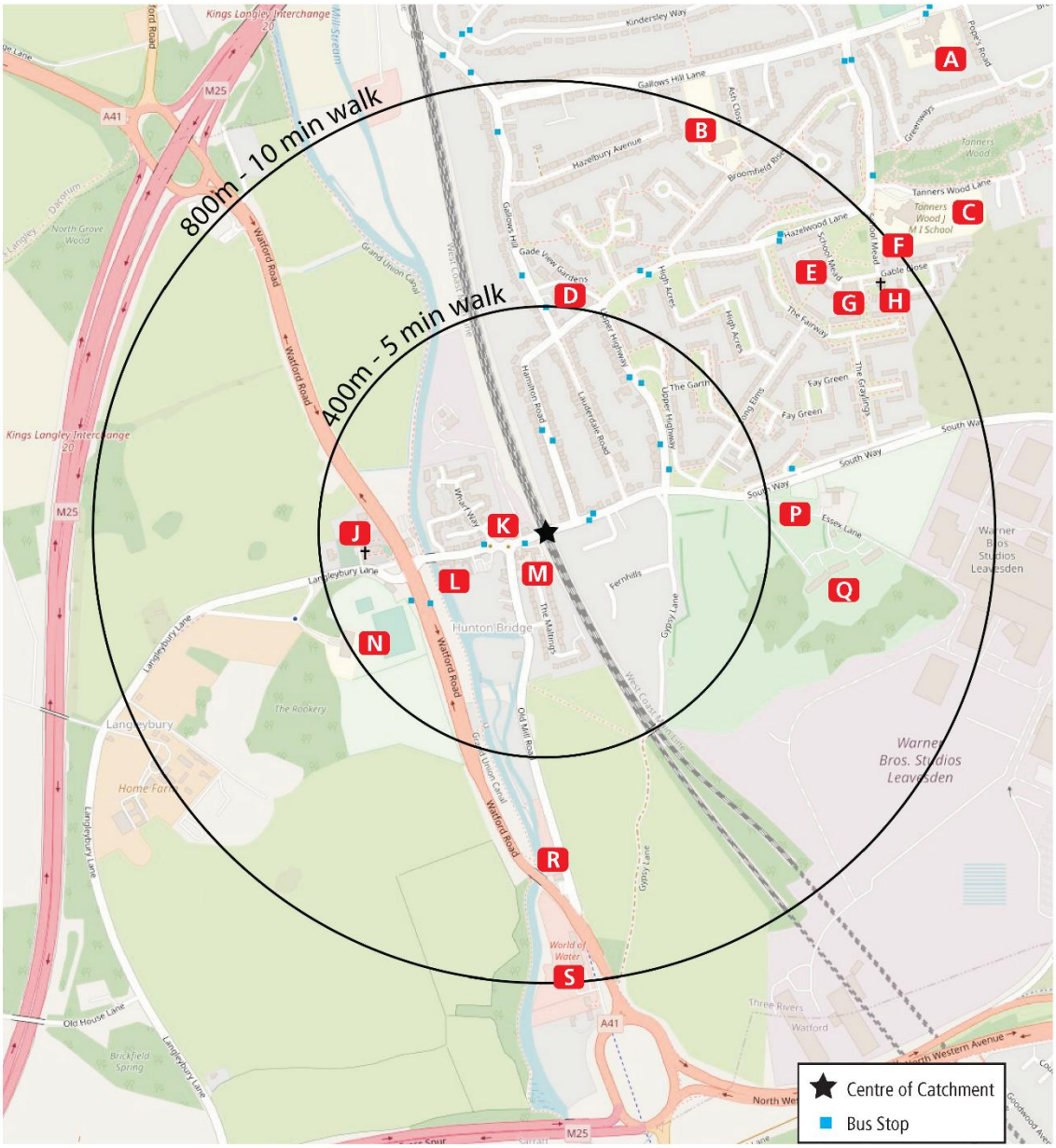
- A Parmiter's Secondary School
- B Hertfordshire CC Recycling Centre
- C West Herts Crematorium
- D St. Michael's Secondary School
- E Futures Academy Secondary School
- F Garston Manor School
- G St. Catherine's Primary School
- H Woodside Stadium
- J Woodside Leisure Centre and Playing Fields
- K Anglican Church
- L Three Horseshoes Pub and Restaurant
- M Children's Play Area
- N Local Shops
- P Coates Way Primary School
- Q Catholic Church
- R Hotel and Restaurants
- S Garston Park
- T Garston Shopping Parade
- U Garston Church
- V Garston Railway Station

11th November 2022

Figure 39: Local Catchment Map for Key Facilities in Hunton Bridge and Langleybury

Hunton Bridge and Langleybury

LOCAL CATCHMENT OF KEY FACILITIES



Key Facilities

- A Breakspeare 'SEND' Special Needs School
- B Divine Saviour Primary School
- C Tanners Wood Primary School
- D Langlybury Scouts
- E School Mead Shopping Parade
- F Hillside Hub
- G Tanners Wood Hall
- H Baptist Church
- J Anglican Church
- K Local Shop
- L Kings Head Pub
- M Kings Lodge Restaurant
- N St. Paul's Primary School
- P Children's Play Area
- Q Hunton Park Hotel
- R Shop and Fuel Station
- S Local Shops

12th November 2022

Gade Valley

16.5. The communities associated with Toms Lane and Romans Gardens are predominately housing. On Toms Lane this includes Mobile Home Parks. Romans Gardens is located off Station Road and is a small modern housing area built on the east side of the Grand Union Canal on the Parish boundary. These housing areas, together with the mixed development along the Gade Valley, orientate towards the Kings Langley Village - even though they are part of the Parish of Abbots Langley. Accordingly, most of their local facilities, within walking distances, are mainly beyond the parish boundary in the Kings Langley Village. In the last twenty years, significant new housing and office developments have occurred in the Gade Valley replacing older industrial and office buildings. The presence of the Kings Langley rail station in this locality makes the area attractive for rail commuters working in urban centres along this line, including London. The area is also well connected to the motorway network with the nearby M25 and M1. See *Figure 34.*

16.6. Local residents wish to preserve the local employment opportunities along the Gade Valley. They are concerned that commercial units near Kings Langley Station are being redeveloped to become new housing – mainly new apartments. There is concern that the Gade Valley, as a traffic corridor between Hemel Hempstead and Watford and a location for traffic to connect with the national motorway network, is experiencing significant traffic growth. Policies relating to the local facilities that serve the Gade Valley are mainly in the Kings Langley Neighbourhood Plan.

Abbots Langley Village

16.7. The largest settlement in the parish is the village of Abbots Langley, with the adjoining housing estates of Hillside and Furtherfield. Whilst the village is largely residential, the village centre provides an important focus for many of the community's facilities including shops, primary health care services, community halls, churches, public houses, schools, parks and recreation. Given the importance of the Village Centre to the Parish of Abbots Langley, the Neighbourhood Plan developed a new Masterplan for this locality. See Appendix H.

16.8. The last time an overall plan for the village centre was developed by the local District Council and Parish Council was over 25 years ago. The objective of the Village Centre Masterplan is to provide a 'high-level concept masterplan based on the 20-minute Neighbourhood principles'.

16.9. Having identified, in detail, the range of land uses in the village centre, the masterplan proposes how these facilities can be improved based on a dialogue with the community exploring the current constraints and opportunities. Proposals are presented in the Masterplan for four different areas of the village centre dealing with key aspects such as: the historic assets, land use, public spaces and sustainable travel. This work contributes to the Aspirational Project 3 - explained earlier in this document.

Abbotswood Park

16.10. This new housing area was developed during the last fifteen years, after Warner Bros Film Studios purchased the former Leavesden Aerodrome/Rolls Royce factory to develop their film studios. At the time, part of this land was sold for new housing, creating the Abbotswood Park community. The estate includes about 600 housing units with its own group of local shops - including a local supermarket, café, estate agent, pharmacy and Health Centre - forming its local centre. The adjoining Leavesden Country Park / Horses Field provides nearby recreational facilities for all ages. In the early years of the development, space was allocated for a community hall, but this was not provided. The estate is bordered by office development across Aerodrome Way and the expanding

Film Studios on its southern boundary. Warner Bros. Studios are planning a 40% increase in employment for their film and TV production activities, with over half of the jobs filled by local residents. To accommodate this, new sound studios and production facilities are planned with supporting infrastructure. See *Figure 35*.

Leavesden

16.11. The Leavesden area is south of the Abbots Langley Village and forms the southern boundary of the parish. Included in this southern boundary area are various housing estates, namely: Abbotswood Park, Leavesden, Boundary Way and Coates Way/Bucknalls Lane. South of this area is Watford, with its northern housing estates of Leavesden, Woodside, Boundary Way and Garston. The housing development extends continuously across much of parish's southern boundary with Watford.

16.12. The Leavesden Hospital was closed in 1997. Its extensive grounds and buildings were converted and developed as private housing, built around Leavesden Country Park up until 2010. This parkland of 27 hectares has been awarded Green Flag status for a number of years. The area consists of a network of walks and cycle paths, children's play areas, football pitches and tennis courts with recent investments from the National Lottery Heritage Fund to provide buildings for a café, cycle hub, a heritage trail and the Hive – a centre dedicated to local history and wildlife issues. A popular local shopping parade was created at Katherine Place, next to the park, and includes a Health centre, child nursey, supermarket with other shops and cafes. See *Figure 36*.

16.13. A site has been set aside for a new primary school off Woodside Road, although no timescale has been decided to build the school. Three secondary schools are within walking distance of this area. So, the area has good local facilities together with regular bus services for travel to Watford town centre, Abbots Langley village and Hemel Hempstead. Given the investment in Leavesden over the last 25 years, it is a well-planned and popular residential area with no additional facilities being demanded by local residents at the present time. However, residents are concerned to protect the Green Belt countryside on its border to the west. Some new housing is being considered for this area in the emerging Local Plan.

Boundary Way

16.14. The Boundary Way estate was built originally as public housing and, as its name implies, strides the boundary of the Three Rivers District and Watford Borough. Within the estate there are no community facilities. A community room that was provided originally for residents was incorporated with in-fill housing development by the local Housing Association. Good local facilities are accessible beyond the immediate boundary of the estate as shown in *Figure 37*. This includes the Garston Manor allotments on the north-west boundary, the Futures Academy Secondary School on the south-east boundary and the Watford Woodside Leisure Centre within a short walk. The Woodside Park Leisure Centre includes an indoor swimming pool, large gym, squash courts and other recreational facilities. The adjoining park include playing fields, the Woodside Athletics Stadium, Watford Town Cricket Ground and other sports club facilities. Beyond the Woodside Park, is an entertainment complex including a cinema and indoor child play area. A redeveloped local shopping parade, on The Brow, is provided within a five-minute walk from Boundary Way, within the neighbouring Woodside estate and also at Katherine Place, as described above for Leavesden.

16.15. Boundary Way, with its recent investments, has no spare land within the estate for other land uses - given its high-density housing. Local frequent bus services to Watford town centre and Abbots Langley Village/ Hemel Hempstead operate on Horseshoe Lane, adjacent to the Boundary Way estate. No further local improvements are recommended for this area at the present time.

Coates Way/Bucknalls Lane

16.16. This area consists of a number of local housing estates located between the A405 dual carriageway and the M1 motorway on the eastern boundary of the parish. These include housing estates such as Lemonfield Drive (1960's) and Coates Way (1950's) and more recent estates such as the Tudor Manor estate (late 1980s). Bucknalls Lane was developed for housing from 1930's to 1950's. This area is on the edge of the parish. Its location means that it probably has more affinity with Garston and North Watford than Abbots Langley. It has a local primary school, within the community, on Coates Way. There are two nearby secondary schools, located across the A405 on High Elms Lane. There is a local park and children's play area on the southern boundary of the estates at Garston Park. Beyond this area, within a 10-to-15-minute walk, is the Garston Shopping Parade on St Albans Road and a number of nearby restaurants and a hotel. Bus services operate along the A405 and St Albans Road to Watford town centre and St Albans. See *Figure 38.*

16.17. In the emerging Local Plan for Three Rivers District Council, the former 9-hole golf course to the north of Bucknalls Lane is expected to be developed for housing, adding to development that has recently occurred off Farriers Way on the east side of the site. If more housing is developed, existing local residents do not want any build-up of traffic on Bucknalls Lane, accessing the A405 during busy periods of the day. Therefore, any proposed new housing should have access to/from the A405 directly and not via any adjoining roads. More houses in the area could stimulate a review of local community facilities and may result in a few local shops and possibly some primary health care facilities in the area.

16.18. At the northern location of this area is the Hertfordshire CC Recycling Centre and Refuse Depot. This is being expanded and modified with the recent acquisition of the Mullany's Coach and Bus Depot. This is the second large bus depot that has been sold for redevelopment in the area. In the longer term, this could affect the quality and cost of local bus services and school transport in the Watford and Abbots Langley areas.

Langleybury and Hunton Bridge

16.19. Hunton Bridge is a well-established housing area on the west of Abbots Langley village with the West Coast mainline and the Grand Union canal on its western boundary. Hunton Bridge has been a settlement since the 19th century. It has recently expanded with new estates to the south and north of the village. In terms of local facilities, there is one general store, two pubs and a hotel. In the nearby Langleybury, across the A41 dual carriageway, there is a local Anglican church, an associated St Paul's primary school and the Langleybury Cricket Ground (owned by Hertfordshire CC and leased to the Parish Council.) The cricket ground and surrounding woods provide good open space and, together with the canal, means local residents have plenty of opportunities for local exercise and dog walking. See *Figure 39.*

16.20. Beyond the school and cricket ground, is the Langleybury Estate, now part of the nearby Grove Hotel grounds located to the south of this area. The hotel opened in 2003 and is owned by Ralph Trustees Ltd. On this estate, there are proposals to restore fully the Grade Two listed building, Langleybury House, built in 1720. This is on the English Heritage Buildings at Risk Register. There are proposals also to replace the derelict Langleybury Secondary School that closed in 1996. The old secondary school has been used over the years as a favourite film location for TV series, etc. In the current Local Plan 2014, there is a Development Brief for the designated Grove Development Area enclosed by the M25, the link road at Junction 19 and the A41.

16.21. In 2022, proposals for the Grove Development Area includes a new Film Hub to support the local film and TV industries. See: https://www.langleyburyfilmhub.com. The web pages describe the proposals which include a Craft Campus with units for long term hire as well as a Film and Television Training Facility, workshops, sound stages and production offices. For the public, there is a proposed enlarged area of open parkland with tree planting, a joined up public foot paths and cycle network, improved facilities and relocation of the Children's Farm, additional parking facilities and a café in the restored walled gardens of Langleybury House. It is understood that the proposals have been developed in consultation with Historic England and could provide many benefits for the area, although, if approved, it would involve some development on Green Belt land. The project has received outline planning permission.

16.22. Just off the A41, near the main roundabout for the M25 Junction 19 link road, there are two shops and a coffee bar. One of these shops, the 'World of Water' has been sold to Lidl in 2022 to convert the complex, with its car park, to become a supermarket. The public are concerned that the anticipated increased demand will exacerbate the current traffic issues affecting this busy area, including the generation of traffic queues attempting to enter/exit the site. A planning application was submitted in September 2022 to Three Rivers District Council. This application received planning approval in 2024 and is being built in 2025/2026.

16.23. With all the changes and investment occurring in this area, it would be opportune to review the potential of improving access and use of the canal for recreation. Whilst the towpath has been upgraded for the benefit of walkers and cyclists, there are other vacant sites along the canal that could provide visitor parking and enhanced visitor experiences to enjoy the heritage and wildlife along this corridor.

17. NON-POLICY COMMUNITY ACTIONS

19.1. The actions included in *Table 5* are not planning and land use policies. Rather they are activities to be pursued, which have been identified during the Neighbourhood Plan process.

Table 5: Non-Policy Community Actions

Issue	Possible actions	Main partners
Need to keep up to date with policy change at the national and strategic level	Commit to a periodic review of the NP including once the new Local Plan has been adopted.	ALPC
Preservation of non-designated heritage assets	Apply to TRDC to add the non-designated heritage assets to the Local List.	ALPC, Local History Society, TRDC
Foster improved relationships between local businesses and other community organisations	Explore opportunities for a community partnership to be established that will seek opportunities for joint working between businesses, schools, community organisations etc. In particular, work with the Parish Council to implement the Abbots Langley Village Centre Masterplan, including improved primary care facilities.	Local businesses, schools, ALPC, community organisations
Improve shop signage	Explore options (including funding) to develop a local shop signage scheme to set out core principles to enhance the look and feel of the village centre.	Local businesses, ALPC
Address problems of littering, graffiti and fly tipping	Work with local sports clubs to explore what can be done post-events to target littering and fly tipping. Organise local litter picks and targeted litter action plans. Installing of additional bins – for litter and dog mess – at key locations identified as 'hot spots'.	ALPC, local residents, local sporting venues and teams ALPC, TRDC, HCC PROW team, local community, TRDC
Need to improve public areas	Continue programme of public planting and flower displays including a replacement tree at Toms Lane roundabout.	ALPC, local businesses
Completion of the park on Langley Way/South Way	Work with developer to set out timeline for delivery.	Developer, TRDC, ALPC
Need to promote low carbon transition in the parish	Work with local businesses and other partnerships to identify local actions that can be taken to help reduce carbon emissions.	ALPC, local businesses, TRDC

Need for continued co-ordinated events programme locally	Continue to seek volunteers and community groups to be involved in organising community events.	ALPC, local community organisations
Local desire for a community market	Explore options to periodically close the car park in the village centre in order to house a local market.	ALPC, TRDC, local businesses
Lack of public toilet provision	Consider developing a Community Toilet Scheme	Local shops, cafes, pubs, facilities, amenities, ALPC
Noise and pollution from M25	Liaise with Highways England to look at options to reduce noise and pollution levels, such as tree buffers alongside motorway, resurfacing etc.	ALPC, Highways England, local MP.
Overgrown and poorly maintained footpaths and ensure footpaths are kept open	Undertake an audit of the current footpath network and lobby for improvements.	HCC PROW team, PC, local walking groups
Cars parking on pavements and grass verges	Local communications campaign	ALPC, local community
Bus timetables not integrating with train timetables	Meet with rail and bus companies to explore options for greater integration.	ALPC, HCC, bus and rail providers
Congestion	Explore options to set up a Car Club locally.	ALPC, local residents
Speeding vehicles	Explore options for increasing the 20mph zones in the villages.	ALPC, local residents
Biodiversity net gain	Identify areas of the parish that could be 'banked' as biodiversity net gain priority areas and where net gain units could be spent, if on-site delivery is not possible.	ALPC, local landowners
Conservation Area Appraisals	Work with partners to update the Conservation Area Appraisals for Abbots Langley and Hunton Bridge.	ALPC, TRDC
Sports provision in the parish	Explore need and opportunities for enhanced sports and recreational facilities in the parish including, for instance, the development of a 3G football pitch.	ALPC, TRDC, Sport England, local organisations

18. GLOSSARY

- **Affordable housing** - Social rented, affordable rented, shared equity and intermediate housing, provided to eligible households whose needs are not met by the market.
- **Ancient woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
- **Brownfield land registers**: Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.
- **Community Infrastructure Levy (CIL)** – a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by the District Council. A proportion accrues to the parish council.
- **Community Right to Build Order:** An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.
- **Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- **Conservation area** - an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Convenience shop:** A small retail store that stocks everyday items.
- **Geodiversity:** The range of rocks, minerals, fossils, soils and landforms.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Habitats site:** Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
- **Local connection:** For the purposes of allocating affordable homes, housing shall be occupied in accordance with the District Council's standard allocation procedures with priority given to applicants who can demonstrate that they have a local connection to the parish of Abbots Langley at the time of occupation.
- **Local Enterprise Partnership:** A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

- **Local housing need:** the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.
- **Local plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
- **Local shop:** A retail store usually classified as Use Class F2, serving the needs of the local community. They would normally stock everyday items.
- **Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **National Planning Policy Framework (NPPF)** – the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **Neighbourhood plan:** A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **People with disabilities:** People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.
- **Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
- **Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
- **Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at

the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

- **Section 106 agreement** - A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- **Starter Homes** - Homes targeted at first time buyers who would otherwise be priced out of the market. Like shared ownership homes, these should be available to households that need them most, with an income of less than £80,000 (£90,000 for London). Eligible first-time buyers will also be required to have a mortgage in order to buy starter homes to stop cash buyers.
- **Supplementary planning documents:** Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
- **Use Class Order** - The Town and Country Planning (Use Classes) Order 1987 (most recently amended in 2020) puts uses of land and buildings into various categories. Planning Permission is not needed for changes of use within the same use class.
- **Wildlife corridor:** Areas of habitat connecting wildlife populations.
- **Windfall sites:** Sites not specifically identified in the development plan.

19. EVIDENCE BASE DOCUMENTS

19.1. This chapter provides an index of the main documents referred to in this ALNP report and the documents on the Abbots Langley Parish website. On the website documents include the main ALNP report and its nine Appendices. These can be accessed with other material under the seven topics (via the Abbots Langley Parish website in the Parish Section, Sub-section Neighbourhood Plan.) See: https://www.abbotslangley-pc.gov.uk/parish-council/introduction/. Information in relevant sub sections on the website includes:

1. Introduction.

Abbots Langley Commonplace Web site: https://abbotslangley.commonplace.is

Locality website: https://abbotslangley.commonplace.is

https://neighbourhoodplanning.org/toolkits-and-guidance/?type%5B%5D=key-documents

2. The Abbots Langley Neighbourhood Plan.

Main Documents and Appendices A to J: https://www.abbotslangley-pc.gov.uk/parish-council/draft-abbots-langley-neighbourhood-plan/

3. Parish Maps.

Abbots Langley Designated Area Map. https://www.abbotslangley-pc.gov.uk/parish-council/maps-of-abbots-langley-parish/

Other key Maps prepared for the ANLP.

4. Terms of Reference.

For the ALNP Steering Group. https://www.abbotslangley-pc.gov.uk/parish-council/terms-of-reference/

5. Agendas.

Neighbourhood Plan Steering Committee: 2016 to 2019. https://www.abbotslangley-pc.gov.uk/parish-council/agendas-for-the-neighbourhood-planning-team/

6. Other ANLP Documents.

Eight documents associated with a published ALNP Summary, Workshops, Public feedback from Workshops, Exhibitions, Presentations on ALNP and a New Local Plan Forum and ALNP Policy Development Summary (2018). https://www.abbotslangley-pc.gov.uk/parish-council/draft-abbots-langley-neighbourhood-plan/documents/

7.Bi-monthly Progress Reports on the ALNP work programme.

Over forty ALNP Bi-monthly Progress Reports for the Parish Council meetings from May 2016 to January 2023. https://www.abbotslangley-pc.gov.uk/parish-council/bi-monthly-progress-report/

19.2. Index of the main documents referred to in the ALNP:

- Abbots Langley Parish Design Guide and Code 2021 Abbots Langley Neighbourhood Plan.

  AECOM. See Appendix E

  https://www.abbotslangley-pc.gov.uk/parish-council/draft-abbots-langley-neighbourhood-plan/

- Abbots Langley Housing Needs Assessment – AECOM. See Appendix D. https://www.abbotslangley-pc.gov.uk/wp-content/uploads/sites/4/2022/07/Abbots-Langley-HNA_FinalVersion.p- neighbourdf
- Abbots Langley Timeline. Prepared by the Abbots Langley History Society 2019 http://www.allhs.org.uk
- Abbots Langley Village Centre masterplan September 2022. AECOM. See Appendix H. https://www.abbotslangley-pc.gov.uk/parish-council/draft-abbots-langley-neighbourhood-plan/
- Adopted Development Plan for Three Rivers District Council. https://www.threerivers.gov.uk/egcl-page/development-plan
- Adopted Development Plan for Three Rivers District Council. https://www.threerivers.gov.uk/egcl-page/development-plan
- Aspirations for Bedmond- Abbots Langley Neighbourhood Plan -See Appendix I https://www.abbotslangley-pc.gov.uk/parish-council/draft-abbots-langley-neighbourhood-plan/
- 'A life on our Planet' 2020. David Attenborough. https://en.wikipedia.org/wiki/David_Attenborough:_A_Life_on_Our_Planet
- Breeam Certification on Sustainable Built Environmental Standards https://www.buildenergy.co.uk/services/breeam/what-is-breeam/
- Building for a Healthy Life 2020 https://www.designforhomes.org/project/building-for-life/
- Community Infrastructure Levy -Guidance – Spending the Levy https://www.gov.uk/guidance/community-infrastructure-levy#spending-the-levy
- Decarbonising Transport Setting the Challenge – Department of Transport 2020 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/932122/decarbonising-transport-setting-the-challenge.pdf
- Economic Impact of Tourism 2019 Hertfordshire 2019 Results - Visit Herts. https://www.visithertsbusiness.co.uk/media/63227/economic-impact-of-tourism-hertfordshire-2019.pdf
- Economic Value of Tourism, January 2026, Tourism Economics, 2026 https://www.visitbritain.org/research-insights/economic-value-tourism
- Economic Impact of Tourism in Hertfordshire, 2026 https://www.visithertsbusiness.co.uk/media/117571/economic-impact-of-tourism-hertfordshire-2023.pdf
- Housing Delivery Test Action Plan. Three Rivers District Council. https://www.threerivers.gov.uk/egcl-page/housing-delivery-test
- National Census 2021

https://www.nomisweb.co.uk

- National Planning Policy Framework, Ministry of Housing, Communities & Local Government. Updated December 2024. https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf
- National Planning Guidelines, Ministry of Housing, Communities & Local Government, 2018.
- New Local Plan for Rivers District Council. -Preferred Policy Options and Sites for Potential Allocation. 2021. Three Rivers District Council https://www.threerivers.gov.uk/egcl-page/new-local-plan
- Progress Report to Parliament, 2022. Climate Change Committee. https://www.theccc.org.uk/publication/2022-progress-report-to-parliament/
- South West Hertfordshire Local Housing Needs Assessment. 2020 https://www.watford.gov.uk/downloads/download/45/south-west-hertfordshire-local-housing-needs-assessment-2020
- Strategic Housing and Employment Land Availability Assessment https://www.threerivers.gov.uk/egcl-page/new-local-plan-evidence-base
- The 20-minute Neighbourhood Guide https://tcpa.org.uk/collection/the-20-minute-neighbourhood/
- The Chilterns Beechwoods Special Area of Conservation Update 2022 http://aspect-ecology.com/march-2022-natural-england-introduces-a-12-6km-zone-of-influence-around-chiltern-beechwoods-sac-where-mitigation-will-be-required-for-residential-development/
- South West Hertfordshire Local Housing Needs Assessment. 2020 https://www.watford.gov.uk/downloads/download/45/south-west-hertfordshire-local-housing-needs-assessment-2020
- Woodland Trust: Ancient Tree Guide 4 https://www.woodlandtrust.org.uk/media/1836/what-are-ancient-trees.pdf

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ABBOTS LANGLEY PARISH COUNCIL

ABBOTS LANGLEY NEIGHBOURHOOD PLAN 2025 TO 2041



Updated December 2026

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ABBREVIATIONS

ALNP The Abbots Langley Neighbourhood Plan
ALPC Abbots Langley Parish Council
CIL Community Infrastructure Levy
DMSH Discounted Market Sale Housing
LHNA Local Housing Need Assessment
NP Neighbourhood Plan
NPPF National Planning Policy Framework.
NSALG The National Society of Allotment and Leisure Gardeners
OAN Objectively Assessed Need (for housing)
SHMA Strategic Housing Market Assessment
SuDS Sustainable Drainage Systems
TRDC Three Rivers District Council

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Neighbourhood Plan Steering Group: Cllr Sara Bedford, Cllr Elizabeth Burns , Cllr Jane Lay, Cllr Alex Michaels (until March 2018), Cllr Robin Powell, Cllr Owen Roe, Cllr Jon Tankard, Gwendolyn Ball, Anne-Marie Fanton (until September 2017), Tony Gott (until August 2016), Brenda Kersey, Bruce Prochnik, Jan Smith, Peter Warman (Chair).
Clerk to the Parish: Tim Perkins (until September 2021), Isabel Montesdeoca (from September 2021)
Neighbourhood Planning Consultant: Alison Eardley, https://www.yourfriendlyplanner.co.uk/
Special Projects Consultancy: AECOM

CLARIFICATION REGARDING THE SETTLEMENT HIERARCHY

'In planning terms, Abbots Langley (the settlement) is defined within the Settlement Hierarchy of the Adopted Local Plan as a “Key Centre”. It is not defined as a “village”, which is a separate category of settlement. The Regulation 19 Local Plan (emerging) proposes to amend the Settlement Hierarchy and classifies Abbots Langley as a “Small Town/Large Suburban Settlement”. Any reference to the term “Village” within the Abbots Langley Neighbourhood Plan should therefore be understood as reflecting the way in which the community identifies with and describes the settlement, rather than as a reference to its formal planning designation.

1. EXECUTIVE SUMMARY

1.1. The Abbots Langley Neighbourhood Plan ('ALNP') covers the period from 2025 to 2041. On 18 November 2014, Three Rivers District Council, the local planning authority, designated the area for the plan to be the whole of the civil parish of Abbots Langley (*Figure 1*). A Neighbourhood Plan Steering Group, comprising residents and Parish Councillors, has guided the preparation of the Plan. In consultation with the community, this Group established the vision for the future of Abbots Langley and how this vision can be realised through planning local land uses over the period of the plan.

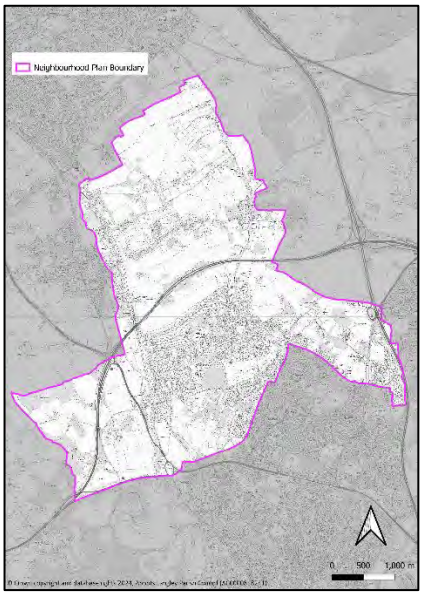
1.2. **Chapter Two** explains the planning context for the development of the ALNP and the key stages followed in its preparation.

1.3. **Chapter Three** explains the 2041 Vision for Abbots Langley with eight objectives to achieve this Vision Statement. These objectives are associated with:

1. Meeting local housing needs with the main focus on affordable housing.
2. Ensuring new development is good quality and sustainable.
3. Strengthening the local economy, including local retail and tourism appeal.
4. Protecting both the historic and environmental assets of the Parish, particularly its biodiversity, open spaces and Metropolitan Green Belt.
5. Ensuring the provision of sufficient school places, primary health facilities and mental health care services to match the needs of local residents.
6. Improving the provision of sustainable transport and assist in the transition away from the use of fossil fuel to electrically powered and hydrogen powered transport.
7. Exploring the potential for viable, locally based renewable energy projects.
8. Encouraging the production of local food including local farms, horticulture, community projects and private gardens/allotments.

1.4. **Chapter Four** describes the profile of the Parish with its varied communities. Abbots Langley is located in southwest Hertfordshire, in the northern part of the Three Rivers District. The area is situated between Watford, Hemel Hempstead, and St Albans. The Parish comprises the main village of Abbots Langley as well about thirteen other distinct communities within the boundary. The 2021 resident population is of the order of 22,000 living in about 8,800 dwellings (2021 Census).

Figure 1: Map showing the Abbots Langley Neighbourhood Area, which aligns with the parish boundary



1.5. The process of producing the ALNP has sought to involve the community as widely as possible. The different topics included in ALNP are matters found to be of importance to local residents, businesses and community groups. The ALNP Steering Group set up a Commonplace website in June 2015 as one of the processes to capture the views from local people about the area and how it should develop in the future. A leaflet explaining the work and how to access this website was distributed to every household in the Parish (*Figure 2*). There were a number of exhibitions and published articles to encourage public involvement in the ALNP.

1.6. There have been human settlements in the area for over 2,000 years. There are well-documented accounts of the physical and social changes that have occurred over the centuries. Significant changes have continued to take place in the last 20 years. These include the introduction of modern commercial industries such as Warner Bros. Studios, Imagination Technologies, RES (a renewal energy company) and other new businesses along the Gade Valley. Houses built in the Parish between 2000 and 2016 numbered 1,439 new dwellings, which is at least 50% of all new houses built in the Three Rivers District during this period. The Parish is less than a quarter of the land area of the District. As confirmed by the 2021 Census data, the Parish population has increased by 25% in the last 20 years, a significantly higher increase than in the surrounding areas.

1.7. Local residents believe that no major future new housing should be planned in the Parish until the capacity of its local public services associated with education, local health/social services and local transport networks are increased to meet adequately the current and any planned future demand. The local community places a high value on the area's designated open spaces and Metropolitan Green Belt land within the Parish. They do not want this land to be lost to development. However, there are undeveloped sites under consideration by the District Council for new housing in Abbots Langley that are located within designated Metropolitan Green Belt land. Also, development in the Parish must take into account the

impact of Climate Change, Brexit and the legacy of Covid-19 and make investments for the required adjustments in lifestyles and enhancing biodiversity.

1.8. **Chapter Five** provides the overview for the Spatial Strategy for the Parish and the location for any new development taking particular account of factors influenced by Climate Change. **Chapters Six to Eleven** explain the main policies of the Neighbourhood Plan. These chapters cover the key topics of housing, building design, preservation of buildings, stimulating the local economy, enhancing the natural environment, improving biodiversity, providing leisure facilities, fostering resilient communities, meeting healthcare needs, education provision, and providing sustainable local transport facilities.

1.9. **Chapter Twelve** suggests some Aspirational Projects of Interest to particular communities. **Chapter Thirteen** reviews the implementation process of the ALNP and the need for periodic reviews. **Chapter Fourteen** explains the possible investment priorities following from funds coming to the area as a result of levies placed on new development projects in the Parish. **Chapter Fifteen** shows the policies spatially on local area maps. **Chapter Seventeen** lists other Non-Policy Actions arising from the ALNP. A Glossary is provided in **Chapter Eighteen.** Background material for the ALNP is provided in a separate **Appendices Report** and in the assembled **Evidence Base**. The index for this material is provided in **Chapter Nineteen**.

1.10. **NOTE:** The informal Consultative Draft of ALNP was published in April 2021. This was followed by an informal six-month consultation programme with local residents and businesses. Two public exhibitions were held in the Abbots Langley Village and Bedmond in July and August 2021. The ALNP was revised in response to the feedback from the public.

1.11. This revised version was discussed and finalised by the Parish Councillors, the Parish Council being the Qualifying Body, in 2024.

1.12. The Three Rivers District Council published their Preferred Policy Options and Sites for Potential Allocation for their emerging Local Plan in Summer 2021 and held their Regulation 18 public consultation from 11 June to 20 August 2021. Due to the high number of public responses (20,000), the Council made amendments and consulted on the “Regulation Local Plan Regulation 18 consultation Part 4: Three Rivers’ Preferred Local Plan Lower Housing Growth Option - Protecting More Green Belt Land” between September and October 2023.

Figure 2: Cover of the ALNP leaflet



2. INTRODUCTION

2.1. This document is the Abbots Langley Neighbourhood Plan (ALNP) for the parish of Abbots Langley. It represents one part of the Local Plan for the parish over the period 2025 to 2041, the other parts being the Three Rivers Core Strategy 2011, the Site Allocations Local Development document 2014, and the Three Rivers Development Management Plan 2013. Three Rivers District Council (TRDC) is in the process of developing a new Local Plan, which will set out a development strategy for the district up to 2041.

2.2. As the local planning authority, TRDC designated a Neighbourhood Area sharing its boundary with the Parish of Abbots Langley on 18 November 2014. A Steering Group, comprising local residents and councillors, has guided the process locally.

2.3. The Plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). The Steering Group has prepared the Plan to establish a vision and framework for the future of Abbots Langley and to set out how that vision will be realised through planning land use and development change over the plan period 2025 to 2041, to align with the timescales of the new Local Plan.

2.4. The purpose of the ALNP is to structure development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish. The process of producing the ALNP has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to residents, businesses and community groups.

2.5. Each section of the ALNP covers a different topic. Under each heading, the policies themselves are presented in the blue boxes. Beneath each policy, the Purpose of the policy is presented followed by the Justification, which provides the necessary understanding of the policy and what it is seeking to achieve. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text and evidence documents that have been compiled to underpin the Neighbourhood Plan (see Chapter 19).

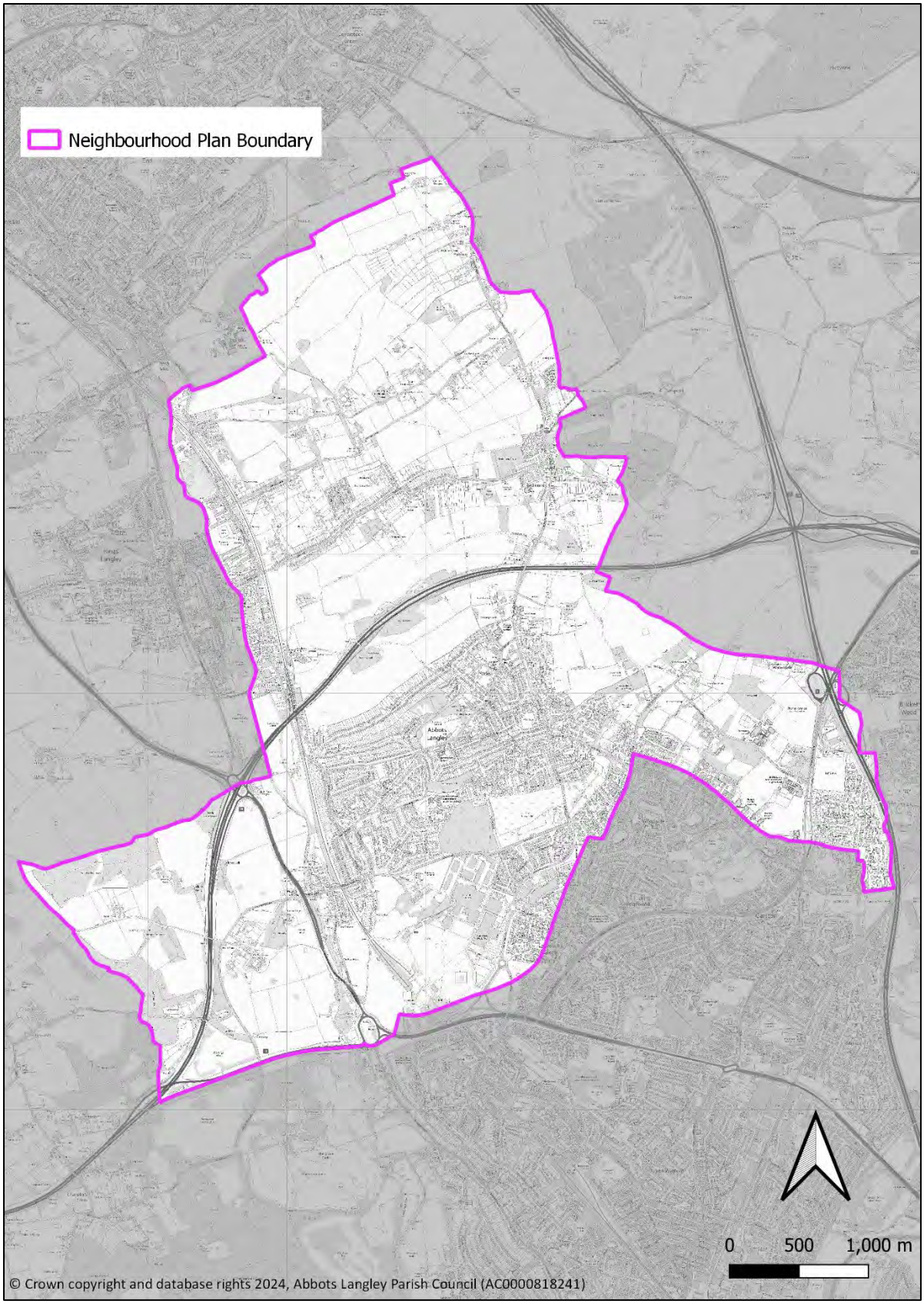
2.6. In addition to the policies, the Plan identifies a number of local needs and community aspirations that are not met through the planning system, but which are important to the well-being of the community. It is proposed that these projects will be met through community action supported by other organisations. The Plan also sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

2.7. *Figure 3* below shows the boundary of the ALNP designated area, which shares its boundary with the parish of Abbots Langley.

2.8. Throughout the document, examples of quotes taken from the comments received during the informal consultations are provided. Sources for these include the CommonPlace website, workshops and surveys.

2.9. The Abbots Langley Design Guidance and Code is an integral part of the Neighbourhood Plan, underpinning a number of the policies (see Appendix E).

Figure 3: Abbots Langley Neighbourhood Plan Boundary



National policy

2.10. The Neighbourhood Plan must have regard to the policies set out in the National Planning Policy Framework (NPPF).

2.11. The NPPF was most recently updated in December 2024 and states:

"Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. (para 29)

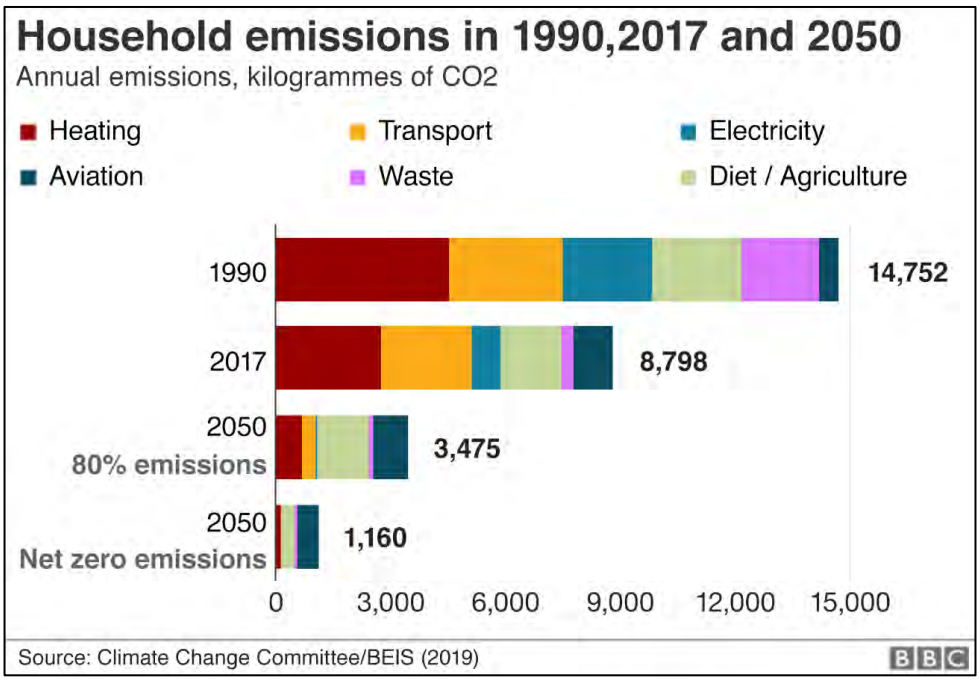
Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the Parish, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently". (para 30)

Climate Change and Emission Targets

2.12. In the UK Climate Change Act in 2008, MPs agreed that the UK should reduce 80% of its emission of greenhouse gases by 2050. In 2017, the government raised its target to "net zero" greenhouse gases by 2050. In 2021, the government announced its intention to reduce emissions by 78% by 2035 compared to 1990 levels. This means emissions from homes, transport, farming and industry will have to be avoided completely or - in the most difficult examples - offset by planting trees or sucking CO_2 out of the atmosphere. This latest target was recommended by the Government's Advisory Committee on Climate Change. Their report said, '*if other countries followed the UK, there was a 50-50 chance of staying below the recommended 1.5C temperature rise by 2100.' 'A 1.5C rise is considered the threshold for dangerous climate change.'*

2.13. Over 300 Local Authority Councils have followed the UK Government's June 2019 declaration of a Climate Emergency. Practical plans to meet the specified emissions target are under development; this includes local initiatives by Abbots Langley Parish Council, TRDC and Hertfordshire County Council. Policies and actions in this Neighbourhood Plan wish to comply with these new environmental standards. The challenges of reducing emissions are illustrated in *Figure 4*. Achieving such targets must be taken into account when considering the use of land in an area and energy use associated with any new infrastructure and built development.

Figure 4: The UK Challenge of meeting its Carbon Emission Targets



Local Policy

Adopted Local Plan

2.14. The Development Plan for Three Rivers comprises:

Three Rivers District Core Strategy 2011-2026, (adopted October 2011) and sets out key planning policies for the district.

Development Management Policies (adopted 2013)

Site Allocations Local Development Document (adopted 2014).

'Made' neighbourhood plans

Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007)

Waste Core Strategy and Development Management Policies 2011-2026 (adopted 2012)

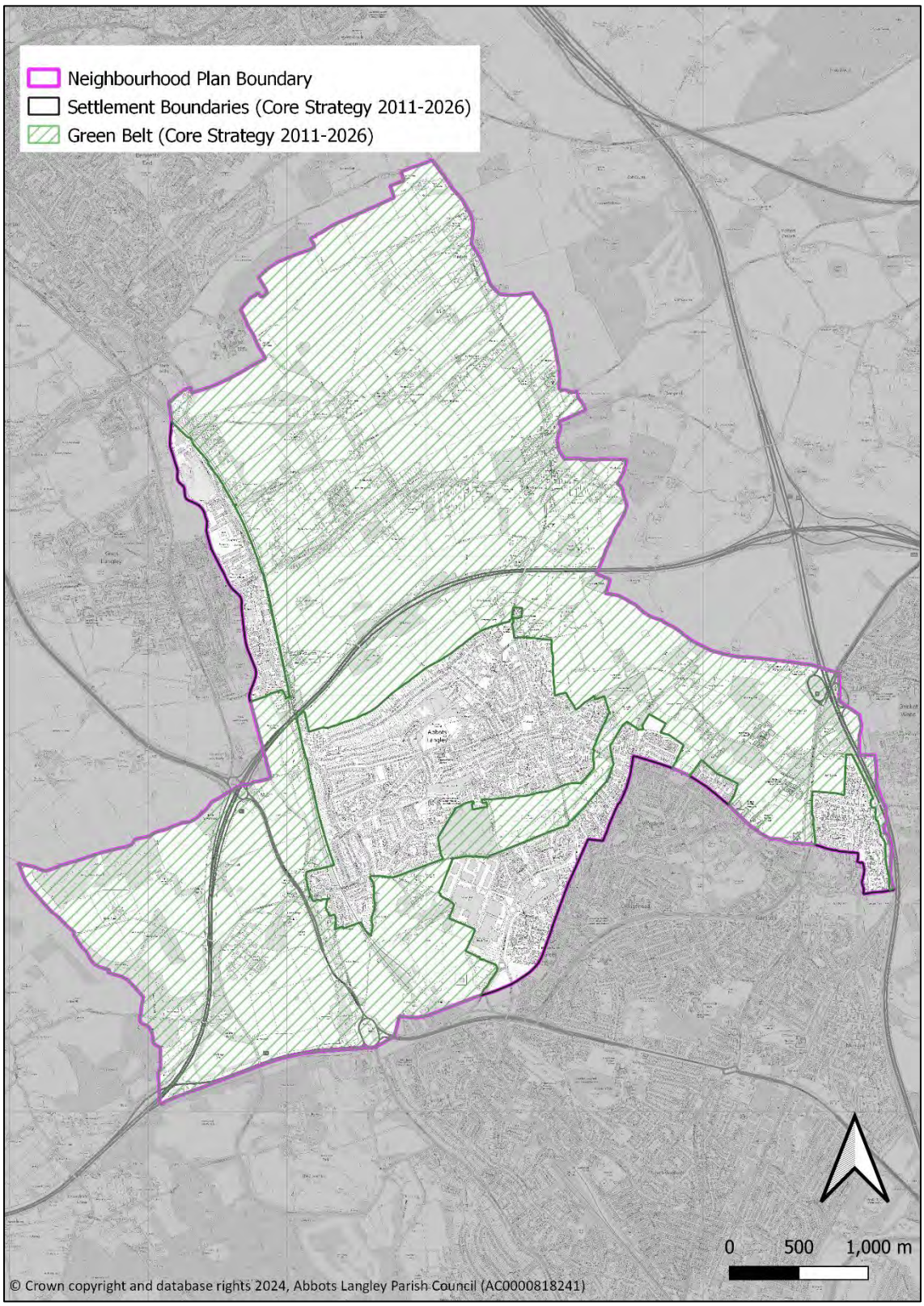
Waste Site Allocations Development Plan Document 2011-2026 (adopted 2014)

2.15. The ALNP must conform to the strategic policies of the adopted Local Plan. The Core Strategy (2011) seeks to deliver 4,500 new homes between 2001 and 2026 and provide an additional 2,378 jobs across the district. It states that approximately 60% of housing need will be delivered in the Key Centres as well as housing sites at the most sustainable locations on the edge of existing settlements in the Green Belt.

2.16. Four settlements within the Neighbourhood Plan area are designated within the settlement hierarchy: Abbots Langley, Leavesden and Garston as Key Centres, and Bedmond as a Village. Settlements beyond these, such as Hunton Bridge, are not considered part of the formal settlement hierarchy.

2.17. As shown in *Figure 5,* most of the area lies in the Green Belt, including Bedmond village, which is washed over.

Figure 5: Current Green Belt land in the Parish of Abbots Langley, 2024



New Local Plan

2.18. A new Local Plan to 2041 is being prepared. The Local Plan Regulation 18 consultation Part 4: Three Rivers' Preferred Local Plan Lower Housing Growth Option - Protecting More Green Belt Land ran from 27 October to 10 December 2023. The new Local Plan seeks to deliver 4,852 new homes over the period to 2041. However, this projected housing figure is being reviewed again in light of a potential new National Government housing target for the District of 13,300 houses.

2.19. The latest Local Development Scheme (December 2024), suggests that the new Local Plan will be published for consultation at Regulation 19 in February/March 2026 although following the Extraordinary Full Council Meeting on 7 January 2025, Members have agreed that officers should aim to publish the Regulation 19 draft plan by 7 November 2025. Examination is scheduled for summer 2026 and adoption anticipated at the end of 2026. Work on the neighbourhood plan has been mindful of its emerging content.

2.20. **The Abbots Langley Neighbourhood Plan is not seeking to allocate sites for housing, a position agreed with TRDC. An early review of the Neighbourhood Plan is anticipated following the adoption of the new Local Plan.**

Joint Strategic Plan

2.21. In Spring 2018, Three Rivers, Dacorum, Hertsmere, St Albans and Watford Councils gave formal endorsement to begin work on a Joint Strategic Plan (JSP) for South West Hertfordshire. By working together, the South West Herts Councils will also be in a stronger position to deliver and better fund essential transport, health services and educational facilities that local people want to see alongside new homes and jobs.

2.22. Each Council will still be responsible for preparing its own Local Plan but the JSP will provide the platform to consider how the challenges of growth in the wider South West Hertfordshire area can be addressed in the longer term (i.e. to 2050).

Key stages on how the Plan has been prepared

2.23. The Neighbourhood Plan Steering Group comprised both individual members of the community and local councillors. The Group has developed the Neighbourhood Plan through extensive engagement with the community, summarised in *Table 1* below.

2.24. Meetings and liaison with TRDC have taken place on each of the topic areas covered by the Plan. In addition, regular updates have been provided by posting ALNP Bi-monthly Meeting Agendas and Bi-Monthly Progress Reports on the Parish Website since May 2016.

2.25. A Consultation Statement will be developed later in the process, to accompany the Submission Version (Regulation 16) Neighbourhood Plan as part of the ALNP submitted documentation; it will contain the full detail of what happened and how comments at various stages have been incorporated. A summary of the consultation received via the CommonPlace website is included in Appendix C. A fuller detail is provided in the Consultation Statement.

Table 1: Summary of local engagement activity

Date	Milestone	Key activity
2014	Parish Council decides to prepare a Neighbourhood Plan	Terms of Reference prepared Parish designated
2015	Hiatus in activity	
2016 to 2017	Initial community engagement to gather evidence on each topic Evidence base constructed	Steering Group established Contact made with TRDC for guidance and information NDP publicly launched Initial engagement including website, public exhibitions and presentations Database of business and community group created Database of public buildings compiled Parish Profile assembled
2017	Continued engagement and evidence collation	Leaflet to all households Information included in the My Abbots newsletter Public exhibitions Stakeholder meetings Surveys Aerial photos
2018	Key themes, vision and objectives identified	Commonplace feedback analysed to inform vision and objectives and topic areas AECOM commissioned to undertake Local Housing Needs Assessment
2019 to 2020	Informal draft Plan written	Informal engagement
2021	Public Consultation on the informal Draft Plan	AECOM commissioned to provide Building Design Guidelines and evaluation of valued features of each settlement in the parish. Focus Groups and exhibitions
2022	Village Centre Masterplan finalised	Village Centre masterplan prepared in consultation with the community SEA and HRA Screening prepared
2023 to 2026	Regulation 14 Consultation Regulation 16 consultation Examination Referendum	Regulation 14 Plan Plan finalised and submitted to TRDC Plan ‘made’

Sustainability of the Neighbourhood Plan

2.26. The ALNP has been screened to ascertain whether a Strategic Environmental Assessment (SEA) and/ or Habitat Regulations Assessment (HRA) is required. The screening document was subject to consultation with Historic England, Natural England and the Environment Agency for five weeks in early 2023.

2.27. The SEA and HRA Screening Determination Statement, published February 2023, has concluded that the ALNP is unlikely to have significant environmental impacts and does not require either a full SEA or HRA.

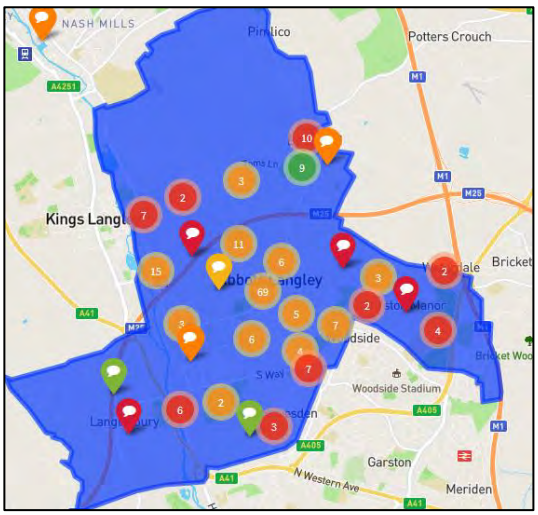
2.28. A copy of the Screening Determination letter and statement is available to view on the Parish Council website.

3. VISION AND OBJECTIVES

Introduction

3.1. The Abbots Langley Neighbourhood Plan Steering Group set up a Commonplace website to capture views from local people about the area and how it should develop over the course of the next 15 to 20 years (*Figure 6*). Views were expressed during the period that the Neighbourhood Plan was under development and consultation. Overall, 297 comments had been received and 476 'reactions' (for instance where support is shown).

Figure 6: Abbots Langley Neighbourhood Plan Commonplace website



3.2. These comments were analysed by topic and shown on the Parish Council website in the section on the Neighbourhood Plan. These have been taken into account in developing planning objectives and policies. Relevant quotes from local residents have been used in this report to illustrate their views. A summary and analysis of all the comments is given in Appendix C and all the comments could be read on the Abbots Langley Commonplace website until it was closed in 2023.

Issues for the Neighbourhood Plan Area

3.3. The Neighbourhood Plan seeks to address, as far as is possible, the challenges that face the communities of Abbots Langley. In summary these challenges are:

The majority of the parish lies within Green Belt. National planning policy now enables greater opportunities for Green Belt and Grey Belt developments, subject to criteria. The emerging Local Plan work indicates that changes to the Green Belt boundary would be required to accommodate the number of homes required across the strategic area. Proposed changes are particularly important in relation to Bedmond, which is currently washed over by Green Belt. There is strong support locally to retain the washed over status.

The parish has seen significant housing growth in recent years. A 25% increase in the parish population has occurred in the period 2001 to 2021. The strategic housing need for the district is set to increase, adding additional pressure for development. Any additional

housebuilding in the parish will need to be done in a way that protects the rural setting and historic character of the area and provides the additional facilities required, associated with healthcare and educational places. In addition, any new neighbourhoods will need to have measures incorporated to ensure their longevity, such as stewardship arrangements.

There is a high proportion of semi-detached properties, many of which are 2- to 3-bedrooms. Homes to attract growing families – including affordable homes – will be needed to continue to meet the needs of families attracted to the area and for local people. The design of new homes needs to be high quality, providing sufficient space for home-working and meeting sustainable environmental standards.

With larger retail centres nearby, it is important to retain the vibrancy of Abbots Langley village centre and ensure it continues to attract both residents and visitors. Equally, the role of the smaller, more local shopping areas in the parish needs to be sustained. Tourism is becoming increasingly important to the area and the impacts of this will need to be effectively managed.

Protecting the natural environment and its key features is of high importance. Equally the built heritage needs to be maintained.

Traffic congestion is fairly high at peak periods, exacerbated by the historic, originally narrow road layouts in the old parts of settlements, which are part of the valued local character in Abbots Langley. The ancient lanes, high levels of development locally, high car ownership, and HGV activity, added to the fact that the parish is situated between major transport routes and railway bridges, contribute to traffic congestion. Road safety has also been flagged as a major problem in some areas, which needs to be considered alongside the need to improve walking and cycling opportunities and infrastructure. The concentration of schools in the south-east part of the parish results in severe traffic congestion in this area, during the morning peak, disrupting other traffic movements on key routes in this area.

Maintaining and improving the range of community services and facilities is going to be important as the population continues to grow. A key priority for residents is access to healthcare and education. There is a need to safeguard the existing provision. Then expand provision to meet the increase in local population and provide a wider scope of health treatment services locally to reduce the dependence on hospitals.

There is also a need to ensure that provision of sports and recreational facilities aligns with anticipated future growth. These facilities can have a beneficial effect on the physical and mental health and wellbeing of the community.

Out-of-area commuting to work is high in the parish, despite the presence of three multi-national companies. This could indicate a lack of starter units and low cost, flexible workspaces. Opportunities for home-working or working near home could be improved by the provision of local employment hubs with bookable desk-spaces. There is scope to expand the Warner Bros. site, which would enable greater numbers of jobs.

There is a lack of secondary school provision in the parish, although this largely sits outside the scope of the ALNP.

3.4. An analysis of the Strengths, Weaknesses, Opportunities and Threats associated with the spatial planning and land use issues in the parish are given at the end of Appendix B.

Vision for the Neighbourhood Plan

3.5. The following vision for Abbots Langley is proposed, which imagines what life in Abbots Langley will be like in 2041, having secured the policies and proposals of the Neighbourhood Plan:

In 2041, Abbots Langley is a predominantly semi-rural parish, its main settlements surrounded by Green Belt. Abbots Langley Village itself is a thriving destination, capitalising on increasing numbers of visitors to the parish and providing a range of shopping and eating opportunities as well as leisure activities. The historic core remains, and new developments reflect the local character of the area to maintain the village feel with sufficient local facilities to meet the primary retail, healthcare, child education and leisure/sport activities for local residents. The Abbots Langley Village Centre has been improved following proposals in the Masterplan.

Visitors are attracted by the continued presence of the Warner Bros. Studios, which has been expanded to provide additional facilities and opportunities for local employment. Additionally, the regeneration along the Grand Union Canal has encouraged more canal traffic, and increased footfall in the village centre.

The development of smaller and more affordable properties, in-keeping with the local area, has enabled first time buyers and new families to move into the area, bringing renewed energy to the area and a perpetuation of local events and activities. Older people in the area have the opportunity to downsize to more manageable properties, freeing up homes for growing families. These families are attracted to the area because of the excellent schools, which have expanded to meet the local need and are more accessible with improved links east-west through the parish.

New homes have been designed sustainably to reduce their impact on the environment. Opportunities to enable people to work from home, should they wish, combined with the retention of a series of global businesses, has meant that fewer people are commuting out as jobs and training are available locally. Those that are commuting find it easier to get to Kings Langley station as the public transport, pedestrian and cycle access have been improved. Public transport services will be well maintained particularly local train services at Kings Langley Station.

The growing community's needs are well-met with an expanded medical centre as a District Health Hub, new playgrounds and leisure facilities and the ongoing resource offered by the Henderson Hub. The green spaces across the parish, well-linked by footpaths and cycle-paths, enable locals to enjoy the countryside on their doorstep. Equally these areas provide a haven for wildlife and native plants, increasing local biodiversity.

The parish has been able to install additional electric vehicle charging points at key locations and at new developments. A local car sharing scheme/ on-demand public transport /shared taxis services have reduced the need for multiple car-owning households and on-street residential parking pressures. This, in combination with the planting of trees and vegetation

along the main routes, has helped to reduce the air and noise pollution. Houses have been well insulated and implemented alternative heating systems with less dependence on fossil fuels.

The community is more balanced in the age groups living here.

Neighbourhood Plan Objectives

3.6. The Plan has the following eight objectives to achieve the Vision, which will be delivered in cooperation with relevant statutory and other agencies, including organisations in the commercial and not-for-profit sectors:

OBJECTIVE 1: Influencing new developments to be sustainably sited and to contribute to both the local housing needs of the parish while helping to deliver the district-wide housing requirement, including more affordable housing (of all types) as well as housing that addresses the needs of residents of all ages.

OBJECTIVE 2: Supporting new development that reflects the high-quality local context in terms of building style and materials and is sensitively designed to be attractive, to minimise flood risk, mitigate climate change, promote biodiversity and reduce our carbon footprint.

OBJECTIVE 3: Strengthening, supporting and promoting local economic activity in all retail, industrial, commercial and professional activities and maximise opportunities for tourism including the regeneration of the Grand Union Canal.

OBJECTIVE 4: Conserving both historic and the environmental assets of the parish, preserving the green setting of the settlements and the individual green spaces within them, ensuring that they are linked to create wildlife corridors. Maintaining as much as possible, the five distinctive statutory purposes of Green Belt policies in the Parish.

OBJECTIVE 5: Encouraging the provision of local infrastructure and facilities including expanded primary health care facilities and sufficient school places to address the needs of existing and future residents.

OBJECTIVE 6: Improving sustainable transport and movement across the parish, in particular through electric vehicle modes, on-demand services and public transport, specifically ensuring there is a safe environment for pedestrians and cyclists as well as motorists.

OBJECTIVE 7: Exploring the potential for viable renewable energy projects locally, serving and ideally owned by the local community.

OBJECTIVE 8: Encouraging the production of local food including local farms, horticulture, community projects and private gardens/allotments.

4. AN INTRODUCTION TO ABBOTS LANGLEY PARISH

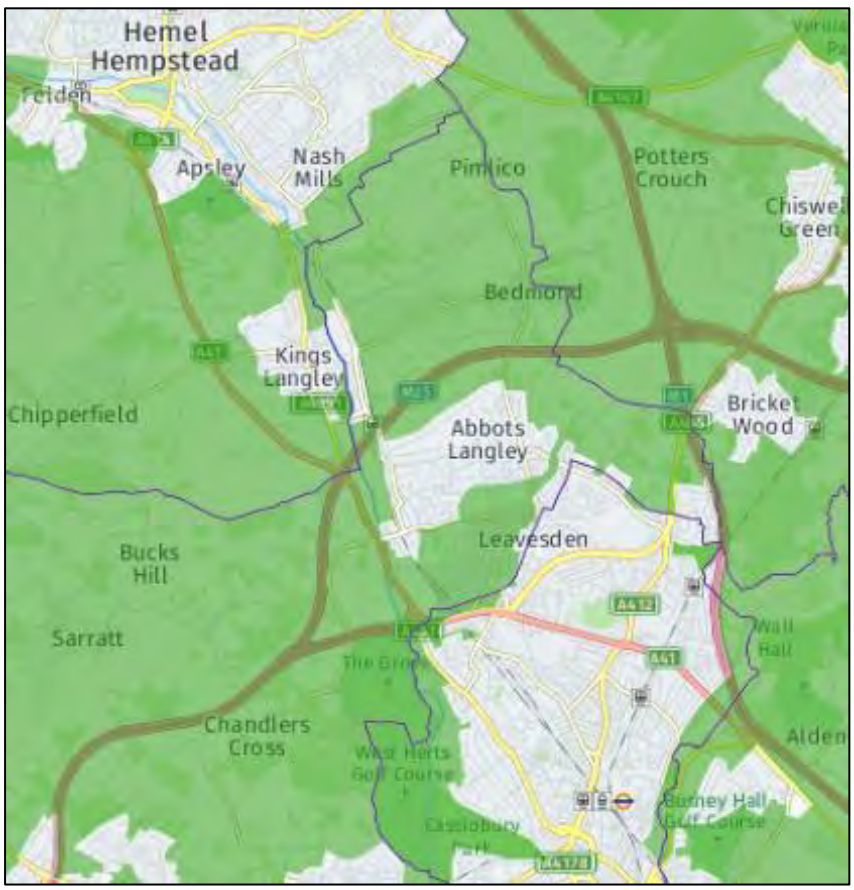
Geography

4.1. Abbots Langley is a parish in south-west Hertfordshire, in the northern part of the Three Rivers District. It is situated between Watford, Hemel Hempstead, and St Albans. The parish comprises the main village of Abbots Langley as well as a number of smaller settlements; in total there are about fourteen distinct communities within the parish boundary, which are home to approximately 22,000 residents.

4.2. Lying completely in the Metropolitan Green Belt (*Figure 7*) the northern part of the parish is in the Chilterns, where the ground reaches a height of 137 meters/449 feet in the north-east at Pimlico. The southern part is considerably lower. There is a general trend in the south and west down to the valley of the River Gade, which forms part of the western parish boundary. Abbots Langley was, as Domesday testifies, and still is a district of meadows and woods. The main village stands on high ground in the southern part of the parish.

4.3. The parish is crossed by the M25 through the centre and on a south-west axis. The M1 clips the south-eastern tip.

Figure 7: Green Belt around Abbots Langley



A brief history of the parish

4.4. The parish has a long history with evidence of human settlements from the upper Palaeolithic period onwards (10,000BC) in the Gade Valley. Flint tools from the Mesolithic period (8000-4000BC) have been found within the Parish. Celtic urns dating from the period between 10BC-AD30 are evidence of habitation by local tribes during that period. Tessellated paving and coins, dating between the period AD41-AD378, were found in the 1980s during the laying of foundations for houses near the station. These attest to Roman habitation.

4.5. The parish name itself can be traced back to at least 1045 when, it is recorded, a Saxon, Ethelwine the Black and his wife Wynfelda, gave 'Langelei' (denoting a long meadow or long lea) to the Abbot and the monks of the monastery of St Albans. The monastery played an important part in the affairs of Abbots Langley for several hundred years. The Parish Registers, which were started in the year 1538, as ordered by Henry VIII, are complete and very detailed. They reveal that the area was split into four manors: Abbots Langley, Langleybury, Chambersbury, and Hyde.

4.6. Abbots Langley has had a predominantly agricultural heritage comprising scattered farms during the 1700s and 1800s. However, the parish's close proximity to London led to a number of fine houses and estates being built as the area was considered to be a very attractive rural location but still within reach of London's high society. Many of the parish's historic assets remain today including Langley House (now converted to flats), the Abbots House (dating to the 1600s) and Hazelwood House (now Hunton Park Hotel).

Figure 8: Abbots Langley circa 1904



4.7. The advent of the industrial revolution made an impact on the parish, strengthened by the construction of the Grand Union Canal, which runs along the western boundary. It was at this time that the paper mills at Nash Mills, alongside the canal, were constructed, signalling a move away from agricultural work among locals and towards industry. By the 1830s, the railway had arrived, which meant that London was within very easy reach,

providing a catalyst for the future emerging role of the parish as a commuter village. The opening of Leavesden Hospital in 1870 facilitated another change as it imported a large number of patients and additional people moving to the area in supporting roles. The community, which had been concentrated largely around the main High Street, grew quickly during the late 1800s with the construction of new roads and terraced housing. In 1913, Ovaltine opened their factory in neighbouring King's Langley, providing work for locals.

4.8. The onset of World War II saw the demise of many of the historic buildings in the parish, including Manor House and Cecil Lodge. The Leavesden Aerodrome was established at this time to increase the supply of aircraft. After the war, the aerodrome was purchased by De Havilland, later acquired by Rolls-Royce, who used the site as a factory for producing engines for aeroplanes and later helicopters. From the 1970s, the aerodrome was also used by commercial small business aircraft, as the airfield was close to both the M1 and later the M25 motorways.

4.9. The M25 has had a significant impact on the parish, crossing east to southwest through the centre of the area. Enabling connectivity to nearby centres, it has crystallised the parish as a home for commuters, with the majority of local people working outside the parish boundaries. A knock-on effect of this has been the very high property prices.

4.10. By the early 1990s, Britain's manufacturing industry was in decline. Rolls-Royce sold their interests in the aerodrome site which meant that this large industrial area was disused. The nearby Ovaltine factory also ceased operating in 2002. Within this time, however, the former aerodrome site was purchased by Pinewood Studios who sought additional studio space. Rebranded "Leavesden Studios", the site has been used to film major films including James Bond, Star Wars: The Phantom Menace and Sleepy Hollow. In 2000, Heyday Films acquired the site on behalf of Warner Bros. The site was predominantly used to film the Harry Potter series of films, housing a permanent standing set during this time. By 2010, Warner Bros. completed its purchase of the site. They have invested in the region of £100 million to create a 'Hollywood' studio base in 'London.' The creation of the Warner Bros. Studio Tour London – 'The Making of Harry Potter' alongside additional sound stages has enabled approximately 300 new jobs in the local area and continues to expand. This investment has resulted in the Studio Tour becoming the biggest tourist attraction in Hertfordshire with a capacity of 6,000 visitors per day. Further expansion of the Film Studios is planned during the next five years.



Images show: Lych Gate at the Church of St Lawrence, Warner Bros. Studios, Leavesden and the green belt around the village

The Parish of Abbots Langley today

4.11. The 2021 Census revealed that there are 22,105 residents in the parish living in 8,855 dwellings. This has risen from 19,974 residents and 8,183 dwellings in 2011. The parish is a thriving community with many local facilities and amenities as described below:

4.12. **Primary Schools:** Bedmond Academy; Abbots Langley School; Breakspeare School (for special educational needs (SEN) pupils); Divine Saviour Catholic School; Tanners Wood; St Pauls C of E and High Elms Manor School (specialist school). Hertfordshire County Council has identified the need for a new primary school in the parish and has allocated a site on Woodside Road. No decision to build this new primary school has been made by 2026.

4.13. **Secondary Schools:** Breakspeare School (for special educational needs (SEN) pupils); Parmiter's School; Saint Michael's Catholic High School; and Garston Manor School (specialist for learning difficulties) and the Future Academies Watford (formerly Francis Combe Academy) straddling the parish boundary. With the exception of Breakspeare, the schools are concentrated in the south eastern part of the parish.

4.14. **Health:** There are no strategic health facilities within Three Rivers District. The nearest hospitals are at Watford, Hemel Hempstead and St Albans. There are three GP practices in Abbots Langley (The Vine House Health Centre, the Sheepcote Medical Centre and Abbotswood Medical Centre) and a nearby Watford Practice (Coach House Surgery). Other specialist units include: the West Hertfordshire Therapy Unit (Outpatient Physiotherapy Department), located at Jacketts Field, Abbots Langley and Warren Court, on Woodside Road, which is a residential medium secure service for people who have difficulty in learning - including those who need care and treatment in a safe and secure environment.

4.15. **Community facilities:** These include the library, village halls (at Bedmond and in Abbots Langley), youth club/community centre, and two other halls for hire owned by the Parish Council (Tanners Wood Hall and Manor House Hall). The Henderson Hub, at the Henderson Memorial Hall, has been developed to be a focal point for the residents in Abbots Langley and surrounding areas. Local people can now access a fully refurbished, accessible space where they can experience a range of visual, literary and performing arts as well as its continued use as a village hall.

4.16. The Henderson Hub is managed by the community as a registered charity. It promotes and supports a wide range of arts related activities throughout the community. Abbots Langley has over 130 volunteer groups and charities that encourage a wide range of community-based activities (see ALNP Evidence Base for more details).

4.17. **Green Spaces**: Beyond the Metropolitan Green Belt itself, the communities within the parish benefit from many green spaces including: Tanners Wood, School Mead, Hazel Wood, The Dell, Leavesden Country Park, Horses Field and the Millennium Gardens. Within the built-up areas of the parish, there is a need to preserve these green spaces which are greatly valued by the community and, despite the pressures for development, should not be sacrificed.

4.18. There are 6.57ha of Public Rights of Way within the parish. The Parish Council has produced a twenty-eight-page booklet, detailing eight walks around the Parish.

4.19. Abbots Langley Parish Council operates four allotment sites: Manor House, Jacketts Field, Kingsfield (behind The Compasses Pub) and Primrose Hill. Allotments are an important community resource, used by local residents all year round to grow vegetables, soft fruits, and flowers. In 2021, all plots are in use. Additional provision of allotment space is likely to be required in future years with the possible addition of communal cultivation plots.

4.20. **Burial Grounds:** There are three cemeteries in the parish: Abbots Langley Churchyard, St Paul's Churchyard at Langleybury and East Lane Cemetery (North). Apparently, these are full and not open for new burials. Located in the Parish since 1959, the West Herts Crematorium serves five local District Authorities, including TRDC. In 2020 Dacorum District Council, in partnership with the West Herts Crematorium, provided a new cemetery just beyond the northern boundary of the parish.

4.21. **Sports facilities:** There are numerous playing fields for a variety of sports, including at Langleybury, Leavesden Country Park (including a multi-use games area), South Way, Horses Field, Primrose Hill, Manor House Grounds (including a multi-use games area and new skate/BMX area) and the Bedmond Playing Fields in Toms Lane, Bedmond (including a multi-use games area). The Three Rivers Playing Pitch Assessment Report (2019) reveals a shortfall in quality of football provision, notably in Bedmond, given the high demand for this activity. Parmiter's School sports facilities are used by local sport clubs at weekends. The Watford Woodside Leisure Centre and Swimming Pool and outdoor facilities, close to the southern boundary of the parish, is available to residents in Abbots Langley, under an agreement between the two District Councils.

4.22. **Play areas:** There are 13 designated play areas in the parish. In recent years these have been increased in number and upgraded with new equipment. New play areas have been created in Horses Field and Leavesden Park. A new skatepark for Abbots Langley village was built in the Manor House Gardens and opened in May 2019.

4.23. **Shopping:** There are numerous shops (including two post offices), public houses, and cafes / restaurants located in the various communities within the parish.

4.24. **Economic Activity**: Abbots Langley has a thriving large village centre, noted as a 'Key Centre' in the Three Rivers hierarchy of settlements. There are a few small industrial/business estates along the Gade Valley. Key employers in the parish and immediate environs include:

Warner Bros. Studios, Leavesden - a 160-acre production facility that has been the production site of many highly acclaimed Warner Bros. movies. It is also a tourist attraction and has attracted millions of visitors since the Harry Potter studio tour opened. The site's expansion in recent years has been major boost to local employment training in the area. Some of the biggest productions employ up to 750 people on construction, with an average shooting crew of 250. Plans for new production facilities propose a further 40% expansion of local employment resulting in nearly 6,000 on-site jobs and increasing film and TV productions to 613.8m per annum.

RES - one of the world's larger independent renewable energy companies with over 13 GW portfolios.

Imagination Technologies - a technology company, focusing on semiconductor and related intellectual property licensing. It markets PowerVR mobile graphics processors,

MIPS embedded microprocessors, and is known for its Pure consumer electronics division.



Images show: Manor House modernised play area, the Community-led Henderson Hub, Leavesden Country Park, Imagination Technology Campus, Future Academies Watford (formerly Francis Combe Academy) and Primrose Hill allotments

4.25. The key aspects of the profile of Abbots Langley parish, as they relate to the Neighbourhood Plan, are below, based on 2021 Census data (statistical detail is given in Appendix A) available at the parish level.

4.26. Compared to the district as a whole, Abbots Langley has a **high percentage of residents of working age (25 to 64 years)**, amounting to approximately 55% of the local population. This age group has grown considerably between since 2001.

4.27. In contrast, the **number of older adults, aged 65+ is significantly lower** than the district and region. This age group, however, is rising and given the numbers of adults in the lower age groups, is anticipated to rise further over the period of the Plan.

4.28. There is a **higher-than-average number of children and teenagers** in the parish, with the parish being an attractive place to live for older families. Whilst the number of younger working adults is generally high, this cohort has grown the least, possibly as a result of rising house prices and inability to rent locally.

4.29. Abbots Langley has **higher than UK average levels of car ownership**, with 1.5 cars per household compared to 1.2 at the national level. 47% the households in the parish have at least two cars and 12% have no car. This is not unexpected in a largely semi-rural area.

4.30. The nearest mainline railway stations serving the parish are at Watford Junction and Hemel Hempstead although there are intermediate stations at Kings Langley, Garston and Apsley. The parish is fairly **well served by bus links** to several major employment centres. However, the vast **majority of those in work use their car to travel to their place of employment**,

with 10% of people working from home. This proportion has increased considerably since the outbreak of Covid-19 and its associated measures.

4.31. Abbots Langley **predominantly comprises of two-to-three-bedroom homes,** mainly semi-detached (34% of stock) and 24% terraced and 24% detached. 72% of homes are owner-occupied while the percentage of **social and private rented properties available are about average** at 26%, mirroring Three Rivers District as a whole.

4.32. The **majority of workers travel 5-10km to work**, which has a reach to The Warner Bros. Studio, Hemel Hempstead and Watford. Approximately **20% of residents work at least 10km away from home**, London being 30km away. This suggests that Abbots Langley has a large out-of-area, commuting population.



The Church of Ascension (Tin Church) – Grade 2 listed (Photo credit: K Herrington)

5. SPATIAL STRATEGY

Local Factors affecting new development

5.1. Abbots Langley parish has been the recipient of a significant proportion of new housing developments within Three Rivers in recent years. As confirmed by the 2021 Census data, the Parish population has increased by 25% in the last 20 years, a significantly higher increase than in the surrounding areas. The number of dwellings rose from 8,183 homes to 8,855 homes, an increase of 8.2%.

5.2. This growth has created additional pressure on local services, amenities and infrastructure. It has also reduced substantially the remaining available brownfield land suitable for development. As the parish population continues to grow, it will be vital to ensure that the area is able to house its residents in a way that balances the needs of young people, families and the retired and enables access to key services and facilities.

5.3. When considering future development, the public consultation process revealed a strong desire to keep any new development within the settlement boundaries, to protect the Metropolitan Green Belt and green corridors and to prioritise brownfield sites, wherever possible.

5.4. Three Rivers District Council is currently preparing its new Local Plan. The Regulation 19 consultation and submission to the Planning Inspectorate for examination is planned for 2026 During the last ten years, new housing development along the western boundary of the parish, in the Gade Valley, has significantly increased the traffic movements along the two radial (north/south) routes (A4251, Hempstead Road and Lower Road/Railway Terrace/Station Road) with peak traffic congestion focusing on the M25 Junction 20 roundabout, where local traffic meets the regional traffic movements.

5.5. Also, the other north-south traffic movements between Hemel Hempstead and Watford via Abbots Langley pass along Bedmond Road/Tibbs Hill Road. This corridor is experiencing more traffic congestion during weekday peak traffic periods.

5.6. Local planning policies in the area to date have restricted development where it would generate additional traffic through the five narrow bridges under the West Coast mainline on the western boundary of the parish. To address the capacity restraints of the single lane railway bridges and the three north-south traffic routes across the parish will require significant investment, which private developers will be expected to fund. Such investments may require major housing developments of 2000+ units. This, in turn, would threaten the Green Belt areas within the parish.

5.7. The ALNP does not seek to allocate sites, rather it sets out a series of parameters to support the national and TRDC's proposed growth strategy, through:

promoting and encouraging sustainable new housing on previously developed (brownfield) sites within the settlement boundaries.

encouraging small-scale residential developments that are sympathetic to their surroundings.

ensuring that new developments include a mix of housing to meet the needs of local people, taking into account the current and projected demographic of the parish.

providing well-designed dwellings that are sympathetic to the character of the settlement.

ensuring that new development is well-connected to the existing 'movement' network, supporting the Walkable Neighbourhoods concept and provision of public transport and infrastructure to support less-polluting vehicles. The larger settlements in Abbots Langley are well suited to follow these planning principles in developing its local economy. The practical implementation of this concept is explained in more detail in the Abbots Langley Village Centre Masterplan prepared by AECOM (October 2022 - See Appendix H) and in the individual settlement maps showing nearby facilities in the other communities within the parish. (See Chapter 16)

ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity – while much of the infrastructure planning (e.g. schools, GPs) sits outside the scope of the ALNP, as it is the responsibility of other organisations, the ALNP seeks to ensure that all major development is carefully planned, with community involvement, to ensure that adequate facilities are provided.

ensuring that new developments will be functioning as they were designed, for many years to come, to be able to benefit both the new and existing communities within the parish.

5.8. Given the major expansion being considered in Watford, Dacorum and St Albans, the Parish Council expects the Local Planning Authorities to measure the expected impacts of these developments on the local health, education facilities and local transport networks and facilities within the Parish.

5.9. Other areas that are supported, but which fall outside the remit of the ANLP include:

national policies on food production to determine the long-term needs for food security, before removing productive land that could serve local requirements.

address noise and air pollution from the major movement corridors. Building more houses near motorways without addressing the existing concerns of pollution is not considering the health needs of the expanding population.

new housing locations should not restrict the future potential for redeveloping movement corridors (motorways and rail routes) say, as automated light rail solutions. These arguably have greater potential to provide practical mass movement services for freight and passengers rather than automated road vehicles.

5.10. The potential impact of development on climate change is an issue that has been at the forefront of the development of the Plan.

Policy AL1: Spatial Strategy: Location and scale of development

POLICY AL1: SPATIAL STRATEGY: LOCATION AND SCALE OF DEVELOPMENT

A. Development proposals within the defined settlement policy boundary (as shown in the most recent development plan) will be supported where they comply with other development plan policies. Development proposals which make use of brownfield sites will be particularly supported.

B. Development proposals outside the defined settlement boundaries will only be supported where it meets the following criteria:

i. it is in accordance with national and Three Rivers development plan policies in respect of appropriate uses in the countryside and in accordance with the provisions of the NPPF in relation to development within the green belt and, where identified, grey belt; and

ii. it does not individually or cumulatively result in the physical or visual coalescence of the individual communities in the Parish, notably Bedmond and Abbots Langley, and retains their separate identities;

iii. it is of a scale and nature appropriate to the character and function of the area; and

iv. where appropriate, it brings redundant or vacant agricultural/farm or other rural buildings or buildings of heritage value back into viable use consistent with their conservation with an emphasis on reducing car movements and enhancing sustainable modes of transport.

Conformity reference: NP objective: 1; Core Strategy: PSP2, CP1, CP2, CP11; Development Management Policies: DM2; Site Allocations Local Development Document: SA1; NPPF (2024): 7, 8, 29, 61, 73, 82-84, 96, 98, 111, 124-126, 129, 130, 135, 142-160, 187

Purpose

5.11. Policy AL1 seeks to ensure that development within the parish is focussed to be within the defined settlement boundaries. This will help to ensure that new development takes place in the most sustainable locations, near to local services and amenities. It will also protect the valued Green Belt, green space, and green corridors within the parish against loss, avoiding sprawl and coalescence of the individual settlements.



5.12. In the context of the emerging Local Plan, it is considered that the settlement boundaries may evolve when the new Local Plan is adopted. While the current Local Plan remains in place, however, the identification of settlement boundaries in the ALNP will provide certainty to prospective developers, in the absence of an up-to-date Local Plan.

Justification

5.13. The majority of new development in the past within Three Rivers has been focussed on the Key Centres. Abbots Langley, as a key centre, has been the recipient of a significant proportion of this in recent decades. Whilst this has enabled greater numbers of people to move to the area and make a home here, inevitably it has created additional pressure on the local services, amenities and infrastructure. It has reduced substantially the remaining brownfield land that would be suitable for development. Finally, it has put pressure on green space, particularly in light of the fact that much of the parish is within the Green Belt.

5.14. Local engagement has indicated that protecting green space and, in particular, Green Belt is a high priority for residents. The adopted Core Strategy supports this as it seeks to protect Green Belt by focussing development within the existing urban settlements through development of previously developed land and appropriate infilling.



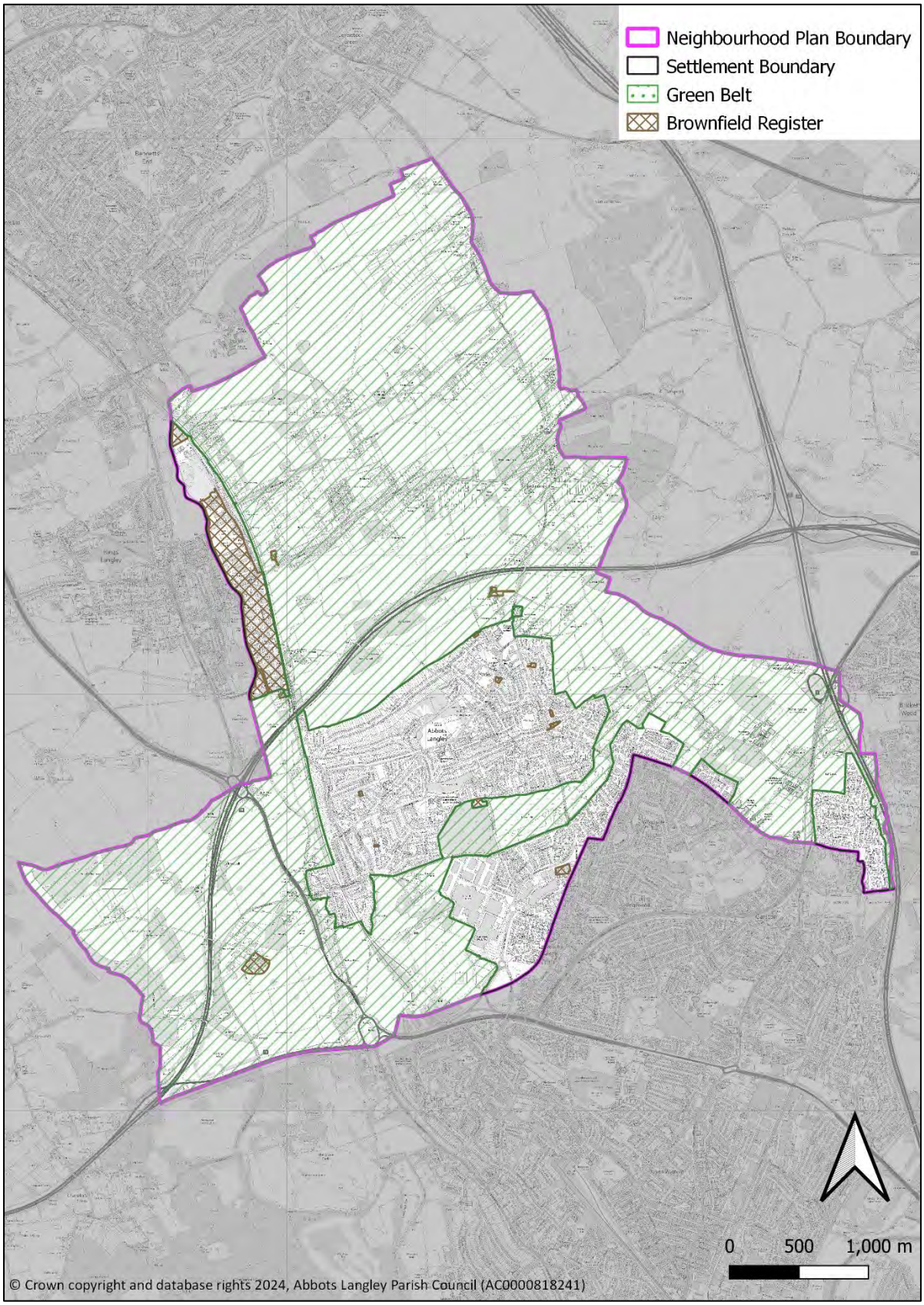
Images show: New housing recently built off Woodside Road - approved on appeal by a Government Planning Inspector despite objections from TRDC, as the site was previously Green Belt land; and latest local shopping centre associated with the new housing development (425 dwellings) in Leavesden (2016)

5.15. The ANLP proposes that priority is given to previously developed sites and in the most sustainable locations, which is within the settlement boundaries, where it can be conveniently located to access local services and facilities. This will also ensure that sprawl is avoided and coalescence between the various settlements. Furthermore, that development is well-designed to reflect the size and character of the settlements in terms of density and form. For greater detail see the 'Design Guidance and Code Abbots Langley Parish' by AECOM (November 2021), Appendix E.

5.16. It is noted that the NPPF has amended policy relating to Green Belt and, notably, the potential to identify areas of Grey Belt. It is anticipated that this will be considered further in the new Local Plan, which commits to a Green Belt Review.

5.17. The adopted settlement boundaries, brownfield sites and green belt are shown in *Figure 9*.

Figure 9: Adopted settlement boundaries within the Parish of Abbots Langley (designations as per adopted Core Strategy 2011-2026)



6. HOUSING

Policy AL2: Housing mix

POLICY AL2: HOUSING MIX

A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting local needs using the most recently available and up to date housing needs assessment figures.

As appropriate to their scale, nature, and location, development proposals for residential use should respond positively to all of the following principles:

i. the delivery of smaller (1-3 habitable rooms) and medium (5 habitable rooms) dwellings or as otherwise set out in the most up to date assessment of local housing needs.

ii. the provision of affordable housing which meets the requirements in the Three Rivers development plan. Affordable homes should be tenure-blind and well-integrated with market housing. The tenure of affordable units should meet the specific needs of the parish.

iii. proposals that enable greater affordability uplifts and prioritise local residents when it comes to allocating housing (such as the use of social rent or First Homes).

B. Residential development that is being built to meet the needs of older people (by virtue of its size and location) should demonstrate how it reflects the Housing our Ageing Population Panel for Innovation (HAPPI) principles, and the guidance contained in the RTPI's "Dementia and town planning: Creating better environments for people living with dementia".

C. Development proposals for self- and custom build housing will be supported where they otherwise comply with development plan policies. Medium (5 habitable rooms) dwellings will be particularly supported.

Conformity reference: NP objective: 1; Core Strategy: CP1, CP3, CP4; NPPF (2024): 61-68, 71, 73, 82-84,156, 157

Purpose

6.1. It is important that any new residential development within the Neighbourhood Plan area addresses local housing need. Policy CP3 of the adopted Core Strategy (2011) states that *'The Council will* require *housing proposals to take into account the range of housing needs, in terms of size and type of dwellings as identified by the Strategic Housing Market Assessment and subsequent updates. New development will also provide a range of house types and sizes to reflect the existing and future needs of the Three Rivers population and the characteristics of housing in the area'.*

6.2. Policy AL2 seeks to ensure that new housing units provided within the parish primarily meet the needs of the local population and that a balanced mix of housing is achieved.

"A mix of housing sizes is needed, to cater for first-time buyers, growing families and downsizers"

Justification

6.3. At a District level, the South West Hertfordshire Local Housing Needs Assessment was published in March 2024, on behalf of Dacorum, Hertsmere, St. Albans, Three Rivers and Watford Councils.

6.4. It recommends a mix as shown in *Table 2* across the broad authority areas, while *Table 3* shows the adjusted modelled mix for Three Rivers specifically.

Table 2: Recommended housing mix for the Housing Market Area (source: South West Herts Local Housing Needs Assessment Update, 2024)

	Market	Affordable home ownership	Affordable housing (rented)	
			General needs	Older persons
1-bedroom	5%	20%	20%	50%
2-bedrooms	20%	40%	30%	50%
3-bedrooms	45%	30%	35%	
4+-bedrooms	30%	10%	15%	

Table 3: Adjusted modelled mix of housing by size and tenure – Three Rivers (source: South West Herts Local Housing Needs Assessment Update, 2024)

	Market	Affordable home ownership	Affordable housing (rented)	
			General needs	Older persons
1-bedroom	4%	19%	20%	53%
2-bedrooms	21%	39%	32%	47%
3-bedrooms	42%	30%	35%	
4+-bedrooms	32%	13%	12%	

Source: Housing Market Model (with adjustments)

6.5. For affordable housing, the report suggests a greater proportional need for one- and two-bedroom properties. However, there remains a need for a balanced mix of dwellings of different sizes to come forward; with delivery of larger properties being important in meeting the needs of households with an acute housing need and releasing existing properties for other households.

6.6. For the parish itself, the Abbots Langley Housing Needs Assessment (2017) (Appendix D), whilst some years old, identified needs largely in line with the broader area:

smaller homes (1-3 habitable rooms) suited to both first-time buyers as well as those seeking to downsize and

dwellings suited to older groups within the community, which is a growing demographic; and

dwellings suited to the needs of younger families (5 habitable rooms).

6.7. Policy AL2 sets the expected housing mix for the parish, based on this premise of securing a greater number of low to median cost homes. The Abbots Langley HNA should be reviewed on semi-regular basis.

7. LOCAL CHARACTER, HERITAGE AND DESIGN

Policy AL3: Character of development

POLICY AL3: CHARACTER OF DEVELOPMENT

A. Development proposals should conserve or enhance the character or appearance of the Conservation Area in which they are located (as shown on *Figure 11*), the Policies Map.

All new development should reflect the character of the Character Area in which they are located (as shown on *Figure 12)*, the Policies Map and as described in the Abbots Langley Design Guidance and Codes, Appendix E. Developments should reflect the architectural variety found locally and use materials that are in keeping with those found in existing buildings in the immediate locality. This will help to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, where this demonstrably enhances the quality of the built form.

B. As appropriate to their scale, nature, and location development proposals should strive to:

- **i. make a positive contribution to the visual impact of the main highway approaches into the settlements, as shown on *Figure 12*. Improvements and enhancements should include, where appropriate, additional tree planting, the enhancement of roadside green spaces (for instance through planting and street trees), the reduction/consolidation of road signs and other street furniture and wider green infrastructure improvements that are identified as being necessary;**
- **ii. take into account and adhere to the Abbots Langley Design Guidance and Codes and, where appropriate, the Conservation Area Appraisals; and**
- **iii. protect views and vistas along the Grand Union Canal and River Gade; and**
- **iv. incorporate soft landscaping, including large canopy trees with sufficient root protection areas to ensure growth to maturity, and other boundary treatments to provide active frontages; and**
- **v. promote the use of sustainable transport and active travel through adopting a Healthy Streets Approach to street design; and**
- **vi. be in accordance with the Three Rivers District Council parking policy; and**
- **vii. ensure traffic generation and parking does not adversely affect vehicular and pedestrian safety.**

C. Where development sites abut open countryside, development on the rural boundary edge should mitigate any detrimental visual impacts on the countryside. This should be achieved through:

- **i. the siting of lower density development at the rural boundary of the site in order to provide a gradual transition from the built form to open countryside;**
- **ii. the inclusion of meaningful and characteristic landscape buffers to help ensure an appropriate transition from built development to open countryside; and**
- **iii. a layout that clearly minimises the visual impact of buildings of a larger volume, form, scale, size or height relative to the surrounding context and larger than typical structures around it on both the open countryside and existing villagescape to avoid new development dominating its surroundings and to provide a visual transition between new development and existing.**

Conformity reference: NP objective: 2; Core Strategy: PSP2, PSP4 CP1, CP12; NPPF (2024): 73, 77, 84, 96, 109, 129, 130, 131-140, 187, 203

Purpose

7.1. This policy seeks to conserve and enhance the distinctive character and heritage of Abbots Langley so that its significance may be better understood, appreciated and reflected in new development. It is what makes the area distinctive and special. Given the existence of at least fourteen distinct communities/settlements across the parish, as shown in *Figure 10*, the application of this policy must be applied to the local character and heritage of each individual settlement.

> "The neighbourhood plan should recognise the local significance of things. Too often, planning decisions are taken in the light of a national standard measure, which taken out of the national context, can lead to insensitive and inappropriate decision-making. e.g., the locally significant BRE houses in Trowley Rise. They may not register highly in the national consciousness or have superiority over the nation's high-profile historic buildings, but they can rate very highly and compare very favourably in the minds of local people. Local significance should be given consideration: what it means to the community and what it means in the context of the neighbourhood"

Justification

7.2. Both the underlying geology and landscape, coupled with the activities of past generations of people and development, have created the features that give the parish its distinctive identity today.

7.3. From a landscape perspective, Abbots Langley Parish contains four different landscape character areas: Area 7: Sarratt Plateau; Area 8: Upper Gade Valley; Area 9: Bedmond Plateau; and Area 11: Lower Gade Valley. These have, over the centuries, supported an agricultural landscape, dotted with villages and woodland, including ancient woodland.

7.4. There is evidence of settlements in the parish dating back over 8,000 years. This has left a legacy of built heritage assets of all kinds and of national and local importance, including Grade I and II Listed Buildings and Archaeological Notification areas. There are two Conservation Areas: Abbots Langley, and Hunton Bridge, each with their own Conservation Area Appraisals. The heritage assets and designations are shown in *Figure 11.*

Figure 10: Location of the fourteen main settlement areas in the Parish of Abbots Langley

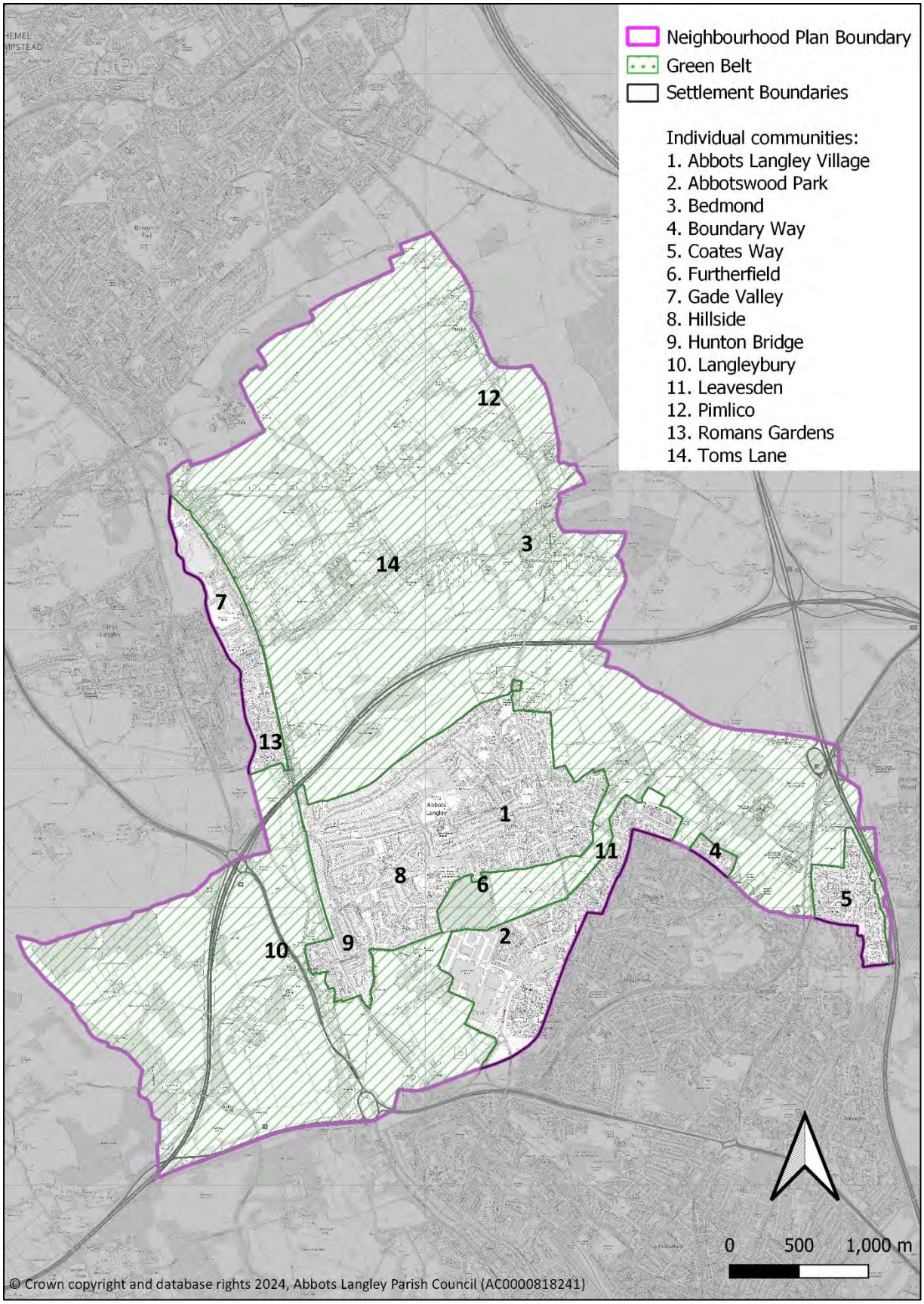
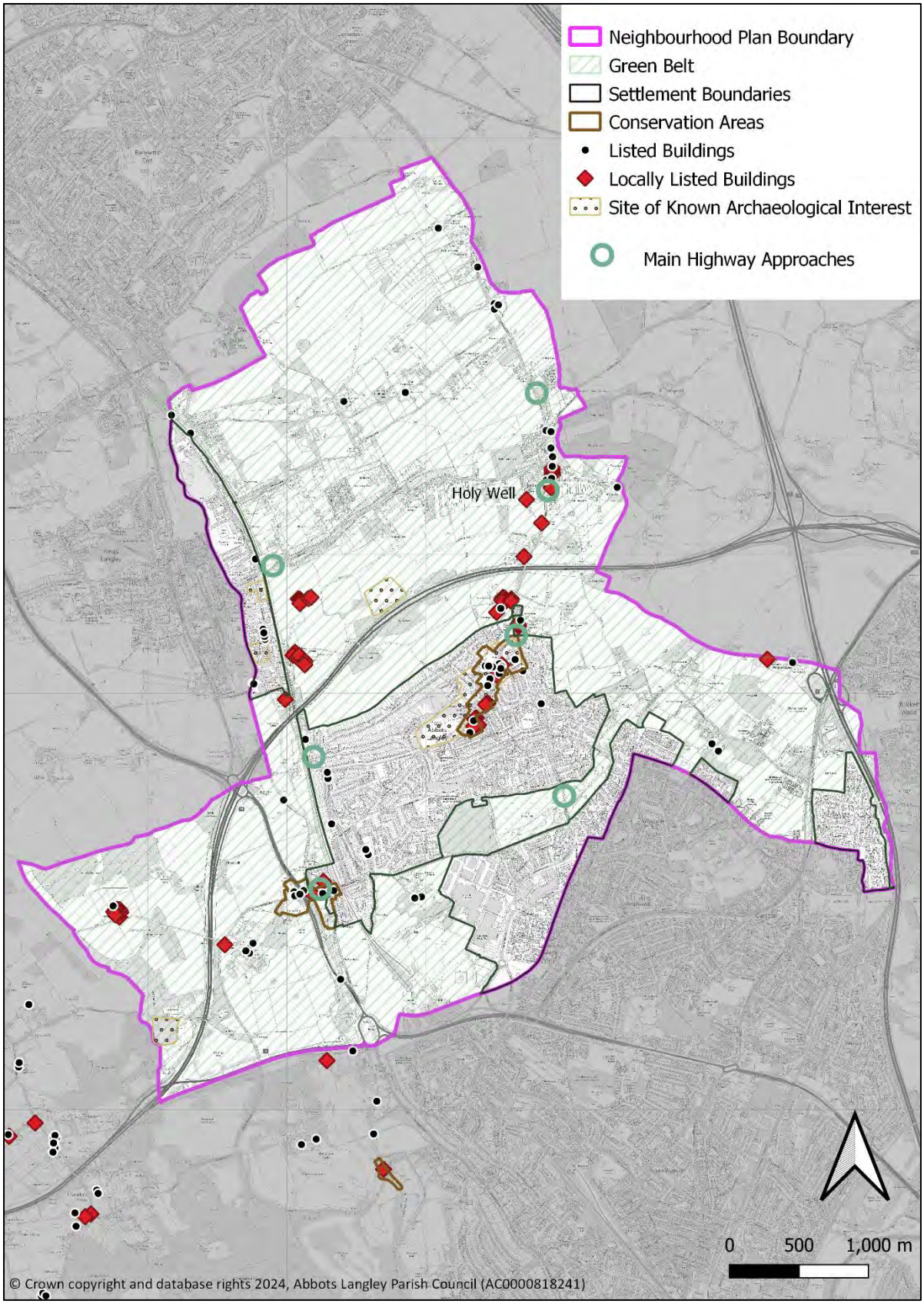


Figure 11: Heritage assets and designations in the neighbourhood area



7.5. To provide additional detail on local character, AECOM was commissioned to prepare, in consultation with the local community, a 'Design Guidance and Code' for Abbots Langley Parish. The document, published in November 2021, forms an integral part of the ALNP and can be found in Appendix E. The work identifies five Character Areas, which are considered to display characteristics unique to their boundaries. A summary of each is provided in *Table 4* and fuller descriptions are provided in the Abbots Langley Design Guidance and Code itself. The Guidance sets out detailed design considerations for each of the Character Areas, that should be taken into account within any development proposals. The Character Areas are shown in *Figure 12*.

Table 4: Summary of the Character Areas of Abbots Langley Parish

Character Area	Photograph
Pimlico and Bedmond: This area is focussed on Bedmond, Pimlico, and the eastern part of Toms Lane. A linear development runs along the three key roads of Bell Lane, Toms Lane and the High Street. The village itself is residential with a main General Store/Post Office and other local facilities, including a Village Hall, Sports Club and Primary School. Buildings tend to be detached or semi-detached, often set back from the road, offering space for off-street parking. Building heights rarely exceed 2-storeys, with hipped and pitched roofs. Materials include red bricks and clay tiles.	
Gade Valley: This area is focussed on the western part of Toms Lane, Roman Gardens, and Primrose Hill. The area is largely residential comprising detached and semi-detached homes. High hedges and low walls between properties are a common feature. While most older dwellings tend to be no more than 2-storeys in height, newer apartments are 3 to 4 floors.	

Abbots Langley Village: This area is focussed on Abbots Langley Village, and Hillside. The village is largely residential but is home to a large local centre with retail and other services. The layout of the roads comprises largely cul-de-sacs. Most of the dwellings date to the 1950s, which tend to be semi-detached. There are also plenty of detached and terraced homes. The majority of homes are 2-storey, but there are also bungalows and higher apartments (to 4 floors).	
Leavesden: This area is focussed on Leavesden, Abbotswood Park. Furtherfield, and Coates Way. The area is mostly residential estates, with educational facilities and shops. Warner Bros is located to the west, and Leavesden Country Park provides a much-valued open space and green corridor. Homes tend to be detached and semi-detached, with garden space at the front and back.	
Langleybury and Hunton Bridge: Langleybury is a very green part of the Parish adjacent to the small village of Hunton Bridge. There is a Conservation Area here. There is a good mix of detached, semi-detached and terraced homes, which tend to be no more than 2-storeys in height. Many are not too set back from the road. The cricket ground is a notable feature, as is the green walk/cycle way along the Grand Union Canal.	

7.6. The character across each of the five Character Areas ranges in style, age, size, and housing densities. For each area to maintain its character, a balance needs to be struck between the scale, bulk, density, and height of the built form and that of open green spaces and, where relevant, the countryside.

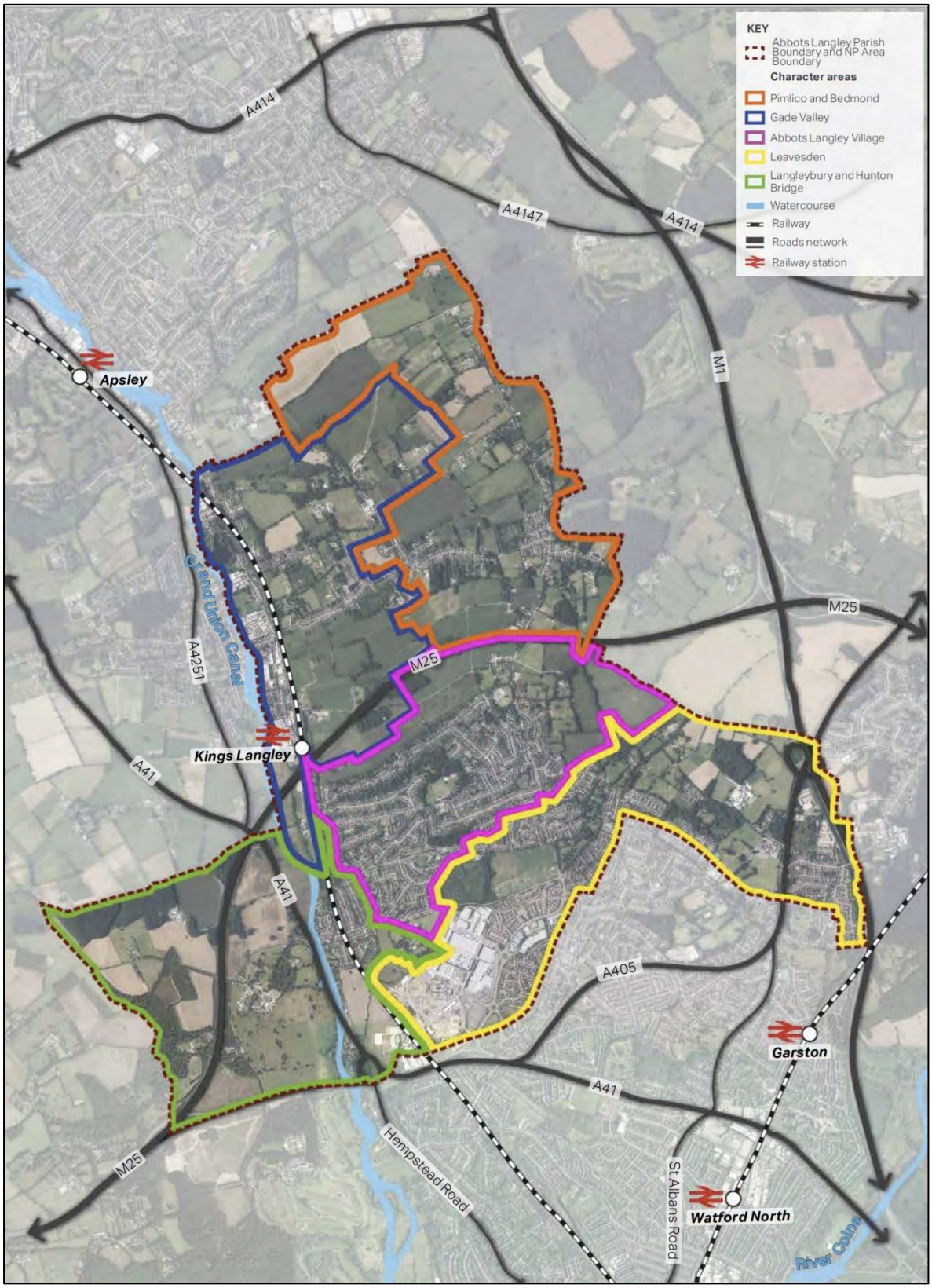
7.7. The Grand Union Canal contributes significantly to the character of the parish. Views and the vista along the Grand Union Canal and River Gade should be protected. Guidance for developments relating to the canal should be read in conjunction with Policy AL4 (Character of Development).

7.8. All development should be designed to a high quality and reinforce and enhance local character, heritage assets and the rural setting of the area. The density of development

should create a character that is appropriate to the site's context, including the landscape in which it is set, whilst making best use of the land available. Lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the individual settlements.

7.9. Development should have regard to both the character of the area in which it is set and to the character of the area overall.

Figure 12: Character Areas in Abbots Langley Parish (Source: Design Guidance and Code for Abbots Langley, AECOM)



Policy AL4: Design of development

POLICY AL4: DESIGN OF DEVELOPMENT

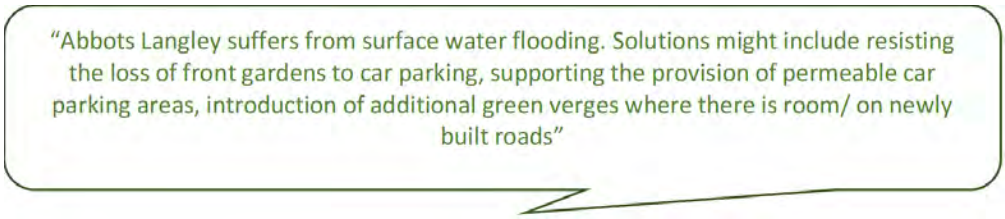
Development proposals should demonstrate a high quality of design, which responds and integrates well with its surroundings, and meets the changing needs of the population of the neighbourhood area. In addition, they should minimise their impacts on the natural and historic environment. Development proposals will be expected to demonstrate how they have sought to address the following matters:

i. **take into account and adhere to the Abbots Langley Design Guidance and Codes;**
ii. **being guided by the principles of 'Building for a Healthy Life' unless alternative principles would otherwise result in a higher quality of design. Development proposals are encouraged to achieve the commendation;**
iii. **building height should be considered in terms of how it relates to the surrounding context of the character area within which it is located. Development of three-storeys and above on or adjoining the boundary of sites adjacent to the settlement boundary abutting open countryside will not be supported unless site specific circumstances would result in an acceptable impact;**
iv. **the creation of variety through the use of a range of housing designs, provided that the predominant type of design reflects the character of the area;**
v. **dwellings designed to be suitable for older residents (aged 60 and over) are encouraged to reflect the Housing our Ageing Population Panel for Innovation (HAPPI) principles. Bungalows are supported where these would complement the established street scene;**
vi. **to design layouts of safe and secure dwellings that meet the requirements of 'Secured by Design' and minimise the likelihood and fear of crime;**
vii. **provide adequate cycle storage and off-road parking for residents, visitors and service vehicles in accordance with the Three Rivers District Council Parking Standards;**
viii. **garages should be of a sufficient size to accommodate a modern car and be solely used for parking when included in any parking space standards calculation;**
ix. **development should provide Sustainable Drainage Systems (SuDS) on site. Such development is encouraged to demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens. SuDS provision must demonstrate how its design will enhance wildlife and biodiversity, as well as minimise the impacts of flooding. Development on brownfield sites must restrict their runoff to greenfield rates.**

Conformity reference: NP objective: 2; Core Strategy: CP1, CL2, CP12; Development Management Policies: DM1, DM8, DM9, DM10, DM13; NPPF (Dec 2024): 73, 77, 84, 96, 109, 129, 130, 131-140, 182, 187,203

Purpose

7.10. The purpose of this policy is to add a local dimension to strategic policy when it comes to the design of development, to ensure that it is in-keeping with the local context, adheres to quality and lifetime standards and considers specific issues raised as important by residents.



Justification

7.11. Good quality housing design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods. Housing standards should ensure high quality, sustainable housing that enables people to engage in healthy behaviours such as cooking meals, exercising and social interaction. An example of principles for healthy homes can be found in the Town and Country Planning Association's Healthy Homes Principles.

7.12. In October 2019, the National Design Guide was launched, forming part of the Government's collection of Planning Practice Guidance. It forms a material consideration in the decision-making process, particularly in the absence of local design guidance. The document sets out the ten characteristics necessary for creating a well-designed place, contributing to its physical character, sense of community and addressing environmental issues affecting climate. The National Design Code, published in July 2021, gives more detail.

7.13. The guide 'Building for a Healthy Life' (June 2020) is the Government-endorsed industry standard for the design of new housing developments. It can be used to assess the design quality of homes and neighbourhoods. The latest edition was written in partnership with Homes England, NHS England and NHS Improvement. Its criteria also link to other standards for housing design including the Housing Quality Indicators (HQI) Standards and Secured by Design. It provides a framework that stakeholders should use for development along with other policies contained within this plan for the Parish to achieve the industry standard's commendation. When building standards and guides are updated, this Neighbourhood Plan should use the updated standards for good quality, well-designed homes and areas.

7.14. In terms of designing out crime, proposals should seek to design schemes to remove the opportunity for crime to take place through the built environment. The following should be considered for new developments to build out crime: providing spaces that connect with residents, which promote a sense of ownership; and maintaining places to a high quality, multifunctional to attract multiple users and feel welcoming.

7.15. There have been instances of flooding events, notably surface water flooding. Fundamentally these are issues for the Environment Agency and the Local Lead Flood Authority to address. However, new development should be designed to ensure that surface water drainage does not add to the existing site run-off or cause any adverse impact to neighbouring properties or the surrounding environment/wildlife habitat.

7.16. The Abbots Langley Design Guidance and Code (Appendix E), produced by AECOM, includes locally tailored design guidelines for the Parish – some of which are relevant to the individual Character Areas, others which have a broader application. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. When these building standards and guides are updated or superseded, applicants should use the updated standards for good quality, well-designed homes and neighbourhoods.

7.17. With an ageing population projected, it will be important to ensure that homes meet the needs of older people. Specialist housing for older people (including care and residential homes) is being considered at the strategic level. At the local level, improved accessibility and adaptability standards should be a key consideration for new homes (both market and affordable). The "Housing our Ageing Population Panel for Innovation (HAPPI)" has developed a series of principles for good design of housing covering light, ventilation, room to move around and good storage. They have particular relevance to older persons' housing. The ten principles are:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

7.18. Such dwellings may also be suitable for younger residents and are not intended to be restricted in use.

7.19. Housing should also be designed to support the needs of those living with disabilities. The Royal Town Planning Institute's guidance "Dementia and town planning: Creating better environments for people living with dementia" should inform planning applications.

Policy AL5: Environmentally sustainable design

POLICY AL5: ENVIRONMENTALLY SUSTAINABLE DESIGN

A. Development proposals should incorporate design and environmental performance measures and standards to reduce energy consumption and mitigate climate change and prevent overheating homes in summer. They should have regard to climate change mitigation at all stages of the construction process. As appropriate to their scale, nature and location, proposals should demonstrate how they have responded positively to the following matters:

- **i. non-residential developments should aim to meet the Buildings Research Establishments BREEAM building standard 'excellent', and residential dwellings should aim for an EPC rating of B or above;**
- **ii. siting, orientation and design of buildings to optimise passive solar gain and avoid over-heating**
- **iii. the use of low carbon sustainable design to prevent or mitigate all regulated emissions using a combination of on-site efficiency measures such as:**
  - **a. a "Fabric First" approach to building design, which involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems.**
  - **b. energy efficiency measures such as loft insulation and double glazing.**
  - **c. low energy heating and lighting systems.**
  - **d. on-site energy generation and storage.**
- **iv. Fit water efficiency measures in all new dwellings to enable occupiers to achieve usage of no more than 110 litres per person per day, as required for water-stressed areas.**

B. Alterations to existing buildings, including the sensitive retrofitting of historic buildings and heritage assets, should be designed with energy reduction in mind and comply with current sustainable design and construction standards including Historic England's Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency.

C. Proposals for individual and community scale energy, for instance from wind, hydroelectricity, solar photovoltaic panels, and anaerobic digestions will be supported subject to the following criteria:

- **i. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and**
- **ii. the proposed development does not create an unacceptable impact on the amenities of local residents; and**
- **iii. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.**

Conformity reference: NP objective: 2, 7; Core Strategy: CP1, CP12; Development Management Policies: DM4, DM5; NPPF (2024): 131-140, 161-167

Purpose

7.21. Changes to the environment are already having a tangible effect as global mean temperatures rise. The design of development has a major role to play in reducing these impacts from adverse to neutral, and then moving towards the government objective of net environmental gain. Every development should therefore strive to become self-sufficient in energy input and waste output. That may mean being prepared to go beyond the current regulatory minimum in applying best standards and practice.

7.22. This policy seeks to promote development that has been designed to anticipate and respond to the effects of environmental change (especially climate change, preservation of biodiversity and water management) on local quality of life.

> "…green roofs, use of recycled or environmentally-friendly materials in building, water conservation and recycling, require the planting of native plant species, better landscaping to maximise biodiversity"

Justification

7.23. On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities to businesses and local and national government. As part of this, the government has set an interim target to cut the country's greenhouse gas emissions 78% by 2035 compared to 1990 levels.

7.24. Being '2050 ready' means that new development will be required to have minimal energy use and net carbon emissions. Unlike Local Plans, Neighbourhood Plans are more limited in what they can dictate in terms of environmental standards, as they must confirm to the minimum requirements as set out by national policy and building regulations. The ALNP can, however, strongly encourage the design and layout of new development to maximise its potential to be as energy efficient as possible and to encourage the use of renewable energy.

7.25. The Future Homes Standard anticipated to be introduced from 2025 will require CO_2 emissions produced by new homes to be 75-80% lower than those built to current standards. Homes will need to be 'zero carbon ready'. Fossil fuel heating (such as gas boilers) will be banned in new homes, with an expected shift to reliance on heat pumps and heat networks.

7.26. Hertfordshire County Council declared a climate emergency in 2019, as a response to the need to act locally and in the context of climate change impacts being observed at the local level: dry riverbeds, reduced water supply, intense weather events, localised flooding and loss of habitats and species. The Sustainable Hertfordshire Strategy describes nine ambitions for the county council in enabling and inspiring a sustainable county and these have informed the ALNP.

7.27. The Code for Sustainable Homes was withdrawn by the Government in 2015. This has been replaced by new national technical standards which include new additional optional Building Regulations regarding water and access as well as a new national space standard (this is in

addition to the existing mandatory Building Regulations). In addition, the BREEAM is a widely recognised, accredited, independent method for assessing environmental performance of non-residential buildings. Until superseded by nationally prescribed standards, the BREEAM standards for non-residential and multi-residential buildings by nationally recognised certification bodies may also be accepted. For domestic dwellings, and on the advice of Hertfordshire County Council, it is considered that new home developments should aim for an EPC rating of B or above, as currently no standard is set.

7.28. There is an opportunity to improve and promote sustainability in the Parish by:

following basic passive environmental design in a fabric first approach (maximising the performance of the components and materials that make up the building fabric itself, before using mechanical or electrical building services systems).

integrating renewable energy systems into new development, including existing and new public buildings.

reducing water consumption through grey water systems; and

community energy schemes.

7.29. Policy AL5 seeks to encourage the most energy efficient development possible. Even small improvements on small developments become cumulative.

7.30. It should be noted that TRDC have been exploring options through Local Plan policy to go above and beyond building regulations requirements. Should this take place, these higher requirements should be enforced.

Policy AL6: Heritage assets

POLICY AL6: HERITAGE ASSETS

Designated heritage assets:

A. Development proposals affecting designated heritage assets, either directly or indirectly, should conserve or enhance the significance of the asset and those elements of the setting that contribute to the significance. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with specific focus on the prevailing styles of design and use of materials in a local area. These details should be explained in a Heritage Statement.

B. In addition, development proposals should demonstrate that they have considered the potential impact on above and below ground archaeological deposits. Where a scheme has a potential impact on archaeological remains (below or above the ground) a Heritage Statement or similar should be prepared to address how archaeological deposits will be safeguarded.

Conservation Areas:

C. Development proposals in the Abbots Langley Conservation Area and Hunton Bridge Conservation Area should ensure that alterations and new developments contribute to the preservation or enhancement of the historic environment. Development within these areas and their settings should:

- **i. be guided by the relevant Conservation Area Appraisal; and**
- **ii. be designed to a high quality and preserve or enhance the character or appearance of the Conservation Areas and their settings; and**
- **iii. retain those buildings and other features, including trees and hedges, which make a significant contribution to the character or appearance of the Conservation Areas; and**
- **iv. protect open spaces and vistas important to the character or appearance and setting of the Conservation Areas; and**
- **v. where appropriate, make provision for the enhancement measures.**

Non-designated heritage assets:

D. The Holy Well in Bedmond is identified as a non-designated heritage asset.

Proposals affecting the non-designated heritage assets, including those on the Abbots Langley Local List, will be determined based on national planning policy.

E. A proactive stance will be taken to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back into optimum viable use.

Conformity reference: NP objective: 2; Core Strategy: PSP4, CP1, CP12; Development Management Policies: DM3; NPPF (2024): 135, 202, 203, 205-221

Purpose

7.31. This policy recognises the important contribution that heritage assets – designated and non-designated – make to the local character and distinctiveness of Abbots Langley, both individually and collectively. The policy identifies non-designated heritage assets; those which are not currently listed (either nationally or locally), so that the impact on them and their setting is considered as part of any relevant development proposals (see Appendix F).



Justification

7.32. The Neighbourhood Plan area has 74 listed buildings and scheduled monuments of which one is Grade I listed: the Church of St Lawrence the Martyr, dedicated in 1154. This Norman structure replaced an earlier Saxon Church on this site.

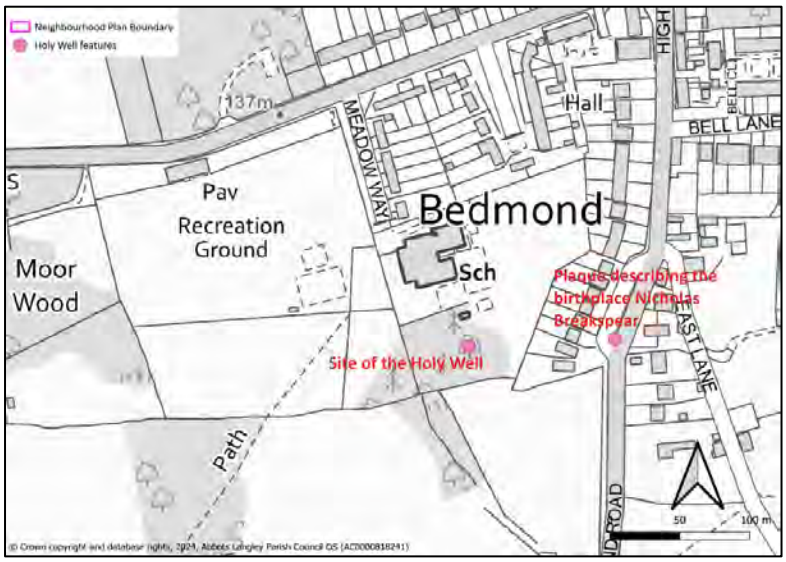
7.33. There are also two Conservation Areas : Abbots Langley Conservation Area and Hunton Bridge Conservation Area. The Conservation Area appraisals for these areas are now over 10 years old, with Hunton Bridge's dating from 2008. The 1990 Act requires local authorities to review their areas and publish proposals for their conservation and enhancement "from time to time". This is generally considered to be every 5 years, and an action will be to update the appraisals to ensure they provide a robust evidence base for the policies and proposals in this neighbourhood plan, as well as forthcoming local plan development. In the meantime, the Abbots Langley Design Guidance and Code provides information about these areas in relation to design and management.

7.34. In addition to these nationally recognised heritage assets, there are other non-listed buildings which are of local historical importance and contribute greatly to the history and character of the parish. Some of these are included in the Local List maintained by Three Rivers District Council, but not all, and the Neighbourhood Plan engagement process revealed that local people were keen to acknowledge those local buildings and other heritage assets considered to be important to the local community because of historical significance. The National Planning Practice Guidance supports the identification of such non-designated heritage assets through the neighbourhood planning process (Paragraph 018-039).

7.35. The Heritage Gateway provides a list of assets in the Parish that have been identified and collated by Historic England based on county-wide historic environment records. The record should be consulted by prospective developers.

7.36. One further asset, the Holy Well in Bedmond (*Figure 13)*, is considered to be significant from a local heritage perspective and should be a non-designated heritage asset. Further detail about the asset and why it is considered to be significant from a heritage angle is shown in Appendix F.

Figure 13: Map showing the location of the Holy Well



7.37. In parallel with this policy, an associated action will be for the community to consider any additional assets that should be identified as non-designated heritage asset. It is proposed that these assets are considered by TRDC for inclusion on of the Abbots Langley Local List. However, the inclusion of any building or structure on such a register is not necessary for the application of this policy.



Images show: Church of St Lawrence the Martyr - Grade 1 Listed; and a commemorating stone of the birthplace of Pope Adrian IV in Bedmond, the only Pope born in England (Photo credit: G Ball)

Local Heritage at Risk

7.38. Historic England produces an annual Register of Heritage at Risk. Outside of London it does not include Grade II listings, apart from churches. On the Langleybury Estate, now part of the nearby Grove Hotel grounds, are proposals to restore fully the Grade Two listed building, Langleybury House, built in 1720. This is on the English Heritage Buildings at Risk Register. There are proposals also to replace the derelict Langleybury Secondary School that closed in 1996.



Langleybury House, Langleybury, Abbots Langley

8. LOCAL ECONOMY

Policy AL7: Retaining and enhancing the vitality and viability of Abbots Langley village centre and other local centres

POLICY AL7: RETAINING AND ENHANCING THE VITALITY AND VIABILITY OF ABBOTS LANGLEY VILLAGE CENTRE AND OTHER LOCAL CENTRES

Abbots Langley Village Centre

A. Recognising there is a need to maintain the economic health, vitality and viability of the Village Centre, as defined on the Policies Maps, in balance with residential development and infrastructure, development proposals that provide a balance of uses such as retail, leisure and community, commercial and residential - will be supported in principle. Proposals that add to or sustain the distribution of local neighbourhood convenience shops, located so that they are accessible on foot or by bicycle, will be supported.

B. Development proposals to enhance Abbots Langley Village Centre, as set out in the concept Village Centre Masterplan, will be supported where this will not have a detrimental impact on local heritage assets.

C. Development proposals within the following four areas will be assessed having regard to how the proposed design and layout has been influenced by the Abbots Langley Design Guidance and Code and the framework proposals set out in Chapter 5 of the concept Abbots Langley Village Centre Masterplan (locations mapped in the Masterplan):

i. Around the Library and St Saviour's Church

ii. In front of St Lawrence Church

iii. Main Shopping Parade

iv. Breakspeare Special School site

D. Positive consideration will be given to development proposals that improve the quality of shop fronts and signage in accordance with the advice contained in the Abbots Langley Parish Design Guidance and Code and the Conservation Area Appraisal.

E. Proposals that offer opportunities for housing on otherwise underused upper floors will be supported, both where separate access can be achieved and where these are shown to be no longer suitable for commercial use.

F. The use of E, F1 and F2 premises for temporary uses will be supported in principle. Such uses include 'pop up' shops and cultural, creative and leisure uses introduced on a temporary basis or for specific events. Proposals must demonstrate that they will not have a detrimental impact on the amenity of neighbouring uses, particularly residential, through noise and pollution. Such uses will generally not be considered appropriate if the operation of the business requires a large number of vehicle parking spaces in order to function.

G. The reuse of heritage assets within Abbots Langley Village Centre for activities that will enhance the vitality and viability of the Village Centre is strongly encouraged. Any

alterations to non-listed historic buildings will need to be sympathetic to their historic and architectural character.

H. The placing of tables and chairs outside eating and drinking establishments (Use Classes E, F1 and F2, including where consumption of food and drink is an ancillary activity) is supported in principle, subject to them not impeding pedestrian movement and subject to any necessary street café licence being obtained from the County Council.

Local neighbourhoods

Seven neighbourhoods are identified (Abbotswood Park, Bedmond/Pimlico/Toms Lane (east), Boundary Way, Coates Way, Hunton Bridge /Langleybury, Leavesden, and Roman Gardens/Gade Valley/ Toms Lane (west)) and their catchment areas and main facilities are shown on *Figures 33-39*.

I. Proposals which result in the loss of existing local neighbourhood convenience shops (Use Class F2) will not be supported unless it can be demonstrated that it is:

- **i not viable, or unlikely to become commercially viable, to operate the number of existing services/facilities within the locality; and**
- **ii it has been the subject of appropriate marketing for a period of at least 18 months.**

Bedmond Village Centre

Bedmond's local catchment is shown at *Figure 33.*

J. To secure the ongoing vitality of Bedmond village centre, proposals which protect, enhance and promote a diverse range of village centre uses - including retail, leisure, cultural and community - will be supported in principle.

Conformity reference: NP objective: 3, 5; Sore Strategy: CP6, CP7; NPPF (2024): 85, 88, 89, 90, 96, 98, 101, 111a, 125

Purpose

8.1. The policies in this section seek to reinforce the role of Abbots Langley village centre, and the smaller local centres, to encourage the broadening of uses within them and maintaining them as places for community interaction and self-sufficiency for basic services.



Justification

8.2. Policy CP7 of the adopted TRDC Core Strategy classifies Abbots Langley as a 'District Centre', along with other places in the district such as South Oxhey and Chorleywood. Policy CP7 of the Core Strategy (2011) seeks to promote and encourage activities in these centres so they continue to be the prime focus for community life. This applies not only to Abbots Langley

village, but to the rural areas and settlements it serves. Some of the rural settlements, such as Bedmond, also have small centres, which serve a predominantly local need.

Abbots Langley Village Centre

8.3. Abbots Langley village centre represents a focal point for the local communities in the parish, providing not only retail opportunities, but also a valuable social, healthcare, leisure and recreational components. It is home to the Henderson Hub, St Lawrence Church, St Saviours Catholic Church and the Methodist Church, all of which provide important meeting spaces. The self-sufficiency provided by such a vibrant village centre is highly valued among the local community. As spending habits evolve and competition from the internet and nearby centres intensifies, it will become increasingly important to make sure that the levers are in place to sustain these areas as vibrant and viable spaces that meet the needs of the resident population, surrounding communities and visitors to the area. The main concerns raised by the community are:

Protecting and enhancing the retail and services offer - The loss of shops and services is seen by residents as a threat to the village centre. The recent loss of two local banks a travel agency, a dry-cleaning shop and butcher's shop has had a marked impact locally. Whilst the forthcoming changes to permitted development rights will make it easier for properties to effect a change of use to residential, it is felt that a more flexible approach to encourage the reuse of vacant shop units for continued retail, commercial or community use would be of benefit.

Expanding the village centre 'offer' - An opportunity was seen in providing for more food and beverage establishments to make Abbots Langley village centre a more attractive place for tourists to visit, with an emphasis on 'longer stay' and the 'evening economy' as opposed to simply day visitors and shoppers. There are public spaces in the centre of the village that could be suitable for housing temporary events and markets. Finally, there is scope, as opportunities arise, to re-use both vacant buildings and buildings with historic value for community, cultural or village centre activities (as demonstrated with the Henderson Hub initiative by the community).

Public realm improvements - Many people suggested that the village centre could be made more attractive, particularly as more tourists are visiting the area. Planters and trees could be added and there is scope to consider whether the pavements are wide enough in parts to enable shops and cafes to display/seat outside and enable on-street activities to encourage footfall. The 20mph zone in the village inner area was introduced in 2020 to increase pedestrian safety.

Signage - Feedback has suggested that shop signage could be improved and made more 'uniform'. Signage of the key facilities and walking routes could also be improved.

Car parking - There are over 120 free, off-street public parking places serving the village centre in addition to some designated free on-street parking. Electric vehicle charging points could be made available in the car parks to encourage more sustainable vehicle types.

8.4. To inform the future planning and land-use of Abbots Langley Village Centre, AECOM were commissioned to prepare a Masterplan for the village centre (see Appendix H). This report

provides an evidence base and Masterplan for the Village Centre. It uses the 20-minute Walkable Neighbourhood concept and in consultation with the local community it presents proposals for four different areas of the centre, focusing on enhancing its historic assets, improving public spaces, identifying areas for improved land uses and opportunities to promote increased footfall and sustainable travel. Maps, diagrams and photographs are used to illustrate each set of proposals.

8.5. The Masterplan identified the Breakspeare School site as an 'ideal site' to relocate the Health Centre and expand its facilities when the school relocates to new premises in 2028/9. Working with the existing Vine House Health Centre, a separate Feasibility Study was commissioned to evaluate the suitability of the site to become the new Health Centre.

8.6. TRDC is expected to produce a new Local Plan that would plan for many new houses to be built over the next 15 years. It seems, with this push for new housing, less attention has been paid to the comprehensive planning of the use of land, adequate infrastructure including schools, primary health services and the design of public realm along High Street. There are also concerns about the loss of green belt land for housing development.

8.7. The objective of the Village Centre Masterplan (see Appendix H) is to provide a high-level concept masterplan based on 'the 20-Minute Neighbourhood principles' for the central area of the village. This shows how the central area can evolve as future developments come forward. This Masterplan aligns with the Neighbourhood Plan and informs the emerging Three Rivers District Council Local Plan. The Masterplan provides an evidence base and proposals that should be read in conjunction with the Abbots Langley Design Guidance and Code completed by AECOM in June 2021 (see Appendix E).

8.8. The Masterplan shows the opportunities that exist in the central area of the village to support existing facilities and businesses and improve the public realm along the High Street. The key components of the scheme are as follows:

To promote a highly distinctive local character that reflect the heritage of the village centre.

To retain and create well-accessible green spaces.

To connect the existing community facilities and businesses in order to increase patronage.

Upgrade connections to the village centre for all residents.

8.9. The Masterplan sets out further details of the central area of the village including four detailed framework proposals in different parts of the central area. These sites are as follows:

Area in front of the library and St Saviours.

Area next to St Lawrence Church.

Area in front of shopping parade.

Breakspeare Special School Site.

8.10. This report encourages the village to be self-efficient by following principles set out in the 20-Minute Neighbourhood principles.



Images show: Abbots Langley Village centre; and Bedmond local centre (Photo credit: C Gardner)

8.11. In relation to Clause G of Policy AL7, the Local List maintained by Three Rivers District Council contains a list of non-designated heritage assets in the Parish. Policy AL6 identifies one further asset (the Holy Well) in Bedmond.

Other local and neighbourhood centres in the Parish

8.12. Regarding the other smaller communities located in the Parish, individual catchment area maps have been prepared for:

Abbotswood Park
Bedmond/Pimlico/Toms Lane (east)
Boundary Way
Coates Way
Hunton Bridge /Langleybury
Leavesden
Roman Gardens/Gade Valley/ Toms Lane (west)

8.13. These maps (see *Figures 33 to 39* in Chapter 16) show what community facilities are available to each community within an 800m distance from its centre, illustrating the extent to which they comply with the characteristics of a 20-minute community. Each community has a summary report listing any key issues and opportunities affecting the area. Furtherfield and Hillside are a continuous extension of the Abbots Langley Village and are not given separate catchment area maps.

8.14. Community profiles and an assessment of the local facilities serving the other communities in the Parish are discussed in Chapter 16. A more detailed assessment is provided for the Bedmond Village – see Appendix I. This explains the local aspirations for this village.

Policy AL8: Supporting recreation and sustainable tourism

POLICY AL8: SUPPORTING RECREATION AND SUSTAINABLE TOURISM

A. Development proposals for recreational and sustainable tourism activities, including additional visitor accommodation and a Visitor Centre, will be supported in suitable locations where all of the following are met:

- **i. there are demonstrable economic and social benefits of the proposals; and**
- **ii. there is no significant detrimental impact on the existing community; and**
- **iii. adequate provision for parking is included, particularly for proposals within or adjacent to the local centres; and**
- **iv. they are designed in accordance with the Abbots Langley Design Guidance and Code.**

B. The signage for visitor attractions and facilities should be clear and further detail is provided in the Place & Movement Planning and Design Guidance for Hertfordshire Part 4, which includes the criteria for brown tourist signs or any successor document.

Conformity reference: NP objective: 3; Core Strategy: CP1, CP6; NPPF (2024): 85, 88, 89

Purpose

8.15. The report, "Economic Value of Tourism in the United Kingdom shows tourism is worth £147 billion annually to the UK, about 5 percent of the national economy, when including both direct and supply chain impacts. It supports nearly one in every 15 jobs across the UK, about 3.4 million jobs. At the district level, the adopted Core Strategy does not include an explicit policy on tourism and the visitor economy. This is a growing sector in the area. This policy seeks to ensure that the parish capitalises on the benefits by encouraging developments promoting sustainable tourism.

Justification

8.16. The Global Sustainable Tourism Council states that the aim of sustainable tourism is to increase the benefits and to reduce the negative impacts caused by tourism for destinations. This can be achieved by:

Protecting natural environments, wildlife and natural resources when developing and managing tourism activities

Providing authentic tourist experiences that celebrate and conserve heritage and culture

Creating socio-economic benefits for communities through employment and income earning opportunities

8.17. Independent research commissioned by Visit Herts has revealed an impressive picture of tourism across the county, with strong visitor numbers, a high volume of day trips and overnight stays. The visitor economy in Hertfordshire was worth approximately £2.3 billion in 2023, with 27 million trips (day and staying) into the county. Tourism also supports 32,445

full time equivalent jobs within the county with the industry now accounting for 6% of the county's total employment.

8.18. Abbots Langley parish is well-placed to capitalise on this growing sector. It is home to the world famous Warner Bros. Studio Tour London – The Making of Harry Potter, which attracts both day-trippers and overnighters; in fact it is the biggest tourist attraction in Hertfordshire. In addition, there is extensive attractive countryside, woodland and parkland, and a wealth of heritage assets, as well as the village itself.

"encourage visitors to the Warner Bros. Studio to spend time in the village"

8.19. Development that supports the visitor economy, including the provision of additional visitor accommodation and a visitor centre – either in an existing facility or as part of a new development – is supported. Equally, Chapters 12 and 16 of this Neighbourhood Plan explore some of the specific projects in the parish that could be improved. One of these is the Grand Union Canal corridor, which has potential to be regenerated into a visitor hub and sustainable corridor for walkers, cyclists and canal boats.

8.20. The signage for visitor attractions and facilities should be clear and further detail is provided in the Hertfordshire County Council Highways Signing Guidance, 2012, which includes the criteria for brown tourist signs.



The Grand Union Canal - the western boundary of the Parish

Policy AL9: A safe, attractive and welcoming village centre

POLICY AL9: A SAFE, ATTRACTIVE AND WELCOMING VILLAGE CENTRE

Development proposals to enhance the public realm in Abbots Langley Village Centre, in accordance with the principles of the Village Centre Masterplan, will be encouraged, particularly where they enhance movement by pedestrians. In particular:

i. **the widening of footways and pavements;**
ii. **the provision of cycling facilities, including cycle paths and secure, covered cycle stands;**
iii. **the provision of electric charging points;**
iv. **the provision of information points providing guidance, information and news for visitors and residents.**

Conformity reference: NP objective: 3, 5; Core Strategy: PSP2, CP1, CP12; NPPF (2024): 88, 90, 96, 98, 103, 105, 109, 131-141

Purpose

8.21. This policy provides support for initiatives that will enhance the village centre public realm.

Justification

8.22. Abbots Langley Village Centre has a high-quality historical core, most of which is designated as a Conservation Area, with 25 nationally listed and 21 locally listed buildings. This has served to create a high-quality shopping experience for residents and visitors alike.

8.23. Maintaining and, where possible, improving the public realm environment will help to sustain the Village's distinctiveness and appeal. Areas for potential improvement include:

Accessibility – ensuring that the pavements are sufficiently wide to enable pedestrians, including those with additional mobility requirements, full access to the centre.

Signage and interpretation – to ease wayfinding and provide information on the setting and historical importance of the village centre.

Sustainable modes of transport – providing infrastructure to encourage cycling, such as safe storage and access for electric vehicles, bus provision, timetable displays and information to assist visitors and residents.

9. NATURAL ENVIRONMENT

9.1 The Parish of Abbots Langley falls largely within the Metropolitan Green Belt; one of the few exceptions being Abbots Langley Village. It is this openness and greenness that serves to create a strong sense of belonging and distinctive place among local residents. Access to the natural environment brings multiple benefits – promoting recreation, wellbeing, protecting biodiversity and an attractive place to live and work.

9.2 Bearing in mind the level of development that has taken place over the last few decades, and that which is planned, it is vital that the remaining green spaces that surround and weave throughout each community are safeguarded, preventing them from coalescing.

Policy AL10: Natural landscape and environment

POLICY AL10: NATURAL LANDSCAPE AND ENVIRONMENT

A. Development proposals should conserve and, where practicable, enhance the natural environment, landscape character and rural setting of the Parish. Development proposals should be informed by, and where possible should seek to deliver the aims of, the Hertfordshire Landscape Area Assessment (Area 9), incorporating natural features typical of the parish, for instance trees, woodland, hedgerows, parkland, water sources (natural springs, etc.) and mature, planted gardens.

B. As appropriate to their scale, nature and location, development proposals should demonstrate that they have addressed the following matters:

<u>Trees and woodland:</u>

i. avoided in the first instance, and minimised, any necessary loss of trees and woodland in the design of any scheme and avoided any damage to existing trees or woodlands during construction or as a result of development.

ii. where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife must be used. Where possible, at least two trees should be planted for every tree removed.

<u>Hedgerows:</u>

iii. natural boundaries (i.e. hedgerows in preference to fencing) are supported.

iv. avoid the loss of, or deterioration in the quality of, hedgerows. Where access points to new developments involve the loss of a section of hedgerow, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.

<u>Wildlife-friendly features:</u>

provide suitable wildlife-friendly features (such as hedgehog holes in new residential fencing, bird and bat nesting boxes, swift boxes and ponds). Swift bricks shall be required on all new developments, with the general aim across a development of a minimum of one nest box per dwelling or for higher rise and non-residential developments, appropriate to the scale

and type of the proposal. Swift bricks should be installed in accordance with best practice guidance contained in the British Standard for integral nest boxes, BS42021:2022.

Conformity reference: NP objective: 4; Core Strategy: CP1, CP9, CP12; Development Management Policies: DM6, DM7, DM11; NPPF (2024): 103, 136, 187, 188

Purpose

9.3 This policy seeks to ensure that important natural features that contribute to the character of the area are not adversely impacted by development. Such development should support and ideally enhance biodiversity.

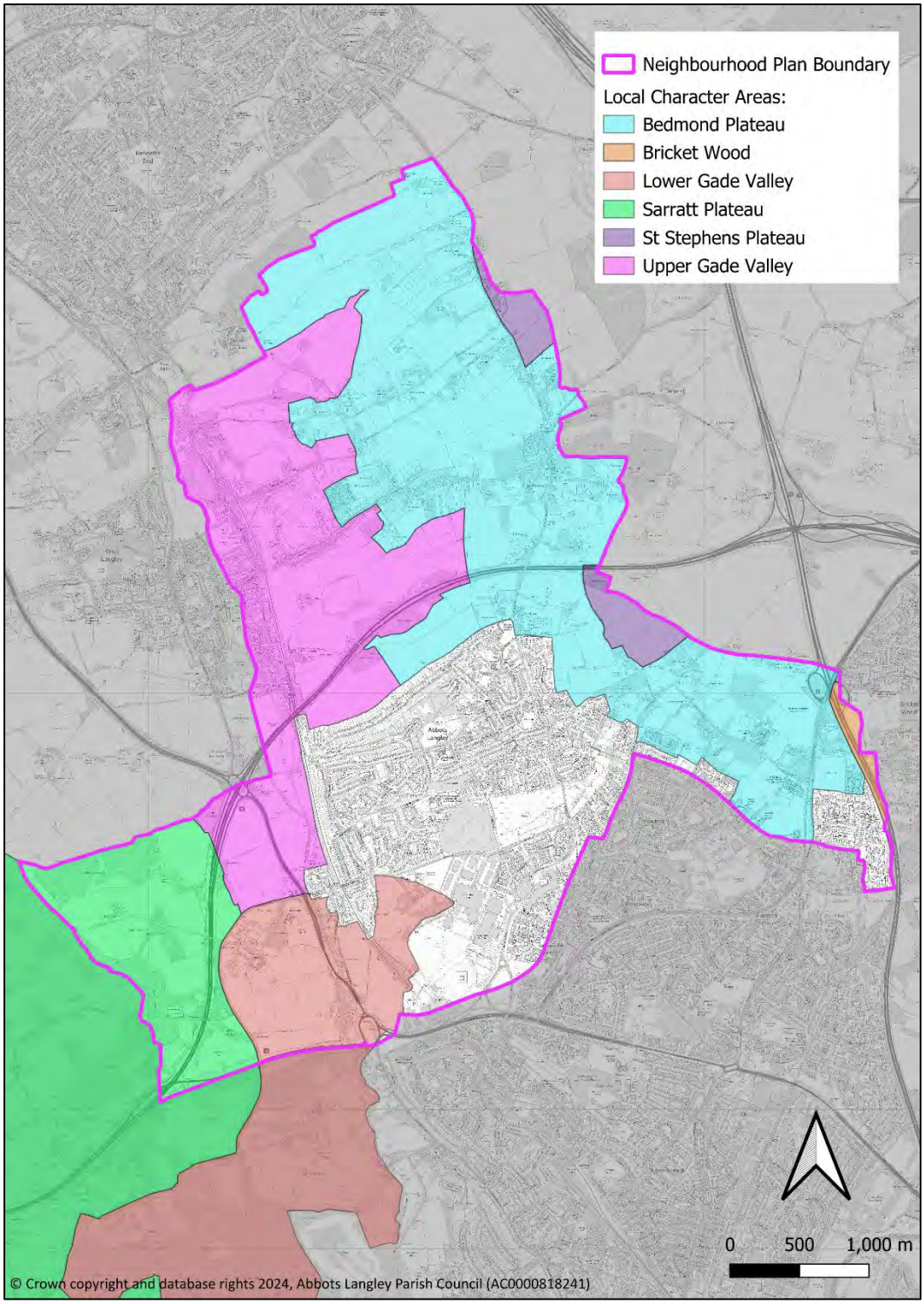
"farmland is an important local amenity; it is used all year round by many local walkers, cyclists and horse riders. It is also a haven for wildlife"

Justification

9.4 *Figure 14* provides a map of the Local Character Areas within which the Parish lies. The Bedmond Plateau is characterised by *"A gently undulating plateau area of small to medium-sized fields that are predominantly pasture. Woodlands are discrete and modest except for Hanging and Pie Corner Woods to the east of Bedmond. A visually contained and coherent landscape with a mature settled appearance arising from a number of traditional farms. Twentieth century development is chiefly residential ribbon development with long gardens".*

9.5 The western part of the parish falls within the River Gade Local Character Area, a chalk stream corridor running through Hertfordshire, defined by a broad v-shaped valley with mixed farmland, water meadows, and pasture. It features, historic, parkland, woodland, and urban, sections. The area is marked by a mix of natural, scenic, and developed landscapes. (See the TRDC interactive planning map showing how Local Planning Policies apply to areas in the parish).

Figure 14: Local Character Areas



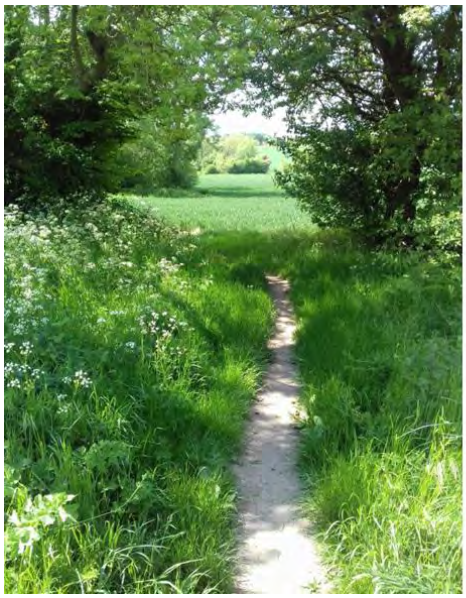
9.6 Some distinctive features of the area are not protected, yet provide vital habitats for flora and fauna, include trees, woodland, hedgerows, mature planted gardens, agricultural and grazing land. Hedgerows are a major part of the wildlife corridors that stretch across the parish.

9.7 Information and data on local species for the area are available from the Herts Biodiversity Record Centre. These habitats and species have evolved in response to local geology and

land use. Some may have taken hundreds of years to establish, and ancient woodland and ancient or veteran trees cannot be replaced in any meaningful way.

9.8 Developments should therefore seek to protect and enhance these habitats where possible. This should include an appropriate landscape and ecological management plan which includes a list of trees and shrubs to be planted, which should include native species wherever practical.

9.9 National policy indicates that planning permission should be refused for any development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland or ancient or veteran trees unless there are wholly exceptional reasons, and a suitable compensation strategy exists.





The rural character of the parish (Photo credit for left photo of footpath: G Ball)

Policy AL11: Green and blue infrastructure and biodiversity net gain

POLICY AL11: GREEN AND BLUE INFRASTRUCTURE AND BIODIVERSITY NET GAIN

A. Development proposals that seek to improve the connectivity between wildlife areas and green spaces will be supported.

B. As appropriate, development proposals should aim to deliver a measurable biodiversity net gain of 20%, where possible, but at a minimum, a net gain of at least 10%. Where biodiversity net gain units cannot be delivered on-site, they should be prioritised for use within the parish, focusing on maintaining and improving identified biodiversity opportunity areas.

C. Proposals that support the enhancement and management of Areas of Particular Biodiversity Importance identified in the Local Nature Recovery Strategy will be supported, including linking these to the wildlife corridors. Proposals which cause unacceptable harm to such connectivity will not be supported.

D. Insofar as planning permission is required, proposals for the planting of additional native, climate resilient trees and/or continuous hedgerows along streets to provide wildlife corridors and to offset the effects of air pollution and to provide cooling and shelter for people as well as habitat for wildlife will be supported.

E. Subject to their scale, nature and location, proposals that respond positively to the Building with Nature 12 Standards (and any successor document) will be supported.

Conformity reference: NP objective: 4; Core Strategy: CP1, CP9, CP12; Development Management Policies: DM6, DM7; NPPF (2024): 135, 136, 187, 188, 189, 190, 192, 195

Purpose

9.10 This policy seeks to enhance the multiple benefits of green spaces, including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity as well as their role in capturing carbon to mitigate global warming. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure.

"gardens, soil, farmland, woodlands, green spaces, more trees"

"Policies could also involve proactive action such as incorporation of wildlife crossing structures. There may be other opportunities to improve this habitat connectivity and help support nature (on which ultimately all human life depends). This connectivity is particularly important in Abbots Langley as the civic parish is bounded on two sides by the M25. What was taken for granted in the past cannot be so in future, e.g. hedgehogs are predicted to be extinct in Hertfordshire within the next 20 years. What was once common, will no longer exist."

"Climate change and habitat loss are putting species at risk including pollinators and pest controllers. Arable farming and growing-your-own are features of our neighbourhood which would be impacted. There is now an opportunity for initiatives like the Neighbourhood Plan to recognise and establish ways to address these issues."

Justification

9.11 Where possible, it is important to enhance the green (land-based) and blue (waterways and ponds) infrastructure assets of the parish. *Figure 14* shows the green corridors within the area. These are particularly important spaces to provide critical wildlife refuges and stepping-stones that prevent species becoming isolated. They are also valued by the local communities for recreational purposes and for visitors to the area.



Bedmond Horsefield -meadow habitat (Photo credit: J Smith)

9.12 *Figure 15* also includes the proposals set out in the Three Rivers Green Infrastructure Plan (2011) for increased greening in the parish. This seeks the creation of a green travel link between Leavesden Country Park and Longdean Meadows, which would provide a safe and attractive car free link between two significant semi-natural green spaces, and also an extension to the existing Health Walk at Leavesden Country Park.

9.13 Biodiversity net gain (BNG) is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was

beforehand. The word 'biodiversity' comes from the term 'biological diversity'. The DEFRA biodiversity metric has been designed to determine and quantify existing biodiversity value, in terms of habitats, and the consequent measures required to ensure measurable net gain. Net gain involves a post development increase in biodiversity units of 10%.

9.14 Natural England considers this to be the most appropriate mechanism for determining current ecological value and delivering biodiversity net gain. Ecological assessment by suitably qualified people must utilise this metric on all habitats to determine net gain. Ecological reports must be consistent with BS 42020 Biodiversity – code of practise for planning and development.

9.15 If significant harm resulting from a development cannot be avoided (for instance by locating to an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then proposals should not be supported. The green and blue infrastructure assets of the parish should be maximised and made properly accessible, where this would not put pressure on wildlife. Development proposals are encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community, contributing the delivery of the Green Infrastructure Plan proposals where possible.

9.16 The Environment Act includes provision for a mandatory requirement for new developments to provide a 10% biodiversity net gain. Key elements of the Environment Act are now in place. As such Policy AL11 does not repeat the national requirements for biodiversity net gain. rather it seeks to identify a complementary policy approach. It supports an advisory uplift in biodiversity net gain, where possible, and in line with the aspirations of the National Wildlife Trusts. It also advises that where net gain cannot be delivered on-site, it should be prioritised to within the parish. Three Rivers's 2022 audit of BOAs, "Minor Greenspace Audit Identifying Opportunities" identifies a number of sites in the parish that could be suitable locations for improving net gain as well as the sorts of improvements that could be sought. Some of these spaces coincide with the Local Green Spaces identified in this ALNP. Others include Gypsy Lane (owned by Warner Brothers) and the Horses Field. Project 5 (Measures to enhance biodiversity and natural corridors in the Parish) in Chapter 12 sets out the aspiration to identify additional such sites.

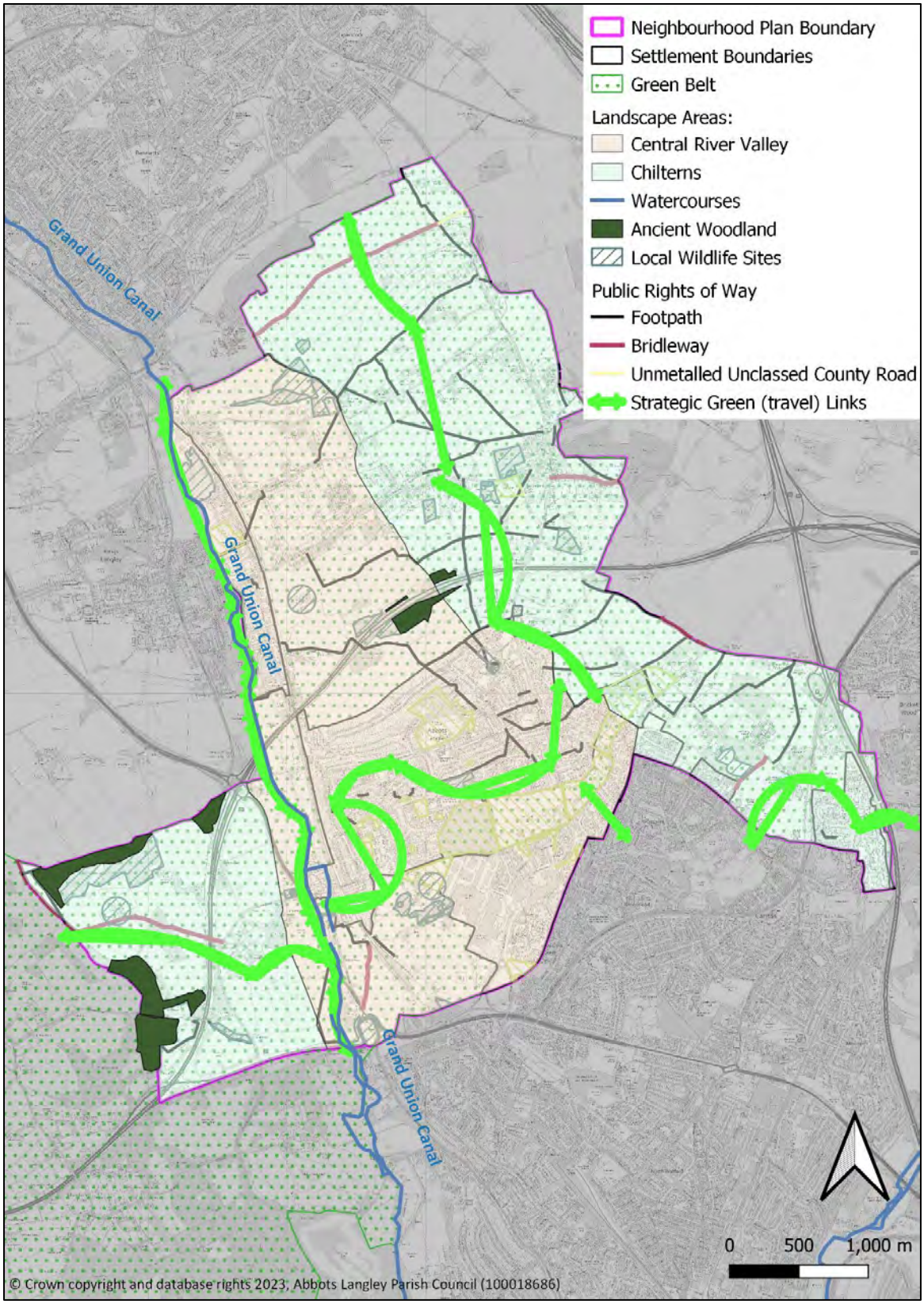
9.17 The Act also recognises the need to protect what it describes as "Nature Recovery Networks", joined-up system of places important for wildlife on land. A Local Nature Recovery Strategy for Hertfordshire is being prepared and will inform opportunities for the parish in terms of supporting biodiversity.

9.18 Lastly, development proposals should be guided by the Building with Nature Standards to ensure that high-quality green infrastructure is integral to placemaking, putting nature at the heart of development in a way that is good for people and for wildlife. Developers are encouraged to seek the Building with Nature Award accreditation:

Building With Nature 12 Standards



Figure 15: Map of local green and blue infrastructure in the parish of Abbots Langley



Policy AL12: Locally significant views

POLICY AL12: LOCALLY SIGNIFICANT VIEWS

The Plan identifies the following locally significant views (mapped in *Figure 16):*

View 1: View to the north from Hyde Farm
View 2: View to Potters Crouch Hamlet
View 3: View to the Church of the Ascension and former White Hart Pub
View 4: View from Longspring Wood to Local Wildlife Site and the Green Belt
View 5: View of St Lawrence Church
View 6: View to Langley Lane Play Area and Horses Field
View 7: View from Langleybury Lane to the open fields looking across to the River Gade Valley and beyond
View 8: View through Longspring Wood Nature Reserve
View 9: Long-range view across the Gade Valley
View 10: Series of long views south towards Watford & N. London

New development should not detract from the key landscape features and other attributes of these views. It should be designed in a way that demonstrates how it has protected longer distance views out into the countryside by maintaining visual connections into the surrounding landscape.

Conformity reference: NP objective: 4; Core Strategy: CP1, CP12; Development Management Policies: DM7; NPPF (2024): 131 to 135, 187

Purpose

9.19 The policy seeks to ensure that adequate weight is given to conservation and enhancement of views identified as significant by local people and visitors.

"It's vital we retain what is left of open, green spaces and fields in the area in order to retain its semi-rural feel and pleasant environment"

Justification

9.20 Views within and around the village are an important part of what gives the parish its distinctive feel. This is valued by both residents and visitors. The topography of the surrounding area means that there are some significant long-distance views which define Abbots Langley and make it so popular with residents and tourists alike.

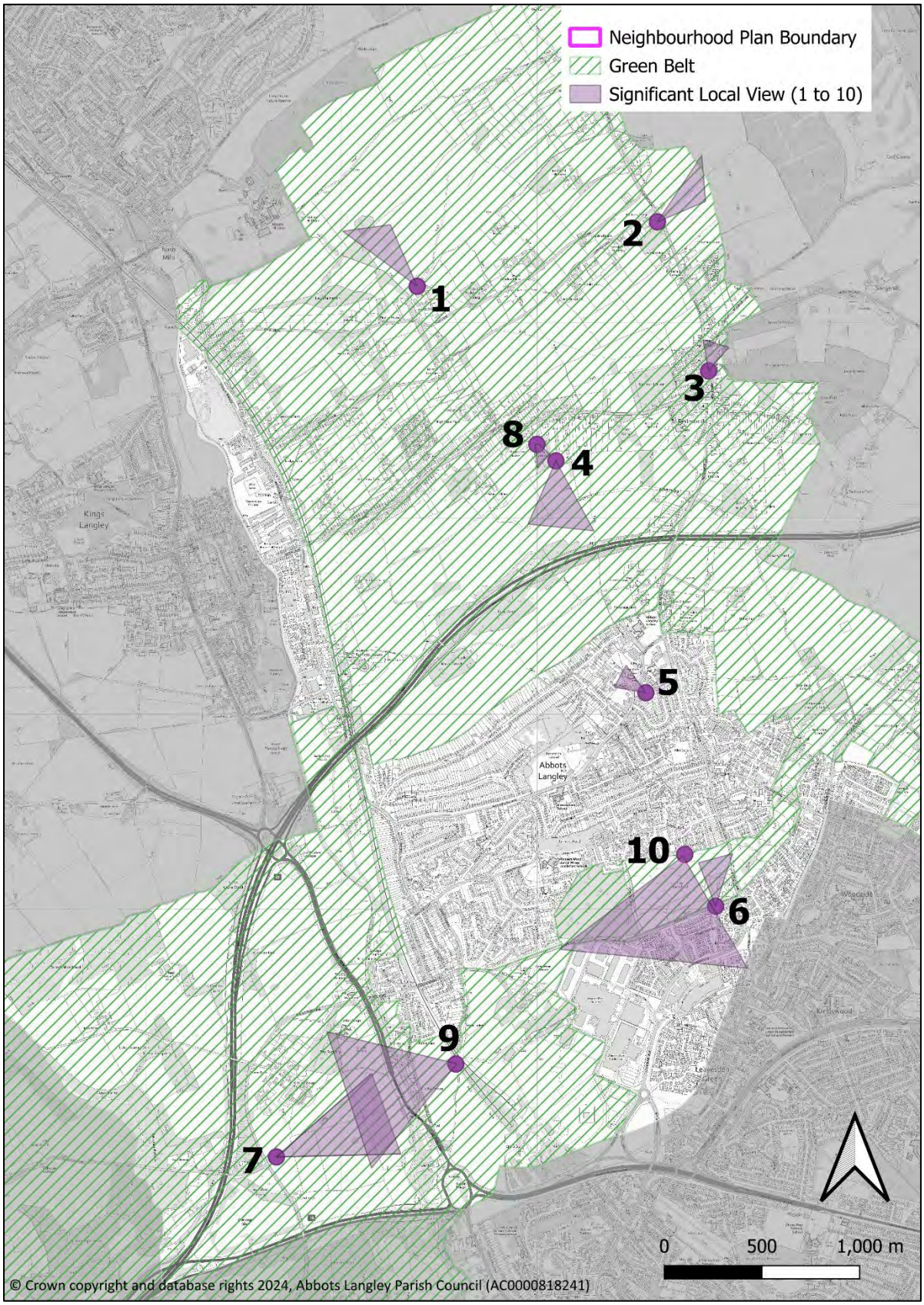
9.21 While the parish benefits from a series of panoramas, the following views are considered to hold particular local significance, with many contributing to the significance of a local heritage asset and enabling greater appreciation of those assets and the wider heritage and natural environment. Therefore, they are worthy of protection. Full details of the

views, including photographs and text explaining why they are special, are included in Appendix G. A map, illustrating the location of the views, is included at *Figure 16*.

9.22 Policy AL12 requires that development proposals are designed in a way that safeguards the locally significant views. It attempts to provide some flexibility for the wide range of development proposals which may come forward within the Plan period. In the majority of cases, proposals will be of a minor nature and will have little or no effect on the identified views. In circumstances where the proposed development is likely to have an impact on any identified key view, the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Any appropriate mitigation measures should be incorporated within the design of the proposed development and captured in the assessment.

9.23 *Figure 16* shows a map of 10 locally significant views in the Abbots Langley Parish. These views are explained in greater detail in Chapter 3, Section 5 of the AECOM Design Guidance and Code for Abbots Langley Parish (see Appendix E and Appendix G) The views which typify the character of the Parish are not just landscape features but include some distinctive buildings.

Figure 16: Map of locally significant views in the Parish of Abbots Langley (numbering cross-references to Policy AL12)



Policy AL13: Local Green Space

POLICY AL13: LOCAL GREEN SPACE

The following spaces (including one cluster of spaces), as shown on *Figures 17 and 18* and on the Policies Maps are designated as a local green spaces:

1. **Primrose Hill playing fields**
2. **Longspring Wood Grounds**
3. **Bedmond playing fields**
4. **Bell Lane Corner**
5. **Manor House Grounds**
6. **Millennium Gardens**
7. **Kitters Green**
8. **Tanners Wood**
9. **Hazelwood Lane/ Upper Highway (cluster of 7 spaces)**
10. **Tanners Hill Green**
11. **School Mead Green**
12. **Abbots Langley Horses' Field**
13. **Leavesden Country Park**
14. **Leavesden High Road / Aerodrome Way/ Halifax Close/ Westfield Close cluster**
15. **South Way Playing Fields**
16. **Langleybury cricket ground**
17. **Lower Field Warner Brothers**

Local policy for managing development on a Local Green Space should be consistent with national policy for Green Belt.

Conformity reference: NP objective: 4; Core Strategy: CP1, CP9; Development Management Policies: DM6, DM7, DM11; NPPF (2024): 106-108, 153 to 160, 198

Purpose

9.24 Protecting green spaces was consistently a top priority for residents in the engagement process for the Neighbourhood Plan. This policy seeks to designate a series of Local Green Spaces that are valued by the community, so that they can be safeguarded for future generations.

> "Green space is important to us such as Jubilee Garden, Tanners Wood, Horses Field and provide more"

Justification

9.25 Under the NPPF, neighbourhood plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. The NPPF states that Local Green Spaces should only be designated:

"where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land."

9.26 When designating Local Green Spaces, it is important to consider what protection is already afforded to an area and whether the designation will provide any further safeguard. Many of the green spaces identified during the consultation, for instance, are in Green Belt, and have therefore largely been excluded from the policy. 17 areas have been identified by the community as being of value to them and in need of protection. These are listed in the policy.

9.27 Details of how each one of the above sites meets the NPPF Local Green Space criteria is contained in Appendix G. *Figures 17* and *18* show the Local Green Spaces on a map. *Figure 19* is the 'Green and Blue Infrastructure Map' from the AECOM Design Guidance and Code for Abbots Langley Parish (Appendix E, F18 page 21.) and *Figure 20* is a map of the designated open spaces in the Parish of Abbots Langley.



Annual Summer Carnival on Abbots Village Park and Woodlands, Manor House

Figure 17: Local Green Spaces (1 to 4)

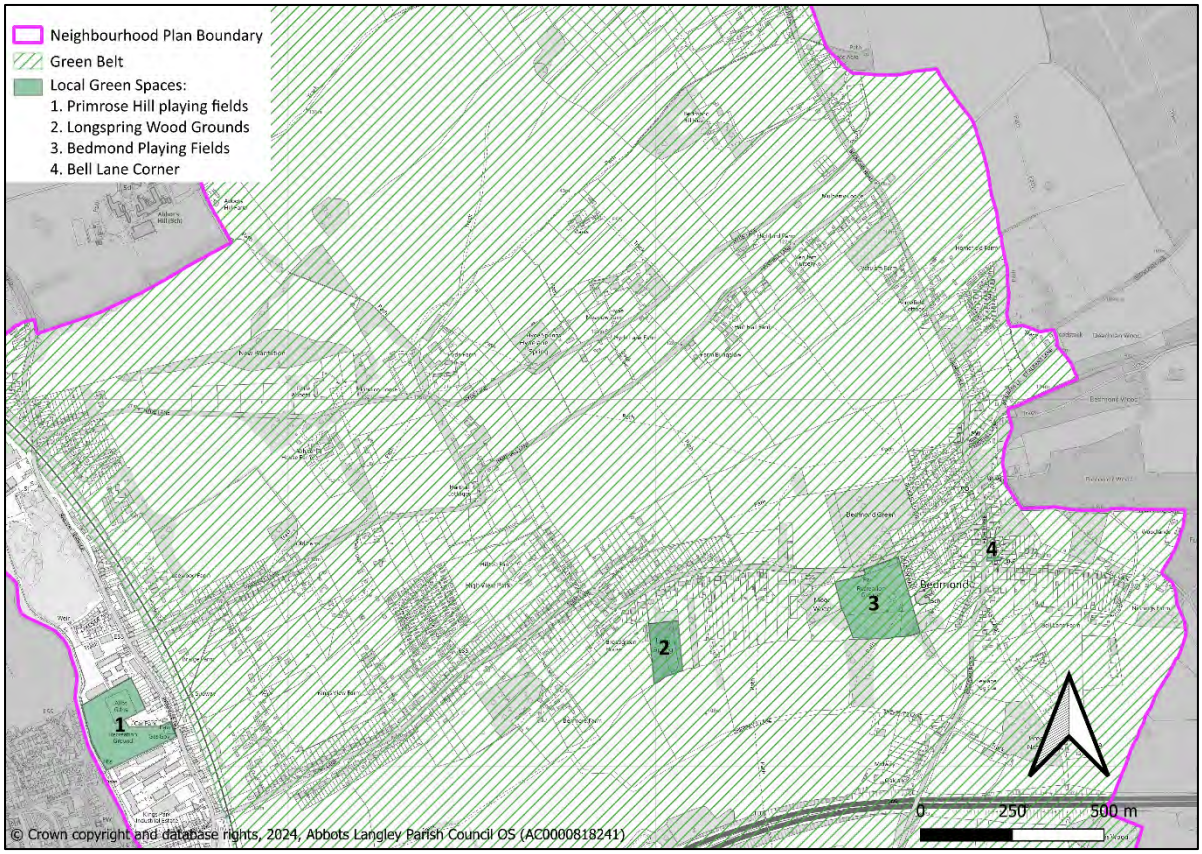


Figure 18: Local Green Spaces (5-17)

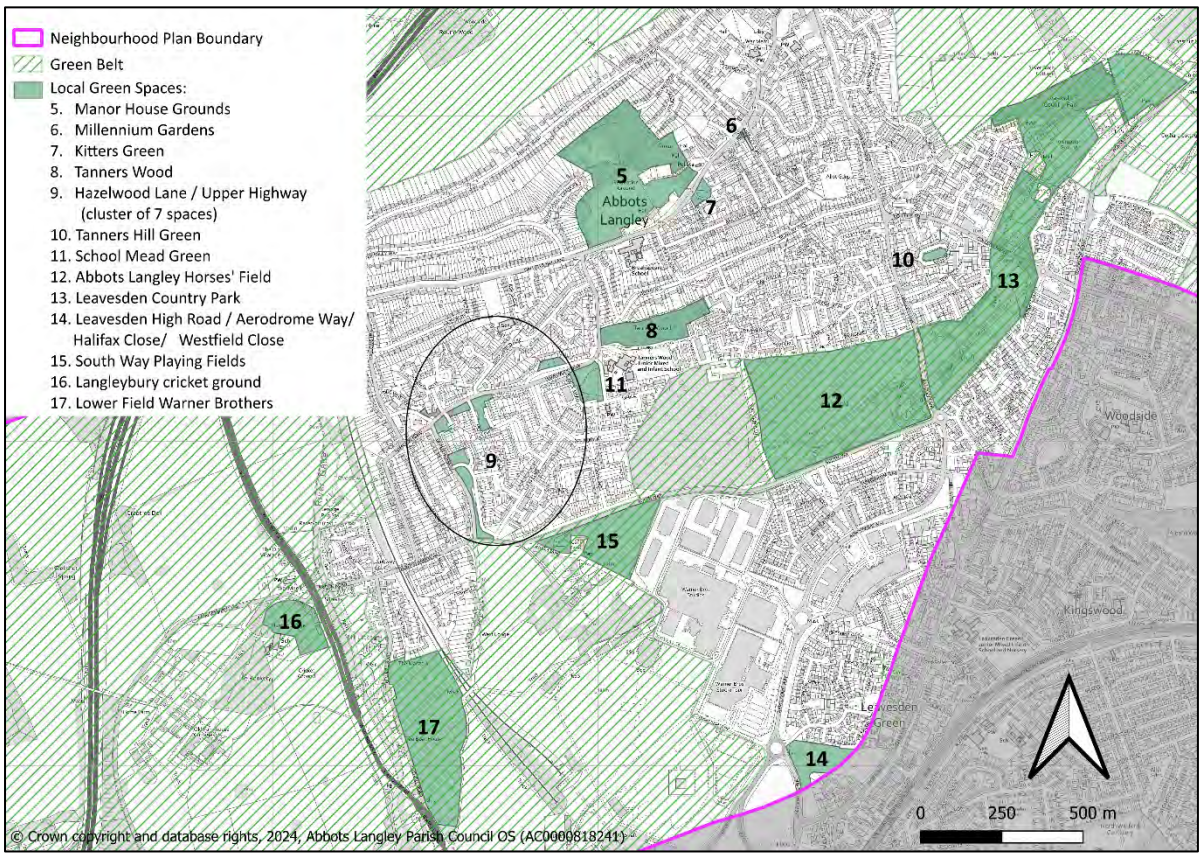


Figure 19: Green and Blue Infrastructure Map from the AECOM Design Guidance and Code for Abbots Langley Parish (Appendix E- F18 page 21)

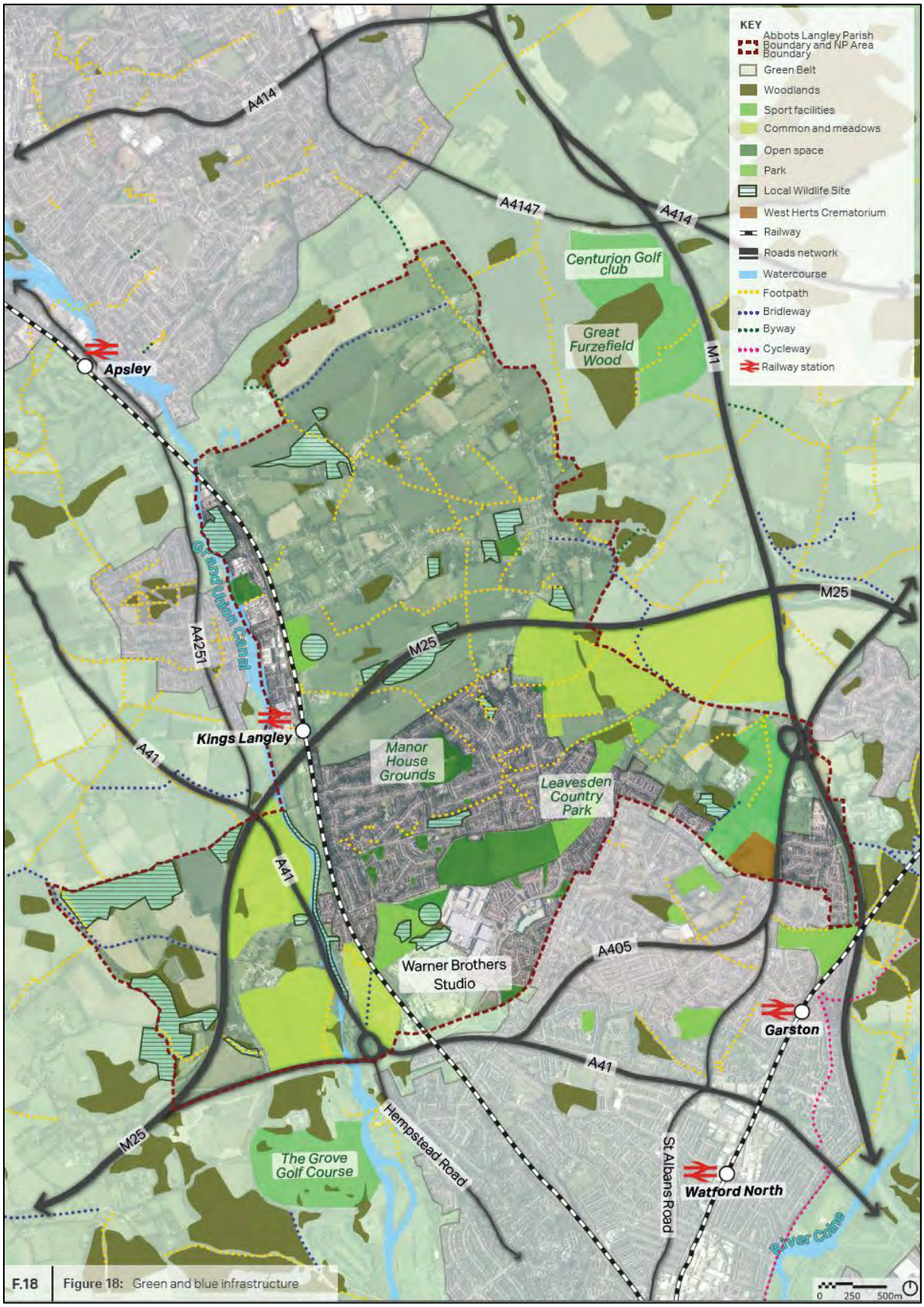
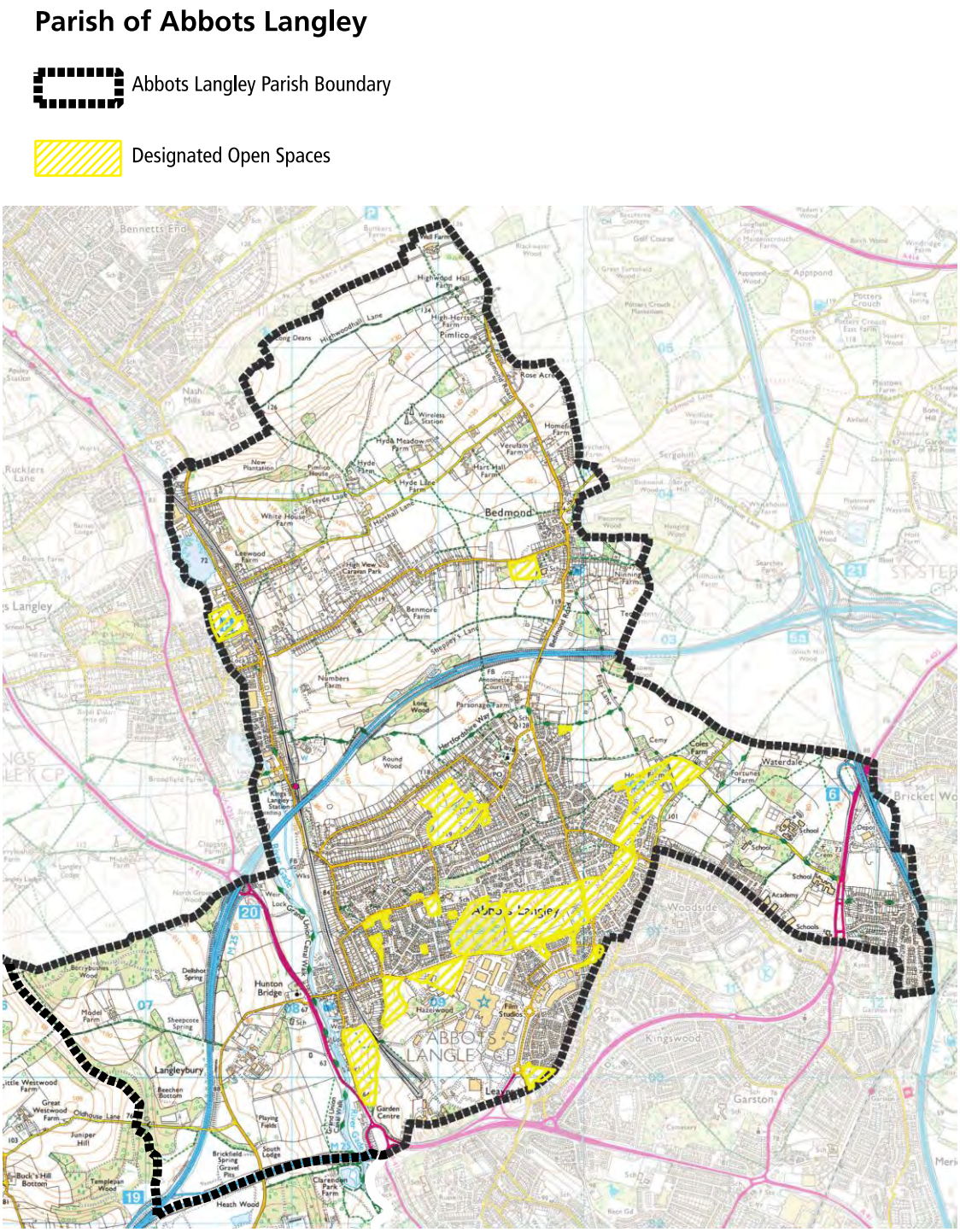


Figure 20: Designated 'Open Spaces' in the Parish of Abbots Langley (Core Strategy, 2011)



10. LEISURE AND COMMUNITY

On-going investments

10.1. The parish of Abbots Langley has benefited in recent years from public investment in leisure and community facilities. Examples include:

The creation of Leavesden Park and its Heritage Trail (partly sponsored by the National Lottery Heritage Fund and Warner Bros. Studios) with added facilities including a café and improved sports facilities and playing areas.
The Henderson Hub Arts and Community Centre.
The modernisation of Children Play Areas across the parish.
The creation of the new Skatepark in Manor House Grounds and the renovation of its outdoor courts for tennis, football, basketball and table tennis.

10.2. The Parish Council manages a number of public venues for hire. These encourage a thriving range of voluntary societies and clubs for all ages. There are over a hundred such organisations operating in the parish (see details in the Evidence Base, Chapter 18 of this ALNP). There is a major sports centre, public swimming pool and sports track on the edge of the Parish at Woodside. There are other playing fields for sports activities throughout the parish.

"More playgrounds to serve new housing developments like South Way"
"Improvements to the skate park, a multi-purpose floodlit sports facility in Manor House Grounds and a café at the Club House during the day"

"Community Events like Tough Ten, the switching on of the Christmas lights, the Fireworks, the Carnival, Autumn Fest, the Christmas Eve services at St Lawrence Church -All these events are well organised and bring the community together. They are part of what makes Abbots Langley a great place to live."

Policy AL14: Provide, maintain and improve public facilities for the community

POLICY AL14: PROVIDE, MAINTAIN AND IMPROVE PUBLIC FACILITIES FOR THE COMMUNITY

A. Development proposals for new and/or expanded community facilities should meet identified needs for leisure and social needs in the community that are not adequately provided for at present. They should respond positively to the requirements as set out in the latest TRDC Open Space, Sport and Recreational Facilities Assessment. As appropriate to their scale, nature and location, development proposals for such uses should:

- **i. not have significant harmful impacts on the amenities of surrounding residents and the local environment; and**
- **ii. not have significant adverse impacts upon the local road network; and**
- **iii. not have harmful impacts on the heritage aspects, including the setting; and**
- **iv. where relevant, the facility is fit for purpose and designed in accordance with Sport England's design guidance notes.**

B. Proposals that would result in the loss of community and leisure facilities will only be supported if alternative facilities of an equivalent or better standard are available or provided in an accessible location to the local community.

Conformity reference: NP objective: 5; Core Strategy: PSP2, CP1, CP8; Development Management Policies: DM11, DM12; NPPF (2024): 96, 98, 101, 103-105

Purpose

10.3. To provide public facilities to meet the cultural, recreational, leisure and social needs of the community.

Justification

10.4. The Parish and District Councils have invested in leisure and social facilities in the area. The Parish Council and the community owns and maintains four halls for hire, three in Abbots Langley Village and the village hall in Bedmond. At the smaller scale, the Parish Council invests in public seating, drinking fountains and other street furniture around the parish for the use of residents.

10.5. A programme to modernise child play facilities in the local parks has been completed in recent years. This followed from a review of leisure activities and a planned investment programme by TRDC.

10.6. Leavesden Country Park (*Figure 21*) is a location where sports and recreation facilities have been improved in recent years. The park covers an area of over 27 hectares and consists of walking/biking paths, heritage trail (with sculptures reflecting the local history in the area,) all-weather football pitch/basketball court, wildlife areas, tennis courts, a children's play area and an outdoor gym for adults. Built facilities include the Hive Centre and café.

10.7. A skatepark opened in May 2019 in the Manor House Grounds along with the upgrade of the all-weather courts for basketball, five-a-side soccer and tennis.

10.8. There is a wide range of sport and leisure facilities in the Parish including football, cricket and outdoor bowls clubs. Football is the most popular team sport, with of the order of 1,000 participants in organised teams. For example, the Evergreen Football Club (South Way Playing fields) have 37 teams registered with various leagues across Hertfordshire. They were the first club in Hertfordshire to secure their FA Charter Standard Community Club renewal. Recent investment in their facilities included a modernised Clubhouse opening in 2017. The club has excellent pitches and an all-weather practice area. The club includes five ladies football teams, in partnership with Watford Ladies FC.

10.9. Drawing on local feedback and evidence prepared by TRDC, including the Open Space, Sport and Recreational Facilities Assessment, the following provision would be supported locally:

additional formal open space in Bedmond

additional senior and mini football facilities, including exploring options for 3G pitch

provision of purpose-designed storage units to house sports equipment near to the existing pitches and facilities used by the various sports and leisure groups.

equipment that helps the Parish Staff maintain the sports facilities to ensure the pitches and courts are kept in good condition throughout the year.

provision of team changing rooms at existing sports facilities, where required.

Figure 21: Plan of Leavesden Country Park and key of its many facilities (source: TRDC)



Policy AL15: Allotments and community growing spaces

POLICY AL15: ALLOTMENTS AND COMMUNITY GROWING SPACES

A. Development proposals that incorporate new community growing spaces of a size appropriate to the development and with access to features such as good drainage, light exposure and water/electric options, will be supported, in particular where these can be used to create attractive green screening, for example, car parking areas, roads, and commercial servicing areas.

B. Development proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless an alternative site is provided of equivalent or larger area compared to the existing allotment provision. The alternative site must also meet the following requirements:

i. a location that is within or adjacent to the defined settlement as shown on the Policies Map and that is accessible by pedestrians and cyclists; and

ii. offers topography, soil quality and water supply that allows a choice of layout for good quality private plots and/or community growing space; and

iii. benefits from suitable on- and off-site parking opportunities, including on-site disabled parking bays.

Conformity reference: NP objective: 5, 8; Core Strategy: CP1, CP8, CP9; Development Management Policies: DM11, DM12; NPPF (2024): 96, 98, 103

Purpose

10.10. To provide support for the retention of existing allotments in the Parish and, support for additional growing spaces.

"We need to protect our allotments"

Justification

10.11. Many people wish to grow their own food. This provides exercise, social contact and reduces food miles. Local allotments have experienced waiting lists since 2021, demonstrating demand. There could be more pocket gardens and seating that would make the village centres more attractive and successful. Shared outdoor amenity space should be associated with new development wherever possible.

10.12. Abbots Langley operates four allotment sites at: Manor House, Jacketts Field, Kingsfield and Primrose Hill (See *Figure 22*). There is no provision of allotments in the smaller settlements in the parish. The Open Space Update, prepared by TRDC, in 2010 suggests that in the long term, additional provision should be sought in Abbots Langley as a result of the growing population and in order to meet the national standard of 20 allotments per 1,000 households as suggested by The National Society of Allotment and Leisure Gardeners.

10.13. There is certainly a need for more allotment space. Between 2024 and 2025, the waiting list for a plot has ranged from 36 people to 50, which equates to a roughly 2-3 year wait. There are 127 sites available. One of the Aspirational Projects in Chapter 12 outlines potential for the creation of a community garden, which would help towards addressing need.

10.14. Whilst allotments are an important source of space for growing – which increases self-sufficiency, thereby reducing reliance on importing food and the associated higher energy costs of doing so – they are often not in the most convenient location for all users and plots are often too large for users' needs.

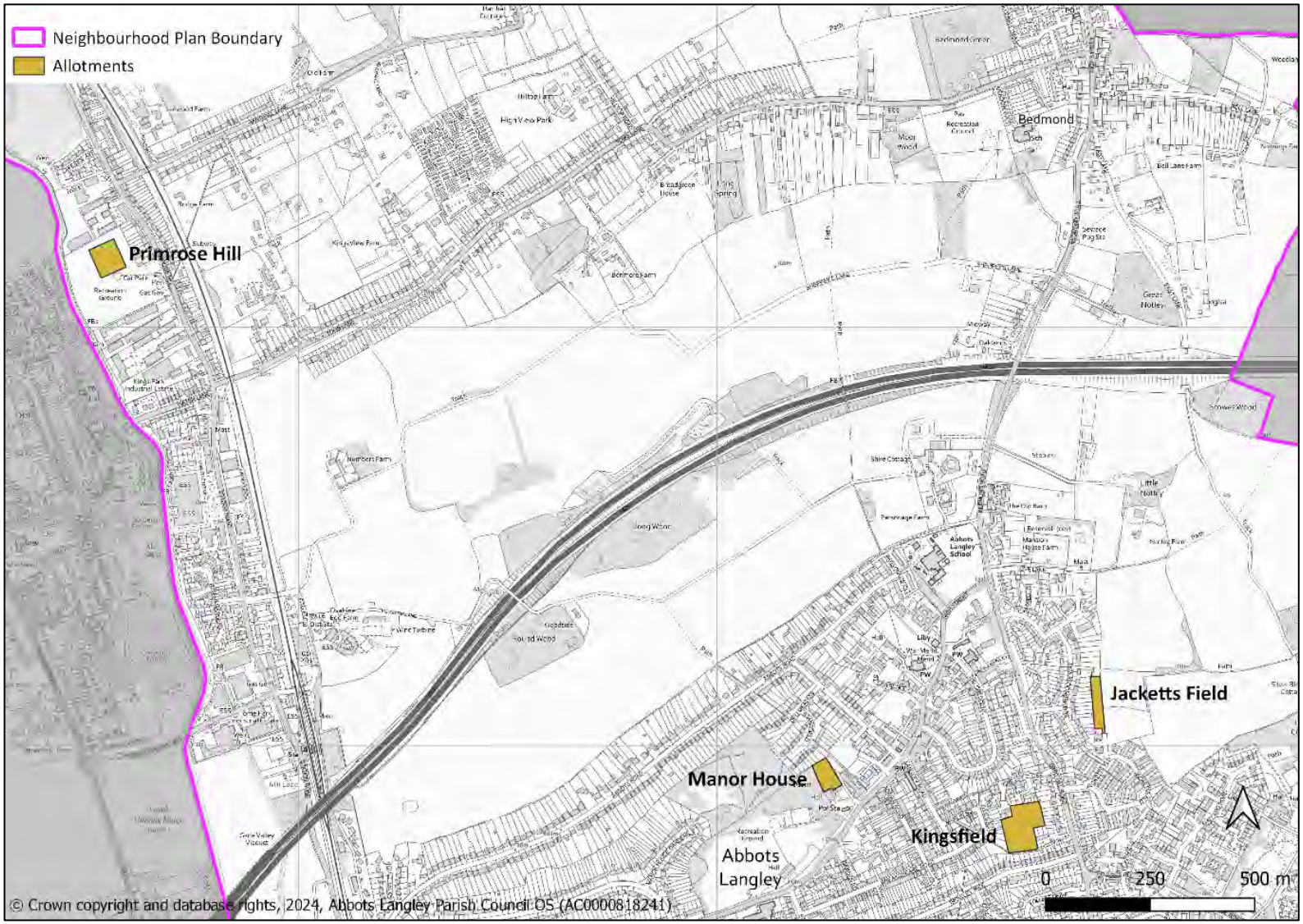
10.15. An alternative solution is community growing spaces which can be designed into new developments, meaning they are close to residents' homes and involve collective growing by residents that helps to ensure that what is grown is of the right quantity for those residents. The safeguarding of existing and provision of new allotments and community growing spaces will therefore be encouraged.





Images show: Community growing space in the village cared for by the AIMS volunteers and One of many of Abbots Langley's allotments

Figure 22: Designated allotments in the Parish of Abbots Langley



Policy AL16: Protection of public houses

POLICY AL16: PROTECTION OF PUBLIC HOUSES

A. Development proposals to change the use of public houses (Use Class sui generis) will be supported only if the public house is demonstrably unviable. In order to demonstrate this, evidence will be required to show that the existing public house has been actively marketed for a period of not less than two years at a market value comparable to the market values of other similar licensed premises in the District.

B. Proposals for the expansion of existing public houses (Use Class sui generis) in the Parish to support business diversification which would improve the viability of the public house, with particular support given to appropriate community-based activities, such as a restaurant, will be supported, subject to there being no adverse effect on the amenity of residential properties in the locality.

Conformity reference: NP objective: 5; Core Strategy: CP1, CP8; Development Management Policies: DM12; NPPF (2023): 96, 98

Purpose

10.16. To increase the viability of all public houses within the Parish by encouraging them to improve and expand suitable community facilities.



Justification

10.17. Over recent years, the Parish has lost at least two of its public houses. It is important that the community continues to be served by public houses or similar licensed premises. They have social or cultural value for particular groups in the community and provide employment opportunities.

10.18. Section 15 of the Neighbourhood Planning Act 2017 directs the removal of permitted development rights for the change of use of public houses to other types of use. This means that a planning application will be required in all cases where an owner wishes to change an existing public house to another use. CAMRA, the Campaign for Real Ale, is an independent, voluntary organisation of 192,000 members that campaigns for real ale, community pubs and consumer rights. CAMRA supports well-run pubs and believes their continued existence plays a crucial role in community life. It provides guidance about how the viability of a public house can be considered.

Policy AL17: Safeguard and expand existing health services

Policy AL17: SAFEGUARD AND EXPAND EXISTING HEALTH SERVICES

A. Proposals to enhance and facilitate the continued delivery of health facilities at key sites within the village of Abbots Langley and surrounding settlements (to meet the needs of the local population), will be supported.

B. Proposals for the expansion, and relocation locally if required, of these services, including the development of a new expanded health centre with a potential capacity for 20,000 patients to expand the facilities currently provided by the Vine House Health Centre, will be supported subject to the following criteria:

i. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment.
ii. the proposal would not have unacceptable impacts on the local road network.
iii. the proposal is located within or immediately adjacent to the settlement boundary as defined in Policy AL1.

Conformity reference: NP objective: 5; Core Strategy: CP1, CP8; Development Management Policies: DM12; NPPF (2024): 96, 98, 101

Purpose

10.19. This policy seeks to ensure the provision of adequate primary health services in the parish during the period up to 2041, safeguarding what already exists and supporting expansion or relocation locally where needed and subject to mitigating any negative impacts of this on the environment, road network and local community.



Justification

General Practice Facilities and Community Health facilities

10.20. The three Health Centres in the parish are all over subscribed. The GPs at the Vine House Health Centre would like a larger facility that would enable a larger range of health services to be provided. To serve their existing patients the Vine House Health Centre would like to maintain their presence in the central area of Abbots Langley village. By 2025, the NHS five-year plan suggests that Primary Health Care facilities in the community should be expanded in SW Hertfordshire to reduce the visits to local hospitals by 40%. It is the responsibility of the NHS to plan and finance the expansion of such facilities. The community has an increased and vital role to play in Public Health. The holistic health and wellbeing of residents is supported through integrated health and social care systems working effectively in conjunction with Third Sector and other community organisations enabling access to the wealth of support and resources available in the community. There are opportunities for social prescribing within the community and improved access to public exercise facilities and open spaces beneficial for health.

10.21. However, the availability of suitable sites in the central area of the Abbots Langley village are limited. Therefore, the Neighbourhood Plan commissioned a Masterplan in 2022 for the central area of the village to identify what future facilities are needed to serve the local community and support the area as a key settlement. See Appendix H. For example, the recent closure of St Margaret's House – a residential care home for elderly, presents an opportunity to provide additional community facilities rather than just a new housing development. This building is owned by Hertfordshire CC. Therefore, there is a need to create a Planning Brief for the central area of the village to identify what future facilities are needed to serve the local community and support the area as a key settlement.

10.22. Also, Hertfordshire CC decided, on 23 May 2022, to relocate the Breakspeare School to a new, purpose-built school, which will double its capacity. The new school will be located in Croxley Green. In association with the Village Masterplan, a feasibility study was commissioned to determine the suitability of the Breakspeare School site to become a new enlarged Health Centre, replacing the Vine House Health Centre.

10.23. The Feasibility Study concluded that the vacated Breakspeare School site would be 'ideal' to become a new multi-disciplinary Health Centre capable of accommodating the wider range of services and allowing the registered number of patients to be increased from 11,000, currently at the Vine House Health Centre, to possibly as much as 20,000. However, the Partners at the Vine House Health Centre have said that, under current NHS guidelines, they could not raise the capital funds required for such a project. Instead, they have decided to purchase their existing premises from their landlord and consider ways to expand facilities on the existing site.

Policy AL18: Safeguard and expand existing education provision

POLICY AL18: SAFEGUARD AND EXPAND EXISTING EDUCATION PROVISION

A. Development proposals which facilitate and enhance existing schools and associated playing fields, will be supported subject to demonstration that:

- **i. acceptable mitigation measures are offered to overcome access and unacceptable highway impact caused by the development;**
- **ii. the development would not result in a significant loss of amenity to local residents or other nearby activities; and**
- **iii. the development does not conflict with other Plan policies or proposals.**

B. Where a proposal for a new secondary school is made within the parish, it will be supported where it can be demonstrated that the catchment area for the school:

- **i. provides easy and safe access to pedestrians and cyclists and be conveniently related to bus routes with adequate provision for school buses to park where appropriate;**
- **ii. provides appropriate vehicular access and would not adversely impact upon traffic capacity;**
- **iii. does not result in a significant loss of amenity to local residents or other nearby activities;**
- **iv. includes the planting of trees and hedgerows to enhance air quality, and reduce noise; and**
- **v. does not conflict with other Plan policies or proposals.**

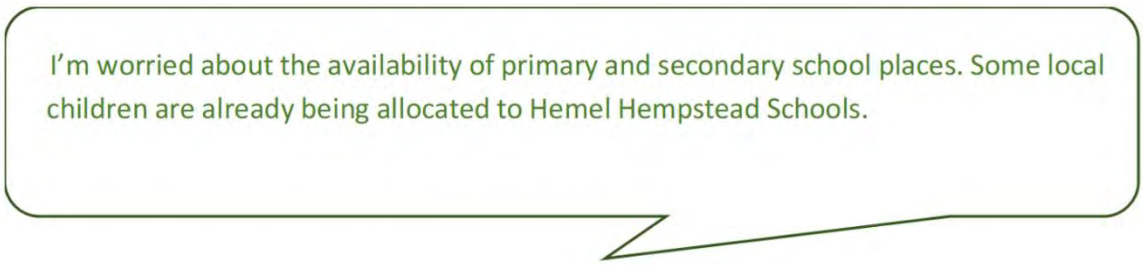
Conformity reference: NP objective: 5; Core Strategy: PSP2, CP1, CP8; Development Management Policies: DM12; NPPF (2024): 96, 98, 100, 101

Purpose

10.24. The provision of adequate education provision – both primary and secondary - is a key issue for the local community. This policy seeks to ensure the provision of adequate education in the Parish over the plan period, safeguarding what already exists and supporting expansion or relocation locally where needed.

Justification

10.25. The NPPF supports the provision of sufficient school places to serve the community and also protects school playing fields unless they are surplus to requirements or can be relocated to an alternative location or would be redeveloped into an alternative leisure or sports provision that would outweigh the benefits of the previous provision.



10.26. Hertfordshire County Council (HCC), as the Local Education Authority, is responsible for planning to deliver sufficient education places across the county. Recent figures indicate the pressure for school places in the parish, despite having three large secondary schools located in the Parish. High performing schools like Parmiters, who have an intake 208 pupils per year, received more than 1600 applications in 2021. Another of the secondary schools is St Michael's Catholic School which admits 180 pupils is also well over subscribed, not able to accept all pupils from the Catholic faith that apply.

10.27. Early years provision: The increasing population will serve to increase the birth rate locally. It will be important to ensure that the parish is well-served for nursery and pre-school places, in order to enable families to have the choice to both work and give their children the best start in life.

10.28. Primary Schools: There are five state primary schools in the Neighbourhood Plan area. The need for primary school places depends on the local child population. HCC advises that that demand within the area has fallen in recent years. Whilst new housing could increase demand in the future, the advice from HCC is that it has secured provision to ensure education demand can be met locally.

10.29. Secondary schools: In light of the revised national policy and any significant applications received, the County is expected to conduct a thorough review on the Regulation 19 version of TRDC Local Plan to assess the overall secondary school places requirement within the district, including Abbots Langley. The main requirement is to ensure the catchment areas for each school allows for all local students to be provided for and living within easy access - preferably by walking or cycling.

10.30. Special educational needs schools: There two special educational needs schools serving children from a broader area with special needs. **Garston Manor School** is a Specialist School serving students aged 11 - 16 with Learning Difficulties, Autism and Speech Language and Communication Needs. The school is situated on a very large and pleasant site, having recently been completely rebuilt. It offers outstanding facilities. Pupils attend from a wide area which extends from Watford to Borehamwood and covers parts of Hatfield and Welwyn Garden City. **Breakspeare School** is a local authority day school for pupils aged 3 to 19, who have severe learning difficulties. Some have additional needs due to specific physical and mental disabilities. All students have an education, health and care plan that identifies their special needs. Located in village of Abbots Langley, the school caters for 75 pupils drawn from a wide catchment area - extending across the Districts of Three Rivers and Watford.

10.31. Breakspeare School is due to close and relocate to a new, larger building in Croxley Green in 2028/2029.

11. TRANSPORT AND MOVEMENT

11.1. Despite its largely rural nature, the parish is dominated by some national transport corridors that both surround it and cut through it. The M25 divides the parish in half. The M1 is on the parish's eastern boundary. To the west, the Parish is bordered by the Grand Union Canal and West Coast Mainline Railway.

11.2. With the projected growth in the population that may occur across the district in the coming years, movement by all modes will continue to be a challenge at peak times. The key types of movement can be classed as 'local' and 'strategic':

> 'Local' movement is principally within the area, to key locations such as the schools, the railway stations, the community hubs, local shops and health services. It also includes people accessing community infrastructure and leisure activities – even as simple as dog walking.
>
> 'Strategic' movement is principally to or from areas outside the area, for instance out- commuting and through traffic to nearby towns or to access the strategic road network.

11.3. The bulk of strategic movement, and proposals to address this, are outside of the remit of a Neighbourhood Plan. However, before the expansion of housing development within the Parish and in the neighbouring urban areas, it is vitally important that the capacity of the local roads and rail services is fully evaluated, and investment made to overcome any predicted shortfalls in the capacity of the main movement corridors.

11.4. Local movement is certainly an issue that the Neighbourhood Plan can address, in terms of promoting more sustainable forms of transport, including walking, cycling, electric bicycles/scooters and public transport provision.

11.5. In raising their local concerns, transport issues accounted for 40% of the comments received on the Abbots Langley Commonplace website. (analysis of comments received is available in the Evidence database and Appendix C). It is hoped that Herts CC can address these issues.





Images show: Towpath and cycle path along the Grand Union Canal linking Watford and Hemel Hempstead and the M25, which cuts the parish in half

Policy AL19: Sustainable travel

POLICY AL19: SUSTAINABLE TRAVEL

A. To encourage healthy lifestyles and ensure that residents have a choice of sustainable means of travel to access local destinations such as community buildings, employment, schools, shopping facilities, public transport interchanges, open spaces, and other important facilities, development proposals should provide directly, or via financial planning obligations, safe pedestrian and cycle, both on- and off-site, to link up with the existing and proposed footpath and cycleway network defined on *Figures 22 and 23*.

B. In designing new and improved routes, Sport England's Active Travel Design guidance should be used to inform design and access. The following matters should be addressed:

- **i. pedestrians and cyclists should be physically separated from vehicular traffic and from one another in accordance with the County Council's standards;**
- **ii. where practicable, routes should be designed to be useable by people with disabilities, including users of mobility scooters.**
- **iii. walking routes should be well-lit, clear of obstacles and sign posted;**
- **iv. wide crossings are built on the same level which are well-lit and landscape to create safer crossings for residents;**
- **v. public transport should be prioritised in road layouts over cars to reduce travel times and make using public transport more appealing;**
- **vi. the use of 'landmark buildings' to help people navigate their journeys;**
- **vii. signs and seating on walking routes should be used to encourage more people to walk.**

C. The network of Roman roads and rural lanes across the Abbots Langley shall be protected or enhanced where possible.

D. Proposals to maintain and improve access by walking and cycling throughout the Parish, particularly in the parks and open countryside, should be encouraged to support safe, healthy exercise for all ages.

E. In respect to major development, financial contributions via a S.106 agreement may be required to establish new or extended local bus routes that could sustainably connect the development with employment and shopping centres, education, recreation facilities and transport interchanges. To encourage the use of buses, contributions should include (as may be relevant), the provision of bus shelters with seating and 'countdown' bus information displays.

Conformity reference: NP objective: 6; Core Strategy: CP1, CP10; NPPF (2024): 96, 105, 109, 110, 111, 115-117, 135

Purpose

11.6. If the population of the area is set to grow through the allocation of a number of significant housing sites, traffic and movement around and through the individual settlements will be an even greater issue for residents and visitors alike in the future. In particular, the speed and volume of traffic is of concern. This policy seeks to encourage non-car modes of transport to

access facilities within the area by identifying Primary Movement Routes and encouraging proposals that support or extend the existing network.

11.7. In addition, whilst active travel on foot and by bicycle has health as well as transport benefits, movement by public transport is also key to people being able to get around effectively and to reduce vehicle use. This is particularly so for those without access to a car but wishing to travel a longer distance than walking or cycling might allow. This policy seeks to ensure that adequate public and community transport options are offered.

11.8. *Figure 23* shows a map of the public rights of way, bus stops and local public car parks in the parish.



Justification

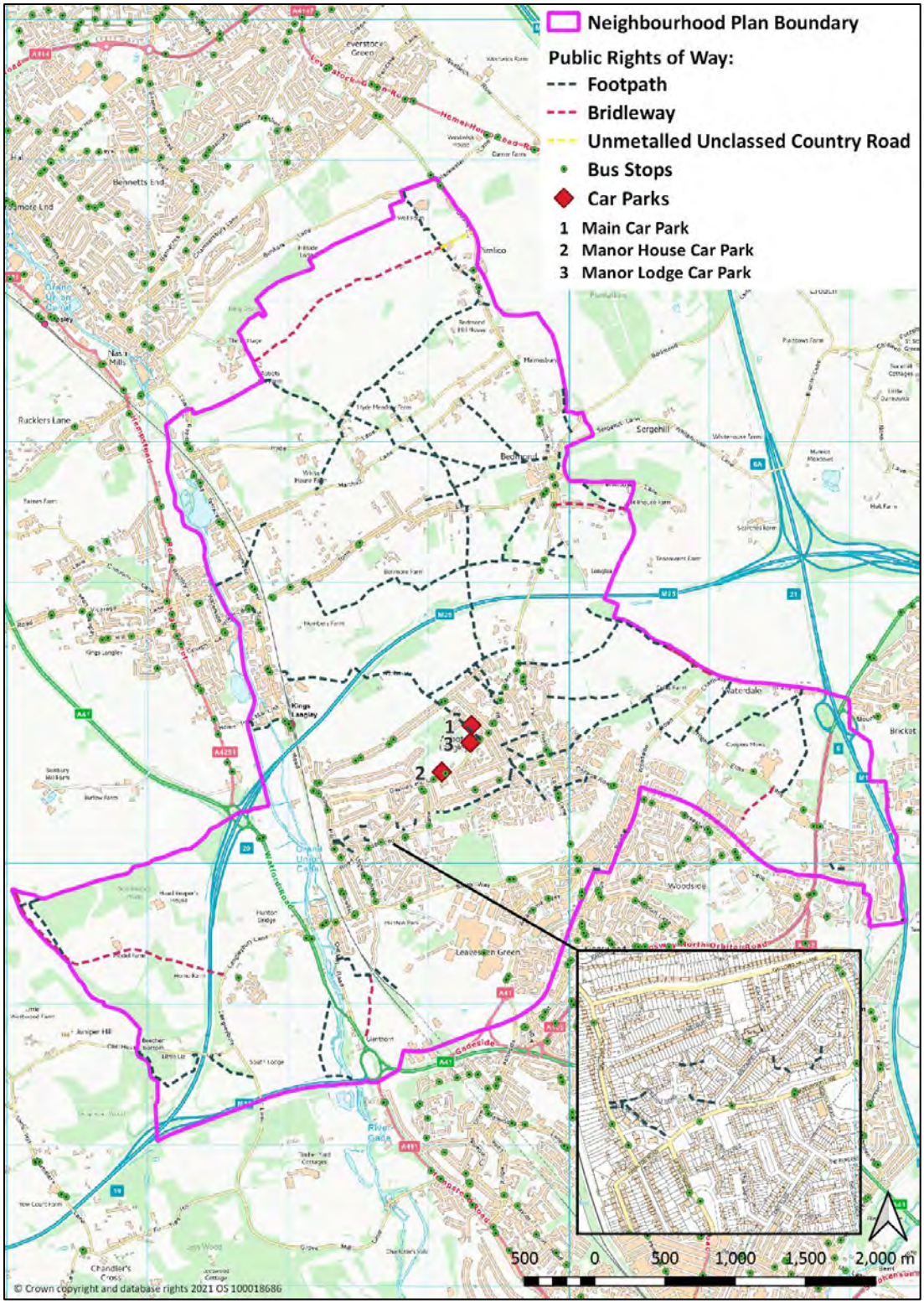
Active travel

11.9. The area has high levels of car ownership and suffers road congestion at peak times. It is important therefore that people are encouraged to use alternative modes of transport where possible. Walking and cycling in particular should be supported for their wider health and wellbeing benefits as well as environmentally friendly aspects. New development should seek to ensure that access to good pedestrian and cycling routes is provided - ideally segregated from the general traffic.

11.10. Feedback from the community during the Neighbourhood Plan process identified a high level of concern about the extra traffic that will be generated by the new housing developments using roads that are already considered by people to be congested at busy times of the day. Therefore, encouraging walking and cycling, particularly for journeys within the area, will be important. This includes linking the new housing developments with key facilities, such as shops, schools, medical and community facilities. A further resource to draw from is the "Traffic in Villages" toolkit developed by Hamilton-Baillie Associates in conjunction with Dorset AONB Partnership.

11.11. Whilst the Neighbourhood Plan cannot prevent people from using their cars for short journeys, improvements to Key Cycle/Pedestrian Routes will encourage short, local journeys to be made by foot or bicycle. Not only will this alleviate congestion and associated air pollution (particularly outside the schools and at the main junctions) but will provide regular healthy exercise. Linking both existing and new development areas into the network of existing pedestrian routes is vital to encourage more walking, less use of the car and connect residents to the key destinations within their area.

Figure 23: Public rights of way, bus stops and public car parks in the parish of Abbots Langley

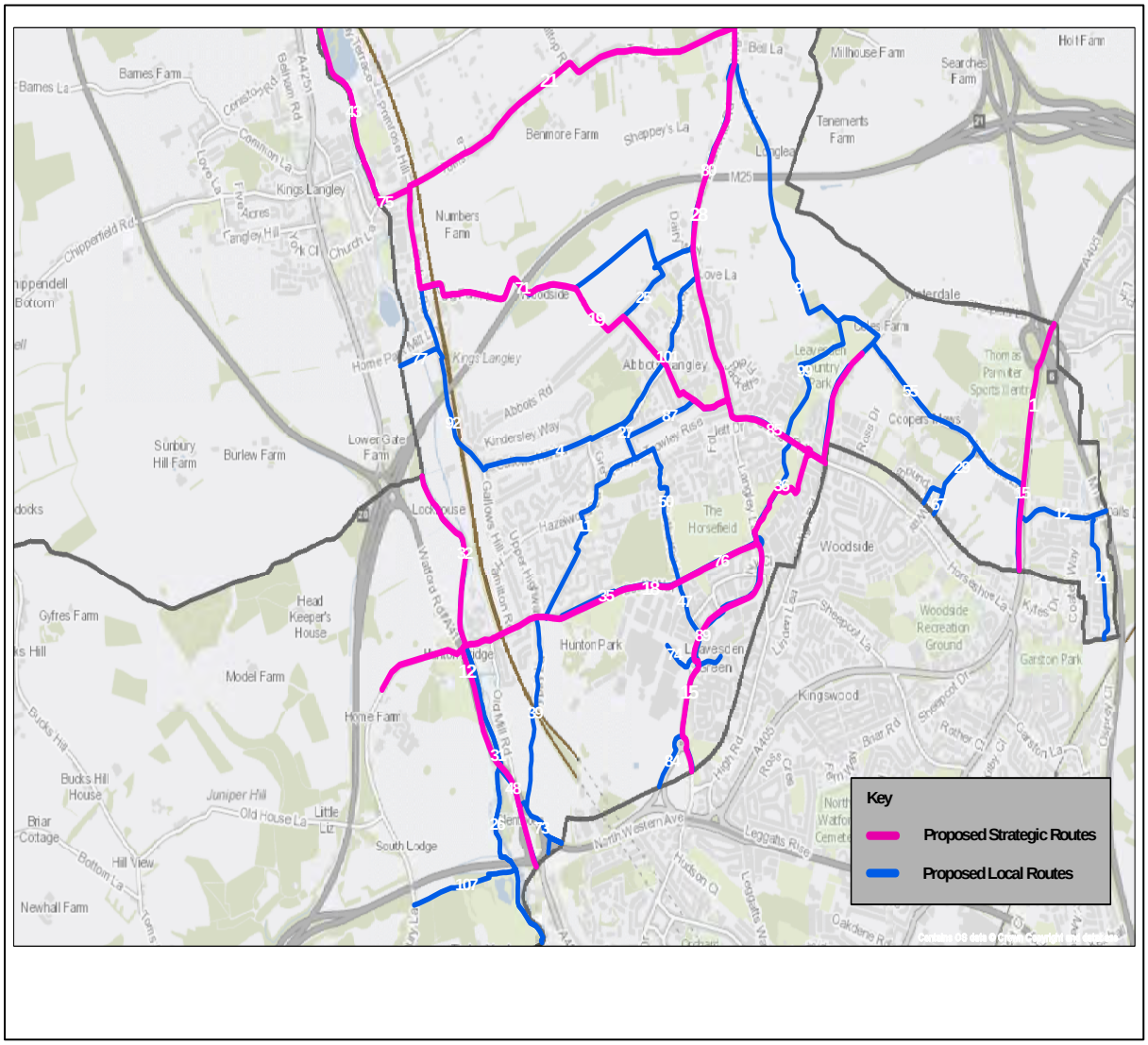


11.12. *Figure 24* shows the proposed strategic and local cycle routes for the parish of Abbots Langley. The District Council state that they have 'developed and promoted its Cycling Strategy since 1981 with visible success in creating and improving the cycle routes.' Examples include the Grand Union Canal towpath which provides a nearly traffic-free route that connects Croxley Green, western Watford, Hunton Bridge, Kings Langley and Nash Mills with five miles of wider, level, surfaced and well-signed paths. This links to the South Way

Cycleway which connects the improved towpath with Abbots Langley, Leavesden and into Garston on a nearly traffic-free shared footway and bridleway. The TRDC Local Walking and Cycling Infrastructure Plan (LCWIP) has now been formally adopted (July 2025), following public consultation held in mid-2023. This has identified five priority routes across the district to develop and improve for the future. The LCWIP may be reviewed and updated in the future. More information can be found at Three Rivers Local Cycling and Walking Infrastructure Plan.

11.13. Three Rivers District Council in partnership with Watford Cycle Hub and One YMCA launched a new Cycle Hub in Leavesden in 2018; providing a new 'one-stop shop' for everything to do with bikes. Located in the new Community building in Leavesden Country Park off College Road in Abbots Langley. The Leavesden Cycle Hub offered a range of facilities including servicing and repairs, bike hire, bike registering, reconditioned bike sales and cycle tuition for children and adults. However, in July 2023 this Cycle Hub was closed. The operations were consolidated at their Watford Cycle Hub.

Figure 24: Proposed strategic and local cycle routes for the Parish of Abbots Langley



Roman roads and rural lanes

11.14. There are a series of important older roads and lanes in the parish that contribute to local character. Many of these routeways have been in active use for hundreds of years. The Abbots Langley Local History Society has undertaken to map the Roman roads in the parish in their document Roman Roads Overlaid on a modern map of Abbots Langley (Copyright © Trevor Foulkes and Abbots Langley Local History Society 2000-2020). Examples of important rural lanes include those bordered by trees and hedgerows, such as East Lane, High Elms Lane and the lanes in and around Bedmond. Some of these lanes are sunken and provide important wildlife corridors.



Rural footpaths and lanes criss-cross the Parish (East Lane) (Photo credit: C Gardner)

Public transport provision

"The bus service could be more reliable and frequent"

11.15. Whilst car ownership in the parish is high, the 2021 census revealed that 11.4% of households (977 households) did not have access to a car. The area has a basic network of commercial bus services, but this is less so for east-west movements in the more rural parts. There is a reduced service in the evening and at weekends.

11.16. The recent economic climate and COVID-19 has shown how expensive it is to run commercial bus services and significant numbers have been withdrawn since 2008. As bus services are reduced, re-routed or withdrawn, it has a significant impact on the community.

11.17. Aside from the commercial bus network, two community transport schemes operate in the area:

Dial-a-Ride – a door-to-door travel service for people over 75 and anyone with a permanent disability.

Hertfordshire Action on Disability (HAD) - a 24-hour accessible transport service to help disabled people to work, shopping, doctor's appointments, holidays and other leisure activities. This is a charged for service.

11.18. These are both very limited in what they offer disabled people. They are limited in terms of eligibility. Frequent, reliable and affordable transport is called for. Experiments in Demand Responsive transport services have been being tried in Watford (e.g. Arriva Click). Such services seldom become commercial, needing subsidies from the Local Authority to continue. For this reason, Arrive Click no longer operates. It is important that all efforts are made to support the existing commercial bus and community transport services. This should ensure that it does not result in high increases in fares. Community bus providers, in particular, have reported that additional services could be provided as long as they can be publicly funded and there are volunteers to operate them.

11.19. Therefore, it is proposed that new major development contributes towards the financing of such expanded services, where appropriate, and improved infrastructure. For housing, major development is defined as where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m^2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.



Bus services, passing through Bedmond, provide a lifeline for those without private transport (Photo credit: G Ball)

Policy AL20: Public parking

POLICY AL20: PUBLIC PARKING

A. Development proposals that would result in the loss of publicly available off-street parking spaces at the public car parks identified on *Figure 25* will not be supported.

B. Proposals that enable the provision of additional, publicly accessible off-road car parking spaces, to alleviate parking congestion near to businesses, schools and at transport hubs, will be supported.

C. Alongside any new public car parking provision, the following facilities will be strongly supported as part of that provision:

a. dedicated bicycle parking facilities, preferably with e-bike charging points, covered and secure; and

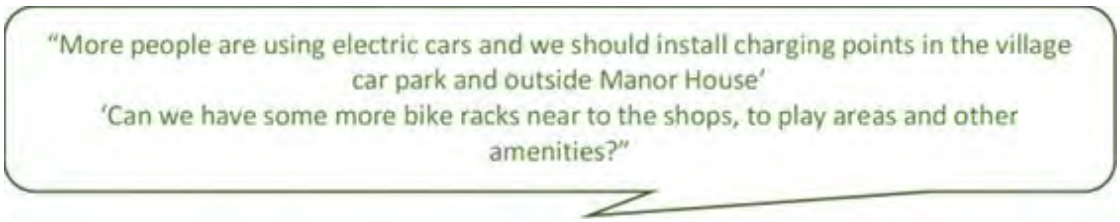
b. electric vehicle charging points.

Conformity reference: NP objective: 6; Core Strategy: CP1, CP10; Development Management Policies: DM13; NPPF (2024): 109, 113

Purpose

11.20. The Neighbourhood Plan first and foremost seeks to encourage sustainable modes of transport, for instance by improving active travel opportunities and encouraging more sustainable travel choices to railway stations and local amenities. Nevertheless, the area does have high car ownership and is a popular destination for those choosing to drive to the railway stations to commute out of the area to work. The issues of car parking, and particularly the availability of parking spaces in each of the settlements - including those with electric vehicle charging points - is a serious concern among local residents.

11.21. This policy seeks to ensure that there is adequate off-road public car parking for those working, shopping or visiting the parish. Also, with policies to encourage cycling, it is important to invest in cycle racks at key places across the network to ensure bicycles can be stored safely and deter theft.



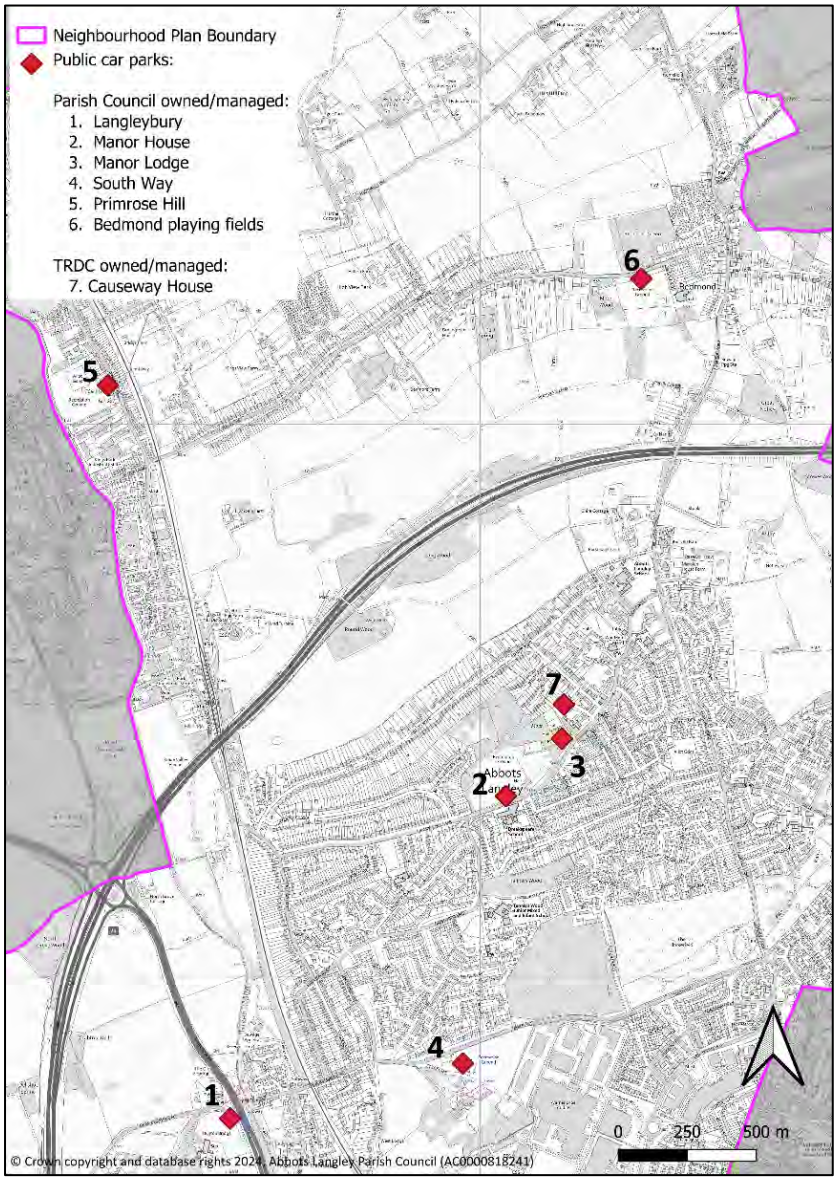
Justification

11.22. Residents and businesses have revealed a concern about the lack of public car parks near to the some of the main facilities, such as the Doctors' Surgery in Abbots Langley Village and Kings Langley railway station. This has led to increasing numbers of cars parked along residential roads during the day, which in turn introduces parking controls and can deny local people the opportunity to park near to their home during the day. Also, such cars in residential areas contribute to air pollution, congestion and can present a safety hazard.

11.23. It will be important to retain, manage and improve the quality of publicly accessible car parking areas (*Figure 25)*, particularly within walking distance of the railway stations, key

facilities and schools. In addition, to consider where additional public car parking might be developed. This is important for the continued economic prosperity of the settlements as well as the convenience of residents, workers and visitors.

Figure 25: Public car parks in the parish



Electric car Charging Points

11.24. With the phasing out of new petrol and diesel cars by 2030 and new hybrid cars by 2035, a feasibility study is required to provide car charging systems for electric vehicles. Charging points at houses and offices with off-street parking are straightforward. However, in the parish there are many houses where parking has to be on-street and electrical connections to individual houses is not likely to be practical. A feasibility study is required to show how facilities for charging electrical vehicles at or near every house in the Parish and how the electricity can be paid for when not connected to the car owner's electrical supply. The study should take account that many houses may wish to own two or more cars per household and the demand for limited on-street parking may mean owners cannot park next to their homes without controlled parking schemes. See Chapter 12, Project 6, for more details.

12. ASPIRATIONAL PROJECTS

Aspirational development sites

12.1. Whilst the Neighbourhood Plan is not allocating sites for a specific development, potential development sites will come forward, as part of the emerging Local Plan. Locality's Site Assessment for Neighbourhood Plans Guidance states:

'Where you cannot demonstrate that a site is deliverable, for example, it may be in a good location but there is no evidence that it could become available, your plan can identify 'aspirations' for sites you would like to see developed and set out principles for each site linked to plan policies.'

'In order to demonstrate that there is a good prospect the site will be delivered, there should be evidence that it is suitable, available and economically viable.'

12.2. As part of the preparation of this Plan, thought has been given to potential sites that might come forward for regeneration and their optimum use. If such sites were to become available, development will be resisted unless it accords with the policies of this Neighbourhood Plan and aspirations for the sites, as set out below. The Parish Council will welcome direct involvement in the planning for any sites. In particular, it will emphasise the need to ensure that adequate infrastructure provision is in place to support that new development, including schools, health facilities, adequate parking provision, leisure and recreation, improvements to the road and footpath network and flood prevention measures.

12.3. There may be a number of specific sites/ areas that we could provide more detail in the plan – either to allocate them for a specific use, or to set out a series of overarching principles for their development should that happen. This is an on-going part of our work.

Six Project Descriptions that show how Policies could be Implemented

Project 1: Sunnyside Community Food Production and Training Project

12.4. A possible project to be located near to Abbots Langley Village could be a Sunnyside Initiative similar to their successful Northchurch Project. This is an example of establishing a Community Growing Space (Policy AL16) and creating viable employment/training initiatives (Policy AL8.) Once an appropriate site is found, the proposed project is to replicate the initiative provided for Sunnyside in Northchurch. From an initial discussion with the landowners, there may be an opportunity to set up this project on the Langleybury Estate. The business case and feasibility of this project can be developed from the experience gained in Northchurch and the other projects managed by this Trust.

12.5. Sunnyside Rural Trust primarily exists to offer training and support services to young people and adults with disability through horticultural activities. In recent years they have broadened their remit to include wider benefits for the entire community and environment.

12.6. Currently, they offer 150 'trainees' opportunities to build their work skills, self-esteem and work experience, every week. They focus on what people can do rather than their labelled

disability. Sunnyside employ 7 supported employees in their 42 staff members and have 38 volunteers supporting them. Their Chief Executive lives in Abbots Langley Village.

12.7. Sunnyside Rural Trust have three large sites (approx. 6 acres each), plus a small main office in Berkhamsted and a one-acre site in Bedmond. A new site is being planned with developers at Rectory Farm, Kings Langley.

Northchurch Project in more detail

12.8. To coincide with their 30th Anniversary in 2020, the Trust built a new facility at the first site that Sunnyside Rural Trust started, in the Northchurch allotments. It offers an innovative service to young people and adults with learning disabilities, as well as a range of services to the community. They commissioned an excellent local architect at D-Lab and local builders to realise their plans.

12.9. Their priority is to offer a safe and creative service to vulnerable young people and adults to benefit from training, confidence building and employment services. The development centres around a new stable block and courtyard to house a small number of rescued animals, including pigs, sheep, goats and feral cats. This means that trainees can benefit from the therapeutic nature of working with animals. This allows them to manage, sustainably, the land in line with Sunnyside Rural Trust's environmental principles. They foresee that the introduction of animals encourages the public to visit their site and the new farm shop. This offers and promotes retail experience for young people and adults with learning disabilities.

12.10. They have a successful farm shop at their Hemel Food Garden site. This has proven to lead to employment opportunities for individuals and provide a much-needed place to sell local goods.

12.11. There are accessible facilities for the trainees to enjoy. Everyone works hard at Sunnyside. Having a space to sit and enjoy the land they work and the animals they share it with, is therapeutic in itself. This project recognises how important it is that everyone has the opportunity to contribute to society. It celebrates what people can do rather than any disability.



Images of the Sunnyside Project during construction and on completion

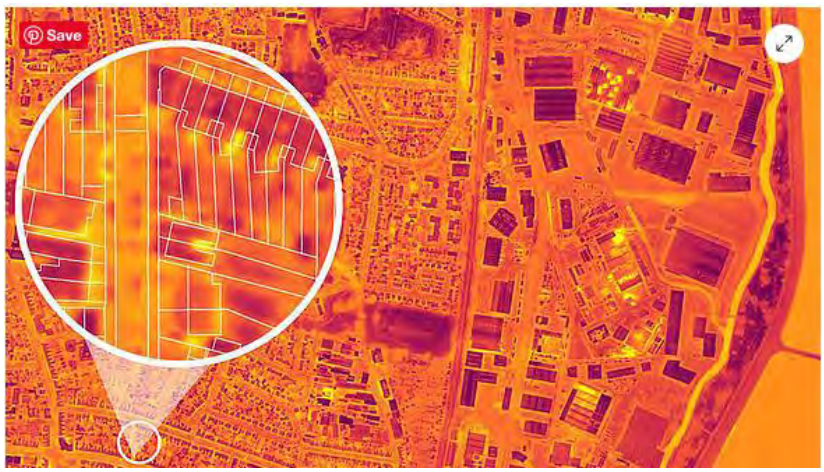
Project 2: Using aerial photography to measure factors affecting Climate Change across the Parish

12.12. To deal effectively with local issues affecting Climate Change in the Parish, it is important to have efficient means to measure some of the key factors that could reduce local carbon emissions. Three examples are to improve the heat insulation of buildings, increase locally generated electricity and protect/extend the tree and hedgerows coverage in the Parish.

12.13. Analysis using aerial photography is an effective tool to address these issues. The results from analysis, available from Bluesky, can show where investment should be directed to improve the insulation of buildings, add more solar panels to south-facing roofs and maintain and extend tree coverage in the area. Bluesky is the leading aerial survey company in the UK providing a range of survey, geographic and CAD data, including aerial photography and mapping. They provide the products to conduct 3D building models, National Tree Map™, topographic mapping, thermal surveys and a range of specialist data analysis. Bluesky are partners with Ordnance Survey.

a) Measuring Heat Loss from Buildings across the Parish

12.14. 'Bluesky uses a high-tech thermal imaging camera to measure heat loss from roofs. This identifies poorly insulated homes and other public buildings. The property level heat loss maps provide an accurate and up-to-date picture that can be used to pinpoint homes eligible for financial support, such as the UK Government's Green Homes Grants.' Bluesky International state: 'The intelligence we can derive from a thermal image can help target this money, highlighting at a glance, properties that would benefit from additional insulation and double glazing.' 'Bluesky have produced thermal maps for a number of towns and cities across the UK covering a significant percentage of the population.'



Colour coded thermal maps from Bluesky

12.15. Working with property owners, local authorities and energy companies, the colour-coded thermal maps, combined with other types of geographic data, such as local authority address database, are used to give accurate and up to date information to tackle fuel poverty, manage carbon emissions and improve energy efficiency.' 'Thermal surveys are flown in the winter months, during the evening and after sunset, in order to capture the widest variations in temperature that can occur as a result of poor insulation or excessive energy consumption. The data can be produced ready for use in a Geographical Information System (GIS) or Bluesky can produce a list of properties with high heat loss values.'

b) Increase locally generated electricity

12.16. One of the set objectives of the Abbots Langley Neighbourhood Plan is Objective 7 'Explore the potential for viable renewable energy projects locally, serving and ideally owned by the local community.' This is another aspirational project to assist locally to adapt to Climate Change. Examining aerial photography across the parish (say on Google Earth), it is clear that only a very small proportion of properties use solar panels on their south facing roofs. From the knowledge gained from their use in the area during the past ten years, it would be possible to estimate how much electricity could be generated with the deployment of solar panels on most houses, commercial and public buildings. This would not necessarily involve owners investing in solar panels for their own premises, but this is one of the options. The project would examine the business case for widescale investment in solar panels, calculate the electricity that could be generated annually and the most efficient methods of implementing such a scheme.

12.17. Mounting solar panels on existing buildings seems a far better means of capturing solar energy than deploying arrays of solar panels across open farmland. There are local firms in the area that can provide the technical information to assist with this exploratory project.

12.18. 'The campaign for the Local Electricity Bill recently hit a milestone of 326 MPs (supporting the proposals in June 2024) which is encouraging - this is over half of the Members of the House of Commons.' This campaign states that 'there is huge potential for more community-scale renewable energy generation infrastructure to be built across the country.' 'The programme is blocked by the current market rules.' 'Legislation is proposed that could make it financially viable for current and potential renewable generators to sell locally generated energy directly to local customers.' In Germany, where this type of legislation exists, 'there are over 1000 supply companies (in comparison to around 50 in the UK) most of these are local, community-owned suppliers.' For more information see: https://powerforpeople.org.uk/blog/local-electricity-bill-briefing-for-mps

c) Understanding the location, size and height of trees/hedgerows across the Parish

12.19. Trees, woodlands and forests have a very special place in UK culture. They have provided us with many of the essentials of life throughout our history. Their health is essential for our wellbeing and prosperity. They shape our landscapes and street scenes. Our choices today will shape our future and the future of the environment.



Extract from the National Tree Map from Bluesky

"Plant more trees: There are a lot of 'bare' patches of grass; verges and other small pieces of open land dotted all around residential parts of the neighbourhood, many of them public or parish spaces. These are all potential opportunities to plant more trees in Abbots Langley, and this could be included as a policy in the Neighbourhood Plan. Trees provide a home and food for all kinds of nature and help to support the health and well-being of a local community and its quality of life. They help to keep environmental pollution in check. They give us oxygen to breathe in and they absorb carbon dioxide. Abbots Langley also has the air pollution impact of the M25 to contend with. Abbots Langley civic parish can have a role to play in supporting biodiversity and nature at local level, and trees can help to achieve that. There are many kinds of hardy native species of different shapes, sizes and features that could help to enhance the well-being our neighbourhood and also its appearance. Take a mental 'walk' around the local area and imagine all the trees that are currently there, not being there. How would it look or feel without them? What would be the environmental impact? We cannot separate the quality of our lives from the quality of our environment and the Neighbourhood Plan should do all that it can to improve the situation."

12.20. Lone trees, woodland and trees in hedgerows create important ecologies. For those who work in this sector, knowledge of the location of trees in order to manage and maintain ecological areas and habitat pathways is essential. The National Tree Map TM (NTMTM) has been used by organisations to help them understand and manage ecologically sensitive areas, and also to identify where habitat can be improved by replanting. Conversely, planting new trees too close to other established trees can lead to growth being suppressed and ultimately a tree failing and being removed. Using NTMTM to aid area planning and future expansion of tree planting can mitigate against such risks.

12.21. A map, detailing the location and attributes of more than 300 million trees, is being used to research the role of natural woodland in meeting climate change targets. NTMTM is a unique map which contains the location, height and spread of almost every tree in England and Wales. The map is already widely used among tree managers and practitioners.

12.22. The UK Government is pledging tens of millions of pounds for tree planting schemes. The Bluesky National Tree Map data is being used for Sustainable Land Use to understand where many thousands of hectares of new woodland could be located. Created from high resolution aerial photography, terrain and surface height data and colour infrared imagery, the National Tree Map accurately records the location, height and canopy for every tree in the UK over 3 metres in height.

12.23. Bluesky's National Tree Map is created using innovative algorithms and image processing techniques in combination with the most up-to-date and detailed aerial photography. In addition to the three vector map layers; Crown Polygons, Idealised Crowns and Height Points, the Bluesky National Tree Map also includes an attribute table with unique

identification for each crown feature, height attributes and area calculations. The data is available in a range of GIS ready formats on Bluesky's online Map Shop alongside the most up-to-date aerial photography, accurate height data and 3D building models.



Extract from Bluesky's National Tree Map

Project 3: Masterplan for Abbots Langley Village Centre

12.24. Land in the central area of Abbots Langley village has important assets for the wider community. The residents want the centre of the village to remain a vibrant place with a concentration of key facilities associated with retail, health services, communal gatherings and activities, restaurants/cafes, churches, etc. Opportunities to add to its value should not be missed when sites becoming available. Preparing a planning brief for this central area would demonstrate the potential opportunities that may be possible if sites become available. Such opportunities may be missed if no preparations are made in advance. The fate of the village centre is then left to market forces. 'If you **fail** to **plan**, you are **planning to fail**!'- a quote from Benjamin Franklin.

12.25. The current central area of the village focuses on the High Street extending from Margaret House to Breakspeare School. The brief for a local development plan for the area would be to monitor trends in changing land uses, maintain and improve the current range of land uses and services, and identify what new initiatives are required to enhance attraction of Abbots Langley as a Key Centre for the surrounding residential community.

12.26. A recent example showing the need for a Masterplan for the area is the closure of Margaret House in November 2020. Previously, this was a care centre for the elderly. This building is owned by Hertfordshire County Council and is located next to the Library and Abbots Langley Primary School.

12.27. Apparently, the County Council regard the site as 'surplus to its needs.' The site was sold in 2024 for housing development. Given its central position in the village on the High Street, there were missed opportunities for mixed development on this site.

12.28. Another example is the relocation of the Breakspeare School in 2024. This is another site owned by Hertfordshire County Council. The Masterplan has considered this vacated site's suitability to redevelop as a new, expanded Health Centre to replace the Vine House Health

Centre. See Appendix H for more details. However, at present, there are no known proposals for its redevelopment. Given its central location in the village, it is a valuable public asset and could be a mixed development, including facilities and services of value to the local community.



12.29. Health and well-being hubs are being developed by the NHS across West Hertfordshire. Four initial sites were proposed in Elstree, South Oxhey, Hemel Hempstead and Harpenden. These hubs are recommended to create a network of services closer to where people live, meaning in many cases people won't have to travel far to get the care they need. Health and social care teams will be based together in the same place to deliver more joined-up care, sharing information and decision making.

'Expanding care closer to where people live will mean high quality and safer services for local people. People will experience more joined up care as local providers will work together in a network of health, social care, wellbeing and community services, reducing the need for people to travel to hospital.' Dr Michael Van der Watt, Consultant Cardiologist, West Herts Hospitals NHS Trust

12.30. These hubs will offer services according to local needs including:

Health promotion and prevention services, such as stop smoking and weight loss clinics

Some GP, pharmacy, optometry and dentistry services alongside community and social care

A range of tests and treatments traditionally offered in hospitals such as x-rays, ultrasound scans, blood tests, physiotherapy services, mental health services, minor surgery, rehabilitation services and outpatient clinics for children

Health and wellbeing hubs will be able to offer urgent care too, helping to prevent many unnecessary journeys to an A&E department and even prevent hospital admissions

In some hubs there will also be some community beds for people needing short stays before returning home; also, some urgent care services, for example to treat minor injuries

We would like services to be located or linked with children's centres and voluntary sector organisations. This will help people access information about dance and reading classes, as well as support groups such as those for carers who look after someone with dementia or another condition.

Project 4: Community Affordable Housing Scheme

12.31. Development that is led by the community is very often driven by a need to secure affordable housing for local people in the belief that housing that comes through the planning system may be neither the right tenure nor price-point to be attractive to residents, especially those in the lower quartile incomes seeking affordable rented accommodation. It has the potential to address some common market failures, for example the poor supply of dwellings for the elderly, the need for key workers in areas of high property values and the importance of enabling those seeking to set up an independent home to stay in the area they know, close to valued social and economic networks.

12.32. Community-led models for developing affordable housing include:

Community self-build involves local people, who need housing, building their own homes. In doing so, residents gain both a home and new skills. The end product is usually a self-build housing association or a housing cooperative. The homes can be either for rent, outright ownership or shared ownership. Self-builders normally purchase an equity stake of 50 per cent and pay rent on the other 50 per cent.

Collective custom-build is another form of self-provided housing, where groups work closely with a developer who either builds the homes to a custom design or oversees the process, managing supply chains and facilitating access to financial advice and other professional support. However, sometimes group custom-builders choose to manage their own project, known as 'independent group custom-build'.

Community land trusts are non-profit organisations controlled by their members through a democratic governance structure. Membership is open to anyone who lives in a defined local area, including occupiers of the properties provided by the community land trust. While it may provide homes for sale as well as for rent, a key feature of a community land trust is that the homes it provides are kept permanently affordable.

12.33. By bringing forward development, which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate, for example, a Community Land Trust can link the cost of a mortgage to the area's average wage, and dwellings are not subject to 'right to buy' thus helping to ensure they remain in community hands in perpetuity.

12.34. The need to pass a test of viability is in many ways healthy. Crispin Kelly writes, *Community Land Trusts (CLTs) are a good vehicle for neighbourhood plan policies to be delivered. A CLT can agree with the owners of allocated sites to buy their land on a deferred basis and at a*

*discount to reflect the community's decision to allocate only land which can be bought cheaply. Out of every 12 homes built by a CLT, about seven will need to be sold to pay for the land and construction costs, with the balance owned debt-free by the community (*Crispin Kelly, Nimbys need to become Yimbys, and merely taking part in plan-making is not enough, Architects Journal, 17th April 2015 (Crispin Kelly is an architect and founder of development company Baylight, http://www.baylight.co.uk/).

12.35. The need to ensure viability leaves scope for not only market housing, but also other forms of 'alternative' development, for example self and custom-build units and co-housing projects. In addition, land may be allocated elsewhere within the NPA accompanied by a development brief which encourages alternative housing products as a share of the overall development. Including a Project that allows the community to take initiatives to provide affordable housing is required if other forms of public housing schemes fail to meet the local housing needs of the community.

12.36. In June 2011 TRDC published 'Affordable Housing Supplementary Planning Document with Proposed Changes.' This designated Bedmond as a rural village with 'Rural Exception Sites' for affordable housing. Dwellings built under the Rural exception Policy must remain affordable in perpetuity. The TRDC report explains how houses can be provided under this policy.

12.37. **The suggestions in this section identify that there are alternative approaches for the community to provide affordable housing schemes and, whilst beyond the scope of producing this Neighbourhood Plan, it is presented as an aspirational project for the community to develop it if the need for low-cost affordable housing is not met by private developers or Housing Association Projects.**

Project 5: Measures to enhance biodiversity and natural corridors in the Parish

Conserving and enhancing the natural environment

12.38. Nature conservation is an integral part of the planning system. As such, this needs to be taken into consideration in any development. We must ensure that future generations can enjoy the neighbourhood's rich geological and biological inheritance. We must continue to improve the protection and management of what we have today. In future we believe the planning system must give higher priority to maintaining and improving biodiversity.

12.39. **We believe that establishing a Local Interest Group of residents in the Parish to focus attention on local biodiversity issues would be helpful. The Hertfordshire Environmental Records Centre is the primary resource for ecological data for the County. Advice can be sought from the Herts and Middlesex Wildlife Trust.** There are many well-established Local Interest Groups in the Parish including the Gardening Society, Local History Society and the 'Abbots in Transition' Group. It may be possible to work with these organisations and harness their knowledge and interest in local biodiversity.

12.40. In addition, the Leavesden HIVE in Leavesden Country Park is another local resource that hosts a wide variety of community, heritage and wildlife activities. This eco-building creates opportunities for outdoor learning and environmental citizenship with the help of employed Park Rangers. Leavesden HIVE provides a home for a wide range of nature activities for the

community and educational activities for schools, a meeting point for the *'Friends of'* Leavesden Country Park and local Historical Societies and a focal point for the Heritage and wildlife activities throughout the year. The Hive could become a focus meeting point for this aspirational project.

12.41. The protection and enhancement of biodiversity assets is dependent on robust networks of Green Infrastructure which facilitate movement and genetic exchange. Green infrastructure is expected to contribute positively to the conservation, restoration, re-creation and enhancement of networks of biodiversity on a landscape scale. Provision of green infrastructure should be guided by the Hertfordshire Ecological Network Mapping dataset to ensure that it is strategically located and consistent with the habitat priorities for the location.

12.42. Buffering of watercourses is important to protect the aquatic environment from pollution and disturbance, and to create movement and habitat corridors for wildlife. Development will not be permitted within 8m of the top of the bank of a watercourse as a minimum, but a 15m buffer is preferable.

12.43. Lighting within and around development is expected to respect the ecological functionality of movement corridors. Certain species of invertebrate and mammal are highly sensitive to inappropriate lighting. In these circumstances, surveys are expected to determine where these movement corridors are. Measures are required that demonstrate how these corridors will be protected and enhanced.

12.44. Bat populations are particularly sensitive to development that severs or disturbs movement corridors. Where appropriate, flight corridors should be identified and protected or enhanced to ensure the ecological functionality of bat populations. Examples of suitable measures include green bridges, underpasses or tunnels that are situated on the exact traditional routes of bat populations and free from disturbance.

12.45. Development should always seek a net gain to biodiversity and to create opportunities for wildlife. Landscaping design can have a significant beneficial effect on wildlife. Tree planting schemes where the primary purpose is to provide ecological enhancement should maximise diversity of species. Species selected should be suitable to the soil conditions and be comprised of appropriate vegetation communities consistent with National Vegetation Classification communities (NVC). Naturalistic tree planting should not be in straight lines.

Project 6: Planning the completion of the off-road cycle and footpath networks and other measures to assist with the decarbonisation of private transport

12.46. In 2021 the UK Government is launching a Transport Decarbonisation Plan. Sustainable fuels are delivering the hard-to-electrify transport sectors, with biomethane or green hydrogen prominent for heavy vehicles such as buses, coaches and HGV's. However, a much wider evaluation of our travel behaviour is now in the spotlight, partly stimulated by Covid-19. As well as investing in changing vehicle technologies, new energy sources and the supporting infrastructure is required. We must consider the need to travel, the wide range of active (walking and cycling) and shared modes, the risks and benefits from a range of autonomous

systems, including unmanned drones. Our relationship with the physical world is blending with the digital and virtual environment in ways we never thought possible.

a) Completing the off-road Cycle / Footpath Networks in the Parish

12.47. In the Parish, we expect there to be a much wider role and usage of the off-road networks. Besides their use by pedestrians and cyclists, there will be more use of privately owned electrical bicycles and electric scooters as well as mobility scooters for the elderly and disabled. So, these networks can be designed for use by all ages with the primary safety requirement that the surfaces are well-maintained and separate from vehicular traffic. As shown in *Figure 23*, Three Rivers District Council has proposed Strategic and Local Networks for cycling in the Parish of Abbots Langley. Some of the links in this network are highways and therefore mixing cyclists with general traffic. To encourage much greater use of the cycle network by all ages, ideally the cycle network needs to be free of traffic. Therefore, further design work is required to achieve this with greater involve of residents who use their bicycles, electric cycles/scooters, mobility scooters, etc. **This aspirational project could be led by the Parish Council and set up as a Local Cyclists and Walking Group who would be encouraged to audit the existing networks and recommend where improvements are required for action by the Local Authority.**

b) Off-street and on-street electrical charging systems in the Parish.

12.48. With the phasing out of new petrol and diesel cars by 2030 and new hybrid cars by 2035, vehicle charging systems for electric vehicles are required. Charging points at houses and offices with off-street parking are straightforward. However, in the Parish there are streets where parking has to be on-street and electrical connections to individual houses may not be practical. **A feasibility study is required to show how facilities for charging electrical vehicles at every house in the Parish can be achieved.** Also, policies are required on how electricity charging can be paid for when not connected to the car owner's electrical supply. The study should take account that many houses may wish to own two or more cars per household. Limited on-street parking may mean owners cannot park next to their homes without introducing controlled parking schemes.

c) Shared Transport - Local Electric Car/Cycle/Scooter Clubs

12.49. By the 2030 deadline, methods to provide alternatives to multi-car ownership in a household will be introduced. Already the move towards car-leasing rather than outright purchase is widespread. Car and van hire companies are developing community car/van clubs where local residents can pay an annual membership fee and then rent a community-based car by the hour. Such cars are allocated parking places throughout the area they serve. Similar arrangements can be done to set up Cycle Clubs or Scooter Clubs. For example, in Watford see: https://beryl.cc/bikeshare/watford . These cycles can be powered by batteries, to make them more accessible for most age groups.

12.50. The viability of these 'mobility clubs' depend on attracting high usage. Therefore, at present, they are set up in the larger cities and not rural settlements. **The suggestion is to conduct a Feasibly Study to determine if it would be viable to operate 'multi-modal**

mobility clubs' in the larger settlements within the Parish and, if so, how best to deliver these services. This would require a survey via social media to determine the willingness of residents to pay for the membership of such services and test the local demand and viability for such an initiative.

d) Other future transport systems to aid carbon-free mobility: Self-Driving Delivery Robots and Automated Scooters

12.51. With a combination of mobile technology, autonomous robots and partnerships with stores and restaurants, 'Starship' robots make local delivery faster, smarter and more cost-efficient. 'Starship' robots can carry items within a 4-mile (6km) radius. Their delivery platform enables dispatch of parcels, groceries and food delivered direct from stores, at the time that the customer requests via a mobile app. Once ordered the robots' entire journey and location can be monitored on a smartphone.



A Starship robot in Milton Keynes, https://www.starship.xyz/follow/,
Photograph c/o: Starship Technologies; and Automated e-scooters by Spin

12.52. Starship's robots move at pedestrian speed and weigh no more than 100 pounds. According to the operator, these robots are inherently safe and can navigate around objects and people. By 2021, the system had made more than 1million deliveries worldwide, operating in many cities. Locally, the system has been in widespread use in Milton Keynes since March 2020. For security, the cargo bay on the robot is mechanically locked throughout the journey and can be opened only by the recipient with their smartphone app. The location of the robots is tracked, so you know exactly the location of your order and receive a notification at the time of arrival. The entire delivery platform is both energy and cost efficient. It can be used for a large variety of tasks. In comparison to more traditional delivery services, things such as groceries, packages and food can be delivered for less cost. As an electronically powered robot, the system is clean and green.

12.53. Applying the same principle for automating three-wheeled e-scooters for passengers is being introduced by a Ford-owned company, called Spin. The company offers an in-app "scooter-hailing" feature for riders to schedule or request a real-time scooter pickup within a several-blocks radius.'

12.54. The examples provided by Starship and Spin show the opportunities that are possible for places that have a fully developed traffic-free network which, in turn, can reduce dependency on the private car for local trips. All deliveries could be consolidated at a local freight hub either for local collection or, where appropriate delivered to the home or business by a Starship robot. This would reduce vehicle traffic on local roads.

13. IMPLEMENTATION AND PLAN REVIEW

13.1. Abbots Langley Parish Council is the official body responsible for the Neighbourhood Plan. It established a Steering Group – comprising councillors and residents - to lead on the development of the Neighbourhood Plan. Once the Plan has been 'made', the work of the Steering Group effectively comes to an end. There are, however, a series of actions and projects that will need to be undertaken, not least the early review of the Neighbourhood Plan, in light of the emerging Local Plan. For this reason, the Parish Council might consider extending the role of the Steering Group, which could include the same members or provide an opportunity for new members to join.

13.2. Specific actions that will need to be undertaken are as follows:

Pursuing the Non-Policy Actions detailed in Chapter 16 of this document.

Comment on planning applications or consultations relating to the Plan area.

Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications.

Maintaining a dialogue with Three Rivers District Council regarding the timing and content of the emerging new Local Plan.

Initiating the Aspirational Projects described in Chapter 12, as funding becomes available.

Working with Three Rivers District Council and Historic England to explore further additions to the Local List for Abbots Langley to include buildings noted as historically important in the Neighbourhood Plan engagement process. The application of Policy AL6, however, does not depend on the inclusion of the identified non-designated heritage assets on the Local List.

Identifying areas / sites within the parish of potential biodiversity gain to officially designate as banked sites that developers can use to meet bio-diversity gains requirement.

13.3. This Neighbourhood Plan has been prepared whilst Three Rivers District Council is preparing a new Local Plan. The emerging Local Plan will cover the period up to 2041. The Parish Council recognises that it will be important to keep the Neighbourhood Plan up to date in general terms and ensure that it remains in general conformity with the wider development plan in particular. In this context, it should commence a review of the neighbourhood plan within six months of the adoption of the Local Plan.

14. INFRASTRUCTURE IMPROVEMENTS AND PROVISION

Financial Contributions from Developers with Projects in the Parish

14.1. Going forward, the Parish Council is keen to influence the way in which developer contributions are spent in the Parish to the full extent of its powers, under national legislation and planning guidance.

14.2. There are different types of contributions arising from Section 106 agreements, Section 278 agreements and the Community Infrastructure Levy. A Section 106 agreement (based on that section of the 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms. A Section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.

14.3. The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site and is levied by Three Rivers District Council (TRDC). Different charge rates apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its Local Plan.

14.4. This could include new roads and transport, local amenities such as parks, community centres, schools and health facilities. Affordable housing is explicitly excluded from the list of things on which CIL can be spent by charging authorities. Whilst CIL monies are retained by TRDC, the authority is required to put aside a 'neighbourhood portion' of the CIL collected in each neighbourhood – 15% of the amounts paid (capped) in respect of local development (and 25% (uncapped) in places where there is a Neighbourhood Plan). This portion is to be spent on infrastructure or 'anything else that is concerned with addressing the demands that development places on an area'.

14.5. Following the publication of the Neighbourhood Plan, the Parish Council will set out a Spending Priority Schedule for developer contributions to be spent on. This will apply to monies raised from development by any successor mechanism to CIL or other funding from developers e.g. Section 106 agreements or other planning obligations.

14.6. The Parish Council intends to regularly review the spending of CIL, and CIL priorities. Any proposed changes to the CIL spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the Neighbourhood Plan website and in relevant literature.

15. POLICIES MAPS

Key to Figures 26 to 31



Figure 26: Policies map - Parish-wide

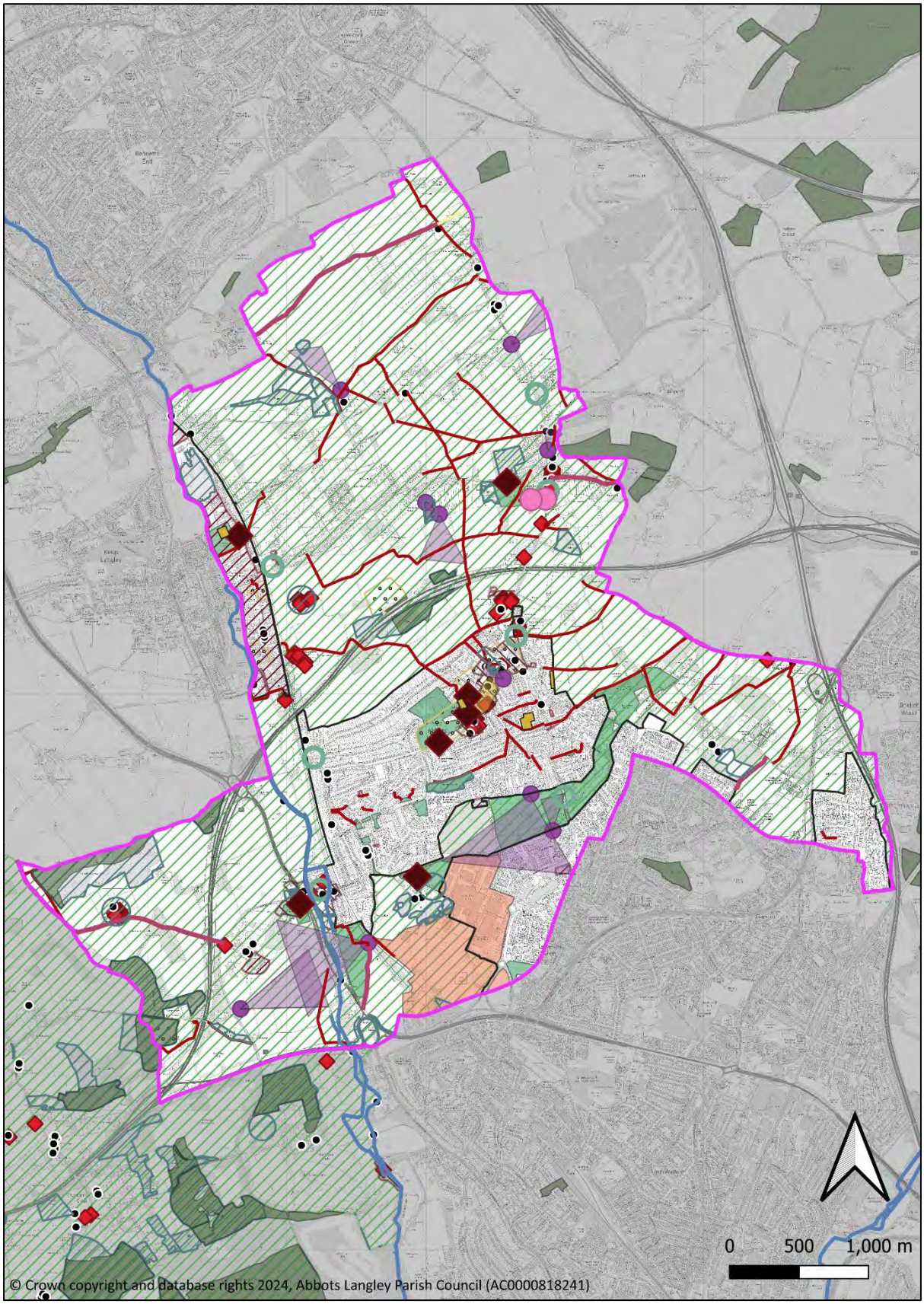


Figure 27: Policies map - north of the Parish

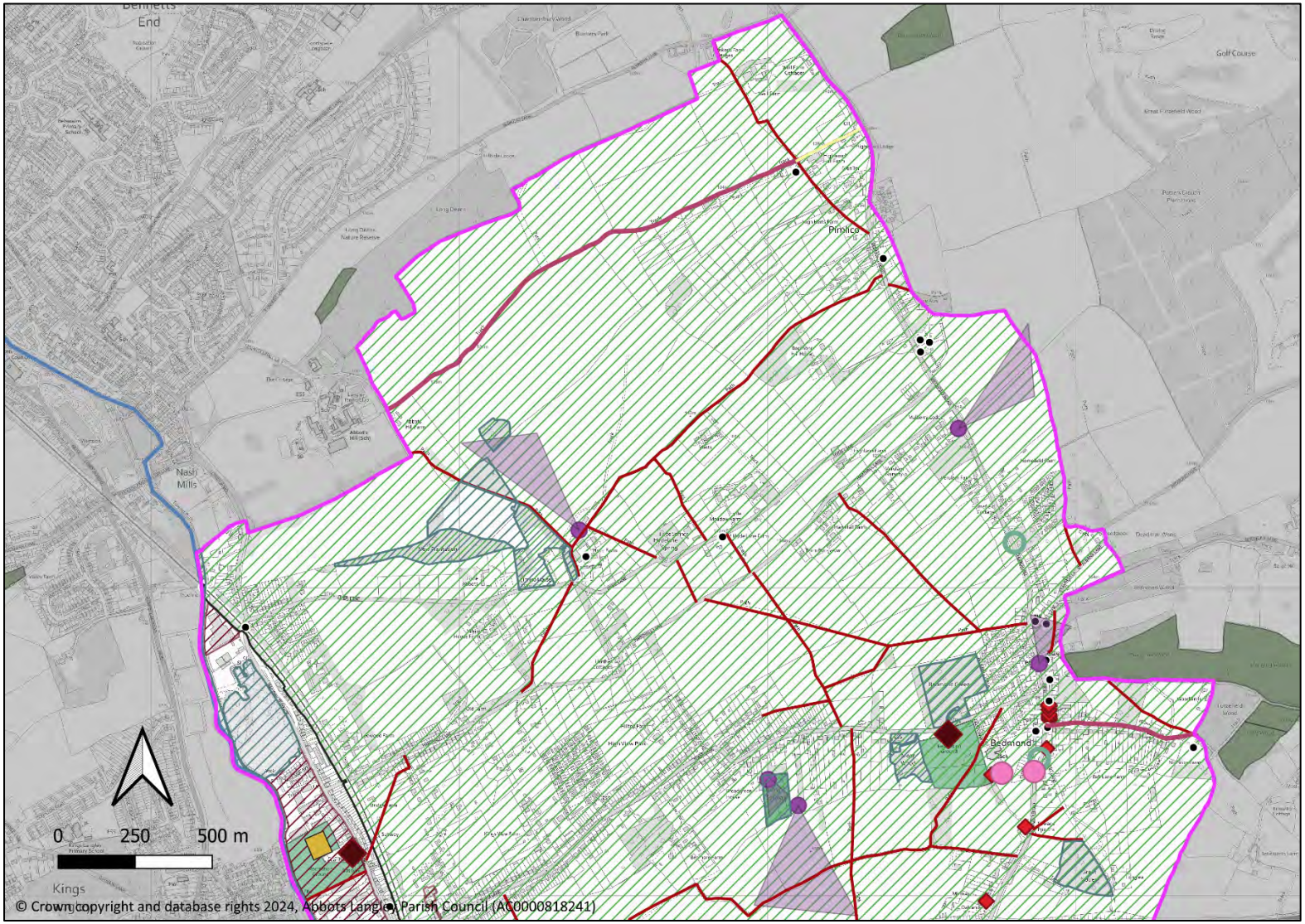


Figure 28: Policies map - south west of the Parish

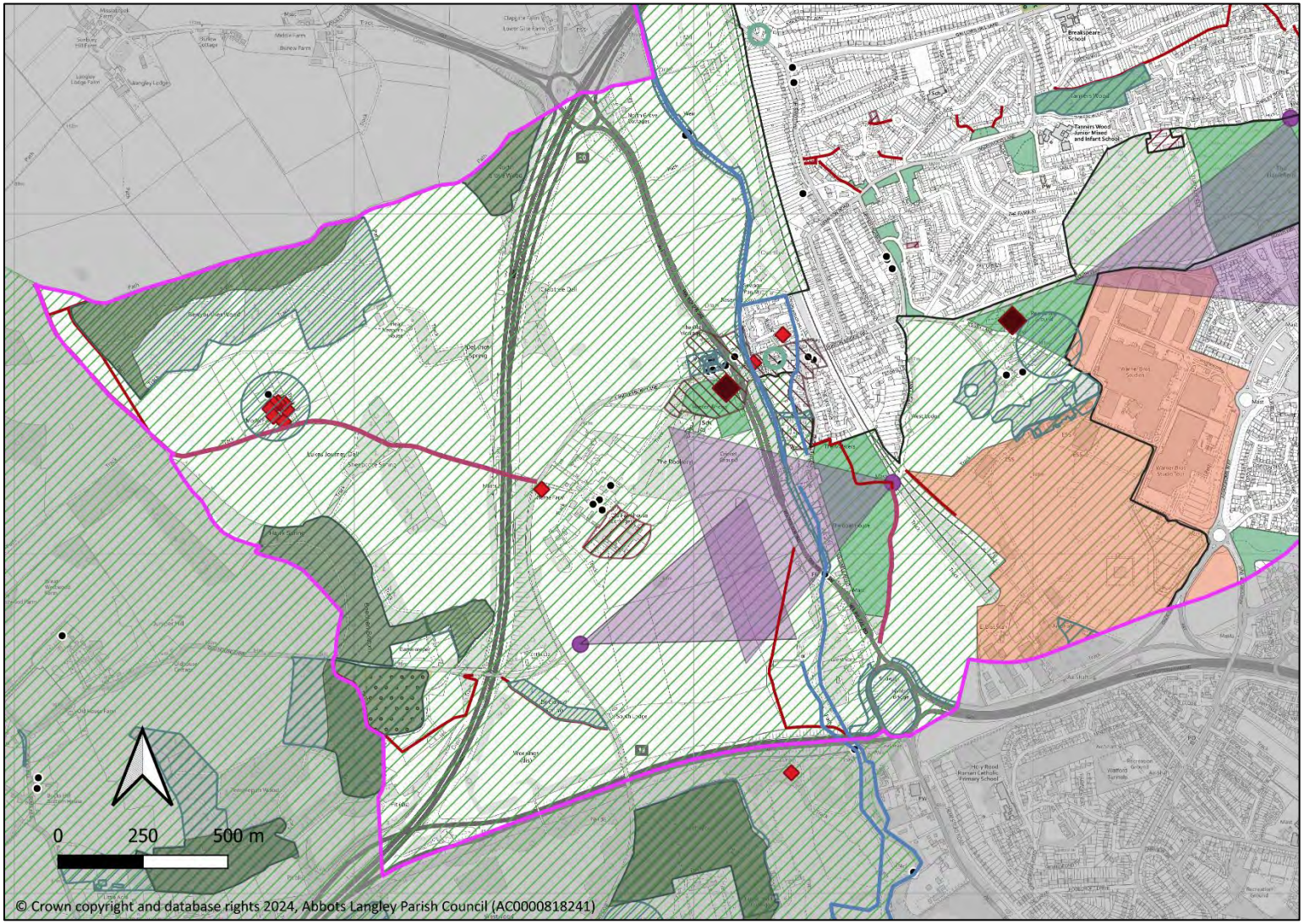


Figure 29: Policies map - south east of the Parish

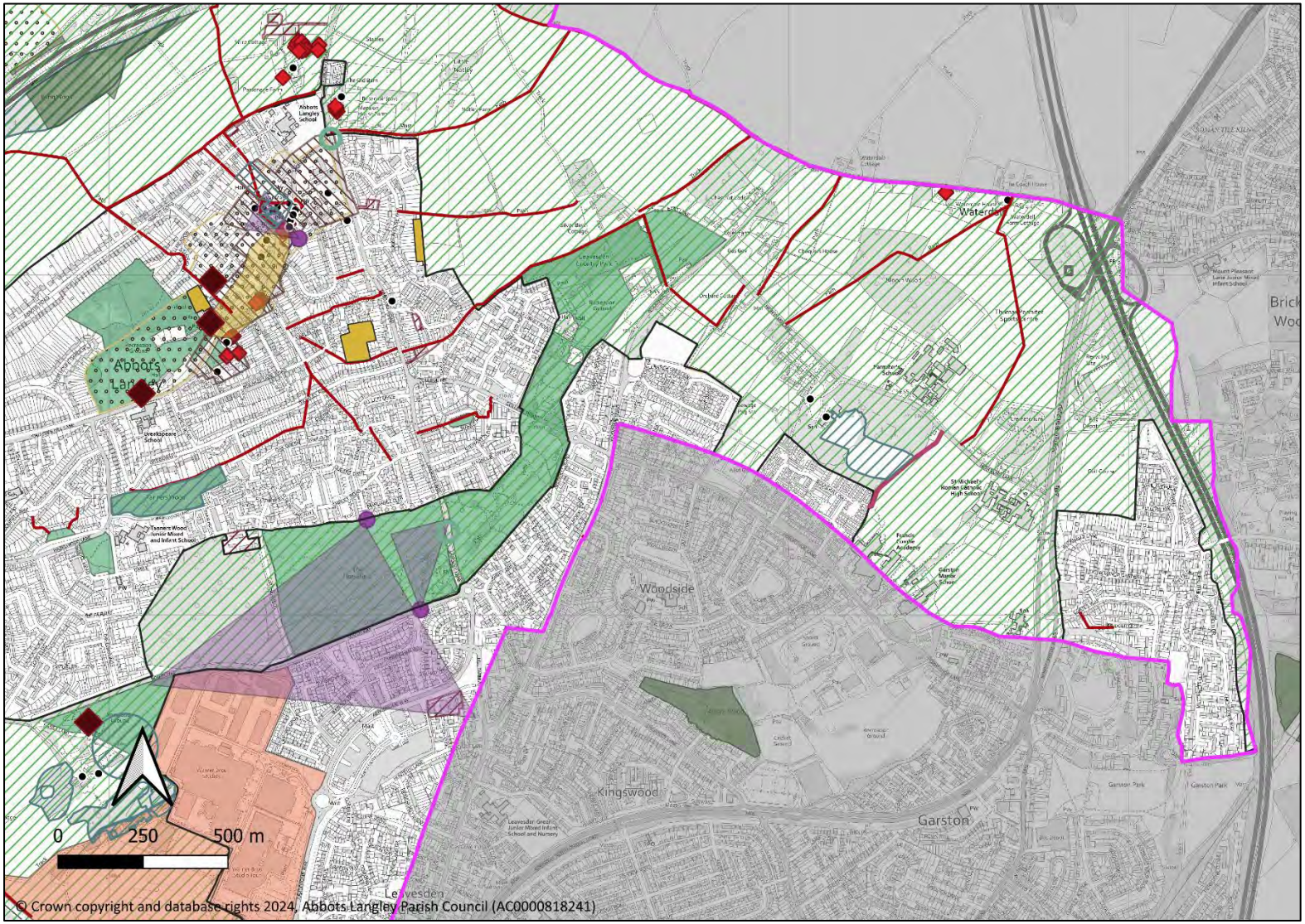


Figure 30: Policies map - Abbots Langley village

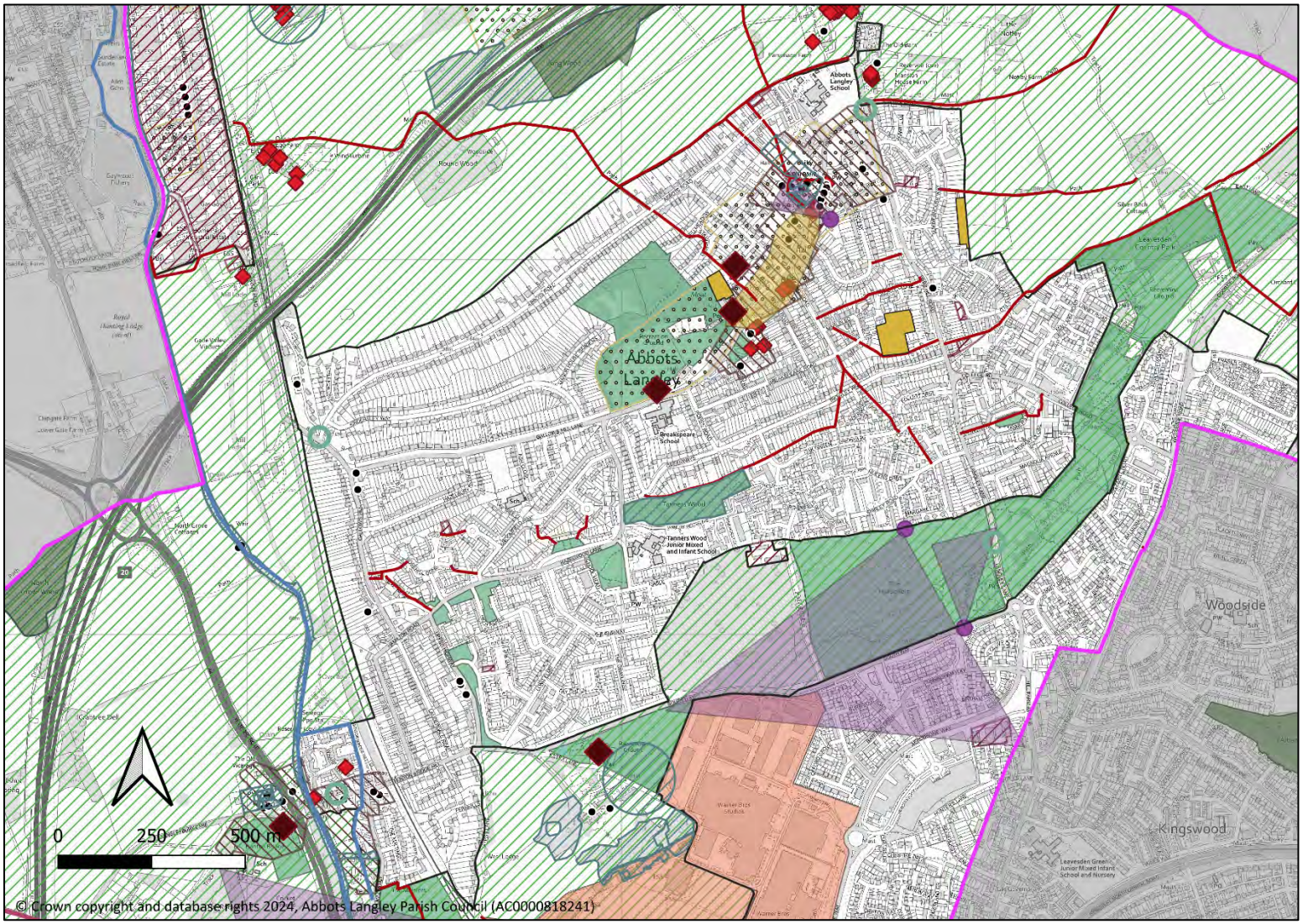
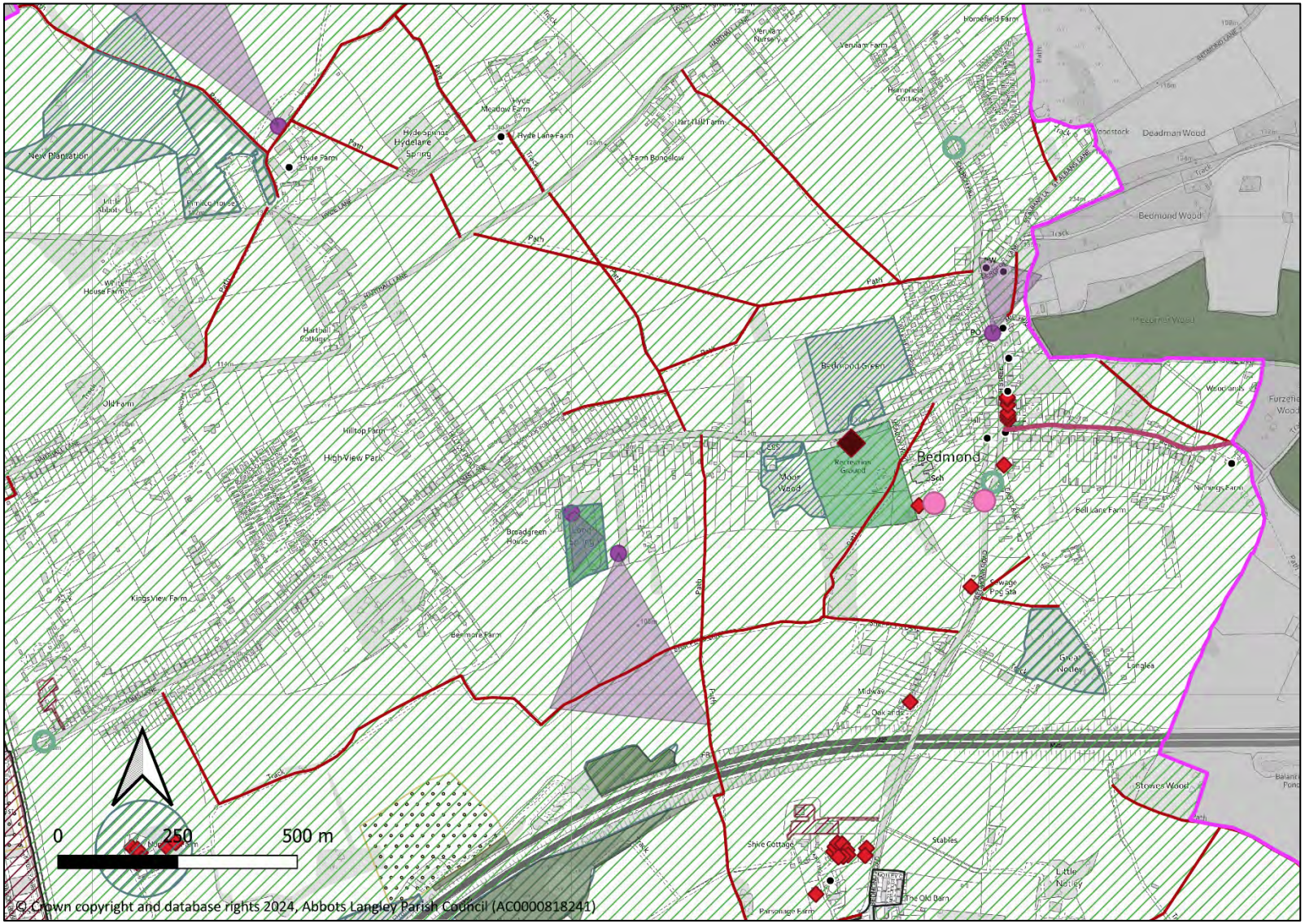


Figure 31: Policies Map - Bedmond



16. COMMUNITY STATEMENTS (ASPIRATIONAL) AND LOCAL FACILITIES

Introduction

16.1. There are fourteen distinct communities in the Parish of Abbots Langley. The 'Design Guide and Code' for the Abbots Langley Parish (Appendix E) groups the different communities into five distinctive 'character areas.' These 'character areas' cover the Parish and are shown in this report on *Figure 32.* These 'character areas' are:

1. **Pimlico and Bedmond**. i) Pimlico ii) Bedmond iii) Toms Lane (east)
2. **Gade Valley** iii) Toms Lane (west) iv) Gade Valley v) Roman Gardens
3. **Abbots Langley Village** vi) Abbots Langley Village vii) Hillside viii) Furtherfield
4. **Leavesden** ix) Abbotswood Park x) Leavesden xi) Boundary Way xii) Coates Way / Bucknalls lane
5. **Langleybury/ Hunton Bridge** xiii) Langleybury xiv) Hunton Bridge

16.2. In the following paragraphs, each community is reviewed to determine its self-sufficiency with regard to nearby basic facilities - associated with local shops, health care, education, leisure activities and public transport services. The intention is to show the extent to which communities can become '20-minute neighbourhoods' - with basic facilities serving daily needs within walkable distances. Maps have been prepared to show the locations of existing facilities relative to each community. See *Figures 33 to 39*. Note that this is aspirational as opposed to forming the basis of planning policy.

Pimlico and Bedmond

16.3. As part of the Neighbourhood Plan, a report has been prepared on the 'Aspirations for Bedmond' - see Appendix I. Bedmond and the nearby small settlement of Pimlico are located in the north of the Parish. Residents believe Bedmond has sufficient facilities for its size and continues to serve its residents well. Facilities include the local primary school (Bedmond Academy), a Village Hall, the Church of the Ascension, Bedmond Stores, the Bell Pub, the Sports and Social Club, associated playing fields and children's playground and a number of local businesses. The community wishes to support and maintain these facilities rather than aspiring to increase the range of local services. There is a regular local bus service calling at Bedmond and Pimlico and linking these places with Hemel Hempstead, Abbots Langley Village and Watford. See *Figure 33.*

16.4. Local residents wish to protect the local heritage and Green Belt status of the villages and the surrounding rural area. There is local pressure from developers to build housing on local farmland currently protected by the Green Belt. Improvements are required to improve the attractiveness of the public realm including village signage, more public seating and planting schemes. More effective measures are required to improve pedestrian safety resulting from traffic speeding through the villages and improved maintenance of some local drainage to protect against flooding in low lying areas.

Figure 32: Character areas map (from the Design Guidance and Code - Abbots Langley Parish)

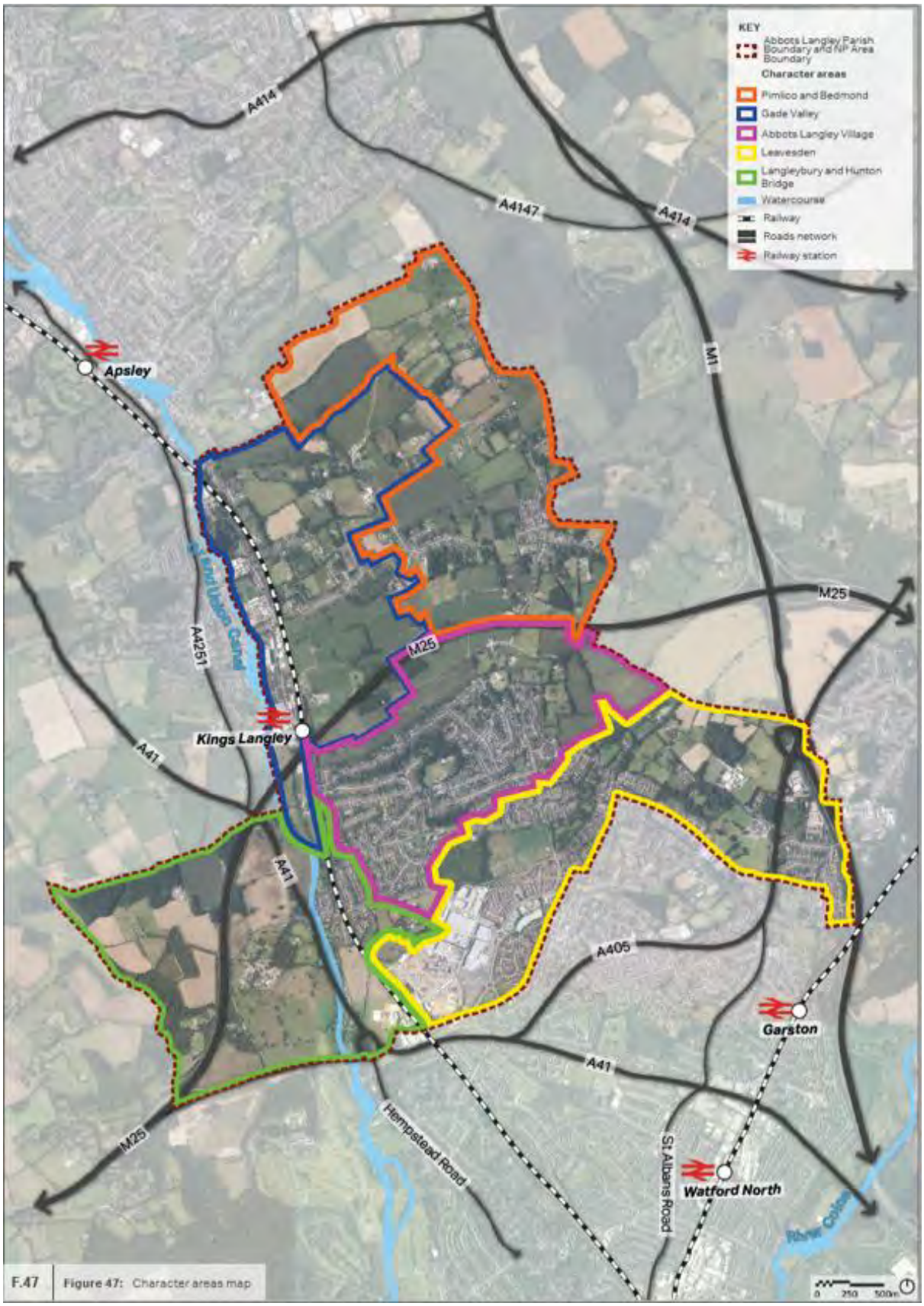


Figure 33: Local Catchment Map for Key Facilities in Bedmond

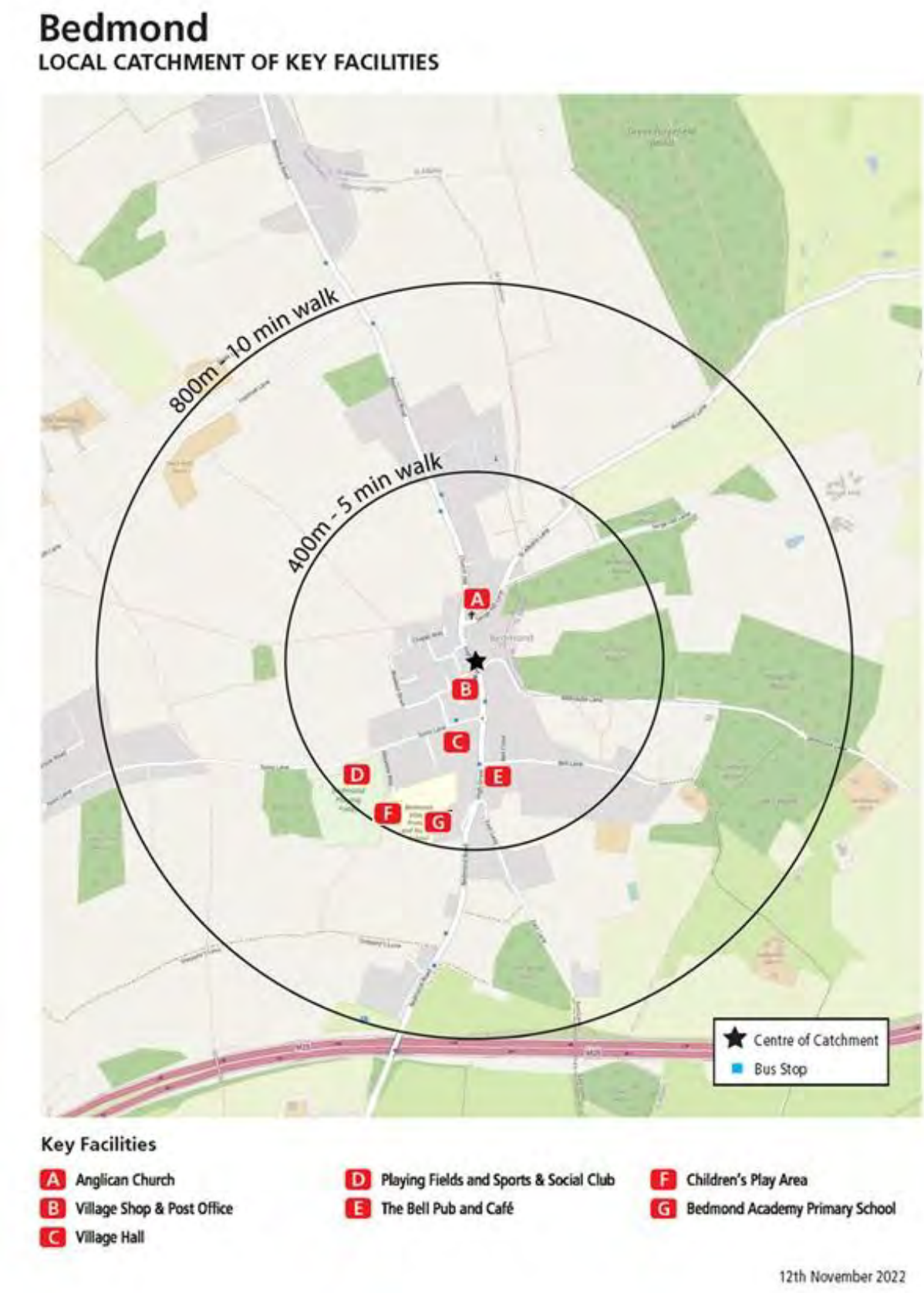


Figure 34: Local Catchment Map for Key Facilities in Roman Gardens

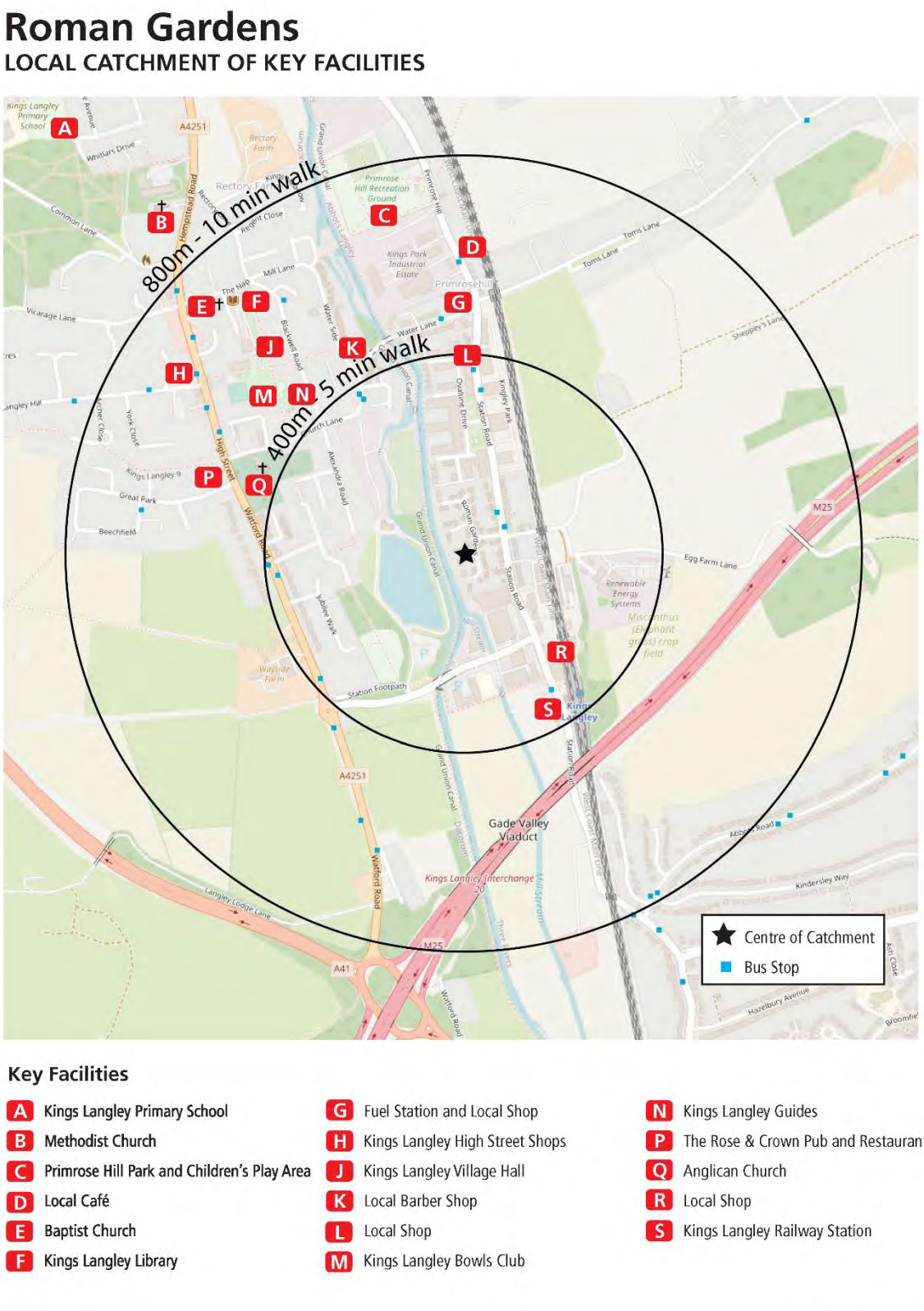


Figure 35: Local Catchment Map for Key Facilities in Abbotswood Park

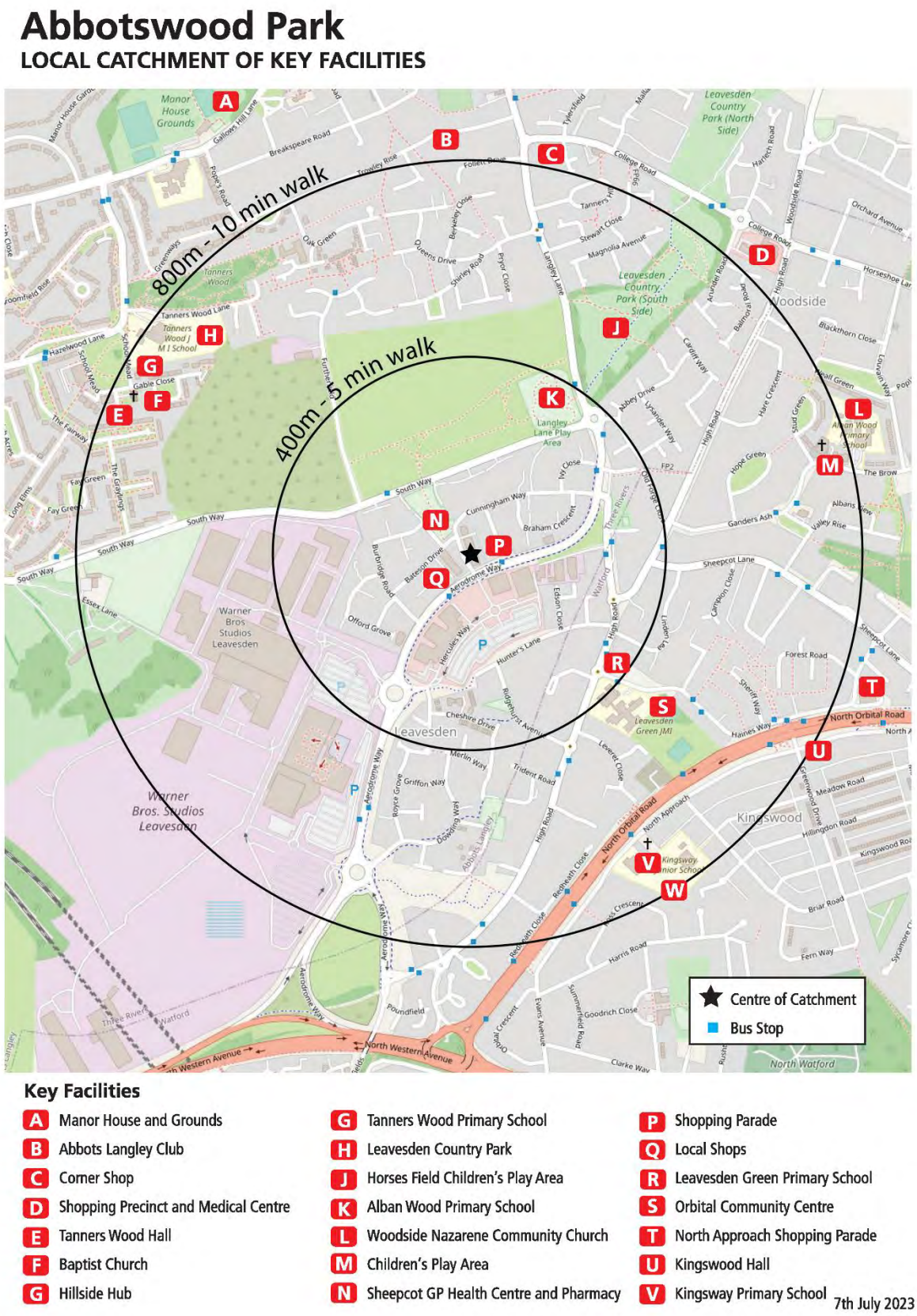


Figure 36: Local Catchment Map for Key Facilities in Leavesden

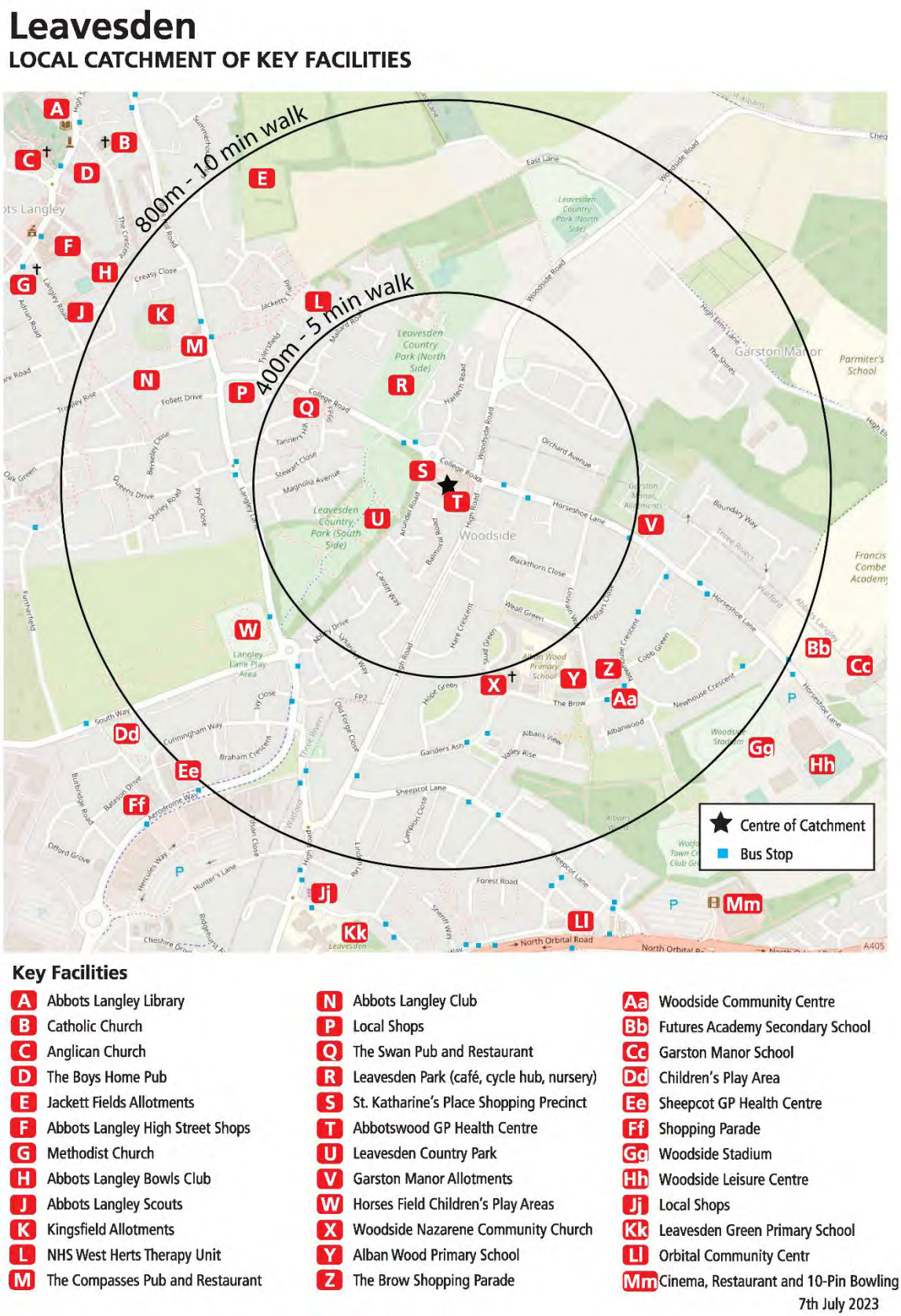


Figure 37: Local Catchment Map for Key facilities in Boundary Way

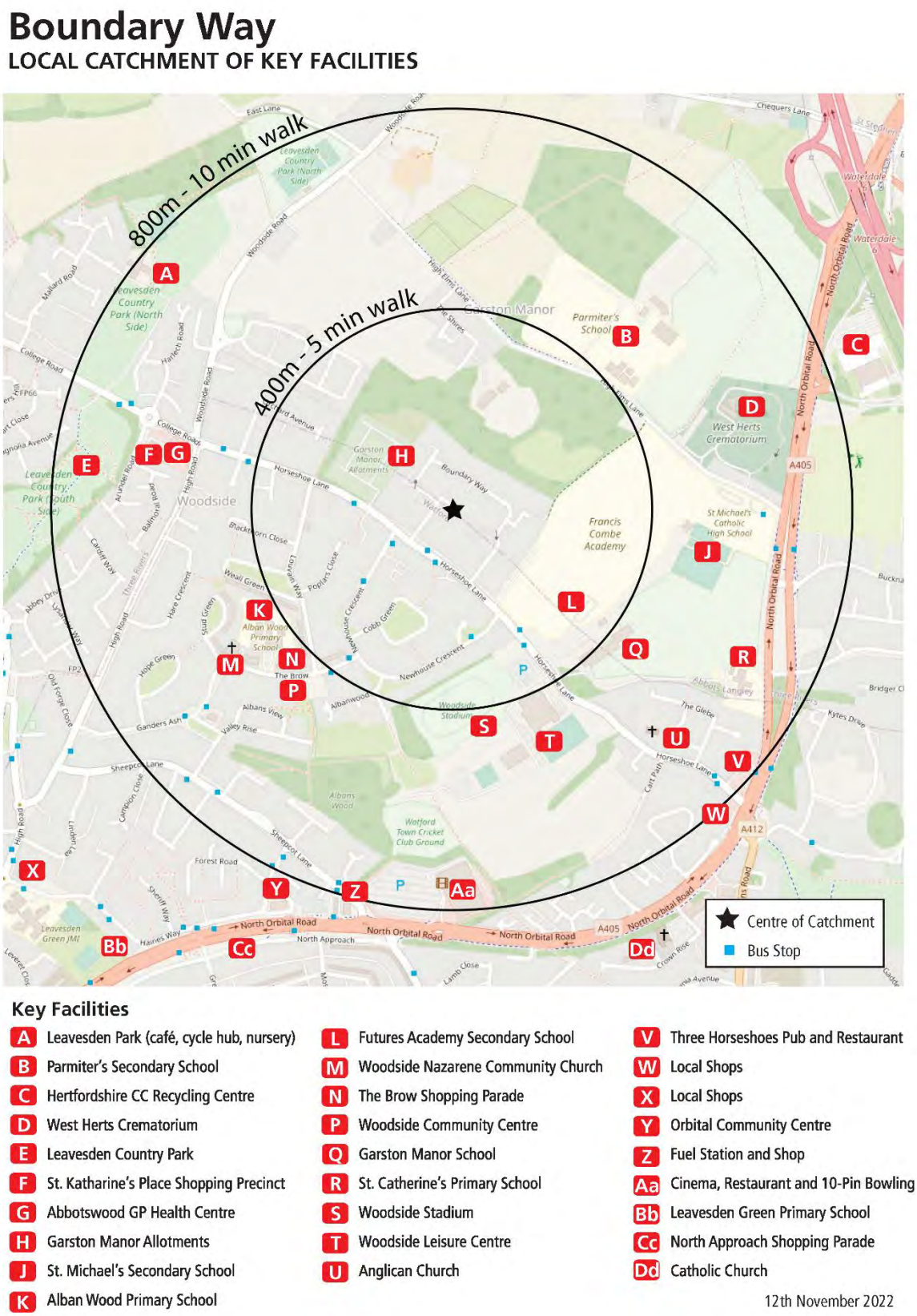
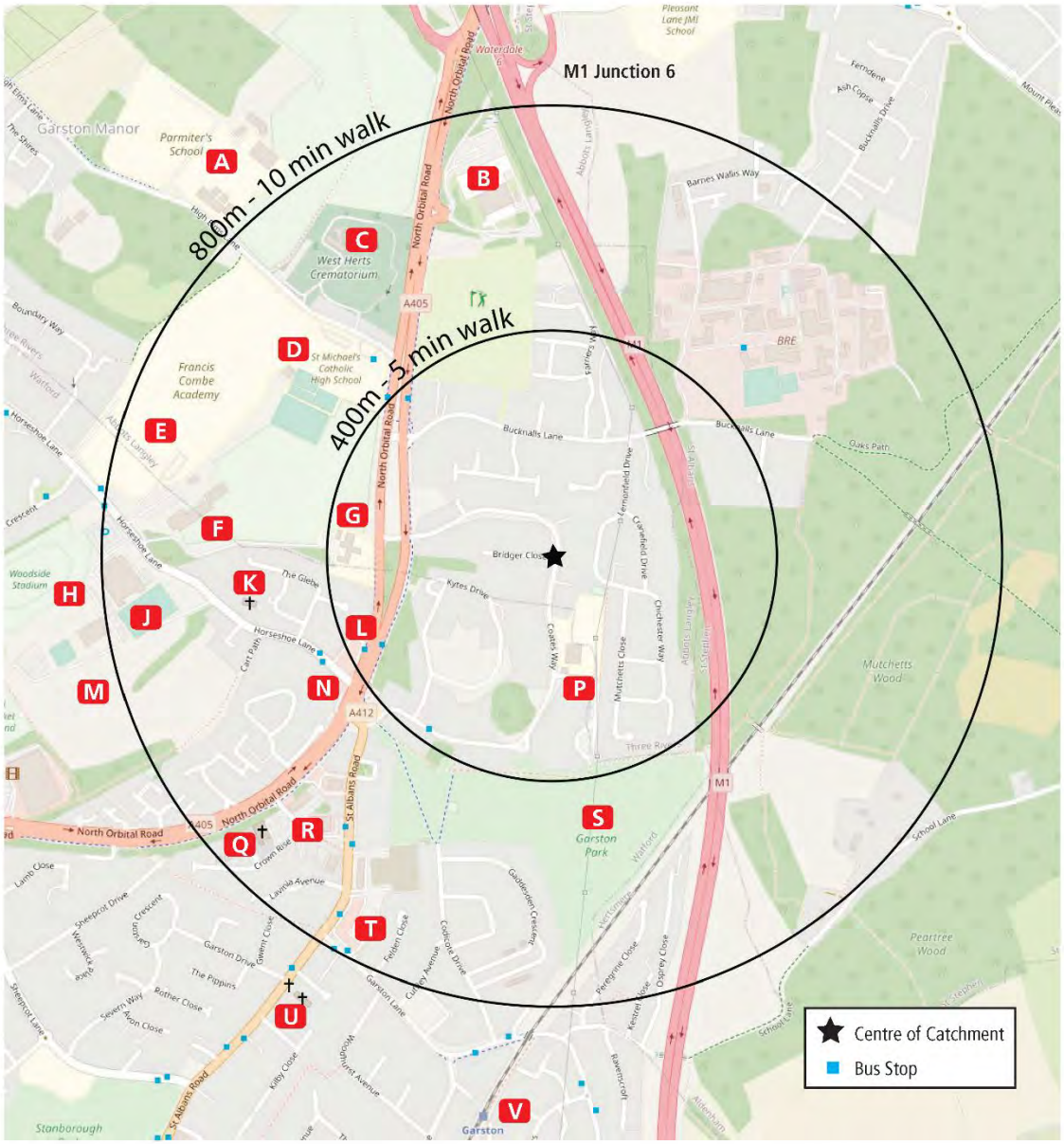


Figure 38: Local Catchment Map for Key Facilities for Coates Way and Bucknalls Lane

Coates Way and Bucknalls Lane

LOCAL CATCHMENT OF KEY FACILITIES

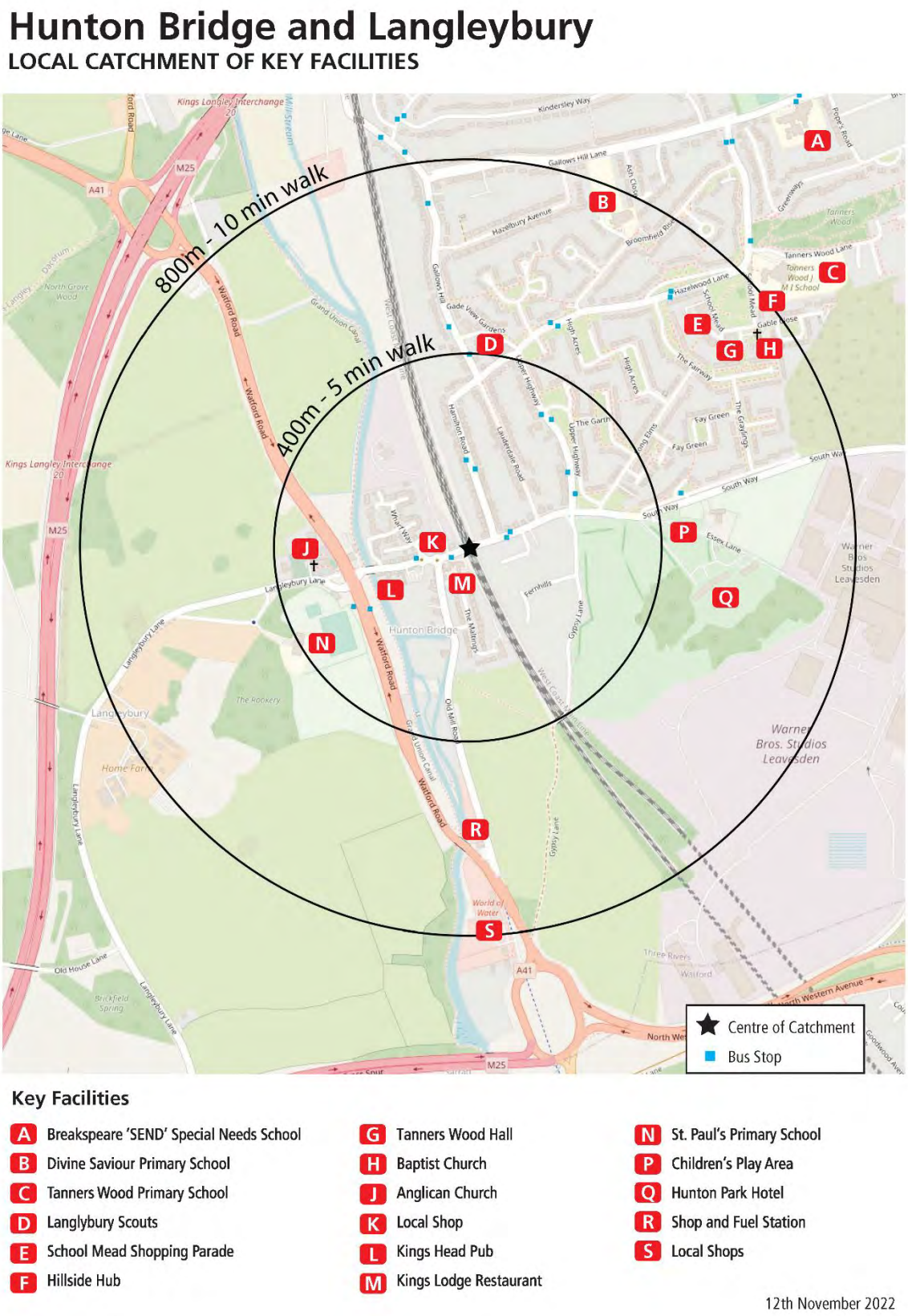


Key Facilities

- A Parmiter's Secondary School
- B Hertfordshire CC Recycling Centre
- C West Herts Crematorium
- D St. Michael's Secondary School
- E Futures Academy Secondary School
- F Garston Manor School
- G St. Catherine's Primary School
- H Woodside Stadium
- J Woodside Leisure Centre and Playing Fields
- K Anglican Church
- L Three Horseshoes Pub and Restaurant
- M Children's Play Area
- N Local Shops
- P Coates Way Primary School
- Q Catholic Church
- R Hotel and Restaurants
- S Garston Park
- T Garston Shopping Parade
- U Garston Church
- V Garston Railway Station

11th November 2022

Figure 39: Local Catchment Map for Key Facilities in Hunton Bridge and Langleybury



Gade Valley

16.5. The communities associated with Toms Lane and Romans Gardens are predominately housing. On Toms Lane this includes Mobile Home Parks. Romans Gardens is located off Station Road and is a small modern housing area built on the east side of the Grand Union Canal on the Parish boundary. These housing areas, together with the mixed development along the Gade Valley, orientate towards the Kings Langley Village - even though they are part of the Parish of Abbots Langley. Accordingly, most of their local facilities, within walking distances, are mainly beyond the parish boundary in the Kings Langley Village. In the last twenty years, significant new housing and office developments have occurred in the Gade Valley replacing older industrial and office buildings. The presence of the Kings Langley rail station in this locality makes the area attractive for rail commuters working in urban centres along this line, including London. The area is also well connected to the motorway network with the nearby M25 and M1. See *Figure 34.*

16.6. Local residents wish to preserve the local employment opportunities along the Gade Valley. They are concerned that commercial units near Kings Langley Station are being redeveloped to become new housing – mainly new apartments. There is concern that the Gade Valley, as a traffic corridor between Hemel Hempstead and Watford and a location for traffic to connect with the national motorway network, is experiencing significant traffic growth. Policies relating to the local facilities that serve the Gade Valley are mainly in the Kings Langley Neighbourhood Plan.

Abbots Langley Village

16.7. The largest settlement in the parish is the village of Abbots Langley, with the adjoining housing estates of Hillside and Furtherfield. Whilst the village is largely residential, the village centre provides an important focus for many of the community's facilities including shops, primary health care services, community halls, churches, public houses, schools, parks and recreation. Given the importance of the Village Centre to the Parish of Abbots Langley, the Neighbourhood Plan developed a new Masterplan for this locality. See Appendix H.

16.8. The last time an overall plan for the village centre was developed by the local District Council and Parish Council was over 25 years ago. The objective of the Village Centre Masterplan is to provide a 'high-level concept masterplan based on the 20-minute Neighbourhood principles'.

16.9. Having identified, in detail, the range of land uses in the village centre, the masterplan proposes how these facilities can be improved based on a dialogue with the community exploring the current constraints and opportunities. Proposals are presented in the Masterplan for four different areas of the village centre dealing with key aspects such as: the historic assets, land use, public spaces and sustainable travel. This work contributes to the Aspirational Project 3 - explained earlier in this document.

Abbotswood Park

16.10. This new housing area was developed during the last fifteen years, after Warner Bros Film Studios purchased the former Leavesden Aerodrome/Rolls Royce factory to develop their film studios. At the time, part of this land was sold for new housing, creating the Abbotswood Park community. The estate includes about 600 housing units with its own group of local shops - including a local supermarket, café, estate agent, pharmacy and Health Centre - forming its local centre. The adjoining Leavesden Country Park / Horses Field provides nearby recreational facilities for all ages. In the early years of the development, space was allocated for a community hall, but this was not provided. The estate is bordered by office development across Aerodrome Way and the expanding

Film Studios on its southern boundary. Warner Bros. Studios are planning a 40% increase in employment for their film and TV production activities, with over half of the jobs filled by local residents. To accommodate this, new sound studios and production facilities are planned with supporting infrastructure. See *Figure 35*.

Leavesden

16.11. The Leavesden area is south of the Abbots Langley Village and forms the southern boundary of the parish. Included in this southern boundary area are various housing estates, namely: Abbotswood Park, Leavesden, Boundary Way and Coates Way/Bucknalls Lane. South of this area is Watford, with its northern housing estates of Leavesden, Woodside, Boundary Way and Garston. The housing development extends continuously across much of parish's southern boundary with Watford.

16.12. The Leavesden Hospital was closed in 1997. Its extensive grounds and buildings were converted and developed as private housing, built around Leavesden Country Park up until 2010. This parkland of 27 hectares has been awarded Green Flag status for a number of years. The area consists of a network of walks and cycle paths, children's play areas, football pitches and tennis courts with recent investments from the National Lottery Heritage Fund to provide buildings for a café, cycle hub, a heritage trail and the Hive – a centre dedicated to local history and wildlife issues. A popular local shopping parade was created at Katherine Place, next to the park, and includes a Health centre, child nursey, supermarket with other shops and cafes. See *Figure 36*.

16.13. A site has been set aside for a new primary school off Woodside Road, although no timescale has been decided to build the school. Three secondary schools are within walking distance of this area. So, the area has good local facilities together with regular bus services for travel to Watford town centre, Abbots Langley village and Hemel Hempstead. Given the investment in Leavesden over the last 25 years, it is a well-planned and popular residential area with no additional facilities being demanded by local residents at the present time. However, residents are concerned to protect the Green Belt countryside on its border to the west. Some new housing is being considered for this area in the emerging Local Plan.

Boundary Way

16.14. The Boundary Way estate was built originally as public housing and, as its name implies, strides the boundary of the Three Rivers District and Watford Borough. Within the estate there are no community facilities. A community room that was provided originally for residents was incorporated with in-fill housing development by the local Housing Association. Good local facilities are accessible beyond the immediate boundary of the estate as shown in *Figure 37*. This includes the Garston Manor allotments on the north-west boundary, the Futures Academy Secondary School on the south-east boundary and the Watford Woodside Leisure Centre within a short walk. The Woodside Park Leisure Centre includes an indoor swimming pool, large gym, squash courts and other recreational facilities. The adjoining park include playing fields, the Woodside Athletics Stadium, Watford Town Cricket Ground and other sports club facilities. Beyond the Woodside Park, is an entertainment complex including a cinema and indoor child play area. A redeveloped local shopping parade, on The Brow, is provided within a five-minute walk from Boundary Way, within the neighbouring Woodside estate and also at Katherine Place, as described above for Leavesden.

16.15. Boundary Way, with its recent investments, has no spare land within the estate for other land uses - given its high-density housing. Local frequent bus services to Watford town centre and Abbots Langley Village/ Hemel Hempstead operate on Horseshoe Lane, adjacent to the Boundary Way estate. No further local improvements are recommended for this area at the present time.

Coates Way/Bucknalls Lane

16.16. This area consists of a number of local housing estates located between the A405 dual carriageway and the M1 motorway on the eastern boundary of the parish. These include housingestates such as Lemonfield Drive (1960's) and Coates Way (1950's) and more recent estates such as the Tudor Manor estate (late 1980s). Bucknalls Lane was developed for housing from 1930's to 1950's. This area is on the edge of the parish. Its location means that it probably has more affinity with Garston and North Watford than Abbots Langley. It has a local primary school, within the community, on Coates Way. There are two nearby secondary schools, located across the A405 on High Elms Lane. There is a local park and children's play area on the southern boundary of the estates at Garston Park. Beyond this area, within a 10-to-15-minute walk, is the Garston Shopping Parade on St Albans Road and a number of nearby restaurants and a hotel. Bus services operate along the A405 and St Albans Road to Watford town centre and St Albans. See *Figure 38/.*

16.17. In the emerging Local Plan for Three Rivers District Council, the former 9-hole golf course to the north of Bucknalls Lane is expected to be developed for housing, adding to development that has recently occurred off Farriers Way on the east side of the site. If more housing is developed, existing local residents do not want any build-up of traffic on Bucknalls Lane, accessing the A405 during busy periods of the day. Therefore, any proposed new housing should have access to/from the A405 directly and not via any adjoining roads. More houses in the area could stimulate a review of local community facilities and may result in a few local shops and possibly some primary health care facilities in the area.

16.18. At the northern location of this area is the Hertfordshire CC Recycling Centre and Refuse Depot. This is being expanded and modified with the recent acquisition of the Mullany's Coach and Bus Depot. This is the second large bus depot that has been sold for redevelopment in the area. In the longer term, this could affect the quality and cost of local bus services and school transport in the Watford and Abbots Langley areas.

Langleybury and Hunton Bridge

16.19. Hunton Bridge is a well-established housing area on the west of Abbots Langley village with the West Coast mainline and the Grand Union canal on its western boundary. Hunton Bridge has been a settlement since the 19th century. It has recently expanded with new estates to the south and north of the village. In terms of local facilities, there is one general store, two pubs and a hotel. In the nearby Langleybury, across the A41 dual carriageway, there is a local Anglican church, an associated St Paul's primary school and the Langleybury Cricket Ground (owned by Hertfordshire CC and leased to the Parish Council.) The cricket ground and surrounding woods provide good open space and, together with the canal, means local residents have plenty of opportunities for local exercise and dog walking. See *Figure 39.*

16.20. Beyond the school and cricket ground, is the Langleybury Estate, now part of the nearby Grove Hotel grounds located to the south of this area. The hotel opened in 2003 and is owned by Ralph Trustees Ltd. On this estate, there are proposals to restore fully the Grade Two listed building, Langleybury House, built in 1720. This is on the English Heritage Buildings at Risk Register. There are proposals also to replace the derelict Langleybury Secondary School that closed in 1996. The old secondary school has been used over the years as a favourite film location for TV series, etc. In the current Local Plan 2014, there is a Development Brief for the designated Grove Development Area enclosed by the M25, the link road at Junction 19 and the A41.

16.21. In 2022, proposals for the Grove Development Area includes a new Film Hub to support the local film and TV industries. See: https://www.langleyburyfilmhub.com. The web pages describe the proposals which include a Craft Campus with units for long term hire as well as a Film and Television Training Facility, workshops, sound stages and production offices. For the public, there is a proposed enlarged area of open parkland with tree planting, a joined up public foot paths and cycle network, improved facilities and relocation of the Children's Farm, additional parking facilities and a café in the restored walled gardens of Langleybury House. It is understood that the proposals have been developed in consultation with Historic England and could provide many benefits for the area, although, if approved, it would involve some development on Green Belt land. The project has received outline planning permission.

16.22. Just off the A41, near the main roundabout for the M25 Junction 19 link road, there are two shops and a coffee bar. One of these shops, the 'World of Water' has been sold to Lidl in 2022 to convert the complex, with its car park, to become a supermarket. The public are concerned that the anticipated increased demand will exacerbate the current traffic issues affecting this busy area, including the generation of traffic queues attempting to enter/exit the site. A planning application was submitted in September 2022 to Three Rivers District Council. This application received planning approval in 2024 and is being built in 2025/2026.

16.23. With all the changes and investment occurring in this area, it would be opportune to review the potential of improving access and use of the canal for recreation. Whilst the towpath has been upgraded for the benefit of walkers and cyclists, there are other vacant sites along the canal that could provide visitor parking and enhanced visitor experiences to enjoy the heritage and wildlife along this corridor.

17. NON-POLICY COMMUNITY ACTIONS

19.1. The actions included in *Table 5* are not planning and land use policies. Rather they are activities to be pursued, which have been identified during the Neighbourhood Plan process.

Table 5: Non-Policy Community Actions

Issue	Possible actions	Main partners
Need to keep up to date with policy change at the national and strategic level	Commit to a periodic review of the NP including once the new Local Plan has been adopted.	ALPC
Preservation of non-designated heritage assets	Apply to TRDC to add the non-designated heritage assets to the Local List.	ALPC, Local History Society, TRDC
Foster improved relationships between local businesses and other community organisations	Explore opportunities for a community partnership to be established that will seek opportunities for joint working between businesses, schools, community organisations etc. In particular, work with the Parish Council to implement the Abbots Langley Village Centre Masterplan, including improved primary care facilities.	Local businesses, schools, ALPC, community organisations
Improve shop signage	Explore options (including funding) to develop a local shop signage scheme to set out core principles to enhance the look and feel of the village centre.	Local businesses, ALPC
Address problems of littering, graffiti and fly tipping	Work with local sports clubs to explore what can be done post-events to target littering and fly tipping. Organise local litter picks and targeted litter action plans. Installing of additional bins – for litter and dog mess – at key locations identified as 'hot spots'.	ALPC, local residents, local sporting venues and teams ALPC, TRDC, HCC PROW team, local community, TRDC
Need to improve public areas	Continue programme of public planting and flower displays including a replacement tree at Toms Lane roundabout.	ALPC, local businesses
Completion of the park on Langley Way/South Way	Work with developer to set out timeline for delivery.	Developer, TRDC, ALPC
Need to promote low carbon transition in the parish	Work with local businesses and other partnerships to identify local actions that can be taken to help reduce carbon emissions.	ALPC, local businesses, TRDC

Need for continued co-ordinated events programme locally	Continue to seek volunteers and community groups to be involved in organising community events.	ALPC, local community organisations
Local desire for a community market	Explore options to periodically close the car park in the village centre in order to house a local market.	ALPC, TRDC, local businesses
Lack of public toilet provision	Consider developing a Community Toilet Scheme	Local shops, cafes, pubs, facilities, amenities, ALPC
Noise and pollution from M25	Liaise with Highways England to look at options to reduce noise and pollution levels, such as tree buffers alongside motorway, resurfacing etc.	ALPC, Highways England, local MP.
Overgrown and poorly maintained footpaths and ensure footpaths are kept open	Undertake an audit of the current footpath network and lobby for improvements.	HCC PROW team, PC, local walking groups
Cars parking on pavements and grass verges	Local communications campaign	ALPC, local community
Bus timetables not integrating with train timetables	Meet with rail and bus companies to explore options for greater integration.	ALPC, HCC, bus and rail providers
Congestion	Explore options to set up a Car Club locally.	ALPC, local residents
Speeding vehicles	Explore options for increasing the 20mph zones in the villages.	ALPC, local residents
Biodiversity net gain	Identify areas of the parish that could be 'banked' as biodiversity net gain priority areas and where net gain units could be spent, if on-site delivery is not possible.	ALPC, local landowners
Conservation Area Appraisals	Work with partners to update the Conservation Area Appraisals for Abbots Langley and Hunton Bridge.	ALPC, TRDC
Sports provision in the parish	Explore need and opportunities for enhanced sports and recreational facilities in the parish including, for instance, the development of a 3G football pitch.	ALPC, TRDC, Sport England, local organisations

18. GLOSSARY

Affordable housing - Social rented, affordable rented, shared equity and intermediate housing, provided to eligible households whose needs are not met by the market.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Brownfield land registers: Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

Community Infrastructure Levy (CIL) – a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by the District Council. A proportion accrues to the parish council.

Community Right to Build Order: An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation area - an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.

Convenience shop: A small retail store that stocks everyday items.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitats site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Local connection: For the purposes of allocating affordable homes, housing shall be occupied in accordance with the District Council's standard allocation procedures with priority given to applicants who can demonstrate that they have a local connection to the parish of Abbots Langley at the time of occupation.

Local Enterprise Partnership: A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local housing need: the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.
Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
Local shop: A retail store usually classified as Use Class F2, serving the needs of the local community. They would normally stock everyday items.
Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
National Planning Policy Framework (NPPF) – the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
Non-strategic policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
Older people: People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.
Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at

the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Section 106 agreement - A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Starter Homes - Homes targeted at first time buyers who would otherwise be priced out of the market. Like shared ownership homes, these should be available to households that need them most, with an income of less than £80,000 (£90,000 for London). Eligible first-time buyers will also be required to have a mortgage in order to buy starter homes to stop cash buyers.

Supplementary planning documents: Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Use Class Order - The Town and Country Planning (Use Classes) Order 1987 (most recently amended in 2020) puts uses of land and buildings into various categories. Planning Permission is not needed for changes of use within the same use class.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites not specifically identified in the development plan.

19. EVIDENCE BASE DOCUMENTS

19.1. This chapter provides an index of the main documents referred to in this ALNP report and the documents on the Abbots Langley Parish website. On the website documents include the main ALNP report and its nine Appendices. These can be accessed with other material under the seven topics (via the Abbots Langley Parish website in the Parish Section, Sub-section Neighbourhood Plan.) See: https://www.abbotslangley-pc.gov.uk/parish-council/introduction/. Information in relevant sub sections on the website includes:

1. Introduction.

Abbots Langley Commonplace Web site: https://abbotslangley.commonplace.is

Locality website: https://abbotslangley.commonplace.is

https://neighbourhoodplanning.org/toolkits-and-guidance/?type%5B%5D=key-documents

2. The Abbots Langley Neighbourhood Plan.

Main Documents and Appendices A to J: https://www.abbotslangley-pc.gov.uk/parish-council/draft-abbots-langley-neighbourhood-plan/

3. Parish Maps.

Abbots Langley Designated Area Map. https://www.abbotslangley-pc.gov.uk/parish-council/maps-of-abbots-langley-parish/

Other key Maps prepared for the ANLP.

4. Terms of Reference.

For the ALNP Steering Group. https://www.abbotslangley-pc.gov.uk/parish-council/terms-of-reference/

5. Agendas.

Neighbourhood Plan Steering Committee: 2016 to 2019. https://www.abbotslangley-pc.gov.uk/parish-council/agendas-for-the-neighbourhood-planning-team/

6. Other ANLP Documents.

Eight documents associated with a published ALNP Summary, Workshops, Public feedback from Workshops, Exhibitions, Presentations on ALNP and a New Local Plan Forum and ALNP Policy Development Summary (2018). https://www.abbotslangley-pc.gov.uk/parish-council/draft-abbots-langley-neighbourhood-plan/documents/

7.Bi-monthly Progress Reports on the ALNP work programme.

Over forty ALNP Bi-monthly Progress Reports for the Parish Council meetings from May 2016 to January 2023. https://www.abbotslangley-pc.gov.uk/parish-council/bi-monthly-progress-report/

19.2. Index of the main documents referred to in the ALNP:

Abbots Langley Parish Design Guide and Code 2021 Abbots Langley Neighbourhood Plan.

AECOM. See Appendix E

https://www.abbotslangley-pc.gov.uk/parish-council/draft-abbots-langley-neighbourhood-plan/

Abbots Langley Housing Needs Assessment – AECOM. See Appendix D.
https://www.abbotslangley-pc.gov.uk/wp-content/uploads/sites/4/2022/07/Abbots-Langley-HNA_FinalVersion.p- neighbourdf

Abbots Langley Timeline. Prepared by the Abbots Langley History Society 2019
http://www.allhs.org.uk

Abbots Langley Village Centre masterplan September 2022. AECOM. See Appendix H.
https://www.abbotslangley-pc.gov.uk/parish-council/draft-abbots-langley-neighbourhood-plan/

Adopted Development Plan for Three Rivers District Council.
https://www.threerivers.gov.uk/egcl-page/development-plan

Adopted Development Plan for Three Rivers District Council.
https://www.threerivers.gov.uk/egcl-page/development-plan

Aspirations for Bedmond- Abbots Langley Neighbourhood Plan -See Appendix I
https://www.abbotslangley-pc.gov.uk/parish-council/draft-abbots-langley-neighbourhood-plan/

'A life on our Planet' 2020. David Attenborough.
https://en.wikipedia.org/wiki/David_Attenborough:_A_Life_on_Our_Planet

Breeam Certification on Sustainable Built Environmental Standards
https://www.buildenergy.co.uk/services/breeam/what-is-breeam/

Building for a Healthy Life 2020
https://www.designforhomes.org/project/building-for-life/

Community Infrastructure Levy -Guidance – Spending the Levy
https://www.gov.uk/guidance/community-infrastructure-levy#spending-the-levy

Decarbonising Transport Setting the Challenge – Department of Transport 2020
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/932122/decarbonising-transport-setting-the-challenge.pdf

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Rickmansworth Conservation Area Appraisal

23/11/2026

THREE RIVERS DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE

PART I

RICKMANSWORTH CONSERVATION AREA APPRAISAL UPDATE (DoF)

1 Summary

1.1 This report seeks Member agreement of the Rickmansworth Conservation Area Appraisal and Management Plan, and that Members recommend the appraisal for adoption at Full Council.

2 Recommendation

2.1 That:

2.2 Members agree the Rickmansworth Conservation Area Appraisal and recommend to Full Council for adoption.

Report prepared by: Marko Kalik, Head of Planning Policy and Conservation

3 Details

3.1 Three Rivers District Council has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 (The Act) to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." The Act also requires the Council to keep conservation areas under review and to formulate and publish from time to time proposals for their preservation and enhancement.

3.2 There are 22 conservation areas in Three Rivers, which were designated due to having been deemed to have a special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

3.3 The aims of a conservation area appraisal are to:

- set out the special architectural and historic interest of the conservation area and to describe the special character and appearance that it is desirable to preserve or enhance;
- examine the existing boundaries of the conservation area and consider the potential for other areas to be included and, if appropriate, where existing areas should be excluded; and
- identify areas subject to pressure for change that would be adverse to the character and appearance of the conservation area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.

3.4 The process for undertaking a conservation area appraisal involves several stages. Initially the existing document needs to be reviewed, followed by a survey of the conservation area involving looking at recent planning applications, what has changed in terms of development, what are the pressures for change, and whether the boundaries of the conservation area need to be renewed. There

would then be a consultation period for the appraisal document. The final document then needs to be approved by Members.

3.5 The council consulted on the draft Conservation Area Appraisal from 1 July through to 12 August. This included an in person event at Three Rivers House visitor's Centre on Thursday 16 July where residents and other stakeholders had the opportunity to learn more about the appraisal and to discuss it with the conservation consultants and Three Rivers Planning Policy Officers.

3.6 The consultation on the draft Rickmansworth Conservation Area Appraisal and Management Plan attracted responses from local residents, community organisations and Batchworth Community Council. There were 49 responses through the council's Have Your Say consultation platform (Appendix 2) and one response received by email from Batchworth Communtiy Council (Appendix 3). The conservation specialist's responses to the consultation can be viewed in Appendix 4. These include the proposed changes to the consultation version of the appraisal.

3.7 There was general support for protecting and enhancing the historic character of Rickmansworth, particularly its High Street, Church Street, historic buildings and residential streets. Respondents also emphasised the importance of the town's waterways, green spaces and wider landscape setting. The principal concerns related to the potential impact of inappropriate development, building heights, the loss of historic features, the condition of the public realm and the effectiveness of existing conservation controls. The conservation consultants' responses acknowledge these concerns and confirm that the Appraisal provides an evidence base for managing change and ensuring that development preserves or enhances the special architectural and historic interest of the Conservation Area.

3.8 A significant number of representations sought changes to the Conservation Area boundary, particularly to include the Mill Stream, sections of the River Colne, Batchworth Lock, the canal corridor and other areas beyond the historic town centre. The consultants' response recognises the historic and environmental importance of these locations but concludes that extending the boundary to include geographically separate areas would not be justified solely on that basis. The Conservation Area should remain focused on areas demonstrating a coherent special architectural or historic interest, consistent with the statutory designation criteria.

3.9 Concerns were also raised about the scale and design of new development, including requests for stronger restrictions on building heights and greater protection of historic views and the existing townscape. The consultants' response instead emphasises the need for development to respond to context, including prevailing building heights, heritage significance and important views. These principles are reflected in Sections 5 and 7 of the revised Appraisal, which provide guidance on assessing new development and managing future change. The document also identifies opportunities to improve the High Street, including better-quality shopfronts, signage, street furniture, paving and pedestrian connections.

3.10 A further theme was the need for a stronger and more effective Management Plan, with clearer arrangements for maintenance, enforcement and the consistent treatment of historic materials and architectural features. The responses acknowledge these concerns while recognising that detailed implementation programmes, highways specifications and wider regeneration initiatives extend beyond the scope of the Appraisal. The revised document

addresses these matters through its management recommendations, including the potential for further Article 4 controls subject to robust evidence gathering, the use of planning enforcement powers, and guidance on alterations to buildings and their rear service areas. Additional wording has also been incorporated into Section 7.5 to recognise the importance of cooperation between the Planning and Highways Authorities in conserving the character of the public realm.

3.11 Batchworth Community Council also requested stronger references to the emerging Local Plan, the Batchworth Neighbourhood Plan and associated design guidance, together with clearer advice on balancing heritage protection with sustainability objectives. These comments have resulted in amendments to the Appraisal, including updated planning policy references, recognition of the Neighbourhood Design Code and Rickmansworth Town Centre Concept Plan, and revisions to the information on locally important buildings. Section 7.4 has also been expanded to address renewable energy technologies, including heat pumps, solar panels and electric vehicle charging infrastructure, with an emphasis on sensitive siting and design. Overall, the proposed amendments respond positively to the principal matters raised through consultation and strengthen the Appraisal as a practical tool for the conservation and enhancement of Rickmansworth's historic environment, whilst distinguishing between matters appropriately addressed through the Appraisal and those requiring separate policy or implementation mechanisms.

3.12 It should be noted that the consultation has resulted in targeted improvements to the document, rather than agreement to every suggested boundary extension or to additional management commitments beyond the Appraisal's remit.

3.13 The draft Rickmansworth Conservation Area Appraisal can be viewed in Appendix 1. It considers how Rickmansworth developed its building styles, forms, materials, scale, density, roads, footpaths, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities form the key characteristics of the area and help us to understand the potential impact future developments may have upon the significance of the heritage assets and the character and appearance of the conservation area.

4 Options and Reasons for Recommendations

4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 enables Local Authorities to draw up and publish proposals for the preservation and enhancement of Conservation Areas in their Districts, and to consult the local community about these proposals. Public support for Conservation Areas as places that give identity to people and communities is well established.

4.2 The adoption of an updated Rickmansworth Conservation Area Appraisal and Management Plan will provide a robust and up-to-date evidence base for identifying and protecting the area's special architectural and historic interest, whilst establishing a clear framework for managing future development and identifying opportunities for enhancement. The Appraisal has been informed by public consultation, with appropriate amendments made in response to representations received. Its adoption will support consistent and well-informed planning decisions.

5 Policy/Budget Reference and Implications

5.1 The recommendations in this report are within the Council’s agreed policy and budgets.

5.2 The recommendations in this report relate to the achievement of the following performance indicators:

ESD05: Percentage of conservation areas with an up-to-date character appraisal.

5.3 The impact of the recommendations on this/these performance indicator(s) is: It will increase the number of conservation areas with up to date character appraisals.

Equal Opportunities, Staffing, Environmental, Community Safety, Public Health, Customer Services Centre, Communications & Website Implications

None specific.

6 Financial Implications

6.1 £50,000 has been budgeted for preparation of Conservation Area Appraisals in this financial year.

7 Legal Implications

7.1 Conservation Areas were introduced by the Civic Amenities Act 1967. The power to designate is now included in the Planning (Listed Buildings and Conservation Areas) Act 1990. It is the duty of the Local Planning Authority to decide which parts of the area they administer are areas of special architectural or historic interest, the character and appearance of which is desirable to enhance through formal designation. The Act also requires the Council to keep conservation areas under review and to formulate and publish from time to time proposals for their preservation and enhancement.

8 Risk and Health & Safety Implications

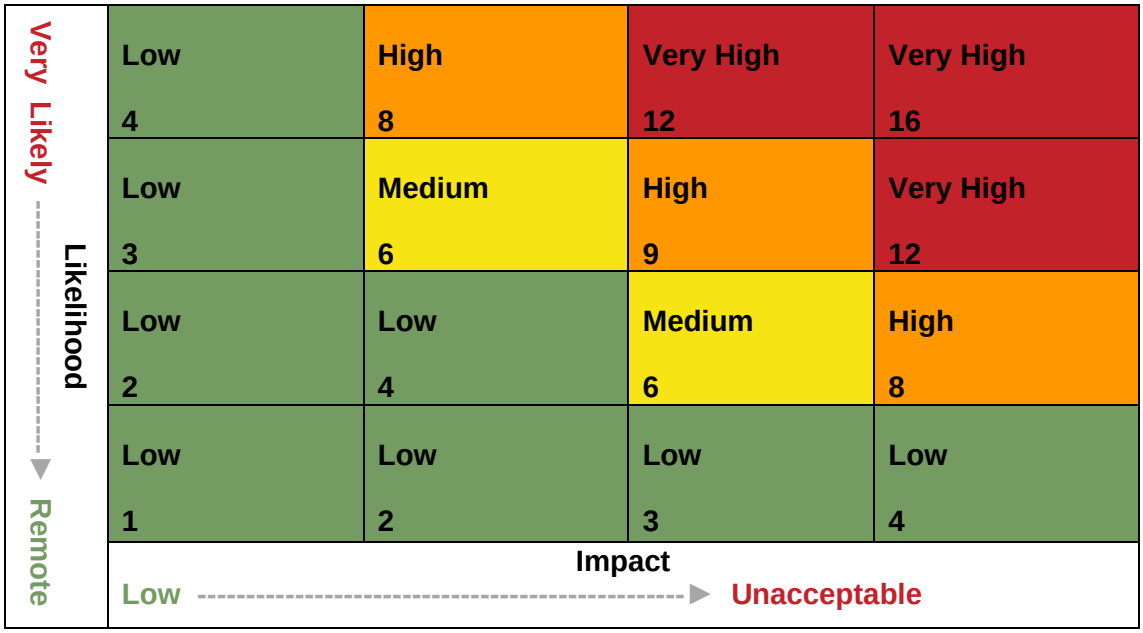
8.1 The Council has agreed its risk management strategy which can be found on the website at http://www.threerivers.gov.uk. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

8.2 The subject of this report is covered by the Planning Policy and Conservation service plan(s). Any risks resulting from this report will be included in the risk register and, if necessary, managed within this/these plan(s).

Nature of Risk	**Consequence**	**Suggested Control Measures**	**Response** *(tolerate, treat terminate, transfer)*	**Risk Rating** *(combination of likelihood and impact)*
The area of special architectural and historic interest would be under threat from unsympathetic	Deterioration and loss of the district's historic environment	Keep the conservation area appraisal as up to date as	Tolerate	3

development proposals		possible		

8.3 The above risks are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.



Impact Score	Likelihood Score
4 (Catastrophic)	4 (Very Likely (≥80%))
3 (Critical)	3 (Likely (21-79%))
2 (Significant)	2 (Unlikely (6-20%))
1 (Marginal)	1 (Remote (≤5%))

8.4 In the officers' opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually.

APPENDICES / ATTACHMENTS

APPENDIX 1 – Rickmansworth Conservation Area Appraisal
APPENDIX 2 – Have Your Say Representations
APPENDIX 3 – Batchworth Community Council Response
APPENDIX 4 – Place Services responses to representations

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Rickmansworth Conservation Area

Character Appraisal and Management Plan



Rickmansworth Conservation Area

Character Appraisal and Management Plan

Project Details

Project Number: F3354

Client: Three Rivers District Council

Address: Three Rivers House, Northway, Rickmansworth, WD3 1RL

Quality Assurance – Approval Status

Issue: Final Draft – Version 4
Date: 11/11/2026
Authored By: David Buckley and Megan Breen
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1. Introduction

1.1. The Conservation Area Appraisal

1.1.1. Rickmansworth is located within the Three Rivers District. It was first designated as a conservation area in 1974.

1.1.2. This appraisal considers how Rickmansworth developed, its building styles, forms, materials, scale, density, roads, footpaths, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities form the key characteristics of the area and help us to understand the potential impact future developments may have upon the significance of the heritage assets and the character and appearance of the conservation area.

1.1.3. This appraisal should be used as a baseline to inform future change, development, and design with regard to the sensitivities of the conservation area and its unique character. Planning applications that demonstrate an understanding of the character of a conservation area are more likely to produce appropriate design and positive outcomes for agents and their clients.

1.1.4. The content of this appraisal aims to highlight significant features which contribute to the special interest of the conservation area. The omission of, or lack of reference to, a particular building or feature does not imply it is insignificant. The true significance of any feature or building may only be fully identified when it undergoes the rigorous assessment required by an individual planning application.

1.2. Summary of Special Interest

1.2.1. The conservation area holds historic and architectural significance due to its evolution from a medieval village into a thriving town, shaped by historic industry and transport. Rickmansworth's medieval origins remain visible through its street patterns, historic buildings, and waterways, preserving its distinct character.

1.2.2. The area features a range of historic buildings from the fifteenth to twentieth century, with its medieval core centred around the church. Key landmarks, including the Grade II listed Church, Basing House, Joan of Arc School, and the locally important building the railway station, contribute to its architectural significance. Many earlier timber-framed buildings are concealed beneath brick facades, such as the fifteenth century Old Vicarage on Church Street, adding to the architectural variety. Common materials used in the construction of Victorian terraced railway workers' housing include yellow stock brick, slates, and render, further defining the distinctive residential character of the conservation area.

1.2.3. Whist predominantly urban in character, water is a prominent feature throughout the conservation area, with elements such as the canal, rivers, town ditches, and water meadows contributing to its unique character and setting.

1.2.4. The mid-nineteenth century arrival of the railway dramatically influenced the development of Rickmansworth, leading to a decline in canal-based commerce and the expansion of residential areas.

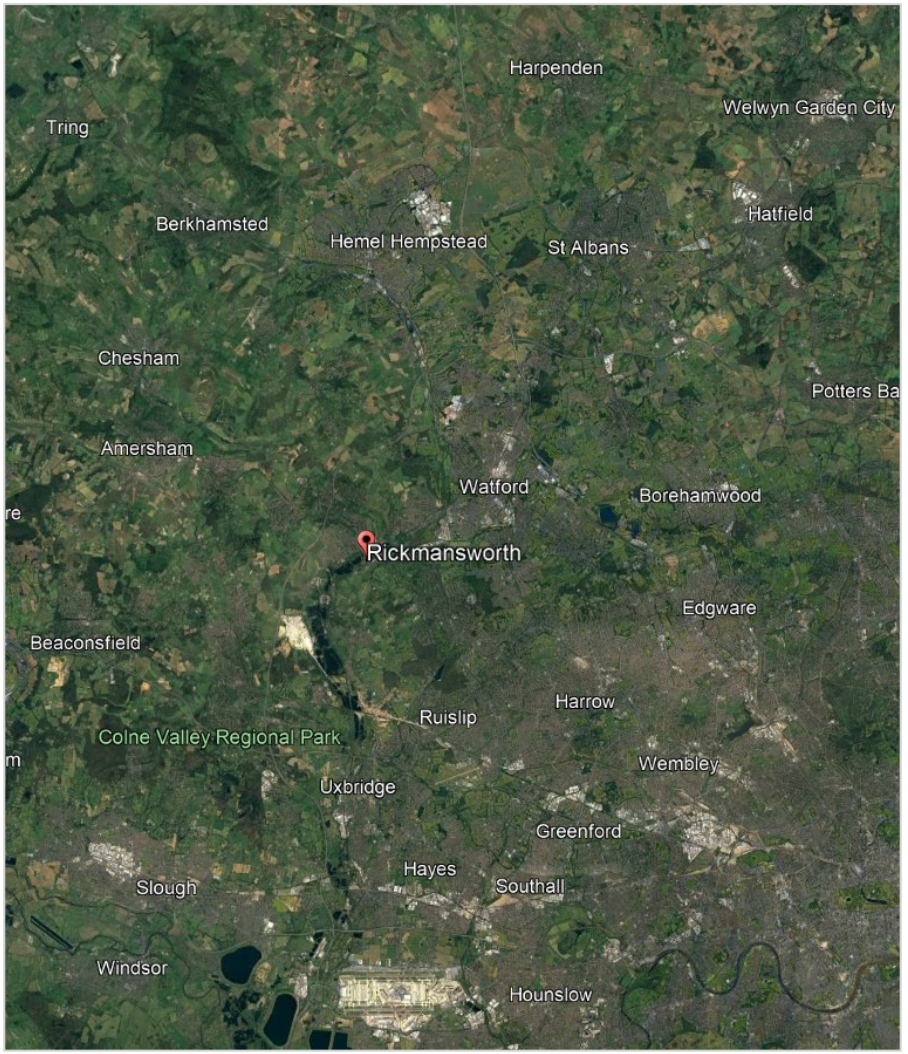
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1.3. Location and Topography

1.3.1. Rickmansworth town is located approximately 17 miles north-west of London, at the centre of a network of transport routes. It sits at the confluence of the River Chess and the River Colne, with the Grand Union Canal to the south and Metropolitan Line and Chiltern Railway line above. The M25 passes to the west of the town.

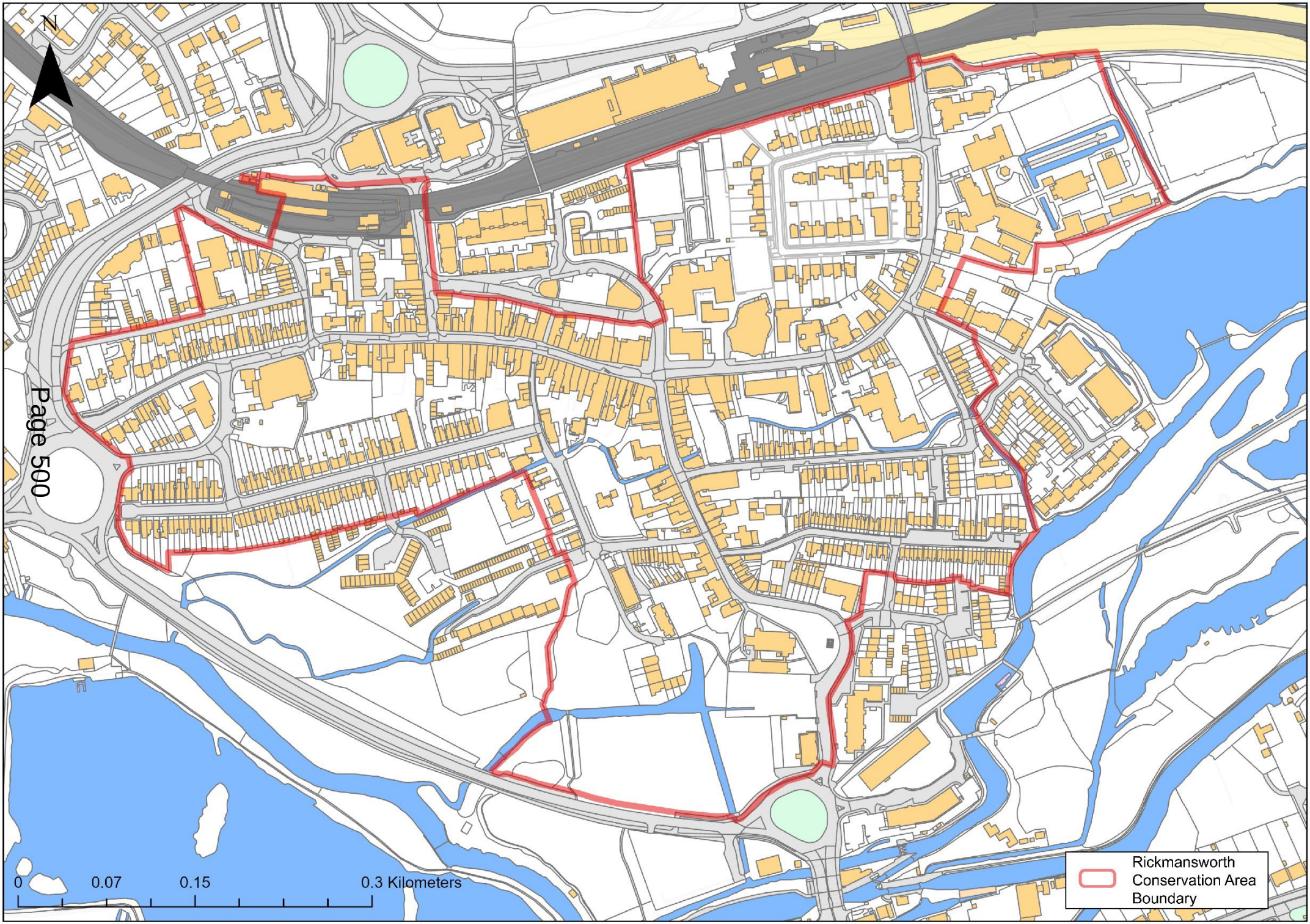
1.3.2. The area has a varied and gently undulating topography, due to the river valleys. The area slopes down towards the River Colne.

1.3.3. The underlying geology of the area is predominantly a mixture of chalk bedrock from the Cretaceous period, overlaid in places by glacial deposits, alluvium, and river gravels, particularly near riverbanks. This geological makeup as influenced both land use and local industry, historically supporting rich agriculture, milling, and gravel extraction.



Location of Rickmansworth within wider context (Google Earth)

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N
0
0.07
0.15
0.3 Kilometers
Rickmansworth
Conservation Area
Boundary

1.4. The Conservation Area Boundary

Justification

1.4.1. The Rickmansworth Conservation Area boundary has been drawn to include the areas considered to be of special historic and architectural interest, comprising:

- The High Street
- Church Street
- Residential streets such as Ebury Road and Talbot Road

1.4.2. These areas contain the highest concentration of historic buildings and spaces, which contribute to the character and appearance of the conservation area. These areas are discussed further within Section 5.4.

1.4.3. An important aspect of the appraisal process is considering where a conservation area boundary should be drawn (or re-drawn as part of the subsequent reviews).[1] Proposed changes are outlined below.

Proposed Additions

1.4.4. Three locally important buildings at the station, which highlight the important role these buildings and structures played in the development of Rickmansworth and Metro-land urban expansion. The station and its associated buildings are of historic and architectural interest and merit inclusion within the conservation area. Until 1961, Rickmansworth Station was the changeover point from steam to electric locomotives for Metropolitan Line trains from Aylesbury to London and now forms a key landmark of the area.

1.4.5. The Telephone Exchange, situated on Rectory Lane behind the Royal Mail Rickmansworth Delivery Office. It has the code LWRIC and serves 10,884 residential and 600 non-residential premises in Rickmansworth and surrounding areas. Telephone exchanges have recently been the subject of greater consideration by the C20 Society, and architect's drawings of the building dating to 1937 are held at the BT Archives (and available to view online).[2] This building is of historic and architectural interest and so is considered worthy of inclusion within the boundary.

[1] Historic England Advice Note: Conservation Area Appraisal, Designation and Management (2019)

[2] Architect's Drawing of Rickmansworth Hertfordshire Sorting Office, Garage and Telephone Exchange, Finding Number TCE 361/ARC 877, BT Archives

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2. Planning Policy Context

2.1. Planning Policy and Guidance

2.1.1. Conservation areas are designated by the Local Planning Authorities as areas of special architectural and historic interest. The designation process includes detailed analysis of the proposed conservation area and adoption by the Local Planning Authority.

National Policy

2.1.2. The national legislative framework for the conservation and enhancement of conservation areas and listed buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.1.3. Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as conservation areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposals for the preservation and enhancement of these areas.

2.1.4. National Planning Policy in relation to the conservation and enhancement of heritage assets is outlined in Chapter 20 of the Government's National Planning Policy Framework, or NPPF (2026). The NPPF highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, along with an appreciation of the immediate and larger character of the area in which new development is sited.

Local Policy

2.1.5. Local Planning Policy is set out within Three Rivers District Council's Development Plan, consisting of Core Strategy (2011) Development Management Policies (2013) and Site Allocations (2014). An emerging Local Plan has recently been published but has not yet been adopted.

2.1.6. The Plan recognises that '*Three Rivers has a rich historic environment including many historic buildings, archaeological sites, historic structures, historic landscapes, spaces and conservation areas. It will be important to conserve heritage assets and their settings through appropriate control of development but also to enhance the historic environment where opportunities arise*.'

2.1.7. The Plan addresses heritage assets through Strategic Objective 10, which seeks to conserve and enhance the historic environment. Policy PSP1 supports sustainable development of Rickmansworth while protecting its historic character. Core Policy CP12 promotes high-quality design that respects local heritage, ensuring new development contributes positively to the town's built environment. Additionally, Policy DM3 specifically addresses the historic built environment, identifying heritage assets such as listed buildings, locally listed buildings, conservation areas, ancient monuments, historic parks and gardens, and sites of archaeological interest. This policy underscores the importance of preserving these assets, recognising their contribution to the district's unique character and history.

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2.1.8. Batchworth Neighbourhood Plan (2023-2028) covers the Rickmansworth Conservation Area and is a material consideration in the determination of planning applications.

2.2. Designation of the Conservation Area

2.2.1. Rickmansworth was designated as a conservation area in 1974 and extended in 1980 to include the Victorian development of the town. It is likely that The Cloisters was included via the boundary review in 1993. [*Add further details on any boundary changes following Consultation*].

2.3. Article 4 Direction

2.3.1. An Article 4 Direction refers to a specific planning tool used by local authorities to restrict certain types of development that would otherwise be permitted under "permitted development rights." These rights allow property owners to carry out certain changes to their properties without needing to apply for full planning permission.

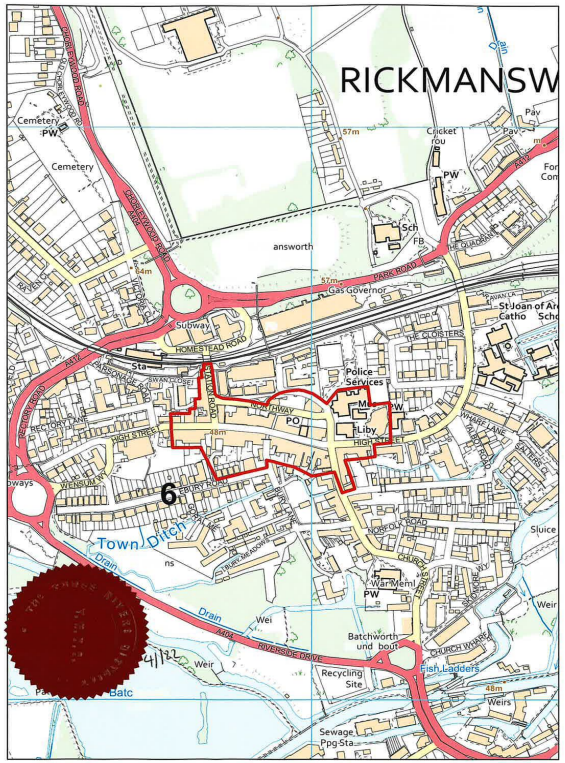
2.3.2. The Article 4 Direction removes some or all of these rights, meaning property owners must seek full planning permission before proceeding with specific types of development. There is an Article 4 Direction to preserve town centre uses relating to Rickmansworth Town Centre, which came into force on 23rd September 2023.

2.3.3. In part of the conservation area, Rickmansworth Town Centre, an Article 4 Direction applies to:

- Changes of use (e.g. from commercial to residential)

2.3.4. The effect of the Directions means that a change of use from a town centre use to residential and an office use to residential in the location shown on the map opposite would require planning permission and would be assessed by the Council against Local Plan policies.

2.3.5. These restrictions are designed to protect the vitality of the town centre. To find out more, seek further guidance from Three Rivers District Council, who have detailed information on the exact areas and types of development affected by the Article 4 Direction in the town centre.



Map showing extent of Article 4 Direction coverage

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3. Heritage Assets

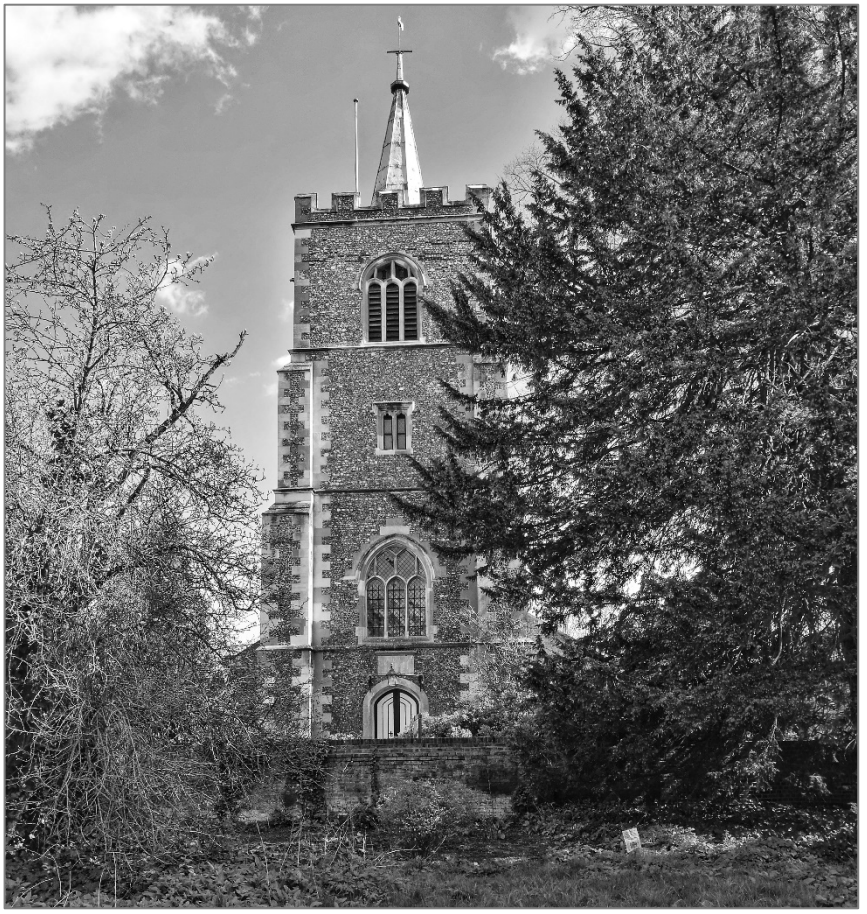
3.1. Designated Heritage Assets

3.1.1. The conservation area itself is a designated heritage asset. There are 25 further designated heritage assets within the Rickmansworth Conservation Area boundary, all Grade II listed, including the magnificent St Mary's Church designed by Sir Arthur Blomfield, a range of residential properties, public houses, tombs, monuments, a war memorial, and a K6 telephone kiosk.

3.1.2. These buildings and structures have been listed due to their special historic and architectural interest under Section 1 of the Planning (Listed Buildings and conservation areas) Act 1990. Further information about the listing process can be found on the Historic England website at https://historicengland.org.uk/.

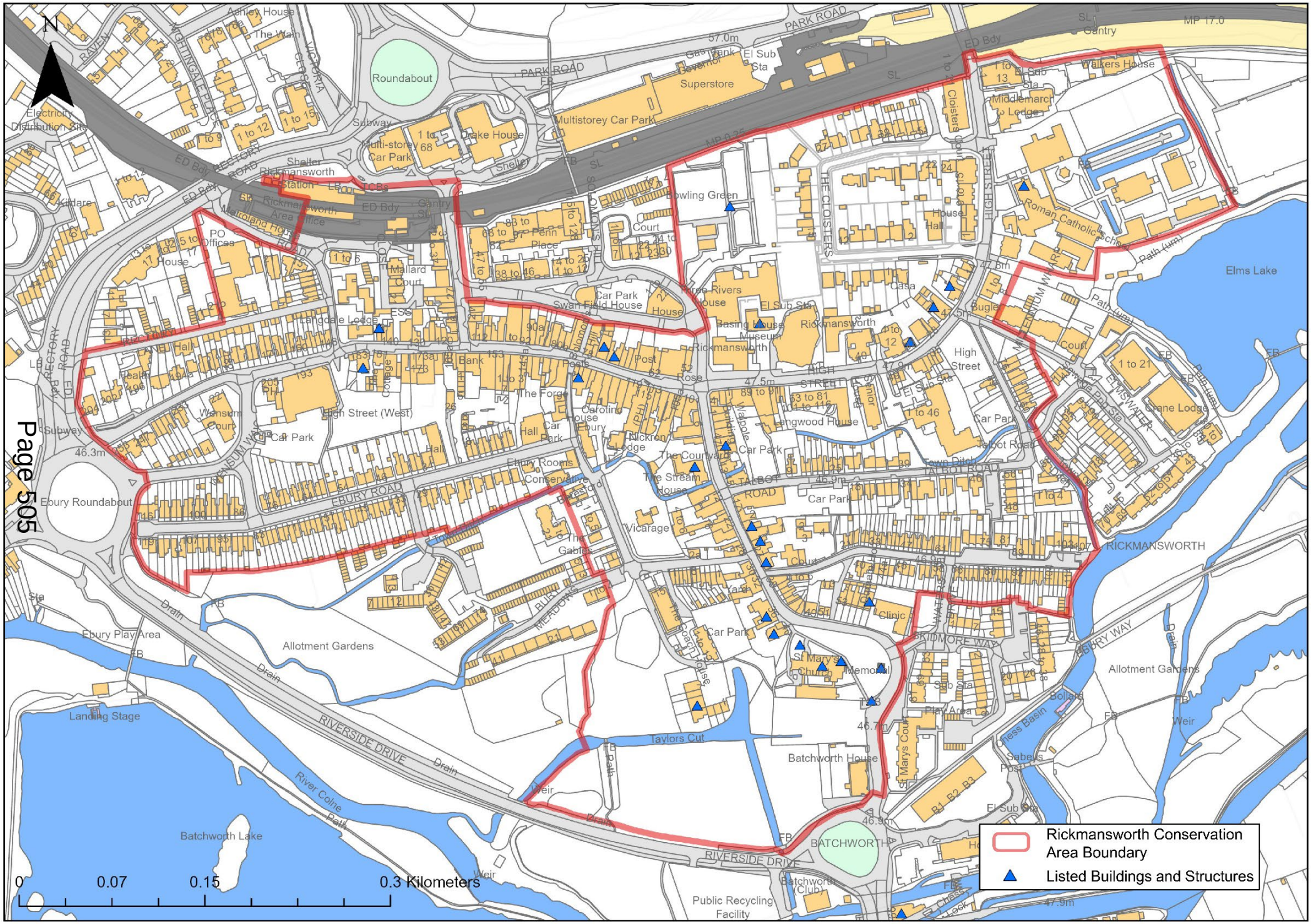
3.1.3. Listed buildings are protected by government legislation and there are policies in place to ensure that any alterations to a listed building will not adversely affect its special architectural interest. It is still possible to alter, extend or demolish a listed building, but this will require listed building consent and sometimes planning permission.

3.1.4. A full list of all the designated heritage assets within the conservation area is included in Section 8.3 and they are shown on the map overleaf. Prominent listed buildings are also highlighted in the description within 5.2, where they make a special contribution to the historic character of each area.



The Grade II Listed St Mary's Church (image kindly supplied by Ian Wood)

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N
Rickmansworth Conservation Area Boundary
Listed Buildings and Structures
0
0.07
0.15
0.3 Kilometers
Page 505

3.2. Non-Designated Heritage Assets

3.2.1. All buildings, features, and planned landscapes within a conservation area make a contribution to its significance. These can be measured on a sliding scale of positive, to neutral, to negative contributors.

3.2.2. Heritage assets are defined in the National Planning Policy Framework (NPPF) as '*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.*

3.2.3. Not all heritage assets are designated, and although a building may not be included on the list, this does not mean it is of no heritage value. Buildings and other smaller features of the built environment such as fountains, railings, signs, and landscaping can make a positive contribution to the appreciation of an area's historic interest and its general appearance.

3.2.4. Local listing is an important tool for local planning authorities to identify non-listed buildings and other heritage assets which make a positive contribution to the locality. A number of buildings and structures have been identified on Rickmansworth's *List of Locally Important Buildings* as they are considered to be good examples of their type or architectural style, demonstrating local design features, are relatively complete in their survival and illustrate the history of the settlement.

3.2.5. A full list of non-designated heritage assets within the conservation area is included within Section 8.4 and they are shown on the map on page 15.

3.2.6. As part of the appraisal of the conservation area, this document has identified heritage assets, which make a positive contribution to the conservation area and should be considered for inclusion in the list of locally important buildings in the future. They should be considered as non-designated heritage assets.

3.2.7. The following buildings are considered to have sufficient architectural interest for further assessment for their inclusion in the list of locally important buildings, as based on the Council's criteria:[3]

[3] List of Locally Important Buildings Criteria, accessed: https://cdn.threerivers.gov.uk/files/2023/01/d6b69000-9e59-11ed-8d80-6dc425ce7e94-criteria-locally-important-buildings (1).pdf

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Table of identified locally important buildings

Building	*Criteria*
The Western Pub, 205 High Street	*Architectural style, function, and historic interest*
Baptist Church, High Street	*Architectural style, function, and historic interest*
Telephone Exchange	*Architectural style, function, and landmark quality*
40 High Street, Gable House	*Architectural style and historic interest*
163 High Street	*Architectural style, streetscape quality*
28 Church Street	*Architectural style, historic interest, streetscape quality*
Former Barclays Bank 6 Church Street	*Architectural style, function, streetscape quality*



The Western Pub, locally important building

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3.3. Archaeological Potential

3.3.1. Within the conservation area there is the potential for preserved archaeological remains dating from the prehistoric to post-medieval period. Most of the archaeological remains within the conservation area are likely to comprise medieval and post-medieval features, structures and finds related to the historic core of Rickmansworth.

3.3.2. Evidence of worked flint has been found throughout the conservation area, with a larger collection at Taylors Cut, which indicates occupation in this area since prehistory. Its location, adjacent to the River Colne, would have made it a prime location for early settlers. This may have continued into the Roman period indicated with finds of pottery sherds, although no features from this period have so far been identified.

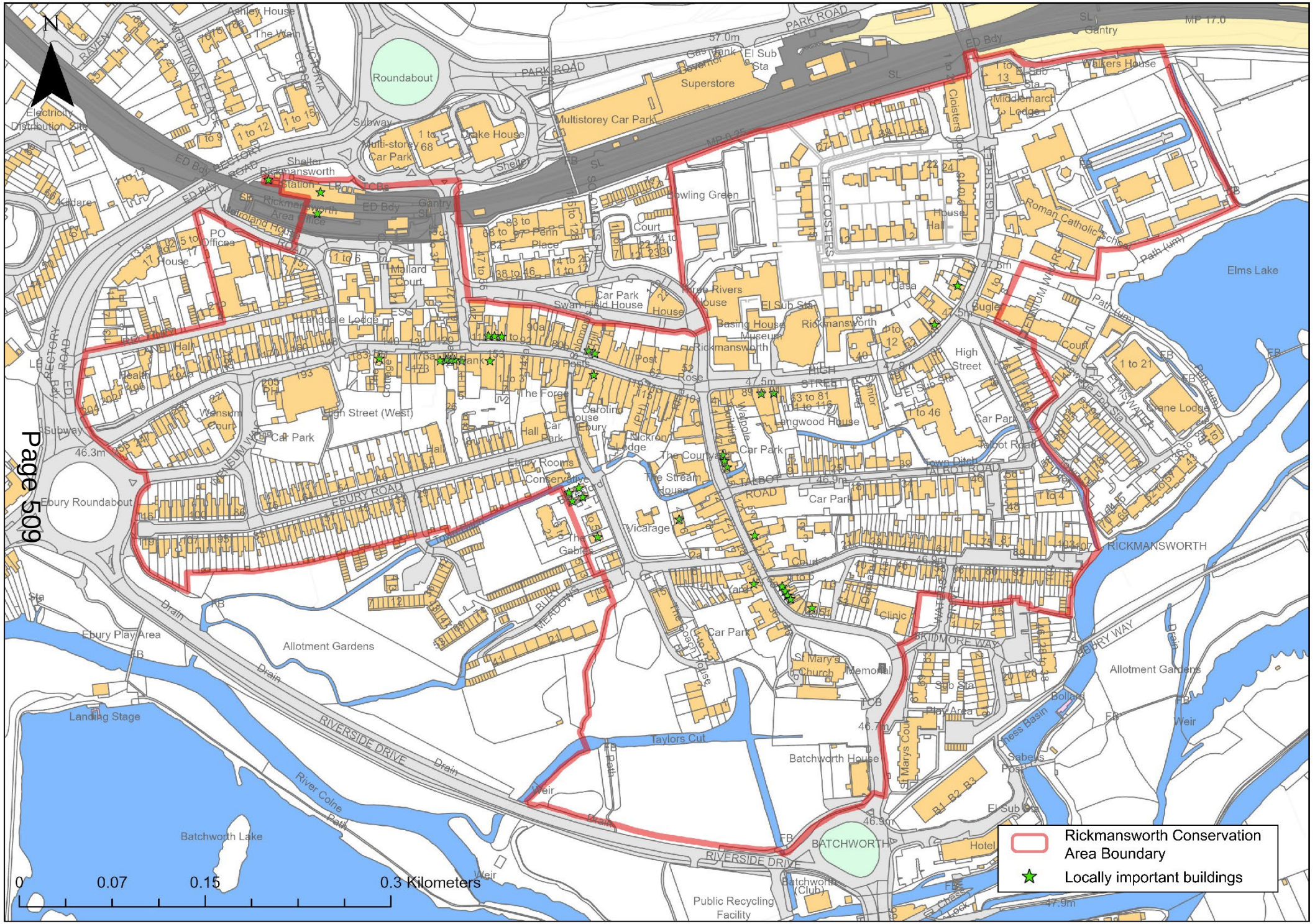
3.3.3. The conservation area comprises the historic medieval and post-medieval town of Rickmansworth. The medieval town ditch runs to the south of the High Street bisecting the conservation area; deposits created from the flooding of this feature may contain preserved paleoenvironmental remains. Although archaeological investigation within the town centre has been limited, during excavations to the southeast of the High Street an earlier alignment of the town ditch was identified with pottery dating to the twelfth-fifteenth century.[4] The areas to the south of the conservation area encompassing open land or back garden plots, especially nearer the River Colne, have the potential to preserve archaeological features of prehistoric or Roman date.

3.3.4. Archaeological monitoring undertaken along Station Road identified the cellars of earlier buildings along the street frontage indicating that, within the historic town, archaeological potential largely comprises evidence of former buildings and preserved below ground remains of the historic town including cellars and latrines.

3.3.5. The conservation area's geology comprises a complex mix of alluvium clay, silt, sand and gravel. Artefacts such as ceramics, bone, building materials and metal would be expected to survive well in chalky and clayey soils. The River Colne flows close to the southern edge of the conservation area boundary; its valley contains a high potential for surviving paleoenvironmental deposits as well as that of the town ditch. Within clayey soils waterlogged deposits can survive and should be anticipated in deeper features such as wells and cesspits. These can provide information on the wider landscape as well as evidence for food and cereal production.

[4] Hertfordshire Historic Environment Record 10901

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N
Rickmansworth Conservation Area Boundary
Locally important buildings
0
0.07
0.15
0.3 Kilometers
Ebury Roundabout
Roundabout
Superstore
Multistorey Car Park
Drake House
Rickmansworth Station
Bowling Green
Elms Lake
Batchworth Lake
Batchworth House
Allotment Gardens
Ebury Play Area
Landing Stage
Public Recycling Facility
PARK ROAD
RIVERSIDE DRIVE
EBURY ROAD
HIGH STREET
RICKMANSWORTH
BATCHWORTH
Taylors Cut
River Colne
Drain
Path
Weir
Page 509

4. Historical Development

4.1. Introduction

4.1.1. The following section provides an overview of the history of Rickmansworth Conservation Area and the surrounding area.



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Rickmansworth, Church Street 1897 (Copyright The Francis Frith Collection)

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4.2. Timeline

Prehistory (500000 BCE – 43 AD)

4.2.1. The rich valleys of Rickmansworth have attracted settlers for centuries. The earliest settlers left fragments of worked flint and bone as evidence of their existence.

Roman (43 – 410 AD)

4.2.2. The Romans settled in the River Valleys around this area, with evidence of villas at Latimer and Sarratt in the Chess Valley and Moor Park and Sandy Lodge in the Colne Valley.

Early Medieval (411 – 1065 AD)

4.2.3. It is from Saxon times that Rickmansworth gets its name. In the year 793 King Offa, King of Mercia, granted the Abbey of St Alban Forest land to the southwest of the abbey. There has been a settlement at Rickmansworth since at least 796 when King Ecgfrith, co-King of Mercia and the son of King Offa, granted the lands here to the Benedictine Abbey at St Albans. This was known as the 'Pynesfield Charter', which gave five farmsteads to the Abbey. The manors of 'Rickmersworth', the Moor, and Crokesley were part of the Abbey endowment.



King Offa donates land in the Rickmansworth area to the Abbot of St Albans, 793AD (Three Rivers Museum)

Medieval (1066 – 1540 AD)

4.2.4. The village of 'Rickmersworth' is recorded in the Domesday book of 1086. It was during this period that the settlement rose to the status of Market Town. During the reign of King Henry III, Rickmansworth became a town by Royal Charter and was permitted to hold a market every Wednesday, which later moved to Saturdays.

4.2.5. There is a record of the church in the early thirteenth century, and the historic core of the town included buildings such as the Bury Manor House, dating back to 1325,[5] and the Old Vicarage, a former cross wing house part of which dates back to c.1460. The Feathers, 36 Church Street, is another notable early building, occupying a timber framed fifteenth century hall house and inn.

4.2.6. The late medieval town ditch is another key feature from this period. It was originally a field drainage system that ran from the River Chess to the River Colne and was later used as a sanitary channel. The town ditch had a precursor that ran northwards of this.

[5] The old hearth-stone was found with the mason's mark and the date 1325.

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Post-Medieval (1541 – 1901 AD)

4.2.7. Although the Bury has a rich history, the present building is a Tudor structure with interior work of later date. It is the most ancient of the big houses of 'Rickmersworth', and was used by Ridley, Bishop of London.

4.2.8. The proximity of the two rivers provided an important power supply for the cloth and print industries which grew up around the town and surrounding area. Watercress was also cultivated here to supply London markets, providing another important industry for the town.

4.2.9. A notable dissenter associated with Rickmansworth was William Penn, the Quaker (1644 – 1718). For the first 5 years of his married life with Miss Springett of King John's Farm in Chorleywood he resided in Basing House. Basing House stands on the site of a much older monastic building. Penn oversaw the founding of the American Commonwealth of Pennsylvania as a refuge for religious minorities of Europe.[6]

4.2.10. The Coach and Horses is a traditional pub that dates back to at least 1722. It was originally part of the Salter's Brewery, when in 1741 Samuel Salter purchased the site. This evolved into a prominent local brewery which eventually outgrew the pub site and was rebuilt on the other side of the road, now St Joan of Arc School. The brewery supplied beer to pubs in the area for over 170 years, until it was closed in 1926.

4.2.11. The early nineteenth century saw the construction of the Grand Union Canal located to the south of the conservation area, and with it an increase in industry. The Grand Union Canal is a 137-mile-long canal that runs through England, connecting London and Birmingham. It was formed between 1894 and 1929 by merging several independent waterways.

4.2.12. In October 1862 a railway line connecting Rickmansworth to Watford was opened by Lord Ebury, with interchange sidings being provided adjacent to the canal. However, the railway was not a success and closed four years later.

4.2.13. The Metropolitan line, the first underground railway in the world, arrived in Rickmansworth in 1887, providing a line into London and resulting in commuters. The line was electrified in 1925, although steam trains were still used to travel north from Rickmansworth until 1961.[7]

[6] Tolles, F. B.. "William Penn." Encyclopedia Britannica, January 3, 2025. https://www.britannica.com/biography/William-Penn-English-Quaker-leader-and-colonist.

[7] Railway Archive, All Change at Rickmansworth, 2025. www.railwayarchive.org.uk

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Rickmansworth, Basing House c.1950 Photo ref: R33005
(Copyright The Francis Frith Collection)

Basing House

The present Basing House was built in 1740. It is possible, however, that part of the house in which William Penn lived is incorporated in the present building. Set back slightly at each end is a late-nineteenth century single bay extension in slightly darker brick. The building is Grade II listed and was the headquarters of the Three Rivers District Council until 1991, before being used by the Three Rivers Museum Trust.

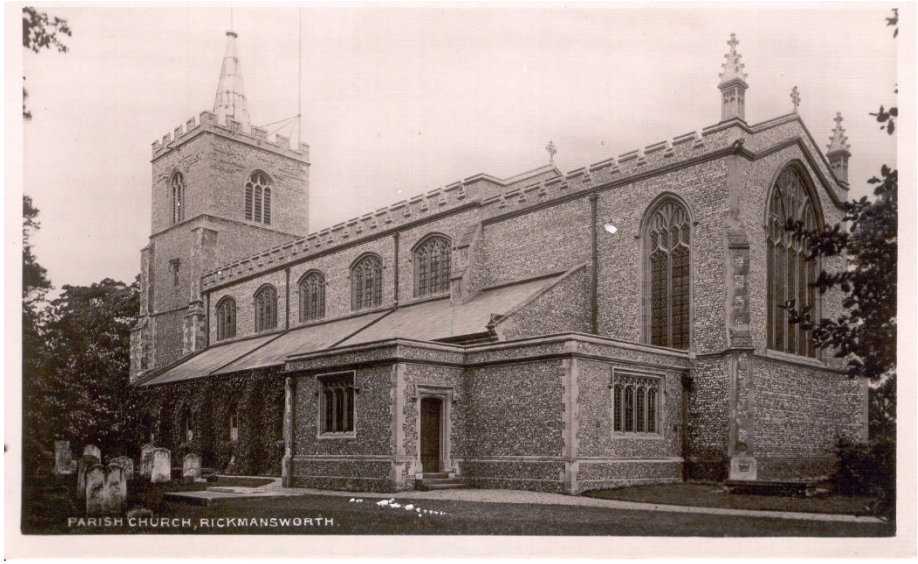


Rickmansworth, The Bury c.1965 Photo ref: R33073
(Copyright The Francis Frith Collection)

The Bury

The Bury in Rickmansworth, Hertfordshire was a manor house that was the seat of the Manor of Rickmansworth until 1741. It was built in the early seventeenth-century in brick and timber. The Manor has a rich history, including connections to the Crown, the Fotherley family, and the Taylor family. In the first half of the eighteenth century the house was much altered, and the west side was re-fronted; during the nineteenth century it was considerably repaired. It is Grade II listed, and currently subdivided into residential units.

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Parish Church of Rickmansworth c1900-1905 (Hertford Museum)

St Mary's Church

St Mary's Church has a rich history dating back to the thirteenth century; however, the current building we see today was built in the nineteenth century after the previous church was pulled down. The Grade II listed church is the outcome of two major rebuilds in the 1800s, as it was rebuilt in 1826 and rebuilt again by Sir Arthur Blomfield in 1890. The west tower is the exception and has survived from the seventeenth century.

Modern (1902-Present)

4.2.14. In the early 1900s, Rickmansworth was a growing town. The St Joan of Arc Catholic School was founded in 1904 by the Filles de Jesus (Daughters of Jesus). The main house of the school was previously The Elms, once the residence of renowned Victorian novelist George Eliot (pen name of Mary Ann Evans).

4.2.15. By the late 1920s, Rickmansworth had been expanded by Metro-land development, providing housing for commuters.

4.2.16. In 1930, the Rickmansworth Urban District Council bought Basing House, which had been the home of William Penn, and converted it into its offices and meeting place.

4.2.17. The A404 road was originally opened in 1961, and Riverside Drive was built in the late 1960s. This severed the town from its open landscape to the south and led to the relocation of the war memorial (to the churchyard) and the Lion and Eagle sculpture, now set in the Rose Garden opposite the entrance to Three Rivers House (which was built in 1991).

4.2.18. The Public Library was built in 1968, and Watersmeet in 1972, to the south of Basing House.

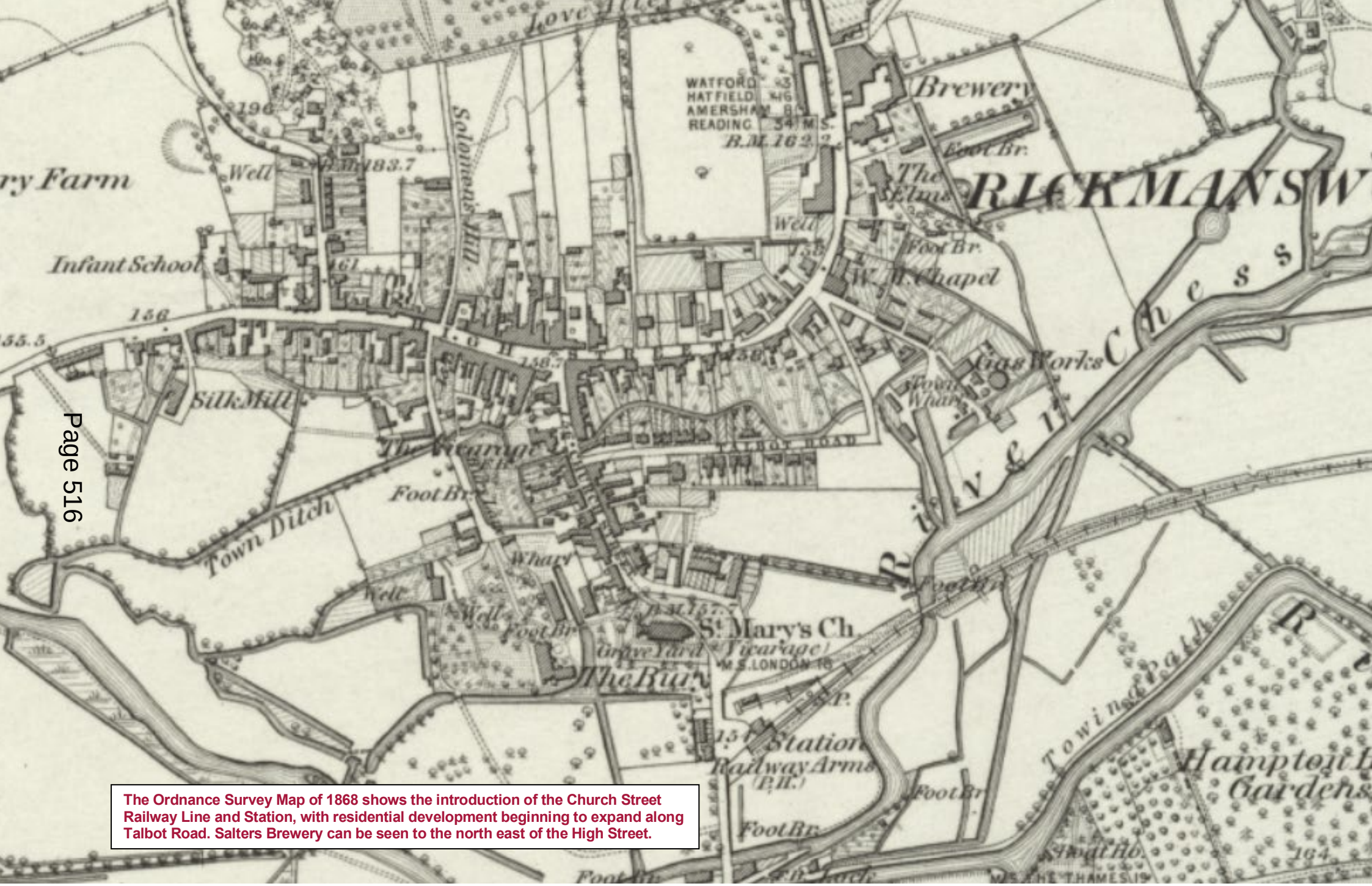
4.2.19. By the 2001 census, Rickmansworth had a population of 14,571. The town now has a variety of manufacturing and service industries. Due to its location, it also acts as a commuter base for people working in London.

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The Tithe Map of 1838 shows dense development within the historic core of Rickmansworth, surrounded by fields and the canal network.

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The Ordnance Survey Map of 1868 shows the introduction of the Church Street Railway Line and Station, with residential development beginning to expand along Talbot Road. Salters Brewery can be seen to the north east of the High Street.

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By the time of the 1899 Ordnance Survey Map, the railway line and station had relocated to the north of Rickmansworth Town. Residential development has continued to expand along Talbot Road, Norfolk Road and Rectory Road.

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**Rickmansworth, Water Splash c.1965 Photo ref: R33049, which was culverted following the harsh winter in 1963.
The distinctive frontage of the Grade II Listed Almshouses can be seen on the right (Copyright The Francis Frith Collection)**

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5. Assessment of Significance

5.1. Architectural and Historic Interest

5.1.1. Conservation areas are designated due to their special architectural or historic interest. Many conservation areas have both architectural and historic interest although the level of each varies. These values can be summarised as:

5.1.2. **Architectural interest**: An interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures.

5.1.3. **Historic interest**: An interest in past lives and events.[8]

5.1.4. Further information regarding how historic and architectural interest is assessed can be found in ***Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12***, published by Historic England (2019).

5.1.5. The historic and architectural special interest of Rickmansworth Conservation Area is derived from its development from a medieval village, based on the natural resources and access to navigable waterways, and its evolution through the post-medieval period due to changes in industry and transport. Significant traces of the medieval settlement of Rickmansworth and its setting are still legible. Historic buildings, the cuts and canals, and the railway distinguish the conservation area from its surrounding areas. Despite large scale twentieth and twenty-first-century developments in the surrounding area, the historic core is legible through the street pattern and surviving buildings and character. As a result, Rickmansworth's inherent form and pattern of development has not been diluted. The extent of the early settlement is still clearly defined by the surviving historic buildings, streets, lanes, alleys and spaces, which provide evidence of the area's historic character and a gradual evolution over the centuries with the addition of canal and railway networks.

5.1.6. Despite continued development, Rickmansworth has a range of attractive historic buildings ranging in date from the fifteenth to the twentieth century. The medieval core of the village, centred on the Church of St Mary, and the Victorian expansion towards the north, east and west provide the form of the conservation area.

5.1.7. The historic core of the town was and remains the commercial buildings on Church Street, the High Street, and the tightly knit residential buildings along Ebury Road, Norfolk Road and Talbot Road. The principal historic buildings within the conservation area include the Grade II listed Church, Grade II listed Basing House, Grade II listed Joan of Arc School, and the locally important building the station, which are significant to the special architectural interest of the area. These are all landmark

[8] Paragraph 006, ref: 18a-006-20190723, 'Historic Environment', *National Planning Policy Guidance,* 2019.

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buildings and have a positive effect on the character and appearance of the area.

5.1.8. The arrival of the railway in the mid-nineteenth century had a considerable impact on Rickmansworth. The canal-based wharf and commercial activities gradually reduced while more houses were built to the south of the village, which shaped the development of the town.

5.1.9. Overall, the character and appearance of Rickmansworth are derived from its historic buildings, streets, and spaces, providing a strong sense of place.

5.2. Building Significance

5.2.1. Where visible from areas of public realm, the buildings within the Rickmansworth Conservation Area have been assessed for the contribution they make to the area's significance, whether positive, neutral or negative.

5.2.2. The map on page 26 should be read in conjunction with the key notes opposite. These outline the broad descriptions of positive, neutral and negative attributed to buildings within the conservation area. It should be noted that just because a building is positive it does not mean it cannot be enhanced. Some positive buildings may have intrusive aspects (such as inappropriate windows) and are addressed in the Management Plan. The buildings identified as 'Positive with opportunity for enhancement' tend to have more bespoke or fundamental issues that are not generally observed or widespread across the area.

Positive: These are buildings that have been identified as positive contributors to the character or appearance of the conservation area. Whilst identified as positive there are likely to be enhancements which can be made to better reveal the architectural interest of the building and improve its contribution to the character and appearance of the conservation area. These general enhancements are noted in the Management Plan in Section 7. One example would be the replacement of windows where the buildings have uPVC and reinstating sympathetic traditional shopfronts. The upgrade of these items would be beneficial as a general rule.

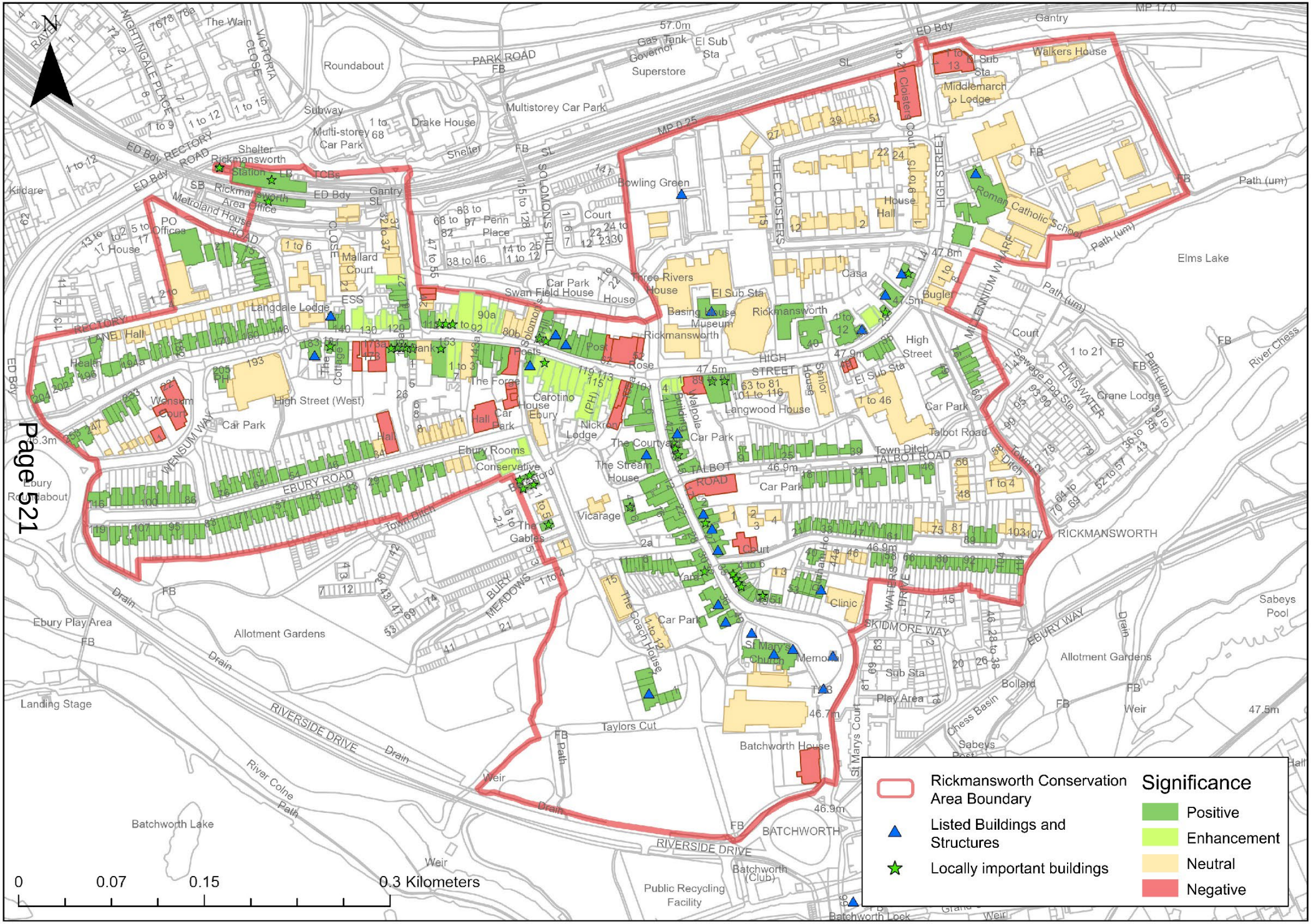
Positive with opportunity for enhancement: These are buildings which have been highlighted as they are positive contributors, however, they have been compromised due to intrusive alterations or additions. These buildings can be enhanced through the removal, replacement or redesign of intrusive or unsympathetic alterations.

Neutral: These buildings make no beneficial or adverse contribution to the character or appearance of the conservation area.

Negative: These buildings make an adverse or intrusive contribution to the character or appearance of the conservation area.

Other: It was not possible to view these buildings from the public realm or ascertain their contribution to the conservation area.

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Rickmansworth Conservation Area Boundary
Listed Buildings and Structures
Locally important buildings
Significance
Positive
Enhancement
Neutral
Negative
0
0.07
0.15
0.3 Kilometers
RICKMANSWORTH
BATCHWORTH
Page 521

5.3. Views

5.3.1. The views included in this assessment are a selection of key views; this list is not exhaustive and there may be other views of significance. Any proposals for development within the conservation area, or its environs, should consider the views identified within this section and any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.

5.3.2. Views are discussed in the table overleaf.

5.3.3. The criteria used when identifying views is included below:

- **Landmark View**: these are considered to be "key views" or "vistas" that are of a high visual quality and/or historic significance and significantly contribute to the ability to appreciate the area's character, appearance and historic and/or architectural interest. They may include prominent landmarks, unfolding views, and important sightlines both within the conservation area and its setting.

- **Important Townscape View**: these views provide important sightlines along streets and spaces within the conservation area. They make a positive contribution to the way the character and appearance of the conservation area is experienced.

- **Local View**: these may be attractive views within the conservation area, and may include historic facades, street patterns, and/or highlight pedestrian experiences of the area.

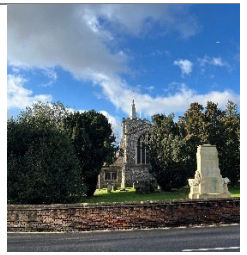




Top: Landmark View south along Church Street

Bottom: Important Townscape View of St Mary's Church facing west towards the church

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View Number	View Description	View Type	Reason for Selection	Thumbnail
1	View South along Church Street	Landmark View	The view south along Church Street is a dramatic enclosed view and represents the Landmark View within the conservation area. It should be considered a very important view in considering any proposed changes to the buildings and spaces featuring in the view. It takes in the church tower, Priory, Feathers Pub and other historic buildings, with trees forming a backdrop. In this view the historic development of the area can be well appreciated due to the multi-phase historic building stock. The view permits an understanding of the area's special architectural and historic interest.	
2	St. Mary's Church Facing west towards the church	Important Townscape Views	In this view the special interest of the church can be appreciated. The view takes in a number of heritage assets, including the listed war memorial, with curved retaining wall, and well-landscaped churchyard with glimpses of St Mary's Church behind.	

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3	Ebury Road Kinetic views facing west	Important Townscape Views	This view allows for appreciation of the residential character of Ebury Road. Facing west at junction of 'Goral Mead', the curve in the road allows views of the well-proportioned streetscape and roofscape of the primarily red brick and rendered houses. Most chimneys have been retained, there are no front dormers visible and only limited use of front rooflights. Continuing west to junction with Ebury Approach, there are more elaborate gable fronted white rendered houses on the southern side, with the view terminated by mature trees (which are more visible in summer views). The kinetic views along Ebury Road permit an appreciation of the area's historic residential expansion and its architectural interest.	
4	Ebury Road junction with Ebury Approach facing east	Important Townscape Views	Similar to the view above, this viewpoint allows a more linear view terminated by larger modern buildings at the junction with Bury Lane in which the area's historic residential development and architectural interest can be appreciated.	
5	High Street Kinetic Views facing west	Important Townscape Views	The historic and architectural interest of the conservation area and commercial character of the High Street can be appreciated in this view. This view includes an imposing red brick gable fronted building in the foreground on the southern side of the High Street (Nos. 153 to 163), contrasting with the more varied and angular Gothic	

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			Revival buildings on the northern side at No. 106 through to 142. Residential development and mature street trees are visible in the background. Outside M&S and 'The Western' Pub, this view provides an interesting transition between commercial and residential uses in which the historic development and uses of the conservation area can be understood. This viewpoint has a wider vantage point at the junction with Wensum Way on the northern side which takes in houses with attractive painted gable features, although Wensum Court detracts from the view.	
6	High Street Kinetic Views facing east	Important Townscape Views	The historic and architectural interest of the conservation area and varied commercial character of the High Street can be appreciated in this view. Facing east by Boots this view takes in attractive shopfronts at Boots and WH Smith and a varied townscape terminated by Odeon Parade at the junction with Church Street and Northway. Moving further east to the junction, this is a very open vantage point due to the junction itself and the set back of buildings from the road. The view is well contained by Odeon Parade at the junction, which is three storeys in height and has a distinct curvilinear, twentieth century design. However, this view lacks coherence due to the lower buildings set back from the road on the northern side of the junction including Rickmansworth Library.	

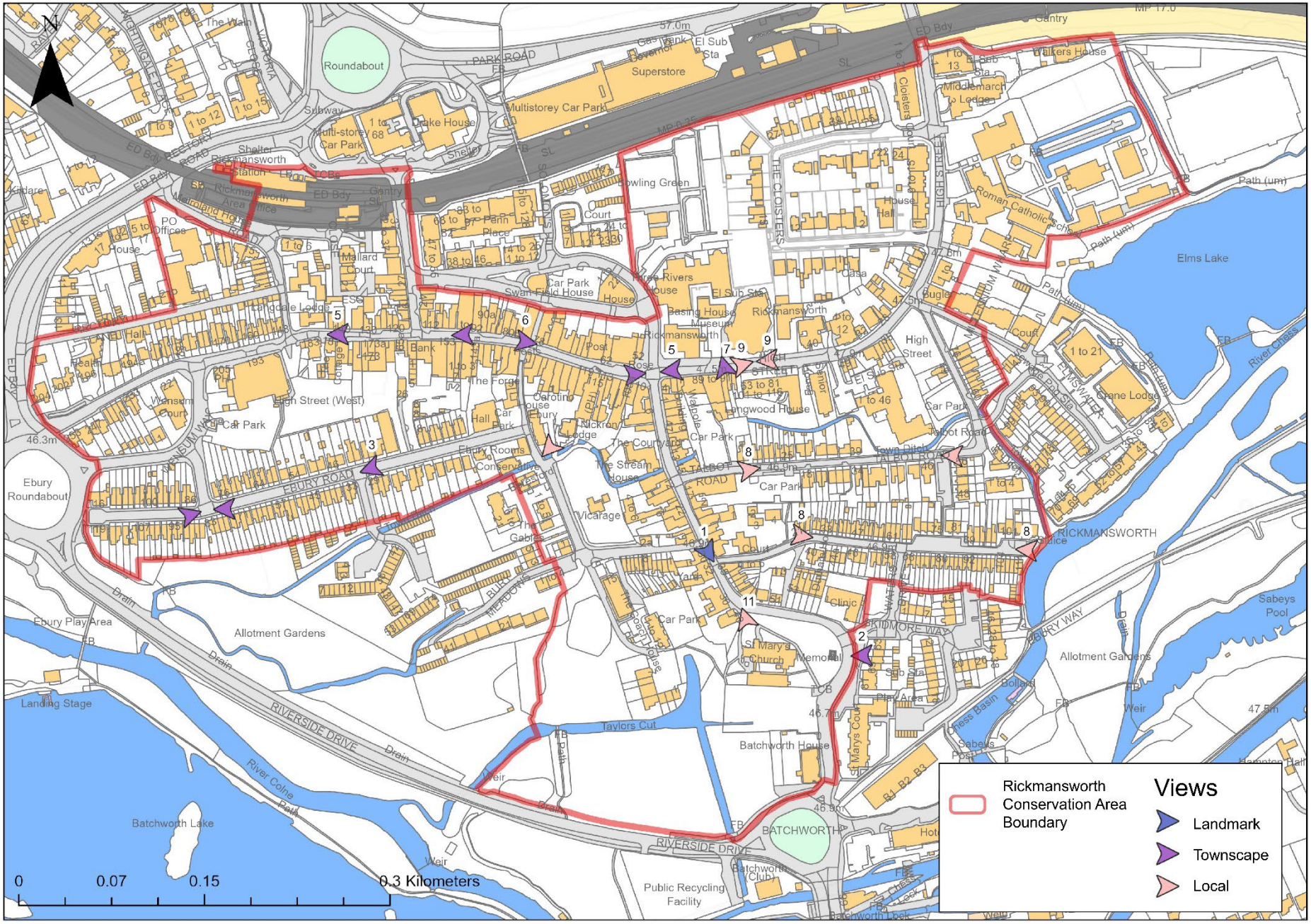
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7	View towards Basing House	Important Townscape Views	This view provides an appreciation of the grade II listed Basing House and its forecourt. It is a contained view, terminating with the historic Basing House. This view could be improved by alterations to the public realm in the foreground, to enhance appreciation of this historic building.	
8	Talbot Road and Norfolk Road	Local Views	These viewpoints provide longer views along these roads in both directions. They showcase the character and rhythm of residential, terraced development, highlighting the character and appearance of the conservation area.	
9	Views East and West from outside Watersmeet Theatre	Local Views	These viewpoints take in the character and appearance of the High Street, including a number of heritage assets. The Baptist Church and No. 40 Gable House in the foreground to the left of the view have distinct architectural detailing which contributes to the architectural interest of the area and are set amongst mature trees, positively contributing to the area's character.	
10	Bury lane facing west	Local Views	This view provides the opportunity to take in a number of features that positively contribute to the conservation area, including the Town Ditch, railings and the locally important Beresford Almshouses.	

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11	Church Street Facing North	Local Views	The view north along Church Street is attractive due to the historic building stock lining the street and the curve of the road. It also takes in the historic core of the settlement contributing to the ability to appreciate the area's special architectural and historic interest. This view is more linear and lacks the landmark quality of the view facing south.	

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Map showing identified views within the conservation area

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5.4. Character Areas

5.4.1. As part of this appraisal, Rickmansworth Conservation Area has been divided into four Character Areas:

1. Character Area One: Church Street and the Bury
2. Character Area Two: Town Centre
3. Character Area Three: High Street East
4. Character Area Four: Residential Areas - East and West

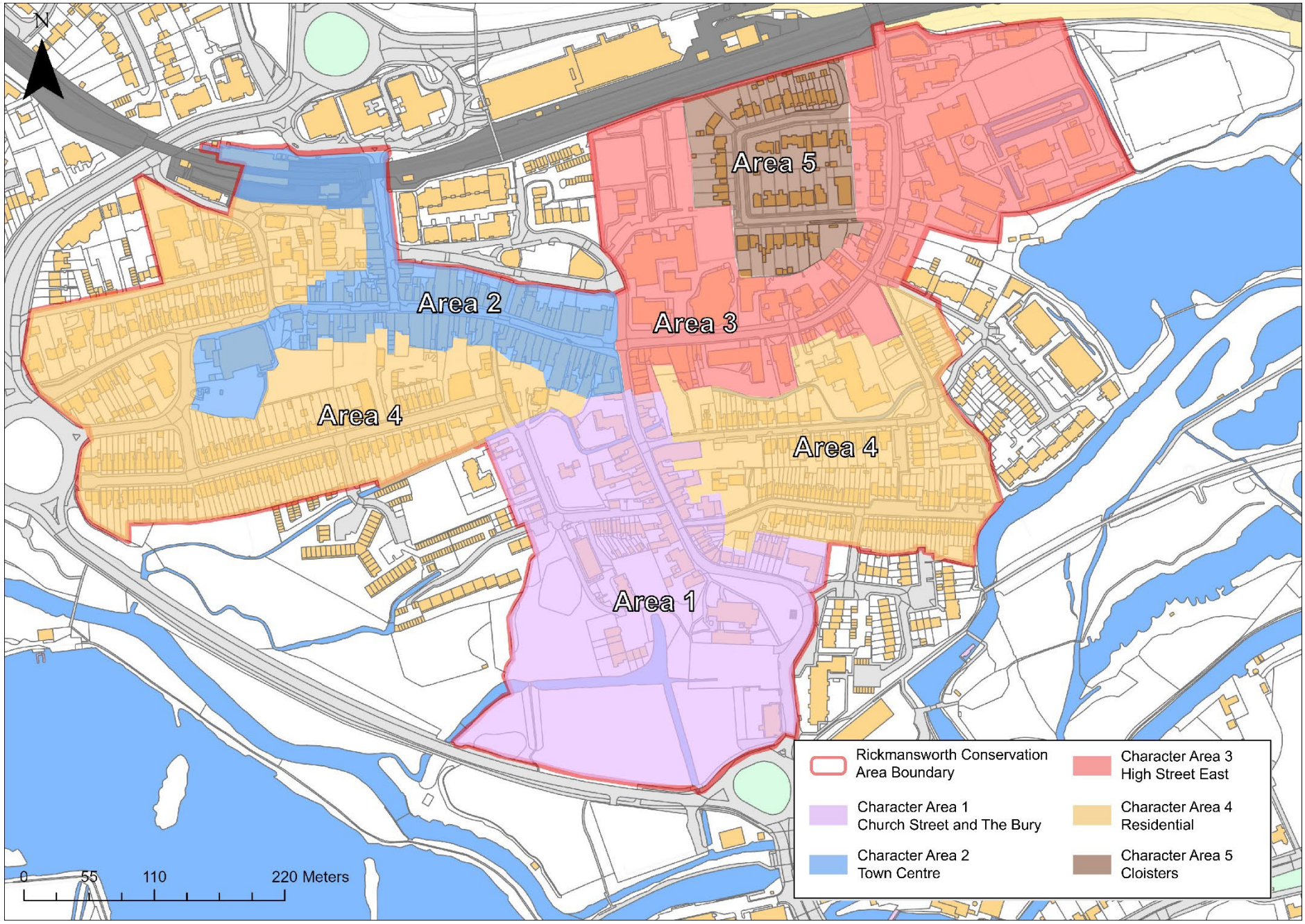
5.4.2. The areas have been determined by building typology, historical development, land use and appearance. Many of the defining characteristics of each character area are present and repeated in other parts of the conservation area, which emphasises the coherent character and significance of the conservation area. The following descriptions are not exhaustive, aiming instead to provide accessible accounts of each character area, which will allow for an informed understanding of the conservation area's special interest and defining features.

5.4.3. Prevailing architectural styles, building materials, spatial planning, landscaping, and boundary materials are detailed in the description of each character area to highlight their special architectural and historic value. Photographs are included to aid the descriptions, providing examples where appropriate to inform the understanding of this document.



A view east along the High Street, showing the boundary between the residential character area (left) and commercial high street character area (right)

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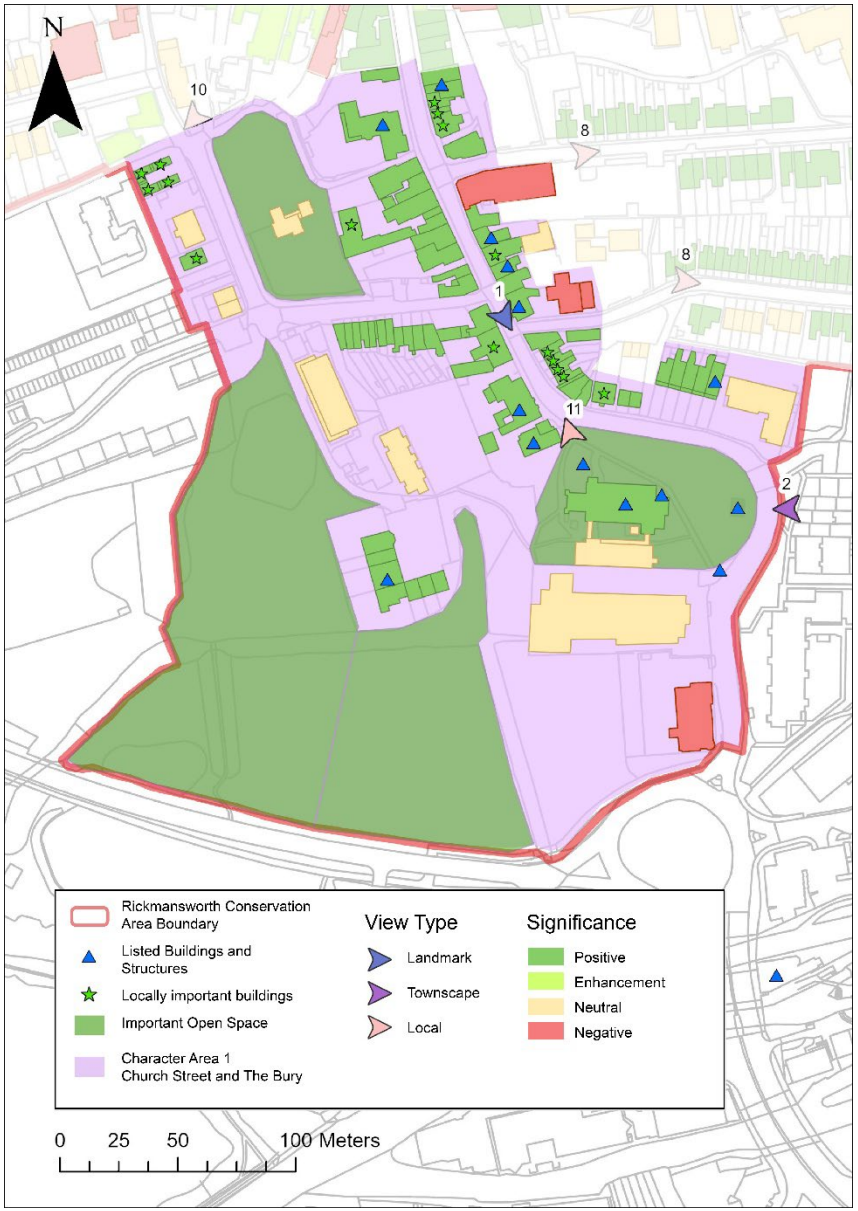
Map showing the four character areas identified within the conservation area

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Character Area One: Church Street and the Bury

Summary

5.4.4. This is the most historic Character Area, located in the southern part of the historic settlement. It has the highest concentration of nationally listed buildings, with several along Church Street including the Parish Church of St Mary's, the most important landmark building within Rickmansworth. It also includes the Grade II listed The Bury, which has a secluded and semi-rural character, and Bury Lane, which contains several historic buildings and is marked by extensive and attractive green landscaping, particularly around the perimeter of the Vicarage.



Map showing key features within Character Area One

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Description

5.4.5. The churchyard of St Mary's Church forms the entrance point of the historic buildings within the conservation area from the south, with a K6 red telephone kiosk beyond the church boundary wall. The churchyard is contained by a curved brick perimeter wall and contains extensive green landscaping and a war memorial visible from Church Street. The church, War Memorial and kiosk are all Grade II listed. The church itself was remodelled during the nineteenth century, but the west tower dates from the seventeenth century and is distinguished by its use of flint and short 'Hertfordshire spike' spire, both characteristic of Hertfordshire churches and attributed to a lack of local building stone.

5.4.6. The southern section of Church Street that curves around the churchyard on the eastern side consists primarily of nineteenth century terraces in residential use, including the Grade II listed Nos. 53-61.

5.4.7. The Priory (grade II listed) has historic associations with the Church and has an exposed timber frame, although there are clear later additions including a modern tiled roof.

5.4.8. Church Street is primarily made up of historic buildings, many originally houses now in commercial use, with fifteenth or sixteenth century origins often with concealed timber frames. Typical building materials are various historic bricks or render finishes with roofs in red tiles or dark slates. There are also several historic shopfronts still in use.

5.4.9. The view south along Church Street, taking in the church tower, Priory and Feathers Pub and other historic buildings, with trees forming a backdrop, is a dramatic enclosed view and represents the landmark view within the conservation area.

5.4.10. At the northern end of Church Street, near the junction with High Street and Northway, the older core clearly gives way to Victorian and later development.

5.4.11. To the west off Church Street, the area around The Bury and Bury Lane has a distinct character. It contains some attractive terraced houses, many of which have retained historic windows (although a number have inappropriate replacements) and there is lush greenery on the northern side. The Grade II listed Bury is a large house with sixteenth century origins. It has now been subdivided and shows signs of incremental change. Its grounds have been diminished by recent larger developments on Bury Lane, but a historic boundary wall with an unusual brick pattern has been retained on Bury Lane.

5.4.12. The mature trees within the gardens of The Bury and the Vicarage to its north combined with a lack of traffic, help to create a tranquil atmosphere which contrasts strongly with the busier Church Street and High Street. The west of Bury Lane running north-south contains some modern buildings interspersed with historic buildings of interest. This includes the locally important building 'The Gables' and the late-Victorian Beresford Almshouses, which has a distinct U-shaped plan and windows in octagon-shaped frames with colour insets. The Town Ditch and jubilee railings, both of which are historic features, sit at the junction with Ebury Road

5.4.13. The Conservative Club building and Ebury Rooms, immediately north of the town ditch are of later nineteenth/early twentieth century origin, although they have been diminished by unsympathetic modern windows. At the junction with Ebury Road the character gives way to more modern and higher density development on Bury Lane, Ebury Road and Gilliat Row.

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Layout and Land Usage

- Church Street is primarily commercial, while Bury Lane is residential.
- St Mary's Church introduces ecclesiastical use.
- There is a large area of recreational green space to the south.

Landscaping and Open Spaces/Public Realm

- St Mary's Churchyard and open space adjacent to the Bury, both of which are accessible via Public Rights of Way.
- Plentiful landscaping within the grounds of the Vicarage on Bury Lane.
- The Town Ditch also runs across Bury Lane.
- Taylor's Cut, including the woodland and pathways cutting through.



Path leading to the Bury

Landmark and Key Buildings

- Designated: St Mary's Church (Grade II), The Priory (Grade II), The Bury (Grade II)
- Non-designated: Beresford Almshouses on Bury Lane

Building Materials

- Roofs: mixture of traditional clay and modern concrete tiles and natural slate.
- Walls: generally red and stock brick or render, some timber framing along Church Street. St Mary's Church is finished in flint.
- Windows and Doors: predominantly timber (sash with some casement) to upper floors on Church Street, with some traditional shopfronts. Leaded lights can be found on the Priory. Many historic timber windows on Bury Lane have been replaced with modern uPVC, which are also found on newer buildings. Distinctive octagonal framing can be seen on the Beresford Almshouses.
- Doors are generally of a simple timber design.

Boundary Treatments

- Low boundary walls to houses, few formal boundary treatments to commercial buildings. Boundary wall to The Bury has distinct brick pattern.



'Clinker' wall outside the Bury

Views

- Landmark View: South along Church Street (View 1)
- Important Townscape View: Facing west towards St. Mary's Church (View 2)
- Local Views: Church Street facing north (View 11), and Bury Lane facing west (View 10)

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Summary of Strengths and Sensitivities

Strengths

- The most historic part of the settlement, containing a high proportion of nationally listed buildings, many of which have fifteenth and sixteenth century origins.
- St Mary's Church is the most important landmark building, the vista south along Church towards the Church is the conservation area's Landmark View.
- Use of attractive traditional materials, with many timber windows retained.
- A high proportion of accessible, landscaped open space in St Mary's Churchyard and The Bury and a tranquil atmosphere on Bury Lane with plentiful street trees.

Sensitivities

- Narrow footpaths along sections of Church Street and heavy traffic generally make it more difficult to appreciate the historic environment.
- Some less attractive modern infill development and unsympathetic uPVC replacement windows to older buildings on Bury Lane.
- Some street furniture requiring replacement.
- Town Ditch on Bury Lane has poor quality public realm including railings.
- Negative gateway building into the Conservation Area.













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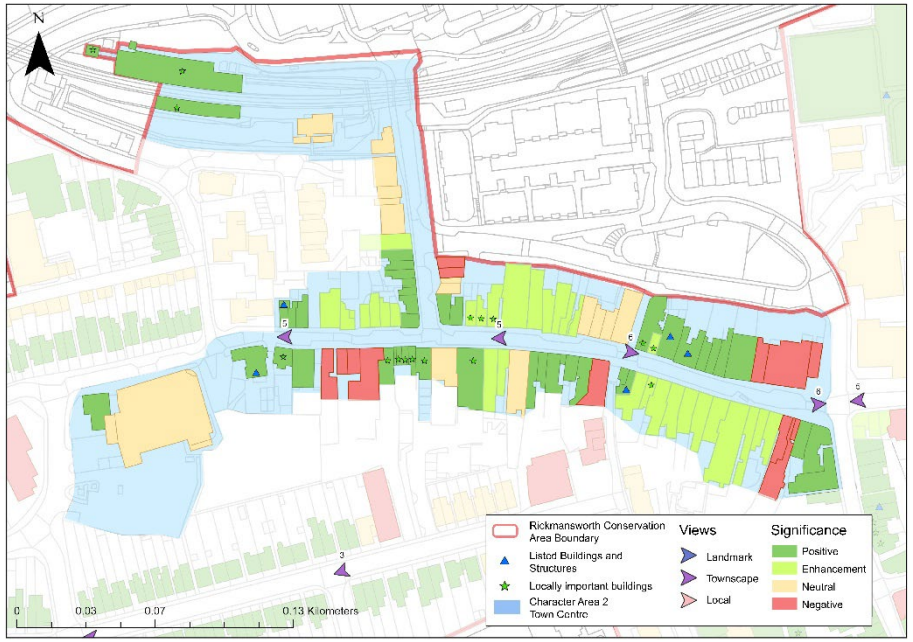
Character Area Two: Town Centre

Summary

5.4.14. This character area comprises the High Street, Station Road and Rickmansworth Station. The High Street is primarily of nineteenth century origin, with a few earlier buildings. It is a well-used retail centre, containing some historic buildings and good quality shopfronts. However, the High Street also contains several poorer quality modern buildings, and the quality of shopfronts is mixed, with the many poorer quality ones detracting from the historic character of the area. This character area has the highest potential for improvement.

5.4.15. Station Road contains several attractive historic buildings adjacent to the High Street followed by less distinguished modern development further north towards the railway bridge.

5.4.16. The station itself contains three locally listed important structures, including the main station building, which is of a typical Metroland style and points to the town's growth during the railway era.



Map showing key features within Character Area 2

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Description

High Street

5.4.17. The High Street is well used, with high occupancy levels and has a good variety of independent and national retailers. It has a dynamic atmosphere, and a sense of movement. Restrictions on traffic during weekends have been brought in to encourage pedestrian flow. However, it is relatively narrow with limited space for pedestrians which creates a sense of crowding. There is no focal point per se within the High Street itself and little space for public realm improvements, although the streetlamps and standing signs have a black colour theme and are of relatively good quality.

5.4.18. There are only four pre-nineteenth century buildings, all of which have sixteenth and seventeenth century origins with later alterations. These comprise four of the five nationally listed buildings on the central High Street (all Grade II listed). These include No. 133 High Street which has exposed timber framing along its flank wall, No. 72, 72A and 72B towards the eastern end of the High Street, and No. 142 and 144 and the nearby Fox and Hounds Pub at the far western end.

5.4.19. The High Street is primarily nineteenth century in character and the gentle curve in the road provides an enclosed view of building frontages, with attractive architectural details including pitched roofs, prominent chimneys, front dormers and oriel windows. Building materials are primarily red brick, stone dressings and render. There are some Gothic Revival buildings, typical of a high street of this era, which are of architectural interest.

5.4.20. Some modern infill developments have an excessively horizontal emphasis and a flat imposing appearance, detracting from the rhythm of the streetscape. These include No. 173 on the southern side, and No. 58-60 (Iceland) at the junction with Church Street/Northway. The former NatWest at No. 159 High Street, while clearly a modern infill, has a more vertical emphasis and so has a neutral impact on local character.

5.4.21. The locally important buildings are located at No. 104-106 & 108-110 High Street is an attractive and particularly prominent building due to its Gothic Revival timber exterior and prominent chimneys, although it appears to require some maintenance at upper floor levels and has poor quality shopfronts.

5.4.22. Boots at No. 76-78, (locally important building) is also built in a Gothic Revival style and is also notable for an attractive shopfront and signage. Other good shopfront examples include WH Smith at No. 74 (Grade II listed), which has a traditional shopfront and painted metal awning equipment and Specsavers at No. 127, which has a good shopfront signage and a distinctive curved upper floor bay window. Sewells Gardner at No. 165 is a recent example of a good quality shopfront.

5.4.23. However, there are many other shopfronts on the High Street which are excessively large, and of inappropriate design and colour which are not in keeping with local character and actively detract from the conservation area, which will be addressed in the Management Plan in Section 7.

5.4.24. Towards the western end of the commercial High Street there is a gentle transition to residential development, despite the presence of the bulky and modern M&S building.

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Rear of the High Street North and South (including Northway)

5.4.25. These areas immediately to the rear of the High Street to the north and south have a practical service and ancillary function and this character should be retained on the more prominent service area on Northway. There has been residential development behind the High Street to the south adjacent to Ebury Road/Gilliat Row.

Station Road and Rickmansworth Station

5.4.26. The gradient is generally flat, but slopes upward at Station Road heading north towards the station. The corner buildings are well proportioned, with those on the western side featuring attractive gable front buildings, with arched windows and terracotta decoration. Further north, at the junction with Northway, the character changes markedly with modern flatted development leading to the railway bridge and pedestrian underpass. Station Road then terminates at the modern and bulky Swan House which is outside the conservation area.

5.4.27. The railway has divided Rickmansworth from its wider setting including the former Rickmansworth Park House to the north. However, the railway has also contributed to its importance and growth during the nineteenth and twentieth centuries. The station building therefore has historic significance, along with architectural interest due to its characteristic Metropolitan Line style. It is a locally important building along with two other structures at the station. The bridge with pedestrian arches is also a notable positive feature, and a gateway into the conservation area. Passing trains can be seen along the bridge from the conservation area, adding to its railway character.

Layout and Land Usage

- Primarily nineteenth century retail parades, heights from 2 to 4 storeys, with residential upper floors.
- The Character Area also includes the railway station and associated infrastructure.

Landscaping and Open Spaces/ Public Realm

- Some small planters, but otherwise no green landscaping with limited scope for this due to the narrow width of the street.

Landmark and Key Buildings

- Designated: WH Smith Building at No.74 High Street (Grade II)
- Non-designated: 106 High Street, The Western pub at 205 High Street, Railway Station, Telephone Exchange Building at Rectory Lane

Building Materials

- Roofs: primarily plain clay tiles, with some natural slates.
- Walls: varied, mainly red brick and render, with some timber framed buildings.
- Windows and Doors: primarily modern shopfronts with some more traditional in appearance. Mainly modern uPVC windows at upper floors with some sash and casement timber windows.

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Boundary Treatments

- Generally, boundary treatments to the front are absent due to the town centre location, although there are some rear boundary walls, generally in brick.

Views

- Important Townscape Views: Kinetic views along the High Street facing east and west (Views 5 and 6)

Summary of Strengths and Sensitivities

Strengths

- Well used retail centre, with good occupancy levels.
- Contains a good collection of nineteenth century buildings with architectural detailing and coherent building line.

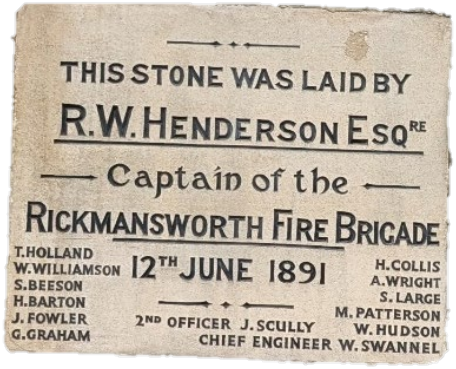
Sensitivities

- Modern shopfronts and signage on High Street.
- Some unsympathetic infill buildings along the High Street.
- Lack of public realm or focal point.









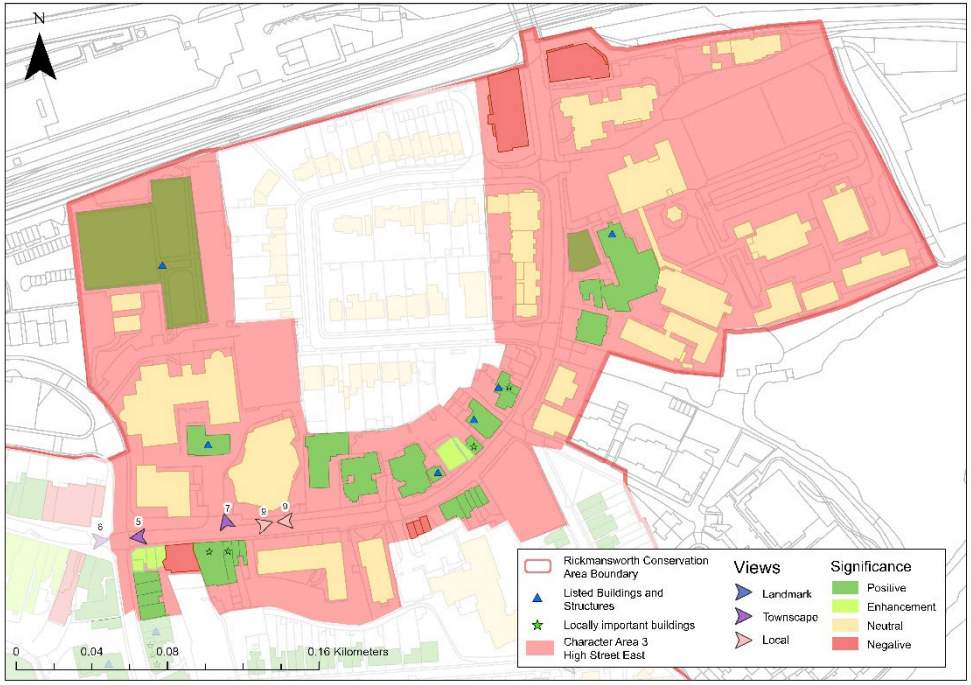
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Character Area Three: High Street East

Summary

5.4.28. This is a varied character area, with a mixture of twentieth and twenty first century buildings on the western side nearer the town centre, and eastern side near the railway. It contains an interesting cluster of historic buildings as the High Street curves north, including three nationally listed and two locally important buildings. The conservation area includes the Grade II listed Joan of Arc School and its complex. It terminates in the north at the railway.

5.4.29. The pattern of development in this character area is fragmented, with many larger modern buildings interspersed with historic buildings, which contrasts with the more uniform styles and clear patterns of development in the other character areas. There is an area of modern development to the north of the character area.



Map showing key features within Character Area Three

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Description

5.4.30. Arriving from the south or west, this Character Area commences at the junction of High Street with Church Street and Northway. There is a relatively strong horizontal emphasis in the building design, due to the extent of modern development heading east from the junction. The former Odeon Parade has a distinct curved, 1930's design although the replacement of metal upper floor windows in recent years has unfortunately detracted from its appearance. The name relates to the now demolished Odeon cinema, replaced by an office building at No. 93-95 High Street.

5.4.31. There are two finer grained stretches of historic buildings on the southern side at Nos. 83-91 and Nos. 35 to 43 respectively. Although none are nationally or on the list of locally important buildings, they are generally well proportioned and reflect the historic pattern of development, are finished in traditional materials and make a positive contribution to the area's significance.

5.4.32. Aside from this, the southern side of High Street East is characterised by more bulky modern buildings including Langdon House and Hutchings Lodge. This modern development is interrupted by Talbot Road Car park, which detracts from the area's character and appearance.

5.4.33. The northern side of High Street East contains several civic buildings including the Library and Watersmeet Theatre which have a very clear post-war civic design and building materials. The library and theatre are set well back from the road, which is at odds with the prevailing pattern of development but does reflect their importance as public buildings.

5.4.34. The Grade II listed Basing House sits behind these two buildings. It has a Georgian character although with clear later alterations and now operates as Rickmansworth Museum. The space between the three buildings comprises parking, access areas and some lower quality public realm. Along with the frontage to the library and theatre, this area has the potential for public realm improvements. The Council offices at Three Rivers House directly adjoins Basing House to the rear/north. Behind this there is a Community Garden & Orchard and Rickmansworth Bowls Club, creating a pleasant green enclave.

5.4.35. The Baptist Church and Gable House at No. 40 High Street are both of historic and architectural interest and prominent in views when heading east. Gable House was originally a school, built in the nineteenth century and is finished in brick with ornate chimneys and gables.

5.4.36. As the High Street curves north, the northern side has a historic cluster of buildings: three nationally Grade II listed, (The Hour House at No. 32, The Coach and Horses Pub and 20 High Street) and two locally important buildings (No. 18 and 24-26 High Street respectively). The Coach and Horses and 20 High Street are prominently sited on the corner and No. 20 is notable due to its exposed timber framing and historic brickwork.

5.4.37. The neutral and larger scale built character on the southern side continues until reaching the Joan of Arc School. The Grade II listed school building was originally a house and has a distinctive Georgian character. It is set amongst other historic red-brick buildings and attractive green landscaping. Neutral, modern buildings are set behind the historic school.

5.4.38. There is modern development beyond this until the visual termination point of the railway bridge to the north. The two gateway buildings which mark the entrance of the conservation

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area introduce modern mass, materials, and scale, and make a negative contribution to the area. The bridge beyond is of sufficient historic and architectural interest to be considered for local listing and forms an important feature in the setting of the conservation area.

Layout and Land Usage

- This character area has a varied layout with more modern lower density stand-alone buildings and some higher density historic elements. The usage includes a mixture of civic and educational uses, retail and some residential.

Landscaping and Open Spaces/ Public Realm

- There are some areas of public realm with planters etc. and landscaping to the Library and Theatre.
- There are a high number of mature street trees which enhance the area's character.
- The car park at the junction of Talbot Road makes a neutral contribution to the character and appearance of the area.

Landmark and Key Buildings

- Designated: Basing House (Grade II), Joan of Arc School (Grade II)
- Non-designated: Odeon Parade, Baptist Church, Gable House

Building Materials

- Roofs: a mixture of traditional clay and modern concrete tiled and natural slate roofs, and modern flat roofs.
- Walls: a variety of bricks in terms of age and colour, predominantly red brick with some stock brick, and limited use of render.
- Windows and Doors: many of the older buildings retain timber windows (predominantly sash), with some uPVC replacements.

Boundary Treatments

- Properties are generally open to the front with a small number of low brick walls or hedges.

Views

- Important Townscape View: View towards Basing House (View 7)
- Local Views: Views East and West from outside Watersmeet Theatre (View 9)

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Summary of Strengths and Sensitivities

Strengths

- An open feel to the area with wider pavements particularly on the northern side, and mature street trees.
- Strong landmark building at Odeon Parade, although its architectural interest has been compromised by replacement windows.
- Some interesting and varied historic buildings scattered through the character area including Basing House and Joan of Arc School which contribute to both the area's historic and architectural interest.

Sensitivities

- Townscape has been fragmented by the introduction of Northway and modern buildings north of this junction.
- A high number of larger modern buildings which are not in keeping with the traditional, finer grained townscape found elsewhere in the conservation area. These are found particularly at the gateway into the Conservation Area.
- Prominent surface car park at Talbot Road/High Street junction which creates a gap in the streetscene.
- Potential for public realm improvements, particularly at the junction with Church Street / Northway, near Basing House and at Talbot Road/High Street Car Park.











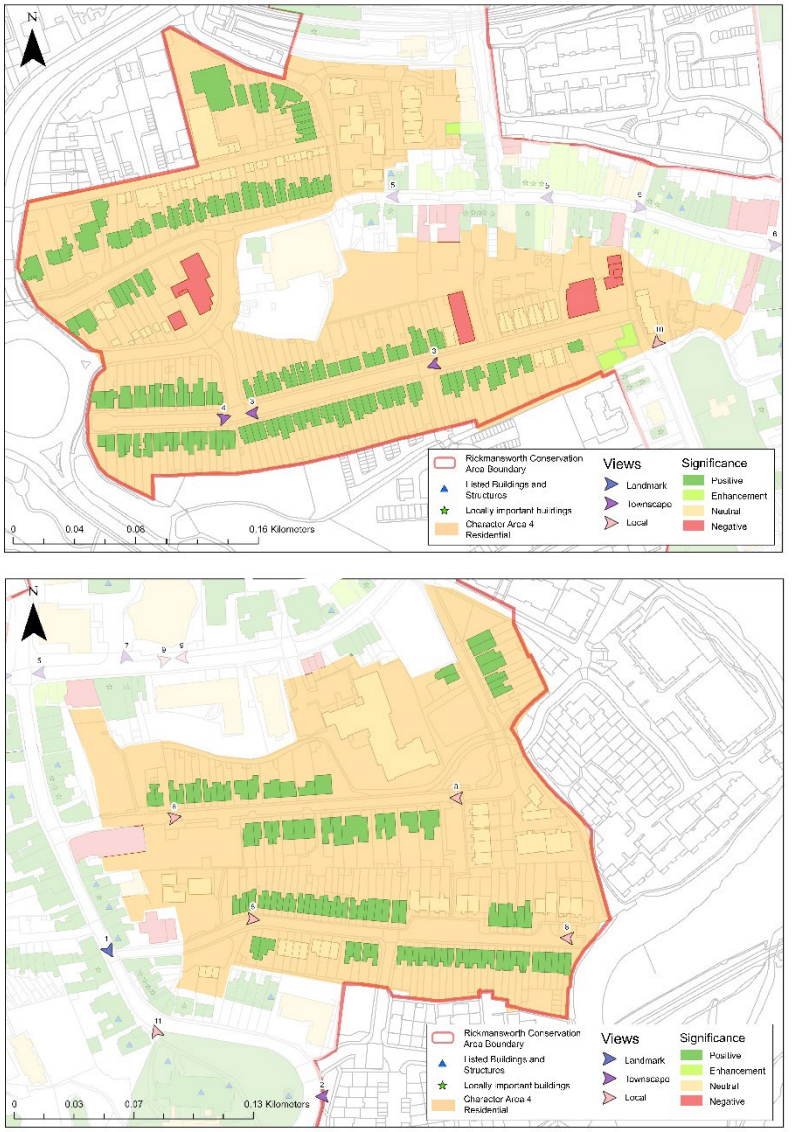
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Character Area Four: East and West Residential Areas

Summary

5.4.39. This Character Area encompasses two primarily residential sub-areas, which were developed during the later nineteenth and early twentieth centuries. While they contain no nationally listed buildings, the houses are relatively uniform and coherent in their built form, with attractive architectural features. There is a sense of intimacy, due to the compact form, lack of through traffic and relatively narrow streets, terminated by attractive green landscaping at the edge of the settlement.

5.4.40. The streetscene is diminished to some degree by surface level car parks and modern infill development. Many houses have historic timber sliding sash windows, although these have started to be replaced with uPVC windows, which detracts from the character and is addressed within the Management Plan.



Maps showing key features within Character Area Four (east and west)

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Description

East

5.4.41. The entrance to Talbot Road from Church Street in the west is marked by car parks on both sides and the bulky Talbot House, which detract from the character of the area. The low wall and planting mitigate the impact of the car park on the southern side to some extent.

5.4.42. The main east-west stretch of Talbot Road is characterised by terraced houses, generally finished in red brick or stock brick with red brick banding, with some use of white render. Decorative features including white lintels to doors and windows, gauged arches and/or keystone features, bay windows and shutters, and open porches. Doors are generally simple, often with a clear-glass fanlight above. The roofscapes are uniform, even on infill development. There are visible chimneys on the older houses and roofs are generally finished in natural slate with some use of clay or modern concrete tiles. Boundary treatments are generally low walls, hedges or absent altogether. The terraced houses contribute positively to the historic and architectural interest of the area.

5.4.43. The Town Ditch is an attractive and historic green feature at the eastern end of Talbot Road, although the railings appear rusty and poorly maintained. The larger apartment building at Hutchings Lodge detracts from the area's character but provides attractive green landscaping which enhances the streetscape. A further mews development at the eastern corner, although clearly a modern infill, is appropriate in terms of scale and materials. The two car parks at the corner detract from the built character.

5.4.44. A modern enclosed porch is noted at No. 25, which detracts from the uniformity of the building line. A small modern infill at Nos. 26-30 mirrors the scale of the adjacent houses but has modern detailing and is slightly out of keeping with the streetscene.

5.4.45. Norfolk Road is immediately parallel to Talbot Road, and its eastern access from Church Street is also marked by open car parks. Its built form is similar to that of Norfolk Road, although there is more frequent use of decorative features including bay windows, decorative door and window lintels, terracotta horizontal banding and terracotta roof ridges. The use of stock brick with red brick quoins and window surrounds is noted on the row from No. 45 -53. Some of the other houses are plainer in detailing but all still contribute positively to the historic and architectural interest of the area.

5.4.46. Modern infill houses are noted at No. 44a to 44c on the southern side and at No. 69 to 83 on the northern side, which also has a set-back building line and on-street parking. This detracts from the historic pattern of development due to the design and siting.

5.4.47. Many of the houses on Talbot Road and Norfolk Road still contain traditional timber windows and the loss of these has detracted from the prevailing well-preserved historic character. The roofscapes on both streets are uniform, generally gable ended and finished in natural slate, with visible chimneys.

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West

5.4.48. In High Street West, the residential area commences at the junction with Parsonage Road on the northern side. The houses on this side are elevated slightly above street level and set back from the road, with low boundary walls and smaller front gardens. There is a relatively uniform and attractive built scale and roofscape, with dark slate roofs and prominent chimneys. There is an attractive group of six semi-detached houses at No. 182 to 192, finished in stock brick with decorative white painted barge boards and roof finials to the front gables and porches.

5.4.49. On the southern side the large M&S building marks the end of the retail street. It is set back from the road and has well-maintained planters outside. This is followed by 'The Western' Pub formerly a house, which acts as a landmark to the start/end of the commercial area of town. The residential area commences with Wensum Court, a large flat-roofed modern block of flats, which detracts from the character due to its scale and design.

5.4.50. There are some simple brick terraced houses on the southern side of the High Street which make a positive contribution to the area. Moving west the houses are generally larger, detached or semi-detached and set back from the street, with some Victorian houses on the northern side, with one now converted to a care home. The High Street terminates with a pedestrian underpass with modern railings and a high brick wall bordered by mature trees.

5.4.51. Parsonage Road, which runs north from the junction by M&S is marked by extensive modern development on the eastern side, although the western side has a good group of red brick Victorian houses with decorative pointing in lighter brick. Nos. 15 and 17 have distinctive ground floor round windows, although the character of these houses has been slightly diminished by large front rooflights.

5.4.52. Rectory Lane acts as a back street to houses on High Street West, containing garages and outbuildings, including a workshop with a distinct glazed roof. The Telephone Exchange behind the Royal Mail Delivery Office is an imposing twentieth century brick building with prominent horizontal metal windows.

5.4.53. Along with High Street West, Ebury Road is the other main residential street in the west of the town. The eastern end at the junction with Bury Lane (including 'Gilliat Row') contains a small grouping of modern houses, a Scout Hut, a British Legion Building and open car parks on both sides. This section of the street detracts from the character of the conservation area due to its utilitarian built form. The main section of Ebury Road heading west is of historic and architectural interest characterised by shorter rows of houses, some with better quality brick with decorative detailing at the front, with stock brick visible to sides. Other houses are rendered at the upper floors with lower floors finished in stock brick. Many houses feature projecting bays at ground floor, projecting porches with painted wooded eaves brackets and use of decorative white lintels above windows.

5.4.54. The houses are slightly set back from the road with low walls and brick piers, some with low railings and metal gates. Some have pathways in black and white or red and white patterned tiles, although the majority are plain concrete. The curve in the road heading west creates an interesting vista, which terminates with a low boundary wall and green landscaping, which in long views screens the busy Ebury Roundabout beyond.

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Layout and Land Usage

- Medium-high density residential streets running east-west on the edge of the historic settlement.

Landscaping and Open Spaces/ Public Realm

- The Town Ditch, an important historic feature, runs along Talbot Road in the east.



View along Talbot Rd of the Town Ditch

- Plentiful street trees at the edge of the historic settlement.

- There are no public open spaces, except for two benches beside the car park on Talbot Road. Private open spaces are limited to small gardens.

Landmark and Key Buildings

- There are no landmark or key buildings in this character area primarily due to the uniform nature of the houses.

Building Materials

- Roofs: traditional natural slate, with some clay plain tiles, with some modern concrete replacements.



Stock brick and render with timber sash windows and panelled timber doors

- Walls: generally red and stock brick with some render and a smaller number of pebble-dashed houses.

- Windows and Doors: windows are generally two or four light sliding sashes, with a small number of casements on later houses. Timber windows are still common, with some replacements in uPVC. Simple wooden doors are generally used, some with a clear-glazed fanlight above.

Boundary Treatments

- Generally low brick walls or hedges, some with no boundary treatment. Houses generally have a small front garden.

Views

- Important Townscape View: Ebury Road, Kinetic views heading east and west (Views 4 and 3).

- Local Views: Longer views along Talbot Road and Norfolk Road in both directions (View 8).

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Summary of Strengths and Sensitivities

Strengths

- Uniform largely nineteenth century townscape with some degree of variation through architectural detailing and modern changes.
- Use of attractive traditional materials and details including timber windows.
- Tranquil atmosphere with views terminated with plentiful street trees.

Sensitivities

- Uniformity of the historic townscape has been eroded in places by some poorly sited/designed infill development and car parks.
- Gradual loss of timber windows to inappropriate uPVC replacements.
- The eastern end of Ebury Road at the junction with Bury Lane has a small grouping of modern houses, a Scout Hut, a British Legion Building and open car parks, which detract from the historic character of the area.













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Character Area Five: The Cloisters

Summary

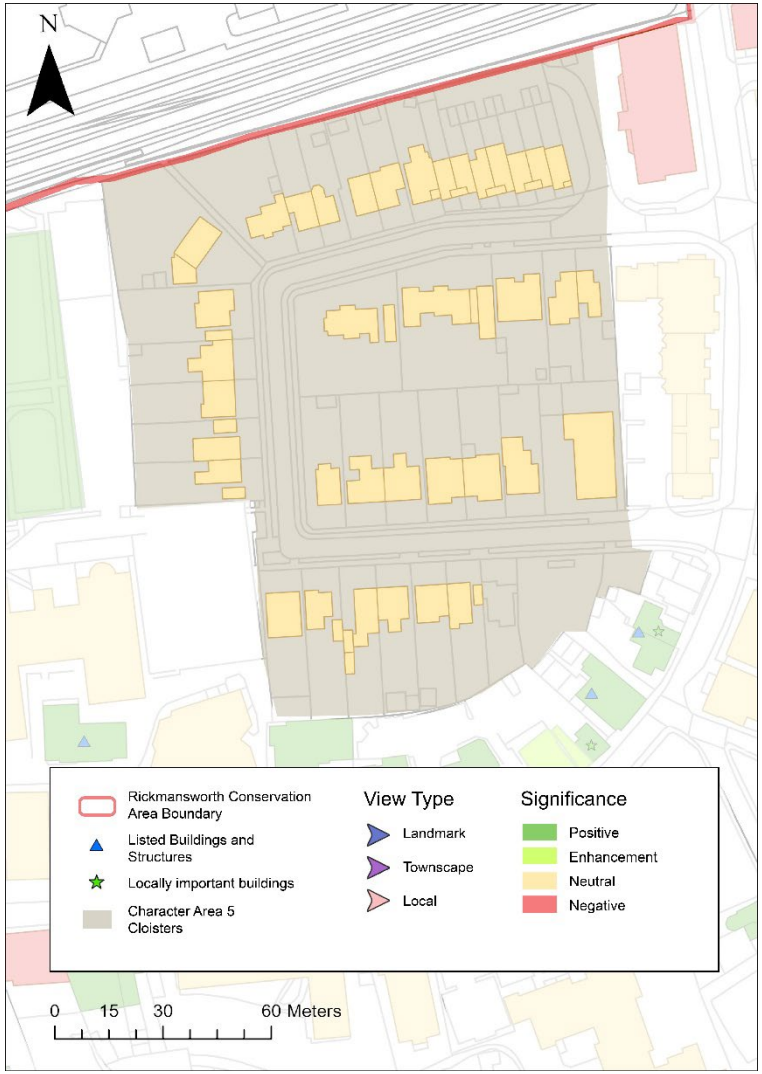
5.4.55. This Character Area includes buildings of mixed date and architectural styles, ranging from mock Tudor and 1920s/30s styles, with some later infill.

5.4.56. The residential character of this area is derived from the green streetscape, with wide grass verges, mature street trees, and generous front garden plots. The historic architectural character has been compromised due to small cumulative changes over time; for example, the majority of historic windows and doors have been lost to modern plastic replacements. Overall, these buildings make a neutral contribution to the area, but together make a pleasant group of twentieth-century development.

5.4.57. As with other residential streets within the Conservation Area, there is a sense of intimacy and enclosure, due to the lack of through traffic and greenery.

Description

5.4.58. The entrance to The Cloisters from the south is marked by the start of the residential development, and the red brick Cloisters Hall. The initial stretch of housing consists of inter-war semi-detached homes. They have pebble-dashed walls and white render, red brick detailing, traditional hung tiles, and characteristic bay windows. Some front gardens have been paved to provide parking spaces, which detracts from the character. However, the overall impression still remains distinctly green, thanks to the wide grass verges, mature street trees, and the terminating view of trees at the end of the street, providing screening from the Council car park.



Maps showing key features within Character Area Five

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5.4.59. These wide verges and street trees lead the eye along the street. The houses are set back, and the curve in the road heading around to the north creates an interesting vista, with buildings revealing themselves as you progress along the street.



Mature tree outside No. 18

5.4.60. Continuing to the north, the street is characterised by further semi-detached properties, generally pebble-dashed, with red brick detailing and hanging tiles in the Arts and Crafts style.

5.4.61. Heading east back towards the High Street is a stretch of wite rendered and mock-Tudor properties. While many have lost their traditional features, as with the remainder of the area, they are distinctive as a group. Their front boundaries have been removed to provide parking.

Layout and Land Usage

- Medium-high density residential streets laid out in a crescent route off the High Street.

Landscaping and Open Spaces/ Public Realm

- Plentiful street trees line the wide grass verges.
- Private open spaces are limited to moderately sized front gardens. Some have been paved over to make space for parking, which detracts from the verdant character.

Landmark and Key Buildings

- There are no landmark or key buildings in this character area primarily due to the uniform nature of the houses.

Building Materials

- Roofs: traditional natural slate, with some clay plain tiles, with the majority being modern concrete replacements.
- Walls: render and a smaller number of brick and pebble-dashed houses. Some mock timber and hanging tiles throughout the area.
- Windows and Doors: windows and doors are generally modern replacements.

Boundary Treatments

- Generally low brick walls or hedges, some with no boundary treatment. Some examples of taller, close board fencing, which detract from the streetscape. Houses generally have a front garden, although some have been paved over.



Mock Tudor housing with paved front gardens

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Summary of Strengths and Sensitivities

Strengths

- Wide grass verges, street trees, and garden plots create a verdant residential character, which feels enclosed from the adjacent High Street.
- Uniformity of semi-detached, mid-twentieth century properties.

Sensitivities

- Loss of traditional features and materials, such as timber windows to inappropriate uPVC replacements, roof tile replacements, and front door/garage door replacements.
- Loss of front boundary treatments and gardens to accommodate parking. Introduction of modern boundary treatments, such as high close board fencing, also detracts from the historic character.
- Small-scale development, such as additional porches and garage conversions, altering the historic character and resulting in the incremental loss of traditional materials.



View north along The Cloisters

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5.5. The Setting of Rickmansworth Conservation Area

Guidance

5.5.1. The NPPF describes the setting of a heritage asset as: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

5.5.2. Historic England Good Practice Advice Note on the Setting of Heritage Assets (2017) indicates that the setting of a heritage asset is the surroundings in which the asset is experienced; *"Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset".*

5.5.3. Historic England's advice note on setting includes a: *"(non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance'. As the advice note states, 'only a limited selection of the attributes listed will be of a particular relevance to an asset."* This checklist has been used to inform this assessment.

Contribution of setting

5.5.4. The setting of the Rickmansworth Conservation Area contributes to an understanding and appreciation of the town's historic character and appearance. The conservation area's relationship with its surrounding landscape, infrastructure, and development contributes to its unique special historic and architectural interest.

Canal and Water Network

5.5.5. Rickmansworth's canals and waterways are central to its historical development. The Grand Union Canal, located to the south of the conservation area, facilitated historic trade and commerce. The network of rivers and canals also contribute to the aesthetic value of the town, with scenic views that enhance the historic landscape. Protecting these waterways, and the legibility of their connection to the town, enhances our understanding of the historic development of the conservation area.



The Grand Union Canal, Batchworth Lock

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Railway

5.5.6. The presence of the railway significantly influenced Rickmansworth's evolution, particularly in terms of its relationship to London and surrounding areas. The railway, as a gateway to the town, serves not only as a functional transport hub but also as an integral part of the town's historic development. It is a way that many visitors first experience the conservation area.



The station and railway beyond

Road Network Surrounding the Historic Core

5.5.7. The road network encircling Rickmansworth's historic core contributes to its setting. Although roads like the A404 and other surrounding routes make a negative contribution by severing the historic core of the town with its surrounding landscape and creating noise pollution, they do also help to preserve the integrity of the town centre by diverting traffic around the town and creating a sense of containment to the historic core. The careful management of these roads helps to maintain the distinct character of the historic core.

Historic Manors and Parks

5.5.8. Rickmansworth's historic manors and parks are vital components of its setting. Notably, The Bury, a grand manor house, once held land across the area and was farmed for the Abbots of St Albans. This creates a historic connection between the Manor and its former demise.

5.5.9. To the north of the conservation area is Rickmansworth Park, and the south is Moor Park (now a golf course); these green spaces also form an important part of the town's historic setting. They not only add to the aesthetic appeal of Rickmansworth but also remind us of its past as a rural and semi-rural community.

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Development Beyond the Historic Core

5.5.10. While the historic centre of Rickmansworth remains largely protected, development beyond this area has had an impact on the town's broader setting. Modern development around the conservation area has changed the town's character, but it also highlights the importance of careful planning to ensure that new buildings are sympathetic to, rather than overpower, the historic character of the conservation area.



View of new development in the setting of the conservation area, visible from within the area beyond the roofline of the Almshouse

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6. Opportunities for Enhancement

6.1. Overview

6.1.1. This section addresses the key issues which threaten the special historic and architectural interest of Rickmansworth Conservation Area and identifies the opportunities for improvement.

6.1.2. The list is in no way exhaustive, and neither are the opportunities identified unique to Rickmansworth with many being shared with other conservation areas. These opportunities have been identified due to the impact they have on the special historic and architectural interest of the conservation area, and the scope to make positive changes to enhance the conservation area.[9]

6.2. Opportunities

Access and gateways

- Rickmansworth train station is located only 200m north of the town centre. However, the pedestrian route from the railway station to the town centre is poorly signposted and moves through an underpass with low levels of visibility. There is the opportunity to enhance this gateway pedestrian experience of the conservation area through waymarking, lighting, public art etc.
- Access to the town centre from High Street and Church Street leads you to the town library and the potential 'civic square'. This location bookends the High Street retail uses and is considered to be a key public realm space in the town and could be better waymarked.

Public Realm

Key Spaces

- There is an area of public realm space at the frontage of the library, Watersmeet Theatre and the access road to Basing House. There are some existing public realm elements here, including grass and mature trees, a wooden planter and signboard. However, due to the width of the pavement this area presents opportunities for enhancement of public realm. This could be in the form of improved hard and soft landscaping, information, public art etc.

Street Furniture

- Street furniture is inconsistent throughout the area, and in varying materials and condition.
- In Church Street, some street furniture is in a noticeably poorer condition, such as a disused, rusting lamppost at the junction with Norfolk Road.

Surfacing

- Inconsistent surfacing is used across the conservation area, in varying condition.

[9] Many of these opportunities are also addressed within the Rickmansworth Town Centre Concept Plan 2023, which addresses specific improvements to the High Street.

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- Along the High Street is the greatest variation of surfacing, with paving setts demarcating pedestrian crossings and loading/parking bays. The main pavement is pre-cast concrete flagstones.

- There is scope to upgrade surfacing to respond to the historic core. Use of consistent design and colour would develop a unified sense of place.

Pedestrian experience

- Options to improve the pedestrian experience could be considered on the narrow pavements of Church Street and by creating enhancing pedestrian experience of the High Street.

- The underpass near the station provides a space for improvement, creating a sense of local pride and identity, through a mural for example.

Town Ditch railing

- The Town Ditch is an attractive green feature at the eastern end of Talbot Road, although the railings appear rusty and poorly maintained.

- Railings to the Town Ditch on Bury Lane are an incongruous mixture of styles. Repair of the older railings and more suitable replacement for the existing modern railings for this could be an enhancement.

Shopfronts

- Shopfronts are an important design consideration and sensitivity for historic town centres. There is a mixture in the quality of shopfronts in Rickmansworth, with many shopfronts being not well designed. This is an area for potential improvement.

Positive examples of shopfronts

- Boots, WH Smith, Sewell & Gardner, and Specsavers have well-maintained historic or sympathetic modern shopfronts.

Road signage

- The mixture of signage within the conservation area creates a cluttered appearance, particularly on the High Street.
- In the town centre signage should be limited due to space constraints, although good elements should be retained, such as existing metal signposts.

Car Parking



High Street and Talbot Road Car Park

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- There are several smaller surface car parks in residential areas which detract from the local character and streetscene.
- The car park at the junction of Talbot Road and High Street (East) is prominently sited with minimal landscaping, which undermines the urban grain, although this has been slightly mitigated in some instances through use of good boundary treatments (Talbot Road west).
- Where car parks are set within dense urban form, any proposed redevelopment should reflect local scale and character. This is particularly important in the residential areas. If car parks are retained, potential for improved landscaping should be explored.

Quality of New Design

- Infill development has taken place with varying degrees of success.
- There is more scope for creativity or landmark buildings in areas with a fragmented pattern of development such as High Street East, but even here building heights are generally limited to four storeys and prevailing building heights should be taken into account in decision making.

Town Centre Frontages

- There could be opportunity for modifications to modern buildings particularly to the rear on the southern side of the High Street.
- Three storeys should be the limit on the High Street, except for in exceptional circumstances, landmark corner plots etc.

Town Centre/Rear of High Street Back-land Development

- The back-land locations have a practical function as service areas to the High Street, and as access points to upper floor accommodation. However, they do have the potential to impact the character of the High Street.
- There has been extensive development to back-land sites to the south of the High Street including adjacent to Ebury Road/Gilliat Row. This is generally relatively screened from sensitive views. However, future backland development should be appropriate to the character and appearance of the town centre.
- The rear of the High Street properties along Northway are much more open and visible, so development should be of an ancillary character here to avoid harmful impacts on important buildings.

Maintenance

- Many of the buildings and spaces across the conservation area have been impacted by a gradual decline in their condition due to lack of ongoing maintenance.

- There are examples of maintenance issues across the area which are common to historic buildings, such as the deterioration of paintwork, timber rot, and loss of historic features.

- Upper residential sections of the retail buildings were often found to be in a poorer condition, such as peeling paint on doors and windows, moss and vegetation damage to rainwater goods, an overall weathered appearance and some damage to brick work.

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- Due to the layout of streets and scale of buildings along the High Street, there are many views of the rears of properties. The rears of properties have often experienced incremental changes and are in poorer condition than the main facades. These areas would benefit from general and ongoing maintenance.

Inappropriate Alterations

Windows

- Many of the houses in the residential areas still contain traditional timber windows. However, these have started to be replaced with uPVC windows which has detracted from the prevailing well-preserved traditional character.

Porches

- Modern porches can have a negative impact on a streetscape, as they introduce modern building materials and form, and break the rhythm of uniform terraced housing. An example of a modern enclosed porch is noted at No. 25 Talbot Road. The addition of enclosed porches is not in keeping with the original character of these houses and further front additions will result in a gradual erosion of the regular building line, harming the area's character and appearance. Any further porches should be resisted in the Character Area Four: East and West Residential Areas.

Pathways

- In Ebury Road several of the houses have patterned tile pathways either in red and white or black and white square tiles. In most cases these have been replaced with less attractive modern materials.

- Returning historic pathways to their original Victorian/Edwardian materials would enhance the character and appearance of the conservation area.

Neutral/Negative Contributors

- There have been pockets of inappropriate modern development within the conservation area. Where it does exist, it typically comprises of blocks of flats, which introduce uncharacteristic massing and materials into the area. Examples of incongruous buildings are shown on the map of Building Significance in Section 5.2.
- Neutral or negatively contributing spaces present a key opportunity for enhancement including softening their visual impact by landscaping and screening (planting) or through their future redevelopment into more appropriately designed buildings.

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7. Management Proposals

7.1. Overview

7.1.1. The Management Plan sets out the conservation aims and objectives for the Rickmansworth Conservation Area and a framework for guiding change. The Plan first sets out overarching principles which will guide the preservation and enhancement of the character and appearance of the conservation area.

7.1.2. Section 7 provides management recommendations for all users to ensure the conservation area is preserved and, where possible, enhanced. It will also provide a basis for Three Rivers District Council when considering any changes and future development within the conservation area and its setting.

PRINCIPLES

To preserve and enhance the special architectural and historic interest of the conservation area

To ensure the protect ion of Listed and Locally Important Buildings within the conservation area

To promote sympathetic and sustainable change, while ensuring that new development responds to the special character of the conservation area

Seek to enhance and protect historic shop fronts and promote high-quality new signage and shopfronts within the High Street character areas

To preserve key views of the Parish Church

To prevent the gradual loss of historic fabric and architectural detailing within residential character areas

To promote awareness of the conservation area

To enhance the way the conservation area is experienced

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7.2. Development Management Tools

7.2.1. This section covers the range of tools that help Local Authorities to manage development within conservation areas effectively. These tools will support sustainable growth and manage change while also maintaining the special interest of the Rickmansworth Conservation Area.

Character Appraisal and Management Plan

7.2.2. The Conservation Area Appraisal and Management Plan will become a material consideration when assessing planning applications, listed building consents, and appeals for proposed works, with Three Rivers District Council using it as an evidence base for concluding whether the proposals are sympathetic to the conservation area.

7.2.3. The conservation area boundary has been revised within this appraisal in accordance with legislation, the NPPF (2026) and *Historic England Advice Note 1: conservation area Appraisal, Designation and Management* (2018).

7.2.4. The boundary should continue to be assessed as part of future reviews of the Management Plan to ensure it is robust and adequately protects the significance of the area. The Conservation Area Appraisal and Management Plan should be reviewed every ten years to monitor change and inform management proposals.

7.2.5. Batchworth Community Council's Neighbourhood Plan is supported by the Batchworth Neighbourhood Design Code and The Rickmansworth Town Centre Concept Plan. The Neighbourhood Plan is part of the Local Plan and a material planning consideration.

Heritage Statements, Heritage Impact Assessments, and Archaeological Assessments

7.2.6. All applications within the conservation area and its setting require an appropriately detailed and sufficient Heritage Statement. Any application without a Heritage Statement should not be validated.

7.2.7. This is in accordance with Section 20 of the NPPF, which states that applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

7.2.8. The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, trees or highways on key views should be considered to aid decision making. This includes development outside the conservation area. Where appropriate, views must be considered within Design and Access Statements or Heritage Statements. This should be in accordance with Historic England's *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2017). Applications which fail to have assessed any impact upon views and the significance of relevant heritage assets should not be validated.

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Locally Important Buildings

7.2.9. There are a number of key positive, unlisted buildings throughout the conservation area which are of architectural and historic interest, and many are valuable assets to the local community. Three Rivers District Council currently maintains a thorough list of Locally Important Buildings, which can be found on the Council's website.

7.2.10. Locally Important Buildings within the conservation area are also included within Section 3.2 Non-Designated Heritage Assets.

7.2.11. This document has identified further buildings and features with potential for inclusion on the list, outlined in Section 3.2. These could be considered within future local list reviews and assessments. The identified buildings should be considered as non-designated heritage assets.

Article 4 Directions

7.2.12. An Article 4 Direction has been in place covering Rickmansworth town centre since September 2023. A map of the area covered by the Direction is included within Section 2.3.

7.2.13. The Article 4 Direction covers conversion from town centre and office uses to residential. This is to prevent the loss of town centre uses. Details on these additional controls can be found on the Council's website.

7.2.14. In granting or refusing planning permission consideration is given to the proposed works to ensure they preserve, or where possible enhance, the special interest of the conservation area.

7.2.15. An additional Article 4 Direction could be considered to restrict further alterations within residential areas under permitted development, including extensions or alterations to elevations fronting a road (including side elevations on corner properties), creation of hard surfaces, and removal and replacement of front boundary walls, and the installation of satellite dishes on the front of houses.

7.2.16. This would help to preserve the character and appearance of the conservation area by restricting unsympathetic incremental changes which result in the loss of historic features within the streetscape or architectural details.

Enforcement

7.2.17. Where the necessary permission has not been sought for alterations, such as alterations which are not contained within the General Permitted Development Order or are restricted by the Article 4 Direction, the Local Planning Authority's powers of enforcement can be considered. This will assist in reinstating any lost character and appearance or architectural features that may have had a negative cumulative effect on the conservation area, as well as avoiding a precedent being set for similar, uncharacteristic, and unsympathetic works.

7.2.18. Where appropriate, it is recommended that enforcement action is taken against infringements of the existing Article 4 Direction to ensure it remains effective in managing change.

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7.3. Maintenance and Condition

7.3.1. Many of the buildings and spaces across the conservation area have been impacted by a gradual decline in their condition which would be mitigated with ongoing maintenance. Historic England defines maintenance within *Conservation Principles*[10] as "*routine work necessary to keep the fabric of a place in good order*". The importance of preventative maintenance cannot be over-emphasised, as ongoing maintenance can not only limit, or even prevent, the need for repairs later, it will avoid the loss of original fabric and is cost-effective.[11]

7.3.2. There are examples of maintenance issues across the area, which are common to historic buildings and conservation areas, such as the deterioration of paintwork, timber rot, and loss of historic features.

7.3.3. Basic maintenance and repair should be undertaken considerately and should match the appearance and materials used in the original. Recommended basic maintenance includes:

- Regular clearing of debris in gutters and rainwater pipes;
- Pruning of vegetation and trees, particularly those close to buildings;
- Re-fixing loose roof tiles or slates; and
- Regular repainting of external timber with appropriate paint.

7.3.4. Further advice for homeowners is provided by Historic England and the Society for the Protection of Ancient Buildings via their websites.

Terraced housing

7.3.5. Terraced housing makes a key contribution to the character and appearance of the conservation area. Throughout the area, small incremental changes have impacted the historic character of these terraced rows, through the loss of windows, doors, boundary treatments, loft conversions, façade rendering or painting, and satellite dishes. There is an opportunity to provide better awareness of the importance of historic terraces to local property owners and demonstrate the impact that inappropriate changes can have to a building and the wider conservation area. Historic England, for example, provides guidance on ***Changes to Historic Terraced Housing***, which addresses the key issues relating to changes to buildings of historic significance, and provides a useful resource for property owners to consider.[12]

7.3.6. In many cases, rows of terraced houses have been impacted by the varying approaches to elements that contribute to the character of the streetscape, such as historic doors and windows, additional porches, extensions and rooflights, and loss of original pathways and boundary treatments. An Article 4 Direction in those residential streets to restrict alterations that may

[10] https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/

[11] Preventative Maintenance (https://www.spab.org.uk/advice/preventative-maintenance)

[12] https://historicengland.org.uk/advice/your-home/improvement/terraced-housing/

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impact their architectural interest could be considered. Original features should be preserved or reinstated wherever possible.

Chimneys

7.3.7. Chimneys are an extremely important feature of the conservation area, particularly on terraced buildings within Character Area Four: East and West Residential Areas. They are an attractive element of the historic roofscape and contribute to a sense of place here. They should be maintained in line with the Society for the Protection of Ancient Building's guidance on their website, ensuring that repairs are like-for-like. Permission could be required for the demolition or alteration of an existing chimney or for the erection of a new one

Historic windows, doors, and porches

7.3.8. A key concern across the majority of the conservation area is the alterations to windows, doors and porches. The replacement of timber windows with inappropriate uPVC or other modern windows can impact the historic character of a building, and the contribution they make to the appearance of the conservation area.

7.3.9. Historic England's *Traditional Windows Their Care, Repair and Upgrading* (2017) advises that "*the loss of traditional windows from our older buildings poses one of the major threats to our heritage. Traditional windows and their glazing make an important contribution to the significance of historic areas. They are an integral part of the design of older buildings and can be important artefacts in their own right... The distinctive appearance of historic hand-made glass is not easily imitated in modern glazing."* The loss of historic joinery such as sash and casement windows and panelled doors results in a degree of harm to the significance of an historic building, and the loss of crown or other early glass can also cause harm to the significance of buildings. Historic England's 2017 advice recommends that "*surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible*".

7.3.10. Further loss of timber windows should be resisted and where replacements are necessary, these should be timber windows of a similar style to the existing. Slimline double glazing or vacuum glazing may be acceptable and improve thermal performance. uPVC replacements should be resisted due to their thicker and clearly modern profile and finish, which detracts from historic character and architectural interest.

7.3.11. Where draughts are causing an issue, the repair and refurbishment of windows and doors can improve thermal performance. Please see Section 7.4 for more information on Energy efficiency.

7.4. Managing Future Change

This section addresses the management of future change within the conservation area. It seeks to ensure that new development, including shopfronts, is designed sensitively, respecting the existing historic character, scale and materials while allowing for high-quality, sustainable growth and enhancements which will preserve or enhance the conservation area's special interest.

New Development

7.4.1. There are some sites in the conservation area which, if sensitively redeveloped, could enhance the character and appearance of the conservation area. Opportunities for new development would primarily result from the redevelopment of

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sites which do not currently contribute to the area's special interest. These sites have been identified in Section 5.2 of this document.

7.4.2. To be successful, any future development needs to be mindful of the local character and appearance of the conservation area, while addressing contemporary issues such as sustainability.

7.4.3. Successful new development will:

- Relate to the geography and history of the place;
- Positively respond to the historic pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respond to the scale of neighbouring buildings;
- Use local, traditional, and high-quality materials; and
- Use high quality building methods that respond to existing buildings in the area.

7.4.4. Three Rivers District Council will guide development in a positive manner by:

- Engaging with developers at an early stage through the pre-application process to ensure modern development is high quality in design, detail, and materials, that responds to the existing built environment.
- Ensuring large scale development schemes are designed to be sympathetic with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it is appropriate to a conservation area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements where appropriate.

Energy efficiency

7.4.5. In 2019 Three Rivers District Council declared a climate emergency which committed the Council to tackling climate change. It is important to understand and address the challenges that the historic environment faces in a period of climate-uncertainty. Historic England are undertaking research into the role that cultural heritage and historic buildings can play in climate change mitigation and adaptation, and have produced a suite of guidance documents which support in decision making:

- Historic England, *Adapting Historic Buildings for Energy and Carbon Efficiency* (2024)
- Historic England, *Energy Efficiency and Traditional Homes* (2020)
- Historic England, *Energy Efficiency and Historic Buildings: How to improve energy efficiency* (2018)

7.4.6. These guidance documents should be used and promoted within the conservation area to ensure that the balance between sustainability benefits and harm to significance is carefully considered, using a holistic 'whole building' approach

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when tackling these issues. Historic England have further information on the benefits of this approach on their website.

7.4.7. A common ‘quick fix’ within traditional buildings can be addressing draughts. The repair and refurbishment of windows can improve the thermal performance of historic windows in the first instance, along with the use of shutters and heavy curtains. Alternatively, modern technology allows for well-designed secondary glazing; special timber casements that can be constructed and fixed to the interior of the frame using sections and mouldings to match the primary glazing. These less intrusive methods are advisable within the conservation area; however, it is recommended that advice is sought from the Three Rivers District Council before any changes to windows, doors, or porches are made to ensure the optimum solution is reached.

Renewable Energy Technologies

7.4.8. Whilst sustainability and energy efficiency are legitimate issues, for historic buildings a balance must be achieved between generating their own energy and avoiding damage both to the significance of the building and its fabric, and the visual impact of a renewable installation on the character and appearance of the conservation area.

7.4.9. Air source heat pumps are likely to be acceptable where they are located at the rear of the property, or discreetly sited in larger front gardens, behind screens, planting, or boundary walls, and designed to minimise visual and acoustic impact on the surrounding area.

7.4.10. Solar panels may be considered acceptable where they are located on rear or non-prominent elevations and/or located on non-prominent outbuildings. The installation of solar panels or solar slates may require planning permission.

7.4.11. New EV charging equipment should be integrated into street furniture, i.e. lampposts and bollards, where possible. Freestanding EV charging units or those attached to buildings and structures should be inconspicuous and of simple design, with low-key colours.

Tall Buildings

7.4.12. The approach to tall buildings in the conservation area aligns with Historic England Advice Note 4 Tall Buildings.

7.4.13. Tall buildings are defined by the nature of existing character and appearance. In accordance with the local character of Rickmansworth, building heights should take the context of the conservation area into account. Some sites can accommodate tall buildings, which may have a positive impact as part of a wider regeneration scheme, for example. There will also be sites that are inherently unsuitable for tall buildings due to the harm they would cause to the significance of heritage assets.

7.4.14. It is important to have a good understanding of the significance of any heritage assets that may be affected by a proposal for tall buildings, as well as the character of the place, at the earliest possible stage. This includes the conservation area, as well as designated and non-designated heritage assets within it and its setting. This understanding will help to ensure that the height of new developments respect the established townscape.

7.4.15. Proposals must carefully consider their impact on key views, heritage assets, and the wider setting of the conservation area, as outlined in Historic England’s guidance. Any development

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should demonstrate a clear understanding of scale, proportion, and townscape sensitivity, ensuring that new buildings integrate harmoniously without overwhelming the area's historic fabric.

Shop Frontages

7.4.16. The conservation area contains a number of historic shop frontages which make a positive contribution to the area, predominantly located within the High Street. While many have retained their historic character, some are in need of maintenance and repair and have undergone unsympathetic alterations.

7.4.17. Features of interest might include the original shop window and joinery, the traditional shop surround with fascia, pilasters and cornice, or other features such as tiles or signage. These features should be retained and repaired where possible, and should not be removed, covered, or altered. Repair and reinstatement of damaged or missing features will be encouraged. The general principles of shop design are to carefully consider:

- Windows
- Traditional details (pilasters, brackets, fascias etc.)
- Stall risers
- Materials
- Security (grilles, shutters etc.)
- Awnings, canopies and blinds
- Signs and advertising

7.4.18. Planning permission is usually required for changes to shopfronts. Proposals relating to historic shopfronts will be required to be of a high quality, retaining any surviving traditional features and contributing to an overall improvement in terms of character and appearance.

7.4.19. The Batchworth Neighbourhood Plan is supported by the Rickmansworth Town Centre Concept Plan (2023). Within Section 4.5 of the Concept Plan is shopfront guidance which should be followed.

7.4.20. In addition, there are a number of backland or service areas/yards within the conservation area. These are generally more functional in nature and are of some historic interest in illustrating the ancillary uses of these areas. Some of the buildings are of lower architectural interest. However, development in these locations will still be considered in relation to overall impacts on the character of the conservation area.

Views and setting

7.4.21. Some buildings and spaces fall outside the conservation area as they do not directly contribute to its historic or architectural interest, however, they form an important part of the wider area and contribute to its setting (refer to Section 5.5 for further detail).

7.4.22. Redevelopment or alteration to these buildings and spaces outside the conservation area's boundary must carefully consider any potential impacts on the conservation area's significance, including the uniformity of groups of buildings within the setting of the conservation area. Developments should be sensitively designed to better reveal the significance of the conservation area where possible.

7.4.23. The key views analysed in Section 5.3 of this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, trees, or highways on key views

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should be considered to aid decision making. Where appropriate, views should be considered within Design and Access or Heritage Statements, which may be required for an application to be validated. This should be in accordance with Historic England's *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2017).

7.5. Public Realm and Highways

7.5.1. The management of the public realm spaces, highways, and access within the conservation area aims to preserve its historic character while ensuring safe and efficient movement for pedestrians and vehicles. This includes maintaining appropriate street surfaces, signage, and street furniture, managing traffic flow to reduce impact, and improving accessibility for all users in a way that is sensitive to this historic environment. Where appropriate, planning and highways authorities will work together to help conserve the existing character of the conservation area.

7.5.2. The proliferation of car parking and busy traffic routes through the conservation area are key issues and any opportunities to reduce these should be taken. It is understood that parking directly in the town centre is appreciated by many locals and businesses. Therefore, a balance should be struck by retaining some parking in the High Street while reducing or better screening some of the most intrusive areas of parking and providing better pedestrian links to parking close to the town centre.

Access and Integration

7.5.3. The conservation area has two fairly busy roads running through the centre. This results in fluctuating traffic levels throughout the historic core with some issues of parking. The conservation area is easily accessed by public transport, foot and vehicle. Improvement to the management of traffic and enhancement of pedestrian ways could enhance the area, including slowing down traffic and upgrades to the cycle network and footpaths.

7.5.4. Developing and linking public footpaths within the town centre to those outside of town, such as Rickmansworth Park, would help encourage visitors into the centre of town, boosting local business and promoting the heritage of the town.

Advertisements

7.5.5. Advertising lettering and signs used in excess of the name of the business and the service or goods supplied should be limited within the conservation area. In the majority of cases, it should be discouraged. Where it is incorporated into a shopfront, it must be designed with particular regard to the form and elevations of the building. If window-area is not necessary for display of goods or lighting it should not be obscured with posters and or laminated prints which creates a 'dead frontage'.

7.5.6. Advertisements are subject to a separate consent process under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Restricting deemed consent for advertisements or creating Area of Special Advertisement Control could be considered as this would allow more greater control over advertisements within the conservation area and ensure new and replacement signage on retail and

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commercial buildings is sympathetic to the character and appearance of the area.

Car Parking

7.5.7. There are a number of surface car parks within the conservation area. These currently make a negative contribution to the character and appearance of the area. They are, however, useful in alleviating on-street parking. The impact of car parks should be minimised as far as possible, through the use of sympathetic materials (for signage, benches, bollards etc) and by screening using planting.

Street Furniture

7.5.8. Collaboration between the Highways Department and Local Planning Authority should ensure the maintenance and replacement programme for street furniture (including lampposts) and hard surfacing reflects the character and local distinctiveness of the conservation area and promotes consistency.

Tree Management

7.5.9. Trees play a vital role to the character and appearance of the conservation area. In line with the Town and Country Planning Act, all trees in conservation areas are afforded protection. Trees which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, may not be felled or lopped unless six weeks written notice has been given to the Council.

7.5.10. Further information on trees and Tree Protection Orders is available from the Council's website.

7.5.11. It is also considered that any prominent trees, street trees, and trees with amenity value on private land throughout the conservation area should be monitored and maintained appropriately. This will ensure the symmetry along tree lined streets and visual rhythm, as well as maintain the green character of the area. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.



Damaged lamppost on Church Street

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Cultural Heritage

This section addresses the cultural heritage of the conservation area, which is an integral part of its identity. The management plan seeks to preserve and enhance Rickmansworth's heritage by supporting community engagement.

Public Resources

7.5.12. The cultural historic significance of Rickmansworth makes a key contribution to the conservation area. Currently, there is a museum and the Rickmansworth Historical Society, which are both located within the area and are considered to be stakeholders of the conservation area. These groups should continue to be supported as they work to promote the history and importance of Rickmansworth.

Heritage Interpretation

7.5.13. Other than the museum, there is currently no interpretation (information boards, signage, interactive QR codes etc.) within the conservation area aimed at improving understanding and awareness. This would be an effective way to improve awareness and re-establish the identity of Rickmansworth as a historic settlement.

7.5.14. Interpretation could be established in the key spaces and gateways identified in section 6.2 (the forecourt of Basing House, and the station and underpass).



Forecourt of Basing House, potential location for heritage interpretation boards

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8. Appendices

8.1. Bibliography

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8.2. Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and conservation areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	Ministry of Housing, Communities & Local Government. *National Planning Policy Framework*. London: UK Government, 2026.	Section 20
National Guidance	Ministry of Housing, Communities & Local Government. *National Planning Practice Guidance.* London: UK Government, 2014.	ID: 18a
National Guidance	Historic England, *Conservation Area Appraisal, Designation and Management Historic England Advice Note 1.* Second Edition. Swindon: Historic England, 2019.	

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National Guidance	Historic England, *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3.* Second Edition. Swindon: Historic England, 2017.	
National Guidance	Historic England, *High Streets for All* (2018) Advice for Highway and Public Realm Works in Historic Places	
National Guidance	Historic England (2020) *Conserving Georgian and Victorian Terraced Housing*	
National Guidance	Historic England (2017) *Traditional Windows Their Care, Repair and Upgrading*	
National Guidance	Historic England (2024) *Adapting Historic Buildings for Energy and Carbon Efficiency*	
National Guidance	Historic England (2018) *Energy Efficiency and Historic Buildings: How to improve energy efficiency*	
National Guidance	Historic England (2020) *Energy Efficiency and Traditional Homes*	
Local Supplementary Planning Document	Three Rivers District Council Core Strategy (2011)	PSP1, CP1, CP7, CP12, DM3
Local Supplementary Planning Document	Batchworth Neighbourhood Plan (2023-2038)	

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8.3. List of All Designated Heritage Assets within the Conservation Area

List Entry Number	Address	NGR	Grade	Date of Designation
1100848	St Joan of Arcs Convent High School	TQ 06293 94608	II	26/07/1951
1100849	The Fox and Hounds Public House	TQ 05759 94461	II	03/10/1985
1100850	Basing House	TQ 06079 94497	II	26/07/1951
1100873	7 And 9, Church Street	TQ 06052 94398	II	03/10/1985
1100874	25 And 27, Church Street	TQ 06080 94321	II	23/01/1975
1100876	Church Of St Mary	TQ 06130 94220	II	26/07/1951
1101568	K6 Telephone Kiosk Outside St Mary's Church	TQ 06170 94192	II	23/11/1987
1173409	The Bury	TQ 06029 94188	II	26/07/1951
1173487	The Chequers Restaurant	TQ 06073 94333	II	03/10/1985
1173498	The Old Vicarage	TQ 06027 94381	II	27/07/1972
1173533	Pair Of Chest Tombs with Fluted Corner Piers About 10 Metres North Of Church Of St Mary	TQ 06112 94237	II	03/10/1985
1173611	133, 133a and 133b, High Street	TQ 05933 94453	II	03/10/1985
1173616	20, High Street	TQ 06233 94527	II	03/10/1985

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1296110	142 And 144, High Street	TQ 05772 94493	II	03/10/1985
1296134	The Hour House	TQ 06201 94482	II	03/10/1985
1296164	War Memorial About 40 Metres East of Church of St Mary	TQ 06178 94219	II	03/10/1985
1296187	29-33 Church Street	TQ06085 94304	II	23/01/1975
1296195	The Priory	TQ 06091 94246	II	03/10/1985
1348226	The Coach and Horses Public House	TQ 06220 94510	II	03/10/1985
1348227	72, 72a and 72b, High Street	TQ 05962 94470	II	03/10/1975
1348239	53-61, Church Street	TQ 06168 94272	II	01/03/1982
1348240	The Feathers Public House	TQ 06085 94260	II	14/08/1974
1348241	Wilson Monument Immediately North of Chancel Of Church Of St Mary	TQ 06145 94224	II	03/10/1985
1348251	War Memorial Statue	TQ 06055 94592	II	03/10/1985
1390746	74, High Street	TQ 05954 94478	II	24/05/2004

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8.4. List of All Locally Important Buildings within the Conservation Area

Name	Address	Building Type
Beresford Almshouses	Bury Lane	Almshouse
Gables Cottages	Bury Lane	House
11 Church Street	Church Street	House
11a Church Street	Church Street	House
13 Church Street	Church Street	House
23 Church Street	Church Street	House
32 Church Street	Church Street	House
37 Church Street	Church Street	House
39 Church Street	Church Street	House
41 Church Street	Church Street	House
43 Church Street	Church Street	House
49 Church Street	Church Street	House
The Old Forge (r/o 14-16 Church Street)	Church Street	House
18 High Street	High Street	House
24/26 High Street	High Street	House

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76/78 High Street (Boots)	High Street	Shop
87 High Street	High Street	Shop
89/91 High Street	High Street	Shop
104 High Street	High Street	Shop
106 High Street	High Street	Shop
108/110 High Street	High Street	Shop
129 High Street	High Street	Shop
153 High Street	High Street	Cafe
163 High Street (Victoria Pharmacy)	High Street	Shop
165 High Street	High Street	Shop
165a High Street	High Street	Shop
167 High Street	High Street	Shop
169 High Street	High Street	Shop
181 High Street	High Street	Shop

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8.5. Frequently Asked Questions

What is a conservation area?
Conservation areas are designated by the Local Planning Authority as areas of special architectural and historic interest. There are many different types of conservation areas, which vary in size and character, and range from historic town centres to country houses set in historic parks. Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character and appearance and the features that make it unique and distinctive. Although designation introduces controls over the way that owners can develop their properties, it is generally considered that these controls are beneficial as they preserve and/or enhance the value of properties within conservation areas.

The 1990 Planning (Listed Buildings and Conservation Areas) Act specifies the general duty of Local Authorities, in the exercise of planning functions (Section 72). The 1990 Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

The National Planning Policy Framework regards conservations areas as '*designated heritage assets*'.

How are conservation areas designated and managed?
The designation process includes detailed analysis of the proposed conservation area and adoption by the Local Planning Authority. As set out by Section 69(2) of the 1990 Act, a review process should be periodically undertaken, and the conservation area assessed to safeguard that it retains special architectural or historic interest. Threats can be identified, and the boundary reviewed, to ensure it is still relevant and appropriate.

This conservation area is supported by an appraisal and management plan. The appraisal describes the importance of an area in terms of its character, architecture, history, development form and landscaping. The management plan, included within the appraisal, sets out various positive proposals to improve, enhance and protect the character and appearance of the conservation area.

How can I find out if I live in a Conservation Area?
Boundary maps of conservation areas can be found on your Local Planning Authority website. You can also contact your Local Planning Authority directly to find out if you reside within a conservation area. Three Rivers District Council maintains a webpage with further information of all the conservation areas within the district. For further information, please visit the Council's website.

What are the Council's duties regarding development in conservation areas?
The Local Authority must follow the guidance in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). These set out in clear terms how development proposals within conservation areas should be considered on the basis of whether they conserve the area's significance. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 must also be followed with special attention paid to proposals preserving and enhancing the character and appearance of the area. Applications which fail to preserve or enhance the character or appearance of the Conservation Area are likely to be refused as a result. The Local Authority's Local Plan also typically includes a specific policy on conservation areas.

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What is an Article 4 Direction?
Under the provisions of the Town and Country Planning (General Permitted Development) Order 2015, certain minor works, such as domestic alterations, can normally be carried out without planning permission. However, some conservation areas are covered by an Article 4 Direction, which brings certain types of development back under the control of a Local Planning Authority. This allows potentially harmful proposals to be considered on a case-by-case basis through planning applications. Article 4 Directions are used to control works that could threaten the character or appearance of an area, and a planning application may be required for development that would otherwise have been permitted development. Historic England provides information on Article 4 Directions on their website.

An Article 4 Direction was applied to Rickmansworth Town Centre in 2023, and proposals have been made within the Management Plan within this document for its review and possible extension.

Do I need permission to alter a property in a conservation area?
Alterations or extensions to buildings in the conservation area will generally need planning permission. Your Local Authority will provide advice as to how to proceed.

Part of the conservation area also has an Article 4 Direction, which relates to alterations such as alterations and enlargements, alterations to roofs and chimneys, additions of porches, outbuildings, hard surfacing, the maintenance, enhancement or demolition of boundary treatments, satellite dishes, and the painting, rendering or cladding of external walls.

Do I need to make an application for routine maintenance work?
If routine maintenance works are to be carried out using authentic materials and traditional craft techniques, on a like-for-like basis, it is unlikely that you will need to apply for permission. However, it is strongly recommended that you contact the Local Planning Authority for clarification before commencing any works. The use of a contractor with the necessary skills and experience of working on historic buildings is essential. Inappropriate maintenance works and the use of the wrong materials will cause damage to the fabric of a historic building.

Will I need to apply for permission for a new or replacement garage, fence, boundary wall or garden structure?
Any demolition, development or construction in conservation areas will generally need planning permission. A replacement boundary, garage, or greenhouse will need to be designed with the special historic and architectural interest of the conservation area in mind. The Article 4 Direction covering part of Rickmansworth Town Centre has removed Permitted Development Rights for the alteration, replacement or construction of boundary treatments and outbuildings which front a public thoroughfare (defined as a highway, waterway, or open space) so planning permission will be required. The Three Rivers planning department will provide advice as to how to proceed with an application.

Can I demolish a building in a conservation area?
Demolition or substantial removal of part of a building within a conservation area will usually require permission from the Local Planning Authority. It is important to speak to them before beginning any demolition works, to clarify if permission is required.

Can I remove a tree within a conservation area?
If you are thinking of cutting down a tree or doing any pruning work, the Local Planning Authority must be notified 6 weeks before any work begins. This enables the authority to assess the contribution the tree makes to the character of the conservation area and, if necessary, create a Tree Preservation Order (TPO) to protect it. Consent will be required for any works to trees that are protected. Further information on TPOs can be found on Historic England's website. You can apply to carry out works to a tree in a conservation area here.

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How do I find out more about a Conservation Area?
Historic England's website has information on conservation areas and their designation. Further information on the importance of conservation areas, and what it means to live in one, can also be accessed via their website.

Historic England has also published an advice note called *Conservation Area Designation, Appraisal and Management* which sets out advice on the appraisal of conservation areas and managing change in conservation areas, and has been used in the preparation of the following appraisal.

In addition, Local Planning Authorities have information on the conservation areas within their boundaries available on their websites. They will have information pertaining to when the conservation area was designated, how far it extends and the reason for its designation.

What is "setting"?
The "setting" of a conservation area refers to the surrounding environment in which the area is experienced, including the landscape, streetscape, and views that contribute to its overall character and historic significance. It essentially encompasses the wider context that helps define the special qualities of the conservation area itself; it does not just relate to buildings, but also the spaces around them.

Historic England's The Setting of Heritage Assets Planning Note 3 produces further guidance.

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8.6. Glossary

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or conservation area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the Local Planning Authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Local List	Local listing is a concept that is designed to ensure that the historic and architectural interest of buildings that are of local importance but do not meet the criteria for being nationally listed is taken account of during the planning process. Local lists can be used to identify significant local heritage assets to support the development of Local Plans.

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Non-Designated heritage asset	Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. Only a minority of buildings have enough heritage significance to merit identification as non-designated heritage assets.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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Contributor Details				
Reference	Blank	Please confirm your name	Please confirm the first line of your address	Are you providing an official response as part of an organisation?
RCAAMP1		Redacted	Redacted	No
RCAAMP2		Redacted	Redacted	No
RCAAMP3		Redacted	Redacted	No
RCAAMP4		Redacted	Redacted	No
RCAAMP5		Redacted	Redacted	No

RCAAMP6	Redacted	Redacted	No
RCAAMP7	Redacted	Redacted	No
RCAAMP8	Redacted	Redacted	No
RCAAMP9	Redacted	Redacted	No
RCAAMP10	Redacted	Redacted	No

RCAAMP11	Redacted	Redacted	No
RCAAMP12	Redacted	Redacted	No
RCAAMP13	Redacted	Redacted	No
RCAAMP14	Redacted	Redacted	No
RCAAMP15	Redacted	Redacted	No

RCAAMP16	Redacted	Redacted	No
RCAAMP17	Redacted	Redacted	No

RCAAMP18	Redacted	Redacted	No
RCAAMP19	Redacted	Redacted	No

RCAAMP20	Steve Mander	Redacted	Yes
RCAAMP21	Redacted	Redacted	No
RCAAMP22	Redacted	Redacted	No
RCAAMP23	Redacted	Redacted	No

RCAAMP24	Redacted	Redacted	No
RCAAMP25	Redacted	Redacted	No
RCAAMP26	Redacted	Redacted	No
RCAAMP27	Redacted	Redacted	No

RCAAMP28	Redacted	Redacted	No
RCAAMP29	Redacted	Redacted	No

RCAAMP30	Redacted	Redacted	No
RCAAMP31	Redacted	Redacted	No

RCAAMP32	Redacted	Redacted	No

RCAAMP33	Redacted	Redacted	No
RCAAMP34	Redacted	Redacted	No
RCAAMP35	Redacted	Redacted	No

RCAAMP36	Redacted	Redacted	No
RCAAMP37	Redacted	Redacted	No

RCAAMP38	Redacted	Redacted	No
RCAAMP39	Redacted	Redacted	No
RCAAMP40	Redacted	Redacted	No
RCAAMP41	Redacted	Redacted	No

RCAAMP42	Redacted	Redacted	No
RCAAMP43	Redacted	Redacted	No
RCAAMP44	Redacted	Redacted	No

RCAAMP45	Redacted	Redacted	No
RCAAMP46	Redacted	Redacted	No

RCAAMP47	Redacted	Redacted	No
RCAAMP48	Redacted	Redacted	No

RCAAMP49	Redacted	Redacted	No

Please confirm the organisation name	What areas and spaces make Rickmansworth special to you?	Are there any changes would you like to see in the future?
	Fields, canal, river, Chorleywood common, Chorleywood House, Common Moor, Canal, Chess Valley Walk, Scotsbridge Playing fields, Ebury Way, aquadrome	Less (preferably NO) building on Green Belt!
	Aquadrome	Open Woodland path
	Chorleywood Common Chorleywood House Philips Hill Woods Rickmansworth Aquadrome	Restrict development, maintain green spaces
	Aquadrome & High StreetSpeed	Speed limit to be lowered on Harefield Road1958
	The Green, The Aquadrome, fields behind Copthorne	Traffic calming along the Green. Continued use of stones to prevent parking on the Green especially around the pubs. Address parking on the pavement as it blocks footpaths and is actually illegal

	The Aquadrome, Stockers Lake, Rickmansworth Park, Ebury Way, the High Street, Church Street, the station	Focus on improving the High Street. Attracting more independent retail. Pedestrianisation of the High Street to encourage more markets, cafe culture on the street. More events. Reinstating the canal festival and sorting the alleged asbestos issues in the Aquadrome. Reopening the river path in the Aquadrome. Removing all the awful graffiti of hearts etc that have been allowed absolutely everywhere. Terrible
	The watersplash. Church Street.	Shop fronts in the High Street need regulating.
	The open spaces eg Chorleywood Housecestate, Bury Grounds, fields, woods, Chorleywood common, common moor rivers	Less building on Green Belt land
	To be fair the whole area of Rickmansworth, even the areas outside of the Conservation Area proposal are special. The whole character of an ‘old world’ feel of some of the buildings and surrounds. The canal area and waterways make Rickmansworth are very special Town indeed.	Non specifically.
	Aquadrome	Better high street, sort out parking and fix the underpass at Ebury Way.

	Aquadrome, Ebury Way, all the walks around the canal and the chess valley. Flowers on the streets and high street. the old buildings	Remove grafiti deal with fly tipping. Less vape shops and fast food outlets on the high street. Encourage more businsess to be able to have shops on high street and church rd. More trees planted, foot paths clearered of nettles in summer so they are passable
	The library, the Bury and High Street close to St Mary's Church and surrounding roads	Better cycle access in the centre, a proper pedestrianised town square with public amenities , community cafe etc
	All of it.	No
	Church street, High Street, The Bury, St Mary's Church, The Grand Union Canal, Stockers Farm area, The White Bear, The Coach and Horses, The Feathers,	Graffiti levels are high in these areas. They make it look unkempt and spoil the beauty of it. This should be removed throughout the area.
	The church in Rickmansworth which is where my parents were married 45 years ago and provides a beautiful entrance into the town. The Aquadrome is also much loved and unique and should be signposted from the town. The library and the museum provide priceless services to the community and should be celebrated.	Restrictions on businesses allowed to operate in the high street. There is NO need for multiple barber shops, vape shops or tat/pound shops. Independent businesses should be offered reduced rates or incentives to encourage locals to set up their businesses, as well as visit. The pubs that are open and have seating on the street should also be held accountable for anti social behaviour. I often do not feel comfortable walking past the pub when people are outside drinking. There is also no need for any more corporation coffee shops, Starbucks, Neros, and costa, and now a McDonalds, on a small high street...? Charity shops are great and should be encouraged. Alongside creative businesses or gift shops, or a toy shop.

	I think Mill End where I live has a brilliant history having had a mill there for hundreds of years. For this reason the mill stream should be preserved for future generations	The aquadrome river walk has been shut off for far too long for no good reason. The fact it floods a couple of times a year is a non-issue for me
	The aquadrome and the local rivers and streams , they create an area of Beauty , I live the heritage of Rickmansworth and mill end and that it is a contrast to the other local areas that are no longer London surrounding and have become part of London , I fear Rickmansworth will soon be another flat/ apartment filled area and will loose the outstanding beauty the area has to offer	I’d like to see more effort put into the local area , more focus on keeping Rickmansworth looking nice and less focus on implementing new parking restrictions

	Lakes, rivers and wildlife	Conservation of the Colne Mill stream from Bury Mill to DRAYTON FORD
	The Colne Valley lakes, rivers, canal, Mill Stream, the whole wetland area for the benefits it gives the whole community and wildlife of all kinds. It is the breathing, relaxing heart of the area.	To care for and maintain all the benefits for the community and to mitigate the future effects of global warming with a careful management and natural alternatives such as grazing, planting of suitable trees, maintenance of water levels paths etc.

Rickmansworth Town Team & Rickmansworth Waterways Trust	The high Street, The Bury and The Bury Gardens & The Area Around Batchworth Lock	Yes I would like to see the inclusion of the Batchworth Lock area as an are of Special Historic Interest. It contains Grade 2 listed buildings and has remained almost unchanged in design, original buildings and long history of the development of Rickmansworth
	The various water courses in the aquadrome and surrounding area	I would like to see them maintained and not sectioned off
	The high street, Church street, the rose garden, orchard and community garden are particularly special to me. I also love our links to our rivers and streams. The station needs to be celebrated.	I find Rickmansworth high street a very depressing, dowdy area which is such a shame. I would love the shop fronts to be improved as they look so tatty and down at heel. I would like to see improvements to the street furniture and pavements which are uneven and unattractive. Please improve the signage which is dire. I would love our high street to be pedestrianised. The station looks dreadful which is such a shame. The waiting room is an embarrassment.
	The Aquadrome, River Chess, Rickmansworth Park, Woodoaks Farm, Rose Garden, Community Garden, Grand Union Canal	Yes. better protection of public green open spaces. Better mitigation measures for heavy rainfall, more incentives for people to walk or cycle. Signage asking people to switch off their car engine when stationary!

	Aquadrome. High street. Mill steam. The canal. It is a conservation area.	The Town Ditch needs attention as does the Woodland walk in the Aquadrome. Signage throughout the town.
	The lakes and waterways with their abundance of wildlife.	Improvements to the management of rivers and water courses to ensure they don't silt up and/or dry up. The Mill stream off the Colne is a case in point.
	Aquadrome paths	Add the Mill Stream to the conservation area. That way the Mill Stream is protected. The watercourses are so important in the setting of the town especially the Mill stream due to its historical importance from the Bury weir to Drayton ford.
	The watercourses, of which there are many, the aquadrome, Maple Cross (although now being spoilt by warehouses), the character of the high street (although this is being progressively spoilt by the character of the retail outlets being permitted). Some of the older and well maintained buildings down the Uxbridge Road, the Colne and the Mill Stream at the bottom of the garden	I would like to see the Halfway House pub listed. It is older and more characterful than several other public houses already listed and is at very high risk of inappropriate development (various metal signs/metal staircase outside/shipping containers and large screens). Some of the Victorian cottages along the Uxbridge road are starring ti add plastic windows rather than sash - what a shame as this destroys the character of the street. I would also Like to see the Mill Stream protected.

	The Grand Union Canal. Gade Bank, where I live. Rousebarn Lane, leading to Gade Bank is special to me. It should be protected because it is semi rural and used by many walkers, runners and cyclists. It should be given special status of a shared use road. Gade Bank is historically significant. The 16 houses were built in 1925 for railway workers for the new Watford Met station. They were built of concrete which was an exciting new material at the time. The Grand Union Canal was an amazing feat of engineering. It has created a "green corridor". The canal connects our community and is an iconic part if our national landscape.	I would like to see more investment in upgrading the canal towpath, especially leading from Gade Bank to Two Bridges. The towpath is a great way to encourage people to walk and cycle. This can help reduce traffic on roads. I would like ti see the council work with the Canal and River Trust in helping them to get boats who refuse to move, to move. Some people near Gade Bank have not moved for 3-4 years!
	The Mill Stream and the Aquadrome are the two areas that make Rickmansworth truly special to me. I love walking around the Aquadrome throughout the year and spending time by the water. It's a peaceful place with beautiful scenery and wildlife, and it's one of the reasons I enjoy living here. The Mill Stream is equally important. Living beside it, I've always appreciated the sound and movement of the water and the character it brings to the area. It is a historic feature that gives Rickmansworth its unique identity and connects the town to its past. Recently, it has been upsetting to see the water levels become so low in places, as it changes the appearance of the stream and raises concerns about its future.	I would like to see the Mill Stream formally recognised as an important part of the Rickmansworth Conservation Area. The watercourse is central to the town's historic character and setting, and its environmental and heritage value should be protected alongside the surrounding historic buildings. I would also like the Council to work with the relevant authorities to ensure the long-term health of the Mill Stream. Recent changes in water levels have raised concerns among local residents, and there should be greater monitoring, maintenance and protection of the watercourse so that its historic, ecological and visual importance is preserved for future generations.

	Having the River Colne and its labyrinth of waterways right outside your window is exactly what makes Rickmansworth feel less like a standard town and more like a nature sanctuary. It's incredibly special to have that seamless blend of water, trees, and thriving wildlife right at your doorstep.	I would like to see the future management plan focus heavily on the strict environmental protection of the Mill End stream and the surrounding river branches to safeguard the fragile habitats of the birds and animals that live here. Additionally, I would like the council to explore creating dedicated wild swimming spots. This would allow residents to safely interact with Rickmansworth's beautiful waterways without inadvertently disrupting the sensitive riverbanks and local wildlife.
	The Mill Sream, Mill End	Maintenance of the bank. At The Willows we maintain the bank on our side but the far side has had no maintenance for years. This is impacting the flow and ability for birds and animals to access the stream.

	The Aquadrome, Inns Lake, Springwell lake and the little cuts and streams that provide additional environmental benefit and interest.	Increased maintenance of the Mill Stream to remove overgrowth and promote greater flow.

	Entirety of Three Rivers	Traditional Architecture Design Codes should be a central component across this entire consultation and its various chapters and sections especially concerning new construction. It performs strongly on economic, ecological and environmental grounds as can be attested to by leading figures and organisations with academic studies that corroborate this. Please see my PDF Umbrella Representation for the various merits outlined including Placemaking and Greenery Proposals. A ban on demolition of buildings constructed prior to 1950 should be enacted as soon as possible with reconstructions of previously demolished historic buildings listed or not given full support for restoration and reuse. Non-Designated Heritage Assets and unclassified historic buildings should also be given full protection and support against their demolition, such as selling of publicly owned historic buildings that will be demolished otherwise.
	Town centre	Pedestrianisation of high street
	Aquadrome, Rickmansworth High Street, residential roads off high street, Scots Bridge Mill.	Less cars in the area.

	Batchworth Heath/ The Aquadrome / Canal and High Street	Need to preserve these areas that make the area so special and celebrate their history. Stop the threat of building on Green Belt spaces as these make the area so special.
	The Town center, The Aquadrome and Stocker's Lake	Town center is looking very tired and needs a tidy up and an up lift to make it pleasurable to visit. All our natural spaces lakes and rivers including the Mill Stream with very rich heritage need to ,be preserved and enhanced so that the future generations get the same pleasure and enjoyment that we and our predecessors have had over the last century or more.

	Our tranquil but thriving town is has survived and is as welcoming as I have enjoyed for the past 75 years. It is a precious part of our Country a town that needs and deserves to remain protected from ruthless developers who do not care about protecting the environment only making money for themselves. We must protect our beautiful town from becoming over developed. We must preserve our town for our community now and also future generations so they may thrive and enjoy it for many years to come. Our surrounding green spaces with the many varieties of trees is vital to all our wellbeing and an important part of this area. We must fight to protect and preserve them. We really must not allow our area to become overdeveloped by entrepreneurs such an Australia living in Australia but with not a care for destroying our countryside by trying to sell off Batchworth Park	More hours of pedestrianised areas within Rickmansworth. More protected cycling routes within the area.
	The Mill stream, the Aquadrome, the lakes and rivers and canals, Ebury Way	Protect all the watercourses, especially the mill stream due to its historical importance, as well as the nature and biodiversity.
	The fact that currently the conservation area is perseved and the area looks nice for it...Any changes will ruin the character	None
	Rickmansworth park and Canal	More green spaces and woodland to increase wildlife diversity such as butterflies and wildflowers

	The Aquadrome, the pedestrianisation of the High Street, the greenery around Riverside Drive and around the bypass by Waitrose and Ruckmansworth Park. It is important that these areas remain protected and conserved from development.	A strict restriction on buildings over four storeys in height to prevent damage to the environment and the skyline around Rickmansworth Aquadrome. An improvement in the pedestrian connection between the Aquadrome at Ebury Roundabout and at Batchworth locks to the centre of the town.
	Aquadrome and surrounding lakes	The closed path in the Aquadrome should be reopened. It is totally ridiculous that it has been shut for so long and access prevented by tatty barriers. The canal festival should be allowed to resume. We have always known that the site has asbestos, but it’s never prevented us using the area before.
	Aquadrome High street	Fewer vape shops, nail bars and barbers Encourage independent businesses to the town

	All of it	The character of Rickmansworth changed radically when flats were built in the centre of it at Penn Place and also the lovely car park amongst a grove of trees was destroyed to build a multi-story car park by the Station. It immediately said 'Welcome to some grubby little nondescript suburb of London", instead of "Welcome to Rickmansworth in the Countryside" DO NOT ALLOW ANY FURTHER VANDALISM!
	The aquadrome, character of the high street, Sunday market, St Mary's Church, characterful houses in the surrounding areas of the high street.	More shops filling empty shopfronts. A complete rework of the walk from the station to the high street, which is currently really unattractive

	CHURCH STREET, HIGH STREET, RICKMANSWORTH STATION, BASING HOUSE, EBURY AND TALBOT ROADS, ST MARY'S CHURCH, THE BURY MANOR HOUSE, JOAN OF ARC SCHOOL	I AGREE FULLY WITH THE 'PRINCIPLES' SUMMARY(P66 OF THE DRAFT DOCUMENT) PUBLISHED FOR THIS CONSULTATION EXERCISE. HOWEVER, CONSERVATION RELIES ENORMOUSLY ON COMMITMENT AIDED BY ACTIVE COHESION OF THE COMMUNITY WHEN CONSERVATION ISSUES ARISE. THERE MUST BE STRICT ADHERENCE TO THE RULES AND "ARTICLES" SUCH AS ARTICLE 4, WHICH EXIST. I ALSO BELIEVE THAT IT BEHOVES ALL WHO VALUE THE PRESERVATION OF OUR ENVIRONMENT, THAT WE ARE SUPPORTED IN THIS BY OUR ELECTED REPRESENTATIVES WITHOUT RESERVATION. "EXPEDIENCY" A TERM I HAVE SEEN USED TO MANAGE A CONSERVATION ISSUE SHOULD BE RESERVED FOR THOSE VERY RARE OCCASIONS WHEN DESTRUCTION OR REMOVAL OR DEFACEMENT OF A VALUED VISTA OR BUILDING IS SO MINIMAL THAT ANYONE GIVEN
	Central town CONSERVATION AREA (esecially Area 1,2 and 3 as defined in the current Rickmansworth Conservation Area, Character Appraisal and Management Plan, dated 18/005/2026).	Traffic reappraisal in High Street and Church Street (not to prioritise car traffic) and resurfacing to reflect sharing the street with pedestrians; decluttering shop front signs so that they do respect the building facade; forming "civic town square" of High Street (in front of Basing House, and in-between Library and Watersmeet); blue discs to Listed Buildings; landscaping (soft, hard and maintenance of existing mature trees) and townscape (especially street furniture, seating and signage); improving "town ditches"; improvements to railway underpasses, passages in Solomon Hill and Bury Lane close to High Street; and the presents of artworks.

	Town centre and aquadrome.	Extension of the conservation area to include the Cedars Estate.

esponse

What potential issues (if any) do you think the Conservation Area faces?	Do you feel the boundary covers buildings of historic and architectural value? Should some be removed, or others added?	In which decade were you born?	This question is about your gender identity. Do you identify as	About me
Building	Not sure	1950 - 1959	Woman	I am a resident of Three Rivers, I own a property in Three Rivers
Over expenditure causing over proportionate council tax rises.	Remove The Cloisters and Telephone Exchange	Prefer not to answer	Prefer not to answer	I am a resident of Three Rivers, I own a property in Three Rivers
Housing development on green spaces	Not particularly	1950 - 1959	Man	I am a resident of Three Rivers, I own a property in Three Rivers
None	None	1950 - 1959	Woman	I am a resident of Three Rivers
Building of housing	Yes	1960 - 1969	Woman	I am a resident of Three Rivers

Council not enforcing it. Allowing graffiti.	Some should be added	1960 - 1969	Man	I am a resident of Three Rivers, I own a property in Three Rivers
Funding. Educating younger residents and visitors about the town's past.	No. It does not cover Our Lady Help of Christians Catholic Church, which is a listed building. This could easily be included.	1950 - 1959	Woman	I am a resident of Three Rivers, I own a property in Three Rivers
Meeting government targets which are totally inappropriate for numbers of dwellings built, dealing with developers who apply for planning permission and knock down historic buildings eg Bury Coachouse without being forced to rebuild the demolition exactly as it was using the bricks they. got rid of	All covered within the town centre, but some around Batchworth, Mill End etc need tobe added	1950 - 1959	Woman	I am a resident of Three Rivers, I own a property in Three Rivers
None that I can forsee. It's just the areas outside of the Conservation Area proposal that will obviously subsequently get hit with developments that will potentially be refused within the Conservation area.	The boundary is fairly comprehensive to be fair and incorporates most of the old settlement areas of Rickmansworth. These are already heavily built up areas.	1970 - 1979	Man	I am a resident of Three Rivers
NA	No	1960 - 1969	Man	I am a resident of Three Rivers

Lack of water. When trees are planted they die if the weather is hot. Dogs swiming in river and other water so the flea treatments kill wild life in the water. Challenges to green belt	Not sure what they are but do think new build should not be too high and fitting with local character.	1950 - 1959	Woman	I am a resident of Three Rivers, I own a property in Three Rivers
Pressure of housing needs - population is growing presume	Don’t know	1960 - 1969	Woman	I am a resident of Three Rivers
Too many new houses taking away the countryside feel	Let's see it first.	1970 - 1979	Man	I am a resident of Three Rivers
Setting and Views" Clause: Building 600 +homes on the high ground of Batchworth will permanently damage the landscape setting and historic views looking out from the Rickmansworth Conservation Area. A CAAMP is required to protect views into and out of the historic town.	Add in Rickmansworth Station, Batchworth Lock house and Canal Buildings, cottages. The Ebury Way.	1960 - 1969	Woman	I am a resident of Three Rivers, I work in Three Rivers
Anti-social behaviour and a lack of community. Locals do not visit as much due to the lack of independent businesses or variety of retail units. Amersham high Street and Berkhamstead high street are both conservation areas. These should be used as good examples of how to maintain community and respect for the local area.	N/A	1980 - 1989	Woman	I am a resident of Three Rivers, I work in Three Rivers

I think the plan that Batchworth Park golf course be built on is a terrible idea	I think the old tree pub should just be knocked down and the site sold to developers for housing which is so badly needed	1960 - 1969	Prefer not to answer	I am a resident of Three Rivers
That it will be removed and some of the streams will dry up	We should not remove anything	1990 - 1999	Man	I am a resident of Three Rivers, I am a business owner in Three Rivers, I own a property in Three Rivers, I work in Three Rivers

I have lived in Rickmansworth for almost 20 years with my front garden bordering the Mill stream In that time I have never seen it in such a poor poor state as it is today, even at this time of year and this heatwave I've not witnessed it bone dry and overgrown weeds as it is today I have contacted the Env Agency on several occasions in an attempt to clear the weeds and trim down trees situated on the river bank Some of these trees overhang my garage and have caused damage to the roof but the EA have wiped their hands of the issue quoting "riparian rights" The stream is in a terrible condition and already (due to no water) we have lost thw geese, ducks swans, herons and Kingfishers that inhabited the river and its banks	Yes	1950 - 1959	Man	I own a property in Three Rivers
Climate Change.	The canal and the Mill Stream are historic artefacts that deserve to be preserved in the future.	1940 - 1949	Woman	I am a resident of Three Rivers, I own a property in Three Rivers

TRDC	The inclusion of the telephone exchange can only be merited if it is maintained in its original form. Changes to windows and doors and the inclusion of a myriad of areals distract from the historic relevance.	1940 - 1949	Man	I am a resident of Three Rivers, I own a property in Three Rivers, I work in Three Rivers
Poor management of the water courses	No	1950 - 1959	Man	I am a resident of Three Rivers
I imagine landlords aren't always willing to improve their properties.	I'm impressed by the detail in the report. Happy with the current boundary	1950 - 1959	Woman	I am a resident of Three Rivers
Pressure to build housing. Litter from ignorant people. Flash flooding.	I do not know enough to comment	1970 - 1979	Woman	I am a resident of Three Rivers, I own a property in Three Rivers

Councillors not taking it seriously allowing infringements which is gradually altering the area.	I am not qualified to answer that question. It is important that we keep to reasons we are a conservation area in the first place.	1940 - 1949	Woman	I am a resident of Three Rivers, I own a property in Three Rivers
Concentrating specifically on the conservation area with little consideration to the knock on effects within its environs.	Some historic features fall outside the restoration area. For example, the site of the old mill at Mill End.	1950 - 1959	Man	I am a resident of Three Rivers
n/a	n/a	1950 - 1959	Man	I am a resident of Three Rivers, I own a property in Three Rivers
I believe it could be better promoted. The ideas put forward in the Batchworth plan seem very well considered but I can see no evidence that they are being implemented? The town seems to be degraded from its heritage. The council should be more active and vocal on this topic.	None removed. See previous answers for suggestions for additions. I see no question covering additional remarks. It might be helpful to	1960 - 1969	Woman	I am a resident of Three Rivers

The conservation area faces pressures for more houses and increase in population. Croxley Metropolitan station was opened in 1925. The population has been increasing ever since. This is putting pressure on infrastructure and we are losing more and more green spaces. I think the challenge of supplying houses/homes and keeping traffic freely flowing is a huge challenge we face. Also providing water and dealing with increases in sewage in an ever growing challenge.	As far as I am aware, it is. I am not an expert in this area	1960 - 1969	Woman	I am a resident of Three Rivers, I own a property in Three Rivers
One of the biggest issues is the deterioration of the Mill Stream. As a resident living alongside it, I have noticed significantly lower water levels, with some sections becoming unusually shallow or close to drying out. This appears to be affecting both the appearance of the conservation area and the local environment. There are concerns within the community that damage to the historic weir may be contributing to these changes. Regardless of the cause, the watercourse is a defining feature of Rickmansworth and deserves greater protection and investigation. If the Mill Stream continues to decline, there is a risk of losing an important part of the town's heritage, wildlife habitat and landscape character.	I believe the conservation area should be expanded to include the Mill Stream and associated historic water features, including the route from Bury Weir towards Drayton Ford where appropriate. The historic waterways are just as important to Rickmansworth's character as many of the surrounding buildings. Protecting only the buildings without recognising the	1970 - 1979	Woman	I am a resident of Three Rivers, I own a property in Three Rivers

I am deeply concerned about the ecological threat to the River Colne's endangered branches and tributaries, particularly the Mill End stream. The core issues are twofold: unsustainable housing development running ahead of local infrastructure, and the frequent discharge of untreated sewage and storm overflows into the river system. These precious chalk stream ecosystems cannot cope with increased runoff and pollution. If local development is allowed to outpace the upgrades needed at our sewage treatment facilities, we risk permanently destroying the water quality, the unique local landscape, and the incredible bird and animal life that residents currently enjoy.	I believe more Colne branches should be added, in particular Mill End Stream area	1970 - 1979	Woman	I am a resident of Three Rivers, I own a property in Three Rivers
Water levels are the lowest I've seen and I've been here 30 years. The overgrowth on the far bank is impedeing water flow and means water birds are unable to enter the water and munjac deer are unable to get down to the river to drink as they used to.	Yes	1950 - 1959	Woman	I am a resident of Three Rivers

I feel that the conservation area ptovides good protection for the large obvious areas, such as the main lakes and rivers, but misses some of the smaller less well known features. Such an issue is with the Mill Stream. My area of this stream has now completely dried up for a number of weeks for 2 years running. This is something that had never happened in the previous 7 years I have lived here. Vegetation growth is completely preventing any flow when there is water. I have noticed far less waterfowl in the last 2 years because of this. The Mill Stream used to be known as the Mill Cut and is seen on a local map from 1760, so it is one of the very few things remaining that evidences our historical past which has led to this area being called Mill End. Increasing the conservation area would hopefully improve the protection of this small but hitorically and environmentally important waterway.	NA	1970 - 1979	Man	I am a resident of Three Rivers, I own a property in Three Rivers, I work in Three Rivers

As above- protections required against persons and corporates seeking to place profit purely over community and longevity.	ADDED- with genteel protections for buildings left to otherwise avoidable decline so balanced scale between providing support to those that appreciate it and avoiding heavy handed Compulsory purchase which has long-term adverse impacts on property owners.	1990 - 1999	Man	None of the above apply
Non compliance	Keep present area	1940 - 1949	Man	I am a resident of Three Rivers, I own a property in Three Rivers
Unsympathetic development.	Yes	1960 - 1969	Woman	I am a resident of Three Rivers

New housing developments that will spoil the beauty of the area.	Probably more need to be added, I think you should look at Ruislip and how it celebrates its heritage and history (Manor Farm visitors centre & Library) and advertise what the historic buildings are and where are they - do local children get taken to them?	1960 - 1969	Woman	I am a resident of Three Rivers, I own a property in Three Rivers
Biggest issue is the lack of commitment and or will from our district Councillors and TRDC officials who should leave the party politics and points scoring aside and work for the good of the community who elected them.	The Boundary should include Ricky Station, St Mary's Church, the Aquadrome and the Money Hill Parade, Ceders Estate	1950 - 1959	Man	I am a resident of Three Rivers, I own a property in Three Rivers

Over development impacting on the character and safety of our town	protect our history by preserving listed buildings and others of historical value	1950 - 1959	Woman	I am a resident of Three Rivers, I own a property in Three Rivers
The Mill Stream could dry up if plans to remove the weir go ahead, there is lots of litter and rubbish in the watercourses which don't seem to be managed by anybody e.g. Environment Agency, and I worry about the pollution from the car wash on uxbridge road	The Mill Stream needs to be added, running alongside uxbridge road	1980 - 1989	Woman	I am a resident of Three Rivers, I own a property in Three Rivers
People coming in wanting to over develop in the conservation area, and not understanding what a conservation area means	Happy with the current area.	1950 - 1959	Woman	I am a resident of Three Rivers
Development and lack of maintenance	No	1970 - 1979	Woman	I am a resident of Three Rivers

The conservation areas at present are not being protected to the extent they should be. Streetscspe is ignored including signage, lighting, paving etc, etc. The planning controls are lax and enforcement is inadequate. The system at present is broken due to a lack of resource znd diligence.	Yes there are buildings that should be included as listed buildings that are not at present. The Cedars Estare has lost charm and consistency over the years as its not within a conservation area, such as in Chorleywood and the Weller Estate in Amersham. Examples of the original MRCE Metro-land estates. This is now almost too late.	1950 - 1959	Man	I am a resident of Three Rivers, I own a property in Three Rivers
Not sure	No comment	1960 - 1969	Woman	I am a resident of Three Rivers
Too many shops of the same type	Ok	1960 - 1969	Woman	I am a resident of Three Rivers

It's a bit unfair that people can't have porches or at least an overhang above the front door. I bought a house a few years ago (not in the conservation area) and it was only after going there three times while it was raining that I decided to have an overhang built. Also insisting on original windows, may be energy inefficient.	As there is nowhere else to put this. There is a bad error in section 4.212. The Ebury Railway was originally intended to go from Watford to Uxbridge but only reached Rickmansworth. This may have been because it reached the Grand Union Canal and did not need to go further. However, it closed in 1967 NOT 1867. It was open a lot longer than 4 years and was successful, to some degree! I know someone	1950 - 1959	Prefer not to answer	I own a property in Three Rivers
Funding	Not sure	1990 - 1999	Woman	I am a resident of Three Rivers, I own a property in Three Rivers

*CLIMATE CHANGE *COUNCILS INADEQUATELY FINANCED TO ACT AS CONSERVATION GUARDS *INADEQUATE NOTICE OF CONSERVATION ISSUES TO RESIDENTS *LACK OF APPRECIATION OF THE EDICTS WHICH EXIST TO PRESERVE OUR HISTORY AND OUR ENVIRONMENT. *I REMAIN SURPRISED THAT A SMALL DEFIBRILLATOR PLACED ON A WALL OF A BANK IN RICKMANSWORTH REQUIRES PLANNING PERMISSION, (WHICH WAS SUBMITTED) WHEREAS LARGE METAL GATES, WITH FINIALS & MORE THAN 2 METRES HIGH, ARE ALLOWED TO REMAIN IN SITU AFTER 8 MONTHS WITHOUT PLANNING PERMISSION. DISCREPANCIES SUCH AS THIS SHOULD BE AVOIDED AS PRECEDENTS WILL BE FORMED AND THE CONSERVATION AREA WILL	YES. I CANNOT SEE ANY GLARING OMISSIONS.	1940 - 1949	Man	I am a resident of Three Rivers, I own a property in Three Rivers
TRDC commitment to good design quality (scale, materials, colours and detailing) that respects the heritage location; strengthening, supporting and further developing of "town pride"; setting responsibilities and adequate Council staffing for implementation of current excellent intentions; and phasing developments in Conservation Area to suit financing and prioritising Area 1,2 and 3.	I have recently moved to Rickmansworth and do not know enough to make meaningful comments.	1930 - 1939	Man	I am a resident of Three Rivers, I own a property in Three Rivers

Shops used for illegal activities. Too many shops of the same type i.e. nail bars. Empty shops in the town centre. Shop fronts that do not fit in with the identity of the town. Various types of replacement doors and windows and changes to buildings which do not reflect their original design.	The current boundary does not include 'Metroland' yet this is what created much of the town we now know. Much is made about 'Metroland' being of historical significance but some of the original houses are now being completely replaced or radically changed and houses are built on part of original gardens.	1950 - 1959	Woman	I am a resident of Three Rivers, I own a property in Three Rivers

Please select the beginning of your postcode	What is your ethnic group?	Please specify other	I agree to the Terms of Use and Privacy Policy for using Engagement HQ
WD3 8	White - British		I agree
Prefer not to say	White - British		I agree
WD3 5	White - British		I agree
WD3 1	White - British		I agree
WD3 3	White - British		I agree

WD3 7	White - British		I agree
WD3 1	White - British		I agree
WD3 8	White - British		I agree
WD19 7	White - Any other white backgroun d		I agree
WD3 7	White - British		I agree

WD3 1	White - British		I agree
WD3 4	White - British		I agree
WD3 1	White - British		I agree
WD3 1	White - British		I agree
WD3 3	White - British		I agree

WD3 8	Prefer not to answer		I agree
WD3 8	White - British		I agree

WD3 3	White - British		I agree
WD3 7	White - British		I agree

WD3 1	White - British		I agree
WD3 8	White - British		I agree
WD3 7	White - British		I agree
WD3 7	White - British		I agree

WD3 7	White - British		I agree
WD3 8	White - British		I agree
WD3 7	White - British		I agree
WD3 7	White - British		I agree

WD3 3	White - British		I agree
WD3 8	White - British		I agree

WD3 8	White - Any other white background		I agree
WD3 8	White - British		I agree

WD3 8	White - British		I agree

I don't live in Three Rivers	White - British		I agree
WD3 7	White - British		I agree
WD3 5	White - British		I agree

WD3 1	White - British		I agree
WD3 1	Asian or Asian British - Indian		I agree

WD3 4	White - British		I agree
WD3 7	White - British		I agree
HA6 3	White - British		I agree
HA6 3	Asian or Asian British - Indian		I agree

WD3 7	White - British		I agree
WD3 4	White - British		I agree
WD3 7	White - British		I agree

WD3 7	White - British		I agree
WD3 1	White - British		I agree

HA6 2	Asian or Asian British - Pakistani		I agree
WD3 1	White - British		I agree

WD3 7	White - British		I agree

Batchworth Community Council
Eastbury - Moor Park - Rickmansworth

Basing House, 46 High Street,
Rickmansworth WD3 1HP
Mike Kirkman, Clerk to the Council
clerk@batchworth-ecc.gov.uk

01923 590201

Monday, 10 August 2026

For the attention of: Marko Kalik, Head of Planning Policy and Conservation

Dear Marko,

Re: Draft Rickmansworth Conservation Area Appraisal and Management Plan

Batchworth Community Council (BCC) welcomes the review and supports the preparation of an updated Conservation Area Appraisal and Management Plan. We have identified several areas where we believe the draft document could be strengthened and, in some instances, updated.

1. In Section 2 Planning Policy Context, the draft document currently references the old version of Three Rivers District Local Plan and should be updated to reflect the version of the Local Plan recently published as part of the Reg 19 consultation.
2. Section 2 should also reference the Batchworth Neighbourhood Plan (2023-2028) which covers the Rickmansworth Conservation area and is a material consideration in the determination of planning applications. This should be clearly recognised throughout the document.

   Suggested wording might include:

   "Batchworth Community Council's Neighbourhood Plan contains the Batchworth Neighbourhood Design Code which gives guidelines and codes which are expected to be followed and used as a reference point against which to assess planning applications.

   The Rickmansworth Town Centre Concept Plan further develops the Batchworth Neighbourhood Design Code, illustrating high level ideas and potential strategies for change in the town centre. Applicants for development in the town centre are expected to refer to the Concept Plan."
3. The list of Locally Important Buildings (para 8.4 on pages 81-82) should be reviewed to ensure it is accurate and up to date. Several building references are now incorrect; for example, Barclays Bank is now a restaurant, The Hogs Head is now occupied by Costa Coffee, and the reference to Chequers Restaurant is also inaccurate.
4. The Table at 3.3 identifies several other buildings of architectural interest and we support their inclusion in the list of locally important buildings.

5. There are inconsistencies within the document that require clarification. Page 64 refers to the height of buildings, while page 72 refers to tall buildings. Consistent terminology should be used throughout, and the document should reflect the new Local Plan by making it clear that buildings within the conservation area should generally be limited to no more than three storeys.

6. BCC considers that there should be a stronger Management Plan. The section on maintenance should clearly explain the powers and tools available to TRDC and set out how proposals will be implemented and enforced. A clear methodology or Action Plan should be included, covering implementation, the application of the design code, consistent terminology, accurate building references, and the reinstatement of materials following utility works to ensure they match the existing historic materials. The document should also specify appropriate materials for footpaths, roads, seating and signage to ensure consistency whenever maintenance works are undertaken.

7. Article 4 Directions should be clearly referenced and adhered to, as they are essential in maintaining a coherent approach to planning within the conservation area. Furthermore, the Conservation Area guidelines should apply to the entirety of buildings, not simply the shopfronts. This should include rear elevations, wider views, plant equipment such as HVAC units, traffic impacts and service areas including bin stores. For example, at McDonald's, balconies now overlook HVAC equipment and traffic has increased, demonstrating the importance of considering the wider setting of development.

8. BCC also considers that the Management Plan should promote a consistent approach to building finishes, railings and other streetscape details, referencing the approach adopted in the Neighbourhood Plan. At present there are inconsistencies, such as the cobbled paving at one end of the High Street compared with standard paving on the opposite side. A clear specification for materials used throughout the conservation area would help preserve its character and appearance.

9. The draft makes little reference to existing environmental policies or how they will operate within the conservation area. The Local Plan contains guidance on provision of sustainable energy and reduction of emissions in new and existing buildings. This should be referenced in the draft together with clear guidance on balancing environmental objectives with the need to preserve the character and appearance of the conservation area. BCC would welcome future liaison with TRDC regarding the implementation of sustainable energy measures, including electric vehicle charging infrastructure. Any such proposals should be guided by a cohesive strategy that aligns with both the Local Plan and the Batchworth Neighbourhood Plan, ensuring that new infrastructure is sensitively designed and does not detract from the historic street scene.

10. The draft refers to a future review of the District's conservation area boundaries. BCC proposes that such review considers extending the existing boundaries to include additional areas adjacent to Rickmansworth Town Centre and its environs

and Nightingale and Cedars Avenue conservation areas. We also request that a future boundary review considers the inclusion of parts of Mill End together with an Article 4 Direction to restrict the scope of permitted development rights and changes of use from town centre to residential and office to residential. Areas in the locality bordering the River Colne should also be considered in the review.

We trust these comments are helpful and look forward to continuing to work collaboratively with TRDC to ensure that the Conservation Area Appraisal and Management Plan provides a robust framework for protecting and enhancing the special character of Rickmansworth Conservation Area.

Yours Sincerely,

Mike Kirkman

Mike Kirkman Clerk to the Council

PP Rupa Ahluwalia Officer to the Council

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Batchworth Community Council (BCC) Comments with Place Services provisional responses.

Bold requires instruction or input from Three Rivers:

No.	BCC Comment	PS Comment (internal)
1	In Section 2 Planning Policy Context, the draft document currently references the old version of Three Rivers District Local Plan and should be updated to reflect the version of the Local Plan recently published as part of the Reg 19 consultation.	New sentence added to Section 2 para 2.1.5
2	Section 2 should also reference the Batchworth Neighbourhood Plan (2023-2028) which covers the Rickmansworth Conservation area and is a material consideration in the determination of planning applications. This should be clearly recognised throughout the document. Suggested wording might include: "Batchworth Community Council's Neighbourhood Plan contains the Batchworth Neighbourhood Design Code which gives guidelines and codes which are expected to be followed and used as a reference point against which to assess planning applications. The Rickmansworth Town Centre Concept Plan further develops the Batchworth Neighbourhood Design Code, illustrating high level ideas and potential strategies for change in the town centre. Applicants for development in the town centre are expected to refer to the Concept Plan."	New sentence added as para 2.1.8 to reference the Neighbourhood Plan as part of the Local Plan. The more detailed point about the Batchworth Neighbourhood Design Code has been added to Section 7 'Management Proposals' under para 7.2.5.
3	The list of Locally Important Buildings (para 8.4 on pages 81-82) should be reviewed to ensure it is accurate and up to date. Several building references are now incorrect; for example, Barclays Bank is now a restaurant, The Hogs Head is now	This has now been updated.

	occupied by Costa Coffee, and the reference to Chequers Restaurant is also inaccurate.	
4	The Table at 3.3 identifies several other buildings of architectural interest and we support their inclusion in the list of locally important buildings.	This point is acknowledged.
5	There are inconsistencies within the document that require clarification. Page 64 refers to the height of buildings, while page 72 refers to tall buildings. Consistent terminology should be used throughout, and the document should reflect the new Local Plan by making it clear that buildings within the conservation area should generally be limited to no more than three storeys.	These sections refer to slightly different considerations but, in both instances, emphasise the importance of the prevailing context in considering appropriate building heights.
6	BCC considers that there should be a stronger Management Plan. The section on maintenance should clearly explain the powers and tools available to TRDC and set out how proposals will be implemented and enforced. A clear methodology or Action Plan should be included, covering implementation, the application of the design code, consistent terminology, accurate building references, and the reinstatement of materials following utility works to ensure they match the existing historic materials. The document should also specify appropriate materials for footpaths, roads, seating and signage to ensure consistency whenever maintenance works are undertaken.	Section 7.2 addresses 'Development Management Tools' including enforcement and implementation. The points on methodology/Action Plan/ Design Codes are acknowledged but are beyond the remit of this document.

7	Article 4 Directions should be clearly referenced and adhered to, as they are essential in maintaining a coherent approach to planning within the conservation area. Furthermore, the Conservation Area guidelines should apply to the entirety of buildings, not simply the shopfronts. This should include rear elevations, wider views, plant equipment such as HVAC units, traffic impacts and service areas including bin stores. For example, at McDonald's, balconies now overlook HVAC equipment and traffic has increased, demonstrating the importance of considering the wider setting of development.	There is an existing Article 4 Direction in place in relation to change of use which is referred to in para 2.3 of the draft CAA. A definition of Article 4 Directions is provided on p84. Section 7.2.14 raises the potential for an extension to the Article 4 Direction to restrict further alterations within residential areas under permitted development, including extensions or alterations to elevations fronting a road (including side elevations on corner properties), creation of hard surfaces, and removal and replacement of front boundary walls, and the installation of satellite dishes on the front of houses. The point in relation to service yards and the entirety of buildings is acknowledged and an additional paragraph has been added at 7.4.17. Views and setting are covered already in 7.4.18.
8	BCC also considers that the Management Plan should promote a consistent approach to building finishes, railings and other streetscape details, referencing the approach adopted in the Neighbourhood Plan. At present there are inconsistencies, such as the cobbled paving at one end of the High Street compared with standard paving on the opposite side. A clear specification for materials used throughout the conservation area would help preserve its character and appearance.	This is covered to some extent under Chapter 6 ‘Opportunities for Enhancement’ which mentions street furniture and surfacing as requiring improvement, also in 7.5 ‘Public Realm and Highways, which identifies the importance of maintaining appropriate street surfaces, signage etc. as a general point in terms of public realm

9	The draft makes little reference to existing environmental policies or how they will operate within the conservation area. The Local Plan contains guidance on provision of sustainable energy and reduction of emissions in new and existing buildings. This should be referenced in the draft together with clear guidance on balancing environmental objectives with the need to preserve the character and appearance of the conservation area. BCC would welcome future liaison with TRDC regarding the implementation of sustainable energy measures, including electric vehicle charging infrastructure. Any such proposals should be guided by a cohesive strategy that aligns with both the Local Plan and the Batchworth Neighbourhood Plan, ensuring that new infrastructure is sensitively designed and does not detract from the historic street scene.	Sustainability/ energy efficiency is covered in the Management Plan para 7.4.5 which has now been updated to address heat pumps, solar panels and EV charging equipment.
10	The draft refers to a future review of the district's conservation area boundaries. BCC proposes that such review considers extending the existing boundaries to include additional areas adjacent to Rickmansworth Town Centre and its environs and Nightingale and Cedars Avenue conservation areas. We also request that a future boundary review considers the inclusion of parts of Mill End together with an Article 4 Direction to restrict the scope of permitted development rights and changes of use from town centre to residential and office to residential. Areas in the locality bordering the River Colne should also be considered in the review.	Nightingale Road, Cedars Avenue and Mill End could be added later to the Conservation Area boundary. However, these are separate distinct areas that would benefit from being treated separately: the existing Nightingale Road, Upper Nightingale Road and Cedars Avenue Conservation Areas have a more coherent architectural character and so would be better operated as separate Conservation Areas. Mill End is geographically removed from the historic centre of Rickmansworth, separated by a large amount of built form which does not have special interest and so its inclusion would be contrary to policy. NPPF HE2.1: 'Conservation Areas and World Heritage Sites' states that: '*When considering a new or amended conservation area designation, local planning*

		authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.' The point on extending Article 4 Direction is acknowledged, but this is not directly a heritage consideration and so is beyond the remit of this report.

From public consultation:

Need for better enforcement of regulations on public realm and for political consensus on these issues.

Response: A note on Planning and Highways Authorities work together to help conserve the existing character of the Conservation Area where appropriate has been added to para 7.5 'Public Realm and Highways.

Place Service's RESPONSES TO PUBLIC CONSULTATION

Respondents were all public except Rickmansworth Town Team & Rickmansworth Waterways Trust

Place Services response shown in purple for clarity:

Summary of Public Response on- What areas and spaces make Rickmansworth special to you?

- The Aquadrome
- Grand Union Canal
- River Chess and Colne/Colne Valley
- Mill Stream/Mill End
- Chorleywood Common
- Also, towpaths, riverside walks etc associated with the above.
- Generally open spaces including parks, woodland and Green Belt for recreational use.

Historic areas and buildings were also mentioned which includes:

The historic centre of Rickmansworth in general with specific mentions of the High Street, Church Street, The Bury, St Mary's Church, Joan of Arc School historic pubs including The Feathers and historic streets including Ebury and Talbot Road,

More limited mentions of:

- Bury Grounds
- Chorleywood House Estate
- Houses along Uxbridge Road

Place Services Response to-What areas and spaces make Rickmansworth special to you?

- The areas and spaces identified are acknowledged.
- Many of the popular natural locations are beyond the historic centre of Rickmansworth and so are excluded from the proposed Conservation Area.
- The Mill Stream has been mentioned in the Batchworth CC response and will be addressed in responses to the last question.
- The more historic built structures and areas identified above are strongly featured in the draft CAA.

Are there any changes would you like to see in the future?

- Protect and maintain waterways, includes those identified above such as Colne Mill Stream and Aquadrome.
  These points are acknowledged and the waterways are largely outside the Conservation Area and covered by separate legislation and policy.

- Regenerate the High Street – improved shop fronts, more independent and varied businesses, fewer repetitive uses, better station-to-centre arrival and a stronger café, market and events offer and general public realm, street furniture, litter, graffiti etc.
  This point is agreed and in relation to shopfronts and public realm is reflected in CAA Section 6 on Opportunities for Enhancement and under Management Proposals, which emphasise the importance of improving shopfronts. However, there is limited legal control in the GPDO measures for controlling the types of retail occupier within the High Street.

- Limit to harmful development- Protection of Green Belt land, sensitive height and design controls, protection of historic views and resistance to demolition or inappropriate alteration.
  The points are acknowledged. There is no Green Belt within the proposed Conservation Area, but important historic views are covered in Section 5 and appropriate new development is considered in Section 7 of the draft CAA.

- Improve walking, cycling and traffic management –Pedestrianisation, underpass at Ebury Way, safer cycling, lower traffic dominance, traffic calming and better links between the town, station, Aquadrome and canal,
  The points are acknowledged. Improvement of public realm is covered in Section 6 'Opportunities for Enhancement' and under Section 7.5 Public Realm and Highways. Wider routes are beyond the remit of the CAA but are addressed throughout the Batchworth Neighbourhood Plan which covers a larger geographical area.
- Strengthen heritage controls and participation- enforcement, more public notice of conservation issues and stronger civic ownership.

The points are acknowledged. CAA para 7.2.15 covers the use of Enforcement where appropriate permissions have not been sought for changes.

- Better design standards, and restrictions on taller buildings

  The points are acknowledged. CAA chapter 7.4 looks in details at Managing Future Change to ensure good quality future development, which includes taller buildings. Batchworth Neighbourhood Plan separately has requirements in relation to design quality in the town centre.

- Request for inclusion of the Batchworth Lock; Mill Stream; Cedars Estate

  This is addressed under responses to 'Do you feel the boundary covers buildings of historic and architectural value…etc' below

- Request for national listing of Halfway House pub listed

  This point is acknowledged but is outside the remit of this study. It should be referred directly to Historic England

What potential issues (if any) do you think the Conservation Area faces?

Overdevelopment: loss of green space, unsympathetic buildings, excessive height, demolition and damage to landscape setting and historic views. Infrastructure and population pressure related to traffic, parking, water supply, sewage capacity and runoff are viewed as risks when development outpaces infrastructure.

The point is acknowledged; the CAA addresses the importance of green space, good quality design and important views.
The CAA addresses traffic and parking under 7.5 'Public Realm and Highways'. However, development more widely in the district is beyond the remit of the draft CAA.

Water decline and ecological risk

Low or absent flows, overgrowth, flooding, climate change, pollution, sewage discharge and wildlife loss, particularly for the Mill Stream and Colne system.

The points is acknowledged; this relates largely to areas outside the CAA

Need for better enforcement of regulations on public realm and for political consensus on these issues.

The point is acknowledged; the CAA addresses enforcement measures in CAA para 7.2.15. The importance of public realm is emphasised throughout the CAA and additional note on co-operation between planning and highways authorities has been added.

Climate change and need for energy efficiency measures

The point is acknowledged; the CAA addresses scope for energy efficiency measures. Further update will be given on specific energy efficiency measures.

Excessive regulation in relation to smaller alterations such as front porches.

The point is acknowledged. The CAA addresses the importance of good design and Historic England has further information on conservation areas and their designation and principles. Extensions and adaptations to houses and other buildings will still be permitted where they preserve the character of the Conservation Area.

Do you feel the boundary covers buildings of historic and architectural value? Should some be removed, or others added?

Suggested areas to be excluded

Remove The Cloisters

The point is acknowledged, but The Cloisters is a well-preserved example of interwar architecture that represents the towns development and is in a relatively central location and is considered appropriate for inclusion.

Telephone Exchange/ should only be merited if it retains its windows as this is part of the special interest.

The point is acknowledged, and inclusion in the Conservation Area will give greater likelihood that the special interest of the building will be maintained.

Cedars Estate has lost charm and consistency over the years as its not within a conservation area.

The point is acknowledged. The Cedars Estate including Cedars Avenue and Nightingale Road have their own separate Conservation Area designation.

Suggested areas to be included:

No. It does not cover Our Lady Help of Christians Catholic Church, which is a listed building. This could easily be included.

The point is acknowledged. However, the boundary is focused on the historic town centre which developed south of the railway line. The special interest of the church is acknowledged, but it is a nationally listed building and therefore has its own separate statutory protection.

Add in Rickmansworth Station

The point is acknowledged and the Station has been included in the draft CAA.

Ricky Station, St Mary's Church,

The station and the church are within the proposed Conservation Area boundary.

Batchworth Lock house and Canal Buildings, cottages. The Ebury Way.

The special interest of Batchworth Lock house is acknowledged, but there is a large extent of modern development and roads separating this from the historic town centre and as a nationally listed building it has its own separate statutory protection.

The Ebury Way extends out of the historic town centre, and it is a rural footpath so is not suitable for inclusion, but it is likely to have its own protection under a separate classification.

The canal, Mill Stream/Mill End and Aquadrome

The special interest of these features and locations are acknowledged, but due to their separation from the historic town centre due to roads or more modern development, their inclusion in the Conservation Area is not considered appropriate.

Money Hill Parade

Money Hill Parade is quite far from the historic town centre of Rickmansworth. Inclusion of outlying areas would be likely to reduce the overall special interest and effectiveness of the Conservation Area.

Cedars Estate.

This is under a separate Conservation Area designation

More Metroland housing areas as this is the special characteristic of the area.

The point is acknowledged, but inclusion of outlying areas outlying areas would be likely to reduce the overall special interest and effectiveness of the Conservation Area.

General/Boundary Comments

I think the old tree pub should just be knocked down and the site sold to developers for housing which is so badly needed

The point is acknowledged, as a Grade II listed building it is has its own separate statutory protection and is outside the proposed Conservation Area boundary

We should not remove anything/ Don't know/No

The responses are acknowledged.

As there is nowhere else to put this. There is a bad error in section 4.212. The Ebury Railway was originally intended to go from Watford to Uxbridge but only reached Rickmansworth. This may have been because it reached the Grand Union Canal and did not need to go further. However, it closed in 1967 NOT 1867. It was open a lot longer than 4 years and was successful, to some degree! I know someone who travelled on it and he is still alive!

The point is acknowledged and this reference is no longer there.

Residential Environmental Health – Nuisance and Pollution Policy

23/11/2026

THREE RIVERS DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE

PART I

Residential EH – Nuisance and Pollution Policy (ADCCC)

1 Summary

1.1 The Environmental Protection Act 1990 (EPA1990) places a statutory duty on the council to take reasonably practicable steps to investigate complaints made by customers into potential statutory nuisance within the district.

1.2 Historically, these investigations have been undertaken using adopted internal procedure.

1.3 However, to provide our residents with greater transparency around these investigations and the steps that the council will take when conducting these investigations, this Policy has been drafted for consideration and adoption by Members.

2 Recommendation

2.1 That:

2.2 Members of the council's Policy and Resources Committee adopt this Policy to provide residents with greater transparency around how these investigations will be undertaken by Officers.

2.3 For Members to agree to delegate the authority to make minor amendments to the Policy to the council's Head of Strategic Housing and Environmental Health, in consultation with the Lead Member.

Report prepared by: Jason Hagland, Head of Strategic Housing and Environmental Health.

3 Details

3.1 Under Section 79 of the EPA1990, the things that can amount to a statutory nuisance are the following -

3.1.1 Premises in such a state as to be prejudicial to health or a nuisance

3.1.2 Smoke emitted from premises

3.1.3 Fumes or gases from private dwellings

3.1.4 Dust, steam, smell or other effluvia from industrial, trade or business premises

3.1.5 Accumulations or deposits, such as rubbish or waste, that are prejudicial to health or a nuisance

3.1.6 Animals kept in such a place or manner as to be prejudicial to health or a nuisance

3.1.7 Noise from premises

3.1.8 Noise from vehicles, machinery or equipment in the street

3.1.9 Artificial light emitted from premises

3.1.10 Insects from industrial, trade or business premises

3.2 As confirmed above, should the council receive a complaint on any of the above matters, then the council have a statutory duty under the EPA1990 to take reasonably practicable steps to investigate this matter and assess whether a statutory nuisance exists.

3.3 The adoption of this Policy will provide clarity for our customers as to how complaints of this nature will be investigated by Officers, whilst ensuring that these investigations by Officers are undertaken fairly, consistently and proportionately.

3.4 The Policy sets out the council's approach for investigating, managing and enforcing against nuisance and pollution complaints effecting residents, businesses and communities.

3.5 It also sets out how these complaints will be assessed, what evidence customers will be required to submit to ensure an appropriate investigation can be undertaken and any further requirement of the customer, should formal enforcement be considered. (witness statement, providing evidence at a Court hearing etc.)

3.6 The process of investigation of these matters is contained within this Policy, including what measures Officers may take to establish whether a statuary nuisance is present.

3.7 This will include the Officer visits, inspections, monitoring and the use of noise monitoring equipment.

3.8 The Policy clearly sets out how cases will be managed by Officers and sets out the enforcement options available to Officers in these matters. It also sets out the matters that the council will be unable to investigate and other avenues for resolution that customers may wish to pursue in these circumstances.

3.9 These are included within Appendix Two of the Policy and include matters such as aircraft noise, odour from domestic cooking and noise from vehicles travelling on major roads.

Options and Reasons for Recommendations

3.10 To ensure that investigations by Officers into complaints of potential statutory nuisance and pollution are undertaken fairly, consistently and proportionately, it is recommended that Members adopt the Policy.

3.11 Furthermore, the adoption of this Policy will ensure that customers have clarity and are well informed on how these investigations are conducted and the matters that the council is able to investigate.

4 Policy/Budget Reference and Implications

4.1 The recommendations in this report are within the Council's agreed policy and budgets.

Financial, Equal Opportunities, Staffing, Environmental, Community Safety, Public Health, Risk Management and Health & Safety Implications

None specific.

5 Legal Implications

5.1 Nil

6 Equal Opportunities Implications

6.1 Relevance Test

Has a relevance test been completed for Equality Impact?	Yes
Did the relevance test conclude a full impact assessment was required?	No

6.2 Impact Assessment

Nil negative impacts identified for any groups with protected characteristics

7 Customer Services Centre Implications

7.1 The adoption of this Policy is likely to have a positive implication on the council's Customer Services Centre.

7.2 The Policy will clearly set out for customers the matters that the council are able to investigate, therefore, will likely reduce the number of calls made to the council to report issues that are unable to be investigated. This will give this Customer Service Representatives more time to deal with other matters.

8 Communications and Website Implications

8.1 If adopted, the Residential EH Nuisance and Pollution Policy will require to be uploaded to the council's website.

9 Risk and Health & Safety Implications

9.1 The Council has agreed its risk management strategy which can be found on the website at http://www.threerivers.gov.uk. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

9.2 The subject of this report is covered by the Housing Services service plan(s). Any risks resulting from this report will be included in the risk register and, if necessary, managed within this/these plan(s).

Nature of Risk	**Consequence**	**Suggested Control Measures**	**Response** *(tolerate, treat terminate, transfer)*	**Risk Rating** *(combination of likelihood and impact)*
Investigations into a complaint of potential statutory nuisance are	Reputational risk to the council	The adoption of the Residential	Treat	4

unable to be considered a investigated in a fair, consistent and proportionate manner	Upholding of complaints by the housing and Social Care Ombudsman should complaints escalate to this body	EH – Nuisance and Pollution Policy		

9.3 The above risks are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.

Likelihood				
Very Likely	**Low** 4	**High** 8	**Very High** 12	**Very High** 16
	Low 3	**Medium** 6	**High** 9	**Very High** 12
	Low 2	**Low** 4	**Medium** 6	**High** 8
Remote	**Low** 1	**Low** 2	**Low** 3	**Low** 4
	Impact			
	Low ----------▶			Unacceptable

Impact Score	**Likelihood Score**
4 (Catastrophic)	4 (Very Likely (≥80%))
3 (Critical)	3 (Likely (21-79%))
2 (Significant)	2 (Unlikely (6-20%))
1 (Marginal)	1 (Remote (≤5%))

9.4 In the officers' opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually.

Data Quality

Data sources: Nil

Data checked by: N/A

Data rating: N/A

1	**Poor**	**N/A**
2	**Sufficient**	**N/A**
3	**High**	**N/A**

Background Papers

APPENDICES / ATTACHMENTS

The council's Residential EH – Nuisance and Pollution Policy
Equalities Impact Assessment
Sustainability Impact Assessment

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Equality impact Assessment (EIA) – Residential EH nuisance and

THREE RIVERS DISTRICT COUNCIL

Project Information	
Project Name *This should clearly explain what service / policy / strategy / change you are assessing*	*Residential EH Nuisance and Pollution Policy*
Service Area *Main team responsible for the policy, practice, service or function being assessed*	*Housing Services*
EIA Author *Name and Job Title*	*Jason Hagland – Strategic Housing Manager*
Date EIA drafted	26/08/2026
ID number *This will be added by the Strategy and Partnerships Team*	HS007

Executive summary	
Focus of EIA	The councils Residential EH Nuisance and Pollution Policy sets out how Three Rivers District Council will respond to nuisance and pollution complaints from customers in a fair, consistent and proportionate way. The Policy aims to protect residents, businesses and the local environment by setting out what matters the council can investigate, what evidence may be needed, how decisions will be made, and when informal resolution, mediation or formal enforcement action may be appropriate. The Policy also clarifies matters that fall outside the council's remit and signposts residents to the relevant organisations where another body is better placed to assist.

Mitigations		
Protected Characteristic	**Potential Issue**	**Mitigating Actions**
Age	Potential impact on those elderly residents who are digitally isolated, therefore, unable to review the Policy on the council's website.	Paper copies can be provided by Officers if requested. Copy of the Policy will be available for Healthy Hub staff to discuss with elderly residents if they require.
Disability		

	Nil negative impact identified.	Each case will be assessed on an individual basis, officers would consider disability when assessing proportionate actions
Gender reassignment (or affirmation)	Nil negative impact identified.	N/A
Pregnancy or maternity	Nil negative impact identified.	N/A
Race	Potential impact on those residents with ethnic backgrounds who do speak English as a first language, therefore, unable to review the Policy on the council's website.	The council's website has a translation tool that can be used in these circumstances.
Religion or belief	Nil negative impact identified.	N/A
Sex	Nil negative impact identified.	N/A
Sexual Orientation	Nil negative impact identified.	N/A
Marriage and Civil Partnership	Nil negative impact identified.	N/A

The council recognises other communities may be vulnerable to disadvantage, this includes carers, people experiencing domestic abuse, substance misusers, homeless people, looked after children and care leavers, (ex) armed forces personnel.	There is a chance that noise complaints submitted to the council may identify a potential safeguarding issue within a property or domestic abuse.	In these circumstances Officers will escalate in line with the council's adopted safeguarding policy and procedures and seek advice from the council's Domestic Abuse Caseworker.

Actions Planned
Ensure all Officers who review these complaints are appropriately trained in safeguarding and aware of the council's safeguarding policy and procedures. Ensure that Officers that organise and undertake sessions at the council's Healthy Hub are aware of the adoption of the Policy and seek advice from the relevant Officers should any questions arise.

Additional Information
Nil

Sign off:

Equalities Lead Officer	Date
Shivani Dave	27/08/2026

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Residential EH – Noise and Pollution Policy

November 2026

THREE RIVERS DISTRICT COUNCIL

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1. Introduction

1.1 Three Rivers District Council is committed to protecting and improving the environment and health of residents and businesses. The council recognises that nuisance and pollution can have a significant impact on individuals and communities.

1.2 This Policy sets out the council's approach to the investigation, management and enforcement of nuisance and pollution complaints.

1.3 The Environmental Protection Act 1990 (EPA 1990) provides local authorities with the power to address matters that are prejudicial to health or constitute a statutory nuisance.

1.4 Specialist areas such as noise from construction sites, Code of Practice (COP) for Concerts are contained within the Control of Pollution Act 1974 (COPA 1974).

2. Aims of the Policy

2.1 The Policy supports the council's vision of 'A great place to live, work and visit', specifically supporting our strategic theme of providing Healthy, Safe and Thriving Communities.

2.2 The purpose of this Policy is to ensure that nuisance and pollution complaints are handled effectively and consistently.

2.3 The council will use its statutory and enforcement powers to prevent, reduce or abate nuisance and pollution where informal measures have been unsuccessful or where the circumstances warrant formal action.

3. Statutory Nuisance

3.1 The Environment Protection Act 1990 constitutes the following as "statutory nuisances":

- Any premises in such a state as to be prejudicial to health or a nuisance;
- Smoke emitted from premises so as to be prejudicial to health or a nuisance;
- Fumes or gases emitted from premises so as to be prejudicial to health or a nuisance;
- Any dust, steam, smell or other effluvia arising on industrial, trade or business premises and being prejudicial to health or a nuisance;
- Any accumulation or deposit which is prejudicial to health or a nuisance;
- Any animal kept in such a place or manner as to be prejudicial to health or a nuisance;
- Any insects emanating from relevant industrial, trade or business premises and being prejudicial to health or a nuisance;

- Artificial light emitted from premises so as to be prejudicial to health or a nuisance;
- Noise emitted from premises so as to be prejudicial to health or a nuisance;
- Noise that is prejudicial to health or a nuisance and is emitted from or caused by a vehicle, machinery or equipment in a street;
- Any other matter declared by any enactment to be a statutory nuisance.

3.2 There is no maximum noise level (decibel level) that automatically constitutes a statutory nuisance. Each complaint will be assessed on its individual merits. Factors taken into consideration will include:

- When the noise is occurring (noise can be a nuisance at any time of the day or night);
- The duration of the noise;
- How often the noise is occurring;
- The type of noise;
- Whether there is a social acceptance (for example, bonfire night); and
- The nature and character of the locality.

3.3 The factors listed above are not exhaustive and all relevant circumstances will be considered when determining whether a statutory nuisance exists. The decision will be based on the evidence available and the professional judgement of the investigating officer.

4. Matters Outside the council's remit

4.1 There are also types of complaints that the council cannot deal with because legislation relating to the issue refers to another body. These types of complaints are set out in Appendix Two.

4.2 Certain household noises are not considered to be statutory nuisances and will not be investigated. The list below is not exhaustive and each individual matter will be dealt with on a case-by-case basis

- The sound of footsteps
- Slamming doors or cupboards
- Dropping objects or moving furniture
- Children and babies crying
- Children playing (including playgrounds)
- Talking or laughing coming from inside a home or garden
- The reasonable use of noisy garden equipment such as lawnmowers or leaf blowers
- The reasonable use of washing machines, vacuum cleaners or kitchen appliances

5. Alleged Noise Nuisance from Animals

5.1 The council's Residential Environmental Health Team do not investigate alleged noise nuisance that originates from animals.

5.2 These investigations will be undertaken by the council's Animal Welfare and Licensing Inspector.

6. Construction Sites

6.1 The council acknowledge that construction and demolition activities can generate significant levels of noise which may adversely affect local residents.

6.2 In certain matters, the planning permission granted by the council for a development will restrict the working hours which noisy construction is allowed to take place.

6.3 These hours will be listed within the development Construction Management Program (or similar)

6.4 In addition, the council can impose further restrictions on working hours and types of machinery that can be used on construction sites under the COPA 1974.

6.5 In all cases, noisy works undertaken and demolition activities within the Three Rivers District must be limited to:

- 08:00 to 18:00 Monday to Friday
- 09:00 to 13:00 on Saturdays

6.6 No noisy construction work is allowed on Sundays or public holidays.

6.7 Residents undertaking domestic building works or DIY projects are encouraged to inform neighbouring occupiers in advance of any potentially noisy activities and to carry out such works at reasonable times in consideration of others.

6.8 Where complaints are received regarding construction noise, the council will investigate the matter and take appropriate action in accordance with relevant legislation, planning conditions and this Policy.

7. Making a Complaint

7.1 Before making a complaint, individuals affected by a nuisance are encouraged, where it is safe to do so, to discuss the issue directly with the person responsible. In many cases, the individual may be unaware that their activities are causing disturbance, and the matter can be resolved informally without the need for council intervention.

7.2 Where informal resolution has been unsuccessful, or where it is not

appropriate to do so, complaints may be reported to the council via our online platform or via email to the council's Residential Environmental Health team.

7.3 Following submission of a complaint of alleged nuisance, the council will require Nuisance Diary Sheets, or, in the case of the complaints of noise nuisance, recordings submitted via the council's Noise App portal.

7.4 Nuisance Diary Sheets and a link to the council's Noise App portal can be found on the council website.

7.5 No investigation into any potential statutory nuisance will be commenced until the council is provided with completed Nuisance Diary Sheets (within 21 days) or sufficient recordings logged on the council's Noise App portal.

7.6 Following receipt of Nuisance Diary Sheets or input on the Noise App the council will investigate a potential statutory nuisance. In relation to noise complaints, the council will only investigate noise that meet the legal test for a statutory nuisance, taking into account the factors listed in 3.2.

7.7 The council will not investigate complaints relating to one-off incidents of noise unless there are exceptional circumstances or another relevant statutory power applies.

7.8 The council will assess each complaint and determine whether further action is appropriate based on the evidence available.

7.9 All complaints will be treated confidentially and will not normally be disclosed to the subject of a complaint unless formal action is required and such disclosure is necessary to support legal proceedings.

7.10 The council will not investigate anonymous complaints as no formal action is able to be progressed.

8. Nuisance from tenants of Social Housing (Registered Providers)

8.1 The council recognises that nuisance complaints may involve tenants or leaseholders of social housing properties managed by Registered Providers.

8.2 These Registered Providers have a responsibility to investigate and address anti-social behaviour and breaches of tenancy conditions affecting their residents. The council, Registered Providers and Hertfordshire Constabulary will work collaboratively where appropriate to resolve nuisance issues.

8.3 Where a complaint relates to a social housing tenant, the council will determine whether the matter falls within its statutory nuisance powers or whether it is more appropriately addressed by the Provider through its

Anti-Social Behaviour (ASB) or tenancy management procedures.

9. Case Management

9.1 Each report of nuisance or pollution received by the council will be assessed and recorded according to the nature of the alleged issue.

9.2 Once satisfied that the essential criteria for statutory nuisance has been met, a letter will be sent to the subject, informing them that the council has received an alleged complaint and advice will be offered to resolve the problem.

9.3 Where appropriate, the council may seek to resolve issues through advice, education, mediation or informal intervention before considering formal enforcement action.

9.4 Where formal action is considered necessary, the council may require the complainant to act as a witness in Court and provide evidence in support of any legal proceedings.

9.5 Repeated reports relating to the same nuisance issue will be managed under the original complaint record to enable the council to assess the frequency, duration and impact of the alleged nuisance over time.

9.6 Where a complainant subsequently reports an additional and distinct nuisance arising from the same person, property or source, the additional issue will be recorded as a separate complaint if it requires a different assessment, investigation method or resolution.

9.7 Where multiple nuisance issues are reported from the same source, the council may consider the cumulative impact of those issues when assessing the overall effect on the complainant and determining whether further action is appropriate.

10. Investigation Process

10.1 Upon receipt of a complaint, the council will undertake an initial assessment to determine whether the matter falls within its powers and responsibilities.

10.2 The council will review the additional information provided from the complainant including Nuisance Diary Sheets and recordings on the Noise App to support the investigation.

10.3 Investigations may include Officer visits, monitoring, inspection of premises, review of evidence, use of noise monitoring equipment and liaison with other agencies.

10.4 In determining whether a statutory nuisance exists, the investigating officer will consider all relevant circumstances of the case, including factors listed within this Policy at Sections 3.2 and 3.3.

10.5 The decision as to whether a statutory nuisance exists rests with the investigating officer and will be based on the evidence available and the professional judgement of that officer.

10.6 Where a complaint relates to rented accommodation, the council may notify the landlord or managing agent and invite them to assist in resolving the matter where appropriate.

10.7 Where a visit is deemed appropriate, Officers will aim to undertake this visit within 10 working days of the receipt of the required Noise App submissions or Diary sheets.

10.8 If, at any time, the volume or nature of complaints received exceeds the operational capacity of the team, the council reserves the right to prioritise those matters requiring the most urgent intervention.

10.9 Prioritisation decisions will be made by authorised Officers based on the evidence and information available at the time of assessment. These decisions may be reviewed and revised where additional evidence is provided or subsequently identified.

10.10 Where complaints are subject to prioritisation, customers will be informed accordingly and provided with an indicative timeframe for response.

11. The Role of the Complainant

11.1 Complainants are expected to cooperate with investigations and provide accurate and truthful information. This may include completing Nuisance Diary Sheets, submitting records through the Noise App, providing witness statements and allowing access for monitoring equipment where appropriate.

11.2 Where formal action is considered necessary, the council may require the complainant to act as a witness in Court and provide evidence in support of any legal proceedings.

11.3 The complainant should notify the council if circumstances change or if the nuisance ceases.

12. Enforcement Outcomes

12.1 The council will seek to secure compliance and resolve nuisance and pollution issues in a proportionate and consistent manner. Enforcement action will be considered where there is sufficient evidence to demonstrate a statutory nuisance and where informal measures have failed to achieve an acceptable resolution.

12.2 The council will adopt a graduated approach to enforcement wherever appropriate, taking into account the severity of the issue, the impact on

those affected, the compliance history of the person responsible and any risks to public health or the environment.

12.3 Following investigation, the council may determine that no further action is required where:

- The complaint is not substantiated;
- There is insufficient evidence to support further action;
- The issue does not meet the legal test for a statutory nuisance;
- The nuisance has ceased and is unlikely to recur; or
- The matter falls outside the council's powers or responsibilities.

12.4 Where appropriate, the council may seek to resolve matters through informal action, including:

- Providing advice and guidance;
- Issuing warning letters;
- Facilitating communication between affected parties;
- Encouraging voluntary compliance; or
- Working with relevant partners to achieve a resolution.

12.5 Where informal action is unsuccessful or the circumstances warrant a more formal response, the council may take formal enforcement action in accordance with relevant legislation. Formal enforcement action may include, but is not limited to:

- The service of an Abatement Notice;
- Seizure of equipment (where statutory powers allow);
- Community Protection Warning/Community Protection Notice
- Prosecution proceedings; or
- Any other action available to the council under relevant legislation.

12.6 The council reserves the right to take immediate formal action without prior warning where the circumstances are serious, present a significant risk to health or the environment, or where legislation requires such action.

13. Mediation

13.1 The council recognises that some nuisance complaints, particularly neighbour disputes, may be resolved more effectively through mediation than through formal enforcement action.

13.2 Mediation is a voluntary process which enables those involved in a dispute to discuss concerns and work towards a mutually acceptable resolution with the assistance of an independent mediator.

13.3 The council may recommend mediation where it considers that the circumstances are appropriate and there is a reasonable prospect of resolving the matter without formal intervention.

13.4 Participation in mediation is entirely voluntary and requires the agreement of all parties.

13.5 The use of mediation does not prevent the council from exercising its statutory powers where a statutory nuisance is identified or where formal action is considered necessary.

14. Case Closure

14.1 The council will consider a complaint to have been fully investigated where:

- A statutory nuisance has not been established;
- The nuisance has ceased and is unlikely to recur;
- Sufficient evidence has not been provided to support further investigation;
- The matter falls outside of the council's powers;
- Informal or formal action has resolved the issue, or;
- All reasonable lines of enquiry have been exhausted.

14.2 The council will close a matter where the requested information, including Nuisance Diary Sheets or Noise App recordings, is not provided within the timescales specified by the investigating officer.

14.3 Where a matter has been closed and further reports are received relating to the same issue, the council will determine whether there is sufficient new evidence to justify reopening the investigation.

14.4 The council reserves the right to discontinue or suspend its responsive service where complaints are found to be malicious, unreasonable or unsupported by credible evidence.

15. Private Action

15.1 The council recognise that, despite reasonable investigation and evidence gathering, there may be occasions where a statutory nuisance cannot be established, or where the professional judgment of the investigating officer differs from the view of the complainant.

15.2 Under Section 82 of the EPA 1990, individuals affected by an alleged statutory nuisance have the right to bring proceedings directly before a Magistrates' Court.

15.3 The availability of a private action under Section 82 is independent of any investigation undertaken by the council and remains available whether or not the council takes formal enforcement action.

15.4 The council cannot provide legal advice or representation in relation to any private action undertaken or to be undertaken. Individuals

considering this course of action are encouraged to seek independent legal advice.

16. When to contact the Police

16.1 The council will not normally investigate criminal matters which should be reported directly to the Hertfordshire Constabulary.

16.2 Residents should contact Hertfordshire Constabulary where there are allegations involving:

- Violence, or threats of violence;
- Hate crime;
- Drug dealing, use or supply;
- Criminal damage;
- Public disorder;
- Immediate risk to life or property.

16.3 In an emergency, residents should call 999. Non-emergency matters should be reported via 101 or Hertfordshire Constabulary's online reporting service.

17. Review of Policy

17.1 This Policy will be reviewed in line with any significant change in legislation, guidance issued by the government or significant case law. In any case, it will be reviewed every three years.

18. Appendix One – Noise App/Collecting Evidence

18.1 Evidence may be collected using the Noise App, Nuisance Diary Sheets or a combination of both methods.

18.2 The Noise App allows complainants to record incidents of alleged noise nuisance and submit recordings directly to the council as supporting evidence. The Noise App can be downloaded from www.thenoiseapp.com

18.3 The council will also request completion of Nuisance Diary Sheets. Complainants must complete and return the Nuisance Diary Sheets within 21 days.

18.4 Nuisance Diary Sheets may be used as evidence during formal enforcement action or legal proceedings and should therefore be completed accurately and truthfully. A copy of the Nuisance Diary Sheets is available on the council website.

18.5 The information provided through the Noise App and/or Nuisance Diary Sheets will be reviewed by the investigating officer alongside any other evidence gathered during the investigation.

18.6 The submission of recordings on the Noise App and/or Nuisance Diary Sheets does not automatically mean that a statutory nuisance has been established

18.7 Failure to return requested Nuisance Diary Sheets or provide sufficient evidence through the Noise App in the designated time period (21 days) will result complaint being closed due to insufficient evidence.

18.8 Evidence submitted through the Noise App and Nuisance Diary Sheets will be handled in accordance with the council's Data Protection Policy.

18.9 Information provided to the council will be treated confidentially and will not normally be disclosed unless required for formal enforcement action or legal proceedings.

18.10 The decision as to whether a statutory nuisance exists rests with the investigating officer, who will consider all available evidence and circumstances of the case.

19. Appendix Two

19.1

Complaint	Who Could Assist	Contact
Aircraft noise	Civil Aviation Authority	UK Civil Aviation Authority
Anti-Social Behaviour from a neighbourhood event or activity, or a person's unreasonable behaviour	Council ASB or Community Safety teams	Antisocial behaviour | Three Rivers District Council
Bonfire smoke drifting across a road	Police	Contact us to report a crime, incident or suspicion | Hertfordshire Constabulary
Commercial or trade waste burning	This is only permitted if the operator holds a valid waste exemption certificate from the Environment Agency	Environment Agency - GOV.UK
Dark smoke from a chimney serving a furnace or boiler or industrial plant	Environment Agency	Environment Agency - GOV.UK
Defects in, or construction of, local roads	Hertfordshire County Council Highways	Report a street light, pothole or other problem |

		Hertfordshire County Council https://www.threerivers.gov.uk/services/transport-and-streets/road-pavement-maintenance
Noise from moving motorbikes and cars	Police	Contact us to report a crime, incident or suspicion | Hertfordshire Constabulary
Odours from domestic properties (such as from cooking smells or smoking)	Private matter	
Pollution of a canal	Canal and Rivers Trust	Canal & River Trust | Making life better by water
Pollution of a watercourse, a river or lake	Environment Agency	Environment Agency - GOV.UK
Traffic noise from motorways and major roads	Highways England	National Highways - National Highways
Unsightly or untidy homes	Planning Enforcement	Planning enforcement | Three Rivers District Council

19.2 A private matter is an issue that does not fall within the council's statutory functions or enforcement powers. Where this is the case, the council will not be able to take action and affected individuals may need to pursue the matter themselves, either through direct engagement or independent legal advice.

THREE RIVERS DISTRICT COUNCIL

Budget Monitoring Report to 30 SEPTEMBER 2026 27/10/2026

THREE RIVERS DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE

23 NOVEMBER 2026

PART I

BUDGET MONITORING REPORT TO 30 SEPTEMBER 2026 (DIRECTOR OF FINANCE)

Budget Monitoring Summary

1.1 The Budget monitoring report is a key tool in scrutinising the Council's financial performance and is designed to provide an overview to all relevant stakeholders. It is essential that the council monitors its budgets throughout the year to ensure that it is meeting its strategic objectives within its resource limits and, where necessary, corrective action is taken. A key principle of budgetary control is to align the budget holders' financial responsibilities and their management responsibilities.

1.2 This report shows the expected financial position over the three year medium term based on the Council's actual financial performance at the end of Period 6 (30 September 2026) set against the latest budget.

2. Recommendation

To Council:

2.1 That the revenue budget virements as set out in Appendices 1 to 3 and noted in paragraph 4.1.4 be approved and incorporated into the three-year medium-term financial plan.

2.2 That the revenue budget supplementary estimates of £0.236m as set out in appendices 1 to 3 and noted in paragraph 4.1.5 be approved and incorporated into the three-year medium-term financial plan.

2.3 That the revenue variances to be managed of £0.335m as set out in appendices 1 to 3 and noted in paragraph 4.1.6 be noted.

2.4 That the capital budgets of £0.341m as set out in appendices 1 to 3 and noted in paragraph 4.4.2 be approved and incorporated into the three-year medium-term financial plan.

Report prepared by Sally Riley, Finance Business Partner

3.1 Revenue Summary

3.1.1 The Forecast reported as at Period 3 was £16.376m. This was a variation to budget of £0.400m. The forecast year end position for 2026/27 at Period 6 is estimated to be £16.947m giving an unfavourable variance of £0.571m when compared to the previous forecast.

3.1.2 The table below shows how the forecast year end position has been constructed:

Revenue Budget 2026/27	£000
Original Net Revenue Budget	**15.243**
Carry Forward from 2025/26 and Adjustments (Year end report July 2026)	733
Original Budget Plus Carry Forwards from 2025/26	**15,976**
Variances previously reported	**400**
Previous Forecast	**16,376**
Supplementary Estimates to budget reported at Period 6 (*to be approved)*	**236**
Variances to budget reported at Period 6 (*to be noted)*	**335**
Forecast Total Net Expenditure 2026/27	**16,947**

3.1.3 The main variances are shown in the table below:

Revenue Budget 2026/27 - P6 Variances	£000
Inflationary Pressures	168
NDR Revaluation - additional NDR costs	114
Cost of Planning Appeals	135
Reduction in Green Waste Income	110
Other Variations	45
Forecast Total Net Expenditure 2026/27	**571**

- The central contingency balance after applying the pay award to individual budgets is £444k. Any remaining balance on the contingency reduces the call on reserves at year end.
- The cost of planning appeals reflects the costs of the planning appeals in relation to Oxhey Lane and Little Green Lane.
- In order to promote early sign up for green waste, the Council is investigating incentives for residents to sign up early to avoid fluctuations in summer income.
- Savings tend to emerge as the financial year progresses. Budget Holders are currently scrutinising budgets to ensure saving are bought forward earlier.
- The impact of vacancies during the year is determined as part of budget monitoring as at the end of November.

3.2 The significant supplementary estimates listed in the appendices include the implementation of the 2026/27 pay award and inflationary increases and increases in the payment of the Real Living Wage on the Leisure Management contract.

3.3 Capital Summary

3.3.1 The latest approved budget for 2026/27 is £22.406m. The forecast Year end position for 2026/27 is estimated to be £22.747m, which results in a service variation of £0.341m.

Capital Investment Programme 2026/27	£000
Original Budget	**6,795**
Variances to budget reported at Period 10 2025/26 (March 2026)	503
Rephasing from 2025/26 (*year end report July 2026)*	14,831
Variances previously reported	277
Latest Budget	**22,406**
Variances to budget reported at Period 6 (*to be approved)*	341
Forecast Capital Expenditure 2026/27	**22,747**

3.3.2 The forecast variances to agreed budget are shown in the table below:

Description	£000
CIL Community Grants CIL grants approved at Full Council 20/7/26 - One YMCA £47,050, Croxley Guild Bowls Club £47,298 and Chorleywood Youth FC original grant of £185,903 replaced with new grant of £363,000	271
Capital Grants and Loans Budget virement to Open Space Access Improvements for improvements to Scotsbridge Multi-Use Games Area	(7)
Aquadrome Whole Life Costing **Budget for fencing at the Aquadrome approved 24/7/26 by urgent decision**	110
Open Space Access Improvements Budget Virement from Capital Grants and Loans for improvements on Scotsbridge Multi-Use Games Area	7
Improve Play Areas – Future Schemes Use of S106 funding towards Hayling Road Play Area project	20
TRH Whole Life Costing £60,000 rephased into 2027/28 for investigation of glazing issues which will take place next year. Budget virement requested of £100,000 to TRDC Footpaths and Alleyways to facilitate essential works following a recent inspection	(160)
TRDC Footpaths and Alleyways Inspections undertaken this year have identified an exceptionally high number of areas requiring attention. As a result, the allocated budget has already been fully committed. A budget virement of £100,000 is requested from Three Rivers House Whole life costing budget which is not required this financial year	100
Total Capital Variance	**341**

3.4 **Reserves Summary**

3.4.1 The potential effect of both the revenue and capital variances upon each reserve at summary level is shown in the table below. A list of reserve balances is shown at Appendix 7. The General Fund balance has been updated due to final entries to the statement of accounts and are subject to the external audit process.

Description	Projected Balance at 1 April 2026 (Budget Council February 2026)	Balance at 1 April 2026 (Outturn Position)	Planned Use of Balances and Carry	Revised Balance at 1 April 2026	Current Forecast Move-ment	Forecast Balance at 31 March 2027
	£000	£000	£000	£000	£000	£000
Capital Reserves	(11,112)	(9,298)		(9,298)	(923)	(10,221)
Earmarked Reserves	(24,215)	(31,164)	6	(31,158)	(105)	(31,263)
Economic Impact Reserve	(1,035)	(1,048)	74	(974)		(974)
General Fund	(4,546)	(5,181)	830	(4,351)	971	(3,380)
Total	**(40,908)**	**(46.691)**	**910**	**(45,781)**	**(57)**	**(45,838)**

The Forecast general fund balance shows the impact assuming all the forecast variations fall on the General Fund, and no savings are identified in the remainder of the year. The 2025/26 Outturn report showed an underspend of £461k after carry forwards of £733k were taken into account.

In addition to general fund balances, the central contingency has a balance of £444k. The balance on the central contingency at year end reduces any call on balances.

Details

3.5 **Revenue Budget**

3.5.1 The Council's latest approved services budget (excluding corporate budgets) is £16.376m. The Forecast year end position is now estimated to be £16.947m which results in a unfavourable service variance of £0.571m. After taking account of Corporate Costs, the total unfavourable variation is £0.571m

3.5.2 The table below shows the supplementary estimates and variances to be managed against each Committee. The position of each cost centre and an explanation of the main variances for each committee are set out in the detailed committee monitoring reports at Appendices 1 to 3 and within the Corporate Costs Medium Term Revenue Budget at Appendix 4.

Committee	Supplementary Estimates £000	Variances to be managed/Virements £000	Total £000
General Public Services and Community Engagement	244	250	494
Climate Change and Leisure	136	24	160
Policy and Resources	(145)	62	83
Total	**236**	**335**	**571**
Corporate Costs (Interest Earned/ Paid) and Parish Precepts	0	0	0
Net General Fund	**236**	**335**	**571**

3.5.3 Within Appendices 1 to 3, annex B sets out the supplementary estimates, variances to be managed, and budget virements requested for each committee.

3.5.4 The budget virements requested enable effective budget management by ensuring that budgets are aligned to service activity, management responsibilities, and reflect grant income and planned use of reserves. Budget virements must always net to zero across the Council's budget. The budget virements requested at the end of Period 6 result in a net increase in expenditure budgets totalling £0.080m offset by a corresponding net decrease in expenditure budgets or an increase in income budgets, which reflects the receipt of grant income and use of reserves. Policy and Resources Committee is recommended to approve the budget virements at paragraph 2.1.

3.5.5 Supplementary estimates totalling £0.236m are requested at the end of Period 6. Supplementary estimates are requested when there is certainty that a budget pressure will arise, and the pressure cannot be managed within the service area. Supplementary estimates are funded by an increase in the contribution from General Balances and if agreed, result in the latest budget being updated to reflect the agreed expenditure. The impact of agreeing the additional budget is taken into account in the General Fund reserves forecast at paragraph 4.2.1. Policy and Resources Committee is recommended to approve the supplementary estimates at paragraph 2.2.

3.5.6 At the end of Period 6, variances to be managed total £0.335m. The Policy and Resources Committee is recommended to note these variances at paragraph 2.3.

3.6 **Revenue Reserve Position**

3.6.1 The effect of all Period 6 variances on the Council's General Fund Reserve over the medium term is shown in the table below:

Movement on General Fund Balance	2026/27				2027/28	2028/29
	Original £000	Latest Budget £000	Previous Forecast £000	Latest Forecast £000	Latest £000	Latest £000
Balance Brought Forward at 1 April	(5,181)	(5,181)	(5,181)	(5,181)	(3,380)	(3,128)
(Surplus)/Deficit for Year	251	1,102	1,230	1,802	252	402
Closing Balance at 31 March	**(4,930)**	**(4,079)**	**(3,951)**	**(3,380)**	**(3,128)**	**(2,726)**

3.6.2 A prudent minimum general fund balance of £2.000m is considered appropriate. The general fund balance is forecast to fall below this minimum level over the medium term.

3.6.3 The Council also has the Economic Impact Reserve which is held to manage the impact of economic fluctuations. The reserve is not currently planned to be used in 2026/27.

Movement on Economic Impact Reserve	2026/27				2027/28	2028/29
	Original £000	Latest Budget £000	Previous Forecast £000	Latest Forecast £000	Latest £000	Latest £000
Balance Brought Forward at 1 April	(1,048)	(1,048)	(1,048)	(1,048)	(974)	(974)
Covid-19 Impact for year	0	0	0	74	0	0
Closing Balance at 31 March	**(1,048)**	**(1,048)**	**(1,048)**	**(974)**	**(974)**	**(974)**

3.6.4 After taking account of the Economic Impact Reserve, the Council's unrestricted reserves position is forecast to remain above the £2.0m risk assessed level across the Medium Term Financial Plan (MTFP) at £3.700m as at 31 March 2029 see Appendix 6.

3.7 **Investment Portfolio**

3.7.1 The Council's Property Investment Board was allocated up to a total of £20.000m in 2017 to invest in acquiring property with a specific remit of achieving a 5% return (yield) on the investment. The table below shows those properties that the Council has acquired, the 2026/27 receivable rent, and the resulting yield.

3.7.2 The total rent due is forecast to be £1.049m which will achieve an average yield of 5.62%, above the 5% target. The governance of property investments is covered in the Property Investment Strategy.

Investment Property	2026/27 rent £000	Total cost of property £000	Yield %	Comments
Nottingham	(205)	4,469	4.59%	Acquisition of freehold interest located in the city centre of Nottingham let to commercial tenants, for a combined rental of £227,600pa on a 10 year lease from Feb 2018 which is subject to upward only rent reviews in Feb 2023. With effect from the Feb 2023, Barclays Bank Plc rent has been negotiated and agreed at £145,000 pa. This will be to lease end Feb 2028. A lease review is currently being undertaken. Robinson Webster (Jigsaw) Ltd was under a Company Voluntary Agreement (CVA). Effective from the 2/9/20 to 8/4/23, paying only a concessionary rent of £12,000 pa as opposed to the contracted rent of £60,000 pa. Market Rent Valuation has now been agreed by TRDC and Jigsaw of £60,369pa. wef from the end of the CVA (8/4/23).
Norwich	(561)	7,169	7.83%	Acquisition of a freehold interest located in the city centre of Norwich. Let to commercial sitting tenants for 20 year lease from December 2007. The rent due wef 21-12-21 was £468,670. The rent is reviewed annually in line with RPI, with a collar and cap arrangement of 3% and 5% respectively. However the lease requires that every 5th year a market rent review is undertaken. Rent review was undertaken and it was uplifted to wef 21-12-22 by cap rate of 5%. This resulted in an annual rental figure of £492,103.58. The latest annual rent uplift in Dec 25 has increased the rent to £556,927.50 A rent uplift of 3% has been projected wef Dec 26. A lease review is currently being undertaken.
Lincoln Drive (South Oxhey)	(138)	2,740	5.04%	The purchase of a Temporary Accommodation hostel at Lincoln Drive, South Oxhey. This comprises of 20 units with a mixture of 1, 2 and 3 bedrooms. This represents the net rent after the deduction of the management fee payable to Watford Community Housing which includes voids and the provision for bad debts.
South Oxhey Maisonettes	(145)	2,877	5.04%	Local Authority (LAHF) funded purchase of 11 maisonettes in South Oxhey from Countryside for total cost of £3,913,200. The properties are under leased to Three Rivers Homes Ltd to provide housing provision. The net turnover rent is paid to TRDC by TRH Ltd. The percentage return is calculated on the TRDC's match funding apportionment of £2.807m + £116,822 for Stamp Duty apportionment.
Total	**(1,049)**	**17,255**	**5.62%**	**Average Yield**

3.8 **Capital Programme**

3.8.1 The Council's capital programme has been designed to support and enhance its core services and priorities. The Council's Medium Term Capital Investment Programme is shown by scheme by each Committee at Annex C in Appendices 1 to 3 and includes variances and commentary from officers.

3.8.2 The latest Capital budget including re-phasing from 2025/26 is £22.406m. The forecast year end position for capital expenditure by Services at Period 6 is £22.747m. This provides a variance to latest budget of £0.341m as detailed in the table below. The Policy and Resources Committee is recommended to approve a revised capital programme budget taking account of the budget variations as set out in appendices 1 to 3 at paragraph 2.4.

3.8.3 The table below shows the 2026/27 original budget, latest budget, forecast year end position, spend to date and variance for Period 6.

Committee	Original Budget £000	Original Budget Plus 2025/26 Rephasing	Latest Budget £000	Spend to Date £000	Year end Forecast £000	Variance £000
General Public Services and Community Engagement	2,715	4,352	4,410	1,191	4,774	364
Climate Change and Leisure	1,504	2,880	3100	425	3,237	137
Policy & Resources	828	1,152	1,152	118	992	(160)
Total Service	**5,048**	**8,384**	**8,661**	**1,734**	**9,002**	**341**
Major Projects:						
South Oxhey Parking	0	500	500	0	500	*0*
Local Authority Housing Fund	2,250	13,745	13,745	2,271	13,745	*0*
Total Capital	**7,298**	**22,129**	**22,406**	**4,005**	**22,747**	**341**

3.8.4 As at the end of Period 6, the spend totalled £4.005m and represents 17.87% of the latest budget.

3.8.5 The capital programme is mainly supported by three income streams; capital receipts (derived from the sales of assets), grants and contributions, and the use of reserves. In addition, the Council may prudentially borrow to fund its capital programme. Decisions on borrowing (amount and duration) will be taken when the need arises. Funding of the capital investment programme over the medium term is shown at Appendix 5.

3.9 **Key Risk Areas**

3.9.1 Resources are allocated in the revenue and capital budgets to support the achievement of The Council's corporate plan. The Council's budget is exposed to risks that can potentially impact on service level provision. The key risks highlighted as part of this quarter's monitoring are;

- **Inflation**
  The 12 month Consumer Price Index (CPI) was 3.5% for September 2026 and the Retail Price Index (RPI) was 3.9%. Inflation drives costs across the Council's budgets with the most significant impact on pay, fuel and energy costs. The impact on the Council's budget is set out section 4.6 below.

- **Business Rates & Council Tax**
  The cost of living crisis, low economic growth and risk of recession will continue to place pressure on households and businesses throughout 2025/26 and may impact on the collection rates for Council Tax and Business Rates (NNDR - National Non Domestic Rates). The table below shows the impact on collection rates in the first ten months of this year:

Fund	P6 2026/27 Target	P6 2026/27 Actual	Difference
Council Tax	49.02%	57.8%	8.78%
Business Rates (NNDR)	49.5%	59.02%	9.52%

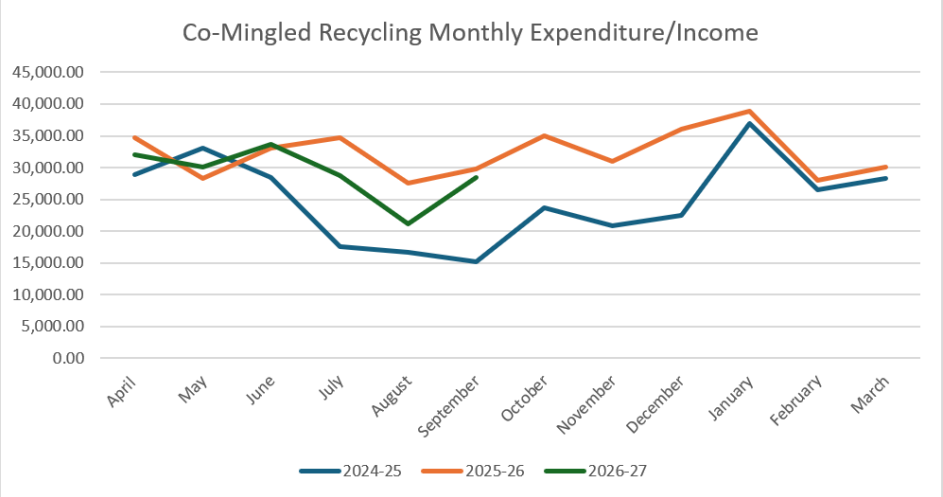
As at 30 September, collection rates for Council Tax and NNDR are ahead of target, this reflects the profile of payment plan options such as the payment of Council Tax over 10 months of the year rather than 12. Year on year, the collection of Council Tax is marginally behind of the position reported at 30 September 2025 when 58.2% (-0.4%) of Council Tax due had been collected and Business Rates is ahead when 56.02% (3.0%) of Business Rates due had been collected.

Any impact on collection rates will feed through the Collection Fund to impact on council spending power in 2027/28 through the Collection Fund surplus or deficit.

- **Recycling Costs**
  The Council has a contract for the disposal of recycling. The cost of the contract is variable and is linked to the global commodities market. The price can fluctuate significantly and when demand for recyclable materials is high the Council receives income for the recycling. Currently, the Council faces a cost to dispose of recycling as demand for materials has reduced. Recent economic performance data released from China, where the economy appears to have entered a recession, suggests that demand for recyclable materials could remain low for longer, increasing the cost to the Council.

  At present the Council is being prudent in its forecasting and assuming that recyclable income will not recover. The graph below shows the cost for the last 3 years to our recycling contractor and illustrates how this position can

change in year.



- **Interest Rates**
  The Bank of England's response to high inflation has been to utilise monetary policy by increasing the Bank of England Base Rate. This has impacted on the cost at which government can borrow and has fed through to the rates at which Councils can borrow from HM Treasury through the Public Works Loans Board (PWLB), rates that can be achieved from deposits with HM Treasury through the Debt Management Office (DMO), local authority to local authority lending and borrowing, and the interest rates offered by banks on current accounts and fixed deposits. The Council's cashflow forecasts indicate that the Council does not have a borrowing requirement during 2026/27. Therefore, the risk to the Council is on the upside, as higher interest rates mean that the Council will be able to generate more income from investing cash balances. The Council's Treasury Management activity is reported to the Audit Committee and the performance against budget is contained within this report in Appendix 4.

- **National Non-Domestic Rates (NNDR) Write-Offs**
  Approval is sought to "write off" irrecoverable debts in relation to NNDR, as the sums in question are above the delegated authority of the Director of Finance.

  The sum of £462,077.06 pertains to 31 businesses. The details of the individual amounts and the reasons for the write-off can be found at Appendix 9.

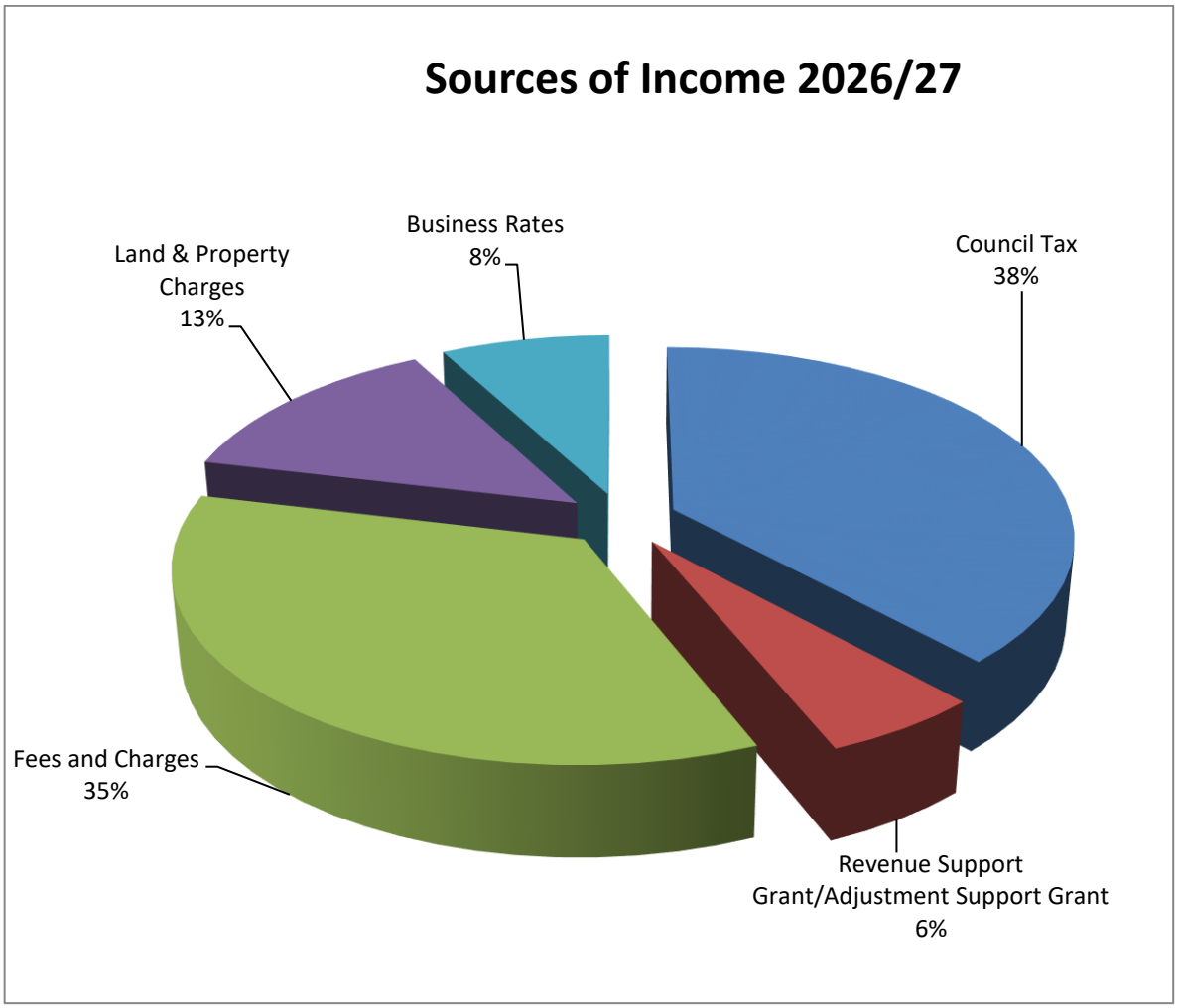
3.9.2 The Council's overall key financial risk matrix is shown at Appendix 7. These are reported and monitored and reviewed by the Council's Audit Committee.

3.10 **Impact of inflation**

3.10.1 Energy costs are expected to continue to place pressure on budgets in year although the pressure hasn't materialised in actual costs to 30 September 2026. As far as possible, services will be expected to absorb increased costs by managing other expenditure.

3.11 **Council Income**

3.11.1 The chart below shows the amount of income for each source as a percentage of total income.



3.11.2 Particular income generating items can fluctuate depending on the economic climate, popularity and affordability. The main risks that are considered the most critical and their financial position are shown in the table below. It should be noted that the income receivable from the Planning Services and Parking Enforcement are not linear and are subject to peaks and troughs throughout the financial year.

3.11.3 For Environmental Services, trade waste is invoiced to customers half yearly in April and October and garden waste for existing customers is charged for in one instalment at the beginning of the financial year.

3.11.4 Garage rents are charged on a weekly basis and are collected by a monthly direct debit. Licensing income relates licences which are issued on a one, three and five year basis.

Service	Income Stream	2026/27 Original Budget £	2026/27 Latest Budget £	2026/27 Actual to date £	2026/27 Year end Forecast £	2026/27 Variance £
Regulatory Services	Application Fees	(889,234)	(889,234)	(377,530)	(889,234)	0
	Licenses	(215,120)	(215,120)	(124,460)	(215,120)	0
Parking	Penalty Charge Notices	(175,000)	(175,000)	(107,914)	(175,000)	0
	Pay and Display	(230,000)	(230,000)	(146,145)	(230,000)	0
Environmental Protection	Trade Refuse	(960,345)	(960,345)	(466,985)	(960,345)	0
	Garden Waste	(1,761,170)	(1,761,170)	(1,642,969)	(1,651,170)	110,000
	Clinical Waste	(55,985)	(55,985)	(18,957)	(55,985)	0
	Cemeteries	(256,213)	(256,213)	(179,371)	(256,213)	0
Property Services	Garages	(1,213,410)	(1,213,410)	(576,872)	(1,199,410)	14,000
	Shops	(210,000)	(210,000)	(143,758)	(210,000)	0
	Investment Properties	(1,082,885)	(1,082,885)	(603,119)	(1,082,885)	0

3.11.5 Further details on the Council's key budget indicators for revenue service income streams (including volumes and trends) are shown in the detailed Committee Monitoring Reports at Appendices 1 to 3.

3.12 **Debtors (invoicing)**

3.12.1 The Council charges its customers for various services by raising debtor invoices. If the debt remains outstanding, then a variety of recovery methods are employed including rearranging the payment terms, stopping the provision of the service or pursing the debt through the legal recovery process.

3.12.2 As at the end of Period 6 (September), the total outstanding debt was £0.580m. This is equivalent to 1.95% of total budgeted income of £29.824m. Debts less than one month old total £0.301m (49.22% of total debt) and it is considered that this sum will be recovered. Outstanding debt over a year old is £0.167m (35.43% of the total debt) which mainly relate to Temporary Accommodation and rent on a Commercial Property where the tenant has been placed into liquidation. The Council's debt recovery team will continue to chase these debts and initiate payment plans (instalments) wherever possible.

3.12.3 The table below shows a summary of the outstanding debt by the three main aged categories.

Aged debt	Services	Under 1 Month	Over 1 Month to year	Over a year	Total
Committee		**£**	**£**	**£**	**£**
General Public Services and Community Engagement	Community Partnerships	4,972	1,180	720	**6,872**
	Economic Development and Planning Policy	0	0	7,463	**7,463**
	Housing, Public Health and Wellbeing	5,246	5,458	36,963	**47,667**
	Public Services	14,551	3,014	4,799	**22,364**
Climate Change and Leisure	Leisure	116,276	2,103	1	**118,380**
	Sustainability & Climate	0	0	0	**0**
Policy & Resources	Resources	158,987	50,546	166,814	**376,347**
	Leader	1,200	0	71	**1,271**
Total		**301,232**	**62,301**	**216,831**	**580,364**

3.13 Treasury Management

3.13.1 The Council has managed its cash flows and adhered to its Treasury Management policy during the period to 30 September. The interest earned on the investments made by the Council supports the funding of the services it provides. The Council set an original budget of £1.000m on short-term interest investment for 2026/27. The Bank of England base interest rate was 3.75% on 1st April 2026 and has remained the same since. The base rate was therefore 3.75% at the end of the period.

3.14 Staff Vacancy Monitoring

3.14.1 A major risk of non-delivery of service is where key staff leave the Council's employ and there is a delay or difficulty in recruiting suitable candidates to fill the vacant post. The table below summarises the level of vacancies at the end of September 2026 with a detailed analysis by service within Appendices 1 to 3.

Committee	Vacancies
General Public Services and Community Engagement	3
Climate Change and Leisure	1
Policy & Resources	7
	11

3.14.2 The percentage of vacant posts at the end of the second quarter is 3.04% when compared against the total number of 362 Council posts. In some cases, vacant posts will be covered by agency staff to ensure service delivery.

Options and Reasons for Recommendations

4.1 The recommendations below enable the Committee to make recommendations to Council to agree the allocation of financial resources to deliver Council services.

5 Policy/Budget Reference and Implications

5.1 In accordance with the Council's Constitution and Financial Procedure Rules, if the recommendations are accepted, this will amend the Council's budgets for 2026/27, and over the MTFP.

5.2 There are no substantial changes to Council policy resulting from this report.

Financial Implications

6.1 The following revenue and capital variations have been identified for all service committees at 30 September 2026:

Variance	2026/27 £	2027/28	2028/29
Revenue - (Favourable)/ Unfavourable	571,345	308,941	308,941
Capital - Increase / (Decrease)	341,288	0	0

6.2 The explanations relating to these variations are set out in the main body of this report and supporting appendices.

Legal Implications

7.1 There are no legal implications directly arising from this report.

Equal Opportunities Implications

8.1 Relevance Test

Has a relevance test been completed for Equality Impact?	No
Did the relevance test conclude a full impact assessment was required?	No

Staffing, Environmental, Community Safety, Public Health, Customer Services Centre, Communications and Website Implications

10.1 There are no relevant implications directly arising from this report.

Risk and Health & Safety Implications

11.1 The Council has agreed its risk management strategy which can be found on the website at http://www.threerivers.gov.uk. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

11.2 The Financial and Budgetary risks are set out in Appendix 8 and are also reported to each meeting of the Audit Committee. FIN07, which captures the risk

that the medium term financial position worsens, is also reported within the Council's Strategic Risk Register.

The risks set out in Appendix 8 are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.

Data Quality

Data sources:

Council's financial ledger

Data checked by:

Sally Riley, Finance Business Partner

Data rating:

1	**Poor**	
2	**Sufficient**	
3	**High**	✓

Background Papers

Budget papers to Council – February 2026

P3 Budget Monitoring Report – Policy and Resources Committee 8 October 2026

APPENDICES / ATTACHMENTS

Appendix 1 General Public Services and Community Engagement Committee Detailed Monitoring Report
- Annex A - Medium term revenue budget by service
- Annex B - Explanations of revenue variances reported this Period
- Annex C - Medium term capital investment programme
- Annex D - Explanations of capital variances reported this Period
- Annex E – Key Income Streams

Appendix 2 Climate Change and Leisure Committee Detailed Monitoring Report
- Annex A - Medium term revenue budget by service
- Annex B - Explanations of revenue variances reported this Period
- Annex C - Medium term capital investment programme
- Annex D - Explanations of capital variances reported this Period

Appendix 3 Policy and Resources Committee Detailed Monitoring Report
- Annex A - Medium term revenue budget by service
- Annex B - Explanations of revenue variances reported this Period
- Annex C - Medium term capital investment programme
- Annex D - Explanations of capital variances reported this Period
- Annex E – Key Income Streams

Appendix 4 Corporate Costs Medium Term Revenue Budget
Appendix 5 Funding the capital programme
Appendix 6 Medium Term Financial Plan 2026-2029
Appendix 7 Reserves Forecast 2026/27
Appendix 8 Budgetary Risks
Appendix 9 NNDR Write Offs

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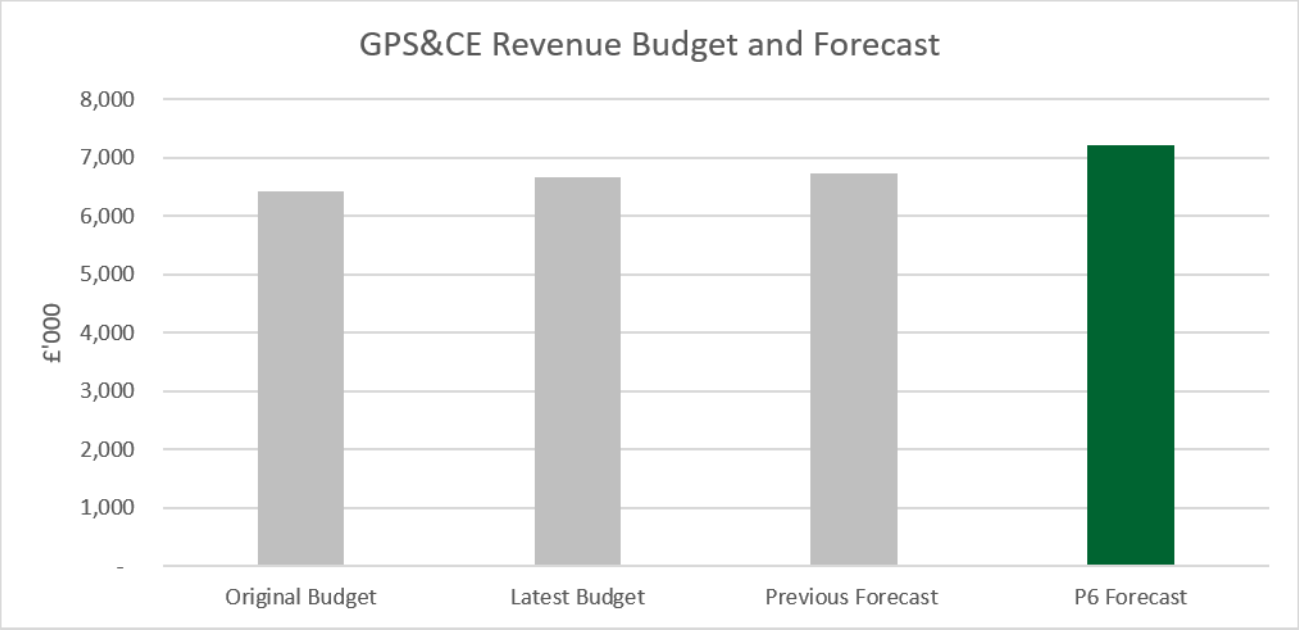
General Public Services and Community Engagement Committee Detailed Monitoring Report

Overview

1. This appendix sets out the detailed financial monitoring position for budgets within the scope of the General Public Services and Community Engagement (GPS&CE) Committee for the 2026/27 financial year. The forecast is based on the position as at Period 6 which covers the period from 1 July 2026 to 30 September 2026.

Revenue

2. The latest forecast is net expenditure of £7.211m against the latest budget of £6.664m. This is an unfavourable variance of £0.548m. The detailed revenue budgets and MTFP forecast is set out in Annex A.



Service Area	Original Budget £000	Original Budget Plus 2025/26 Carry Forwards £000	Latest Budget £000	Previous Forecast £000	Latest Forecast £000	Variation to Previous Forecast £000	Variation to Latest Budget £000
Community Partnerships	1,132	1,187	1,187	1,190	1,226	35	38
Economic Development and Planning Policy	813	813	813	813	998	185	185
Housing	588	588	708	758	781	22	72
Public Services	3,892	3,950	3,955	3,955	4,207	252	252
Total	**6,425**	**6,539**	**6,664**	**6,717**	**7,211**	**494**	**548**

3. Annex B sets out the main variations to budget.

4. **Income Streams**

   The key income streams are detailed in Annex E. All are currently on target to achieve budget income levels in 2026/27.

Capital Investment Programme

5. The latest capital investment programme for 2026/27 is £4.774m. A variation of £0.364m is reported.

6. Detailed Capital budgets are set out in Annex C and Annex D respectively.

Staff Vacancy Monitoring

7. A major risk of non-delivery of service is where key staff leave the Council's employ and there is a delay or difficulty in recruiting suitable candidates to fill the vacant post.

8. The following table sets out the vacancies as at 30 September 2026.

Department	Job Title	Comments	Total
Housing	Housing Supply Officer	Recently advertised	1.00
Land and Property	Land and Property Information Manager	Covered by interim	1.00
Waste Services	Head of Waste & Environment	Currently advertised	1.00
Total General Public Services & Community Engagement			**3.00**

Annex A
GPS&CE Committee Medium Term Revenue Budget by Service

General Public Services and Community Engagement										
Community Partnerships	**Original Budget 2026/27**	**Original Budget Plus 2025/26 Carry Forwards**	**Latest Budget 2026/27**	**Previous Forecast 2026/27**	**Spend to Date**	**Latest Forecast 2026/27**	**Variance @ P6**	**Forecast 2027/28**	**Forecast 2028/29**	**Officer Comments**
	£		£		£	£	£	£	£	
Citizens Advice Bureaux	288,340	288,340	288,340	288,340	130,000	288,340	0	288,340	288,340	Budget currently forecast to be spent
Community Development	4,500	5,351	5,351	5,351	(536)	5,351	0	4,500	4,500	Budget currently forecast to be spent
Community Safety	413,102	452,677	452,677	452,677	210,745	473,134	20,457	433,559	433,559	2026/27 Pay ward Applied and increase in grants budget due to the increase in the costs of the PCSO's
Community Partnerships	214,067	214,067	214,067	217,237	113,233	224,234	6,997	224,234	224,234	2026/27 Pay Award applied
Env Health - Commercial Team	209,790	209,790	209,790	209,790	105,775	213,290	3,500	213,290	213,290	Inflationary increase in SLA with Watford Borough Council
Licensing	(65,596)	(65,596)	(65,596)	(65,596)	(62,954)	(61,474)	4,122	(61,474)	(61,474)	2026/27 Pay Award applied
Community & Leisure Grant	67,500	82,700	82,700	82,700	48,150	82,700	0	67,500	67,500	Budget currently forecast to be spent
Total	**1,131,703**	**1,187,329**	**1,187,329**	**1,190,499**	**544,414**	**1,225,575**	**35,076**	**1,169,949**	**1,169,949**	

Economic Development and Planning Policy	**Original Budget 2026/27**	**Original Budget Plus 2025/26 Carry Forwards**	**Latest Budget 2026/27**	**Previous Forecast 2026/27**	**Spend to Date**	**Latest Forecast 2026/27**	**Variance @ P6**	**Forecast 2027/28**	**Forecast 2028/29**	**Officer Comments**
	£	£	£	£	£	£	£	£	£	
Land & Property Info Section	81,545	81,545	81,545	81,545	2,299	86,382	4,837	86,382	86,382	2026/27 Pay Award applied
Street Naming & Numbering	7,130	7,130	7,130	7,130	2,773	7,130	0	7,130	7,130	Budget currently forecast to be spent
Development Management	220,958	220,958	220,958	220,958	(266,501)	390,649	169,691	260,111	263,943	2026/27 Pay Award applied. Increase in Consultancy and Legal Fees budgets required of £70,000 and £65,000 respectively due to costs associated with planning appeals at Oxhey Lane and Little Green Lane and legal costs associated with applications and appeals
Development Plans	408,041	408,041	408,041	408,041	243,197	416,916	8,875	418,870	369,587	2026/27 Pay Award applied
Hertfordshire Building Control	37,500	37,500	37,500	37,500	33,810	37,500	0	37,500	37,500	Budget currently forecast to be spent
HS2 Planning	0	0	0	0	(404)	0	0	0	0	Income received from HS2
GIS Officer	57,809	57,809	57,809	57,809	29,589	59,725	1,916	59,725	59,725	2026/27 Pay Award applied
Total	**812,983**	**812,983**	**812,983**	**812,983**	**44,763**	**998,302**	**185,319**	**869,718**	**824,267**	

Housing, Public Health and Wellbeing	**Original Budget 2026/27**	**Original Budget Plus 2025/26 Carry Forwards**	**Latest Budget 2026/27**	**Previous Forecast 2026/27**	**Spend to Date**	**Latest Forecast 2026/27**	**Variance @ P6**	**Forecast 2027/28**	**Forecast 2028/29**	**Officer Comments**
	£	£	£	£	£	£	£	£	£	
Housing Services Needs	596,987	596,987	596,987	596,987	397,290	615,027	18,040	601,521	605,365	2026/27 Pay Award applied
Rent Deposit Guarantee Scheme	5,110	5,110	5,110	5,110	0	5,110	0	5,110	5,110	Demand led service
Homelessness General Fund	(148,740)	(148,740)	(28,740)	(28,740)	(367,446)	(28,740)	0	(28,740)	(28,740)	Income and expenditure budgets required of £80,277 for additional allocation of Rough Sleeper grant
Housing Associations	(5,000)	(5,000)	(5,000)	(5,000)	(2,500)	(5,000)	0	(5,000)	(5,000)	Income will be received by year end
Refugees	0	0	0	0	11,917	0	0	0	0	Transfer to/from reserves at year end
LAHF Properties	0	0	0	50,000	14,670	50,000	0	0	0	Budget currently forecast to be spent
Env Health - Residential Team	116,483	116,483	116,483	116,483	(45,591)	120,794	4,311	109,094	94,597	2026/27 Pay Award applied
Public Health	23,561	23,561	23,561	23,561	9,986	23,561	0	39,373	0	Budget currently forecast to be spent
Total	**588,401**	**588,401**	**708,401**	**758,401**	**18,326**	**780,752**	**22,351**	**721,358**	**671,332**	

GPS&CE Committee Medium Term Revenue Budget by Service cont.

Public Services	Original Budget 2026/27	Original Budget Plus 2025/26 Carry Forwards	Latest Budget 2026/27	Previous Forecast 2026/27	Spend to Date	Latest Forecast 2026/27	Variance @ P6	Forecast 2027/28	Forecast 2028/29	Officer Comments
	£	£	£	£	£	£	£	£	£	
Decriminalised Parking Enf	238,570	291,570	296,480	296,480	(100,720)	299,867	3,387	199,330	150,668	2026/27 Pay Award applied
Car Parking-Maintenance	110,466	110,466	110,466	110,466	86,761	88,564	(21,902)	110,466	110,466	Full rates budget not required this year due to NNDR revaluation
Dial A Ride	40,000	40,000	40,000	40,000	20,000	40,000	0	40,000	40,000	Budget currently forecast to be spent
Sustainable Travel Schemes	5,280	10,337	10,337	10,337	771	10,337	0	5,280	5,280	Budget currently forecast to be spent
Associate Director of Environment	103,571	103,571	103,571	103,571	52,514	106,952	3,381	106,952	106,952	2026/27 Pay Award applied
Refuse Domestic	(25,740)	(25,740)	(25,740)	(25,740)	(1,508)	(25,740)	0	(25,740)	(25,740)	Budget currently forecast to be spent
Refuse Trade	(107,096)	(107,096)	(107,096)	(107,096)	(235,624)	(89,406)	17,690	(89,057)	(88,699)	2026/27 Pay Award applied. Increase in software budget of £5,000 required due to removal of the DEFRA system
Weekly Food Waste	0	0	0	0	0	0	0	0	0	
Better Buses Fund	101,762	101,762	101,762	101,762	101,768	101,762	0	101,762	101,762	Budget currently forecast to be spent
Recycling General	750	750	750	750	(2,123)	750	0	750	750	Budget currently forecast to be spent
Garden Waste	(761,622)	(761,622)	(761,622)	(761,622)	(1,178,079)	(631,083)	130,539	(630,248)	(630,248)	2026/27 Pay Award applied. Reduction in income budget required of £110,000 to reflect the reduction in the uptake of garden waste bins this financial year
Clinical Waste	36,450	36,450	36,450	36,450	3,952	37,785	1,335	37,785	37,785	2026/27 Pay Award applied
Recycling Kerbside	1,387	1,387	1,387	1,387	19,528	1,387	0	1,387	1,387	Budget currently forecast to be spent
Abandoned Vehicles	250	250	250	250	398	250	0	250	250	Budget currently forecast to be spent
Public Conveniences	3,600	3,600	3,600	3,600	3,000	3,600	0	3,600	3,600	Budget currently forecast to be spent
Hertfordshire Fly Tipping	0	0	0	0	0	0	0	0	0	The cost of clearing fly tipping is recharged to the perpetrator if known, or funded from a specific reserve.
Environmental Protection	404,382	404,382	404,382	404,382	182,316	416,869	12,487	416,379	416,379	2026/27 Pay Award applied
Depot-Batchworth	61,375	61,375	61,375	61,375	69,641	75,278	13,903	75,278	75,278	Increase in NNDR due to revaluation
Waste Management	2,922,395	2,922,395	2,922,395	2,922,395	1,672,495	2,992,248	69,853	2,993,185	2,993,185	2026/27 Pay Award applied
Street Cleansing	756,366	756,366	756,366	756,366	356,730	777,421	21,055	778,916	775,443	2026/27 Pay Award applied
Total	**3,892,146**	**3,950,203**	**3,955,113**	**3,955,113**	**1,051,820**	**4,206,841**	**251,728**	**4,126,275**	**4,074,498**	
Total General Public Services and Community Engagement	**6,425,233**	**6,538,916**	**6,663,826**	**6,716,996**	**1,659,324**	**7,211,470**	**494,474**	**6,887,300**	**6,740,046**	

Annex B
GPS&CE Committee Explanations of revenue supplementary estimates, variances to be managed and virements reported this Period

Supplementary Estimates

General Public Services and Community Engagement					
Community Partnership	**Main Group Heading**	**Details of Outturn Variances to Latest Approved Budget**	**2026/27 £**	**2027/28 £**	**2028/29 £**
Community Safety	Employees	2026/27 Pay Award applied	8,407	8,407	8,407
	Supplies and Services	Increase in grants budget required due to the increase in the costs of the PCSO's	12,050	12,050	12,050
Community Partnerships	Employees	2026/27 Pay Award applied	6,997	6,997	6,997
Env Health - Commercial Team	Third Party Payments	Inflationary increase in SLA with Watford Borough Council	3,500	3,500	3,500
Licensing	Employees	2026/27 Pay Award applied	4,122	4,122	4,122
Total			**35,076**	**35,076**	**35,076**
Economic Development & Planning Policy	**Main Group Heading**	**Details of Outturn Variances to Latest Approved Budget**	**2026/27 £**	**2027/28 £**	**2028/29 £**
Land & Property Info Section	Employees	2026/27 Pay Award applied	4,837	4,837	4,837
Development Management	Employees	2026/27 Pay Award applied	34,691	34,818	34,939
Development Plans	Employees	2026/27 Pay Award applied	8,875	8,938	8,960
GIS Officer	Employees	2026/27 Pay Award applied	1,916	1,916	1,916
Total			**50,319**	**50,509**	**50,652**
Housing, Public Health and Wellbeing	**Main Group Heading**	**Details of Outturn Variances to Latest Approved Budget**	**2026/27 £**	**2027/28 £**	**2028/29 £**
Housing Service Needs	Employees	2026/27 Pay Award applied	18,040	18,186	18,309
Env Health - Residential Team	Employees	2026/27 Pay Award applied	4,311	3,938	3,460
Total			**22,351**	**22,124**	**21,769**
Public Services	**Main Group Heading**	**Details of Outturn Variances to Latest Approved Budget**	**2026/27 £**	**2027/28 £**	**2028/29 £**
Decriminalised Parking Enf Spa	Employees	2026/27 Pay Award applied	3,387	3,464	3,507
Car Parking Maintenance	Premises	Full rates budget not required this year due to NNDR revaluation	(21,902)	0	0
Associate Director of Environment	Employees	2026/27 Pay Award applied	3,381	3,381	3,381
Refuse Trade	Employees	2026/27 Pay Award applied	12,690	12,701	12,713
Garden Waste	Employees	2026/27 Pay Award applied	20,539	20,565	20,565
Clinical Waste	Employees	2026/27 Pay Award applied	1,335	1,335	1,335
Environmental Protection	Employees	2026/27 Pay Award applied	12,487	12,472	12,472
Depot - Batchworth	Premises	Increase in NNDR due to revaluation	13,903	13,903	13,903
Waste Management	Employees	2026/27 Pay Award applied	69,853	69,884	69,884
Street Cleansing	Employees	2026/27 Pay Award applied	21,055	21,101	21,150
Total			**136,728**	**158,806**	**158,910**
Total General Public Services and Community Engagement			**244,474**	**266,515**	**266,407**

Variances to be managed

General Public Services and Community Engagement					
Economic Development and Planning Policy	**Main Group Heading**	**Details of Outturn Variances to Latest Approved Budget**	**2026/27 £**	**2027/28 £**	**2028/29 £**
Development Management	Supplies and Services	Increase in Consultancy and Legal Fees budgets required of £70,000 and £65,000 respectively due to costs associated with planning appeals at Oxhey Lane and Little Green Lane and legal costs associated with applications and appeals	135,000	0	0
Total			**135,000**	**0**	**0**
Public Services	**Main Group Heading**	**Details of Outturn Variances to Latest Approved Budget**	**2026/27 £**	**2027/28 £**	**2028/29 £**
Refuse Trade	Supplies and Services	Increase in software budget required due to removal of the DEFRA system	5,000	5,000	5,000
Garden Waste	Income	Reduction in budget required to reflect the reduction in the uptake of garden waste bins this financial year	110,000	110,000	110,000
Total			**115,000**	**115,000**	**115,000**
Total General Public Services and Community Engagement			**250,000**	**115,000**	**115,000**

Agreements

General Public Services and Community Engagement					
Housing, Public Health and Wellbeing	**Main Group Heading**	**Details of Outturn Variances to Latest Approved Budget**	**2026/27 £**	**2027/28 £**	**2028/29 £**
Homelessness General Fund	Supplies and Services	To spend additional allocation of Rough Sleeping grant	80,277	50,000	50,000
	Income	Receipt of additional allocation of Rough Sleeping Grant	(80,277)	(50,000)	(50,000)
Total			**0**	**0**	**0**
Total General Public Services and Community Engagement			**0**	**0**	**0**

Annex C
GPS&CE Medium term capital investment programme

General Public Services and Community Engagement													
Community Partnerships	**Original Budget 2026/27**	**Original Budgets Plus 2025/26 Rephasing**	**Latest Budget 2026/27**	**P6 Spend to Date**	**Forecast Outturn 2026/27**	**Variance**	**Latest Budget 2027/28**	**Proposed 2027/28**	**Variance**	**Latest Budget 2028/29**	**Proposed 2028/29**	**Variance**	**Comments**
	£	£	£	£	£	£	£	£	£	£	£	£	
Capital Grants & Loans	20,000	20,000	20,000	0	13,000	(7,000)	20,000	20,000	0	20,000	20,000	0	Budget virement of £7,000 to Open Space Access Improvements for improvements to Scotsbridge Multi-Use Games Area
Community CCTV	3,236	3,236	3,236	0	3,236	0	6,000	6,000	0	6,000	6,000	0	Budget is currently forecast to be spent
Sub-total Community Partnerships	**23,236**	**23,236**	**23,236**	**0**	**16,236**	**(7,000)**	**26,000**	**26,000**	**0**	**26,000**	**26,000**	**0**	
Economic Development and Planning Policy	**Original Budget 2026/27**	**Original Budgets Plus 2025/26 Rephasing**	**Latest Budget 2026/27**	**P6 Spend to Date**	**Forecast Outturn 2026/27**	**Variance**	**Latest Budget 2027/28**	**Proposed 2027/28**	**Variance**	**Latest Budget 2028/29**	**Proposed 2028/29**	**Variance**	**Comments**
	£	£	£	£	£	£	£	£	£	£	£	£	
Listed Building Grants	2,500	2,500	2,500	0	2,500	0	2,500	2,500	0	2,500	2,500	0	Demand led service - No applications to date
CIL Community Grants	0	1,384,853	1,384,853	228,950	1,656,298	271,445	0	0	0	0	0	0	CIL grants approved at Full Council 20/7/26 - One YMCA £47,050, Croxley Guild Bowls Club £47,298 and Chorleywood Youth FC original grant of £185,903 replaced with new grant of £363,000
Sub-total Economic Development and Planning Policy	**2,500**	**1,387,353**	**1,387,353**	**228,950**	**1,658,798**	**271,445**	**2,500**	**2,500**	**0**	**2,500**	**2,500**	**0**	
Housing, Public Health and Wellbeing	**Original Budget 2026/27**	**Original Budgets Plus 2025/26 Rephasing**	**Latest Budget 2026/27**	**P6 Spend to Date**	**Forecast Outturn 2026/27**	**Variance**	**Latest Budget 2027/28**	**Proposed 2027/28**	**Variance**	**Latest Budget 2028/29**	**Proposed 2028/29**	**Variance**	**Comments**
	£	£	£	£	£	£	£	£	£	£	£	£	
Disabled Facilities Grant	825,485	830,762	848,050	495,464	848,050	0	842,773	842,773	0	842,773	842,773	0	Budget is currently forecast to be spent
Home Repairs Assistance	2,000	2,000	2,000	0	2,000	0	2,000	2,000	0	2,000	2,000	0	Demand led service - No applications to date
Sub-total Housing, Public Health and Wellbeing	**827,485**	**832,762**	**850,050**	**495,464**	**850,050**	**0**	**844,773**	**844,773**	**0**	**844,773**	**844,773**	**0**	
Public Services	**Original Budget 2026/27**	**Original Budgets Plus 2025/26 Rephasing**	**Latest Budget 2026/27**	**P6 Spend to Date**	**Forecast Outturn 2026/27**	**Variance**	**Latest Budget 2027/28**	**Proposed 2027/28**	**Variance**	**Latest Budget 2028/29**	**Proposed 2028/29**	**Variance**	**Comments**
	£	£	£	£	£	£	£	£	£	£	£	£	
Transport and Infrastructure	424,000	444,800	444,800	17,805	444,800	0	179,000	179,000	0	179,000	179,000	0	Budget is currently forecast to be spent
Disabled Parking Bays	2,500	2,500	2,500	0	2,500	0	2,500	2,500	0	2,500	2,500	0	Awaiting invoice for first 6 months of Financial Year
Waste Plant & Equipment	25,000	49,785	49,785	589	49,785	0	25,000	25,000	0	25,000	25,000	0	Budget is currently forecast to be spent
Waste Services Depot	0	0	40,660	40,660	40,660	0	0	0	0	0	0	0	Budget is fully spent
EV Charging Points	0	169,379	169,379	41,729	169,379	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Controlled Parking	25,000	40,923	40,923	15,937	40,923	0	25,000	25,000	0	25,000	25,000	0	Budget is currently forecast to be spent
Replacement Bins	45,000	56,012	56,012	75,767	56,012	0	115,000	115,000	0	115,000	115,000	0	Demand led service - demand exceptionally high in-year, service will calculate amount to rephase from 2027/28 at P8 budget monitoring
Waste & Recycling Vehicles	860,525	860,525	860,525	243,857	860,525	0	800,000	800,000	0	800,000	800,000	0	Budget is currently forecast to be spent
Car Park Restoration	250,000	255,113	255,113	0	255,113	0	250,000	250,000	0	250,000	250,000	0	Budget is currently forecast to be spent
Estates, Paths & Roads	20,000	22,574	22,574	18,619	22,574	0	20,000	20,000	0	20,000	20,000	0	Budget is currently forecast to be spent
TRDC Footpaths & Alleyways	210,000	206,814	206,814	12,278	306,814	100,000	220,000	220,000	0	215,000	215,000	0	Following a comprehensive inspection of all TRDC footpaths and alleyways in 2024, a programme of works was established to address identified requirements. However, inspections undertaken this year have identified an exceptionally high number of areas requiring attention. As a result, the allocated budget has already been fully committed a budget virement of £100,000 is requested from Three Rivers House Whole life costing budget which is not required this financial year
Sub-total Public Services	**1,862,025**	**2,108,425**	**2,149,085**	**467,241**	**2,249,085**	**100,000**	**1,636,500**	**1,636,500**	**0**	**1,631,500**	**1,631,500**	**0**	
Total General Public Services and Community Engagement	**2,715,246**	**4,351,776**	**4,409,724**	**1,191,655**	**4,774,169**	**364,445**	**2,509,773**	**2,509,773**	**0**	**2,504,773**	**2,504,773**	**0**	

Annex D

GPS&CE Explanations of capital variances reported this Period

Description	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
General Public Services and Community Engagement				
CIL Community Grants	CIL grants approved at Full Council 20/7/26 - One YMCA £47,050, Croxley Guild Bowls Club £47,298 and Chorleywood Youth FC original grant of £185,903 replaced with new grant of £363,000	271,445	0	0
Capital Grants and Loans	Budget virement to Open Space Access Improvements for improvements to Scotsbridge Multi-Use Games Area	(7,000)	0	0
Total General Public Services and Community Engagement		**264,445**	**0**	**0**

Annex E
GPS&CE Key Income Streams

Regulatory Services									
Car Park Enforcement	**Month**	**2023/24**		**2024/25**		**2025/26**		**2026/27**	
Penalty Charge Notices (PCNs)		**£**	**Volume**	**£**	**Volume**	**£**	**Volume**	**£**	**Volume**
	April	(5,410)	114	(12,845)	292	(18,195)	369	(18,473)	357
	May	(8,830)	135	(18,465)	372	(18,050)	362	(16,630)	376
	June	(8,180)	152	(16,355)	313	(17,230)	323	(19,600)	345
	July	(10,735)	248	(21,030)	359	(27,462)	550	(18,045)	429
	August	(13,495)	289	(21,830)	337	(17,321)	318	(17,680)	373
	September	(11,650)	236	(16,290)	326	(17,160)	326	(17,486)	301
	October	(13,707)	247	(20,620)	391	(20,684)	443		
	November	(13,715)	219	(18,400)	349	(19,205)	360		
	December	(11,725)	212	(18,810)	363	(20,305)	361		
	January	(12,865)	316	(20,380)	368	(17,825)	296		
	February	(18,307)	233	(18,655)	345	(19,364)	344		
	March	(14,753)	296	(17,060)	315	(18,460)	296		
	Total	**(143,372)**	**2,697**	**(220,740)**	**4,130**	**(231,261)**	**4,348**	**(107,914)**	**2,181**

Comments: The Original budget for 2026/27 is £175,000. The charging structure is based on the severity of the contravention. The charge relating to a serious contravention is £70 and payable within 28-days (reduced to £35 if paid within 14 days). The charge relating to a less serious contravention is £50 payable within 28 days (reduced to £25 if paid within 14-days). The no of PCN's issued can reduce due to greater parking compliance.

Car Park Enforcement	**Month**	**2023/24**		**2024/25**		**2025/26**		**2026/27**	
Pay & Display Tickets		**£**	**Volume**	**£**	**Volume**	**£**	**Volume**	**£**	**Volume**
	April	(15,346)	8,197	(19,257)	10,009	(20,758)	11,918	(24,349)	13,186
	May	(17,473)	8,412	(20,212)	10,433	(20,982)	12,325	(23,764)	13,128
	June	(17,912)	9,036	(18,090)	9,441	(19,318)	11,455	(24,912)	13,460
	July	(17,937)	9,271	(19,394)	10,191	(23,290)	13,606	(26,224)	14,517
	August	(16,564)	8,531	(16,320)	9,241	(20,536)	12,394	(21,643)	12,480
	September	(17,540)	9,075	(20,204)	8,752	(22,252)	12,954	(25,253)	13,677
	October	(18,978)	9,450	(16,532)	11,149	(24,189)	14,414		
	November	(19,091)	9,633	(19,932)	10,730	(22,756)	13,238		
	December	(20,515)	10,337	(22,453)	12,168	(27,564)	15,259		
	January	(20,475)	9,612	(19,597)	11,067	(22,636)	13,334		
	February	(19,453)	10,041	(20,048)	11,437	(23,035)	12,852		
	March	(21,063)	10,893	(21,517)	12,655	(27,553)	14,318		
	Total	**(222,347)**	**112,488**	**(233,556)**	**127,273**	**(274,869)**	**158,067**	**(146,145)**	**80,448**

Comments: The Original budget for 2026/27 is £230,000. There are different charging regimes for different car parks within the district. However most pay & display car parks in Rickmansworth operate the following regulations - Monday - Friday, 8.30am - 6.30pm max stay up to 24 Hours - charge £4 with the first hour being free.

Development Management	**Month**	**2023/24**		**2024/25**		**2025/26**		**2026/27**	
Application Fees		**£**	**Volume**	**£**	**Volume**	**£**	**Volume**	**£**	**Volume**
	April	(31,355)	111	(94,490)	133	(75,721)	162	(77,684)	118
	May	(57,426)	138	(74,771)	119	(128,870)	130	(56,124)	89
	June	(73,723)	122	(80,169)	125	(123,183)	141	(61,082)	103
	July	(23,579)	125	(93,197)	127	(51,684)	139	(54,978)	98
	August	(42,914)	137	(52,344)	101	(46,890)	117	(68,512)	98
	September	(28,687)	133	(30,825)	115	(101,068)	147	(59,151)	95
	October	(32,577)	137	(33,542)	134	(53,080)	134		
	November	(32,047)	120	(53,249)	121	(55,949)	123		
	December	(21,107)	96	(167,972)	125	(97,430)	118		
	January	(17,242)	104	(26,957)	120	(56,379)	115		
	February	(40,229)	103	(61,582)	122	(101,902)	118		
	March	(33,857)	120	(71,186)	115	(74,767)	135		
	Total	**(434,743)**	**1,446**	**(840,282)**	**1,457**	**(966,923)**	**1,579**	**(377,531)**	**601**

Comments: The Original budget for 2026/27 is £889,234. There are a number of different charging levels dependent on the type & size of the proposed area. The table of current fees for each type can be found on the Councils website.

GPS&CE Key Income Streams Cont.

Waste Management									
Trade Refuse	**Month**	**2023/24**		**2024/25**		**2025/26**		**2026/27**	
Contract fees		**£**	**Volume**	**£**	**Volume**	**£**	**Volume**	**£**	**Volume**
	April	(408,151)	900	(432,709)	865	(433,542)	886	(444,301)	895
	May	2,040	897	2,897	856	630	861	(2,462)	887
	June	200	879	1,981	849	(1,446)	894	(145)	881
	July	1,007	882	(120)	851	(418)	911	(6,072)	887
	August	(3,049)	871	(324)	857	(2,526)	910	2,776	885
	September	(1,635)	872	(1,651)	860	(7,890)	915	(16,781)	886
	October	(402,130)	873	(430,584)	862	(433,170)	917		
	November	464	867	(5,727)	858	(523)	911		
	December	337	860	351	855	(3,031)	909		
	January	(940)	867	(883)	854	(914)	904		
	February	(5,573)	870	(2,115)	851	(2,014)	903		
	March	(2,436)	867	(750)	866	(3,467)	899		
	Total	**(819,866)**	**867**	**(869,634)**	**866**	**(888,311)**	**899**	**(466,985)**	

Comments: The original 2026/27 budget is £960,345. Customers are invoiced twice a year in April and October. Income can fluctuate depending on the size of the bin collected and customers reducing their bin size and using the recycling service. These figures now include Trade Food Contracts.

Garden Waste	**Month**	**2023/24**		**2024/25**		**2025/26**		**2026/27**	
Bin Charges		**£**	**Volume**	**£**	**Volume**	**£**	**Volume**	**£**	**Volume**
	April	(1,392,490)	21,254	(1,515,550)	21,389	(1,617,260)	21,280	(1,604,534)	20,179
	May	(31,450)	516	(23,624)	356	(21,225)	262	(12,826)	151
	June	(17,754)	273	(17,574)	255	(16,320)	168	(10,764)	163
	July	(6,786)	107	(9,899)	137	(6,122)	99	(11,353)	104
	August	(7,494)	111	(6,009)	82	(5,500)	70	(1,110)	52
	September	(4,346)	56	(3,090)	34	(3,121)	24	(2,383)	27
	October	(3,254)	89	(3,790)	94	(10,778)	50		
	November	(1,781)	50	(2,037)	57	6,603	22		
	December	(645)	16	(366)	9	(582)	5		
	January	(204)	15	0	0	(140)	4		
	February	30	0	655	0	773	0		
	March	0	0	0	0	0	0		
	Total	**(1,466,174)**	**22,487**	**(1,581,284)**	**22,413**	**(1,673,672)**	**21,984**	**(1,642,969)**	**20,676**

Comments: The original 2026/27 budget is £1,761,170. The standard charges for 2026/27 are £72.50 for the first bin and £117.50 each for a second or third bin. Customers in receipt of certain benefits pay a concession fee of £62.50 for the first bin.

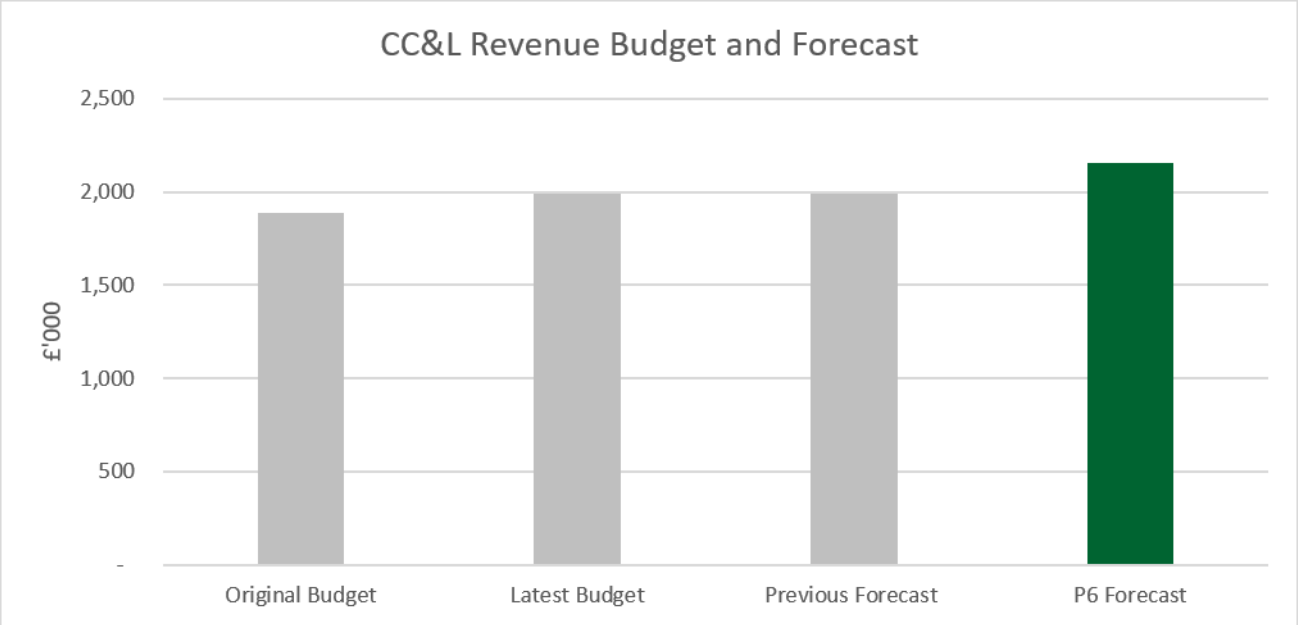
Climate Change and Leisure Committee Detailed Monitoring Report

Overview

1. This appendix sets out the detailed financial monitoring position for budgets within the scope of the Climate Change and Leisure (CC&L) Committee for the 2026/27 financial year. The forecast is based on the position as at Period 6 which covers the period from 1 July 2026 to 30 September 2026.

Revenue

2. The latest forecast is net expenditure of £2.153m against the latest budget of £1.992m. This is an unfavourable variance of £0.160m. The detailed revenue budgets and MTFP forecast is set out in Annex A.



Service Area	Original Budget £000	Original Budget Plus 2025/26 Carry Forwards £000	Latest Budget £000	Previous Forecast £000	Latest Forecast £000	Variation to Previous Forecast £000	Variation to Latest Budget £000
Leisure	1,375	1,403	1,408	1,408	1,561	153	153
Sustainability and Climate	513	584	584	584	591	7	7
Total	**1,888**	**1,987**	**1,992**	**1,992**	**2,153**	**160**	**160**

3. Annex B sets out the main variations to budget.

Capital Investment Programme

4. The latest capital investment programme for 2026/27 is £3.237m. A £0.137m variation is reported.

5. Detailed Capital budgets and explanation of key variations are set out in Annex C and Annex D respectively.

Staff Vacancy Monitoring

6. A major risk of non-delivery of service is where key staff leave the Council's employ and there is a delay or difficulty in recruiting suitable candidates to fill the vacant post.

7. The following table sets out the vacancies as at 30 September 2026.

Department	Job Title	Comments	Total
Grounds Maintenance	Grounds Maintenance Operative	Recently advertised	1.00
Total Climate Change & Leisure			**1.00**

Annex A
CC&L Committee Medium Term Revenue Budget Service

Climate Change and Leisure										
Leisure	**Original Budget 2026/27**	**Original Budget Plus 2025/26 Carry Forwards**	**Latest Budget 2026/27**	**Previous Forecast 2026/27**	**Spend to Date**	**Latest Forecast 2026/27**	**Variance @ P6**	**Forecast 2027/28**	**Forecast 2028/29**	**Officer Comments**
	£	£	£	£	£	£	£	£	£	
Leavesden Country Park	0	0	0	0	20,978	0	0	0	0	S106 funded expenditure will be transferred at year end
Watersmeet	55,108	69,108	74,388	74,388	(168,605)	79,472	5,084	69,166	70,115	2026/27 Pay Award applied. Reduction in NNDR of £2.718 due to revaluation and Increase in refuse collection budget of £1,112 due to increased costs
Leavesden Ymca	(35,000)	(35,000)	(35,000)	(35,000)	(28,658)	(38,210)	(3,210)	(38,210)	(38,210)	Increase in income following rent review
Oxhey Hall	(3,000)	(3,000)	(3,000)	(3,000)	(2,064)	(4,129)	(1,129)	(4,129)	(4,129)	Increase in income following rent review
Museum	(700)	(700)	(700)	(700)	(700)	(700)	0	(700)	(700)	Budget met
Playing Fields & Open Spaces	151,135	151,135	151,135	151,135	50,143	151,135	0	151,135	151,135	Budget currently forecast to be spent
Heritage & Parks Enhancement Programme	100,000	100,000	100,000	100,000	2,000	100,000	0	50,000	0	Budget currently forecast to be spent
Maple Lodge BNG	0	0	0	0	0	0	0	0	0	
Scotsbridge River Chess Project	0	0	0	0	(1,852)	0	0	0	0	
Aquadrome Project	0	0	0	0	296,493	0	0	0	0	Transfer from reserves will take place at year end
Aquadrome	64,615	78,931	78,931	78,931	38,768	105,931	27,000	64,615	64,615	Increase in Water Rates budget of £7,000 due to supplier increase in costs and additional usage due to unusually hot weather. Increase in Repairs Alterations Maintenance but of £10,000 for servicing of sewage pumps and Maintenance of Building budget of £10,000 as increased use of the site has resulted in additional maintenance requirements
The Bury Green Space	0	0	0	0	0	0	0	0	0	
Leisure Venues	(746,212)	(746,212)	(746,212)	(746,212)	(327,586)	(669,598)	76,614	(701,941)	(701,941)	Increase in utilities benchmarking costs due to 2025/26 backdated payment and an increase in Real Living Wage requirements, offset by an inflationary increase on the Leisure Management contract
Leisure Activities	103,497	103,497	103,497	103,497	58,126	103,497	0	103,497	103,497	Budget currently forecast to be spent
Leisure Development	725,114	725,114	725,114	725,114	383,024	747,096	21,982	750,017	750,017	2026/27 Pay Award applied
Grounds Maintenance	960,287	960,287	960,287	960,287	446,802	986,809	26,522	997,605	1,007,292	2026/27 Pay Award applied
Total	**1,374,844**	**1,403,160**	**1,408,440**	**1,408,440**	**766,868**	**1,561,303**	**152,863**	**1,441,055**	**1,401,691**	

Sustainability and Climate	**Original Budget 2026/27**	**Original Budget Plus 2025/26 Carry Forwards**	**Latest Budget 2026/27**	**Previous Forecast 2026/27**	**Spend to Date**	**Latest Forecast 2026/27**	**Variance @ P6**	**Forecast 2027/28**	**Forecast 2028/29**	**Officer Comments**
	£	£	£		£	£	£	£	£	
Energy Efficiency	9,500	27,900	27,900	27,900	9,095	27,900	0	9,500	9,500	Budget currently forecast to be spent
Climate Change & Sustainability Projects	305,743	358,234	358,234	358,234	93,654	362,681	4,447	312,785	312,785	2026/27 Pay Award applied
Pest Control	12,755	12,755	12,755	12,755	3,829	12,755	0	12,755	12,755	Budget currently forecast to be spent
Environmental Maintenance	18,680	18,680	18,680	18,680	663	18,680	0	18,680	18,680	Budget currently forecast to be spent
Animal Control	67,889	67,889	67,889	67,889	37,085	69,805	1,916	69,805	69,805	2026/27 Pay Award applied
Cemeteries	(234,873)	(234,873)	(234,873)	(234,873)	(154,882)	(233,941)	932	(233,941)	(233,941)	Increase in NNDR due to revaluation
Trees And Landscapes	333,345	333,345	333,345	333,345	228,268	333,345	0	333,345	243,345	Budget currently forecast to be spent
Total	**513,039**	**583,930**	**583,930**	**583,930**	**217,712**	**591,225**	**7,295**	**522,929**	**432,929**	

Total Climate Change and Leisure	**1,887,883**	**1,987,090**	**1,992,370**	**1,992,370**	**984,580**	**2,152,528**	**160,158**	**1,963,984**	**1,834,620**	

Annex B
CC&L Committee Explanations of revenue supplementary estimates, variances to be managed and virements reported this Period

Supplementary Estimates

Climate Change and Leisure					
Leisure	**Main Group Heading**	**Details of Outturn Variances to Latest Approved Budget**	**2026/27 £**	**2027/28 £**	**2028/29 £**
Watersmeet	Employees	2026/27 Pay Award applied	6,690	6,723	6,751
	Premises	Reduction in NNDR due to revaluation	(2,718)	0	0
Leisure Venuies	Third Party Payments	Increase in utilities benchmarking costs due to 2025/26 backdated payment, and an increase in Real Living Wage requirements	85,755	53,412	53,412
	Income	Inflationary increase on Leisure Management contract	(9,141)	(9,141)	(9,141)
Leisure Development	Employees	2026/27 Pay Award applied	21,982	22,075	22,075
Grounds Maintenance	Employees	2026/27 Pay Award applied	26,522	26,866	27,175
Total			**129,090**	**99,935**	**100,272**
Sustainability and Climate	**Main Group Heading**	**Details of Outturn Variances to Latest Approved Budget**	**2026/27 £**	**2027/28 £**	**2028/29 £**
Climate Change and Sustainability Projects	Employees	2026/27 Pay Award applied	4,447	4,530	4,530
Animal Control	Employees	2026/27 Pay Award applied	1,916	1,916	1,916
Cemeteries	Premises	Increase in NNDR due to revaluation	932	932	932
Total			**7,295**	**7,378**	**7,378**
Total Climate Change and Leisure			**136,385**	**107,313**	**107,650**

Climate Change and Leisure Committee Detailed Monitoring Report

Appendix 2

Variances to be managed

Climate Change and Leisure					
Leisure	**Main Group Heading**	**Details of Outturn Variances to Latest Approved Budget**	**2026/27 £**	**2027/28 £**	**2028/29 £**
Watersmeet	Premises	Increase in refuse collection budget due to increased costs	1,112	1,112	1,112
Leavesden YMCA	Income	Increase in income following rent review	(3,210)	(3,210)	(3,210)
Oxhey Hall	Income	Increase in income following rent review	(1,129)	(1,129)	(1,129)
Aquadrome	Premises	Increase in Water Rates budget of £7,000 due to supplier increase in costs and additional usage due to unusually hot weather. Increase in Repairs Alterations Maintenance but of £10,000 for servicing of sewage pumps and Maintenance of Building budget of £10,000 as increased use of the site has resulted in additional maintenance requirements	27,000	0	0
Total			**23,773**	**(3,227)**	**(3,227)**
Total Climate Change and Leisure			**23,773**	**(3,227)**	**(3,227)**

Annex C
CC&L Medium term capital investment programme

Climate Change and Leisure													
Leisure	**Original Budget 2026/27**	**Original Budgets Plus 2025/26 Rephasing**	**Latest Budget 2026/27**	**P6 Spend to Date**	**Forecast Outturn 2026/27**	**Variance**	**Latest Budget 2027/28**	**Proposed 2027/28**	**Variance**	**Latest Budget 2028/29**	**Proposed 2028/29**	**Variance**	**Comments**
	£	£	£	£	£	£	£	£	£	£	£	£	
Aquadrome Bridge Replacement	0	21,975	281,975	201,273	281,975	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Watersmeet Electrical	59,000	138,443	138,443	105,364	138,443	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Watersmeet Fire Doors	8,000	75,400	75,400	68,121	75,400	0	0	0	0	0	0	0	Budget is currently forecast to be spent - Works almost complete just snagging
Scotsbridge-Chess Habitat	8,190	8,190	8,190	0	8,190	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Open Space Access Improvements	60,000	160,448	160,448	2,855	167,448	7,000	60,000	60,000	0	60,000	60,000	0	Budget Virement of £7,000 from Capital Grants and Loans for improvements on Scotsbridge Multi-Use Games Area
Improve Play Area-Future Schemes	120,000	176,792	176,792	3,935	196,624	19,832	120,000	120,000	0	120,000	120,000	0	Use of S106 funding towards Hayling Road Play Area project
Aquadrome-Whole Life Costing	11,000	11,000	11,000	0	121,011	110,011	11,000	11,000	0	11,000	11,000	0	Budget for fencing at the Aquadrome approved 24/7/26 by urgent decision
Replacement Ground Maintenance Vehicles	540,000	1,236,800	1,196,140	0	1,196,140	0	540,000	540,000	0	540,000	540,000	0	Budget is currently forecast to be spent
Watersmeet-Whole Life Costing	20,000	29,438	29,438	0	29,438	0	20,000	20,000	0	20,000	20,000	0	Budget is currently forecast to be spent
Pavilions-Whole Life Costing	23,504	23,504	23,504	0	23,504	0	11,000	11,000	0	11,000	11,000	0	Budget is currently forecast to be spent
Heritage & Parks Enhancement Programme	150,000	150,000	150,000	0	150,000	0	150,000	150,000	0	0	0	0	Budget is currently forecast to be spent
Sub-total Leisure	**999,694**	**2,031,990**	**2,251,330**	**381,548**	**2,388,173**	**136,843**	**912,000**	**912,000**	**0**	**762,000**	**762,000**	**0**	
Sustainability and Climate	**Original Budget 2026/27**	**Original Budgets Plus 2025/26 Rephasing**	**Latest Budget 2026/27**	**P6 Spend to Date**	**Forecast Outturn 2026/27**	**Variance**	**Latest Budget 2027/28**	**Proposed 2027/28**	**Variance**	**Latest Budget 2028/29**	**Proposed 2028/29**	**Variance**	**Comments**
	£	£	£	£	£	£	£	£	£	£	£	£	
Sustainability Schemes	500,000	796,059	796,059	0	796,059	0	500,000	500,000	0	500,000	500,000	0	Projects are currently being researched
Cemetery-Whole Life Costing	5,000	52,385	52,385	43,225	52,385	0	5,000	5,000	0	5,000	5,000	0	Budget is currently forecast to be spent. Works to toilets and waiting room instructed
Sub-total Sustainability and Climate	**505,000**	**848,444**	**848,444**	**43,225**	**848,444**	**0**	**505,000**	**505,000**	**0**	**505,000**	**505,000**	**0**	
Total Climate Change and Leisure	**1,504,694**	**2,880,434**	**3,099,774**	**424,773**	**3,236,617**	**136,843**	**1,417,000**	**1,417,000**	**0**	**1,267,000**	**1,267,000**	**0**	

Annex D

CC&L Explanations of capital variances reported this Period

Description	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
Climate Change and Leisure				
Aquadrome-Whole Life Costing	Budget for fencing at the Aquadrome approved 24/7/26 by urgent decision	110,011	0	0
Open Space Access Improvements	Budget Virement from Capital Grants and Loans for improvements on Scotsbridge Multi-Use Games Area	7,000		
Improve Play Areas - Future Schemes	Use of S106 funding towards Hayling Road Play Area project	19,832	0	0
Total Climate Change and Leisure		**136,843**	**0**	**0**

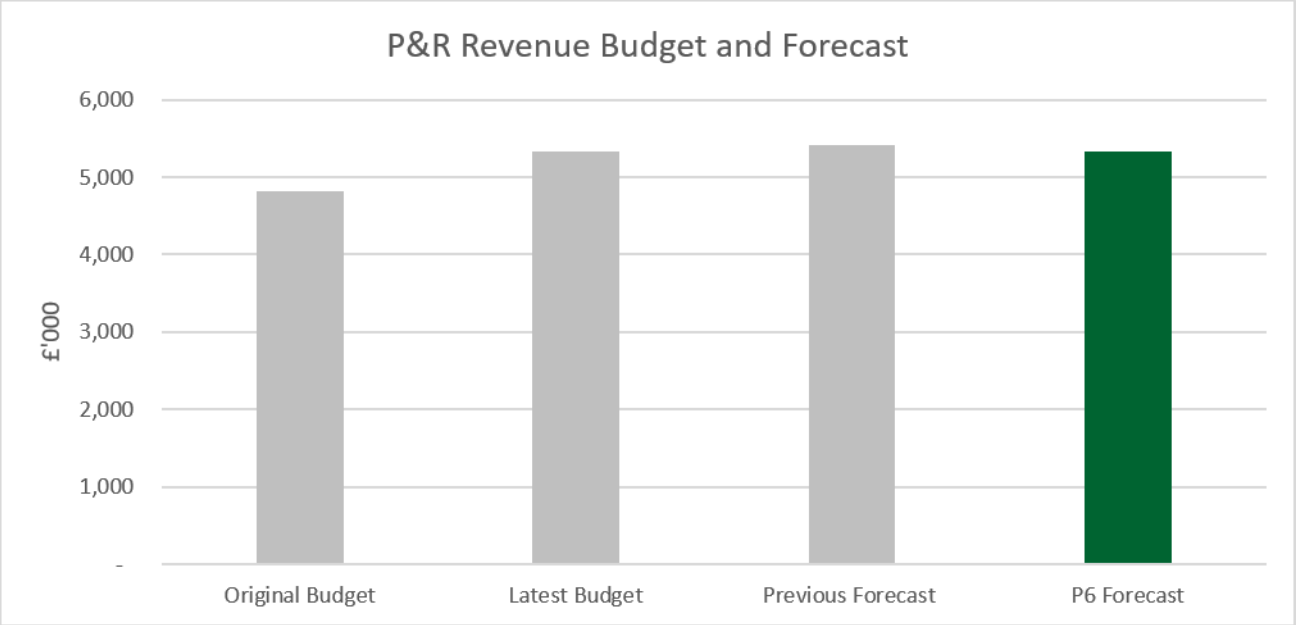
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Policy and Resources Committee Detailed Monitoring Report

1. This appendix sets out the detailed financial monitoring position for budgets within the scope of the Policy and Resources (P&R) Committee for the 2026/27 financial year. The forecast is based on the position as at Period 6 which covers the period from 1 July 2026 to 30 September 2026.

Revenue

1. The latest forecast is net expenditure of £5.327m against the latest budget of £5.335m. This is a favourable variance of £0.008m. The detailed revenue budgets and MTFP forecast is set out in Annex A.



Service Area	Original Budget £000	Original Budget Plus 2025/26 Carry Forwards £000	Latest Budget £000	Previous Forecast £000	Latest Forecast £000	Variation to Previous Forecast £000	Variation to Latest Budget £000
Resources and Leader	6,751	6,902	7,044	7,119	7,467	348	423
Garages and Shops	(1,412)	(1,412)	(1,412)	(1,412)	(1,368)	44	44
Investment Properties	(1,083)	(1,035)	(1,035)	(1,035)	(1,035)	0	0
Vacancy Provision	(180)	(180)	(180)	(180)	(180)	0	0
Salary Contingency	750	919	919	919	443	(476)	(476)
Total	**4,827**	**5,193**	**5,335**	**5,410**	**5,327**	**(83)**	**(8)**

2. Annex B sets out the main variations to budget.

Income Streams

3. The key income streams are detailed in Annex E. All are currently on target to achieve budget income levels in 2026/27.

Capital Investment Programme

4. The latest capital investment budget for 2026/27 is £14.736m. A variation of (£0.160m) is reported.

5. Detailed Capital budgets and explanation of key variations are set out in Annex C and Annex D respectively.

Staff Vacancy Monitoring

6. A major risk of non-delivery of service is where key staff leave the Council's employ and there is a delay or difficulty in recruiting suitable candidates to fill the vacant post.

7. The following table sets out the vacancies by service as at 30 September 2026.

Department	Job Title	Comments	Total
Revenues & Benefits	Data Analysis Officer	Recently advertised	1.00
	Appeals and Complaints Officer	Recently advertised	1.00
	Revenues & Benefits Team Leader	Recently advertised	1.00
	Service Delivery Manager	Not currently advertised	1.00
Legal & Committee	Associate Director, Legal, Democratic Service & Monitoring Officer	Currently advertised	1.00
	Principle Lawyer (Litigation and Licencing)	Currently advertised	1.00
Finance	Head of Finance	Covered by interim	1.00
Total Policy & Resources			**7.00**

Annex A
P&R Committee Medium Term Revenue Budget Service

Policy & Resources										
Resources	**Original Budget 2026/27**	**Original Budget Plus 2025/26 Carry Forwards**	**Latest Budget 2026/27**	**Previous Forecast 2026/27**	**Spend to Date**	**Latest Forecast 2026/27**	**Variance @ P6**	**Forecast 2027/28**	**Forecast 2028/29**	**Officer Comments**
	£	£	£	£	£	£	£	£	£	
Corporate Management	341,741	341,741	341,741	341,741	23,656	341,741	0	341,741	341,741	Budget currently forecast to be spent
Major Incident Planning	122,418	122,418	129,668	129,668	61,633	133,598	3,930	133,598	133,598	2026/27 Pay Award applied
West Herts Crematorium	0	0	0	0	3,229,485	0	0	0	0	All spend will be recharged to West Herts Crematorium
Miscellaneous Income & Expend	(1,555,686)	(1,555,686)	(1,555,686)	(1,495,776)	3,546	(1,495,776)	0	(1,190,000)	(1,190,000)	Budget currently forecast to be spent
Non Distributed Costs	5,000	5,000	5,000	5,000	882	5,000	0	5,000	5,000	Budget currently forecast to be spent
Director Of Finance	142,985	142,985	142,985	142,985	78,809	147,584	4,599	147,584	147,584	2026/27 Pay Award applied, offset by an increase in Shared Service income
Learning and Development	83,840	93,952	93,952	93,952	23,604	93,952	0	83,840	83,840	Budget currently forecast to be spent
Miscellaneous Properties	(80,500)	(59,850)	(59,850)	(59,850)	(91,734)	(20,048)	39,802	(80,500)	(80,500)	Increase in NNDR required this financial year due to empty properties at Red Cross, Old Drill Hall and Furtherfield Depot
Office Services	204,910	204,910	215,580	215,580	98,349	245,580	30,000	245,580	245,580	Increase in cleaning budget required due to an increase in the National Living Wage
Asset Management - Property Services	935,499	1,034,824	1,010,824	1,010,824	476,222	1,031,041	20,217	925,002	928,301	2026/27 Pay Award applied
Finance Services	521,360	521,360	529,760	529,760	480,610	544,950	15,190	547,418	549,943	2026/27 Pay Award applied, offset by an increase in Shared Service income
Council Tax Collection	319,843	319,843	316,995	316,995	311,164	325,261	8,266	327,438	329,149	2026/27 Pay Award applied, offset by an increase in Shared Service income
Benefits & Allowances	714,180	714,180	700,420	700,420	443,026	721,369	20,949	726,988	731,551	2026/27 Pay Award applied, offset by an increase in Shared Service income
NNDR	67,730	67,730	66,117	66,117	16,889	67,557	1,440	67,557	67,557	2026/27 Pay Award applied, offset by an increase in Shared Service income
Pens & Bens Management	47,800	47,800	46,663	46,663	49,001	48,207	1,544	48,207	48,207	2026/27 Pay Award applied, offset by an increase in Shared Service income
Fraud	58,571	58,571	58,571	58,571	31,330	60,226	1,655	60,226	60,226	2026/27 Pay Award applied, offset by an increase in Shared Service income
Garages & Shops Maintenance	(1,411,870)	(1,411,870)	(1,411,870)	(1,411,870)	(720,282)	(1,367,870)	44,000	(1,411,870)	(1,411,870)	Budget increase required for Repairs and Maintenance budget of £30,000. Essential repairs are needed to bring the garages up to a suitable standard to let. Reduction in income budget required of £14,000 as 18 garages in Bluebell Drive, Bedmond have been withdrawn from the portfolio due to structural issues caused by subsidence. This is being investigated
Chief Executive	203,999	224,827	224,827	224,827	106,670	231,399	6,572	210,571	210,571	2026/27 Pay Award applied

P&R Committee Medium Term Revenue Budget Service cont.

Resources	Original Budget 2026/27 £	Original Budget Plus 2025/26 Carry Forwards £	Latest Budget 2026/27 £	Previous Forecast 2026/27 £	Spend to Date £	Latest Forecast 2026/27 £	Variance @ P6 £	Forecast 2027/28 £	Forecast 2028/29 £	Officer Comments
Investment Properties	(1,082,885)	(1,035,385)	(1,035,385)	(1,035,385)	(688,808)	(1,035,385)	0	(1,002,305)	(1,002,305)	Budget currently forecast to be spent
Performance Mgt & Scrutiny	87,813	87,813	87,813	87,813	46,609	90,740	2,927	90,740	90,740	2026/27 Pay Award applied
Debt Recovery	181,915	181,915	192,283	192,283	195,130	197,496	5,213	182,796	182,796	2026/27 Pay Award applied, offset by an increase in Shared Service income
Associate Director Corporate, Customer & Community	121,046	121,046	121,046	121,046	60,170	124,974	3,928	124,974	124,974	2026/27 Pay Award applied
Local Government Reorganisation	0	0	0	0	4,359	0	0	0	0	Transfer from reserves will be actioned at year end
Three Rivers House	320,503	320,503	320,503	320,503	368,337	406,235	85,732	409,828	409,828	Increase in rates budget of £83,825 is required due to NNDR revaluation and vacant Lower Ground Floor unit. Increase in Refuse Collection budget required of £5,500 due to increased costs. Budget required for Electricity Sold, a proportion of the income received relates to the previous financial year
Leasing House	(8,496)	(8,496)	(8,496)	(8,496)	(4,902)	(8,496)	0	(8,496)	(8,496)	Budget currently forecast to be spent
Rickney Drive	10,250	10,250	10,250	10,250	8,951	10,250	0	10,250	10,250	Budget currently forecast to be spent
Wimbledon	(500,000)	(500,000)	(500,000)	(500,000)	(28,369)	(500,000)	0	(500,000)	(500,000)	Budget currently forecast to be spent
Officers' Standby	6,140	6,140	6,140	6,140	6,140	6,140	0	6,140	6,140	Budget currently forecast to be spent
Vacancy Provision	(180,000)	(180,000)	(180,000)	(180,000)	0	(180,000)	0	(180,000)	(180,000)	Budget currently forecast to be spent
Finance Client	32,916	32,916	56,916	56,916	69,782	97,874	40,958	63,874	63,874	2026/27 Pay Award applied. Increase in cost of Procurement Manager recharge from Watford Borough Council due to the use of agency staff. Increase in Software Licences budget required due to the implementation of a new treasury system which is offset by Increase in shared service income due to the implementation of a new treasury system.
Business App Maintenance	284,960	284,960	284,960	284,960	265,445	284,960	0	284,960	284,960	Budget currently forecast to be spent
ICT Client	863,443	863,443	930,436	930,436	548,254	930,436	0	932,235	932,235	Budget currently forecast to be spent
Internal Audit Client	55,968	55,968	55,968	55,968	20,298	34,440	(21,528)	55,968	55,968	Reduced cost of shared cost of Internal Audit Service for 2026/27, offset by a reduction in shared service income
Council Tax Client	(126,879)	(126,879)	(126,879)	(126,879)	32,447	(126,879)	0	(126,879)	(126,879)	Budget currently forecast to be spent
Benefits Client	(470,660)	(470,660)	(470,660)	(470,660)	2,392,385	(470,660)	0	(470,660)	(470,660)	This holds the housing benefits payments and recovery from DWP and further grants from DWP relating to the provision of benefits. There is timing difference between payments made to claimants and income received from Government.
Nndr Cost Of Collection	(107,090)	(107,090)	(107,090)	(107,090)	553	(107,090)	0	(107,090)	(107,090)	This is received at year end
Insurances	642,520	642,520	642,520	642,520	739,511	642,520	0	642,520	642,520	Budget currently forecast to be spent
Debt Recovery Client Acc	(6,140)	(6,140)	(6,140)	(6,140)	(275)	(6,140)	0	(6,140)	(6,140)	Budget currently forecast to be spent
Benefits New Burden	0	0	0	0	(13,974)	0	0	0	0	Budget currently forecast to be spent
Benefits DHP	0	0	0	0	(70,656)	0	0	0	0	Actioned at year end
Benefits Non Hra	1,020	1,020	1,020	1,020	(160,455)	1,020	0	1,020	1,020	Actioned at year end
HR Client	299,552	299,552	328,505	343,505	192,033	343,505	0	343,505	343,505	Budget currently forecast to be spent
Contingency	750,190	918,518	918,518	918,518	0	443,783	(474,735)	655,026	1,052,760	2026/27 Pay Award applied
Total	**1,897,906**	**2,264,649**	**2,377,925**	**2,452,835**	**8,605,825**	**2,293,494**	**(159,341)**	**2,590,646**	**3,000,478**	

P&R Committee Medium Term Revenue Budget Service cont.

Leader	Original Budget 2026/27 £	Original Budget Plus 2025/26 Carry Forwards £	Latest Budget 2026/27 £	Previous Forecast 2026/27 £	Spend to Date £	Latest Forecast 2026/27 £	Variance @ P6 £	Forecast 2027/28 £	Forecast 2028/29 £	Officer Comments
Register Of Electors	38,224	38,224	38,224	38,224	248	38,224	0	38,224	38,224	Budget currently forecast to be spent
District Elections	76,388	76,388	76,388	76,388	208,828	76,388	0	76,388	76,388	Recharges to Parish Councils and Neighbourhood Planning Referendum to be actioned
Customer Service Centre	1,038,126	1,038,126	1,038,126	1,038,126	511,325	1,071,948	33,822	1,078,770	1,080,178	2026/27 Pay Award applied
Democratic Representation	355,296	355,296	355,296	355,296	206,512	355,296	0	355,296	355,296	Budget currently forecast to be spent
Customer Contact Programme	97,503	97,503	97,503	97,503	96,299	97,503	0	97,503	97,503	Budget currently forecast to be spent
Head Of Communications, Customer and Culture	105,197	105,197	105,197	105,197	54,305	108,694	3,497	108,694	108,694	2026/27 Pay Award applied
Communication	403,030	403,030	403,030	403,030	188,030	415,939	12,909	416,627	417,331	2026/27 Pay Award applied
Legal Practice	482,664	482,664	482,664	482,664	171,072	498,527	15,863	504,813	510,443	2026/27 Pay Award applied
Committee Administration	181,427	181,427	181,427	181,427	85,536	186,957	5,530	188,814	190,669	2026/27 Pay Award applied
Elections & Electoral Regn	150,978	150,978	179,378	179,378	112,557	183,811	4,433	185,667	187,522	2026/27 Pay Award applied
Parish Elections	0	0	0	0	32,210	0	0	0	0	Recharge for Parish elections to be actioned
Parliamentary Elections	0	0	0	0	46,882	0	0	0	0	July 2024 election claim with Cabinet Office
Referendums	0	0	0	0	6,195	0	0	0	0	Recharge for Neighbourhood Planning Referendum to be actioned
Total	**2,928,833**	**2,928,833**	**2,957,233**	**2,957,233**	**1,720,000**	**3,033,287**	**76,054**	**3,050,796**	**3,062,248**	
Total Policy and Resources	**4,826,739**	**5,193,482**	**5,335,158**	**5,410,068**	**10,325,825**	**5,326,781**	**(83,287)**	**5,641,442**	**6,062,726**	

Annex B
P&R Committee Explanations of revenue supplementary estimates, variances to be managed and virements reported this Period

Supplementary Estimates

Policy and Resources					
Resources	**Main Group Heading**	**Details of Outturn Variances to Latest Approved Budget**	**2026/27 £**	**2027/28 £**	**2028/29 £**
Major Incident Planning	Employees	2026/27 Pay Award applied	3,930	3,930	3,930
Director of Finance	Employees	2026/27 Pay Award applied	4,841	4,841	4,841
	Income	Increase in Shared Service income due to 2026/27 pay award	(242)	(242)	(242)
Miscellaneous Properties	Premises	Increase in NNDR required this financial year due to empty properties at Red Cross, Old Drill Hall and Furtherfield Depot	39,802	0	0
Office Services	Premises	Increase in cleaning budget required due to an increase in the Real Living Wage	30,000	30,000	30,000
Asset Management - Property	Employees	2026/27 Pay Award applied	20,217	20,321	20,426
Finance Services	Employees	2026/27 Pay Award applied	36,166	36,352	36,545
	Income	Increase in Shared Service income due to 2026/27 pay award	(20,976)	(21,084)	(21,196)
Council Tax Collection	Employees	2026/27 Pay Award applied	20,162	20,333	20,465
	Income	Increase in Shared Service income due to 2026/27 pay award	(11,896)	(11,996)	(12,074)
Benefits & Allowances	Employees	2026/27 Pay Award applied	51,094	51,532	51,887
	Income	Increase in Shared Service income due to 2026/27 pay award	(30,145)	(30,404)	(30,613)
NNDR	Employees	2026/27 Pay Award applied	3,511	3,511	3,511
	Income	Increase in Shared Service income due to 2026/27 pay award	(2,071)	(2,071)	(2,071)
Revs & Bens Management	Employees	2026/27 Pay Award applied	3,767	3,767	3,767
	Income	Increase in Shared Service income due to 2026/27 pay award	(2,223)	(2,223)	(2,223)
Fraud	Employees	2026/27 Pay Award applied	3,940	3,940	3,940
	Income	Increase in Shared Service income due to 2026/27 pay award	(2,285)	(2,285)	(2,285)
Chief Executive	Employees	2026/27 Pay Award applied	6,572	6,572	6,572
Performance Mgt & Scrutiny	Employees	2026/27 Pay Award applied	2,927	2,927	2,927
Debt Recovery	Employees	2026/27 Pay Award applied	12,715	12,715	12,715
	Income	Increase in Shared Service income due to 2026/27 pay award	(7,502)	(7,502)	(7,502)
Associate Director of Corporate, Customer & Community	Employees	2026/27 Pay Award applied	3,928	3,928	3,928
Three Rivers House	Premises	Increase in NNDR due to revaluation and vacant Lower Ground Floor unit	83,825	83,825	83,825
Finance Client	Employees	2026/27 Pay Award applied	3,771	3,771	3,771
Contingency	Employees	2026/27 Pay Award applied	(474,735)	(476,413)	(477,397)
Total			**(220,907)**	**(261,955)**	**(262,553)**
Leader	**Main Group Heading**	**Details of Outturn Variances to Latest Approved Budget**	**2026/27 £**	**2027/28 £**	**2028/29 £**
Customer Service Centre	Employees	2026/27 Pay Award applied	33,822	34,038	34,084
Head of Communications, Customer and Culture	Employees	2026/27 Pay Award applied	3,497	3,497	3,497
Communication	Employees	2026/27 Pay Award applied	12,909	12,929	12,952
Legal	Employees	2026/27 Pay Award applied	15,863	16,062	16,244
Committee Administration	Employees	2026/27 Pay Award applied	5,530	5,590	5,649
Elections & Electoral Regn	Employees	2026/27 Pay Award applied	4,433	4,492	4,551
Total			**76,054**	**76,608**	**76,977**
Total Policy and Resources			**(144,853)**	**(185,347)**	**(185,576)**

Variances to be managed

Policy and Resources					
Resources	**Main Group Heading**	**Details of Outturn Variances to Latest Approved Budget**	**2026/27 £**	**2027/28 £**	**2028/29 £**
Garages & Shops Maintenance	Premises	Budget increase required for Repairs and Maintenance budget of £30,000. Essential repairs are needed to bring the garages up to a suitable standard to let	30,000	0	0
		Reduction in income budget required as 18 garages in Bluebell Drive, Bedmond have been withdrawn from the portfolio due to structural issues caused by subsidence. This is being investigated	14,000	0	0
Three Rivers House	Premises	Increase in Refuse Collection budget required of £5,500 due to increased costs	5,500	5,500	5,500
	Income	Budget required for Electricity Sold, a proportion of the income received relates to the previous financial year	(3,593)	0	0
Finance Client	Employees	Increase in cost of Procurement Manager recharge from Watford Borough Council due to the use of agency staff	34,000	0	0
	Supplies	Increase in Software Licences budget required due to the implementation of a new treasury system	6,375	6,375	6,375
	Income	Increase in shared service income due to the implementation of a new treasury system	(3,188)	(3,188)	(3,188)
Internal Audit Client	Third Party Payments	Reduced cost of shared cost of Internal Audit Service for 2026/27	(33,116)	0	0
	Income	Reduction in income due to the reduced cost of the shared cost of Internal Audit Service for 2026/27	11,588	0	0
Total			**61,566**	**8,687**	**8,687**
Total Policy and Resources			**61,566**	**8,687**	**8,687**

Annex C
P&R Medium term capital investment programme

Policy and Resources													
Leader and Resources	**Original Budget 2026/27**	**Original Budgets Plus 2025/26 Rephasing**	**Latest Budget 2026/27**	**P6 Spend to Date**	**Forecast Outturn 2026/27**	**Variance**	**Latest Budget 2027/28**	**Proposed 2027/28**	**Variance**	**Latest Budget 2028/29**	**Proposed 2028/29**	**Variance**	**Comments**
	£	£	£	£	£	£	£	£	£	£	£	£	
Election Equipment	4,440	4,440	4,440	0	4,440	0	6,000	6,000	0	6,000	6,000	0	Budget is currently forecast to be spent
Members' IT Equipment	48,780	48,780	48,780	0	48,780	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Rickmansworth Work Hub	3,200	3,200	3,200	0	3,200	0	0	0	0	0	0	0	Budget is currently forecast to be spent
ICT-Managed Project Costs	60,000	126,377	126,377	9,350	126,377	0	60,000	60,000	0	60,000	60,000	0	Budget is currently forecast to be spent
ShS-Hardware Replace Prog	80,000	80,000	80,000	0	80,000	0	40,000	40,000	0	40,000	40,000	0	Budget is currently forecast to be spent
Garage Improvements	200,000	252,583	252,583	32,893	252,583	0	150,000	150,000	0	150,000	150,000	0	Budget is currently forecast to be spent
ICT Website Development	0	9,025	9,025	0	9,025	0	0	0	0	0	0	0	Budget is currently forecast to be spent
ICT Hardware Replacement Prog	45,000	45,000	45,000	5,457	45,000	0	45,000	45,000	0	45,000	45,000	0	Budget is currently forecast to be spent
TRDC Whole Life Costing	230,000	262,095	262,095	33,859	102,095	(160,000)	170,000	230,000	60,000	170,000	170,000	0	£60,000 rephased into 2027/28 for investigation of glazing issues which will take place next year. Budget virement requested of £100,000 to TRDC Footpaths and Alleyways to facilitate essential works following a recent inspection
Basing House-Whole Life Costing	66,914	66,914	66,914	32,517	66,914	0	60,000	60,000	0	60,000	60,000	0	Budget is currently forecast to be spent
Business Application Upgrade	90,000	205,849	205,849	0	205,849	0	90,000	90,000	0	90,000	90,000	0	Budget is currently forecast to be spent
Temporary Accommodation - All Sites	0	47,514	47,514	3,644	47,514	0	0	0	0	0	0	0	Waiting instruction from housing re Lincoln Drive
Sub-total Leader and Resources	**828,334**	**1,151,777**	**1,151,777**	**117,720**	**991,777**	**(160,000)**	**621,000**	**681,000**	**60,000**	**621,000**	**621,000**	**0**	
Major Projects	**Original Budget 2026/27**	**Original Budgets Plus 2025/26 Rephasing**	**Latest Budget 2026/27**	**P6 Spend to Date**	**Forecast Outturn 2026/27**	**Variance**	**Latest Budget 2027/28**	**Proposed 2027/28**	**Variance**	**Latest Budget 2028/29**	**Proposed 2028/29**	**Variance**	**Comments**
	£	£	£	£	£	£	£	£	£	£	£	£	
South Oxhey Parking	0	500,000	500,000	0	500,000	0	0	0	0	0	0	0	Parking study has been commissioned, awaiting outcome
Local Authority Housing Fund	2,250,000	13,245,190	13,245,190	2,270,719	13,245,190	0	0	0	0	0	0	0	Budget is currently forecast to be spent
Sub-total Major Projects	**2,250,000**	**13,745,190**	**13,745,190**	**2,270,719**	**13,745,190**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Total Policy and Resources	**3,078,334**	**14,896,967**	**14,896,967**	**2,388,439**	**14,736,967**	**(160,000)**	**621,000**	**681,000**	**60,000**	**621,000**	**621,000**	**0**	

Annex D
P&R Explanations of capital variances reported this Period

Description	Details of Outturn Variances to Latest Approved Budget	2026/27 £	2027/28 £	2028/29 £
Policy and Resources				
TRH - Whole Life Costing	£60,000 rephased into 2027/28 for investigation of glazing issues which will take place next year. Budget virement requested of £100,000 to TRDC Footpaths and Alleyways to facilitate essential works following a recent inspection.	(160,000)	60,000	0
TRDC Footpaths and Alleyways	Following a comprehensive inspection of all TRDC footpaths and alleyways in 2024, a programme of works was established to address identified requirements. However, inspections undertaken this year have identified an exceptionally high number of areas requiring attention. As a result, the allocated budget has already been fully spent a budget virement of £100,000 is requested from Three Rivers House Whole life costing budget which is not required this financial year	100,000	0	0
Total Policy and Resources		**(60,000)**	**60,000**	**0**

Annex E
P&R Key Income Streams

Garages and Shops									
Garages	**Month**	**2023/24**		**2024/25**		**2025/26**		**2026/27**	
Rent		**£**	**Volume**	**£**	**Volume**	**£**	**Volume**	**£**	**Volume**
	April	(79,962)	18%	(84,907)	8%	(89,801)	8%	(92,285)	6%
	May	(70,669)	16%	(90,903)	7%	(92,049)	8%	(96,564)	6%
	June	(80,973)	16%	(89,983)	8%	(92,909)	8%	(98,842)	6%
	July	(82,085)	14%	(94,267)	8%	(92,738)	7%	(96,136)	6%
	August	(81,588)	14%	(89,655)	7%	(90,563)	8%	(96,676)	6%
	September	(81,247)	14%	(90,008)	7%	(93,490)	7%	(96,369)	6%
	October	(82,104)	14%	(93,797)	6%	(91,070)	6%		
	November	(80,289)	14%	(89,644)	7%	(93,057)	6%		
	December	(82,367)	11%	(90,244)	7%	(93,561)	7%		
	January	(80,210)	9%	(91,618)	6%	(92,461)	7%		
	February	(81,581)	9%	(90,863)	7%	(91,990)	7%		
	March	(80,968)	8%	(92,504)	7%	(97,757)	7%		
	Total	**(964,043)**		**(1,088,393)**		**(1,111,445)**		**(576,872)**	

Comments: The original budget for 2026/27 is £1,213,410. There are currently 1,050 rentable garages. The void percentage is based on the rentable stock only.

Shops	**Month**	**2023/24**		**2024/25**		**2025/26**		**2026/27**	
Rent		**£**	**Volume**	**£**	**Volume**	**£**	**Volume**	**£**	**Volume**
	April	(39,495)	n/a	(35,353)	n/a	(24,727)	n/a	(44,402)	n/a
	May	0	n/a	0	n/a	0	n/a	0	n/a
	June	(37,853)	n/a	(37,463)	n/a	(37,853)	n/a	(45,289)	n/a
	July	(8,250)	n/a	(4,890)	n/a	(3,190)	n/a	(17,085)	n/a
	August	0	n/a	0	n/a	0	n/a	0	n/a
	September	(31,244)	n/a	(37,870)	n/a	(36,458)	n/a	(36,983)	n/a
	October	(14,773)	n/a	(4,500)	n/a	(6,015)	n/a		
	November	0	n/a	0	n/a	0	n/a		
	December	(37,853)	n/a	(40,376)	n/a	(36,440)	n/a		
	January	(8,250)	n/a	(21,750)	n/a	(30,852)	n/a		
	February	0	n/a	2,915	n/a	3,750	n/a		
	March	(7,017)	n/a	25,933	n/a	(407)	n/a		
	Total	**(184,735)**		**(153,352)**	**0**	**(172,192)**	**0**	**(143,758)**	**0**

Comments: The original 2026/27 budget is £210,000. There are 20 shops in the district which are predominantly let as self repairing leases. Each shop rent is negotiated at the best market rate taking into consideration local factors regarding usage, availability, affordability and community benefit.

Corporate costs Medium Term Revenue Budget

Corporate Costs	Original Budget 2026/27	Original Budget Plus 2025/26 Carry Forwards	Latest Budget 2026/27	Previous Forecast 2026/27	Spend to Date	Latest Forecast 2026/27	Variance @ P6	Forecast 2027/28	Forecast 2028/29	Officer Comments
	£	£	£	£	£	£	£	£	£	
Interest Earned	(1,420,000)	(1,420,000)	(1,420,000)	(1,420,000)	(476,439)	(1,420,000)	0	(1,370,000)	(1,370,000)	Budget currently forecast to be spent
Interest Paid	804,693	804,693	804,693	804,693	87,948	804,693	0	1,137,800	1,244,800	Budget currently forecast to be spent
Parish Precepts	2,872,364	2,872,364	2,872,364	2,872,364	2,872,364	2,872,364	0	2,929,820	2,988,410	Paid half yearly in April & September
Total Corporate Costs	**2,257,057**	**2,257,057**	**2,257,057**	**2,257,057**	**2,483,873**	**2,257,057**	**0**	**2,697,620**	**2,863,210**	

Funding the Capital Investment Programme

CAPITAL INVESTMENT PROGRAMME 2026-2029 - FUNDING

Capital Programme	2026/27 Original Budget £	2026/27 Latest Budget £	2026/27 Outturn Forecast at P6 £	2027/28 Forecast £	2028/29 Forecast £
Balance Brought Forward					
Govt Grants: Disabled Facility Grants	(1,459,829)	(1,459,829)	(1,459,829)	(1,454,552)	(1,454,552)
Section 106 Contributions	(3,264,769)	(3,264,769)	(3,264,769)	(2,620,628)	(2,620,628)
Capital Receipts Reserve	0	0	0	0	0
LAHF	0	0	0	0	0
Future Capital Expenditure Reserve	0	0	0	0	0
Total Funding Brought Forward	**(4,724,598)**	**(4,724,598)**	**(4,724,598)**	**(4,075,180)**	**(4,075,180)**
Generated in the Year					
Govt Grants: Disabled Facility Grants	(825,485)	(842,773)	(842,773)	(842,773)	(842,773)
Section 106 Contributions	0	(72,172)	(105,859)	0	0
Capital Receipts Reserve	(1,000,000)	(1,000,000)	0	0	0
LAHF	(997,750)	(997,750)	(997,750)	0	0
Future Capital Expenditure Reserve	0	0	0	0	0
Total Generated	**(2,823,235)**	**(2,912,695)**	**(1,946,382)**	**(842,773)**	**(842,773)**
Use of Funding					
Govt Grants: Disabled Facility Grants	825,485	848,050	848,050	842,773	842,773
Section 106 Contributions	750,000	750,000	750,000	0	0
CIL Contributions	1,753,304	1,753,304	1,986,257	0	0
Capital Receipts Reserve	1,000,000	1,000,000	0	0	0
LAHF	997,750	997,750	997,750	0	0
Future Capital Expenditure Reserve	0	0	0	0	0
Borrowing	1,971,735	17,057,361	18,165,696	3,765,000	3,550,000
Total Use of Funding	**7,298,274**	**22,406,465**	**22,747,753**	**4,607,773**	**4,392,773**
Balance Carried Forward					
Govt Grants: Disabled Facility Grants	(1,459,829)	(1,454,552)	(1,454,552)	(1,454,552)	(1,454,552)
Section 106 Contributions	(2,514,769)	(2,586,941)	(2,620,628)	(2,620,628)	(2,620,628)
Capital Receipts Reserve	0	0	0	0	0
LAHF	0	0	0	0	0
Future Capital Expenditure Reserve	0	0	0	0	0
Total Funding Carried Forward	**(3,974,598)**	**(4,041,493)**	**(4,075,180)**	**(4,075,180)**	**(4,075,180)**
Total Expenditure Capital Investment Programme	**7,298,274**	**22,406,465**	**22,747,753**	**4,607,773**	**4,392,773**

Medium Term Financial Plan 2026-2029

Medium Term Financial Plan - Consolidated Revenue Account (General Fund)							
	2026/27					2027/28	2028/29
Funding	**Original**	**Original Budget plus Carry Forwards from 2025/26**	**Latest Budget**	**Previous Forecast**	**Latest Forecast**	**Forecast**	**Forecast**
	£	£	£	£	£	£	£
Council Tax Base (No.)	40,124.80	40,124.80	40,124.80	40,124.80	40,124.80	40,927.30	41,745.80
Council Tax Base Increase (%)	0.0	0.0	0.0	0.0	0.0	1.96	1.96
Band D Council Tax (£)	212.53	212.53	212.53	212.53	212.53	218.88	225.42
Council Tax Increase - TRDC (%)	0.00	0.00	0.00	0.00	0.00	2.99	2.99
Council Tax (£)	(8,527,724)	(8,527,724)	(8,527,724)	(8,527,724)	(8,527,724)	(8,958,167)	(9,410,338)
Parish Precepts (£)	(2,872,364)	(2,872,364)	(2,872,364)	(2,872,364)	(2,872,364)	*(2,929,820)*	*(2,988,410)*
Total Taxation (£)	**(11,400,087)**	**(11,400,087)**	**(11,400,087)**	**(11,400,087)**	**(11,400,087)**	**(11,887,987)**	**(12,398,748)**
Business Rates/Revenue Support Grant (£)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,400,000)	(4,150,000)
Collection Fund Surplus/Deficit (£)	254,000	254,000	254,000	254,000	254,000	0	0
Total Grant Funding (£)	**(3,746,000)**	**(3,746,000)**	**(3,746,000)**	**(3,746,000)**	**(3,746,000)**	**(4,400,000)**	**(4,150,000)**
Total Taxation & Grant Funding (£)	**(15,146,087)**	**(15,146,087)**	**(15,146,087)**	**(15,146,087)**	**(15,146,087)**	**(16,287,987)**	**(16,548,748)**

	2026/27					2027/28	2028/29
Financial Statement - Summary	**Original**	**Original Budget plus Carry Forwards from 2025/26**	**Latest Budget**	**Previous Forecast**	**Latest Forecast**	**Forecast**	**Forecast**
	£	£	£	£	£	£	£
Committee - Net Cost Of Services							
General Public Services and Community Engagement	6,425,233	6,538,916	6,663,826	6,716,996	6,716,996	6,505,785	6,358,639
Climate Change and Leisure	1,887,883	1,987,090	1,992,370	1,992,370	1,992,370	1,859,898	1,730,197
Policy and Resources	4,826,739	5,193,482	5,335,158	5,410,068	5,410,068	5,818,102	6,239,615
Period 6 Variances	0	0	0	0	571,345	308,941	308,941
Sub-Total	**13,139,855**	**13,719,488**	**13,991,354**	**14,119,434**	**14,690,779**	**14,492,726**	**14,637,392**
Other							
Parish Precepts	2,872,364	2,872,364	2,872,364	2,872,364	2,872,364	2,929,820	2,988,410
Interest Payable & Borrowing costs	804,693	804,693	804,693	804,693	804,693	1,137,800	1,244,800
Interest Received	(1,420,000)	(1,420,000)	(1,420,000)	(1,420,000)	(1,420,000)	(1,370,000)	(1,370,000)
Period 6 Variances	0	0	0	0	0	0	0
Sub-Total	**2,257,057**	**2,257,057**	**2,257,057**	**2,257,057**	**2,257,057**	**2,697,620**	**2,863,210**
Net Expenditure	**15,396,912**	**15,976,545**	**16,248,411**	**16,376,491**	**16,947,836**	**17,190,346**	**17,500,602**
Income from Council Tax, Government Grants & Business Rates	**(15,146,087)**	**(15,146,087)**	**(15,146,087)**	**(15,146,087)**	**(15,146,087)**	**(16,287,987)**	**(16,548,748)**
(Surplus)/Deficit Before Use of Earmarked Reserves	**250,824**	**830,457**	**1,102,323**	**1,230,403**	**1,801,748**	**902,359**	**951,854**
Planned Use of Reserves:							
Economic Impact Reserve	0	0	0	0	0	0	0
(Surplus) / Deficit to be funded from General Balances	**250,824**	**830,457**	**1,102,323**	**1,230,403**	**1,801,748**	**902,359**	**951,854**

	2026/27					2027/28	2028/29
Movement on General Fund Balance	**Original**	**Original Budget plus Carry Forwards from 2025/26**	**Latest Budget**	**Previous Forecast**	**Latest Forecast**	**Forecast**	**Forecast**
	£		£		£	£	£
Balance Brought Forward at 1 April	(5,181,646)	(5,181,646)	(5,181,646)	(5,181,646)	(5,181,646)	(3,379,898)	(2,477,539)
Revenue Budget (Surplus)/Deficit for Year	250,824	830,457	1,102,323	1,230,403	1,801,748	902,359	951,854
Closing Balance at 31 March	**(4,930,822)**	**(4,351,189)**	**(4,079,323)**	**(3,951,243)**	**(3,379,898)**	**(2,477,539)**	**(1,525,685)**

	2026/27					2027/28	2028/29
Movement on Economic Impact	**Original**	**Original Budget plus Carry Forwards from 2025/26**	**Latest Budget**	**Previous Forecast**	**Latest Forecast**	**Forecast**	**Forecast**
	£	£	£		£	£	£
Balance Brought Forward at 1 April	(1,047,958)	(1,047,958)	(1,047,958)	(1,047,958)	(1,047,958)	(974,217)	(974,217)
Impact for Year	0	0	0	0	73,741	0	0
Closing Balance at 31 March	**(1,047,958)**	**(1,047,958)**	**(1,047,958)**	**(1,047,958)**	**(974,217)**	**(974,217)**	**(974,217)**

	2026/27					2027/28	2028/29
Total Reserves Impact	**Original**	**Original Budget plus Carry Forwards from 2025/26**	**Latest Budget**	**Previous Forecast**	**Latest Forecast**	**Forecast**	**Forecast**
	£	£	£	£	£	£	£
Balance Brought Forward at 1 April	(6,229,604)	(6,229,604)	(6,229,604)	(6,229,604)	(6,229,604)	(4,354,115)	(3,451,756)
Impact for Year	250,824	830,457	1,102,323	1,230,403	1,875,489	902,359	951,854
Closing Balance at 31 March	**(5,978,780)**	**(5,399,147)**	**(5,127,281)**	**(4,999,201)**	**(4,354,115)**	**(3,451,756)**	**(2,499,902)**
Total Reserves	**(5,978,780)**	**(5,399,147)**	**(5,127,281)**	**(4,999,201)**	**(4,354,115)**	**(3,451,756)**	**(2,499,902)**

Appendix 7

Reserves Forecast 2026/27

Category	Opening Balance 01/04/2026 £	Net Movement in Year £	Closing Balance 31/03/2027 £	Purpose
General Reserves				
General Fund	(5,181,646)	1,801,748	(3,379,898)	Working balance to support the Council's revenue services. £2M is a suggested prudent minimum
Economic Impact (EIR)	(1,047,958)	73,741	(974,217)	To support the funding of unexpected/unplanned Council expenditure as a result of fluctuations in the economy.
Total Revenue	**(6,229,604)**	**1,875,489**	**(4,354,115)**	
Capital Reserves				
Community Infrastructure Levy (CIL)	(7,838,158)	(80,131)	(7,918,289)	Developers contributions towards Infrastructure
Capital Receipts	0	0	0	Generated from sale of Council assets
Grants & Contributions	(1,459,829)	(842,773)	(2,302,602)	Disabled Facility Grants and other contributions
Reserve for Capital expenditure	0	0	0	Reserve set aside for supporting capital expenditure
Total Capital	**(9,297,987)**	**(922,904)**	**(10,220,891)**	
Other Earmarked Reserves				
Section 106	(3,264,769)	(105,859)	(3,370,628)	Developers contributions towards facilities
Leavesden Hospital Open Space	(733,888)	0	(733,888)	To maintain open space on the ex hospital site
Abbots Langley - Horsefield	(395,936)	0	(395,936)	Developers contributions towards maintenance of site
Environmental Maintenance Plant	(91,630)	0	(91,630)	Reserve to fund expenditure on plant & machinery
Building Control	(371,643)	0	(371,643)	To provide against future losses and/or borrowing against Hertfordshire Building Control Ltd
Commercial Risk Reserve	(9,242,704)	0	(9,242,704)	To manage timing of cashflows and risks in relation to commercial ventures
Collection Fund Reserve & HB Equalisation	(13,698,005)	0	(13,698,005)	To manage timing differences on the Collection Fund and to provide against future deficits on the Housing Benefit account
Grants & Contributions	(2,176,106)	0	(2,176,106)	Revenue Grants earmarked for use in future years
Planning Reserve	(120,360)	0	(120,360)	To allow for conservation area appraisals, the local plan timetable to be accelerated and other planning advice
Local Government Reform Reserve	(1,062,544)	0	(1,062,544)	To allow for advice for the proposed Local Government Reform. £1m will be transferred from the Collection Fund reserve into The Local Government Reform reserve to provide resources for reorganisation.
Total Other	**(31,157,585)**	**(105,859)**	**(31,263,444)**	
Total All	**(46,685,176)**	**846,726**	**(45,838,449)**	

Appendix 8

Budgetary Risks

Date risk added to register	Risk ref	Risk owner	Category	Risk description	Comment	Likelihood score (inherent)	Impact score (inherent)	Inherent risk score	Risk controls	Risk control owners	Likelihood score (residual)	Impact score (residual)	Residual risk score	Risk direction	Action plan	Action plan owners	Action plan completion dates
Apr-05	FIN01	Head of Finance	Operational	Insufficient staff	As the Council becomes more complex in its financial arrangements, key skills become more important. LGR, and the uncertainty over the pause, results in staff retention and recruitment difficulties	3	4	12	Improve depth of skills and knowledge. Bring in temporary additional resources as necessary. Once new structure for LGR is known, increased cooperation between partner district/boroughs. Review opportunities for collaboration should LGR not progress.	Head of Finance	2	3	6	➡	The Finance team is currently fully staffed with an interim Head of Finance. All staff have an annual Personal Development Review which contains smart objectives including objectives related to career development and identification of training needs and opportunities.	Chief Executive/ Director of Finance	Continuous
Apr-05	FIN02	Head of Finance	Operational	Total failure of ICT	The Council's integrated Financial Management System (FMS) is held on an ICT platform. If this were to fail then potentially there will be a loss of functionality occurring during any downtime. BCPs have recently been updated.	3	2	6	System migrated to latest version. Payments system updated.	Head of Finance	1	2	2	➡	Monitor reliability	Head of Finance	Continuous
Apr-05	FIN03	Head of Finance	Operational	Loss of accommodation	Inability to provide services due to access to accommodation being prevented	2	2	4	With all staff able to work from home, this risk becomes less critical. Ensure Business Continuity Plan is kept up to date.	Head of Finance	1	1	1	➡	Review Business Continuity Plan	Head of Finance	Continuous
Apr-11	FIN04	Head of Finance	Operational	Fraudulent activity	The Council experiences loss of resources as a result of a mistake, misadministration or fraud	2	3	6	Effective financial procedure rules, internal audit review and fraud prevention. Reconcilliations carried out.	Head of Finance	2	2	4	➡	Review Financial Procedure Rules. Improve effectiveness of reconcilliations.	Head of Finance	Continuous
Sep-15	ST07	Director of Finance	Strategic	The Medium term financial position worsens.	The Council has set its budget for 2026/27 and beyond. The budget is balanced across the Medium Term Financial Plan, with the final year of the MTFP as a baseline for the unitary authority. LGR will bring additional risks in terms of transitional costs and the final year of the MTFP will be under new unitary authority. Pay award has been agreed for 2026/27 and can be contained within available contingency.	3	3	9	The Council maintains a healthy level of balances and continues to actively monitor its budgets, taking action in year where necessary. Currently the Council is benefitting from a high level of interest income due to higher than anticipated interest rates and high levels of cash balances.	Head of Finance	3	2	6	➡	Regular budget monitoring reports to committees; Budgetary and Financial Risk Register reviewed and updated as part of the budget monitoring process; identification of budgetary pressure when reviewing the medium term financial plan during the budget setting process which includes a risk assessment for the prudent level of general balances and an assessment of financial resilience with reference to the CIPFA Financial resilience index.	Heads of Service/ Head of Finance	Continuous
Apr-06	FIN08	Director of Finance	Budgetary	The pay award exceeds estimates included in the MTFP resulting in unplanned and unsustainable use of reserves.	The Council's 3 year Medium term Financial Strategy includes forecast pay awards for the next three years and there is contigency provision for pay awards..	2	3	6	The pay award is covered by the contingency within the budget and has been agreed for 2026/27. Maintain reserves to guard against risk. Early identification of new pressures through Budget Monitoring.	Head of Finance	3	2	6	➡	The Council's 3 year Medium term Financial Strategy includes forecast pay awards for the next three years. The Council maintains reserves to guard against risk including setting a prudent minimum level for general balances. Early	Head of Finance	Continuous
Apr-06	FIN09	Director of Finance	Budgetary	Other inflationary increases exceed estimates included in the MTFP resulting in unplanned and unsustainable use of reserves.	Other than contractual agreements, budgets are cash limited where possible and budget managers are expected to manage increases within existing budgets. Pressure on fuel budgets due to Iran war. Inflation remains above forecast levels.	3	3	9	Monitor future inflation projections. Actively manage budgets to contain inflation. Maintain reserves.	Service Heads/Head of Finance	2	2	4	➡	Monitor future inflation projections. Actively manage budgets and contracts to contain inflation. The Council maintains reserves to guard against risk including setting a prudent minimum level for general balances. Early identification of new pressures through Budget Monitoring enable the Council to take steps to bring the budget back into balance.	Head of Finance	Continuous
Jan-15	FIN10	Director of Finance	Budgetary	Interest rates increase or decrease resulting in significant variations in estimated interest income (investments) or interest expense (borrowing)	The Council remains cash positive so is experiencing a short term benefit from higher interest rates. Over the longer term rates are expected to come down allowing the Council to borrow for future capital projects.	3	2	6	The Council has a Treasury Management Strategy which is reviewed annually. The Council is looking to lend out over a longer period to maximise the benefit from temporary higher rates.	Head of Finance	3	2	6	➡	The Audit Committee receives two reports per year on Treasury Management activity and interest income and expenditure is moniored through the Budget Monitoring Report.	PIB	Continuous

Apr-06	FIN11	Director of Finance	Budgetary	Inaccurate estimates of fees and charges income and / or estimates of cost of delivering chargeable services result in budgetary pressure.	A budget pressure is created due to income shortfalls or increased expenditure	3	2	6	Budget levels realistically set and closely scrutinised	Service Heads/Head of Finance	2	2	4	➡	Fees and charges, including and surplus or loss are monitored through budget monitoring with key income streams reported to CMT.	Service Heads	Continuous
Apr-06	FIN12	Director of Finance	Budgetary	The Council loses the ability to recover VAT as a result of exceeding the partial exemption threshold resulting in budgetary pressure.	If the council's expenditure on functions for which it receives income that is exempt for VAT purposes exceeds 5% of its total vatable expenditure, then the Council may lose its ability to recover VAT on all of its exempt inputs. This is mitigated by close monitoring of exempt supplies and prudent VAT planning. The Council elects to tax on development schemes.	2	4	8	VAT Planning and opt to tax on schemes. VAT advisers employed.	Head of Finance	1	4	4	➡	Partial Exemption Review is undertaken annually with support provided by the Council's external tax advisors, PS Tax. The Council continue to opt to tax land where appropriate.	Head of Finance	Continuous
Dec-13	FIN13	Director of Finance	Budgetary	The estimated cost reductions and additional income gains set out in the MTFP are not achieved resulting in an unplanned and unsustainable use of reserves.	Minimal savings identified and included in the budget will be monitored as part of the budget monitoring process. See fees and charges above. MTFPagreed for next three years.	2	2	4	Service Heads to take responsibility for achieving savings. Budget monitoring to highlight any issues to allow corrective action to be taken.	Service Heads/Head of Finance	2	1	2	➡	Budget process to clearly identify savings to be achieved and ensure clarity over responsibility over delivery. Savings to be challenged.	Head of Finance	Continuous
Apr-06	FIN14	Director of Finance	Budgetary	The Council is faced with potential litigation and other employment related risks	Thurrock has recently issued proceedings against 23 members of APSE. Whilst the Council is not one of these three it is an APSE member and may be drawn in at a later date. A stay of litigation has been issued by the court whilst separate activity takes place to resolve.	2	3	6	Council procedures are adhered to. These will be reviewed in respect of member orgainsation and advice issued.	Solicitor to the Council	2	2	4	➡	Adherence to council procedures to be monitored and procedures maintained.	Solicitor to the Council	ongoing
Dec-13	FIN18	Director of Finance	Budgetary	Business Rates Retention fluctuates impacting on the amount of funding received by the Council.	Hertfordshire decided not to form a pool for 2026/27 due to the impact of the business rate resest. The local government settlement confirmed baseline funding for the three year spending review period.	2	2	4	Maintain reserves against risk.	Head of Finance	2	1	2	➡	Hertfordshire CFOs continue to work with LG Futures to maximise revenue from the business rate pool. Conversations are underway with respect of pooling for 207/28.	Director of Finance	Continuous
Mar-18	FIN21	Director of Finance	Budgetary	Property Investment	The Property Investment Board manage its property portfolio in order to secure additional income to support its general fund.	2	3	6	Portfolio to be actively managed to maintain income levels. Income to be reviewed regularly when MTFP is updated.	Head of Property Services	1	3	3	➡	PIB to assume responsibility for ongoing oversight.	Head of Property Services	Continuous
Sep-18	FIN23	Director of Finance	Budgetary	Commercial Investment	The Council has limited options to further improve self sustainability through commercial investment .	3	2	6	Oversight mechanisms to be put in place to ensure oversight by PIB.	Head of Finance	2	2	4	➡	Monitor new developments. Investments overseen by the cross party Shareholder and Commercial Ventures Panel.	Head of Property Services	Continuous

Appendix 9

NNDR Write-Offs over £3,000

Company Name	Amount	Year	Reason for Write Off
[redacted]	10,098.10	2013/2014	Statute expired
	4,120.92	2014/2015	Dissolved
	7,327.78	2014/2015	Absconded
	4,524.75	2015/2016	Absconded
	7,755.08	2016/2017	Absconded
	3,794.10	2017/2018	Dissolved
	8,305.34	2017/2018	Absconded
	6,407.50	2017/2018	Dissolved
	3,308.60	2017/2018	Dissolved
	6,601.37	2018/2019	Dissolved
	3,770.30	2018/2019	Dissolved
	9,158.50	2018/2019	Absconded
	5,767.89	2018/2019	Liquidation
	5,296.44	2018/2019	Dissolved
	3,661.15	2018/2019	Dissolved
	7,096.75	2019/2020	Liquidation
	30,225.24	2020/2021	Liquidation
	35,586.51	2020/2021	Liquidation
	8,075.00	2020/2021	Liquidation
	9,088.00	2020/2021	Dissolved
	3,686.96	2020/2021	Liquidation
	5,496.00	2021/2022	Liquidation
	5,639.20	2021/2022	Liquidation
	3,222.45	2021/2022	Dissolved
	31,645.64	2021/2022	Administration
	7,066.50	2021/2022	Liquidation
	6,493.01	2022/2023	Liquidation
	5,614.00	2022/2023	Liquidation
	3,353.56	2022/2023	Liquidation
	13,922.78	2022/2023	Liquidation
	8,333.50	2022/2023	Liquidation
	17,416.00	2022/2023	Liquidation
	5,176.11	2022/2023	Dissolved
	4,428.62	2022/2023	Dissolved
	20,090.97	2023/2024	Liquidation
	20,765.56	2023/2024	Liquidation
	4,281.32	2023/2024	Dissolved
	7,830.50	2023/2024	Liquidation
	3,199.19	2023/2024	Liquidation
	13,620.00	2024/2025	Liquidation
	12,114.99	2024/2025	Dissolved
	9,730.50	2024/2025	Liquidation
	12,214.41	2025/2026	Liquidation
	3,876.77	2025/2026	Liquidation
	25,355.44	2025/2026	Liquidation
	12,727.26	2025/2026	Dissolved
	5,076.00	2025/2026	administration
	9,730.50	2025/2026	Liquidation
Total	462,077.06		

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Fees and Charges 2027/28

23/10/2025

THREE RIVERS DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE

23 NOVEMBER 2026

PART I - NOT DELEGATED

DISCRETIONARY FEES AND CHARGES
(DoF)

Summary

1.1 The Council regularly reviews the level of fees and charges set for discretionary services and services where charges are set locally. Fees and Charges were last reviewed in Autumn 2025 with the latest charges introduced from 12 January 2026 and 1 April 2026.

1.2 Where the Council has discretion over the fee or charge, the Council aims to recover the full cost of delivering the service. As such, fees will usually increase in line with cost pressures.

1.3 A schedule of proposed fees and charges effective from 11 January 2027 is set out in Appendix 1 and a schedule of fees and charges effective from 1 April 2027 is set out in Appendix 2, 3, 4 and 5.

Recommendation

2.1 That:

Policy and Resources Committee recommend to Council:

- To approve the Fees and Charges set out in the schedule at Appendix 1 to be effective from 11 January 2027
- To approve the Fees and Charges set out in the schedule at Appendix 2 to be effective from 1 April 2027
- To approve the Fees and Charges set out in the schedule at Appendix 3 to be effective from 1 April 2027
- To approve the Fees and Charges set out in the schedule at Appendix 4 to be effective from 1 April 2027
- To approve the Fees and Charges set out in the schedule at Appendix 5 to be effective from 1 April 2027
- To approve the recovery of charges for processing corporate credit cards from businesses as set out in paragraph 3.10.

2.2

- Council is recommended to approve the Fees and Charges set out in the schedule at Appendix 1 to be effective from 11 January 2027
- Council is recommended to approve the Fees and Charges set out in the schedule at Appendix 2 to be effective from 1 April 2027
- Council is recommended to approve the Fees and Charges set out in the schedule at Appendix 3 to be effective from 1 April 2027

- Council is recommended to approve the Fees and Charges set out in the schedule at Appendix 4 to be effective from 1 April 2027
- Council is recommended to approve the Fees and Charges set out in the schedule at Appendix 5 to be effective from 1 April 2027
- Council is recommended to approve the recovery of charges for processing corporate credit cards from businesses as set out in paragraph 3.10.

Report prepared by: Sally Riley, Finance Business Partner

Details

3.1 Since fees and charges were last reviewed in Autumn 2025, there has been an increase in the cost of delivering services, including those where a charge is made for both statutory and discretionary services.

3.2 Garages have an occupancy rate of 94% which has been maintained between 2025/26 and 2026/27.

3.3 Garden Waste continues to increase on a cost recovery basis. It is proposed to freeze the fee at the 2026/27 rate for all sign-ups received and paid for by 31st March 2027.

3.4 Following a review of Rickmansworth Business Parking Permits it is proposed to not increase the Rickmansworth permits due to the balance of the cost of business permits and long term tariff. All other areas are subject to the inflationary increase, however it is worth noting that a Rickmansworth West is under review and a newer Business Permit type is in development.

3.5 Long term parking charges were increased for 2026/27 and no increase is proposed for 2027/28. The service is proposing a review of all parking fees every two years, with the next review due ahead of the 2028/29 setting of fees and charges. Short term parking fees have been frozen and the first hour remains free.

3.6 Licensing for Drivers fees held at no increase, following a benchmarking exercise which shows our fees are higher than neighbouring authorities.

3.7 Pavement Licences are currently charged at the maximum charge permitted by government of £500, however a discussion took place at Regulatory Services Committee on 7 October 2026 where it was recommended that the fee be reduced to £250 for both new licences and renewal of exiting licences due to the current economic climate.

3.8 Following a benchmarking exercise HMO Registration fees have been amended to reflect the charges made by neighbouring authorities.

3.9 Following a benchmarking exercise Street Naming and Numbering fees have been amended to reflect the charges made my neighbouring authorities.

3.10 Local authorities cannot charge fees for personal cards, but they can apply surcharges to corporate or commercial credit cards (such as company purchasing cards). Previously the Council has not recovered this fee but is proposing that surcharges will be levied to pass the additional cost of processing

payments by Commercial or Corporate Credit Card on to those customers who opt to use those methods of payment. The current surcharge would be set at 2.38% for Visa and 2.36% for Mastercard to reflect the fees charged to the council, this figure will change if the fee charged to the Council changes.

Options and Reasons for Recommendations

4.1 Policy & Resources Committee is recommended to recommend to Council to adopt the proposed fees and charges for 2027/28.

Policy/Budget Reference and Implications

5.1 The recommendations in this report are not within the Council's agreed policy and budgets but will feed into the 2027/28 budget setting process.

Financial Implications

6.1 The increase in fees and charges is forecast to generate additional income of £55k in 2027/28, plus additional garage income of £25k. This will help to manage increased cost of service provision due to inflationary pressures during 2027/28. Increased income from revised fees and charges introduced from January 2027 will also help to reduce the budget pressure reported in 2026/27.

Legal Implications

7.1 Where the relevant statute sets out a fee or charge for the service in question, the Council does not have a discretion to alter that and nothing within this report will permit such a change.

7.2 Where the Council is providing a statutory service which the Council is mandated to provide or which the Council has a duty to provide, this is not subject to an authority to charge unless this is set out in the relevant statute and according such matters are not covered by this report or any associated charging policy.

7.3 There are specific powers to charge for services detailed throughout local government legislation as set out below:

7.4 The Local Government Act 2003 ("the 2003 Act") introduced a general power to charge for the provision of any discretionary service. The discretionary charging powers do not apply to services which an authority is mandated or has a duty to provide. However, councils can charge for discretionary services (that is, services they have power to provide but are not obliged or have a duty to provide by law). In order to do so, the recipient of the discretionary service must have agreed in advance, to pay for the provision of such services. The 2003 Act power cannot be used where charging is prohibited or where another specific charging regime applies. Charging is limited to cost recovery and statutory guidance which the Council is required to have required to.

7.5 A local authority may be able to rely on the subsidiary powers under section 111 of the LGA 1972 to authorise the provision of a service to facilitate the discharge of a specific function. If reliance were to be placed on this power, it would be necessary to be satisfied that the function in question is incidental to the

discharge of statutory functions of the Council. Where this is established, the local authority may charge under section 93 for that function-related service.

7.6 This power in relation to incidental services is subject to the restriction in S 93 that it cannot be used to raise income – i.e. you could not use it to generate a profit but could rely on it to charge equivalent to the costs of provision of the "service" which is incidental to the statutory function.

7.7 In relation to utilisation of the general power of competence in the Localism Act 2011("LA 2011"), these charging provisions follow, very closely, the requirements of the 2003 Act to allow local authorities to charge up to full cost recovery for discretionary services. These provisions operate alongside rather than replace the Local Government Act 2003 powers.

7.8 The power to charge under the LA 2011 is subject to a duty to secure that, taking one financial year with another, the income from charges does not exceed the costs of provision. As with the 2003 Act powers, charging for things done in exercise of the General Power of Competence is not a power to make a profit from those activities.

7.9 With regard to the Edited Electoral Register the Council must ensure that the provisions of the Representation of the People (England & Wales) Regulations (RPR) 2001 - which set out, among other matters, the fees which may be charged regarding the edited register - are complied with.

7.10 Finally, where the introduction of new/altered fees or charges requires consultation and/or engagement with affected users to have been undertaken prior to the proposed changes, officers will need to have satisfied themselves that the appropriate actions have been taken prior to bringing forward these proposals for members' consideration.

Equal Opportunities Implications

8.1 The Equality Impact Assessment Relevance Test

Has a relevance test been completed for Equality Impact?	No
Did the relevance test conclude a full impact assessment was required?	No

Staffing Implications

9.1 There are no staffing implications arising from this report.

Environmental Implications

10.1 There are no environmental implications arising from this report.

Community Safety Implications

11.1 There are no community safety implications arising from this report.

Public Health implications

12.1 There are no public health implications arising from this report.

Customer Services Centre Implications

13.1 There are no customer services centre implications arising from this report.

Communications and Website Implications

14.1 The revised Fees and Charges, effective from 11 January 2027 and 1 April 2027 will be advertised on the Council's website and relevant service information.

Risk and Health & Safety Implications

15.1 The Council has agreed its risk management strategy which can be found on the website at http://www.threerivers.gov.uk. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

15.2 The subject of this report is covered by the finance service plan(s). Any risks resulting from this report will be included in the risk register and, if necessary, managed within this/these plan(s).

Nature of Risk	**Consequence**	**Suggested Control Measures**	**Response** *(tolerate, treat terminate, transfer)*	**Risk Rating** *(combination of likelihood and impact)*
Inaccurate estimates of fees and charges income and / or estimates of cost of delivering chargeable services	A budget pressure is created due to income shortfalls or increased expenditure	Budget levels realistically set and closely scrutinised	Fees and charges, including and surplus or loss are monitored through budget monitoring	4

15.3 The above risks are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.

Likelihood (Very Likely … Remote)				
	Low 4	**High 8**	**Very High 12**	**Very High 16**
	Low 3	**Medium 6**	**High 9**	**Very High 12**
	Low 2	**Low 4**	**Medium 6**	**High 8**

	Low **1**	**Low** **2**	**Low** **3**	**Low** **4**
	Impact **Low** ----------▶ **Unacceptable**			

Impact Score	**Likelihood Score**
4 (Catastrophic)	4 (Very Likely (≥80%))
3 (Critical)	3 (Likely (21-79%))
2 (Significant)	2 (Unlikely (6-20%))
1 (Marginal)	1 (Remote (≤5%))

15.4 In the officers' opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually and financial risks are reported to each meeting of the Audit Committee.

Data Quality

Data sources:

Fees and Charges schedule 2027/28

Data checked by:

Comie Campbell, Interim Head of Finance

Data rating:

1	**Poor**	
2	**Sufficient**	
3	**High**	✓

Background Papers

APPENDICES / ATTACHMENTS

- Appendix 1 – Discretionary and Locally Set Fees and Charges effective from 11 January 2027
- Appendix 2 - Discretionary and Locally Set Fees and Charges effective from 1 April 2027
- Appendix 3 – Cemetries Fees and Charges effective from 1 April 2027
- Appendix 4 – Garages Fees and Charges effective from 1 April 2027
- Appendix 5 – Garden Waste Fees and Charges effective from 1 April 2027

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Three Rivers Fees and Charges Schedule - Discretionary and Locally Set from 11 January 2027

Service Area	Name of Fee or Charge	Description of Fee or Charge		Statutory or Discretionary	VAT	Current Charge EXC VAT 2026/27 £	Increase	Proposed charge from 11 January 2027 EXC VAT £	Proposed charge from 11 January 2027 INC VAT £
Parking	Pay & Display Charges	Long Term Tariff		Discretionary	Non Business	5.00	0.00%	5.00	5.00
		Short Term Tariff	Up to 1 hour	Discretionary	Non Business	0.00	0.00%	0.00	0.00
			Up to 2 hours	Discretionary	Non Business	1.00	0.00%	1.00	1.00
			Up to 3 hours	Discretionary	Non Business	2.50	0.00%	2.50	2.50
			Up to 4 hours	Discretionary	Non Business	4.00	0.00%	4.00	4.00
	Business Permits	Rickmansworth		Discretionary	Non Business	692.00	0.00%	692.00	692.00
		Rickmansworth West		Discretionary	Non Business	563.00	0.00%	563.00	563.00
		Chorleywood (Ferry Car Park) and Zone TX	6 months	Discretionary	Non Business	134.00	3.36%	138.50	138.50
			12 months	Discretionary	Non Business	266.00	3.38%	275.00	275.00
	Resident Permits	Zones *A, A1, B, BED,C, C1, E, GS, GL, NL, NS, RG, RW*	First Permit	Discretionary	Non Business	80.00	3.75%	83.00	83.00
			Second Permit	Discretionary	Non Business	147.00	3.40%	152.00	152.00
		Zones CG, *D, OW, OZ* and *W*	First Permit	Discretionary	Non Business	40.50	3.70%	42.00	42.00
			Second Permit	Discretionary	Non Business	73.50	3.40%	76.00	76.00
	Special Permits			Discretionary	Non Business	59.00	3.39%	61.00	61.00
	Visitor Vouchers	All Zones		Discretionary	Non Business	16.50	3.03%	17.00	17.00
		Except *CG, D, OW, OZ and W*		Discretionary	Non Business	9.50	5.26%	10.00	10.00
	Doctor and Health Visitor Permits	Per permit	Up to 5 permits	Discretionary	Non Business	34.00	2.94%	35.00	35.00
			Over 5 permits	Discretionary	Non Business	73.50	3.40%	76.00	76.00
	Replacement Permits	All Zones		Discretionary	Non Business	21.00	4.76%	22.00	22.00
	Motorcycle Permits	All Zones		Discretionary	Non Business	34.00	4.41%	35.50	35.50
	Suspensions and Dispensations	Suspensions and Dispensations	Per bay per day	Discretionary	Non Business	35.50	0.00%	35.50	35.50
	Staff permits			Discretionary	Non Business	107.00	3.74%	111.00	111.00
	Permit Refund Administration Fee			Discretionary	Non Business	15.00	3.33%	15.50	15.50

Service Area	Name of Fee or Charge	Description of Fee or Charge			Statutory or Discretionary	VAT	Current Charge EXC VAT 2026/27 £	Increase	Proposed charge from 11 January 2027 EXC VAT £	Proposed charge from 11 January 2027 INC VAT £
Leisure	Watersmeet - Hire Rates	Auditorium	Commercial	Mon-Fri (Theatre)	Discretionary	Standard Rated	240.00	4.17%	250.00	300.00
				Sat-Sun (Theatre)	Discretionary	Standard Rated	268.33	8.70%	291.67	350.00
				Mon-Fri (Cabaret)	Discretionary	Standard Rated	283.33	2.94%	291.67	350.00
				Sat-Sun (Cabaret)	Discretionary	Standard Rated	325.83	2.30%	333.33	400.00
			Not for Profit	Mon-Fri (Theatre)	Discretionary	Standard Rated	141.67	2.94%	145.83	175.00
				Sat-Sun (Theatre)	Discretionary	Standard Rated	169.17	3.45%	175.00	210.00
				Mon-Fri (Cabaret)	Discretionary	Standard Rated	204.17	4.08%	212.50	255.00
				Sat-Sun (Cabaret)	Discretionary	Standard Rated	249.17	3.68%	258.33	310.00
		Colne	Commercial	Mon-Fri	Discretionary	Standard Rated	57.50	4.35%	60.00	72.00
				Sat-Sun	Discretionary	Standard Rated	77.50	4.30%	80.83	97.00
			Not for Profit	Mon-Fri	Discretionary	Standard Rated	47.50	3.51%	49.17	59.00
				Sat-Sun	Discretionary	Standard Rated	74.17	3.37%	76.67	92.00
		Kitchen		Mon-Fri	Discretionary	Standard Rated	112.50	7.41%	120.83	145.00
				Sat-Sun	Discretionary	Standard Rated	140.00	7.14%	150.00	180.00
		Packages	New Package Rate	Week Hire Rate	Discretionary	Standard Rated	6,000.00	4.17%	6,250.00	7,500.00
				3 Day Hire Rate	Discretionary	Standard Rated	3,100.00	7.53%	3,333.33	4,000.00
				Colne Room Meeting Hire - 5 hour hire between 09:00 and	Discretionary	Standard Rated	180.00	4.17%	187.50	225.00
	Watersmeet - Equipment / Staff	Microphone		Daily	Discretionary	Standard Rated	14.17	5.88%	15.00	18.00
				Weekly	Discretionary	Standard Rated	40.00	4.17%	41.67	50.00
		Radio Microphone		Daily	Discretionary	Standard Rated	20.83	4.00%	21.67	26.00
				Weekly	Discretionary	Standard Rated	60.00	3.47%	62.08	74.50
		Follow Spot		Daily	Discretionary	Standard Rated	28.33	4.41%	29.58	35.50
				Weekly	Discretionary	Standard Rated	82.50	3.54%	85.42	102.50
		Electric Piano		Daily	Discretionary	Standard Rated	37.50	3.33%	38.75	46.50
				Weekly	Discretionary	Standard Rated	107.50	3.49%	111.25	133.50
		Staging/Risers		Daily	Discretionary	Standard Rated	18.33	4.55%	19.17	23.00
				Weekly	Discretionary	Standard Rated	53.33	3.91%	55.42	66.50
		Portable Projector		Daily	Discretionary	Standard Rated	18.33	4.55%	19.17	23.00
				Weekly	Discretionary	Standard Rated	53.33	3.91%	55.42	66.50
		Digital Projector		Daily	Discretionary	Standard Rated	245.83	3.39%	254.17	305.00
				Weekly	Discretionary	Standard Rated	711.67	3.34%	735.42	882.50
		Baby Grand Piano		Daily	Discretionary	Standard Rated	268.33	13.35%	304.17	365.00
				Weekly	Discretionary	Standard Rated	802.50	20.98%	970.83	1,165.00
		Smoke Machine		Daily	Discretionary	Standard Rated	71.67	3.49%	74.17	89.00
		Smoke Machine Fluid		Daily	Discretionary	Standard Rated	45.83	3.64%	47.50	57.00

Service Area	Name of Fee or Charge	Description of Fee or Charge		Statutory or Discretionary	VAT	Current Charge EXC VAT 2026/27 £	Increase	Proposed charge from 11 January 2027 EXC VAT £	Proposed charge from 11 January 2027 INC VAT £
Leisure	Watersmeet - Equipment / Staff	Haze Machine	Daily	Discretionary	Standard Rated	55.00	3.79%	57.08	68.50
		Haze Machine Fluid	Daily	Discretionary	Standard Rated	35.83	3.49%	37.08	44.50
		DVD / TV	Daily	Discretionary	Standard Rated	45.00	3.70%	46.67	56.00
		Flip Chart	Daily	Discretionary	Standard Rated	10.83	3.85%	11.25	13.50
		Lectern	Daily	Discretionary	Standard Rated	10.83	3.85%	11.25	13.50
		Lighting/Stage Assistant	Per hour	Discretionary	Standard Rated	22.50	3.70%	23.33	28.00
		Sound Technician	Per hour	Discretionary	Standard Rated	32.50	3.85%	33.75	40.50
		Additional Stewards	Per hour	Discretionary	Standard Rated	16.67	5.00%	17.50	21.00
		Power Outlet Charge - For all outlets above 32amp Single Phase	Per Use	Discretionary	Standard Rated	65.00	3.85%	67.50	81.00
		Audio and AV Control PC	Per Use	Discretionary	Standard Rated	20.00	4.17%	20.83	25.00
	Hire of Grounds	Small scale events (50 people and under)		Discretionary	Non Business	90.00	3.33%	93.00	93.00
		Small scale events (50 people and under) for Nonprofit groups / Charitable groups /Parish Councils where		Discretionary	Non Business	New Charge	New Charge	50.00	50.00
		Medium scale events (51 - 100 people)		Discretionary	Non Business	275.00	3.45%	284.50	284.50
		Medium scale events (51-100 people) for Nonprofit groups / Charitable groups /Parish Councils where proceeds are in aid of a charity.		Discretionary	Non Business	New Charge	New Charge	75.00	75.00
		Large scale events (100+ people)		Discretionary	Non Business	550.00	3.36%	568.50	568.50
		Large scale events (100+ people) for Nonprofit groups / Charitable groups /Parish Councils where proceeds are in aid of a charity.		Discretionary	Non Business	New Charge	New Charge	250.00	250.00
		Damage deposit required for small, medium and large scale events		Discretionary	Non Business	894.00	3.36%	924.00	924.00
		Large scale event including up to 5 fairground rides		Discretionary	Non Business	650.00	3.31%	671.50	671.50
		Funfairs and Circuses	Operational day	Discretionary	Non Business	800.00	3.31%	826.50	826.50
			Any additional non-operational days	Discretionary	Non Business	250.00	3.40%	258.50	258.50
		Funfair and Circuses damage deposit		Discretionary	Non Business	1,578.00	3.33%	1,630.50	1,630.50
	Football pitch hire	30 Week Hire	Adults	Discretionary	Standard Rated	1,971.67	3.32%	2,037.08	2,444.50
			Under 18s	Discretionary	Standard Rated	926.67	3.33%	957.50	1,149.00
			Under 12s	Discretionary	Standard Rated	433.33	3.37%	447.92	537.50
		15 week hire	Adult	Discretionary	Standard Rated	1,045.83	3.31%	1,080.42	1,296.50
			Under 18s	Discretionary	Standard Rated	500.83	3.33%	517.50	621.00
			Under 12s	Discretionary	Standard Rated	231.67	3.42%	239.58	287.50
		Occasional	Adult	Discretionary	Standard Rated	77.50	3.76%	80.42	96.50
			Under 18s	Discretionary	Standard Rated	52.50	3.97%	54.58	65.50
			Under 12s	Discretionary	Standard Rated	21.67	3.85%	22.50	27.00
		Tournament - Day Rate		Discretionary	Standard Rated	444.17	3.38%	459.17	551.00

Service Area	Name of Fee or Charge	Description of Fee or Charge		Statutory or Discretionary	VAT	Current Charge EXC VAT 2026/27 £	Increase	Proposed charge from 11 January 2027 EXC VAT £	Proposed charge from 11 January 2027 INC VAT £
Leisure	Filming	Up to one hour		Discretionary	Standard Rated	158.33	3.42%	163.75	196.50
		Between 1 and 4 hours		Discretionary	Standard Rated	473.33	3.35%	489.17	587.00
		Between 4 and 12 hours		Discretionary	Standard Rated	923.33	3.34%	954.17	1,145.00
		Between 12 and 24 hours		Discretionary	Standard Rated	1,365.00	3.33%	1,410.42	1,692.50
		Unit Base cost per day		Discretionary	Standard Rated	694.17	3.30%	717.08	860.50
		Filming damage deposit for 1 hour and over		Discretionary	Standard Rated	1,821.67	3.32%	1,882.08	2,258.50
		Filming administration fee		Discretionary	Standard Rated	150.00	3.33%	155.00	155.00
	Leavesden HIVE	Community rate (including schools and charities)	Per Hour	Discretionary	Standard Rated	16.67	5.00%	17.50	21.00
			Morning (9am-1pm)	Discretionary	Standard Rated	47.50	3.51%	49.17	59.00
			Afternoon (1pm-5pm)	Discretionary	Standard Rated	47.50	3.51%	49.17	59.00
			Evening (5pm-9pm) -	Discretionary	Standard Rated	38.33	4.35%	40.00	48.00
			Weekend Morning (9am-1pm)	Discretionary	Standard Rated	55.00	3.79%	57.08	68.50
			Weekend Afternoon (1pm-5pm)	Discretionary	Standard Rated	55.00	3.79%	57.08	68.50
			Weekend Evening (5pm-9pm)	Discretionary	Standard Rated	55.00	3.79%	57.08	68.50
		Commercial rate	Per Hour	Discretionary	Standard Rated	31.67	3.95%	32.92	39.50
			Morning (9am-1pm)	Discretionary	Standard Rated	76.67	3.80%	79.58	95.50
			Afternoon (1pm-5pm)	Discretionary	Standard Rated	76.67	3.80%	79.58	95.50
			Evening (5pm-9pm) -	Discretionary	Standard Rated	76.67	3.80%	79.58	95.50
			Weekend Morning (9am-1pm)	Discretionary	Standard Rated	93.33	3.57%	96.67	116.00
			Weekend Afternoon (1pm-5pm)	Discretionary	Standard Rated	93.33	3.57%	96.67	116.00
			Weekend Evening (5pm-9pm)	Discretionary	Standard Rated	107.50	3.49%	111.25	133.50
Regulatory	Local Land Charges & Fees	CON29 Residential		Discretionary	Standard Rated	92.50	7.21%	99.17	119.00
		CON29 Non Residential		Discretionary	Standard Rated	128.33	6.17%	136.25	163.50
		CON29 Additional Parcel (each)		Discretionary	Standard Rated	20.00	4.17%	20.83	25.00
		CON29O Each Enquiry (other than Question 22)		Discretionary	Standard Rated	20.00	4.17%	20.83	25.00
		CON29O Question 22		Discretionary	Standard Rated	45.00	18.52%	53.33	64.00

Service Area	Name of Fee or Charge	Description of Fee or Charge			Statutory or Discretionary	VAT	Current Charge EXC VAT 2026/27 £	Increase	Proposed charge from 11 January 2027 EXC VAT £	Proposed charge from 11 January 2027 INC VAT £
Land and Property	Street Naming & Numbering	New Postal Numbers Only (including conversions and sub divisions)		1 plot	Discretionary	Non Business	144.00	5.64%	152.12	152.12
				Each additional plot	Discretionary	Non Business	New Charge	New Charge	48.66	48.66
		New Street and/or block names and postal numbers		Per street name	Discretionary	Non Business	285.00	3.33%	294.50	294.50
		Adding/removal or amendment of a house/business name		Per Property	Discretionary	Non Business	144.00	5.64%	152.12	152.12
		Reissue of an official naming or numbering statement			Discretionary	Non Business	37.50	4.00%	39.00	39.00
Economic & Sustainable Development	Right to Build Register	Part 1 Initial Registration Costs			Discretionary	Non Business	238.00	3.36%	246.00	246.00
		Part 1 Annual Fee			Discretionary	Non Business	208.00	3.37%	215.00	215.00
		Part 2 Initial Registration Costs			Discretionary	Non Business	238.00	3.36%	246.00	246.00
Waste and Environmental Services	Trade waste and recycling	Return of bins following removal			Discretionary	Non Business	141.00	3.55%	146.00	146.00
		Additional charge for extra collection on a different day			Discretionary	Non Business	72.00	3.47%	74.50	74.50
		Admin charge for any changes to contract/invoicing			Discretionary	Non Business	43.00	3.49%	44.50	44.50
	Standard Commercial waste collection	Standard Commercial waste collection	6 monthly charge	140 litre	Discretionary	Non Business	251.00	3.39%	259.50	259.50
				240 litre	Discretionary	Non Business	284.00	3.35%	293.50	293.50
				360 litre	Discretionary	Non Business	374.00	3.34%	386.50	386.50
				660 litre	Discretionary	Non Business	496.00	3.33%	512.50	512.50
				1100 litre	Discretionary	Non Business	660.00	3.33%	682.00	682.00
			Additional/ excess waste	140 litre	Discretionary	Non Business	18.00	5.56%	19.00	19.00
				240 litre	Discretionary	Non Business	20.00	5.00%	21.00	21.00
				360 litre	Discretionary	Non Business	23.00	4.35%	24.00	24.00
				660 litre	Discretionary	Non Business	27.00	3.70%	28.00	28.00
				1100 litre	Discretionary	Non Business	34.00	4.41%	35.50	35.50
	Trade Sacks	For Customers with Access Problems	50 Sacks		Discretionary	Non Business	251.00	3.39%	259.50	259.50
	Standard - Second and More Collections	Per container	6 monthly charge	140 litre	Discretionary	Non Business	236.00	3.39%	244.00	244.00
				240 litre	Discretionary	Non Business	270.00	3.33%	279.00	279.00
				360 litre	Discretionary	Non Business	357.00	3.36%	369.00	369.00
				660 litre	Discretionary	Non Business	481.00	3.33%	497.00	497.00
				1100 litre	Discretionary	Non Business	643.00	3.34%	664.50	664.50
	Recycling Containers - Mixed Recycling	Per container	6 monthly charge	140 litre	Discretionary	Non Business	£120.00	3.33%	124.00	124.00
				240 litre	Discretionary	Non Business	£136.00	3.31%	140.50	140.50
				360 litre	Discretionary	Non Business	£179.00	3.35%	185.00	185.00
				660 litre	Discretionary	Non Business	£237.00	3.38%	245.00	245.00
				1100 litre	Discretionary	Non Business	£314.00	3.34%	324.50	324.50
			Additional/ excess waste	140 litre	Discretionary	Non Business	14.00	3.57%	14.50	14.50
				240 litre	Discretionary	Non Business	15.00	3.33%	15.50	15.50
				360 litre	Discretionary	Non Business	16.00	6.25%	17.00	17.00
				660 litre	Discretionary	Non Business	18.00	5.56%	19.00	19.00
				1100 litre	Discretionary	Non Business	21.00	4.76%	22.00	22.00
	Mixed Rec. - Second and More Collections	Per container	6 monthly charge	140 litre	Discretionary	Non Business	104.00	3.37%	107.50	107.50
				240 litre	Discretionary	Non Business	120.00	3.33%	124.00	124.00
				360 litre	Discretionary	Non Business	165.00	3.33%	170.50	170.50
				660 litre	Discretionary	Non Business	222.00	3.38%	229.50	229.50
				1100 litre	Discretionary	Non Business	301.00	3.32%	311.00	311.00

Service Area	Name of Fee or Charge	Description of Fee or Charge			Statutory or Discretionary	VAT	Current Charge EXC VAT 2026/27 £	Increase	Proposed charge from 11 January 2027 EXC VAT £	Proposed charge from 11 January 2027 INC VAT £
Waste and Environmental Services	Pub Glass	Charge per 240 Litre Container	6 monthly charge	1 container	Discretionary	Non Business	136.00	3.31%	140.50	140.50
				2 containers	Discretionary	Non Business	179.00	3.35%	185.00	185.00
				3 containers	Discretionary	Non Business	237.00	3.38%	245.00	245.00
				4 containers	Discretionary	Non Business	314.00	3.34%	324.50	324.50
				5 containers	Discretionary	Non Business	314.00	3.34%	324.50	324.50
				6 containers	Discretionary	Non Business	448.00	3.35%	463.00	463.00
				7 containers	Discretionary	Non Business	491.00	3.36%	507.50	507.50
				10 containers	Discretionary	Non Business	626.00	3.35%	647.00	647.00
			Additional/ excess waste	1 container	Discretionary	Non Business	14.00	3.57%	14.50	14.50
				2 containers	Discretionary	Non Business	16.00	6.25%	17.00	17.00
				3 containers	Discretionary	Non Business	18.00	5.56%	19.00	19.00
				4 containers	Discretionary	Non Business	21.00	4.76%	22.00	22.00
				5 containers	Discretionary	Non Business	21.00	4.76%	22.00	22.00
				6 containers	Discretionary	Non Business	25.00	4.00%	26.00	26.00
				7 containers	Discretionary	Non Business	27.00	3.70%	28.00	28.00
				10 containers	Discretionary	Non Business	32.00	4.69%	33.50	33.50
	Charity Shops & Local Authority Funded Schools	Per container	6 monthly charge	140 litre	Discretionary	Non Business	220.00	3.41%	227.50	227.50
				240 litre	Discretionary	Non Business	231.00	3.46%	239.00	239.00
				360 litre	Discretionary	Non Business	295.00	3.39%	305.00	305.00
				660 litre	Discretionary	Non Business	343.00	3.35%	354.50	354.50
				1100 litre	Discretionary	Non Business	352.00	3.41%	364.00	364.00
			Additional/ excess waste	140 litre	Discretionary	Non Business	17.00	5.88%	18.00	18.00
				240 litre	Discretionary	Non Business	18.00	5.56%	19.00	19.00
				360 litre	Discretionary	Non Business	20.00	5.00%	21.00	21.00
				660 litre	Discretionary	Non Business	21.00	4.76%	22.00	22.00
				1100 litre	Discretionary	Non Business	22.00	4.55%	23.00	23.00
	Charity Shops & Local Authority Funded Schools	Second and More Collections	6 monthly charge	140 litre	Discretionary	Non Business	205.00	3.41%	212.00	212.00
				240 litre	Discretionary	Non Business	216.00	3.47%	223.50	223.50
				360 litre	Discretionary	Non Business	278.00	3.42%	287.50	287.50
				660 litre	Discretionary	Non Business	332.00	3.31%	343.00	343.00
				1100 litre	Discretionary	Non Business	338.00	3.40%	349.50	349.50
	Charge for Business - Where property is used for domestic and commercial purposes	Per container	6 monthly charge	140 litre	Discretionary	Non Business	217.00	3.46%	224.50	224.50
				240 litre	Discretionary	Non Business	245.00	3.47%	253.50	253.50
				360 litre	Discretionary	Non Business	342.00	3.36%	353.50	353.50
			Additional/ excess waste	140 litre	Discretionary	Non Business	17.00	5.88%	18.00	18.00
				240 litre	Discretionary	Non Business	18.00	5.56%	19.00	19.00
				360 litre	Discretionary	Non Business	22.00	4.55%	23.00	23.00
	Business - Where property is used for domestic and commercial purposes - Second and More Collections	Per container	6 monthly charge	140 litre	Discretionary	Non Business	199.00	3.52%	206.00	206.00
				240 litre	Discretionary	Non Business	231.00	3.46%	239.00	239.00
				360 litre	Discretionary	Non Business	282.00	3.37%	291.50	291.50
	Business - Food recycling	Per container	6 monthly charge	23 litre	Discretionary	Non Business	4.00	12.50%	4.50	4.50
				140 litre	Discretionary	Non Business	7.00	7.14%	7.50	7.50

Service Area	Name of Fee or Charge	Description of Fee or Charge			Statutory or Discretionary	VAT	Current Charge EXC VAT 2026/27 £	Increase	Proposed charge from 11 January 2027 EXC VAT £	Proposed charge from 11 January 2027 INC VAT £
Waste and Environmental Services	Charities/ school fairs (one off events)	Delivery and Collection Charge			Discretionary	Non Business	63.00	3.97%	65.50	65.50
		Per container	Charities	140 litre	Discretionary	Non Business	10.00	5.00%	10.50	10.50
				240 litre	Discretionary	Non Business	11.00	4.55%	11.50	11.50
				360 litre	Discretionary	Non Business	13.00	3.85%	13.50	13.50
				660 litre	Discretionary	Non Business	14.00	3.57%	14.50	14.50
				1100 litre	Discretionary	Non Business	15.00	3.33%	15.50	15.50
			Commercial	140 litre	Discretionary	Non Business	12.00	4.17%	12.50	12.50
				240 litre	Discretionary	Non Business	13.00	3.85%	13.50	13.50
				360 litre	Discretionary	Non Business	16.00	6.25%	17.00	17.00
				660 litre	Discretionary	Non Business	20.00	5.00%	21.00	21.00
				1100 litre	Discretionary	Non Business	26.00	3.85%	27.00	27.00
		One off Recycling collection			Discretionary	Non Business	No Charge	No Charge	No Charge	No Charge
	Clinical Waste	Half Yearly Charge	Monthly Collection	Doctors Monthly	Discretionary	Non Business	N/A	N/A	N/A	N/A
				Dentists Monthly	Discretionary	Non Business	330.00	3.33%	341.00	341.00
				Funeral Directors Monthly	Discretionary	Non Business	458.00	3.38%	473.50	473.50
				Nursing Homes Monthly	Discretionary	Non Business	N/A	N/A	N/A	N/A
				Nurseries Monthly	Discretionary	Non Business	N/A	N/A	N/A	N/A
				Tattooist / Chiropodist /	Discretionary	Non Business	282.00	3.37%	291.50	291.50
				Tattooist / Chiropodist /	Discretionary	Non Business	173.00	3.47%	179.00	179.00
				Veterinary Surgeries Monthly	Discretionary	Non Business	N/A	N/A	N/A	N/A
			Fortnightly Collection	Doctors Fortnightly	Discretionary	Non Business	915.00	3.33%	945.50	945.50
				Dentists Fortnightly	Discretionary	Non Business	676.00	3.33%	698.50	698.50
				Funeral Directors Fortnightly	Discretionary	Non Business	915.00	3.33%	945.50	945.50
				Nursing Homes Fortnightly	Discretionary	Non Business	1,400.00	3.32%	1,446.50	1,446.50
				Nurseries Fortnightly	Discretionary	Non Business	1,034.00	3.34%	1,068.50	1,068.50
				Tattooist / Chiropodist /	Discretionary	Non Business	563.00	3.37%	582.00	582.00
				Veterinary Surgeries Fortnightly	Discretionary	Non Business	1,794.00	3.32%	1,853.50	1,853.50
			Weekly Collection	Doctors Weekly	Discretionary	Non Business	1,823.00	3.32%	1,883.50	1,883.50
				Dentists Weekly	Discretionary	Non Business	1,342.00	3.32%	1,386.50	1,386.50
				Funeral Directors Weekly	Discretionary	Non Business	1,823.00	3.32%	1,883.50	1,883.50
				Nursing Homes Weekly	Discretionary	Non Business	2,333.00	3.30%	2,410.00	2,410.00
				Nurseries Weekly	Discretionary	Non Business	2,066.00	3.32%	2,134.50	2,134.50
				Tattooist / Chiropodist /	Discretionary	Non Business	1,123.00	3.34%	1,160.50	1,160.50
				Veterinary Surgeries Weekly	Discretionary	Non Business	3,590.00	3.30%	3,708.50	3,708.50
	Contaminated bin from flats	240 litre			Discretionary	Non Business	58.00	3.45%	60.00	60.00
		360 litre			Discretionary	Non Business	75.00	3.33%	77.50	77.50
		660 litre			Discretionary	Non Business	108.00	3.70%	112.00	112.00
		1100 litre			Discretionary	Non Business	145.00	3.45%	150.00	150.00
		Return Fee			Discretionary	Non Business	74.00	3.38%	76.50	76.50
	Special Collections	1 to 3 Items			Discretionary	Non Business	64.00	3.91%	66.50	66.50
		Additional items			Discretionary	Non Business	25.00	4.00%	26.00	26.00
		Televisions, cookers, washing machines, tumble dryers, fridge/freezers			Discretionary	Non Business	64.00	3.91%	66.50	66.50
		Pianos			Discretionary	Non Business	191.00	3.40%	197.50	197.50
	Animal Control	Stray dog (these fees are charged in addition to the £25 statutory fee)	Handling		Discretionary	Non Business	133.00	3.38%	137.50	137.50
			Kennel fee		Discretionary	Non Business	28.00	3.57%	29.00	29.00
			Transportation		Discretionary	Non Business	67.00	3.73%	69.50	69.50

Service Area	Name of Fee or Charge	Description of Fee or Charge		Statutory or Discretionary	VAT	Current Charge EXC VAT 2026/27 £	Increase	Proposed charge from 11 January 2027 EXC VAT £	Proposed charge from 11 January 2027 INC VAT £
Waste and Environmental Services	Animal welfare licensing fees	New Applicant	Home Board	Discretionary	Non Business	374.00	3.34%	386.50	386.50
			Dog Day Care - Commercial	Discretionary	Non Business	351.00	3.42%	363.00	363.00
			Exhibit 1-5 species	Discretionary	Non Business	838.00	3.34%	866.00	866.00
			Exhibit 6 or more species	Discretionary	Non Business	1,075.00	3.30%	1,110.50	1,110.50
			Breeding - residential	Discretionary	Non Business	425.00	3.41%	439.50	439.50
			Breeding - commercial	Discretionary	Non Business	402.00	3.36%	415.50	415.50
			Kennels	Discretionary	Non Business	374.00	3.34%	386.50	386.50
			Cattery	Discretionary	Non Business	374.00	3.34%	386.50	386.50
			Hiring Horses	Discretionary	Non Business	279.00	3.41%	288.50	288.50
			Selling Pets (retail)	Discretionary	Non Business	374.00	3.34%	386.50	386.50
			Selling Pets (small)	Discretionary	Non Business	398.00	3.39%	411.50	411.50
			Combination Kennel & Cattery	Discretionary	Non Business	441.00	3.40%	456.00	456.00
			Franchises (home boarding)	Discretionary	Non Business	100.00	3.50%	103.50	103.50
			Grant per host	Discretionary	Non Business	253.00	3.36%	261.50	261.50
		Renewal application	Home Board	Discretionary	Non Business	283.00	3.36%	292.50	292.50
			Dog Day Care - Commercial	Discretionary	Non Business	283.00	3.36%	292.50	292.50
			Exhibit 1-5 species	Discretionary	Non Business	746.00	3.35%	771.00	771.00
			Exhibit 6 or more species	Discretionary	Non Business	901.00	3.33%	931.00	931.00
			Breeding - residential	Discretionary	Non Business	330.00	3.33%	341.00	341.00
			Breeding- commercial	Discretionary	Non Business	330.00	3.33%	341.00	341.00
			Kennels	Discretionary	Non Business	283.00	3.36%	292.50	292.50
			Cattery	Discretionary	Non Business	283.00	3.36%	292.50	292.50
			Hiring horses	Discretionary	Non Business	283.00	3.36%	292.50	292.50
			Selling Pets (retail unit)	Discretionary	Non Business	330.00	3.33%	341.00	341.00
			Selling Pets (small unit)	Discretionary	Non Business	307.00	3.42%	317.50	317.50
			Combination Kennel & Cattery	Discretionary	Non Business	424.00	3.30%	438.00	438.00
			Franchises (home boarding)	Discretionary	Non Business	100.00	3.50%	103.50	103.50
			Grant per host	Discretionary	Non Business	207.00	3.38%	214.00	214.00
		2 year licence	Home Board	Discretionary	Non Business	514.00	3.31%	531.00	531.00
			Dog Day Care - Commercial	Discretionary	Non Business	561.00	3.39%	580.00	580.00
			Breeding - residential	Discretionary	Non Business	611.00	3.36%	631.50	631.50
			Breeding - commercial	Discretionary	Non Business	658.00	3.34%	680.00	680.00
			Kennels	Discretionary	Non Business	585.00	3.33%	604.50	604.50
			Cattery	Discretionary	Non Business	585.00	3.33%	604.50	604.50
			Hiring Horses	Discretionary	Non Business	466.00	3.33%	481.50	481.50
			Selling Pets (retail unit)	Discretionary	Non Business	631.00	3.33%	652.00	652.00
			Selling Pets (small unit)	Discretionary	Non Business	562.00	3.38%	581.00	581.00
			Combination Kennel & Cattery	Discretionary	Non Business	731.00	3.35%	755.50	755.50
			Grant per host	Discretionary	Non Business	330.00	3.33%	341.00	341.00

Service Area	Name of Fee or Charge	Description of Fee or Charge		Statutory or Discretionary	VAT	Current Charge EXC VAT 2026/27 £	Increase	Proposed charge from 11 January 2027 EXC VAT £	Proposed charge from 11 January 2027 INC VAT £
Waste and Environmental Services	Animal welfare licensing fees	3 year licence	Home Board	Discretionary	Non Business	746.00	3.35%	771.00	771.00
			Dog Day Care - Commercial	Discretionary	Non Business	838.00	3.34%	866.00	866.00
			Breeding - residential	Discretionary	Non Business	893.00	3.30%	922.50	922.50
			Breeding - commercial	Discretionary	Non Business	986.00	3.35%	1,019.00	1,019.00
			Kennels	Discretionary	Non Business	885.00	3.33%	914.50	914.50
			Cattery	Discretionary	Non Business	885.00	3.33%	914.50	914.50
			Hiring Horses	Discretionary	Non Business	648.00	3.32%	669.50	669.50
			Selling Pets (retail unit)	Discretionary	Non Business	931.00	3.33%	962.00	962.00
			Selling Pets (small unit)	Discretionary	Non Business	816.00	3.31%	843.00	843.00
			Combination Kennel & Cattery	Discretionary	Non Business	1,038.00	3.32%	1,072.50	1,072.50
			Grant per host	Discretionary	Non Business	453.00	3.31%	468.00	468.00
		Other fees	Variation and transfer fee - no inspection	Discretionary	Non Business	24.00	4.17%	25.00	25.00
			Variation and transfer fee - with inspection	Discretionary	Non Business	117.00	3.42%	121.00	121.00
			Re-inspection - per hour	Discretionary	Non Business	47.00	4.26%	49.00	49.00
			Primate Licence - New Application 1 Species	Discretionary	Non Business	New Charge	New Charge	580.00	580.00
			Primate Licence - New Application 2 or more	Discretionary	Non Business	New Charge	New Charge	675.00	675.00
			Primate Licence - Renewal Fee	Discretionary	Non Business	New Charge	New Charge	400.00	400.00
			Primate Licence - Variation with Inspection	Discretionary	Non Business	New Charge	New Charge	400.00	400.00
			Dangerous wild animals	Discretionary	Non Business	523.00	3.35%	540.50	540.50
	Removal of Dead Animals	Removal of dead animals (non-domestic)		Discretionary	Non Business	74.00	3.38%	76.50	76.50
	Nappy sacks	Price per sack		Discretionary	Non Business	0.60	0.00%	0.60	0.60
		Price per roll		Discretionary	Non Business	15.00	0.00%	15.00	15.00
		Postage		Discretionary	Non Business	5.00	0.00%	5.00	5.00
	Bins at new developments	Per item	1110 litre	Discretionary	Non Business	380.00	3.95%	395.00	395.00
			660 litre	Discretionary	Non Business	320.00	4.69%	335.00	335.00
			360 litre	Discretionary	Non Business	48.00	4.17%	50.00	50.00
			240 litre	Discretionary	Non Business	27.00	11.11%	30.00	30.00
			140 litre	Discretionary	Non Business	23.00	8.70%	25.00	25.00
			23 litre food pod	Discretionary	Non Business	8.00	25.00%	10.00	10.00
			7 litre food caddy	Discretionary	Non Business	6.00	16.67%	7.00	7.00
			Delivery of bins	Discretionary	Non Business	70.00	7.14%	75.00	75.00
	Memorial Bench	Modern Bench		Discretionary	Exempt	3,669.00	3.31%	3,790.50	3,790.50
		Green Metal Bench - Include Arm Rests		Discretionary	Exempt	1,416.00	3.32%	1,463.00	1,463.00
		Wooden/Metal Mix Bench		Discretionary	Exempt	1,255.00	3.31%	1,296.50	1,296.50
		Plaques for benches		Discretionary	Exempt	356.00	3.37%	368.00	368.00
	Memorial Benches elsewhere	Plastic/Resin Bench		Discretionary	Exempt	1,416.00	3.32%	1,463.00	1,463.00
		Green Metal Bench - Include Arm Rests		Discretionary	Exempt	1,416.00	3.32%	1,463.00	1,463.00
		Wooden/Metal Mix Bench		Discretionary	Exempt	1,255.00	3.31%	1,296.50	1,296.50
	Memorial Trees	Memorial Tree and Plaque		Discretionary	Exempt	2,123.00	3.32%	2,193.50	2,193.50
	Bench - Chorleywood House Grounds	Wooden bench, with arm supports and a back rest		Discretionary	Exempt	1,319.00	3.34%	1,363.00	1,363.00
	Admin fee to relocate a plaque			Discretionary	Exempt	35.00	4.29%	36.50	36.50

Service Area	Name of Fee or Charge	Description of Fee or Charge		Statutory or Discretionary	VAT	Current Charge EXC VAT 2026/27 £	Increase	Proposed charge from 11 January 2027 EXC VAT £	Proposed charge from 11 January 2027 INC VAT £
Waste and Environmental Services	Memorial Plaques for Aquadrome Platforms	Plaques		Discretionary	Exempt	New Charge	New Charge	368.00	368.00
	Extra line of text to update a memorial tree plaque			Discretionary	Exempt	23.00	4.35%	24.00	24.00
	Street nameplates	Residents request to move	As per contractor price at time of request.	Discretionary	Exempt				
Housing	HMO Licence Fee	New Licence - Licence granted for 5 years	Flat rate	Discretionary	Exempt	1,032.00	50.94%	1,557.70	1,557.70
		New Licence - Licence granted for 5 years - Registered Charities	Flat rate	Discretionary	Exempt	New Charge	New Charge	1,236.90	1,236.90
		Renewal	Flat rate	Discretionary	Exempt	774.00	67.43%	1,295.90	1,295.90
		Renewal - Registered Charities	Flat Rate	Discretionary	Exempt	New Charge	New Charge	1,033.00	1,033.00
	High Hedges Fee	Fee for investigation into potential High Hedge as per Part 8 of the ASB Act 2004		Discretionary	Exempt	519.00	3.37%	536.50	536.50
	Fit and Proper Person - Mobile Home Site	Licence granted for 5 years		Discretionary	Exempt	127.00	3.54%	131.50	131.50
	Immigration Inspection Fee			Discretionary	Exempt	131.00	3.44%	135.50	135.50
Legal	Property	Hourly rate for commercial transactions		Discretionary	Standard Rated	202.00	3.34%	208.75	250.50
		Lease Extension (Residential)		Discretionary	Standard Rated	794.00	3.33%	820.42	984.50
		Leases (Commercial)		Discretionary	Standard Rated	1,058.00	3.30%	1,092.92	1,311.50
		Leases (to voluntary groups etc)		Discretionary	Standard Rated	529.00	3.34%	546.67	656.00
		Licences (Gate/Garden)		Discretionary	Standard Rated	371.00	3.32%	383.33	460.00
		Licences (Grazing)		Discretionary	Standard Rated	371.00	3.32%	383.33	460.00
		Licences (complex)		Discretionary	Standard Rated	529.00	3.34%	546.67	656.00
		Licences to Assign		Discretionary	Standard Rated	477.00	3.34%	492.92	591.50
		Sundry transactions e.g Deed of Variation, Release, Surrender		Discretionary	Standard Rated	529.00	3.34%	546.67	656.00
		Easements		Discretionary	Standard Rated	794.00	3.33%	820.42	984.50
		Sales of Land (based on value of land)		Discretionary	Standard Rated	794.00	3.33%	820.42	984.50
	Solicitor Fees	Trainee solicitors, paralegals and other fee earners	Hourly rate	Discretionary	Standard Rated	139.00	2.16%	142.00	170.40
		Other solicitors or legal executives and fee earners of equivalent experience	Hourly rate	Discretionary	Standard Rated	197.00	2.03%	201.00	241.20
		Solicitors and legal executives with over 4 years' experience	Hourly rate	Discretionary	Standard Rated	242.00	2.07%	247.00	296.40
		Solicitors and legal executives with over 8 years' experience	Hourly rate	Discretionary	Standard Rated	288.00	2.43%	295.00	354.00
	Planning	S106 Hourly rate		Discretionary	Standard Rated	288.00	2.43%	295.00	354.00
Environmental Health	EH - skin piercing/tatooist registrations	Operator Registration (skin piercing/tattoists)		Discretionary	Standard Rated	85.90	2.79%	88.30	105.96
		Premises Registration (skin piercing/tattoists)		Discretionary	Standard Rated	253.60	2.80%	260.70	312.84
		Variation that requires a visit		Discretionary	Standard Rated	72.50	2.76%	74.50	89.40
		Variation that doesn't require a visit		Discretionary	Standard Rated	25.90	2.70%	26.60	31.92
	Food Hygiene rating scheme	Reassesment Charge		Discretionary	Standard Rated	New Charge	New Charge	255.40	306.48

Service Area	Name of Fee or Charge	Description of Fee or Charge		Statutory or Discretionary	VAT	Current Charge EXC VAT 2026/27 £	Increase	Proposed charge from 11 January 2027 EXC VAT £	Proposed charge from 11 January 2027 INC VAT £
Planning	S106 Monitoring Fee	Affordable housing financial contribution, no review		Discretionary	Non Business	304.00	3.62%	315.00	315.00
		Affordable housing financial contribution, with review		Discretionary	Non Business	586.00	3.41%	606.00	606.00
		Affordable housing on-site contribution, no review		Discretionary	Non Business	553.00	3.44%	572.00	572.00
		Affordable housing on-site contribution, no review		Discretionary	Non Business	673.00	3.42%	696.00	696.00
		Affordable housing on-site contribution, with review		Discretionary	Non Business	781.00	3.33%	807.00	807.00
		Affordable housing on-site contribution, with review		Discretionary	Non Business	890.00	3.37%	920.00	920.00
		Amendment to TRO to restrict ability to purchase parking		Discretionary	Non Business	944.00	3.39%	976.00	976.00
		Other non-financial obligations		Discretionary	Non Business	326.00	3.37%	337.00	337.00
		Other financial obligations		Discretionary	Non Business	380.00	3.42%	393.00	393.00
	BNG Monitoring Fee	Very Small site, low difficulty		Discretionary	Non Business	5,060.00	3.30%	5,227.00	5,227.00
		Very Small site, medium difficulty		Discretionary	Non Business	5,420.00	3.30%	5,599.00	5,599.00
		Very Small site, high difficulty		Discretionary	Non Business	7,170.00	3.31%	7,407.00	7,407.00
		Small site, low difficulty		Discretionary	Non Business	5,550.00	3.32%	5,734.00	5,734.00
		Small site, medium difficulty		Discretionary	Non Business	5,900.00	3.31%	6,095.00	6,095.00
		Small site, high difficulty		Discretionary	Non Business	7,580.00	3.31%	7,831.00	7,831.00
		Medium site, low difficulty		Discretionary	Non Business	6,900.00	3.30%	7,128.00	7,128.00
		Medium site, medium difficulty		Discretionary	Non Business	7,510.00	3.30%	7,758.00	7,758.00
		Medium site, high difficulty		Discretionary	Non Business	9,990.00	3.30%	10,320.00	10,320.00
		Large site, low difficulty		Discretionary	Non Business	10,640.00	3.31%	10,992.00	10,992.00
		Large site, medium difficulty		Discretionary	Non Business	11,890.00	3.31%	12,283.00	12,283.00
		Large site, high difficulty		Discretionary	Non Business	16,960.00	3.30%	17,520.00	17,520.00
		Very large site, low difficulty		Discretionary	Non Business	11,610.00	3.31%	11,994.00	11,994.00
		Very large site, medium difficulty		Discretionary	Non Business	13,830.00	3.30%	14,287.00	14,287.00
		Very large site, high difficulty		Discretionary	Non Business	20,430.00	3.30%	21,105.00	21,105.00
Regulatory	GIS Consultancy	GIS consultancy work		Discretionary	Non Business	75.00	3.33%	77.50	77.50

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Three Rivers Fees and Charges Schedule - Discretionary and Locally Set from From 1 April 2027

Service Area	Name of Fee or Charge	Description of Fee or Charge		Statutory or Discretionary	VAT	CurrentCharge EXC VAT 2026/27 £	Increase	Proposed charge 27/28 EXC VAT £	Proposed charge 27/28 INC VAT £
Licensing	Drivers	New Private Hire & Hackney Carriage Driver Licence	1 year	Discretionary	Non Business	199.00	0.00%	199.00	199.00
			2 year	Discretionary	Non Business	402.00	0.00%	402.00	402.00
			3 year	Discretionary	Non Business	518.00	0.00%	518.00	518.00
		Private Hire & Hackney Carriage Driver Renewal	1 year	Discretionary	Non Business	178.00	0.00%	178.00	178.00
			2 year	Discretionary	Non Business	385.00	0.00%	385.00	385.00
			3 year	Discretionary	Non Business	477.00	0.00%	477.00	477.00
		Dual Driver	1 year	Discretionary	Non Business	232.00	0.00%	232.00	232.00
			3 year	Discretionary	Non Business	612.00	0.00%	612.00	612.00
		Dual Driver Renewal	1 year	Discretionary	Non Business	227.00	0.00%	227.00	227.00
			3 year	Discretionary	Non Business	597.00	0.00%	597.00	597.00
		Replacement Driver Licence		Discretionary	Non Business	14.50	3.45%	15.00	15.00
		Replacement platform title small (PH) and size 4 (HC)	Small (PH)	Discretionary	Non Business	4.00	12.50%	4.50	4.50
			Size 4 (H)	Discretionary	Non Business	6.00	8.33%	6.50	6.50
		Plate release key for plates		Discretionary	Non Business	2.00	25.00%	2.50	2.50
		Replacement Badge		Discretionary	Non Business	26.00	3.85%	27.00	27.00
		Enhanced Disclosure and Barring Service Certificate		Discretionary	Non Business	52.60	1.71%	53.50	53.50
		Change of Address/ Details		Discretionary	Non Business	33.00	4.55%	34.50	34.50
		Knowledge Test - 2nd to 5th attempt		Discretionary	Non Business	21.00	4.76%	22.00	22.00

Service Area	Name of Fee or Charge	Description of Fee or Charge		Statutory or Discretionary	VAT	CurrentCharge EXC VAT 2026/27 £	Increase	Proposed charge 27/28 EXC VAT £	Proposed charge 27/28 INC VAT £
Licensing	Vehicles	Private Hire & Hackney Carriage New Vehicle Licence		Discretionary	Non Business	235.00	0.00%	235.00	235.00
		Renewal Vehicle Licence		Discretionary	Non Business	197.00	0.00%	197.00	197.00
		Change of Licence Holder		Discretionary	Non Business	58.00	3.45%	60.00	60.00
		Change of Vehicle		Discretionary	Non Business	83.00	3.61%	86.00	86.00
		Cherished Plate		Discretionary	Non Business	48.50	4.12%	50.50	50.50
		Internal Plate Holder Replacement		Discretionary	Non Business	4.50	11.11%	5.00	5.00
		Replacement External Plate		Discretionary	Non Business	34.00	4.41%	35.50	35.50
		Replacement Internal Plate		Discretionary	Non Business	21.00	4.76%	22.00	22.00
		Replacement Plate and Licence		Discretionary	Non Business	48.50	4.12%	50.50	50.50
		Replacement Paper Licence		Discretionary	Non Business	14.50	3.45%	15.00	15.00
		Replacement Bracket		Discretionary	Non Business	29.00	3.45%	30.00	30.00
		Pins for bracket		Discretionary	Non Business	2.50	20.00%	3.00	3.00
		No Smoking Sign		Discretionary	Non Business	2.50	20.00%	3.00	3.00
		Door Stickers		Discretionary	Non Business	8.50	5.88%	9.00	9.00
		Platform including yellow security button		Discretionary	Non Business	8.50	5.88%	9.00	9.00
		Advertising		Discretionary	Non Business	33.00	4.55%	34.50	34.50
		Change of Address/ Details		Discretionary	Non Business	33.00	4.55%	34.50	34.50
		Exemption		Discretionary	Non Business	82.50	3.64%	85.50	85.50
	Private Hire Operator	Operator Licence -1 Vehicle	5 year	Discretionary	Non Business	1,236.00	3.32%	1,277.00	1,277.00
			1 year	Discretionary	Non Business	248.00	3.43%	256.50	256.50
		Operator Licence - 2-4 Vehicles	5 year	Discretionary	Non Business	1,625.00	3.32%	1,679.00	1,679.00
			1 year	Discretionary	Non Business	327.00	3.36%	338.00	338.00
		Operator Licence - 5-10 Vehicles	5 year	Discretionary	Non Business	2,208.00	3.31%	2,281.00	2,281.00
			1 year	Discretionary	Non Business	443.00	3.39%	458.00	458.00
		Operator Licence - 11+ Vehicles	5 year	Discretionary	Non Business	2,304.00	3.32%	2,380.50	2,380.50
			1 year	Discretionary	Non Business	461.00	3.36%	476.50	476.50
		Private Hire Operator Replacement Licence		Discretionary	Non Business	14.50	3.45%	15.00	15.00
		Knowledge Test		Discretionary	Non Business	21.00	4.76%	22.00	22.00
		Change of Address/ Details		Discretionary	Non Business	33.00	4.55%	34.50	34.50
		Replacement Paper Licence		Discretionary	Non Business	14.50	3.45%	15.00	15.00

Service Area	Name of Fee or Charge	Description of Fee or Charge	Statutory or Discretionary	VAT	CurrentCharge EXC VAT 2026/27 £	Increase	Proposed charge 27/28 EXC VAT £	Proposed charge 27/28 INC VAT £
Licensing	Scrap Metal	Scrap Metal Licence Site 3yrs	Discretionary	Non Business	1,006.00	3.33%	1,039.50	1,039.50
		Renewal of Scrap Metal Site Licence	Discretionary	Non Business	985.00	3.35%	1,018.00	1,018.00
		Additional Site Licence	Discretionary	Non Business	649.00	3.31%	670.50	670.50
		Scrap Metal Collectors Licence	Discretionary	Non Business	386.00	3.37%	399.00	399.00
		Scrap Metal Collectors Renewal	Discretionary	Non Business	359.00	3.34%	371.00	371.00
		Application to Vary Scrap Metal Licence	Discretionary	Non Business	209.00	3.35%	216.00	216.00
		Change of Licencee Details	Discretionary	Non Business	21.00	4.76%	22.00	22.00
		Change of Licenced Sites	Discretionary	Non Business	209.00	3.35%	216.00	216.00
		Change of Site Manager	Discretionary	Non Business	21.00	4.76%	22.00	22.00
		Collectors of Site Licence	Discretionary	Non Business	1,006.00	3.33%	1,039.50	1,039.50
	Sexual Entertainment	Sexual Entertainment Venue	Discretionary	Non Business	1,071.00	3.31%	1,106.50	1,106.50
		Fee on Grant of a Licence	Discretionary	Non Business	391.00	3.32%	404.00	404.00
		Renewal of Sexual Entertainment Venue Licence	Discretionary	Non Business	1,064.00	3.34%	1,099.50	1,099.50
		Major Variation of Sexual Entertainment Venue	Discretionary	Non Business	261.00	3.45%	270.00	270.00
		Minor Variation of Sexual Entertainment Venue	Discretionary	Non Business	106.00	3.30%	109.50	109.50
	Street Trading	Street Trading	Discretionary	Non Business	282.00	3.37%	291.50	291.50
		Occasional Street Trading Consent	Discretionary	Non Business	72.50	3.45%	75.00	75.00
		One Off Street Trading Consent	Discretionary	Non Business	32.00	4.69%	33.50	33.50
		Renewal of Consent Fee	Discretionary	Non Business	258.00	3.49%	267.00	267.00
	Special Treatment	Premises Registration	Discretionary	Non Business	228.00	3.51%	236.00	236.00
		Operator Registration	Discretionary	Non Business	72.50	3.45%	75.00	75.00

Service Area	Name of Fee or Charge	Description of Fee or Charge		Statutory or Discretionary	VAT	CurrentCharge EXC VAT 2026/27 £	Increase	Proposed charge 27/28 EXC VAT £	Proposed charge 27/28 INC VAT £
Licensing	Pavement Licences	Pavement Licence		Discretionary	Non Business	500.00	-50.00%	250.00	250.00
		Renewal Fee		Discretionary	Non Business	350.00	-28.57%	250.00	250.00
	Hypnotism licensing fee	Hypnotism Event fee for practitioners in a non-licensed premises		Discretionary	Non Business	50.00	4.00%	52.00	52.00
	Pre application advice charging for premises and club premises licences	Per enquiry		Discretionary	Non Business	75.00	3.33%	77.50	77.50
	Gambling	Small lottery change of officer		Discretionary	Non Business	15.00	3.33%	15.50	15.50
	Street Trading	Replacement licence (due to loss/theft)		Discretionary	Non Business	15.00	3.33%	15.50	15.50
Planning	Pre Application Fees	Householder Development	Pre application advice	Discretionary	Standard Rated	95.83	3.48%	99.17	119.00
			Meeting	Discretionary	Standard Rated	154.17	3.51%	159.58	191.50
			Follow up enquiry	Discretionary	Standard Rated	54.17	3.85%	56.25	67.50

Service Area	Name of Fee or Charge	Description of Fee or Charge			Statutory or Discretionary	VAT	CurrentCharge EXC VAT 2026/27 £	Increase	Proposed charge 27/28 EXC VAT £	Proposed charge 27/28 INC VAT £
Planning	Pre Application Fees	Residential Development (New builds and Conversions)	Single Dwellings including replacement dwellings	Pre application advice	Discretionary	Standard Rated	400.00	3.33%	413.33	496.00
				Meeting	Discretionary	Standard Rated	154.17	3.51%	159.58	191.50
				Follow up enquiry	Discretionary	Standard Rated	77.50	3.76%	80.42	96.50
			2 to 5 dwellings	Pre application advice	Discretionary	Standard Rated	655.83	3.30%	677.50	813.00
				Meeting	Discretionary	Standard Rated	239.17	3.31%	247.08	296.50
				Follow up enquiry	Discretionary	Standard Rated	120.00	3.47%	124.17	149.00
			6 to 10 dwellings	Pre application advice	Discretionary	Standard Rated	979.17	3.32%	1,011.67	1,214.00
				Meeting	Discretionary	Standard Rated	350.00	3.33%	361.67	434.00
				Follow up enquiry	Discretionary	Standard Rated	175.00	3.33%	180.83	217.00
			10 to 24 dwellings	Pre application advice	Discretionary	Standard Rated	1,958.33	3.32%	2,023.33	2,428.00
				Meeting	Discretionary	Standard Rated	699.17	3.34%	722.50	867.00
				Follow up enquiry	Discretionary	Standard Rated	350.00	3.33%	361.67	434.00

Service Area	Name of Fee or Charge	Description of Fee or Charge			Statutory or Discretionary	VAT	CurrentCharge EXC VAT 2026/27 £	Increase	Proposed charge 27/28 EXC VAT £	Proposed charge 27/28 INC VAT £
Planning	Pre Application Fees	Residential Development (New builds and Conversions)	25 to 49 dwellings	Pre application advice	Discretionary	Standard Rated	3,915.00	3.31%	4,044.58	4,853.50
				Meeting	Discretionary	Standard Rated	1,398.33	3.31%	1,444.58	1,733.50
				Follow up enquiry	Discretionary	Standard Rated	699.17	3.34%	722.50	867.00
			50 to 99 dwellings	Pre application advice	Discretionary	Standard Rated	6,353.33	3.31%	6,563.33	7,876.00
				Meeting	Discretionary	Standard Rated	1,398.33	3.31%	1,444.58	1,733.50
				Follow up enquiry	Discretionary	Standard Rated	699.17	3.34%	722.50	867.00
			100 to 199 dwellings	Pre application advice	Discretionary	Standard Rated	9,530.00	3.30%	9,844.58	11,813.50
				Meeting	Discretionary	Standard Rated	1,398.33	3.31%	1,444.58	1,733.50
				Follow up enquiry	Discretionary	Standard Rated	699.17	3.34%	722.50	867.00
			200 to 499 dwellings	Pre application advice	Discretionary	Standard Rated	12,706.67	3.30%	13,126.25	15,751.50
				Meeting	Discretionary	Standard Rated	1,398.33	3.31%	1,444.58	1,733.50
				Follow up enquiry	Discretionary	Standard Rated	699.17	3.34%	722.50	867.00
			500+ dwellings	Pre application advice	Discretionary	Standard Rated	Bespoke on a case by case basis			
				Meeting	Discretionary	Standard Rated				
				Follow up enquiry	Discretionary	Standard Rated				

Service Area	Name of Fee or Charge	Description of Fee or Charge			Statutory or Discretionary	VAT	CurrentCharge EXC VAT 2026/27 £	Increase	Proposed charge 27/28 EXC VAT £	Proposed charge 27/28 INC VAT £
Planning	Pre Application Fees	Non-residential development (including erection, alteration of plant or machinery on non-residential premises)	0-100sqm Floorspace (GFA)	Pre application advice	Discretionary	Standard Rated	400.00	3.33%	413.33	496.00
				Meeting	Discretionary	Standard Rated	154.17	3.51%	159.58	191.50
				Follow up enquiry	Discretionary	Standard Rated	77.50	3.76%	80.42	96.50
			101 to 500 sqm Floorspace (GFA)	Pre application advice	Discretionary	Standard Rated	655.83	3.30%	677.50	813.00
				Meeting	Discretionary	Standard Rated	239.17	3.31%	247.08	296.50
				Follow up enquiry	Discretionary	Standard Rated	120.00	3.47%	124.17	149.00
			501 to 1,000 sqm	Pre application advice	Discretionary	Standard Rated	979.17	3.32%	1,011.67	1,214.00
				Meeting	Discretionary	Standard Rated	350.00	3.33%	361.67	434.00
				Follow up enquiry	Discretionary	Standard Rated	175.00	3.33%	180.83	217.00
			1,001 to 5,000 sqm	Pre application advice	Discretionary	Standard Rated	1,958.33	3.32%	2,023.33	2,428.00
				Meeting	Discretionary	Standard Rated	699.17	3.34%	722.50	867.00
				Follow up enquiry	Discretionary	Standard Rated	350.00	3.33%	361.67	434.00
			5,001 to 10,000 sqm	Pre application advice	Discretionary	Standard Rated	3,915.00	3.31%	4,044.58	4,853.50
				Meeting	Discretionary	Standard Rated	1,398.33	3.31%	1,444.58	1,733.50
				Follow up enquiry	Discretionary	Standard Rated	699.17	3.34%	722.50	867.00
			10,001 sqm and over	Pre application advice	Discretionary	Standard Rated	Bespoke on a case by case basis			
				Meeting	Discretionary	Standard Rated				
				Follow up enquiry	Discretionary	Standard Rated				

Service Area	Name of Fee or Charge	Description of Fee or Charge			Statutory or Discretionary	VAT	CurrentCharge EXC VAT 2026/27 £	Increase	Proposed charge 27/28 EXC VAT £	Proposed charge 27/28 INC VAT £
Planning	Pre Application Fees	Change of Use of existing buildings or land with no increase in floorspace - (If change of use involves increases in floorspace then to be considered under relevant category)		Pre application advice	Discretionary	Standard Rated	265.83	3.45%	275.00	330.00
				Meeting	Discretionary	Standard Rated	140.83	3.55%	145.83	175.00
				Follow up enquiry	Discretionary	Standard Rated	70.83	3.53%	73.33	88.00
		Agriculture and Forestry buildings	465sqm and under	Pre application advice	Discretionary	Standard Rated	90.83	3.67%	94.17	113.00
				Meeting	Discretionary	Standard Rated	112.50	3.33%	116.25	139.50
				Follow up enquiry	Discretionary	Standard Rated	56.67	3.68%	58.75	70.50
			466-540sqm	Pre application advice	Discretionary	Standard Rated	265.83	3.45%	275.00	330.00
				Meeting	Discretionary	Standard Rated	140.83	3.55%	145.83	175.00
				Follow up enquiry	Discretionary	Standard Rated	70.83	3.53%	73.33	88.00
			541sqm and over	Pre application advice	Discretionary	Standard Rated	689.17	3.33%	712.08	854.50
				Meeting	Discretionary	Standard Rated	239.17	3.31%	247.08	296.50
				Follow up enquiry	Discretionary	Standard Rated	120.00	3.47%	124.17	149.00

Service Area	Name of Fee or Charge	Description of Fee or Charge			Statutory or Discretionary	VAT	CurrentCharge EXC VAT 2026/27 £	Increase	Proposed charge 27/28 EXC VAT £	Proposed charge 27/28 INC VAT £
Planning	Pre Application Fees	Buildings and structures for equestrian purposes including stables, menage, riding schools	40sqm and under	Pre application advice	Discretionary	Standard Rated	90.83	3.67%	94.17	113.00
				Meeting	Discretionary	Standard Rated	112.50	3.33%	116.25	139.50
				Follow up enquiry	Discretionary	Standard Rated	56.67	3.68%	58.75	70.50
			41sqm and over	Pre application advice	Discretionary	Standard Rated	215.83	3.47%	223.33	268.00
				Meeting	Discretionary	Standard Rated	140.83	3.55%	145.83	175.00
				Follow up enquiry	Discretionary	Standard Rated	70.83	3.53%	73.33	88.00
		Erection gates, walls, fences or other means of enclosure (not householder); and the construction of car parks, service roads and other means of access to land		Pre application advice	Discretionary	Standard Rated	98.33	3.39%	101.67	122.00
				Meeting	Discretionary	Standard Rated	140.83	3.55%	145.83	175.00
				Follow up enquiry	Discretionary	Standard Rated	70.83	3.53%	73.33	88.00
		Advertisements		Pre application advice	Discretionary	Standard Rated	98.33	3.39%	101.67	122.00
				Meeting	Discretionary	Standard Rated	140.83	3.55%	145.83	175.00
				Follow up enquiry	Discretionary	Standard Rated	70.83	3.53%	73.33	88.00
				Pre application advice	Discretionary	Standard Rated	215.83	3.47%	223.33	268.00
		Telecommunications Development		Meeting	Discretionary	Standard Rated	112.50	3.33%	116.25	139.50
				Follow up enquiry	Discretionary	Standard Rated	56.67	3.68%	58.75	70.50

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Three Rivers Fees and Charges Schedule - Cemeteries Set from 1 April 2027

Description of Fee or Charge		VAT	Current Charge EXC VAT 2026/27 £	Increase	Proposed charge from 1 April 2027 EXC VAT £	Proposed charge from 1 April 2027 INC VAT £
TRDC Resident	Purchase full plot	Exempt	1,317.00	3.30%	1,360.50	1,360.50
	Purchase full plot for cremated remains	Exempt	1,317.00	3.30%	1,360.50	1,360.50
	Purchase half plot	Exempt	660.00	3.33%	682.00	682.00
	Purchase full plot Woodland	Exempt	720.00	3.33%	744.00	744.00
	Purchase half plot Woodland	Exempt	360.00	3.33%	372.00	372.00
	Stillborn Child Interment	Exempt	No Charge	0.00%	No Charge	No Charge
	Child under 18 interment	Exempt	No Charge	0.00%	No Charge	No Charge
	Single Depth interment	Exempt	956.00	3.35%	988.00	988.00
	Double Depth interment	Exempt	1,167.00	3.34%	1,206.00	1,206.00
	Treble Depth interment	Exempt	2,216.00	3.32%	2,289.50	2,289.50
	Ashes interment	Exempt	409.00	3.30%	422.50	422.50
	Weekend interment rate	Exempt	1,415.00	3.32%	1,462.00	1,462.00
	Woodland Single Depth interment	Exempt	956.00	3.35%	988.00	988.00
	Woodland Ashes interment	Exempt	409.00	3.30%	422.50	422.50
	Tree & Bulb Contribution	Exempt	151.00	3.31%	156.00	156.00
	Permit for new memorial or replacement of memorial	Exempt	326.00	3.37%	337.00	337.00
	Permit to amend existing memorial	Exempt	113.00	3.54%	117.00	117.00
	Permit to add kerbing	Exempt	227.00	3.30%	234.50	234.50
	Transfer title on Deed	Exempt	94.00	3.72%	97.50	97.50

TRDC Non-resident	Purchase full plot	Exempt	3,948.00	3.31%	4,078.50	4,078.50
	Purchase full plot for cremated remains	Exempt	3,948.00	3.31%	4,078.50	4,078.50
	Purchase half plot	Exempt	1,978.00	3.31%	2,043.50	2,043.50
	Purchase full plot Woodland	Exempt	2,156.00	3.32%	2,227.50	2,227.50
	Purchase half plot Woodland	Exempt	1,076.00	3.35%	1,112.00	1,112.00
	Stillborn Child Interment	Exempt	No Charge	0.00%	No Charge	No Charge
	Child under 18 interment	Exempt	No Charge	0.00%	No Charge	No Charge
	Single Depth interment	Exempt	2,866.00	3.31%	2,961.00	2,961.00
	Double Depth interment	Exempt	3,496.00	3.30%	3,611.50	3,611.50
	Treble Depth interment	Exempt	6,647.00	3.30%	6,866.50	6,866.50
	Ashes interment	Exempt	1,223.00	3.31%	1,263.50	1,263.50
	Woodland Single Depth interment	Exempt	2,866.00	3.31%	2,961.00	2,961.00
	Woodland Ashes interment	Exempt	1,223.00	3.31%	1,263.50	1,263.50

Three Rivers Fees and Charges Schedule - Garages set from From 1 April 2027

Garage Site	2026/27 Weekly Rent	Proposed 2027/28 % increase	Proposed 2027/28 Weekly Rent	Proposed 2027/28 Weekly Incl VAT	Proposed 2027/28 Monthly inc VAT	Proposed 2027/28 Annual inc VAT
AINSDALE ROAD	£ 22.06	3.30%	£ 22.78	£ 27.34	£ 118.47	£ 1,421.69
ALEXANDRA ROAD	£ 23.78	3.30%	£ 24.56	£ 29.47	£ 127.72	£ 1,532.59
ANTHONY CLOSE	£ 23.28	3.30%	£ 24.04	£ 28.85	£ 125.03	£ 1,500.41
ASHLEYS	£ 20.82	3.30%	£ 21.51	£ 25.81	£ 111.85	£ 1,342.25
BALDWINS LANE	£ 26.22	3.30%	£ 27.08	£ 32.50	£ 140.83	£ 1,690.01
BARNHURST PATH	£ 23.28	3.30%	£ 24.04	£ 28.85	£ 125.03	£ 1,500.41
BELL CLOSE	£ 20.82	3.30%	£ 21.51	£ 25.81	£ 111.85	£ 1,342.25
BERESFORD ROAD	£ 19.70	3.30%	£ 20.35	£ 24.42	£ 105.84	£ 1,270.03
BLACKFORD ROAD	£ 22.06	3.30%	£ 22.78	£ 27.34	£ 118.47	£ 1,421.69
BLUEBELL DRIVE	£ 22.06	3.30%	£ 22.78	£ 27.34	£ 118.47	£ 1,421.69
BRADBERY	£ 21.81	3.30%	£ 22.53	£ 27.04	£ 117.16	£ 1,405.95
BREAKSPEARE ROAD	£ 27.69	3.30%	£ 28.61	£ 34.33	£ 148.76	£ 1,785.16
BUCKLANDS	£ 22.06	3.30%	£ 22.78	£ 27.34	£ 118.47	£ 1,421.69
BULLSLAND GARDENS	£ 27.69	3.30%	£ 28.61	£ 34.33	£ 148.76	£ 1,785.16
BUTTLEHIDE	£ 19.61	3.30%	£ 20.26	£ 24.31	£ 105.36	£ 1,264.27
CHILTERN DRIVE	£ 22.06	3.30%	£ 22.78	£ 27.34	£ 118.47	£ 1,421.69
CHURCH HILL	£ 23.28	3.30%	£ 24.04	£ 28.85	£ 125.03	£ 1,500.41
COPMANS WICK	£ 26.22	3.30%	£ 27.08	£ 32.50	£ 140.83	£ 1,690.01
COUNCIL COTTAGES	£ 26.22	3.30%	£ 27.08	£ 32.50	£ 140.83	£ 1,690.01
DUGDALES	£ 27.69	3.30%	£ 28.61	£ 34.33	£ 148.76	£ 1,785.16
EDINBURGH AVENUE	£ 19.70	3.30%	£ 20.35	£ 24.42	£ 105.84	£ 1,270.03
FLEETWOOD WAY	£ 22.06	3.30%	£ 22.78	£ 27.34	£ 118.48	£ 1,421.74
FROGMOOR COURT	£ 28.67	3.30%	£ 29.62	£ 35.54	£ 154.01	£ 1,848.13
GROVE CRESCENT	£ 27.69	3.30%	£ 28.61	£ 34.33	£ 148.76	£ 1,785.16
HALLOWES CRESCENT	£ 22.06	3.30%	£ 22.78	£ 27.34	£ 118.47	£ 1,421.69
HAMILTON ROAD	£ 22.06	3.30%	£ 22.78	£ 27.34	£ 118.47	£ 1,421.69
HARROGATE ROAD	£ 23.28	3.30%	£ 24.04	£ 28.85	£ 125.03	£ 1,500.41
HAYLING ROAD	£ 23.28	3.30%	£ 24.04	£ 28.85	£ 125.03	£ 1,500.41
HIGH STREET	£ 27.69	3.30%	£ 28.61	£ 34.33	£ 148.76	£ 1,785.16
HORSLEYS	£ 20.83	3.30%	£ 21.52	£ 25.83	£ 111.91	£ 1,342.97
HUBBARDS ROAD	£ 26.22	3.30%	£ 27.08	£ 32.50	£ 140.83	£ 1,690.01
JACKETTS FIELD	£ 26.46	3.30%	£ 27.34	£ 32.80	£ 142.15	£ 1,705.75
LITTLE OXHEY LANE	£ 23.28	3.30%	£ 24.04	£ 28.85	£ 125.03	£ 1,500.41
LONGCROFT ROAD	£ 19.61	3.30%	£ 20.26	£ 24.31	£ 105.36	£ 1,264.27
LOVATTS	£ 27.69	3.30%	£ 28.61	£ 34.33	£ 148.76	£ 1,785.16
MARKESTON GREEN	£ 22.06	3.30%	£ 22.78	£ 27.34	£ 118.47	£ 1,421.69
MONEYHILL COURT	£ 20.82	3.30%	£ 21.51	£ 25.81	£ 111.84	£ 1,342.02
MORRISTON CLOSE	£ 22.06	3.30%	£ 22.78	£ 27.34	£ 118.47	£ 1,421.69
NAIRN GREEN	£ 22.06	3.30%	£ 22.78	£ 27.34	£ 118.47	£ 1,421.69
OAKFIELD	£ 19.70	3.30%	£ 20.35	£ 24.42	£ 105.84	£ 1,270.03
OTLEY WAY	£ 22.06	3.30%	£ 22.78	£ 27.34	£ 118.47	£ 1,421.69
OWENS WAY	£ 27.69	3.30%	£ 28.61	£ 34.33	£ 148.76	£ 1,785.16
PARSONAGE CLOSE	£ 26.22	3.30%	£ 27.08	£ 32.50	£ 140.83	£ 1,690.01

PRESTWICK ROAD	£ 22.06	3.30%	£ 22.78	£ 27.34	£ 118.47	£ 1,421.69
QUICKWOOD CLOSE	£ 23.28	3.30%	£ 24.04	£ 28.85	£ 125.03	£ 1,500.41
ROSEHILL GARDENS	£ 25.24	3.30%	£ 26.07	£ 31.29	£ 135.59	£ 1,627.04
RYMAN COURT	£ 26.46	3.30%	£ 27.34	£ 32.80	£ 142.15	£ 1,705.75
SHERWOOD HOUSE	£ 27.69	3.30%	£ 28.61	£ 34.33	£ 148.76	£ 1,785.16
SKIDMORE WAY	£ 27.69	3.30%	£ 28.61	£ 34.33	£ 148.76	£ 1,785.16
ST LAWRENCE CLOSE	£ 26.22	3.30%	£ 27.08	£ 32.50	£ 140.83	£ 1,690.01
TIBBS HILL ROAD	£ 26.22	3.30%	£ 27.08	£ 32.50	£ 140.83	£ 1,690.01
TOMS LANE	£ 23.28	3.30%	£ 24.04	£ 28.85	£ 125.03	£ 1,500.41
TUDOR WAY	£ 23.28	3.30%	£ 24.04	£ 28.85	£ 125.03	£ 1,500.41
WHITFIELD WAY	£ 23.28	3.30%	£ 24.04	£ 28.85	£ 125.03	£ 1,500.41
WINDSOR WAY	£ 20.82	3.30%	£ 21.51	£ 25.81	£ 111.84	£ 1,342.02
WOODHALL LANE	£ 22.06	3.30%	£ 22.78	£ 27.34	£ 118.47	£ 1,421.69
WOODWICKS	£ 21.81	3.30%	£ 22.53	£ 27.04	£ 117.16	£ 1,405.95

Three Rivers Fees and Charges Schedule - Garden Waste set for services provided from 1 April 2027

Garden Waste	2026/27 Cost	Increase	2027/28 Cost
One Bin	72.50	2.50	75.00
One Bin (concessionary rate)	62.50	2.50	65.00
Second and third bins EACH (maximum of three, no concessions, no half yearly charge)	117.50	2.50	120.00
50% reduced rate from 1st October (first bin only)	36.25	1.25	37.50
50% reduced rate from 1st October (first bin only) (concessionary rate)	31.25	1.25	32.50

*****Prices held at 2026/27 rates for all sign-ups paid for by 31/3/27**

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BODY WORN VIDEO CAMERA POLICY

23/11/2026

THREE RIVERS DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE

PART I

BODY WORN VIDEO CAMERA POLICY

(DoF)

1 Summary

1.1 The Body Worn Video (BWV) Camera Policy sets out the best practice for the use of BWV equipment by members of staff as well as legislation and procedures with regard to subsequent management of the footage and security of data obtained.

2 Recommendation

2.1 That:

2.2 Policy and Resources Committee agree the Body Worn Video Camera Policy and recommend to Council for adoption.

Report prepared by: Phil King, Data Protection & Resilience Manager and Katie Stacey, Corporate Services Manager.

3 Details

3.1 The policy has been developed following discussion with relevant managers through the Risk Management Group. Feedback has been incorporated where appropriate to ensure the policy remains practical, proportionate, and reflective of operational needs.

3.2 The policy has been revised to split out the guidance from the policy itself. Separating the guidance and legislation from the policy has resulted in a clearer, more concise policy document.

3.3 As part of the review, the guidance previously contained within the policy has been separated into another document. This document enables employees to comply with the relevant legislation relating to video recording and outlines the associated benefits. This internal guidance document for staff was agreed by Corporate Management Team on 27th October 2026.

3.4 The name of the policy has been amended to reflect the government website terminology (previously Body Worn Camera Policy).

3.5 The policy has also been updated to clearly define the scope, outlining who the policy applies to, clarifying roles and responsibilities, and including references to the following related policies and relevant legislation:

- TRDC Personal Safety and Lone Working Policy
- TRDC CCTV Policy

- Data Protection Act 2018
- UK General Data Protection Regulation (1998)
- Police and Criminal Evidence Act 1984.
- Criminal Procedure and Investigations Act 1996
- CCTV Code of practice 2014
- Freedom of Information Act 2000
- Human Rights Act 1998
- Protection of Freedoms Act 2012, Information Commissioners CCTV Codes of Practice & the Surveillance Camera Code of Practice (2021)
- Regulation of Investigatory Powers Act 2000

4. Policy/Budget Reference Implications

4.1 None specific.

5. Financial Implications

5.1 None specific.

6. Legal Implications

6.1 The use of BWV Cameras must be used in accordance with legislation as outlined within the policy and guidance documents.

7. Equal Opportunities Implications

Relevance Test

Has a relevance test been completed for Equality Impact?	Yes
Did the relevance test conclude a full impact assessment was required? There is currently insufficient data to undertake a full impact assessment. Data will now be gathered and a full assessment undertaken in 3 years' time.	No

8. Staffing Implications

8.1 Staff who use BWV Cameras must comply with the policy and guidance document.

9. Communications and Website Implications

9.1 The BWV Camera Policy will be published on the website.

10. Environmental Implications, Community Safety Implications, Public Health implications, Customer Services Centre Implications, Sustainability Implications

10.1 None specific

11. Risk and Health & Safety Implications

11.1 The Council has agreed its risk management strategy which can be found on the website at http://www.threerivers.gov.uk. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

11.2 The subject of this report is covered by the Leisure & Natural Infrastructure and Waste & Environment service plans). Any risks resulting from this report may be included in the risk register and, if necessary, managed within this/these plan(s).

Nature of Risk	**Consequence**	**Suggested Control Measures**	**Response** *(tolerate, treat terminate, transfer)*	**Risk Rating** *(combination of likelihood and impact)*
Misuse of the BWV Camera	Legal challenge	Staff who are using BWV Cameras are familiar with the BWV Camera policy and guidance documents	Tolerate	4

11.3 The risks are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.

Likelihood ↓ Very Likely				
	Low 4	**High** 8	**Very High** 12	**Very High** 16
	Low 3	**Medium** 6	**High** 9	**Very High** 12

	Low **2**	**Low** **4**	**Medium** **6**	**High** **8**
	Low **1**	**Low** **2**	**Low** **3**	**Low** **4**
	Impact **Low** ----------► **Unacceptable**			

Impact Score		**Likelihood Score**
4 (Catastrophic)		4 (Very Likely (≥80%))
3 (Critical)		3 (Likely (21-79%))
2 (Significant)		2 (Unlikely (6-20%))
1 (Marginal)		1 (Remote (≤5%))

11.4 In the officers' opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually.

APPENDICES / ATTACHMENTS

a) Body Worn Video Camera Policy
b) Body Worn Video Camera Guidance Document

Equality impact Assessment

THREE RIVERS DISTRICT COUNCIL

Project Information	
Project Name *This should clearly explain what service / policy / strategy / change you are assessing*	Body Worn Video Camera Policy
Service Area *Main team responsible for the policy, practice, service or function being assessed*	Corporate Services
EIA Author *Name and Job Title*	Catherine Hartigan, Risk and Resilience Officer
Date EIA drafted	16.09.2026
ID number *This will be added by the Strategy and Partnerships Team*	

Executive summary	
Focus of EIA *A member of the public should have a good understanding of the policy or service and any proposals after reading this section.* *Please use plain English and write any acronyms in full first time - eg: 'Equality Impact Assessment (EIA)'* *This section should explain what you are assessing:* • *If the EIA is attached to a report, summarise the report.* • *Provide information on whether any of the following communities could be affected by the policy, practice, service or function, or by how it is delivered?* • *(age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation, and marriage and civil partnership) in addition, TRDC recognises other communities may be vulnerable to disadvantage, this includes carers, people experiencing domestic abuse, substance misusers, homeless people, looked after children, (ex) armed forces personnel.*	The Body Worn Video (BWV) Camera Policy sets out the best practice for the use of BWV equipment by members of staff as well as legislation and procedures with regard to subsequent management of the footage and security of data obtained.

Mitigations		
Protected Characteristic	**Potential Issue** *Against each protected characteristics, make a frank and realistic assessment of what issues may or do occur*	**Mitigating Actions** *How can the negative impacts be reduced or avoided by the mitigating measures? Is further engagement with specific communities needed? Is more research or monitoring needed? Does there need to be a change in the proposal itself?*
Age	Recording of children under the age of 18 could create a safeguarding issue	Staff make a note on the recording that member of the public could be under the age of 18, to ensure data is managed appropriately
Disability	Neurodivergent individuals and individuals with mental health issues could have behaviour which is misconstrued.	EDI training
Gender reassignment (or affirmation)	N/A	N/A
Pregnancy or maternity	N/A	N/A
Race	Unconscious and conscious bias could mean staff record more readily for racial or ethnic groups	EDI training
Religion or belief	Unconscious and conscious bias could mean staff record more readily for religious groups	EDI training
Sex	N/A	N/A
Sexual Orientation	N/A	N/A

Marriage and Civil Partnership	N/A	N/A
The council recognises other communities may be vulnerable to disadvantage, this includes carers, people experiencing domestic abuse, substance misusers, homeless people, looked after children and care leavers, (ex) armed forces personnel.	N/A	N/A

Actions Planned
In this section you can add information on additional or proactive steps you are taking that enhance equity, engagement or equality of access to services, as well as those mitigating actions identified in the section above that will be undertaken. *The Equality Duty is an ongoing duty: policies must be kept under review, continuing to give 'due regard' to the duty. If an assessment of a broad proposal leads to more specific proposals, then further equality assessment and consultation are needed.* Staff utilising BWV cameras will be required to read the BWV camera Policy and Guidance documents and ensure they have completed the mandatory training and EDI training prior to utilising BWV. Staff shall take responsibility for their decisions on whether to deploy BWV, only activating it in an overt manner, providing privacy information to individuals. Staff shall not use BWV for entire shifts. Users must consider the right to private and family life, in accordance with Article 8 of the Human Rights Act, and must not record beyond what is necessary for the evidential requirements of the case. Employees shall not show data captured via BWV to unauthorised persons and report a security incident.

Additional Information
Space to provide any additional information in relation to protected characteristics or equity, diversity, equality and inclusion.

Sign off:

Equalities Lead Officer	Date

BODY WORN VIDEO CAMERA POLICY

September 2026

THREE RIVERS DISTRICT COUNCIL

1. Purpose

1.1 This document sets out Three Rivers District Council's policy and procedure for the use of body worn video (BWV) cameras by officers of Three Rivers District Council. It also documents best practice procedures with regard to the integrity of data as well as its security and use.

1.2 BWV devices will be used to gather evidence in respect of the investigation of any offence or suspected offence.

1.3 BWV will also serve to protect officers by acting as a deterrent to acts of aggression, inappropriate behaviour, and malicious complaints.

1.4 This policy should always be used in conjunction with Three Rivers District Council's Body Worn Video Camera Guidance, which can be found here.

2. Scope

2.1 This policy covers all aspects of the use of BWV equipment by members of staff and the subsequent management of any footage obtained.

2.2 This policy applies to:

Any style of camera deployed by Three Rivers Council Officers which is capable of capturing both video and audio information collectively falls under the category of BWV equipment.

3. What is Body Worn Video equipment?

3.1 Body worn video (BWV) is a portable system that provides audio and visual record of activities undertaken by the wearer. Sound and images are recorded on a tamper proof storage device, thereby ensuring a secure chain/custody of evidence.

3.2 Body worn CCTV forms part of an officer's personal protective equipment. It will be used in an overt manner and emphasised by officers wearing clear identification that it is a CCTV device. Prior to commencement of any recording, where possible, officers will give a clear verbal instruction that recording is taking place.

4. Why use Body Worn Video Equipment?

4.1 BWV technology has a number of benefits and the aim is to achieve and promote improved communication between BWV wearers and the public.

In particular, it covers a number of specific objectives, namely:

- capture a clear evidential record of actions during an event

- good quality evidence of conversations with the public, which will assure fairness, transparency and accountability supporting trust and confidence between BWV wearers and the public;

- allowing for more detailed examination of the events leading up to and management of incidents;

- provision of reliable evidence of conflict or confrontation, contraventions and any other matters that might lead to complaints;

4.2 Promoting positive behaviour and interaction between BWV wearers, BWV will be used to support:

- de-escalation of conflict or confrontation;

- the prevention or detection of crime and disorder;

- criminal and civil action in the courts (including the use of images as evidence in proceedings);

- the protection of staff;

- dispute resolution e.g. complaints against staff;

- the emergency services (the Council has a duty to support emergency services in the undertaking of their duties);

- partners, in the prevention of anti-terrorism (the Prevent Duty);

- the development of staff skills through use of operational footage for training purposes.

- Deter members of the public from verbally or physically abusing our officers when they are carrying out their lawful duties

- the issuing of Fixed Penalty Notices (FPN's) and help identify offenders

4.3 This policy confirms the Council's position of zero tolerance against all types of abusive, threatening words or actions and hate crime against its staff, which in all cases, will be reported to the police with a view to prosecution.

5. Roles and Responsibilities

5.1 Three Rivers District Council has a responsibility to protect members of the public and their property, and prevent, detect and investigate environmental crime.

5.2 Three Rivers District Council have efficient governance procedures in place to be able to retrieve stored footage and process it for subject access

requests or onward disclosures where required. Appropriate retention and disposal policies are in place for any footage collected.

5.3 Chief Executive
The Chief Executive is responsible for the effective implementation of the policy across the council ensuring effective development of management procedures.

5.4 Managers at all levels are responsible for ensuring that officers comply with this policy by:

- ensuring staff have read and agreed with the policy and guidance and only issue BWV equipment on receipt of signed form from staff member.

5.5 Employees shall:

- have read Policy and Guidance for use of BWV and comply with it.
- ensure they have completed the mandatory training prior to utilising BWV.
- take responsibility for their decisions on whether to deploy BWV, and whether to activate it, within the framework of this policy. Officers may have to justify these decisions to managers, prosecutors, defendants or the courts.
- only activate BWV in an overt manner, wearing it in a clear and prominent position.
- provide sufficient privacy information to individuals before we use BWV, such as clear signage, verbal announcements or lights/indicators on the device itself and have readily available privacy policies.
- not show or give access to data captured via BWV to unauthorised persons.
- not indiscriminately activate BWV for entire shifts, duties, or patrols.
- ensure BWV devices are kept secure.
- report a security incident, potential or otherwise, as failure to do so could result in disciplinary action and, in the most severe circumstances, result in dismissal. A security incident is the attempted or actual unauthorised access, use, disclosure, modification, loss, or destruction of footage. The circumstances may include actions that were actual, suspected, accidental, deliberate, or attempted.

This policy and procedure are required to ensure staff using Body Worn Video (BWV) equipment are aware of their responsibilities in relation to its use and to safeguard the integrity of the digital images captured if they need to be produced for evidential purposes.

6. Limitations on Use

6.1 Body worn video is an overt recording medium and can be used across a wide range of operations. There are a few examples of situations where the use of Body worn video is not appropriate. In all cases users and supervisors must use their professional judgement with regard to recording.

The following examples of where the use of body worn video is not appropriate are for guidance only and this list is not exhaustive:

- **Legal privilege -** Users must be careful to respect legal privilege and must not record material that is or is likely to be subject of such protections.
- **Private dwellings -** Users must consider the right to private and family life, in accordance with Article 8 of the Human Rights Act, and must not record beyond what is necessary for the evidential requirements of the case.
- **Explosive devices -** Like many electrical items, Body worn video cameras could cause electrostatic interference which may trigger explosive devices. Therefore, Body worn video equipment MUST NOT be used in an area where it is believed that explosive devices may be present.

7. Storage of Data

7.1. Personal data (including images, audio, and information captured and contained within BWV footage) must be processed lawfully, fairly, and in a transparent manner.

7.2. To ensure purpose limitation, personal data must be collected for an explicit, specific, and legitimate purpose. It must not be processed further than is compatible with these aims.

7.3. To ensure data minimisation, collected personal data must be limited (not excessive), relevant, and adequate to what is necessary to meet the purposes for which it is processed.

7.4. To ensure accuracy, personal data should be precise and, where necessary, kept up to date. Reasonable steps must be taken to ensure that inaccurate personal data are erased, or rectified without delay, having due regard to the purposes for which they are processed.

7.5. BWV footage shall be kept for no longer than 30 calendar days from the date the recording was made.

7.6. Where a need arises to continue storing data beyond the 30-day standard retention period, this must be for a specific and legitimate purpose. The justification and need for continuing to do so must be reviewed at least

annually. A record of the review, and the rationale for continuing storage (where applicable) must be retained and be available for review.

7.7. To ensure integrity and confidentiality, data must be processed in a manner that ensures the appropriate security of the personal data, including protection against unauthorised or unlawful processing, accidental loss, destruction, or damage. This shall be achieved through the use of appropriate organisational and technical measures, including adherence to all requisite security policies and standards.

7.8. Where the retention of information is no longer required, it must be securely destroyed.

8. Subject Access Request (SAR)

8.1 A Subject Access Request (SAR) can only be made by a data subject (or individuals acting on their behalf with their consent); the data subject is the person whose personal data (image) is being processed. This is a right enshrined within data protection legislation. Where such a request is made a response will be provided without unnecessary or unreasonable delay and must be provided within one calendar month of receipt of the request.

9. Freedom of Information (FOI) Requests

9.1 Requests for CCTV footage under the Freedom of Information (FOI) Act must be dealt with by following the Freedom of Information procedures.

Contact details:

Freedom of Information Officer
Three Rivers House
Northway
Rickmansworth
WD3 1RL

10. Related Policies and Legislation

- UK General Data Protection Regulation (1998)
- The Data Protection Act (2018)
- Police and Criminal Evidence Act 1984.
- The Freedom of Information Act (FOI) (2000)
- Human Rights Act (1988)
- Criminal Procedure and Investigations Act 1996
- Protection of Freedoms Act 2012**,** Information Commissioners CCTV Codes of Practice & the Surveillance Camera Code of Practice (2021)
- CCTV Code of practice 2014

- Personal Safety and Lone Working Policy
- CCTV Policy

11. Monitoring and Review

This policy will be reviewed every 3 years or when there are significant legislative changes.

DOCUMENT INFORMATION

	Position	Group	Date
Prepared by:	Risk & Resilience Officer	Corporate Services	July 2026
Checked & Reviewed by:		Risk Management Group	August 2026
Approved by:			
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Amendment & Revision Record

Version Number	Purpose of issue	Date
1.0	Body Worn Camera Procedures	Nov 2023
2.0	Split out the guidance notes from the Body Worn Camera Policy	Sept 2026

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BODY WORN VIDEO CAMERA GUIDANCE

September 2026

THREE RIVERS DISTRICT COUNCIL

1. Introduction

1.1 This document sets out Three Rivers District Council Guidance and Legislation for the use of Body Worn Video (BWV) cameras by officers of Three Rivers District Council. It will enable employees to comply with the relevant legislation relating to video recording and outline the associated benefits.

1.2 BWV cameras provide an independent record of events as they happen and act as a deterrent to would be offenders. Footage gathered by BWV cameras will provide irrefutable evidence of criminal or unacceptable civil activity and help convict those who offend or deter those who may act in physically or verbally abusive manner.

1.3 BWV forms part of an employee's Personal Protective Equipment. It will always be used in an overt manner and usage will be emphasized by officers by giving clear verbal instruction that recording is taking place.

1.4 This guidance should always be used in conjunction with Three Rivers District Council's Body Worn Video Camera Policy, which can be found here.

2. What is Body Worn Video Equipment?

2.1 Any style of camera deployed by Three Rivers Council Officers which is capable of capturing both video and audio information collectively falls under the category of BWV Equipment.

2.2 The devices themselves are generally mounted on the torso of an employee and will be easily identifiable as a CCTV camera. Devices will be positioned correctly to ensure that the best evidence is captured. They should be kept free from contact from other clothing to ensure best audio evidence and once achieved, the correct pointing position should not be easily displaced.

3 Utilising Body Worn Video Equipment

3.1 Three Rivers District Council has a responsibility to uphold Community Safety and Environmental Enforcement issues, investigate anti-social behaviour issues (ASB); to protect members of the public and their property, and prevent, detect and investigate environmental crime.

3.2 By utilising BWV Equipment, officers are able to record exactly what happened, what was said and when, in an indisputable format. BWV use will be at the discretion of officers and should be:

- Incident specific
- Proportionate

- Legitimate
- Necessary, and
- Justifiable.

BWV is complementary to any written notes/reports and is not a replacement for it.

3.3 BWV equipment is capable of capturing primary evidence in such a way that it is able to bring a compelling and an indisputable account of the circumstances at that time. This will not replace the need to capture other types of evidence but will go a considerable way in reducing any ambiguities and should be considered as an additional aid.

3.4 BWV equipment will not be routinely recording and monitoring all activity on a continuous basis. To do so would fundamentally breach the privacy of law-abiding members of the public, who are going about their legitimate lives, as well as the privacy of officers going about their work. This cannot be justifiable from the perspective of proportionality and legitimacy.

3.5 The BWV equipment employed by Three Rivers District Council is incapable of operating in such a way principally due to a lack of suitable battery life. In addition, such a practice would require the storing, reviewing and then disposal of large quantities of data.

3.6 The use of BWV equipment will be primarily driven by the incidents and circumstances presented to officers, or in anticipation of responding to a reported and unfolding incident, or when exercising a specific legal power.

3.7 Three Rivers Council has issued Officers with cards, as below explaining the use of BWV. These are handed to customers who raise queries regarding BWV and advise how the Councils policies may be accessed.

Our Officers use Body Worn Video Devices with video and audio recording capability. Our policies can be accessed as follows

Email: enquiries@threerivers.gov.uk
Web: www.threerivers.gov.uk
Tel: 01923 776611

3.8 Any material required to support an on-going investigation or prosecution, or provide evidence for intelligence purposes, or settle complaints against officers will be retained and be processed under Three Rivers District Council procedures for dealing with Public Space Surveillance (PSS) evidence in accordance with the Police & Criminal Evidence Act 1984 as well as the Criminal Procedures Investigations

Act 1996 (CPIA). All material not required shall be kept for no longer than 30 calendar days from the date the recording was made. In normal circumstances any information captured and used in evidence as part of the prosecution of an offender will be kept for 6 years from the completion of any judicial process, this is to allow the evidence to be available for any subsequent appeal by the defendant.

3.9 Any request to view captured video by a member of the public, will need to be made in writing to Three Rivers District Council in line with the subject access procedure.

3.10 Evidence of identity prior to viewing must also be provided.

4. Regulation of BWV Equipment

4.1 The use of BWV Equipment is subject to compliance with the Surveillance camera code of practice which is produced by the Information Commissioner. The code is influenced by the Protection of Freedom Act ("POFA"). It is designed to sit alongside the POFA's own surveillance camera code.

4.2 The code of practice sets out principles which encapsulates:

- Data Protection Act 2018
- UK General Data Protection Regulation (1998)
- Police and Criminal Evidence Act 1984.
- Criminal Procedure and Investigations Act 1996
- CCTV Code of practice 2014
- Freedom of Information Act 2000
- Human Rights Act 1998
- Protection of Freedoms Act 2012, Information Commissioners CCTV Codes of Practice & the Surveillance Camera Code of Practice (2021)
- Regulation of Investigatory Powers Act 2000

4.3 The use by local authorities of BWV equipment must be shown to be proportionate, legitimate, necessary and justifiable. In addition, use of the equipment should address a 'pressing social need' especially in respect of its application within the confines of the Articles enshrined by the European Convention of Human Rights within the Human Rights Act 1998. This next section explains the various aspects of the legislation and guidance that covers this equipment, and how Three Rivers District Council will ensure that the rights and privacy of the public are balanced against the law.

European Convention of Human Rights Act 1998

4.4 For the purposes of the European Convention of Human Rights (ECHR) and the Human Rights Act 1998, it has been determined that it is lawful to use image gathering equipment such as cameras in common law as above *(Wood v Commissioner of Police for the Metropolis* [2009] and *Murray v the UK [1995]*). Therefore, any actions by Council Officers must have a legitimate aim and the use of this equipment must be shown to be proportionate to achieving this. However, use of BWV equipment is viewed as 'an interference' and must always be.

4.5 Under this legislation a number of 'Articles', protect the rights of citizens. Some of these Articles are absolute whereas others are 'qualified' and any interference with these is limited.

4.6 Interference with qualified rights is permissible only if:

- There is a clear legal basis for the interference with the qualified right that people can find out and understand, and
- The Action/interference seeks to achieve a legitimate aim.
- Legitimate aims are set out in each article containing a qualified right and they vary from article to article, they include for example, the interests of National Security, the prevention and detection of crime and public safety. Any interference with one of the rights contained in articles 8 -11 must fall under one of the permitted aims set out in the relevant article.
- The action is necessary in a democratic society. This means that the action or interference must be in response to a pressing social need and should be assessed by demonstrating evidence of a level of severity or immediacy/unpredictability, and alternatives should have been reviewed.

Article 8 of the ECHR is the right to respect for private and family life, home and correspondence

4.7 Under the legislation this article is a qualified right and authorities are required to consider this article when dealing with recorded images, whether they are made in public or private areas. Accordingly, this assessment looks to address the issues raised by this Article and introduces suitable safeguards, associated with how Three Rivers District Council deploys this equipment, in both the public and private arenas, and then how it deals with the product from any use. Throughout, the principle objective is ensuring that any interference with the rights of parties can only be justified if it is:

- **Necessary**

- **In pursuit of a legitimate aim –** such as the prevention, investigation and detection of crime, with the necessity test being satisfied by the presence of a pressing social need.

- **In accordance with the law** - legal advice has been sought to establish that BWV equipment is in accordance of the law.

Article 6 of the ECHR provides for the right to a fair trial

4.8 All images from BWV equipment have the potential for use in court proceedings whether they provide information that is beneficial to the prosecution or defence. The information will be safeguarded by an audit trail in the same way as other evidence that is retained for court.

4.9 It must be emphasised that BWV equipment can collect valuable evidence for use in criminal prosecutions, ensure that the local authority acts with integrity and transparency and potentially provides objective evidence of controversial events. It offers protection for both citizens and the local authority. However, this justification may be closely scrutinised by a court and it is essential that BWV equipment recordings will not be retained where there is no clear evidence of an offence, unless some other good reason exists for their retention.

4.10 Recordings of persons in a public place are only public for those present at the time, so those situations are therefore still regarded as potentially private (R v Brentwood Borough Council ex parte Peck [2003]). Recorded conversations between members of the public should always be considered private.

4.11 Users of BWV must consider Article 8 when recording and must not record beyond what is necessary.

Data Protection Act (DPA)2018 and General Data Protection Regulation (GDPR)

4.12 The Data Protection Act 2018 (DPA) and the General Data Protection Regulation (GDPR) is legislation that regulates the processing of personal data including sensitive personal data, whether processed on a computer, still images on a camera or any other media. Any recorded image and audio recording from any device, which includes BWV, that can identify a particular person or learning about their activities, is described as personal data and is covered by the DPA and GDPR and in particular within the principles contained within, a full list of which are included as an appendix;

4.13 Principle 1 of the DPA & GDPR (fair and lawful processing) requires that the data subject must be informed of:

- The identity of the data controller

- The purpose or purposes for which the material is intended to be processed and

- Any further information that is necessary for processing to be fair

4.14 Three Rivers District Council has the responsibility for controlling this information and is known as the Data Controller for information captured and used within its area, for a community safety purpose. If required, Officers using BWV equipment must be prepared to explain how the capture and processing of any data is compliant with the legal obligations imposed under this Act. However, Three Rivers District Council has clearly identified the BWV equipment under its control. Therefore, as a general rule, where Officers are in uniform and are clearly carrying or wearing a suitably identified camera, this condition would be considered to have been satisfied.

4.15 In order for Three Rivers District Council to ensure compliance with the DPA & GDPR, the following has and will be regularly undertaken:-

- A local media campaign to advertise the use of BWV equipment, using local newspapers and other media, and the council website

- Advised the local community-based forums of the use of this technology

- Ensure users where possible/practicable announce to the subject(s) of an encounter that video and audio recording is taking place using BWV equipment

- The sharing of BWV equipment images with other agencies and the media, and any images will only occur in accordance with the requirements of the Data Protection Act 2018 and GDPR.

Criminal Procedure and Investigations Act 1996

4.16 The Criminal Procedure and Investigations Act 1996 (CPIA) introduced the statutory test for disclosure of material to the defence in criminal cases.

4.17 Three Rivers District Council is able to disclose both used and un-used images and demonstrate that this has been done. Deletion of any recorded party's images (in their possession) prior to their respective retention periods, may amount to a breach of the Act if they are not then available for disclosure. Images that are relevant to an investigation must be retained in accordance with the Code of Practice issued under Section 23 of the CPIA.

Freedom of Information Act 2000

4.18 The Freedom of Information Act 2000 grants a general right of access

to all types of recorded information held by public authorities, which includes digital images recorded by BWV equipment

4.19 The Act does however provide some specific exemptions to the requirements to disclose information; each application is dealt with on a case-by-case basis

Protection of Freedoms Act 2012 & the Surveillance Camera Code of Practice

4.20 Part 2 of the Protection of Freedoms Act 2012 deals with the regulation of Public Space Surveillance (PSS) and covers “any other systems for recording or viewing visual images for surveillance purposes”. This would include BWV equipment, other surveillance camera technology and introduces the Code of Practice for Surveillance Camera systems.

4.21 Three Rivers District Council adheres to this code as its content will be relevant when a court is considering whether the use of BWV equipment:-

- Complies with the first Data Protection Principle;
- Is prescribed by law for the purposes of Article 8 ECHR; and
- Is a proportionate interference with Convention rights under Article 8(2) ECHR

DOCUMENT INFORMATION

	Position	Group	Date
Prepared by:	Risk & Resilience Officer	Corporate Services	June 2026
Checked & Reviewed by:		Risk Management Group	August 2026
Approved by:			
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Amendment & Revision Record

Version Number	Purpose of issue	Date
2.0	Split out the guidance notes from the Body Worn Camera Policy	Sept 2026

THREE RIVERS DISTRICT COUNCIL

EQUALITY, DIVERSITY AND INCLUSION POLICY

23/11/2026

THREE RIVERS DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE

PART I

EQUALITY, DIVERSITY AND INCLUSION POLICY (ADCCC)

1 Summary

1.1 The current Equality Diversity and Inclusion Policy and Equality Objectives in place until end of 2026.

1.2 On 26 January 2026, Policy and Resources Committee reviewed and agreed to a public consultation on the new draft Equality, Diversity and Inclusion Policy and Objectives included within it.

1.3 A public consultation was held on the *Have your say* platform from 2 March to 5 May 2026.

1.4 This report presents a summary of the feedback received and changes made the policy and objectives resulting from the feedback, and the final draft policy for agreement.

2 Recommendation

2.1 That:

Committee agree the final Equality, Diversity and Inclusion Policy and Objectives and recommend to Council for adoption.

Report prepared by: Shivani Davé, Partnerships and Inclusion Manager

3 Details

3.1 Community engagement undertaken between August and September 2025 informed the development of the proposed objectives by identifying key issues affecting people with protected characteristics, supported by a review of progress and achievements against the 2022-26 objectives.

3.2 Following the decision for public consultation at P&R Committee on 26 January 2026, the public consultation was promoted through a range of resident, partnership networks. This included the Connecting Three Rivers Board, social media and internal communications, to encourage awareness and participation.

3.3 The draft Policy and Objectives were presented to the Equalities Forum. Forum attendee's were encouraged to contribute to and to share the consultation with their community members / service users.

3.4 The consultation was also promoted to council staff through the council's Inclusion and Wellbeing Working Group.

3.5 Summary of feedback received from the consultation is summarised below.

3.5.1 75 people visited the page on “Have Your Say” with 51 people responded to the consultation. A report from “Have Your Say” of the responses is included in Appendix 1.

3.5.2 27.5% felt there were issues relating to Equality, Diversity and Inclusion (EDI) within Three Rivers, with 51% stating there were not. Feedback raised issues relating to discrimination within our communities experienced by people from diverse ethnic backgrounds and LGBTQ+ communities, opportunities for communities to integrate and the impact of school catchment areas and opportunities for people with disabilities.

3.5.3 72.5% of respondents felt the objectives addressed the main issues relating to EDI.

3.5.4 Feedback highlighted opportunities for the wording of some objectives to be made clearer. Other comments related to work to tackle hate crime – this has been shared with the council’s Community Safety Team.

3.5.5 66.7% thought the policy was clear on why those objectives were chosen and did not think they needed to change. Feedback from those who did not feel it was clear primarily focussed on what success will look like and clearer language.

3.5.6 90.2% felt the policy was easy to follow.

3.5.7 58.8% of respondents felt no additional information was required. Of the 19.6% who felt information was missing, feedback included the inclusion of hate crime, definitions of anti-semitism and islamophobia and anti-gypsyism, promotion of anti-discrimination, resources to deliver action plans and co-production with communities on council services.

3.6 From feedback received through the consultation, complaints and compliments received by the council and reviewing best practice with neighbouring councils the following changes made to the policy (attached, Appendix II):

Section 2

3.6.1 Inclusion of care leavers

3.6.2 Amended legislative change regarding Employment Rights Act.

3.6.3 Amended to reflect what is included within the Equality Act 2010.

Section 4

3.6.4 Changed objective from “To deliver and fund services that are grounded in fair conduct and practice” to “to fund and deliver services that promote fairness and accessibility”

3.6.5 Changed objective from “to make council services fair and reachable for everyone, encourage and support partner organisations to do the same” to “to make council services accessible for everyone, encourage and support partner organisations to do the same”

3.6.6 Changed objective from “to promote a diverse workforce and inclusive culture” to “to promote a diverse workforce and inclusive organisational culture”

3.6.7 Additional information on how the council’s EDI action plan fits in with the objectives

3.6.8 Additional information on how we will do this, and how we will measure success against each objective.

Section 6

3.6.9 New section on Reasonable Adjustments included. This was not raised in the consultation but clarity on process has been identified as a need within council policies to support a consistent approach for staff and residents.

3.6.10 An additional guidance document for staff on Reasonable Adjustments will be developed separately to this policy.

Section 7

3.6.11 Inclusion of Senior Leadership Team to roles and responsibilities

3.6.12 Section 8

3.6.13 Deletion of information on “our communities” within the policy due to the census data being gathered in 2020. However information will be available on the council’s webpage that hosts this policy. Our research for this policy is also supported by the Herts Insight information depositary.

3.6.14 Section 8 now contains document information to improve version control.

4 Options and Reasons for Recommendations

4.1 The recommended changes listed above are in response to resident and corporate feedback and will enhance the policy by:

4.1.1 Changing the language used to improve accessibility of the document

4.1.2 Making the link to the Equality, Diversity and Inclusion Action Plan clearer

4.1.3 Developing a section on Reasonable Adjustments to improve clarity for staff and customers.

5 Policy/Budget Reference and Implications

5.1 The recommendations in this report are within the Council’s agreed policy and budgets within the Service Plan for the Strategy and Partnerships Team

5.2 The recommendations in this report relate to the achievement of the following performance indicators.

5.3 The purpose of this proposed policy is to meet the statutory requirements of the Public Sector Equality Duty.

Financial, Environmental, Community Safety, Public Health, Communications & Website, Risk Management and Health & Safety Implications

General implications to all service areas relating to meeting requirements of the Public Sector Equality Duty. Improved clarity for all service areas in relation to Reasonable Adjustments for customers.

6 Legal Implications

6.1 Under the Public Sector Equality Duty the council is required to publish Equality Objectives at least every four years. The last objectives were agreed in 2022.

7 Equal Opportunities Implications

7.1 Impact Assessment

Impact Assessment demonstrated this policy will positively impact residents and staff with protected characteristics – and other characteristics not listed within the Equality Act 2010.

What actions were identified to address any detrimental impact or unmet need?

8 Staffing Implications

8.1 Impact on staffing in the development of the annual action plan and monitoring of action plan delivery.

8.2 Impact on staff to coordinate and deliver Inclusion and Wellbeing Working Group, as well as resource from all service areas to attend it.

9 Communications and Website Implications

9.1 Promotion of awareness days and initiatives, publication of the objectives and annual report.

10 Risk and Health & Safety Implications

10.1 The Council has agreed its risk management strategy which can be found on the website at http://www.threerivers.gov.uk. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

10.2 The subject of this report is covered by the Strategy and Partnerships service plan. Any risks resulting from this report will be included in the risk register and, if necessary, managed within this plan.

Nature of Risk	**Consequence**	**Suggested Control Measures**	**Response** *(tolerate, treat terminate, transfer)*	**Risk Rating** *(combination of likelihood and impact)*
Not meeting the requirements of the Public Sector Equality Duty (PSED). The PSED requires councils to publish Equality Objectives, publish annual compliance information and have due regard to the	If the policy is not adopted, the following consequences will need to be considered: Inability to demonstrate compliance with our legal duty under the	Council agreement of Policy and Objectives to ensure we comply with the Public Sector Equality Duty. Development	Treat Adopting this policy would mitigate the risk rating	8

Equality Act 2010 in decision making. The policy provides the framework for residents, councillors and council officers to meet the PSED.	Equality Act 2010. Additional resident complaints Legal fees resulting from legal challenges Reputational risk Enforcement action	and quarterly monitoring of Action Plan. E-learning for councillors and staff Champions within each service area Guidance relating to reasonable adjustments		

10.3 The above risks are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.

Likelihood				
Very Likely	**Low** 4	**High** 8	**Very High** 12	**Very High** 16
	Low 3	**Medium** 6	**High** 9	**Very High** 12
	Low 2	**Low** 4	**Medium** 6	**High** 8
Remote	**Low** 1	**Low** 2	**Low** 3	**Low** 4
	Impact			
	Low ----------▶			Unacceptable

Impact Score	Likelihood Score
4 (Catastrophic)	4 (Very Likely (≥80%))
3 (Critical)	3 (Likely (21-79%))
2 (Significant)	2 (Unlikely (6-20%))
1 (Marginal)	1 (Remote (≤5%))

10.4 In the officers' opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually.

Data Quality

Data sources:

Equality Act 2010

Consultation results

Data checked by:

Rebecca Young

Data rating:

1	**Poor**	
2	**Sufficient**	
3	**High**	**x**

Background Papers

APPENDICES / ATTACHMENTS

Appendix I – Have Your Say Report
Appendix II – Equality, Diversity and Inclusion Policy 2026-2030

Equality impact Assessment

THREE RIVERS DISTRICT COUNCIL

Project Information	
Project Name *This should clearly explain what service / policy / strategy / change you are assessing*	Equality, Diversity and Inclusion Policy
Service Area *Main team responsible for the policy, practice, service or function being assessed*	Strategy and Partnerships
EIA Author *Name and Job Title*	Shivani Davé, Partnerships and Inclusion Manager
Date EIA drafted	22/10/2026
ID number *This will be added by the Strategy and Partnerships Team*	SP011

Executive summary	
Focus of EIA *A member of the public should have a good understanding of the policy or service and any proposals after reading this section.* *Please use plain English and write any acronyms in full first time - eg: 'Equality Impact Assessment (EIA)'* *This section should explain what you are assessing:* • *If the EIA is attached to a report, summarise the report.* • *Provide information on whether any of the following communities could be affected by the policy, practice, service or function, or by how it is delivered?* • *(age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation, and marriage and civil partnership) in addition, TRDC recognises other communities may be vulnerable to disadvantage, this includes carers, people experiencing domestic abuse, substance misusers, homeless people, looked after children, (ex) armed forces personnel.*	This EIA related to the final Equality, Diversity and Inclusion Policy 2026-2030 and the Equality Objectives for 2026-2030. The Policy outlines the council's responsibilities under the Public Sector Equality Duty and provides information on how the council, it's officers and councillors with deliver this. This version takes into consideration the feedback received from public consultation on the policy. It presents the Equality Objectives and examples of how this will be delivered. The Policy includes a new section on Reasonable Adjustments

Mitigations		
Protected Characteristic	**Potential Issue** *Against each protected characteristics, make a frank and realistic assessment of what issues may or do occur*	**Mitigating Actions** *How can the negative impacts be reduced or avoided by the mitigating measures? Is further engagement with specific communities needed? Is more research or monitoring needed? Does there need to be a change in the proposal itself?*
Age	Knowledge of reasonable adjustment process	Clear guidance for council staff and councillors to share with residents. Promotion through local community organisations
Disability	Knowledge of reasonable adjustment process	Promotion through local community organisations
Gender reassignment (or affirmation)		
Pregnancy or maternity		
Race	Barriers relating to understanding the content of the policy due to language or literacy barriers Knowledge of reasonable adjustment process	Use of Recite me tool on council's website Promotion through local community organisations
Religion or belief		
Sex		
Sexual Orientation		

Marriage and Civil Partnership		
The council recognises other communities may be vulnerable to disadvantage, this includes carers, people experiencing domestic abuse, substance misusers, homeless people, looked after children and care leavers, (ex) armed forces personnel.	Knowledge of reasonable adjustment process	Promotion through local community organisations

Actions Planned
In this section you can add information on additional or proactive steps you are taking that enhance equity, engagement or equality of access to services, as well as those mitigating actions identified in the section above that will be undertaken. *The Equality Duty is an ongoing duty: policies must be kept under review, continuing to give 'due regard' to the duty. If an assessment of a broad proposal leads to more specific proposals, then further equality assessment and consultation are needed.*

Additional Information
Space to provide any additional information in relation to protected characteristics or equity, diversity, equality and inclusion.

Sign off:

Equalities Lead Officer	Date
Rebecca Young	22/10/2026

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Project Report

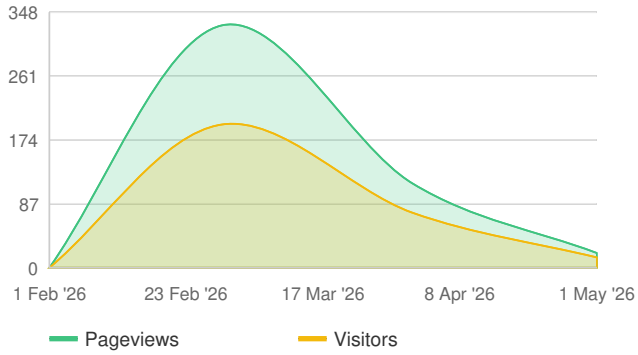
14 June 2023 - 07 May 2026

Have Your Say Three Rivers

Equality, Diversity and Inclusion Policy 2026-2030

GRANICUS

Visitors Summary



Highlights

TOTAL VISITS
331

MAX VISITORS PER DAY
47

NEW REGISTRATIONS
1

ENGAGED VISITORS
51

INFORMED VISITORS
76

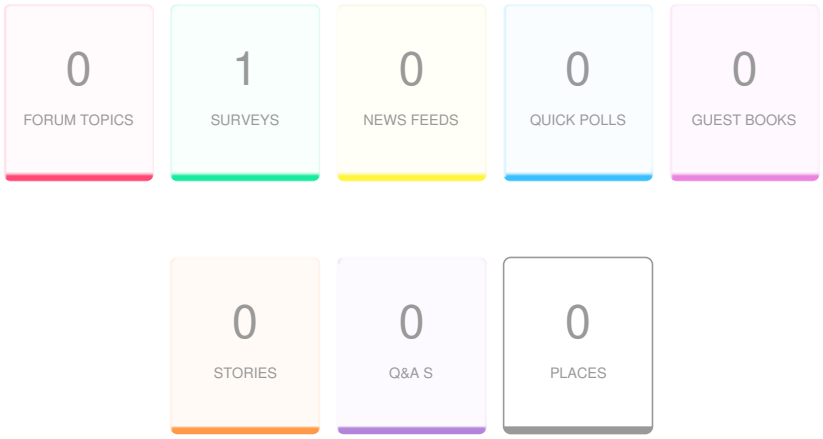
AWARE VISITORS
235

Aware Participants	235
Aware Actions Performed	Participants
Visited a Project or Tool Page	235

Informed Participants	76
Informed Actions Performed	Participants
Viewed a video	0
Viewed a photo	0
Downloaded a document	30
Visited the Key Dates page	3
Visited an FAQ list Page	0
Visited Instagram Page	0
Visited Multiple Project Pages	28
Contributed to a tool (engaged)	51

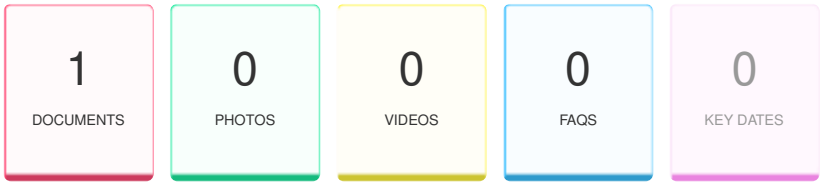
Engaged Participants	51		
Engaged Actions Performed	Registered	Unverified	Anonymous
Contributed on Forums	0	0	0
Participated in Surveys	0	0	51
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	0	0	0
Asked Questions	0	0	0
Placed Pins on Places	0	0	0
Contributed to Ideas	0	0	0

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Equality, Diversity and Inclusion Policy 2026-2030	Archived	75	0	0	51

INFORMATION WIDGET SUMMARY



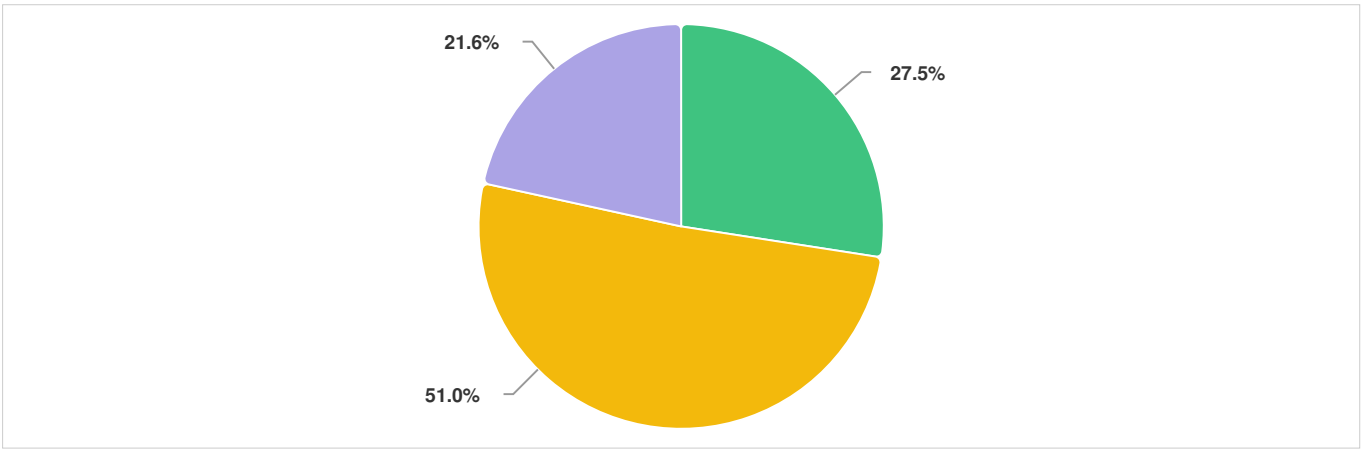
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Equality Diversity and Inclusion Policy 2026-2030	30	31
Key Dates	Key Date	3	3

ENGAGEMENT TOOL: SURVEY TOOL

Equality, Diversity and Inclusion Policy 2026-2030

Visitors 75	Contributors 51	CONTRIBUTIONS 51

Q1. Do you think there are any equality and inclusion issues in Three Rivers?

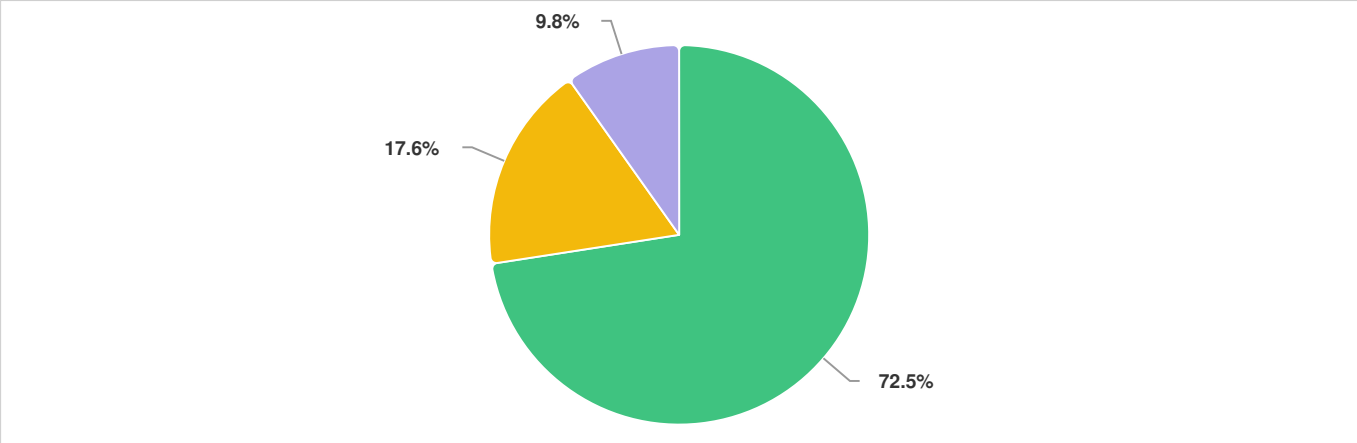


Question options	responses	%
Yes	14	27.5
No	26	51.0
Not Sure	11	21.6

51 responses · 0 skipped

***Question type** : Radio Button Question*

Q2. Do the objectives address the main equality and inclusion issues in Three Rivers?

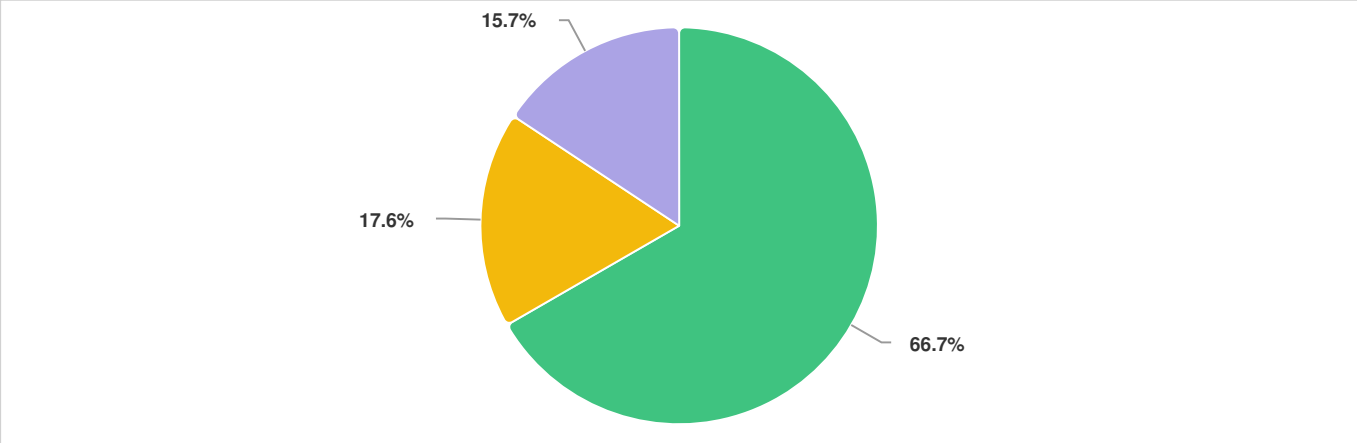


Question options	responses	%
Yes	37	72.5
No	9	17.6
Not sure	5	9.8

Optional question *· 51 responses · 0 skipped*

Question type *: Radio Button Question*

Q3. Is the policy clear on why these objectives have been chosen and what we hope to achieve?

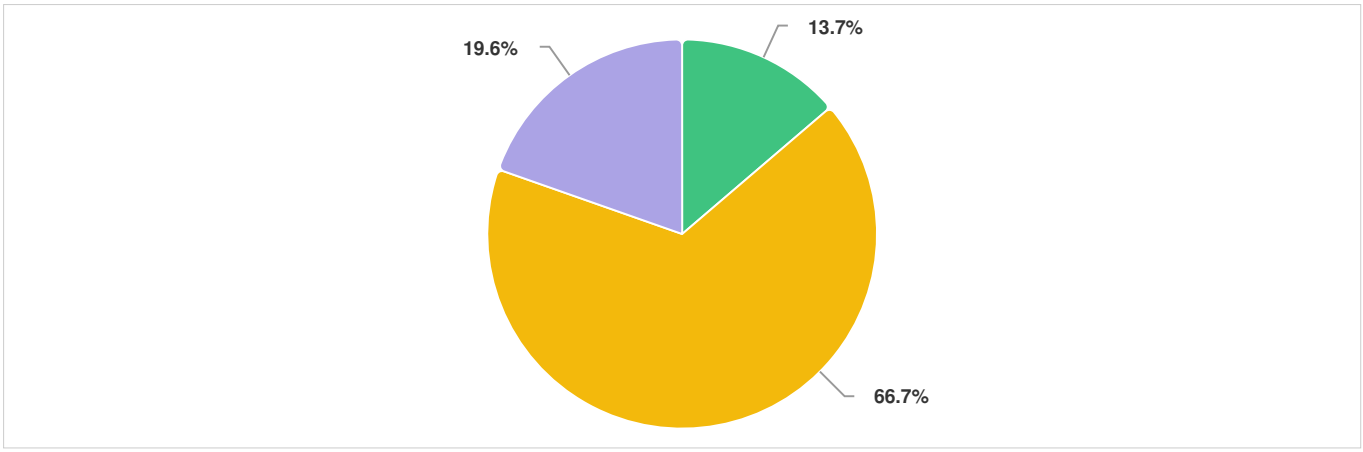


Question options	responses	%
Yes	34	66.7
No	9	17.6
Not sure	8	15.7

51 responses · 0 skipped

***Question type** : Radio Button Question*

Q4. Are there any objectives you think should be removed or changed?

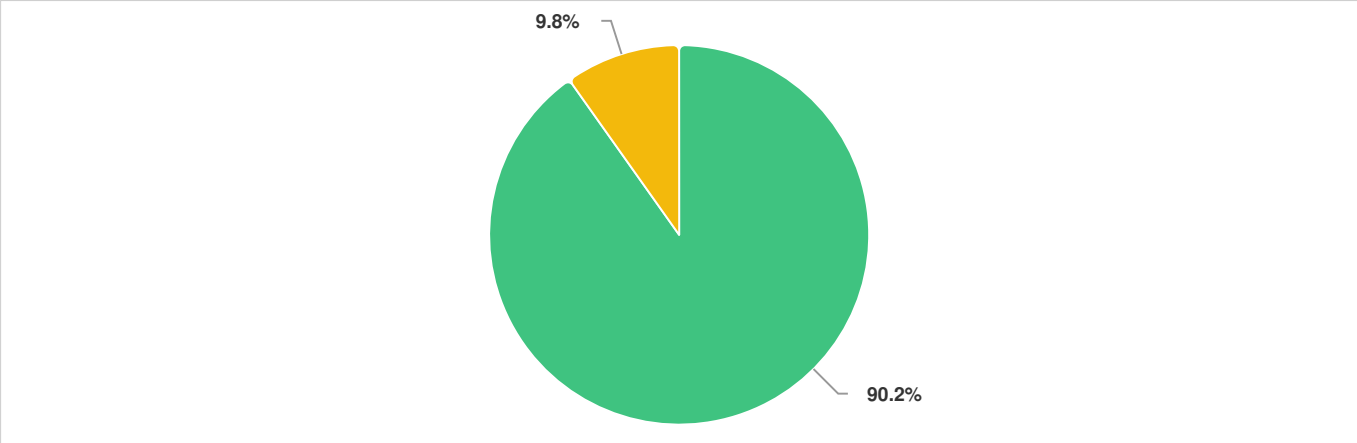


Question options	responses	%
Yes	7	13.7
No	34	66.7
Not sure	10	19.6

51 responses · 0 skipped

***Question type** : Radio Button Question*

Q5. Is the policy easy to follow?

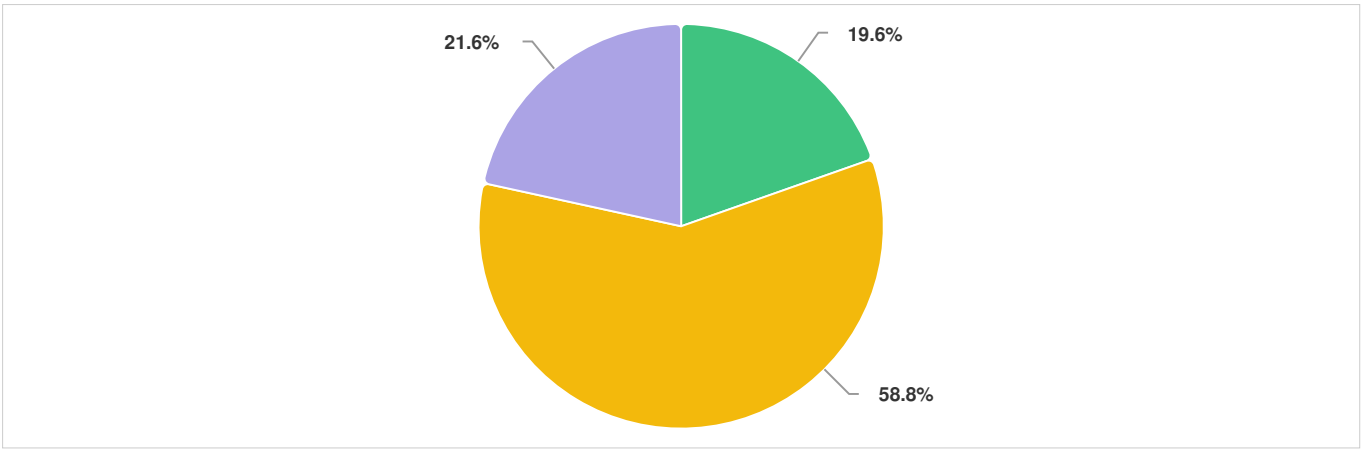


Question options	responses	%
Yes	46	90.2
No	5	9.8

51 responses · 0 skipped

***Question type** : Radio Button Question*

Q6. Is there information you think should be included that is currently missing?

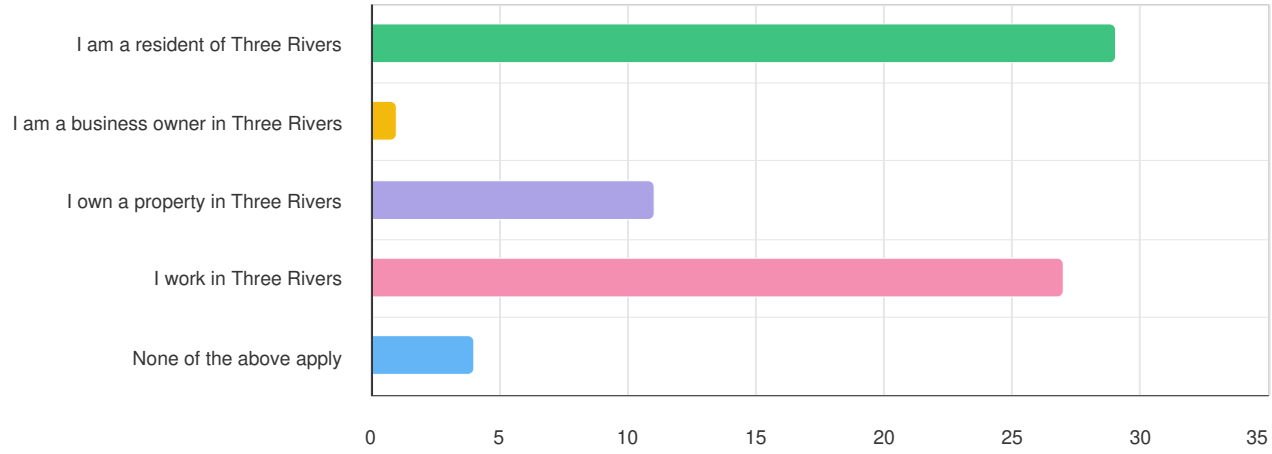


Question options	responses	%
Yes	10	19.6
No	30	58.8
Not sure	11	21.6

51 responses · 0 skipped

***Question type** : Radio Button Question*

Q7. About me

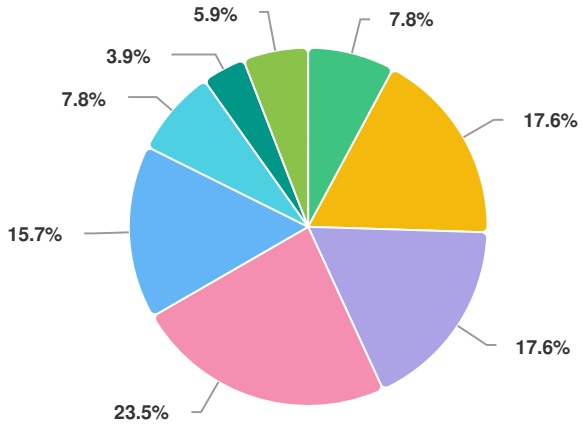


Question options	responses	%
I am a resident of Three Rivers	29	56.9
I am a business owner in Three Rivers	1	2.0
I own a property in Three Rivers	11	21.6
I work in Three Rivers	27	52.9
None of the above apply	4	7.8

51 responses · 0 skipped

***Question type** : Checkbox Question*

Q8. In which decade were you born?

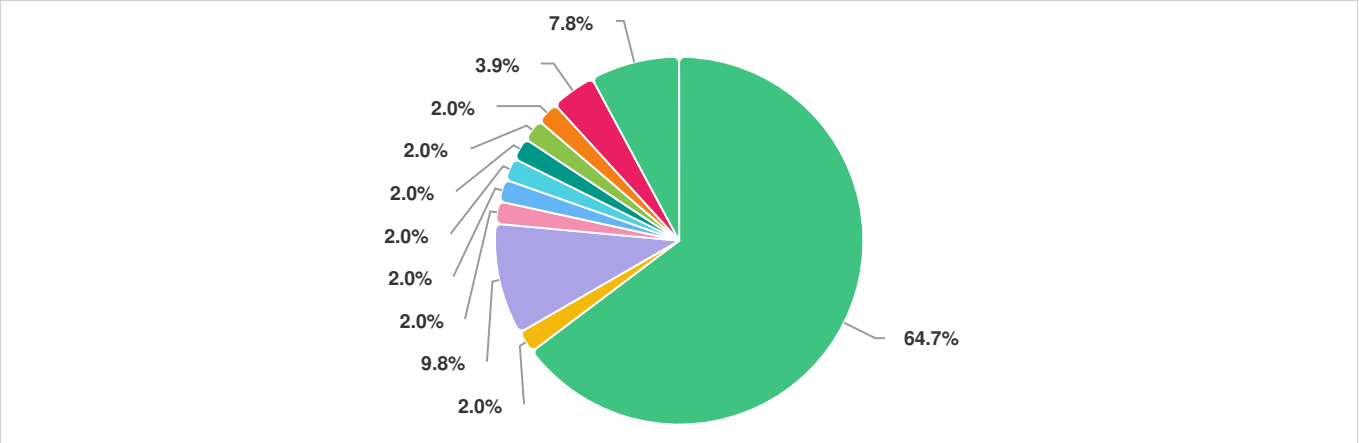


Question options	responses	%
2000 - 2009	4	7.8
1990 - 1999	9	17.6
1980 - 1989	9	17.6
1970 - 1979	12	23.5
1960 - 1969	8	15.7
1950 - 1959	4	7.8
1940 - 1949	2	3.9
Prefer not to answer	3	5.9

51 responses · 0 skipped

***Question type** : Dropdown Question*

Q9. What is your ethnic group?

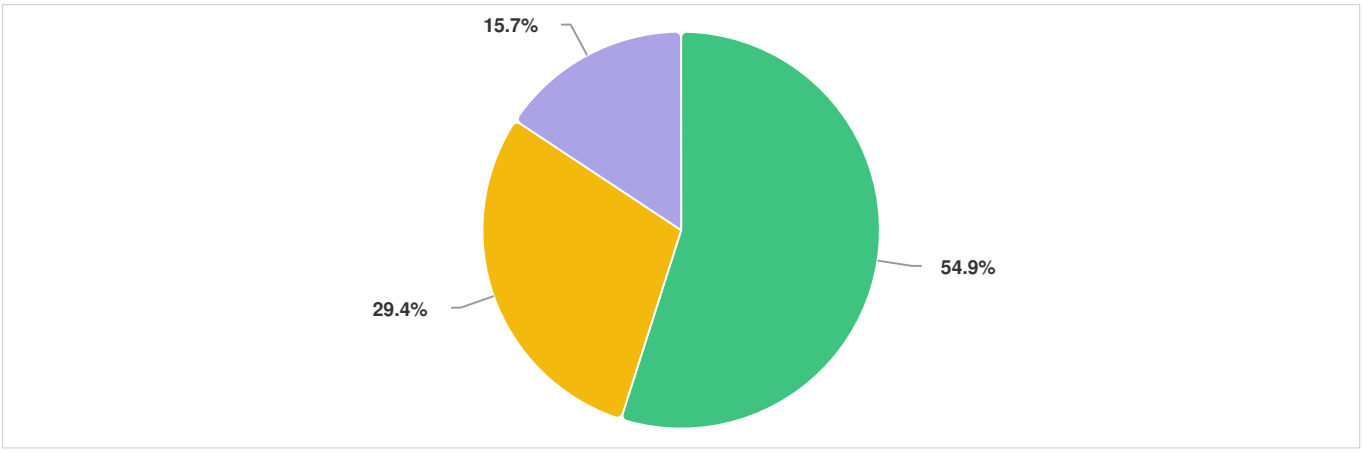


Question options	responses	%
White - British	33	64.7
White - Irish	1	2.0
White - Any other white background	5	9.8
Mixed - White and Black Caribbean	1	2.0
Mixed - Any other mixed background	1	2.0
Asian or Asian British - Pakistani	1	2.0
Asian or Asian British - Any other Asian or Asian British background	1	2.0
Black or Black British - Caribbean	1	2.0
Black or Black British - African	1	2.0
Chinese	2	3.9
Prefer not to answer	4	7.8

51 responses · 0 skipped

***Question type** : Dropdown Question*

Q10. This question is about your gender identity. Do you identify as

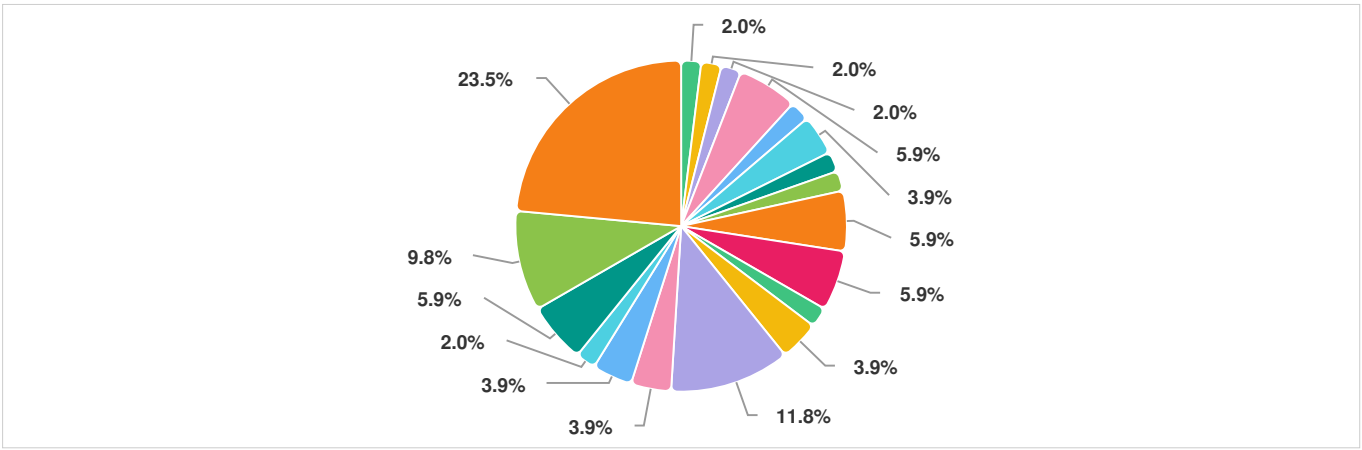


Question options	responses	%
Woman	28	54.9
Man	15	29.4
Prefer not to answer	8	15.7

51 responses · 0 skipped

***Question type** : Dropdown Question*

Q11. Please select the beginning of your postcode



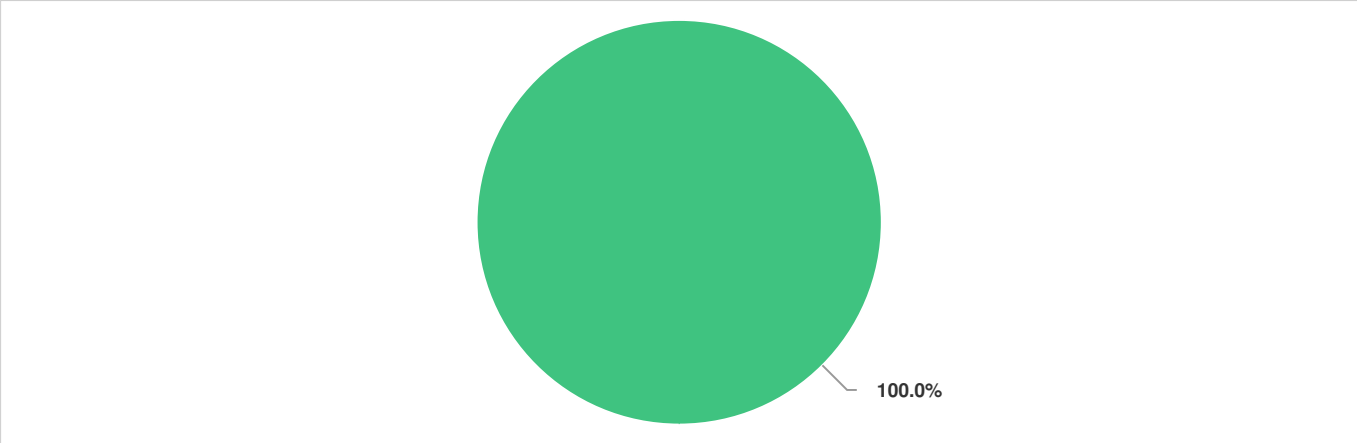
Question options	responses	%
WD17 2	1	2.0

Question options	responses	%
WD18 7	1	2.0
WD18 8	1	2.0
WD19 4	3	5.9
WD19 5	1	2.0
WD19 7	2	3.9
WD25 0	1	2.0
WD25 9	1	2.0
WD3 1	3	5.9
WD3 3	3	5.9
WD3 5	1	2.0
WD3 6	2	3.9
WD3 7	6	11.8
WD3 8	2	3.9
WD3 9	2	3.9
WD4 9	1	2.0
WD5 0	3	5.9
Prefer not to say	5	9.8
I don't live in Three Rivers	12	23.5

51 responses · 0 skipped

***Question type** : Dropdown Question*

Q12. I agree to the Terms of Use and Privacy Policy for using Engagement HQ



Question options	responses	%
I agree	51	100.0

51 responses · 0 skipped

***Question type** : Radio Button Question*

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Equality, Diversity and Inclusion Policy 2026-2030

THREE RIVERS DISTRICT COUNCIL

1 Introduction

1.1 Three Rivers District Council's vision is that the district be a great place to live, work and visit. That vision is one we hold for everyone.

1.2 The council is dedicated to the promotion of equality of opportunity and to removing any discrimination in service delivery, procurement and employment. This is an ambition that we cannot realise alone. To achieve the levels of equality, inclusion and community cohesion we aspire to for our district, we remain committed to working in partnership with organisations and local communities across and beyond our geography.

1.3 This Policy explains how Three Rivers District Council will promote equality, diversity and inclusion (EDI) in its services, employment, commissioning, procurement and community leadership. It applies to councillors, employees, contractors, commissioned providers and organisations acting on the council's behalf.

1.4 The annual EDI Action Plan, which sets out the activities, owners and timescales used to deliver the objectives within this policy.

2 Legislation

2.1 The Equality Act 2010 sets out the council's legal duties to have due regard to the:

- Elimination of discrimination, harassment, victimisation and any other prohibited conduct
- Advancement of equality of opportunity between people who share a protected characteristic and those who do not
- Fostering of good relations between people who share a protected characteristic and those who do not.

2.2 Having "due regard" involves:

- Putting the requirements of the Public Sector Equality Duty into practice.
- Removing or mitigating disadvantages experienced by people due to their protected characteristics.
- Taking steps to meet the needs of people with protected characteristics

2.3 The Act defines the protected characteristics as; age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; religion and belief; race; sex; and sexual orientation

2.4 The council recognises communities of identity and circumstance that are vulnerable to disadvantage and discrimination but are not separately protected characteristics under the Equality Act 2010. These include carers; people who have experienced domestic abuse or sexual violence; people who misuse substances; people experiencing homelessness or rough sleeping; looked after children and care leavers; current and former armed forces personnel; and neurodivergent people. The council will consider their needs through this policy, within service design, engagement and by using Equality Impact Assessments.

2.5 The council will also have regard to the Equality and Human Rights Commission's Equality Act 2010 Code of Practice for Services, Public Functions and Associations 2026, which came into force on 5 August 2026 and replaced the 2011 code.

- Mental Health Act 1983 and 2007
- Children Act 1989 and 2004
- NHS and Community Care Act 1990
- Crime and Disorder Act 1998
- Care Standards Act 2000
- Asylum and Immigration Act 1999
- Care Standards Act 2000
- Human Rights Act 1998
- Care Act 2014
- Local Government Act 2000
- Employment Rights Act 2025, including provisions strengthening employer duties to prevent sexual harassment and addressing harassment by third parties.
- Housing Act 1985 and 1996
- Homelessness Reduction Act 2017
- Forced Marriage (civil protection) Act 2017
- Female Genital Mutilation Act 2003
- Mental Capacity Act 2005
- Domestic Violence, Crime and Victims Act 2004 & Domestic Abuse Act 2025
- The National Prevent Strategy
- Modern Slavery Act 2015
- Public Services (Social Value) Act 2012

3 Our Commitment

3.1 The council recognises that it has responsibilities as:

- A public body to fulfil our duties under the Equality Act 2010.
- A community leader to ensure our community vision is successfully delivered for all our residents.
- An employer to build and support a diverse, included and engaged workforce.

3.2 In addition to these responsibilities and legal duties the council commits to:

- Provide services in a manner which is sensitive to needs of individuals;

- Consciously consider the impacts (positive and negative) of our decisions and actions on all our communities using Equality Impact Assessments;
- Help those who face discrimination and harassment, taking action against perpetrators where possible;
- Build a workforce that reflects the diversity of our communities
- Promote equality of opportunity and fair treatment in employment
- Demonstrate visible community leadership to equality, equity, diversity and inclusion;
- Work in partnership to ensure effective consultation and engagement;
- Monitor and evaluate all relevant aspects of service delivery and employment and eliminate differences demonstrated by unfair outcomes;

4 Our Objectives 2026-30

4.1 Our objectives have been developed through engagement and consultation with council staff and Three Rivers communities. They take into consideration the work undertaken and present the council's ambition for the next four years.

4.2 The objectives are:

- Understanding and building trust with communities.
- To make council services accessible for everyone, encourage and support partner organisations to do the same.
- To promote a diverse workforce and inclusive organisational culture.
- To fund and deliver services that promote fairness and accessibility.

4.3 The Inclusion and Wellbeing Working Group produces an annual EDI Action Plan, with all service areas, to direct the delivery of our equality objectives. This is agreed by the council's Corporate Management Team. These actions are monitored and reported on annually within the Equality Duty Information Report, and published on the councils website.

4.4 Understanding and building trust with communities

4.4.1 Three Rivers is an increasingly diverse and multi-cultural district. As a district we build and promote a reputation as a place, and as a council, that welcomes diversity, promotes and enables inclusion and where difference is valued, which only contributes positively to our future prosperity.

4.4.2 Having an in-depth, current, understanding of our communities, their diversity, identities, strengths and needs, helps the council to consider how best to design and deliver our services.

4.4.3 Our commitment to inclusion acknowledges that some under-represented communities need extra action to build trust in the council and in local decision-making, so their voices are heard in policy and planning.

How will we do this?

- Deliver and develop the attendance at Equality Forums

- Engage with our communities through pop ups and community events
- Work with the Community Safety Partnership to address issues relating to Hate Crime
- Maintain an internal Inclusion and Wellbeing Working Group to promote understanding of diverse groups throughout the council workforce.

How will we measure success?

- Number of organisations involved in Equality Forum.
- Arrange or attend 36 partnership initiatives a year
- Number of subscribers to the council's e-newsletter service
- Increased visibility of Third Party Reporting Centres

4.5 **To make council services reachable for everyone, encouraging and supporting partner organisations to do the same**

4.5.1 We recognise that some residents and communities face inequalities that make it harder to access council services.

4.5.2 We will identify and tackle these barriers by engaging with communities, working closely with partners, helping residents navigate systems. This will be supported by delivering outreach through Healthy Hubs.

4.5.3 Three Rivers District Council will provide services that adapt to changing local needs and accommodate individuals, remove barriers, treat disability and difference through equitable practices, and remain focused on continually improving the customer experience.

4.5.4 The council maintains strong partnerships with local organisations, we will use our influence to encourage our partners to identify and address the inequalities experienced by their service users.

How will we do this?

- Deliver outreach of services in our communities through the Healthy Hubs
- Develop internal guidance on reasonable adjustments, to ensure consistency across the authority
- Work with community groups and organisations to share information on support and services available.
- Deliver the Customer Experience Strategy

How will we measure success?

- Increase incidents of support through the Healthy Hubs
- Satisfaction feedback from residents relating to management of

reasonable adjustment requests.

- Quarterly reporting and review by Corporate Management Team of Customer Experience Strategy delivery.

4.6 To create a diverse workforce and inclusive organisational culture

4.6.1 Our commitment to diversity and equality applies to both our staff and the communities we serve. It is rooted in our role as a local authority and in our need to attract and retain talented people.

4.6.2 The council performs best when it brings together people with different skills, knowledge, backgrounds and networks. An inclusive workplace that values every individual's contribution encourages fresh ideas and perspectives and drives improvements in our services.

4.6.3 Three Rivers District Council aims to have a workforce that is:

Representative of the communities we serve, with an equality profile that broadly reflects the district.
Skilled, capable and motivated to deliver the best services for everyone in the district,
Showing high levels of engagement and satisfaction with the council as an employer.
Proud, respectful and passionate.
Delivering high performance and results
Leading ourselves and others.

How will we do this?

- Arrange wellbeing initiatives for council staff
- Identify and deliver internal training programme to support staff progression
- Raise awareness with staff on the principles of reasonable adjustments
- Consistently including inclusion commitments in recruitment adverts

How will we measure success?

- Increase in staff feeling connected and part of the council
- Increase in staff feeling the council has an inclusive culture
- Higher number of job applications from diverse groups

4.7 To deliver and fund services that promote fairness and accessibility

4.7.1 Our commitment and ambition to promote equality are fully integrated into how we plan, procure and deliver services.

4.7.2 The council operates a robust programme of Equality Impact Assessments that ensures we consciously consider how decisions and actions affect people with protected characteristics in service delivery, commissioning and employment.

4.7.3 We will gather insight and feedback from communities and partner organisations on developing workstreams, and use local research and context to guide our decisions.

4.7.4 The council's social value commitment means our contracts will, where appropriate, secure extra benefits for vulnerable groups such as training and employment opportunities.

How will we do this?

- Officers to complete Equality Impact Assessments for policies and projects
- Councillors to review Equality Impact Assessments to inform decisions
- Work with Community Infrastructure Levy applicants to completed Equality Impact Assessments for all applications.
- Work with organisations we fund to improve accessibility

How will we measure success?

- Increased completion of Equality Impact Assessments
- Improved accessibility to local support services through outreach
- Increased engagement through partnership networks

5 Monitoring

5.1 Work undertaken to achieve the annual Action Plan will be published on the council's website, within the Equality Duty Information Report.

5.2 This report will be reviewed and scrutinised by the council's Corporate Management Team and Leadership prior to publication.

5.3 As part of service delivery and wider community engagement, council services undertake equalities monitoring. This information is collected so that individual teams can:

- Make sure our council services are accessible to everyone
- Take steps to mitigate any barriers that are identified
- Treat everyone fairly and appropriately when they use our services
- Make sure we are listening to views from all sections of our community

5.4 Equality monitoring information if provided voluntarily and handled confidentially. Results will be aggregated or otherwise protected so that published information does not identify individual respondents. Personal data

will be processed in accordance with the UK General Data Protection Regulation, the data Protection Act 2018 and the council's data protection policies.

5.5 The insight that this monitoring provides allows the council to identify, plan and deliver service improvements and where necessary to target and/or adapt services to and for those who need them.

6 Reasonable Adjustments

6.1 The Equality Act 2010 states there is a duty to make reasonable adjustments if someone is placed at a substantial disadvantage because of their disability compared with non-disabled people or people who do not share that disability. Substantial disadvantage is defined as "more than minor or trivial".

6.2 Reasonable adjustments apply to the council both in its role as an employer and a service provider.

6.3 For the council's service planning and processes, this duty is anticipatory, meaning the council should consider needs in advance rather than waiting for difficulties to emerge. This will be evidenced through the use of Equality Impact Assessments.

6.4 In addition to its legal duty stated in the Equality Act, the council, and its individual service areas will consider requests made for reasonable adjustments relating to access to services for residents. These will be considered for all groups covered by this policy on a case by case basis.

6.5 The council will not make assumptions about whether a resident requires any adjustments or what those should be. The customer, their carer or advocate is required to inform the council about adjustments that would support them. The service area working with the customer will discuss the requirements with the person concerned and seek to reach an agreement on what would be reasonable in their circumstances.

6.6 Reasonable adjustments can be requested in person, in writing (including email) or by telephone.

6.7 Reasonable adjustments required by employees of the council are included in the Disability in Employment Policy.

7 Roles and Responsibilities

7.1 Everybody has a role to play in achieving the council's equalities objectives. At Three Rivers, our approach and commitment to equalities is steered from the top and driven by our front-line services. To meet our objectives the council will provide leadership that is:

- focused on tackling inequality and promoting inclusion
- able to balance competing interests and priorities in the district
- confident in its role in improving relations between communities

7.2 Councillors

- Full Council is responsible for setting and approving this policy and any subsequent changes to it.
- Councillors are expected to be champions of Equality, Diversity and Inclusion (EDI) acting as role models and demonstrating their commitment to tackling inequality.
- The Policy and Resources Committee (P&R) is responsible for the performance management of this Policy and will make recommendations to Council on its future development.
- The Equalities Forum convenes bi-annually and is chaired by an elected council Member. It aims to address and improve issues relating to equality, diversity, inclusion and equity for the people of Three Rivers by working in partnership to create a better place to live, work and visit. All district councillors are invited to attend this Forum.
- Lead, support and advocate for the diverse people and communities they serve
- Use equality impact assessments to inform and scrutinise decision making to avoid discrimination, promote inclusion and wherever possible increase fairness in the district.
- Have an understanding of the legal equality duties, our organisational commitments and how this can impact on decision making.

7.3 Corporate Management Team (CMT) and Senior Leadership Team (SLT)

7.3.1 CMT and SLT provide corporate leadership on equality, diversity and inclusion. They champion these principles, lead by example promote the integration of these principles in all council functions.

Collectively it is responsible for ensuring:

- the implementation of the policy
- that all staff are aware of and have the tools, skills and knowledge to meet their responsibilities under the policy
- that a member of staff from their service is represented in the Inclusion and Wellbeing Working Group
- Champion equality within the council, including undertaking a scrutiny role to ensure that equality considerations are integrated in the decision making and governance of the council.
- Ensuring Equality Impact Assessments are undertaken for policies and projects.

7.4 Strategy and Partnerships/Human Resources

- The Strategy and Partnerships service provides professional support to the CMT by guiding the implementation of the policy and developing monitoring, evaluation, Equality Impact Assessment procedures and guidance.
- Provides support to council officers and CIL applicants on the development and review of Equality Impact Assessments.
- The team co-ordinates the publication of the Equality Duty Information Report and development of equality objectives.
- The Strategy and Partnerships service Chair's and coordinates the Inclusion and Wellbeing Working Group.
- HR are committed to collecting and publishing annual workforce monitoring information.

- HR will collect and publish an annual gender pay gap report.
- HR will produce ethnicity and disability pay gap reports following the publication of the Equality (Race and Disability) Bill.
- HR will maintain the Disability Confident Leadership accreditation for the council.

7.5 Managers

7.5.1 All Managers are expected to:

- Ensure all staff are aware of their personal responsibilities in relation to promoting equality, diversity and inclusion.
- Ensure continued improvement and equality outcomes in relation to the accessibility and delivery of services to residents.
- Create an inclusive workplace culture in which all staff can thrive and reach their potential.
- Ensure all staff are supported and trained so that they can perform their jobs effectively.
- Manage all staff fairly and equitably through the consistent and fair application of HR policies and procedures.
- Set clear standards of behaviours in line with the council's values and promptly dealing with any instances of inappropriate behaviour, including discrimination, harassment and bullying.
- Champion equality within the council and ensuring equality considerations are integrated and considered in recommendations and decisions of the council.
- Complete Equality Impact Assessments, and encourage their teams to do so, to inform decision making to avoid discrimination, promote inclusion and wherever possible, increase fairness in the district.

7.6 Staff

7.6.1 All staff are responsible for complying with this Policy and its associated procedures and guidance. This means that all staff are expected to:

- Be fully aware and have a comprehensive understanding of the council's legal equality duties, our organisational commitments and what these mean practically for them in their roles.
- Treat service users, colleagues and residents with dignity and respect, responding positively and appropriately to meet diverse needs.
- Challenge and report to managers any incident where equality practice has not been followed, including discrimination, harassment and bullying. If necessary, staff are encouraged to use the appropriate grievance procedure, anti-harassment or whistle-blowing policies.
- Undertake mandatory e-learning in relation to equality, diversity and inclusion.
- Support and advocate for people with protected characteristics and the communities they serve.

7.7 Inclusion and Wellbeing Working Group

7.7.1 Members of the Inclusion and Wellbeing Working Group are expected to:

- Develop the annual Action Plan, through consultation with their individual teams.
- Improve the inclusivity and diversity of Three Rivers District Council to build upon the “Values and Behaviours” of the council.
- Play a significant role in fostering a thriving and supportive environment where it’s staff members can flourish both personally and professionally.
- Undertake work to explore the needs of the council, its staff and our residents, to implement change across individual teams for a coordinated and consistent approach, to implement changes within working practice.

8 Document Information

	Job Title	Group	Date
Prepared by:	Partnerships and Inclusion Manager	Strategy and Partnerships	10/26
Checked & Reviewed by:	Head of Strategy and Partnerships	Strategy and Partnerships	10/26
Approved by:		CMT	MM/YY
		JLT	
		Policy and Resources Committee	
		Full Council	
Next review date:	2030		
Version:	1.1		
Reason for document issue:	Revised policy as due for renewal		

Distribution List

Quantity	Format	Location	Date
1	Electronic	Intranet	12/2026
1	Electronic	Internet	12/2026

Amendment & Revision Record

Version Number	Purpose of issue	Date
1.0	Revised policy following update	02/2026
1.1	Revised policy following public consultation on v. 1	12/2026

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SERVICE PLANS 2027-2030

23/11/2026

THREE RIVERS DISTRICT COUNCIL

POLICY AND RESOURCES COMMITTEE

PART I

Service Plans 2027-2030
(DoF)

1 Summary

1.1 This report presents an overview of the service plans, which articulate the councils' ambitions, priorities, and performance targets, and outline how each service area is contributing to the delivery of the Council Plan. Each plan incorporates Key Performance Indicators, service volumes, and references to associated strategic, operational, and climate resilience risks.

2 Recommendation

2.1 That: Policy and Resources Committee provide any comments or suggested amendments to the 2027–2030 service plans. Final service plans will be approved by Council in conjunction with the budget in February 2027.

Report prepared by: Katie Stacey, Corporate Services Manager

3 Details

3.1.1 Following this meeting, and sign off through the committee process, final service plans will be submitted to budget setting council in February.

3.1.2 A review of Key Performance Indicators has been conducted with each service area. There are no amendments or new Key Performance Indicators for 2027/2028.

4 Options and Reasons for Recommendations

4.1.1 To provide comments and/or propose amendments to the 2027–2030 service plans, enabling each service area to advance their work in alignment with the council's strategic priorities and statutory obligations.

5 Policy/Budget Reference and Implications

5.1 The recommendations in this report are not linked to any specific budget allocation. Each individual service plan outlines its own proposals and must ensure alignment with existing budget provisions or form part of the financial planning for next year.

6 This report is not associated with any specific Key Performance Indicators (KPIs). Each individual service plan sets out its own KPIs, which are monitored on a quarterly and/or annual basis.

7 Financial Implications

7.1 None arising from this report – each service area is responsible for their own budget.

8 Legal Implications

8.1 None arising from this report.

9 Equal Opportunities Implications

None specific to this report - individual service areas will carry out an Equalities Impact Assessment when required.

10 Staffing Implications

None specific to this report – individual service plans will detail any staffing implications.

11 Environmental Implications

None specific to this report - individual service areas will carry out a Sustainability Impact Assessment when required.

12 Community Safety Implications

Several actions outlined in the service plans are aimed at enhancing community safety across the district, building on the positive work already underway.

13 Public Health implications

A number of objectives and actions within the service plans are designed to enhance the overall health and wellbeing of the district. Building on the positive progress achieved under the Council Plan.

14 Customer Services Centre Implications

None specific to this report.

15 Communications and Website Implications

The Service Plans will be available to view on the website alongside the Council Plan. Quarterly and Annual Key Performance Indicators are reported on and available to view in the Members Information Bulletin.

16 Risk and Health & Safety Implications

16.1 The Council has agreed its risk management strategy which can be found on the website at http://www.threerivers.gov.uk. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

16.2 The subject of this report is covered by the service plans. Any risks resulting from this report will be included in the risk register and, if necessary, managed within this/these plan(s).

Nature of Risk	**Consequence**	**Suggested Control Measures**	**Response** *(tolerate, treat terminate, transfer)*	**Risk Rating** *(combination of likelihood and impact)*
Council does not agree the service plans.	There is no clear direction for individual services. Risk to achieving the aims set out in the Council Plan.	Council to agree service plans to direct the work of services.	Tolerate	4

The above risks are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.

Likelihood: Very Likely ▼ Remote				
	Low 4	**High** 8	**Very High** 12	**Very High** 16
	Low 3	**Medium** 6	**High** 9	**Very High** 12
	Low 2	**Low** 4	**Medium** 6	**High** 8
	Low 1	**Low** 2	**Low** 3	**Low** 4
	Impact			
	Low ----------▶ Unacceptable			

Impact Score
4 (Catastrophic)
3 (Critical)
2 (Significant)
1 (Marginal)

Likelihood Score
4 (Very Likely (≥80%))
3 (Likely (21-79%))
2 (Unlikely (6-20%))
1 (Remote (≤5%))

16.3 In the officers' opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually.

Data Quality

Data sources:

Data sources are specific to each service plan aligning to the Council Plan 2026-2029.

Data checked by: Individual Heads of Service for their service plan, Katie Stacey, Emily McGuigan and Rebecca Young for the overall report.

Data rating:

1	**Poor**	
2	**Sufficient**	**X**
3	**High**	

Background Papers

APPENDICES / ATTACHMENTS

i. Service Plans 2027-2030



CLIMATE CHANGE & SUSTAINABILITY Service Delivery Plan 2027 – 2030

THREE RIVERS DISTRICT COUNCIL

Service Area	Climate Change and Sustainability	Directorate	Environment

Introduction

The service plans are a key component of Three Rivers District Council's corporate planning process. They describe our ambitions, priorities, targets and how each service area is working towards delivering the councils' themes detailed in the Council Plan. They are reviewed and updated annually considering budgets, performance, internal and external factors, arising throughout the year.

Service Plans are monitored in the following ways:

- Through regular discussion between, service heads, managers and their teams
- Key Performance Indicators are reviewed by the Corporate Management Team on a quarterly and annual basis
- Mid-year review of service plans alongside PDRs and Council Plan Delivery Plan mid-year review.

SERVICE OVERVIEW

- Strategic Co-ordination of the councils Sustainability and Climate Change Strategy and Action Plan, its delivery and monitoring of progress.
- Supporting communities and businesses to identify and implement sustainable actions and become more resilient to a changing climate.
- Facilitating the delivery of home energy efficiency programmes with district partners.
- Delivering net zero projects for council buildings.
- Establishing a Local Area Energy Plan, working with UK Power Networks and Regional Energy Strategic Plans to strategically and accelerate district decarbonisation.
- Encouraging the uptake of community energy projects to expand the renewable energy production in the district.
- Actively seeking external funding to support the work identified above.
- Supporting the development of a heat network to utlise waste heat from the Abbots Langley data centre

BUDGET

Table to give topline financials. This will be added post the Service Plans and Budget being agreed at Full Council before being published.

THREE RIVERS DISTRICT COUNCIL

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Climate Change and Sustainability
Healthy, safe and thriving communities	We create healthier homes through the delivery of grant funding to residents to enable installation of home energy efficiency measures.
A green and sustainable future	We inspire residents and businesses to install renewable energy, and energy saving measures to reduce district emissions, and contribute towards net zero by 2050. We work with the Local Plan Team to develop and implement energy efficiency and sustainable policies in the emerging Local Plan. We are planning the energy requirement to enable district decarbonisation, and support the development of heat networks where feasible. We educate and inspire residents and businesses to adopt sustainable behaviors and energy reduction measures through a comprehensive engagement programme. We facilitate and support the delivery of net zero projects on council owned buildings.
A prosperous and vibrant district	We inspire businesses and community groups to adopt renewable energy and EV infrastructure through encouragement and grant offers, thus improving business resilience through reduced energy costs.
A well-run Council	

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
Healthy, safe and thriving communities	Warmer Homes Local Grant	Deliver grant funding to eligible residents to retrofit their homes	May 2025	March 2028	National Energy Foundation and Watford Borough Council	Over grant period: Ext. Admin funding £129,700 Capital Funding £159,763
A Green and sustainable future	Local Area Energy Plan	Create an Energy Plan with associated targets and actions and support the development of Regional Energy Strategic Plans to inform infrastructure upgrades	January 2025	Report Spring 2027, Actions will be ongoing	UK Power Networks Greater Southeast Net Zero Hub,	In Climate Change Budgets
A Green and sustainable future	Net Zero Projects on council buildings and car parks	Identify and aim for approval to use Community Energy Funding and Great British Energy Grants to progress net zero projects on Council buildings and car parks.	September 2026	March 2028 and subsequent rounds of funding	Community Energy Pathways	Viable projects will utilise the ringfenced capital sustainability fund, to support the Community Energy Fund use (if approved)
A Green and sustainable future	Net Zero Projects on council buildings and car parks	Investigate the viability of an air source heat pump, solar car park canopy, extending solar on leisure centre roofs to further decarbonise and utlise the electricity on extended council estate	January 2026	March 2030	Property and Facilities, Leisure, external specialists as required	In Climate Change Budgets

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
A Green and sustainable future	Support for Heat Networks to use Waste Heat from Data Centres	Working with HCC support the development of heat networks to utlise waste heat from data centres, and trying to secure funding to progress feasibility funding.	March 2026	March 2029	Herts Futures, HCC, HCCSP,, WBC, Watford and Hertsmere Borough Councils	None
A Green and sustainable future	Support business and community to adopt renewable energy and storage	Encourage uptake of solar panels and battery storage in SME's to reduce energy bills, improve energy security and minimise grid infrastructure upgrades through the TRDC SME and Community Buildings grant	January 2026	March 2028		£50,000 from Climate Change Budgets
A Green and sustainable future	Encourage households to reduce energy consumption and adopt sustainable lifestyles	Encourage and support self funding homeowners to retrofit their property through projects such as the solar bulk buy, Sustainable Streets, Hertfordshire Retrofit Strategy Streets, communications, and engagement events	January 2026	Actions will continue to deliver through to March 2030	Grand Union Community Energy, HCCSP, Watford Borough Council	In Climate Change Budgets

POLICIES AND STRATEGIES

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal date	Additional comments
Climate Emergency and Sustainability Strategy	Climate Emergency and Sustainability Strategy	Existing	March 2028	N/A

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2025/26 Actual	2026/27 Target	2027/28 Target	2028/29 Target	2029/30 Target
CCS02	Carbon emissions from council operations reported as tCO2e equivalent	1790	1750	1738	1642	1528

RISK MANAGEMENT

Our Risk Register Summary is published on our website and updated quarterly. These include; strategic, operational and climate change risks.

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DEMOCRATIC SERVICES
Service Delivery Plan
2027 – 2030

THREE RIVERS
DISTRICT COUNCIL

Service Area	Elections and Committee	Directorate	Legal and Democratic Services

Introduction

The service plans are a key component of Three Rivers District Council's corporate planning process. They describe our ambitions, priorities, targets and how each service area is working towards delivering the councils' themes detailed in the Council Plan. They are reviewed and updated annually considering budgets, performance, internal and external factors, arising throughout the year.

Service Plans are monitored in the following ways:

- Through regular discussion between, service heads, managers and their teams
- Key Performance Indicators are reviewed by the Corporate Management Team on a quarterly and annual basis
- Mid-year review of service plans alongside PDRs and Council Plan Delivery Plan mid-year review.

SERVICE OVERVIEW

Committee Services is a fundamental corporate service enabling the democratic process to run efficiently. Elections Management is a core service to facilitate the wider democratic process.

- Electoral Registration
- Website updating
- Committee administration
- Member Support

BUDGET

- Electoral Services: TBC
- Committee administration: TBC

THREE RIVERS DISTRICT COUNCIL

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Committee Administration
Healthy, safe and thriving communities	The Committee team enables support and administration to the committees which makes decisions on how to support the wider community.
A green and sustainable future	The service continues to improve digital access and digitalization of paper forms, reducing the carbon footprint of the council.
A prosperous and vibrant district	Administration of committees and support for local working groups
A well-run Council	Responsible for long term committee administration and the running of Committee meetings to a high standard.
	Elections
Healthy, safe and thriving communities	Enabling democratic process to ensure a fair and supported community.
A green and sustainable future	Moving towards digitalization of papers forms, reducing the carbon footprint of the council.
A prosperous and vibrant district	Providing democratic resources to the district.
A well-run council	Enabling a true democratic representation of the council.

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
Healthy Safe, and Thriving Communities	May 2027 Elections	Undertake the May 2027 Elections adhering to legislative frameworks either as usual or Shadow Authorities	01/2027	05/2027	Whole council approach to elections	Within existing resource
Healthy Safe, and Thriving Communities	Annual Canvass	Undertake the Annual Canvass adhering to legislative frameworks	07/2027	12/2027	Nil	Within existing resource
A Well-Run Council	Cabinet Model	Preparation to change from Committee System to Cabinet Model	11/2026	04/2027	Councillors and SLT	Statutory requirement – funding tbc

POLICIES AND STRATEGIES

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal date	Additional comments
No Policies for review in 2027/2028				

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2025/26 Actual	2026/27 Target	2027/28 Target	2028/29 Target	2029/30 Target
CM01	% of minutes/decisions, except for full Council, completed by Committee Services within 5 working days of the meeting to be circulated to officers for review. For full Council, % of minutes/decisions completed by Committee Services within 10 calendar days of the meeting to be circulated to officers and Group Leaders for review.	86%	85%	85%	85%	85%
ES01	Annual Canvass Return Rates	N/A – Not currently available	92%	92%	92%	92%

SERVICE VOLUMES

These are monitored internally by the individual service area and not reported on externally.

Description	Projected annual volume for 2027/2028	Estimated annual volume for 2028/29	Notes / explanation for estimated change
Number of electorate	68,000	70,000	Potential change to voting age from 18 to 16 and developments within the area
Postal vote refresh	8525	9,000	Potential spike as and when a general election is called.

RISK MANAGEMENT

Our Risk Register Summary is published on our website and updated quarterly. These include; strategic, operational and climate change risks.



COMMUNICATIONS, CUSTOMER & CULTURE
Service Delivery Plan
2027 – 2030

THREE RIVERS DISTRICT COUNCIL

Service Area	Communications Customer & Culture	Directorate	Corporate Customer & Community

Introduction

The service plans are a key component of Three Rivers District Council's corporate planning process. They describe our ambitions, priorities, targets and how each service area is working towards delivering the councils' themes detailed in the Council Plan. They are reviewed and updated annually considering budgets, performance, internal and external factors, arising throughout the year.

Service Plans are monitored in the following ways:

- Through regular discussion between, service heads, managers and their teams
- Key Performance Indicators are reviewed by the Corporate Management Team on a quarterly and annual basis
- Mid-year review of service plans alongside PDRs and Council Plan Delivery Plan mid-year review.

SERVICE OVERVIEW

The Communications, Customer & Culture Service is a central corporate service encompassing how our customers interact and engage with the council and all the services we provide. The service is specifically responsible for:

- Corporate Communications & Digital Services
- Customer Service Centre
- Watersmeet Theatre

In addition, the service is responsible for the council wide implementation of the Customer Experience Strategy, which influences the way the council interacts with its customers to deliver a first-rate customer service.

BUDGET

Table to give topline financials. This will be added post the Service Plans and Budget being agreed at Full Council before being published.

THREE RIVERS DISTRICT COUNCIL

SERVICE OVERVIEW cont.

Corporate Communications & Digital Services

Strategic coordination and day to day operational management of proactive and reactive communications both internal and external across all the council's communications channels and platforms.

- Press office - point of contact for media enquiries
- Copywriting and promoting the council's activity and messages
- Guardian of the council's branding and style guidelines
- Managing the council's social media accounts
- Development of the Customer Relationship Management platform and digital transformation
- Customer engagement, public consultation and data analysis
- Website, online services and intranet contract management and content updates

THREE RIVERS DISTRICT COUNCIL

SERVICE OVERVIEW cont.

Customer Service

Provision of a front-line customer enquiry and administrative service for the council on behalf of all departments including:

- Operation of the council's telephone contact centre, general enquiries email and face to face Visitor Centre at Three Rivers House and Healthy Hub services across the district
- To process, handle and manage online enquiries via the council's website and email system
- Support all service departments in identifying and implementing service improvements with customer contact and engagement
- Management of Corporate Compliments & Complaints processes
- Contract Management of the council's outsourced standby (out of hours emergency) service
- Provision of administrative support across council services
- Administration for the council's Freedom of Information (FOI) obligations
- Planning and coordination of council wide Learning & Development

THREE RIVERS DISTRICT COUNCIL

SERVICE OVERVIEW cont.

Watersmeet Theatre

Watersmeet serves as a cultural hub for all our communities through its programme of live theatre, music, comedy, children's performances, films and events.

- The programme is designed to reflect the broad range of tastes and interests of local people
- To be a vibrant entertainment hub for the community
- The venue strives to provide a financially viable and affordable arts entertainment and community hire facility for the residents of Three Rivers and beyond
- Watersmeet delivers an inclusive and engaging programme of events that appeals to a broad demographic

BUDGET

(Table to give topline financials. This will be added post the Service Plans and Budget being agreed at Full Council before being published.

THREE RIVERS DISTRICT COUNCIL

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Corporate Communications & Digital Services
Healthy, safe and thriving communities	The Communications and Digital Services Team supports a wide variety of community-based events and activities led by teams within the council and across the district. The team promotes available funding and support to audiences across all its corporate channels. Surveys for customer engagement are produced by the service,– which is also promoted and analysed by the team. The council's website has an accessibility tool, pages are regularly updated and is disability compliant (Regulation WAG2.2) scoring above the sector average.
A green and sustainable future	The Communications and Digital Services Team supports a wide variety of council led environmental policies, initiatives, events and activities through innovative communications including video, audio, text and social. The service continues to improve digital access to council services and digitalisation of paper forms, reducing the carbon footprint of both residents and the council itself. The team promotes available grant funding and support around home and business energy efficiency to audiences across all its corporate channels.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Corporate Communications & Digital Services (continued)
A prosperous and vibrant district	The Communications and Digital Services Team supports all economic development projects led by or involving the council through promotional and technical activities. The service supports local business activities through work with partner organisations, including local chambers of commerce, the Local Enterprise Partnership, other local authorities as well as individual businesses. The service areas produce a Business Newsletter which residents and businesses can subscribe to in order to receive relevant content, in addition to regular content across the council's corporate communications channels including the website, other newsletters and social media platforms. The Communications and Digital Services Team also supports the ongoing development of the Three Rivers Local Plan, through promotion of all key stages of the plan's lifecycle, including public consultations.
A well-run Council	Promoting council led initiatives and activities and ensuring proactive communications whilst reacting quickly and effectively to unforeseen events. Through proactive, innovative and diverse council communications and digital services, the service area shows the Council Plan in action. Providing the council's elected and corporate leadership with communications support for both internal and external platforms to reach a diverse audience across the district and further afield. Providing digital support to corporate leadership teams and elected members as required. Providing communications and digital support for internal communications including leading the regular large-scale Staff Day events and support external meetings between the council and partner organisations. Surveys for customer engagement are produced by the digital service, – which is also promoted and analysed by the team. The Communications and Digital Services Team is instrumental in the development and transition towards Local Government Reorganisation, leading on corporate and internal communication and engagement and working hand in hand with partners across the county, district and borough councils. Supporting development of staff by producing and reporting on responses through the annual PDR process.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Customer Services
Healthy, safe and thriving communities	Provision of administrative support across council services. Manage the council's outsourced standby (out of hours emergency) service. Service signposting and regular attendance at the Healthy Hubs to assist customers to widen accessibility for the customer experience.
A green and sustainable future	Promoting the website and online services to all customers to reduce the need for customers to contact the council through phone or email as the information is available to them directly. Ensuring customers are aware of the email notification service to reduce the need for hard copies of council information and promotions, thereby reducing postage costs.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Customer Services (continued)
A prosperous and vibrant district	The Customer Service Centre supports council departments by providing residents and businesses with a clear first point of contact. The team helps with enquiries about local services, opportunities, and events, ensuring that information is accessible to all. In doing so, the customer service team promotes inclusive communities, encourages participation, and supports the council's wider council plan.
A well-run Council	Provide administrative support across council services to assist departments in delivering their service to customers. Continuously review the 'Compliments & Complaints' policy and learning, implementing changes where necessary. Continue to invest in staff development and training and promote CSC Academy. Answering a variety of enquiries via phone, email and face to face regarding council services. Continue to resolve 90%+ of council enquiries at first point of contact. Ensure call wait times are kept to a minimum, not exceeding 10 minutes, improving experience for those who can only use phone contact. Responsible for ensuring that staff request for training and development once approved are booked. In addition, review and update e-Learning for council staff and manage mandatory training for staff to ensure that the council is compliant.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Watersmeet Theatre
Healthy, safe and thriving communities	Delivering the film programme to include more frequent, relaxed performances, targeting neurodiverse customers, those with additional needs or with disabilities, and those with daytime childcare responsibilities. Delivering a programme that caters for minority groups and underrepresented communities in the district. Maintaining and developing the accessibility provision including, infrared hearing loop system, signed performances, relaxed performances, touch tours, and accessible lift and toilet. Providing local students with work experience opportunities allowing them to develop their knowledge of the industry. Encouraging schools to utilise the venue for their productions or to attend events and films in order to provide a real-life theatre experience to their students. Inspiring local community groups to take advantage of the lower hire rates for charity organisations in order to increase their engagement with the community.
A green and sustainable future	Implementing the venue's sustainability delivery and route to net carbon zero plan. Continuing to invest in sustainable technologies, replacing end of life equipment and infrastructure with energy efficient alternatives. Giving emphasis to procuring sustainable products and sourcing from local suppliers.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Watersmeet Theatre (continued)
A prosperous and vibrant district	Providing attractive packages to host local business events. Developing relationships with closed user groups such as the MOD to increase sales on those shows that are not performing as well as others. Providing their employees exclusive access to special offers and discounts that are not generally available to the public who may have paid a higher price for their ticket. Working with other council services to expand audience reach. Supporting local community and amateur theatre groups by offering reduced rate packages for multiday hires. Nurturing the relationship with the Friends of Watersmeet to extend volunteering.
A well-run Council	Developing and enhancing customer touchpoints. Expanding package offers that turn a night out into an occasion. Achieving consistently high customer satisfaction results. Responding promptly to customer feedback. Continuing to invest in staff development and training. Delivering against the Customer Experience Strategy action plan objectives.

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving

POLICIES AND STRATEGIES

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal date	Additional comments
Strategy	Communication	Existing	1 January 2029	Work to start on updating the three year communication strategy to cover 2029 - 31
Strategy	Watersmeet Business Plan	Existing	February/March 2027	Work to start on the three year Watersmeet Business Plan 2027-30

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2025/26 Actual	2026/27 Target	2027/28 Target	2028/29 Target	2029/30 Target
CX01	Number of subscribers to GovDelivery Service	48,213	51,500	54,700	57,900	61,100
CX02	Average customer satisfaction score for online services (score 1 - 5) 1= very unsatisifed, 5 = very satisfied	4.2	4.2	4.2	4.2	4.2
CX03	Percentage of customer enquiries submitted via the portal My.ThreeRivers	43%	42%	43%	44%	45%
CX04	Percentage of calls with first point resolution	97%	90%	95%	95%	95%
CX05	Number of tickets sold for co-promoted live shows at Watersmeet (incl. pantomime)	28,619	24,500	25,000	25,500	26,000
CX06	Percentage of complaints received and fully upheld at stage one, stage two and ombudsman (LGSCO)	18%	32%	30%	30%	30%

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN continued

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2025/26 Actual	2026/27 Target	2027/28 Target	2028/29 Target	2029/30 Target
HR03	Employee Performance Development Review completion rate	93%	100%	100%	100%	100%
HR04	Employee Satisfaction levels	3.2	3	3	3	3
HR05	Employee Motivation levels	3.1	3	3	3	3

SERVICE VOLUMES

These are monitored internally by the individual service area and not reported on externally.

Description	Projected annual volume for 2027/2028	Estimated annual volume for 2028/29	Notes / explanation for estimated change
Total unique visits to website	313,000	300,00	The introduction of live chat and chatbot functions on our website in late 2026 may have an effect on website visits as this new channel of communication is promoted, Also the continued development and growth of AI is changing the way people are obtaining information with many people now obtaining information direct from AI services and not visiting individual websites. Continued monitoring of the website around accessibility and quality assurance is recommended to ensure we comply with WCAG 2.2 AA which is in place to ensure accessibility for all users, including those with disabilities.
Monitoring Call Wait times	1m 30s mean average wait time	1m 20s mean average wait time	Ensure call wait times are kept to a minimum, improving experience for those who can only use phone contact. The introduction of live chat and chatbot functions over is also likely to impact on call wait times.
Number of Subscriptions on GovDelivery Service (email notifications)	110,00	115,000	Annual numbers of subscribers across all newsletters is continuing in a positive direction but has slowed down. However, a greater focus on boosting the number of subscriptions each subscriber holds is a direction of travel that will result in people receiving a wider range of information from the council

RISK MANAGEMENT

Our Risk Register Summary is published on our website and updated quarterly. These include; strategic, operational and climate change risks.



FINANCE SHARED SERVICES
Service Delivery Plan
2027 – 2030

THREE RIVERS DISTRICT COUNCIL

Service Area	Finance	Directorate	Finance

Introduction

The service plans are a key component of Three Rivers District Council's corporate planning process. They describe our ambitions, priorities, targets and how each service area is working towards delivering the councils' themes detailed in the Council Plan. They are reviewed and updated annually considering budgets, performance, internal and external factors, arising throughout the year.

Service Plans are monitored in the following ways:

- Through regular discussion between, service heads, managers and their teams
- Key Performance Indicators are reviewed by the Corporate Management Team on a quarterly and annual basis
- Mid-year review of service plans alongside PDRs and Council Plan Delivery Plan mid-year review.

SERVICE OVERVIEW

The Finance Service is part of the Shared Services arrangement for Three Rivers District Council and Watford Borough Council. The Director of Finance is the Section 151 Officer for Three Rivers District Council. The Head of Finance is Deputy Section 151 Officer for Three Rivers District Council and Watford Borough Council.

The service provides the organisational expert advice for the following strategic, statutory and transactional processes at Organisational, Service and Project level:

- Budget Setting and Realignment
- Financial Reporting
- Financial Monitoring
- Treasury Management
- Accounts Payable
- VAT
- Financial Systems
- Fraud
- Debtors/Accounts Receivable

THREE RIVERS DISTRICT COUNCIL

SERVICE OVERVIEW cont.

Our Promise to our Customers:

- We are trusted advisors who are professional and knowledgeable.
- We communicate clearly using language that is accessible to managers and the public.
- We are responsive to our customers' needs, with a focus on helping services to deliver their objectives.

All staff working within the service demonstrate the following core behaviours:

- Commitment to personal development and the development of others
- Commitment to continuous improvement
- Professionally curious – seeks out opportunities, and identifies and resolves risks and issues
- Maintain calm whilst under pressure
- Flexible and resilient

THREE RIVERS DISTRICT COUNCIL

BUDGET

(Table to give topline financials. This will be added post the Service Plans and Budget being agreed at Full Council before being published.)

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Finance Services
Healthy, safe and thriving communities	The Finance service supports the delivery of the all themes within the Council Plan through the provision of robust financial advice, budget planning, budget reporting and creating a strong control environment for the Council's financial transactions. The Finance service will support the financial analysis of the Local Government Reorganisation proposals for Hertfordshire and the development of a new unitary council under the agreed proposals.
A green and sustainable future	
A prosperous and vibrant district	
A well-run council	

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
No Corporate Projects in 2027/28 Continuous improvement projects are reported to CMT and CMB via the Shared Service Operations Board (SSOB)						

POLICIES AND STRATEGIES

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal date	Additional comments
No Policies for review in 2027/2028				

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2025/26 Actual	2026/27 Target	2027/28 Target	2028/29 Target	2029/30 Target
FN09	Accounts paid within 30 days	98.96%	98.5%	98.5%	98.5%	98.5%
FN15	% of Commercial income received	100%	100%	100%	100%	100%
FN16	General Balances are above the risk assessed level	>£2.0m	>£2.0m	>£2.0m	>£2.0m	>£2.0m

SERVICE VOLUMES

These are monitored internally by the individual service area and not reported on externally.

Description	Three Rivers Projected annual volume for 2027/28	Three Rivers Estimated annual volume for 2028/29	Watford Projected annual volume for 2027/28	Watford Estimated annual volume for 2028/29	Notes / explanation for estimated change
Supplier Invoices paid	5,469	5,469	6,042	6,042	It is not anticipated that there will be an increase in volumes over the period of the service plan.
FPM Payment Vouchers paid	389	389	553	553	
New Suppliers raised	312	312	279	279	
Procurement card transactions	1,019	1,019	950	950	
Number of faster payments and chaps made out	301	301	303	303	
Number of transactions through the income management system (Aim) for all funds	98,885	98,885	140,989	140,989	
GL journals (not inc budget journals nor cashbook journals)	558	558	499	499	
Insurance claims	32	32	14	14	
National Fraud Initiative	277	277	377	377	

RISK MANAGEMENT

Our Risk Register Summary is published on our website and updated quarterly. These include; strategic, operational and climate change risks.



Housing Services – Service Plan 2027 – 2030

THREE RIVERS DISTRICT COUNCIL

Service Area	Housing Services	Directorate	Corporate, Customer and Community

Introduction

The service plans are a key component of Three Rivers District Council's corporate planning process. They describe our ambitions, priorities, targets and how each service area is working towards delivering the councils' themes detailed in the Council Plan. They are reviewed and updated annually considering budgets, performance, internal and external factors, arising throughout the year.

Service Plans are monitored in the following ways:

- Through regular discussion between, service heads, managers and their teams
- Key Performance Indicators are reviewed by the Corporate Management Team on a quarterly and annual basis
- Mid-year review of service plans alongside PDRs and Council Plan Delivery Plan mid-year review.

SERVICE OVERVIEW

Housing Services is a statutory service that forms part of the Corporate, Customer and Community Directorate.

The Service is responsible for all matters of housing on behalf of the council:

- The provision of homelessness advice and assistance
- The provision and management of temporary accommodation
- Housing disrepair enforcement
- Nuisance investigation
- Management of the council's Housing Register
- Management of the council's Private Rented Sector Scheme
- Approval of Disabled Facilities Grants for customers
- Working with partners to ensure the delivery of the affordable housing required in the district

THREE RIVERS DISTRICT COUNCIL

SERVICE OVERVIEW

The Housing Service provides integration support to those who have settled within the district as part of Government Resettlement Schemes (ARP) and employs a Domestic Abuse Caseworker who is ISDVA trained and delivers holistic support to those customers engaging with the council who are victims of domestic abuse and if required, support to employees of the council who are victims of domestic abuse. The Service support the Multi Agency Risk Assessment Conference (MARAC) and the associated Service Level Agreement to safeguard victims of Domestic Abuse.

The Housing Service comprises of three areas, Housing Operations, Housing Strategy and Residential Environmental Health. The Service is led by the Housing Operations Manager and the Strategic Housing Manager. The Service is responsible for the delivery of the council's Housing, Homelessness and Rough Sleeping Strategy 2023-2028 and is responsible for the council’s statutory obligations in the sector.

THREE RIVERS DISTRICT COUNCIL

SERVICE OVERVIEW

The Service provides support to other departments within the council, including:

- Providing formal comments on planning applications by Environmental Health Officers
- Providing a visible presence at the council's Healthy Hubs to encourage early engagement from customers who need housing advice/assistance.
- Works in partnership with the council's Strategy and Partnerships Team on matters of community safety and wellbeing projects.

Housing Services has four Designated Safeguarding Leads who are Level 2 trained and form part of the safeguarding team for Three Rivers District Council. These leads provide support to other council staff who raise concerns and are responsible for making referrals to the relevant professionals.

THREE RIVERS DISTRICT COUNCIL

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Housing Operations
Healthy, safe and thriving communities	Management of the temporary accommodation provision.
Healthy, safe and thriving communities	Maintain the council's Housing Register and provide nominations to Housing Association partners.
Healthy, safe and thriving communities	Provision of housing advice to the public.
Healthy, safe and thriving communities	Prevention and relief of homelessness including issuing of decisions on homelessness applications and responsibility for the council's Homelessness Prevention Forum.
Healthy, safe and thriving communities	Support of vulnerable customers, including those who are experiencing or have experienced domestic abuse, engaging with the council's Housing Service.
Healthy, safe and thriving communities	Supporting households with financial advice, budgeting and sustainable living to improve tenancy sustainment.
	Housing Strategy
A well-run council	Responsible for long term strategy and policy within Housing Services and ensuring consistent adherence to updated legalisation and Government guidance.
Healthy, safe and thriving communities	Work with partners to deliver affordable housing development.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
Healthy, safe and thriving communities	Management of the council's Private Rental Scheme, including the sourcing of additional PRS properties and ongoing adherence to current tenancy legislation and safety standards.
Healthy, safe and thriving communities	Provide support to those who have settled within the district as part of Government Resettlement Schemes.
	Residential Environmental Health
Healthy, safe and thriving communities	Investigation of noise, light and smoke pollution reported by customers to determine if a statutory nuisance exists and any enforcement action following these investigations.
Healthy, safe and thriving communities	Housing condition enforcement (including hoarding and empty properties).
Healthy, safe and thriving communities	Houses of Multiple Occupation (HMO) licensing and investigations into HMO's that are operating without a licence and any HMO's that are not being managed effectively or are not meeting the required amenity or safety standard.
Healthy, safe and thriving communities	Administration and approval of Disabled Facilities Grants (DFG), including ongoing management of the contracted service from BCC adaptions to ensure adherence to legislated timelines for DFG delivery.
Healthy, safe and thriving communities	Private Water Supply monitoring and enforcement.
Healthy, safe and thriving communities	Mobile Home Site licensing and enforcement.

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
Healthy, safe and thriving communities	Commission a private housing stock condition survey	The survey will provide the council a better understanding of conditions in the private rented sector in the district and what actions that need to be undertaken to improve these/what areas to focus upon	May 2027	December 2027	Property Owners, PRS landlords, tenants, NRLA, External resource	Additional capital required
Healthy, safe and thriving communities	Develop and implement an action plan following the private sector housing stock survey	Improve conditions and landlord knowledge in the private rented sector	January 2028	December 2028	Nil	Within existing resource
Healthy, safe and thriving communities	Deliver a Supported Housing Accomodation Strategy	To deliver a clear five-year plan to assess, coordinate, and improve housing and care services for vulnerable residents.	July 2026	March 2027	Hertfordshire District and Boroughs, Herts County Council.	Within existing resource.
Healthy, safe and thriving communities	Establish a protocol for dealing with complaints of housing disrepair, specifically those related to damp and mould	Agree on a protocol with Registered Providers to efficiently deal with complaints from tenants in social housing in the district. This will ensure that these issues are rectified swiftly, without the use of formal enforcement powers on partners	January 2027	December 2027	Registered Providers operating within Three Rivers	Within existing resource

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
Healthy, safe and thriving communities	Establish a formal rough sleeper move on pathway	To establish a formal pathway for those identified as rough sleepers within the district to move on to settled accommodation with ongoing support.	January 2027	December 2027	Registered Providers, CGL, Hertfordshire Mind	Within existing resource.

POLICIES AND STRATEGIES

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal date	Additional comments
Strategy	Housing, Homelessness and Rough Sleeping Strategy	Existing	December 2028	N/A
Strategy	Supported Housing Strategy	New	March 2027	N/A
Policy	Housing Allocations Policy	Existing	December 2028	N/A
Policy	Temporary Accommodation Placement Policy	Existing	May 2027	N/A
Policy	Housing Assistance Policy	Existing	April 2027	N/A

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2025/26 Actual	2026/27 Target	2027/28 Target	2028/29 Target	2029/30 Target
HN01	Maximum number of households living in temporary accommodation on the last day of the quarter (snapshot)	195	300 (Quarterly 75)	300 (Quarterly 75)	300 (Quarterly 75)	280 (Quarterly 70)
HN02	The number of households accessing Temporary Accommodation throughout the year	104	175	175	175	160
HN06	Promote access to private sector lettings in order to prevent and relive homelessness	32	20 (Quarterly 5)	20 (Quarterly 5)	20 (Quarterly 5)	20 (Quarterly 5)
HN11	Percentage of households prevented or relieved from homelessness (excluding withdrawn applications)	44%	30%	30%	30%	40%

SERVICE VOLUMES

These are monitored internally by the individual service area and not reported on externally.

Description	Projected annual volume for 2027/2028	Estimated annual volume for 2028/29	Notes / explanation for estimated change
No. of Homelessness Applications received	500	500	The cost-of-living crisis looks set to continue indefinitely, and ongoing inflationary pressures due to global instability means that is will likely not ease for a significant period. Other external pressures, including ongoing private rented sector reform will likely mean more landlords exit the sector, increasing the cost of private rental accommodation in the district.
Throughput of temporary accommodation	220	150	Significant work has been undertaken within the Service, including the adoption of an updated Action Plan following the announcement of the Local Outcomes Framework, that specifically address the prevention of homelessness. The implementation of the action within this Plan and the other action taken by the Service, should see an increase in homelessness prevention by the service, therefore less requirement for temporary accommodation.

SERVICE VOLUMES

These are monitored internally by the individual service area and not reported on externally.

Description	Projected annual volume for 2027/2028	Estimated annual volume for 2028/29	Notes / explanation for estimated change
No. of customers joining the council's Housing Register	1000	1100	The cost-of-living crisis looks set to continue indefinitely, and ongoing inflationary pressures due to global instability means that is will likely not ease for a significant period. Other external pressures, including ongoing private rented sector reform will likely mean more landlords exit the sector, increasing the cost of private rental accommodation in the district. Due to the above, it is predicted that more households will seek affordable accommodation via the council's Housing Register.

RISK MANAGEMENT

Our Risk Register Summary is published on our website and updated quarterly. These include; strategic, operational and climate change risks.



LEGAL SERVICES
Service Delivery Plan
2027 – 2030

THREE RIVERS
DISTRICT COUNCIL

Service Area	Legal	Directorate	Legal and Democratic Services

Introduction

The service plans are a key component of Three Rivers District Council's corporate planning process. They describe our ambitions, priorities, targets and how each service area is working towards delivering the councils' themes detailed in the Council Plan. They are reviewed and updated annually considering budgets, performance, internal and external factors, arising throughout the year.

Service Plans are monitored in the following ways:

- Through regular discussion between, service heads, managers and their teams
- Key Performance Indicators are reviewed by the Corporate Management Team on a quarterly and annual basis
- Mid-year review of service plans alongside PDRs and Council Plan Delivery Plan mid-year review.

SERVICE OVERVIEW

Legal Services plays a vital role in supporting Three Rivers District Council to achieve its corporate priorities. The service provides professional, timely and cost-effective legal advice and representation to Members, officers and committees, ensuring that the Council operates lawfully, transparently and efficiently, ensuring lawful decision-making and promoting good governance and ethical standards.

Monitoring Officer

To handle Member code of conduct complaints, maintain the register of Members' interests and keep the constitution under review.

BUDGET

Table to give topline financials. This will be added post the Service Plans and Budget being agreed at Full Council before being published.

THREE RIVERS DISTRICT COUNCIL

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Legal Services
A well-run Council	The Legal Services team provides professional, timely and cost-effective legal advice and support to the Council, its Members, and officers. Purpose: • Safeguard the Council's legal position. • Support delivery of the Council's corporate priorities. • Promote high standards of governance, transparency and accountability. • Reduce risk through proactive legal input into projects and decision-making. Functions covered: • Governance and constitutional advice • Environmental Law • Planning and regulatory law (Licensing) • Contracts and procurement • Property and estates • Employment law and HR support • Litigation and enforcement (civil and criminal) • Freedom of Information, Data Protection and information governance support • Member and officer training

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving

POLICIES AND STRATEGIES

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal date	Additional comments
No Policies for review in 2027/2028				

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2025/26 Actual	2026/27 Target	2027/28 Target	2028/29 Target	2029/30 Target
LG01	To draft Enforcement / Stop / Breach of Condition Notices and Planning Contravention Notices within 5 working days of receiving full instructions	95%	95%	95%	95%	95%

RISK MANAGEMENT

Our Risk Register Summary is published on our website and updated quarterly. These include; strategic, operational and climate change risks.



LEISURE & NATURAL INFRASTRUCTURE
Service Delivery Plan
2027 – 2030

THREE RIVERS DISTRICT COUNCIL

Service Area	Leisure and Natural Infrastructure	Directorate	Environment

Introduction

The service plans are a key component of Three Rivers District Council's corporate planning process. They describe our ambitions, priorities, targets and how each service area is working towards delivering the councils' themes detailed in the Council Plan. They are reviewed and updated annually considering budgets, performance, internal and external factors, arising throughout the year.

Service Plans are monitored in the following ways:

- Through regular discussion between, service heads, managers and their teams
- Key Performance Indicators are reviewed by the Corporate Management Team on a quarterly and annual basis
- Mid-year review of service plans alongside PDRs and Council Plan Delivery Plan mid-year review.

SERVICE OVERVIEW

The Leisure and Natural Infrastructure Service is comprised of 3 teams: Leisure Services, Natural Infrastructure & Projects and Trees & Woodlands.

The Trees & Woodlands team are responsible for delivering the statutory function of the service through the making and serving of Tree Preservation Orders (TPOs); administering and determining tree work applications for protected trees and advising on tree issues in relation to Planning Applications.

The Leisure Services team provide the “business-as-usual” functions of the service, delivering a large variety of leisure and recreational opportunities for residents in the district, along with monitoring and responding to trends in the sector. The work of the team includes the management of the council’s parks and open spaces (inc. filming and other hire of grounds requests) and the Leisure Management Contract for the Council’s leisure facilities.

The Natural Infrastructure & Projects team are key to the delivery of a range of biodiversity projects, supporting the implementation of the requirements under the new Environment Act, managing the Rickmansworth Programme and delivery of the leisure capital programme.

THREE RIVERS DISTRICT COUNCIL

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Leisure Services
Healthy, safe and thriving communities	• Deliver a wide variety of activities across the district for the local community. • Playschemes, Play Rangers, Active Parks, Sport and Physical Activity programme, nature workshops, annual Sk8 Jam, Artistsmeet gallery space, creative and cultural workshops and regular art groups. • Provides a hire of grounds process to enable local groups to operate and run activity session safely within parks and open spaces. • Strategic management of parks and open spaces through ensuring management plans are implemented, working with Friends of Groups and ensuring play spaces and other outdoor leisure facilities remain at a high standard.
A green and sustainable future	• Working with the Council's leisure provider to identify and look at ways they can reduce their carbon footprint – this includes the introduction of solar panels on William Penn Leisure Centre. • Working in partnership to identify locations for EV charging and solar canopies within car park areas managed by Leisure Services. • Delivery of the Council approved alternative grassland management regimes. • Delivery of actions within management plans for parks and open spaces includes opportunities to enhance biodiversity across the district.
A prosperous and vibrant district	• Support local providers of holiday activities for children, by working in partnership to deliver the Three Rivers ACE (Accessible Childcare for Everyone). • Support local coaches, trainers, artists and instructors by commissioning them to deliver a variety of leisure activities across the district. • Provides support to local sport clubs and cultural organisations to develop and expand their offering to the community, through collaborative working and sharing funding advice and guidance. • Provides a process for film organisations to apply to film within Council owned parks and open spaces.
A well-run council	• Management of the Leisure Facilities Contract with Everyone Active (Sport and Leisure Management). • Strategic management of parks and open spaces, through the development and implementation of Management Plans for major sites. • Securing funding to support the delivery of projects, including from the Countryside Stewardship Grants, Herts Sport and Physical Activity Partnership etc. • Responding to planning applications to ensure Leisure and play has been accounted for within development proposals and to ensure a Community Use Agreement is in place, which best supports the local area, where relevant.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Natural Infrastructure & Projects
Healthy, safe and thriving communities	• Deliver a range of community engagement sessions with a focus on biodiversity. • Aim for biodiversity projects, where possible, to provide safe, accessible, welcoming opportunities for the public to access nature. • Deliver the annual play area capital programme, ensuring local communities are engaged in the process. • To review large developments that are in the pipeline and how these impact the need for leisure facilities and provide a more physically active environment.
A green and sustainable future	• Supporting the delivery of the Local Nature Recovery Strategy by Hertfordshire County Council to protect and enhance areas of strategic significance where possible. • Work with colleagues to introduce opportunities for biodiversity to thrive and/or engagement and education opportunities within recreation spaces (for example play areas). • Determine further opportunities for TRDC land to be sustainably managed for biodiversity, through either site management or through development of future projects. • Work with Climate Change and Sustainability to help with Council and District meet net carbon zero through nature-based carbon offsetting.
A prosperous and vibrant district	• Working with legal and planning to ensure there are systems in place for S106 agreements for developers and landowners to deliver off-site Biodiversity Net Gain opportunities within the District.
A well-run council	• Management and monitoring of the Council's new Biodiversity Policy to ensure it meets the requirements of the Environment Act. • Coordination of the Strengthened Biodiversity Duty reporting (as per the Environment Act) with legal and planning. • Supporting the work and delivery of the Hertfordshire Local Nature Recovery Strategy (coordinated by Hertfordshire County Council). • Securing funding to support the delivery of projects. • Procuring goods and services as part of the annual leisure capital programme, with a focus on value for money and supporting local businesses. • To review all necessary legislative requirements in relation to carbon literacy, sustainability and impact within construction management of all works on TRDC site.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Trees and Woodlands
Healthy, safe and thriving communities	• Providing recommendations on planning applications in relation to tree and landscape issues. • Responding to public enquiries relating to tree issues and providing advice and support to residents. • Providing support on capital projects to ensure consideration has been given to trees and woodlands as part of the overall project. • Providing professional advice to colleagues on initiative which involve or may have an impact on trees and woodlands across the district.
A green and sustainable future	• Delivering a programme of tree planting initiatives across the district and ensures they have the best chance of survival through implementing a robust monitoring regime. • Delivery of actions within the Tree Strategy, particularly managing pests and diseases including Ash Dieback and Oak Processionary Moth. • Supporting Hertfordshire County Council's free tree giveaway to residents by co-ordinating a 'pick up' point for TRDC.
A prosperous and vibrant district	• Providing opportunities for local contractors and consultants to bid for TRDC tree and woodland management works.
A well-run council	• Managing the Council's tree stock to ensure trees are regularly inspected – primarily in relation to safety and the prevention of damage and subsidence. • Making, serving and administering Tree Preservation Orders and determining applications for works to protected trees (those protected by TPO or in a Conservation Area). • Undertaking enforcement action in relation to protected trees. • Assessing and commenting on planning applications and providing advice to planning officers. • Ensuring the Council's woodlands have up to date, and deliverable Management Plans. • Securing funding to support the delivery of projects from Countryside Stewardship Grants, Hertfordshire County Council and Government funding and charitable sources.

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
Healthy, safe and thriving communities A green and sustainable future A prosperous and vibrant district A well-run council	Delivery of the Rickmansworth Aquadrome Programme	To deliver the Rickmansworth Aquadrome Management Plan, which includes - Creating a biodiverse and sustainable environment, welcoming for all, a friendly site community and a high quality Local Nature Reserve.	October 2022	March 2030	Variety of internal and external stakeholders linked to the Aquadrome – this includes the established Steering Group.	To be delivered through securing external funding.
A prosperous and vibrant district A well-run council A green and sustainable future	Maple Lodge offsite BNG	To deliver the S106 obligations from the Maple Lodge Developments in relation to non-mandatory BNG.	April 2024	November 2028 (to complete enhancements, additional 25 years management)	Internal: Environmental Protection, Legal, Finance, Communications, Parish/Community Councils, Councillors External: Consultant Ecologist	Funding secured through Maple Lodge S106 agreement.

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
Healthy, safe and thriving communities A prosperous and vibrant district	Community and Leisure Capital Grants	To enhance existing tennis courts to improve the leisure experience for the local community	April 2024	March 2027	Environmental Services, Finance, Communications, Legal, Councillors and local community groups.	Within existing agreed budgets
Healthy, safe and thriving communities A green and sustainable future	Glade Bridge replacement	To replace the existing glade bridge, which is reaching end of life, with associated biodiversity enhancements	July 2025	December 2027	Environmental Services, Finance, Legal, Communications, Councillors and local community groups.	External funding to be applied for
Healthy, safe and thriving communities A green and sustainable future A prosperous and vibrant district	Parks and Heritage Improvement Projects	To enhance district owned and maintained parks and open spaces, in particular heritage features and those improving health and wellbeing.	September 2026	March 2028	Environmental Services, Finance, Communications, Legal, Councillors and local community groups.	Within existing agreed budgets

POLICIES AND STRATEGIES

These policies and strategies are scheduled to commence or undergo renewal in the 2027/28 financial year

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal date	Additional comments
Strategy	Tree Strategy	Existing	December 2027	

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2025/26 Actual	2026/27 Target	2027/28 Target	2028/29 Target	2029/30 Target
LNI01	Tree Preservation Order Applications processed within 8 weeks		100%	100%	100%	100%
LNI02	Conservation Area Notice Tree Works Applications processed within 6 weeks		100%	100%	100%	100%
LNI03	Successfully established standard (*10-12cm girth / 2-3m height at time of planting*) trees planted by Three Rivers District Council after a 3-year period.		85%	85%	85%	85%
LNI04	External Funding secured to support Leisure and Natural Infrastructure Projects and Activities.	£1,071,464	£1,300,000	£2,000,000	£2,000,000	£1,000,000
LNI05	Year on year increase in the area of land owned by Three Rivers District Council, being managed for biodiversity benefit.		456	457	458	459
LNI06	Percentage of vulnerable participants who take part in leisure activities.	Qtr 1 35% Qtr 2 40% Qtr 3 41% Qtr 4 56%	Qtr 1 25% Qtr 2 30% Qtr 3 20% Qtr 4 20%	Qtr 1 25% Qtr 2 35% Qtr 3 35% Qtr 4 25%	Qtr 1 25% Qtr 2 35% Qtr 3 35% Qtr 4 25%	Qtr 1 25% Qtr 2 35% Qtr 3 35% Qtr 4 25%

SERVICE VOLUMES

These are monitored internally by the individual service area and not reported on externally.

Description	Projected annual volume for 2027/2028	Estimated annual volume for 2028/29	Notes / explanation for estimated change
Enquiries from the public in relation to trees	300	300	Estimate based on total no. of enquiries received in 2024/25. No increase or decrease in enquires anticipated
Number of planning responses (including tree works applications)	600	600	Estimate based on total no. of tree applications and planning consultations received in 2024/25. No increase or decrease in applications or consultations anticipated
Number of attendances at Three Rivers District Council's leisure activities	7630	8000	Previous figures included Back to Netball, Junior Netball and Netball Now which we now do not deliver.
Number of trees planted	100	100	

RISK MANAGEMENT

Our Risk Register Summary is published on our website and updated quarterly. These include; strategic, operational and climate change risks.

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PLANNING POLICY AND CONSERVATION Service Delivery Plan 2027 – 2030

THREE RIVERS DISTRICT COUNCIL

Service Area	Planning Policy and Conservation	Directorate	Director of Finance

Introduction

The service plans are a key component of Three Rivers District Council's corporate planning process. They describe our ambitions, priorities, targets and how each service area is working towards delivering the councils' themes detailed in the Council Plan. They are reviewed and updated annually considering budgets, performance, internal and external factors, arising throughout the year.

Service Plans are monitored in the following ways:

- Through regular discussion between, service heads, managers and their teams
- Key Performance Indicators are reviewed by the Corporate Management Team on a quarterly and annual basis
- Mid-year review of service plans alongside PDRs and Council Plan Delivery Plan mid-year review.

SERVICE OVERVIEW

The Planning Policy team produce the policies and plans which shape development in Three Rivers. In particular, the service is responsible for producing the Local Plan for the district. This plan forms the blueprint for how we will sustainably develop the district, including managing needs for housing, jobs and supporting infrastructure – for example, shops, community facilities, transport, open spaces, schools and healthcare. The Local Plan identifies possible sites for development and sets out the policies against which we assess planning applications.

The Policy team also produce the Council's Annual Monitoring Report (AMR), which monitors the impact of the council's Local Plan and planning policies. A key component of the AMR is the 5 Year Housing Land Supply update which calculates whether the pipeline of new houses through existing allocations and planning permissions is sufficient to supply five years' worth of housing against the government's annual housing target.

THREE RIVERS DISTRICT COUNCIL

SERVICE OVERVIEW cont.

Guidance is provided to the local community to assist with their production of Neighbourhood Plans.

The council maintains the Right to Build Register, which is a list of individuals that have expressed an interest in building their own homes within the district.

The conservation service (currently provided by Place Services) advise on the protection and enhancement of the historic built environment. It is also responsible for updating the district's conservation area appraisals.

BUDGET

Table to give topline financials. This will be added post the Service Plans and Budget being agreed at Full Council before being published.

THREE RIVERS DISTRICT COUNCIL

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Planning Policy
Healthy, safe and thriving communities	The local plan allocates land for development ensuring access to services, green spaces and infrastructure that promotes social cohesion and well being. It includes specific policies aimed at improving public health by promoting high quality design, protecting open spaces and encouraging active travel.
A green and sustainable future	The Local Plan shapes the district's development pattern, ensuring that housing needs and other economic, social, and environmental priorities are met. It prioritises low-carbon development, efficient land use, and sustainable transport. It allocates land in the most sustainable locations and encourages walking and cycling.
A prosperous and vibrant district	The local plan encourages economic growth and investment. The protection of employment areas and town centres through Article 4 Directions ensures that local businesses can thrive, supporting job creation and a strong local economy. The Self-build Register gives members of the local community an opportunity to build their own properties rather than relying on developers
A well-run Council	The Local Plan's preparation follows a structured legislative process, including multiple stages of evidence gathering and public consultations, which exemplifies transparent and participatory leadership. Monitoring the performance of Local Plan policies through the preparation of the Annual Monitoring Report, ensures that the leadership remains accountable and responsive to the community needs. The council's 5 Year Housing Land Supply calculation and Housing Delivery Test Action Plan help measure the Council's performance in delivering much needed housing. Supporting preparation of Neighbourhood Plans empowers local communities, ensuring their needs and visions for development are recognized and integrated into broader strategic plans.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Planning Policy
Healthy, safe and thriving communities	Historic buildings preserve cultural heritage, helping to create shared identity and pride.
A green and sustainable future	Protecting the historic built environment retains embodied carbon and reduces demolition waste. In terms of social sustainability preserving historic buildings helps maintain community identity and heritage, fostering a sense of place and belonging. The implementation of Article 4 Directions reflects a proactive approach to preserving the character of specific areas, demonstrating a commitment to sustainable development.
A well-run Council	Provision of specialist comments on planning applications/appeals in relation to Heritage Assets (Listed Buildings, Conservation Areas), and Locally Listed Buildings. This service is outsourced to Place Services and paid for through the vacant Senior Planning and Conservation Officer Post. Designation of Conservation Areas and updating Conservation Area Appraisals. We are responsible for the designation of Conservation Areas which are defined by the National Planning Policy Framework as 'designated heritage assets. We maintain a List of Locally Important Buildings (Local List) (over 160 entries) which are important buildings or structures of historical, or architectural, interest to the local community. Inclusion on the List means that its conservation as a non-designated heritage asset is a material consideration when determining planning applications.

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
All themes	Local Plan	Delivery of the council's local plan, allocating land for development and containing planning policies.	July 2017	Sept 2027	HCC External consultants assisting with evidence base: BNP Paribas, TRL Ltd, Exacom/ESRI, Lovell John, Place Services, Hatch Regeniris, Iceni, SLR, WSP	TBC
All themes	Rickmansworth Conservation Area Appraisal	Update to the Rickmansworth Conservation Area Appraisal	March 2026	Dec 2026	HCC, Place Services	TBC
All themes	Review CIL Charging Schedule	Prepare new CIL Charging Schedule for the district, including evidence to justify fees included	January 2027	November 2027	Viability Consultants and Planning Inspectorate	Circa £50,000 cost

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
All themes	Sarratt (The Green) Conservation Area Appraisal	Update to the Sarratt (The Green) Conservation Area Appraisal	September 2026	March 2027	HCC, Place Services	TBC
All themes	Sarratt (Church End) Conservation Area Appraisal	Update to the Sarratt (Church End) Conservation Area Appraisal	September 2026	March 2027	HCC, Place Services	TBC
All themes	Article 4 Direction removing permitted development rights for small HMOs	Introduction of non-immediate Article 4 Direction removing permitted development rights for small HMOS, which will come into force in June 2027	June 2026	June 2027	N/A	None

POLICIES AND STRATEGIES

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal date	Additional comments

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2025/26 Actual	2026/27 Target	2027/28 Target	2028/29 Target	2029/30 Target
PPC01	Net additional homes provided within the district each year	TBC (Autumn 2026)	752	TBC (can't be confirmed until Jan/Feb)	TBC	TBC
PPC02	Number of affordable homes delivered (gross) within the district each year	TBC (Autumn 2026)	374	TBC (can't be confirmed until Jan/Feb)	TBC	TBC
PPC03	Housing Land Supply (in years) compared to the National Planning Policy Framework requirement for Councils to provide a 5 year housing land supply'	TBC (currently 1.2)	5	5	5	5
PPC04	Percentage of new homes built on previously developed land	TBC (Autumn 2026)	60%	60%	60%	60%
PPC06	Percentage change in employment floorspace across the district	TBC (Autumn 2026)	5%	5%	5%	5%
PPC09	Vacancy rate for town and district centres (snapshot)	8.3%	<6%	<6%	<6%	<6%
PPC10	Produce 2 Conservation Area Appraisals a year	1	2	2	2	2
PPC12	Respond to planning policy requests from Development Management within 21 days	100%	100%	100%	100%	100%

SERVICE VOLUMES

These are monitored internally by the individual service area and not reported on externally.

Description	Projected annual volume for 2027/2028	Estimated annual volume for 2028/29	Notes / explanation for estimated change
Conservation advice on planning applications (outsourced)	200 applications	200 applications	Dependent on number of planning applications that impact heritage assets
Planning Policy advice	35 applications	35 applications	Dependent on number of planning applications and the number development management officers need policy support with
Consultation Responses for Local Plan consultation	500	500	No consultation currently scheduled for 2027/28 though there will be a consultation on the main modifications to the plan following examination. In 28/29 we will begin consulting on the early stages of the next plan.

RISK MANAGEMENT

Our Risk Register Summary is published on our website and updated quarterly. These include; strategic, operational and climate change risks.

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PROPERTY SERVICES & MAJOR PROJECTS
Service Delivery Plan
2027 – 2030

THREE RIVERS DISTRICT COUNCIL

Service Area	Property Services & Major Projects	Directorate	Finance Directorate

Introduction

The service plans are a key component of Three Rivers District Council's corporate planning process. They describe our ambitions, priorities, targets and how each service area is working towards delivering the councils' themes detailed in the Council Plan. They are reviewed and updated annually considering budgets, performance, internal and external factors, arising throughout the year.

Service Plans are monitored in the following ways:

- Through regular discussion between, service heads, managers and their teams
- Key Performance Indicators are reviewed by the Corporate Management Team on a quarterly and annual basis
- Mid-year review of service plans alongside Professional Conversations

SERVICE OVERVIEW

The Property Services & Major Projects Team, part of the Finance Directorate, is at the forefront of managing and transforming the council's land and property assets. As a dynamic and forward-thinking service, the team brings together Estates & Asset Management, Facilities Management, and Major Projects functions into a single, multi-disciplinary hub of professional expertise.

Over the next three years, the team will continue to lead on all property-related matters, ensuring that the council's estate is not only well-managed and compliant, but also strategically aligned with the needs of our communities and the ambitions of the organisation, playing its role in providing a smooth transition as we move towards Local Government Reorganisation.

The team plays a vital role in managing the council's investment and income-producing estate, while also ensuring that all assets are maintained safely and in full compliance with statutory and regulatory obligations. It also oversees a substantial garage estate and handles a wide range of resident-facing services, including lettings of commercial premises, land purchase enquiries, license requests, and general estates matters.

THREE RIVERS DISTRICT COUNCIL

SERVICE OVERVIEW cont.

Operationally, the team underpins the smooth running of council services by managing internal mail distribution, courier services, reprographics, scanning, printing, and a responsive repairs and maintenance function. Looking ahead, the team will continue to lead on major projects that shape the future of the district, including the next phase of the South Oxhey Regeneration Initiative, the acquisition and development of homes through the Local Authority Housing Fund, and the transformation of the corporate estate, including the better utilisation of Three Rivers House.

As a proactive and collaborative service, the team also supports other departments across the Council, adding value and expertise to a wide range of projects and initiatives. With a clear focus on innovation, efficiency, and community benefit, the Property Services & Major Projects Team is proud to be driving positive change across Three Rivers.

THREE RIVERS DISTRICT COUNCIL

BUDGET

(Table to give topline financials. This will be added post the Service Plans and Budget being agreed at Full Council before being published.)

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Property Services & Major Projects
Healthy, safe and thriving communities	• Developing and maintaining infrastructure that promotes sustainable living, such as energy-efficient buildings and facilities • Ensuring that council properties are managed in a way that supports local market and affordable housing initiatives • Implementing policies that encourage the use of renewable energy sources within council facilities and properties • Supporting the preservation of local natural and heritage assets, which contribute to the unique character and sustainability of communities
A green and sustainable future	• Leading energy conservation and climate change initiatives through property management, supporting the Council's sustainability objectives • Implementing energy efficiency measures across council properties • Transitioning to renewable energy sources for heating and electricity • Conducting regular energy audits to identify areas for improvement and track progress towards carbon reduction goals • Promoting sustainable transport options for staff and visitors, including electric vehicle charging points and incentives for using public transport or cycling • Ensuring that council buildings and renovations adhere to high environmental standards, focusing on sustainable materials and design • Supporting the development and maintenance of green spaces to enhance biodiversity and provide natural carbon sequestration

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
A prosperous and vibrant district	• Ensuring that all council-owned properties are used efficiently to attract and retain businesses • Assisting in the development of infrastructure that supports business growth • Making council properties more accessible to businesses by improving facilities and services • Simplifying administrative procedures related to property services and facilities to save businesses time and resources. • Collaborating with local businesses to understand their needs and how the council can support their growth • Encouraging sustainable practices in property management to appeal to environmentally conscious businesses
A well-run council	• Developing strategic and operational leadership for property and facilities to ensure services are customer-focused and continuously improved • Managing the Council's property assets effectively, ensuring they are well-maintained and fit for purpose, aligning with community needs • Engaging with citizens to understand their needs and feedback, fostering a culture of trust and transparency • Collaborating with local councillors and stakeholders to deliver performance management that reflects the priorities and values of the local community • Identifying and executing development projects that contribute to the local economy and social well-being, with a focus on decarbonisation and maximising capital and revenue returns

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
A well-run council	Property Management System and Data Collection	Exploration of greater integration with the Finance system to provide live rent accounting	April 2026	March 2027	Internal Project Team	None
A prosperous and vibrant district	Footpaths & Roads Condition Survey	Complete repairs/resurfacing for second year programme works	April 2027	March 2029	External Contractors	£225,000
A prosperous and vibrant district	Portfolio Condition Works Programme	Undertake and deliver first year urgent works programme of repairs	April 2027	March 2028	External Contractors	£230,000

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
A green and sustainable future	Delivery of Property aspects of Climate Change Strategy	Actions in accordance with Climate Change Strategy Action Plan	April 2026	Ongoing	Sustainability Team	– based upon any approved business cases
Healthy, safe and thriving communities	South Oxhey Phase 4	Development of programme, including project milestones & actions	April 2026	May 2028	Thrive Homes & Public Sector Partners	N/A
Healthy, safe and thriving communities	Car park renewal	Continued renewal and repair of public car parking	April 2027	March 2028	Watford Borough Council Engineer & External Contractors	£250,000

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
Healthy, safe and thriving communities	Local Authority Housing Fund	Completion of 16 new homes	April 2024	November 2026	Watford Community Housing	£6,400,000
Healthy, safe and thriving communities	Barton Way redevelopment	Development of 8 new affordable homes	April 2024	October 2027	Watford Community Housing	£1,000,000
Healthy, safe and thriving communities	Garage refurbishment programme	Complete repair/refurbishment works in accordance with works programme	April 2027	March 2028	External contractors	£200,000
A well-run council	Investment Property review	Review options regarding key investment properties	April 2027	March 2028	External advisers	N/A

POLICIES AND STRATEGIES

These policies and strategies are scheduled to commence or undergo renewal in the 2026/27 financial year

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal date	Additional comments
Policy	Property Strategy and Policy	Existing	March 2026	N/A
Policy	Aquadrome Asbestos Management Plan	Existing	Reviewed more frequently than annually (Live Document)	N/A

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2025/26 Actual	2026/27 Target	2027/28 Target	2028/29 Target	2028/29 Target
PS01	Staff Satisfaction with the workplace environment (bi-annual)	N/A	>90%	N/A	>90%	N/A
PS02	Occupancy rate for the TRDC's commercial estate is above 97%	96%	97%	97%	97%	97%
PS03	Occupancy rate for the TRDC's garage estate is above 89%	>88%	>89%	>89%	90%	90%

SERVICE VOLUMES

These are monitored internally by the individual service area and not reported on externally.

Description	Projected annual volume for 2027/28	Estimated annual volume for 2028/29	Notes / explanation for estimated change
Land ownership & general property enquires	260	260	No change expected
Repair requests	155	155	No change expected
Member enquiries	155	155	No change expected
FOI Requests	45	45	No change expected

RISK MANAGEMENT

Our Risk Register Summary is published on our website and updated quarterly. These include; strategic, operational and climate change risks.



REGULATORY SERVICES
Service Delivery Plan
2027 – 2030

THREE RIVERS DISTRICT COUNCIL

Service Area	Regulatory Services	Directorate	Finance

Introduction

The service plans are a key component of Three Rivers District Council's corporate planning process. They describe our ambitions, priorities, targets and how each service area is working towards delivering the councils' themes detailed in the Council Plan. They are reviewed and updated annually considering budgets, performance, internal and external factors, arising throughout the year.

Service Plans are monitored in the following ways:

- Through regular discussion between, service heads, managers and their teams
- Key Performance Indicators are reviewed by the Corporate Management Team on a quarterly and annual basis
- Mid-year review of service plans alongside PDRs and Council Plan Delivery Plan mid-year review.

SERVICE OVERVIEW

Regulatory Services is part of the Directorate of Finance. It comprises the following services:

- Development Management
- Licensing
- Land and Property including CIL
- Transport and Parking Projects
- Parking Services including Parking Enforcement
- Environmental Health (commercial and residential)
- Geographical Information Systems (GIS)
- Building Control

Development Management - Responsible for dealing with all matters under the Town and Country Planning Act and related planning acts, including determining planning applications and other related consents, providing professional pre-application advice to residents and prospective developers, investigating allegations of breaches of planning control and defending appeals lodged against the decisions of the Local Planning Authority.

Licensing - Responsible for the determination of licensing applications and the grant of licences in respect of Hackney Carriage and Private Hire vehicles, drivers and operators; house to house and street collections, lotteries, street trading consents and gaming machines. To also investigate complaints, enforcement of conditions tied to premises licences and undertake inspections at licences premises.

THREE RIVERS DISTRICT COUNCIL

SERVICE OVERVIEW

Land and Property – Responsible for Local Land Charges, Street Naming and Numbering, Corporate Land and Property Gazetteer, Section 106 Financial Monitoring, Assets of Community Value and CENSUS.

Transport and Parking Projects – Through TPP the District Council promotes better transport for people living and working in and around the District. The programmes we deliver enable and encourage people to use more sustainable ways to travel - making it easier to walk or go by bike and providing better buses & new travel options. We also improve infrastructure to promote better car and cycle parking (managing parking on local roads to make it safer and non-obstructive, with better off-street parking to keep roads clear).

Parking Services/Enforcement – the Partnership Parking Service is currently provided by Hertsmere BC on behalf of TRDC. This service includes the provision of Civil Enforcement Officers to check and enforce parking controls and the administration and processing of the parking permit process. The Head of Service manages the parking contract.

Building Control - falls within the scope of Regulatory system, however, the service is provided by Hertfordshire Building Control, with all matters relating to service delivery outsourced and overseen by the Chief Executive as Shareholder.

Community Infrastructure Levy - The Senior CIL Officer undertakes the administration (including enforcement, collection etc.) and monitoring of the Community Infrastructure Levy. Under The Community Infrastructure Levy Regulations 2010 (as amended) charging authorities are required to produce an Infrastructure Funding Statement (IFS) that sets out details about planning obligation receipts (CIL and S106), and anticipated expenditure. The IFS is published by the 31 December each year (alongside the Annual Monitoring Report) and covers the previous monitoring year.

THREE RIVERS DISTRICT COUNCIL

SERVICE OVERVIEW

Environmental Health Commercial – Management of the EH commercial service which is provided by Watford Borough Council on behalf of TRDC. Service includes:

- Management and delivery of the Food Hygiene Inspection programme and food sampling programme
- Administering of the national Food Hygiene Rating Scheme and submission of the annual LAEMS returns
- Investigation of all complaints about the hygiene of food businesses or about food that has been bought or eaten
- Provide and manage Air Quality Management responsibilities including submission of Annual Screening Assessment (ASR) to DEFRA
- Responding to planning application consultation on new developments regarding air pollution and contaminated land
- Provision and management of contaminated land services, the LA Health and Safety at Work enforcement service, the ID control and tracing service, via PHE and respond to outbreaks of infectious disease
- Management of the Local Air Pollution Prevention and Control services (via a third party)
- Management and administration of the Skin Piercing licensing service

Geographical Information Systems (GIS) – The Senior GIS Officer manages and maintains the corporate layers; base layers imagery and other data held within the GIS system and supports other departments in developing and collecting information to produce or use further layers. Key to this work is providing training to other departments to ensure they are able to access and use the data available to them.

THREE RIVERS DISTRICT COUNCIL

BUDGET

THREE RIVERS DISTRICT COUNCIL

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Development Management
Healthy, safe and thriving communities	Assessment and determination of planning applications in accordance with national and local policies. Implementation of relevant Local Plan policies for new development including requirement for affordable housing contributions, public open space and leisure policies, consideration of sustainable forms of development including sustainable transport. Receipt and incorporation of specialist consultee comments in assessment of planning applications. Provision of a planning enforcement service that responds to requests of alleged breaches of planning control.
A green and sustainable future	Implementation of national planning policies and Local Plan policies for renewable energy/energy efficiency. Promoting net carbon zero and the Councils' Climate Agenda at an early stage in pre-application discussions.
A prosperous and vibrant district	Provision of the statutory planning services and a pre application service with assessment and determination of planning applications for new development.
A well-run Council	Provision of an efficient, high performing planning service. Management and monitoring of service budgets.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Land and Property (including CIL)
Healthy, safe and thriving communities	Administration and collection of CIL monies resulting from new development. Accurate street naming and numbering service ensuring clear information for emergency and statutory services.
A green and sustainable future	Delivery of sustainable strategic infrastructure through the Community Infrastructure Levy will enhance the health and wellbeing of our community.
A prosperous and vibrant district	Community Infrastructure Levy will enable us to support, fund and deliver more strategic infrastructure thus creating an attractive and accessible district
A well-run Council	Deliver an efficient service for Local Land Charges, street naming and numbering, Local Land & Property Gazetteer thus enhancing an excellent customer experience with our Council. Management and monitoring of service budgets.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Transport and Parking Services
Healthy, safe and thriving communities	Delivery of a service which considers and promotes sustainable transport opportunities (reduction in private motor car/increased use of public transport etc). Consideration of private car usage and management of parking demands.
A green and sustainable future	Enable modal shift through projects which promote sustainable transport opportunities; promoting walking & cycling, better buses, managed parking and other travel options that reduce carbonised trips with healthier future-proofed choices. Provision of EV charging infrastructure at town and visitor destinations and development of a wider project including on street charging. Implementation of the schemes forming part of the Local Cycling and Walking Infrastructure Plan. Implementation of of the Beryl Bike hire scheme in the District, with monitoring and investigation for future expansion.
A prosperous and vibrant district	Promotion of alternative travel choices for residents, businesses and visitors. Implementation of a Parking Management Programme to manage parking demands with consideration for encouraging churn for visitors and longer-term parking for businesses, residents and visitors.
A well-run Council	Transport and Parking Project team programmes actively contribute to increase and enhance visitor economy. Management and monitoring of service budgets.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Licensing
Healthy, safe and thriving communities	Delivery of a licensing service which safeguards public safety in accordance with the national licensing objectives and local policies.
A green and sustainable future	Implementation of Taxi Policy i.e. low emission vehicles.
A prosperous and vibrant district	To deliver a service which strikes a balance between supporting local economies and safeguarding public safety/licensing objectives.
A well-run Council	Deliver an efficient service which processes and determines all licensing types within the required timescales and reviews policies having regard to local requirements. Management and monitoring of service budgets.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Other
Healthy, safe and thriving communities	Provision of a statutory Environmental Health commercial service. Provision of a Building Control service through Hertfordshire Building Control partnership. Maintain and make available accurate mapping information, to allow residents to access information and departments to plan services.
A green and sustainable future	Implementation through Hertfordshire Building Control of relevant sustainability standards.
A prosperous and vibrant district	To deliver an Environmental Health (commercial) service which strikes a balance between supporting local businesses and safeguarding public safety/complying with policies, objectives and regulations.
A well-run Council	Efficient use of GIS as a corporate tool to improve service delivery and continue to improve our customer experience.

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving

POLICIES AND STRATEGIES

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal date	Additional comments
Policy	Planning Enforcement Plan 2021	Existing	June 2026	Officers are currently reviewing the existing plan following changes to national policy. A review by the relevant committee is expected later this year / early next year.

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2025/26 Actual	2026/27 Target	2027/28 Target	2028/29 Target	2029/30 Target
DM01	Issue decisions for major planning applications within 13 week period	94%	60%	60%	60%	60%
DM02	Issue decisions for minor planning applications within 8 week period	98%	70%	70%	70%	70%
DM03	Issue decisions for other planning applications within 8 week period.	99%	80%	80%	80%	80%
DM08	Percentage of planning appeals allowed	42%	35%	35%	35%	35%
DM09	Percentage of major planning application decisions that are overturned at appeal (biannual)	9.2%	10%	10%	10%	10%
DM10	Percentage of non-major planning application decisions that are overturned at appeal (biannual)	1.6%	10%	10%	10%	10%

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2025/26 Actual	2026/27 Target	2027/28 Target	2028/29 Target	2029/30 Target
SU01	Complete all Official Searches (CON29 - general enquiries/supplementary questions) within 10 days	100%	90%	90%	90%	90%
EHC02	Inspections of category A and B rated premises within 28 days of the due date	100%	95%	95%	95%	95%
EHC05	Food establishments in the area which are broadly compliant with food hygiene law. (rating 3, 4 or 5 has been awarded)	93%	95%	95%	95%	95%

SERVICE VOLUMES

These are monitored internally by the individual service area and not reported on externally.

Description	Projected annual volume for 2027/2028	Estimated annual volume for 2028/29	Notes / explanation for estimated change
Parking: Number of Penalty Charge Notices issued No. free car park pay and display transactions			
Development Management: Planning applications received	800	800	Customer-driven demand. Income will fluctuate significantly depending on number and scale of submissions – heavily impacted by progression of new local plan, plus economics and politics.
Pre application submissions	150	150	Customer-driven demand. Income will fluctuate significantly depending on number and scale of submissions – heavily impacted by progression of new local plan, plus economics and politics.
Breaches of Planning Control Investigated	170	170	
Licensing: Taxis licensing (hackney carriage, private hire, drivers)	Renewals: 20 New: 10	Renewals: 90 New: 10	27/28 outside peak cycle so lower numbers expected but to rise in 28/29 (peak year) to levels similar to 25/26.

RISK MANAGEMENT

- Our Risk Register Summary is published on our website and updated quarterly. These include; strategic, operational and climate change risks.

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REVENUES & BENEFITS SHARED SERVICES
Service Delivery Plan
2026 – 2029

THREE RIVERS DISTRICT COUNCIL

Service Area	Revenues and Benefits	Directorate	Finance

Introduction

The service plans are a key component of Three Rivers District Council's corporate planning process. They describe our ambitions, priorities, targets and how each service area is working towards delivering the councils' themes detailed in the Council Plan HERE. They are reviewed and updated annually considering budgets, performance, internal and external factors, arising throughout the year.

Service Plans are monitored in the following ways:

- Through regular discussion between, service heads, managers and their teams
- Key Performance Indicator are reviewed by the Corporate Management Team on a quarterly and annual basis
- Mid-year review of service plans alongside Professional Conversations

SERVICE OVERVIEW

Revenues and Benefits is a shared service between Three Rivers District Council (TRDC) and Watford Borough Council (WBC) since 2010. TRDC is the lead authority.

Revenues and Benefits is by far the biggest service in both councils. It has a combined turnover of c£250m, paying out c£33.6m in benefits, collecting £185.9m in Council Tax, after Exemptions, Disregards and CTS reductions, along with £120.7m Business Rates. Across the two councils there is around:

Three Rivers District Council	Watford Borough Council
1,239 HB Customers	1,821 HB customers
3,993 Local Council Tax Support Customers	5,595 Local Council Tax Support Customers
39,482 Council Taxpayers	45,896 Council Taxpayers
2,100 businesses	3,039 businesses

BUDGET

(Table to give topline financials. This will be added post the Service Plans and Budget being agreed at Full Council before being published.)

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Theme
	Revenues and Benefits Teams
A well-run council	Maintain the Council Tax and Business Rates Listings through a Transformation Project
A Green and sustainable future	Provision of benefit, council tax and business rates advice to the public, promotion of e-billing and comms solutions reducing printing and print consumables
Healthy, safe and thriving communities	Support of vulnerable customers, including those who have are experiencing severe financial issues, engaging with third party providers to provide the necessary support. Process claims for housing benefit, council tax support and discretionary housing payment to those needing financial assistance
A prosperous and vibrant district	Through the increased collection of Council Tax and Business Rates the council's revenue is increased which can then be reinvested back into the communities. This also benefits essential services that receive a percentage of the funds collected such as emergency services.

PROJECTS

Council Theme	Project Title	Lead Officer	Project Description & Proposed Outcome(s)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
A well run council	Revenues and Benefits Transformation Project	Head of Revenues and Benefits	A full review and restructure of services deliver, focusing on the delivery of whole case solutions to clients and stakeholders. Alligned to LGR proposals where appropriate	Q2 2027	HR, CSC and all Operational service streams	TBC

PROJECTS

Council Plan Theme	Project Title	Lead Officer	Project Description & Proposed Outcome(s)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
A green and sustainable future	Ebilling Project	Billing Workstream Manager & Systems Manager	Proposal to change EBIlling into an opt out scheme to improve customer communication. This also enables us to make cost savings on printing and postage of bills.	31/03/27	ICT	Initial cost on some software specific consultation but off set by ongoing cost saving on postage

PROJECTS

Council Plan Theme	Project Title	Lead Officer	Project Description & Proposed Outcome(s)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
Healthy, safe and thriving communities	Recovery Transformation Project	Recovery Workflow Managers	This project will focus on reviewing and revising our current Recovery processes in order to increase revenue into the council	31/03/27	External Enforecement Agents	Revenue Increase via recovery of monies owed

POLICIES AND STRATEGIES

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal Date	Additional comments
Policy	Council Tax Support Scheme Policy	Existing	April 2026	N/A
Policy	Discretionary Housing Payments Policy	Existing	April 2026	N/A

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2024/25 Actual	2025/26 Target	2026/27 Target	2027/28 Target	2028/29 Target
RB01	Percentage of Council tax due that was collected	97.50%	98%	98%	98%	98%
RB02	Percentage of business rates due that was collected	98.1%	99%	97%	97%	97%
RB04	Average time taken to process changes in housing benefit entitlement	7 days	7 days	7 days	7 days	7 days
RB05	Average time taken to process new housing benefit claims	6 days	5 days	5 days	5 days	5 days
RB06	Accuracy of work processed	86%	95%	95%	95%	95%
RB07	Housing Benefit Overpayment Collection Rate in current year	96.55%	92.5%	96%	96%	96%

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2024/25 Actual	2025/26 Target	2026/27 Target	2027/28 Target	2028/29 Target
RB08	Average time taken to process changes in council tax support entitlement	N/A	N/A	New KPI - TBC	TBC	TBC
RB09	Average time taken to process new council tax support claims	N/A	N/A	New KPI - TBC	TBC	TBC

SERVICE VOLUMES

These are monitored internally by the individual service area and not reported on externally.

Description	Projected annual volume for 2025/2026	Estimated annual volume for 2025/26	Notes / explanation for estimated change
No. of Discretionary Housing Payment claims received	100	200	Expecting numbers to rise as rents charged in the private sector continue to increase and remain above LHA rates and there are still cost of living challenges.

RISK MANAGEMENT

Our Risk Register Summary is published on our website and updated quarterly. These include; strategic, operational and climate change risks.

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STRATEGY AND PARTNERSHIPS
Service Delivery Plan
2027 – 2030

THREE RIVERS DISTRICT COUNCIL

Service Area	Strategy and Partnerships	Directorate	Finance

Introduction

The service plans are a key component of Three Rivers District Council's corporate planning process. They describe our ambitions, priorities, targets and how each service area is working towards delivering the councils' themes detailed in the Council Plan. They are reviewed and updated annually considering budgets, performance, internal and external factors, arising throughout the year.

Service Plans are monitored in the following ways:

- Through regular discussion between, service heads, managers and their teams
- Key Performance Indicators are reviewed by the Corporate Management Team on a quarterly and annual basis
- Mid-year review of service plans alongside PDRs and Council Plan Delivery Plan mid-year review.

SERVICE OVERVIEW

Strategy and Partnerships is part of the Finance Directorate and covers the following areas:

- Corporate support
- Emergency planning and health and safety
- Data protection
- Community development and equalities and diversity
- Partnerships and health and wellbeing work for Three Rivers
- Community safety, safeguarding and anti-social behaviour

The Strategy and Partnerships team works collaboratively with public, private and voluntary sector organisations to deliver services and initiatives that enhance the wellbeing, safety and resilience of residents across Three Rivers. The service ensures the council meets its statutory responsibilities, including community planning and crime and disorder duties, through the delivery of the Connecting Three Rivers partnership.

THREE RIVERS DISTRICT COUNCIL

SERVICE OVERVIEW cont.

The team provides a range of direct services to residents, including CCTV operations, community safety initiatives, health and wellbeing projects, and the administration of voluntary sector grants. In addition, the service plays a key role in supporting community development, strengthening relationships with the voluntary and community sector, and fostering local engagement.

The service also provides corporate coordination and assurance across the council. This includes leading service planning, risk management, health and safety, policy development and review, data protection and emergency planning and Local Government Reorganisation. The service also leads on equality, diversity and inclusion, both within the council and through engagement with local communities to promote fairness, accessibility and community cohesion.

THREE RIVERS DISTRICT COUNCIL

BUDGET

Table to give topline financials. This will be added post the Service Plans and Budget being agreed at Full Council before being published.

THREE RIVERS DISTRICT COUNCIL

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Corporate Services
Healthy, safe and thriving communities	• Building and improving community cohesion in Three Rivers through community development and working with partners. • Provide coordination and implementation of the Protect Duty for the council.
A well-run Council	• Lead the development, coordination, and facilitation of the Service Planning process. • Prepare and analyse annual and quarterly Performance Management reports. • Manage the major and minor projects process on behalf of the Major Projects Board. • Ownership of the Council Plan which is our overarching strategy that shapes our priorities and actions. • Overview of emerging national policy and local government challenges. • Oversee the Policy and Strategy Register • Administrative support to the Chief executive, the Leader of the council and the senior leadership team. • Oversight and involvement in Local Government Reorganisation (LGR), including associated workstreams and programme management activities and internal planning. • Provision of the Emergency Planning and Business Continuity services, as required by the Civil Contingencies Act 2004. • Reviewing and updating the strategic risk register and advising on risk management arrangements for all services. • Co-ordinating and responding to Subject Access Requests under the Data Protection Act 2018 and oversee the Freedom of Information requests working with Customer Experience under the Freedom of Information Act 2000. • Contract management and oversight of Health and Safety for the council.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Community Safety & Safeguarding
Healthy, safe and thriving communities	• Facilitation of the Community Safety Partnership including Connecting Three Rivers (Community Safety Board), Community Safety Coordinating Group, Anti-Social Behaviour Action Group and Youth Action Panel. • Coordination of the delivery of the Community Safety Action Plan, delivery of the strategic priorities as well as fundraising and project development with partners when Police and Crime Commissioner Funds are available. • Working with the Police and other partners to address crime and anti-social behaviour. For example, through ASB Case work, ASB Case Reviews and enforcement action. • Coordination of Domestic Abuse and Violence against Women and Girls Forum and White Ribbon Accreditation. • Management of Community Safety Partnerships CCTV infrastructure, contracts and deployment. • Oversight and management of Service Level Agreements including PSCOs, Youth Services and the Community Support Service which offers support for people with complex mental health needs. • Develop initiatives such as Safer Streets, working with the Police Cadets or support campaigns and work to tackle Hate Crime, Modern Slavery, Cuckooing and Hoarding. • Lead and champion work to deliver the Prevent Duty both corporately and with the community. • Continued funding and support for families in need through our Family Intervention Worker.
A well-run Council	• Lead service for meeting the Council's obligations to safeguard children and vulnerable adults. Overseeing the Designated Safeguarding Leads and policy direction.

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Community Partnerships & Health
Healthy, safe and thriving communities	• Facilitating the Local Strategic Partnership (Connecting Three Rivers) including co-ordination and delivery of the Three Rivers Community Strategy. • Supporting people to embrace and maintain healthier lifestyles including; losing weight, taking more exercise, improving their diet, reducing social isolation or stopping smoking via the Healthy Hub. • Building and improving community cohesion in Three Rivers through community development and working with partners. • Manage and monitor grant funding provided to local organisations through Service Level Agreements including Watford and Three Rivers Trust and Citizen Advice Service. • Providing support to voluntary sector groups to deliver activities and build resilience. • Working with the South West Herts Health & Care Partnership and Central and East Integrated Care Board to develop the Neighbourhood Core Leadership Team and plan together for prevention and health. • Supporting vulnerable people and communities through targeted work including co-ordination of the Council's response to the Cost of Living and delivery of Crisis Resilience funded project through the Healthy Hubs. • Developing and overseeing the Equalities Forum, working to foster good relations, engage local community groups and build community cohesion. • Allocation of voluntary sector capital funding to infrastructure that promotes and supports the wider determinants of health and health inequalities of residents including Community Centre infrastructure and sustainability.
A prosperous and vibrant district	• Securing funding for, promoting and allocating grants through the Connecting Three Rivers Fund to deliver partnership initiatives and the Community Strategy. • Support initiatives and work with the local Chamber of Commerce's through Connecting Three Rivers.
A well-run Council	• Coordinating and delivering objectives of the Equality, Diversity and Inclusion Policy, and overseeing the Inclusion and Wellbeing Working Group. • Developing and monitoring annual corporate EDI Action Plans

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
Healthy, Safe & Thriving Communities A Prosperous & Vibrant District	Community Resilience	TRDC has secured Crisis and Resilience Funding from Hertfordshire County Council and further funding from HS2 to recruit a Community Resilience Officer to expand the Healthy Hub offer. This funding results in additional 2 Hubs within the district – located al Maple Cross Primary School and Mill End Community Centre alongside virtual support and a programme of pop-up sessions. This project will require monitoring and performance reporting to two organisations, and work to secure funding beyond May 2027. Outcomes: • Improved health outcomes and reduce health inequalities across the district. • Improved access to Public Health and support services • Strengthen partnership and wider-system working to support residents most in need. • Improved cascading of Health Promotion and information messages	September 2025	March 2028 (grant dependent)	**Internal Partners** • Housing **External Partners** • Citizens Advice • Herts Mind Network • Turning Point Hertfordshire • Hertfordshire Public Health • Grand Union Community Energy • CGL • Rennie Grove Peace Hospice • RSPCA • Rickmansworth Foodbank	Total Cost 2027/28 **£51,671** Funding to be secured through the Crisis Resilience Fund: £22,579 Funding already secured HS2 Grant. - £29,092

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
Healthy, Safe & Thriving Communities	CCTV Highstreet Project	Develop initiative to support Rickmansworth Highstreet secure additional CCTV due to ASB and Shoplifting	March 2027	September 2027	Police, Community Safety Partnership	Subject to successful Office of Police and Crime Commissioner Funding, Bid Submitted.
Healthy, Safe & Thriving Communities	Stable Economy	To develop and implement an action plan to achieve the priorities within the Stable Economy theme of the Three Rivers Community Strategy	June 2026	March 2028	Connecting Three Rivers Board. Hertfordshire Futures	Scope of action plan dependent on external funding secured
A well-run council	Data Retention Review	Review of the council's privacy notices and deliver review of data retention within each service area.	January 2026	December 2027	All Service Areas	N/A

POLICIES AND STRATEGIES

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal date	Additional comments
Policy	Health and Safety Policy Statement	Existing Policy	Jun-27	
Strategy	Community Strategy	Existing Strategy	Jun-27	
Policy	Data Protection Policy	Existing Policy	Dec-27	
Policy	Data Retention Policy	Existing Policy	Dec-27	

POLICIES AND STRATEGIES

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal date	Additional comments
Policy	Freedom of Information and EIR Policy	Existing Policy	Dec-27	
Policy	Privacy Policy	Existing Policy	Dec-27	
Policy	Special Category Personal Data and Criminal Offence Data Policy	Existing Policy	Dec-27	
Policy	Subject Access Request Policy	Existing Policy	Dec-27	

POLICIES AND STRATEGIES

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal date	Additional comments
Policy	Safeguarding Children, Young People and Adults At Risk Policy	Existing Policy	August 2027	

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2025/26 Actual	2026/27 Target	2027/28 Target	2028/29 Target	2029/30 Target
SP01	Number of ASB Case Reviews Received	9	7	12	12	TBC
SP07	Number of Legislative Enforcement Actions taken or supported for ASB in partnership with the police	N/A	12 (3 per quarter)	12 (3 per quarter)	12 (3 per quarter)	TBC
SP03	Number of incidences of support provided by the Healthy Hub	757	800 (200 per quarter)	1,600 (400 per quarter) Assuming funding for Community Resilience Officer is secured	900 (225 per quarter)	TBC
SP04	Percentage of FOI and EIR requests responded to within timeframe (20 working days)	99.9%	100%	100%	100%	TBC
SP05	Percentage of SAR requests responded to within timeframe (30 days)	100%	100%	100%	100%	TBC
SP06	Number of partnership initiatives held	61	36 (9 per quarter)	40 (10 per quarter)	40 (10 per quarter)	TBC

SERVICE VOLUMES

These are monitored internally by the individual service area and not reported on externally.

Description	Projected annual volume for 2027/2028	Estimated annual volume for 2028/29	Notes / explanation for estimated change
Number of ASB Enquiries/Issues	120	120	Additional enquiries compared to 2025/26 result therefor increased projected volume accordingly.
Citizens Advice Service Three Rivers (CASTR):			
Number of clients supported	6,000	6,000	Increase in activity reflects increasing complexity in individual cases, rather than an increase in the number of individual clients.
Number of clients assisted with debt	1,000	1,000	
Amount of debt written off	450,000	450,000	
Activity level (count of the number of case notes on each client record)	19,000	20,000	

RISK MANAGEMENT

Our Risk Register Summary is published on our website and updated quarterly. These include; strategic, operational and climate change risks.

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WASTE & ENVIRONMENTAL SERVICES
Service Delivery Plan
2027 – 2030

THREE RIVERS DISTRICT COUNCIL

Service Area	Waste and Environmental Services	Directorate	Environment

Introduction

The service plans are a key component of Three Rivers District Council's corporate planning process. They describe our ambitions, priorities, targets and how each service area is working towards delivering the councils' themes detailed in the Council Plan. They are reviewed and updated annually considering budgets, performance, internal and external factors, arising throughout the year.

Service Plans are monitored in the following ways:

- Through regular discussion between, service heads, managers and their teams.
- Key Performance Indicators are reviewed by the Corporate Management Team on a quarterly and annual basis.
- Mid-year review of service plans alongside Professional Conversations.

SERVICE OVERVIEW

- **Waste, recycling, street cleansing services and grounds maintenance**
- The collection of statutory domestic refuse, recycling, trade, clinical, garden and bulky waste from residential and businesses throughout the District
- Grounds Maintenance of council parks and open spaces, play areas, football pitches, bowling greens, skate parks, cemeteries etc – including but not limited to grass cutting, hedge maintenance, minor tree works, litter picking, emptying of bins, playground inspections and maintenance of equipment, burial preparation and cemetery maintenance
- Street cleansing – barrow beats, litter picking, mechanical street sweeping, emptying of litter bins
- Removal of fly tipping, graffiti and roadkill

- **Environmental Services and Enforcement**
- Investigation of fly tipping and waste contamination and related enforcement activity
- Abandoned vehicles
- Enforcement in relation to trade waste and accumulation matters
- House searches and administration in relation to statutory duties regards Public
- Health Funerals
- Replacement of damaged street nameplates
- Bereavement Services - administration of cemeteries and burials

THREE RIVERS DISTRICT COUNCIL

SERVICE OVERVIEW cont.

- **Environmental Services and Enforcement**
- Investigation of fly tipping and waste contamination and related enforcement activity
- Abandoned vehicles
- Enforcement in relation to trade waste and accumulation matters
- House searches and administration in relation to statutory duties regards Public Health Funerals
- Replacement of damaged street nameplates
- Bereavement Services - administration of cemeteries and burials

THREE RIVERS DISTRICT COUNCIL

BUDGET

(Table to give topline financials. This will be added post the Service Plans and Budget being agreed at Full Council before being published.)

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Waste, recycling, street cleansing services and grounds maintenance
Healthy, safe and thriving communities	• Partnership working with commercial management companies and housing providers on waste matters • Provision of assisted collection and clinical waste services for vulnerable residents • Removal of graffiti with 24hr response for offensive and hate related content • Day to day monitoring and implementation of the Aquadrome Asbestos Management Plan • Reactive support in the event of flooding of council owned land • Monitoring and maintenance of council owned playgrounds • Day to day landscape management, litter collection and improvements to council parks and open spaces • Maintain parks, open spaces and playgrounds to a high standard
A green and sustainable future	• Maintain and enhance the council's position as one of the UK's top recycling Authorities • Delivery of domestic waste collection services including recycling, garden and food waste • Work with and through the Herts Waste Partnership on strategic waste matters for the county • Work with and through the DCN and LGA to advise and lobby as necessary on national waste policy and practice • Provision of trade recycling collection services in line with statutory duties • District wide street cleansing including provision of barrow beats in district commercial centres/shopping parades • Fleet replacement programme including cleaner fuel and electric fleet where feasible • Energy efficient/low carbon depot building and infrastructure • Removal of graffiti with 24hr response for offensive and hate related content • Work in partnership with HCC, the EA and other landowners to support preventative and reactive flood management activities • Implementation of the council's alternative grassland management programme annually • Management and maintenance of landscaping, grave digging and memorial provision at council cemeteries • Day to day landscape management, litter collection and improvements to council parks and open spaces • Work collaboratively with and provide professional advice and support to Friends groups • Maintain parks, open spaces and playgrounds to a high standard • Assessment of alternatives to diesel powered hand tools • Re-use of collected green by mulching it and using it on flower and shrub beds • Work with Leisure and Natural Infrastructure to develop, implement and maintain Biodiversity Net Gain within the council's parks and open spaces

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Waste, recycling, street cleansing services and grounds maintenance – continued
A prosperous and vibrant district	• District wide street cleansing including provision of barrow beats in district commercial centres/shopping parades • Maintain key visitor attractions within the district including the Aquadrome, Leavesden Country Park and Chorleywood House Estate • Maintain parks, open spaces and playgrounds to a high standard
A well-run council	• Work with and through the Herts Waste Partnership on strategic waste matters for the county • Work with and through the DCN and LGA to advise and lobby as necessary on national waste policy and practice • Entry level employment opportunities with career development within the service • Provision of in-house well resourced grounds maintenance crews that can adapt to the changing demands of the district, its communities and its landscapes • Work in partnership with HCC, the EA and other landowners to support preventative and reactive flood management activities • Work with Leisure and Natural Infrastructure to develop, implement and maintain Biodiversity Net Gain within the council's parks and open spaces

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Environmental Services & Enforcement
Healthy, safe and thriving communities	• Undertake enforcement action in relation to fly-tipping and other environmental offenses • Community engagement and education on waste and recycling programmes and their impacts • Provision of and support for community outreach programmes including clothes swaps, "nappy natters" and period poverty campaigns • Liaison with BW Foundation on the provision of Muslim Burials
A green and sustainable future	• Work alongside Herts Waste Partnership and DCN/LGA on national waste matters • Ensure all waste data is reported correctly at county and national levels • Ensure all business establishments have suitable waste disposal contracts in place • Undertake enforcement action in relation to fly-tipping and other environmental offenses • Provision of advice and support to property management companies on matters relation to waste and environment • Community engagement and education on waste and recycling programmes and their impacts • Provision of and support for community outreach programmes including clothes swaps, "nappy natters" and period poverty campaigns • Promotion of waste reduction, reuse and recycling and retain a top recycler position. • Electric fleet used by Environmental Enforcement Officers
A well-run council	• Work alongside Herts Waste Partnership and DCN/LGA on national waste matters • Provision of advice and support to property management companies on matters relation to waste and environment • Liaison with local funeral directors on burials and memorials at council cemeteries • Liaison with BW Foundation on the provision of Muslim Burials

SERVICE PURPOSE AND CORE FUNCTIONS

Council Plan Theme	Service's contribution to the Council Plan Theme
	Animal Welfare & Licensing
Healthy, safe and thriving communities	• Ensure all animal related establishments have the relevant licenses in place and do their utmost to ensure animal welfare • Undertake enforcement action in relation to animal welfare offenses
A green and sustainable future	• Electric fleet used by Animal Welfare officer

PROJECTS

Council Plan Theme	Project Title	Project Description & Proposed Outcome(s)	Project Start Date (Month/Year)	Projected End Date (Month/Year)	Internal/External Partners	Additional Capital or Revenue cost and/or saving
A well-run Council	Redevelopment of satellite depot - Furtherfield	Batchworth Depot is nearing capacity in terms accommodating its increasing fleet size and its newly erected vehicle Repair Shop and therefore an alternative location is required to store vehicles and materials and to possibly run frontline services from. Vacant possession needs to be secured before EP can retain use of the facilities.			External Contractors Procurement Facilities Management Planning Legal DVLA Members of the Public	TBC but is expected to require significant funding when works commence.

POLICIES AND STRATEGIES

These policies and strategies are scheduled to commence or undergo renewal in the 2026/27 financial year.

Policy or Strategy	Name of Policy or Strategy	New or existing Policy or Strategy	Renewal date	Additional comments
No Policies for review in 2027/2028				

KEY PERFORMANCE INDICATORS TO SUPPORT THE COUNCIL PLAN

Key Performance Indicators enable us to track how we are performing against our targets and over time. They are reviewed quarterly and/or annually to ensure accountability and to drive continuous improvement.

KPI Ref	KPI Title	2025/26 ACTUAL	2026/27 Target	2027/28 Target	2028/29 Target
EP11	Percentage of collections made on the correct day	99.19%	99%	99%	99%
EP10	Percentage of household waste diverted from energy from waste/landfill	60.3%	65%	65%	65%
EP12	Number of fly tips collected per quarter	470	448	448	448
EP01	Percentage of household waste recycled	29.76%	28%	28%	28%

SERVICE VOLUMES

These are monitored internally by the individual service area and not reported on externally.

Description	Projected annual volume for 2027/2028	Estimated annual volume for 2028/29	Notes / explanation for estimated change
The kg of household waste collected per head per annum	370	370	
Percentage of eligible properties signed up to the Garden Waste scheme	78	78	
Residual household waste Kgs per household	314	314	
Tonnes of Household waste collected and sent to disposal	13000	13000	

RISK MANAGEMENT

Our Risk Register Summary is published on our website and updated quarterly. These include; strategic, operational and climate change risks.

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