

**LOCAL PLAN SUB-COMMITTEE**  
**17 October 2024**  
**PART I**

**LOCAL PLAN: Updated Draft Policies for Regulation 19  
(DCES)**

**1 Summary**

This report seeks member agreement of the updates to the draft Local Plan policies from the Draft Local Plan Regulation 18 Part 1: Preferred Policy Options document. The policies were amended in response to changes to national planning policy, comments received as part of the Regulation 18 consultation and consideration at Local Plan Sub-Committee meetings in 2022 and 2023. The majority of these policies were then brought to Local Plan Sub-Committees throughout the summer of 2024. Further changes have been made to some of these policies following discussions at Local Plan Sub-Committees earlier this year. Additionally, this report seeks member agreement of a number of other policies that have not been brought to the 2024 round of Local Plan Sub-Committees.

**2 Details**

- 2.1 The Regulation 18 Part 1 Preferred Policy Options was consulted on from 11 June – 20 August 2021.
- 2.2 Following this round of Regulation 18 consultation the Local Plan Sub-Committee considered updates to the draft Local Plan policies in 2022, 2023 and 2024. At these Local Plan Sub-Committee meetings, members were informed of any changes to national policy and considered representations made on the policies through the consultation.
- 2.3 These policies have now been further updated to include member comments from the most recent 2024 meetings and are proposed by officers for inclusion in the Regulation 19 Publication version of the Local Plan. This report will set out the changes made to these policies, as well as any future changes that may need to be made following the consultation version of the NPPF published by the Government on 30 July 2024.
- 2.4 A number of other policies that have not been brought to the 2024 round of Local Plan Sub-Committees are also included with this report, which will set out some background on each policy.
- 2.5 The draft policies can be viewed in the appendices to the report. Changes made to policies following discussion at this summer's Local Plan Sub-Committee meetings are shown as tracked changes.

**Amended Policies**

Residential Design and Layout

- 2.6 Following the Local Plan Sub-Committee on 8 August, the following amendments were made:
- The wording of the policy has been amended to be phrased in the negative rather than the positive

- In paragraph 8 of the policy, reference to natural ground level was added and the 10m figure was changed to 12m following further discussions with Development Management.
- Paragraph 1.8 of the reasoned justification was added to make reference to Secured by Design guidance.

2.7 Officers agreed to review restricting tall buildings to key centres and the principal town, which was suggested by a Member. Officers have reviewed this suggestion and do not feel that it is appropriate or necessary to amend the policy to restrict tall buildings to key centres and the principal town. It is considered that the detailed criteria set out in paragraph 8 of the policy and other character related policy within the Local Plan ensures that the character and appearance of the area in which the tall building would be located would be protected. Additionally, restricting tall buildings to key centres and the principal town would mean that development in areas currently designated as secondary centres (which officers feel could accommodate tall buildings in some cases), would not be able to include tall buildings, which could negatively impact on density and overall housing numbers in some brownfield areas.

2.8 It is not considered that any significant amendments to this policy will be necessary as a result of the proposed NPPF changes.

2.9 The draft policy is in Appendix 1 of this report.

#### 2.10 Chiltern Beechwoods SAC

2.11 Following the Local Plan Sub-Committee on 8 August, officers reviewed current and emerging planning policies for the other authorities within the zone of influence of the Chiltern Beechwoods Special Area of Conservation. There were no references to “legally binding agreements”. Given that the draft policy which was brought before members on 8 August and was reviewed by Natural England, it is considered that the wording of the policy is sufficient without further amendments.

2.12 It is not considered that any significant amendments to this policy will be necessary as a result of the proposed NPPF changes.

2.13 The draft policy is in Appendix 2 of this report.

#### Heritage and Historic Environment

2.14 Following the Local Plan Sub-Committee on 8 August, the following amendments were made:

- Reference to “public” views were removed from policy wording
- In paragraph 14a of the policy, the wording was changed to “character and appearance” rather than “character or appearance”.

2.15 As per the minutes of the 8 August Local Plan Sub-Committee a member suggested that the wording be changed to something similar to “in to, out of or within the Conservation Area”. Most of the paragraphs of the policy already had this wording, although paragraph 16 did not. As such, the phrase “or through” was added to paragraph 16.

2.16 It is not considered that any significant amendments to this policy will be necessary as a result of the proposed NPPF changes

2.17 The draft policy is in Appendix 3 of this report.

#### Advertisements

2.18 Following the Local Plan Sub-Committee on 8 August, the following amendments were made:

- In point 1, the reference to National Highways has been changed to “appropriate Highway Authority”.
- The wording in point 5d has been changed to “does not impact safety” from “contribute to a safe and attractive environment”, and points c and d have been reorganised for clarity.
- In paragraph 11.2, the wording “Flashing illuminated signs should be avoided, whether internal or external” has been deleted.
- Reference to shop fronts and displays has been added back into the policy in points 3 and 5.

2.19 It is not considered that any significant amendments to this policy will be necessary as a result of the proposed NPPF changes.

2.20 The draft policy is in Appendix 4 of this report.

#### Deliveries, Servicing and Construction

2.22 Following the Local Plan Sub-Committee on 8 August, the following amendments were made:

- Wording in point 3 was suggested to be changed from “should” to “must”. This has not been changed as the final decision on highway safety matters would be made by Hertfordshire Highways.
- Reference to collections has been added throughout the policy.
- Construction Impact Bonds were looked into, but we believe that the additional resources needed to fully investigate and implicate this is not practical at this stage
- Point 7 has been relocated to become part of the Reasoned Justification to the policy

2.23 It is not considered that any significant amendments to this policy will be necessary as a result of the proposed NPPF changes.

2.24 The draft policy is in Appendix 5 of this report.

#### Ground Conditions, Contamination and Pollution

2.25 Following the Local Plan Sub-Committee on 8 August, the following amendments were made:

- In paragraph 8a of the policy the wording for proposed lighting schemes was changed from “the minimum required public safety and security” to “at least

the minimum” and the sentence “lighting should seek to improve public safety and reduce crime” was added.

- In paragraph 8e of the policy the phrasing “domestic light pollution” and “to the lowest possible extent” was added. “Guidance Note 9/19” was also specified for clarity.

2.26 It is not considered that any significant amendments to this policy will be necessary as a result of the proposed NPPF changes.

2.27 The draft policy is in Appendix 6 of this report.

#### Northwood Headquarters

2.28 Following the Local Plan Sub-Committee on 8 August, the following amendments were made:

- In paragraph 3 of the policy the phrasing “unless the effect can be suitably mitigated against”.

2.29 It is not considered that any significant amendments to this policy will be necessary as a result of the proposed NPPF changes.

2.30 The draft policy is in Appendix 7 of this report.

#### Green Belt

2.31 Following the Local Plan Sub-Committee on 29 August, the following amendments were made:

- Paragraph 8.3 was expanded to further clarify the exceptional circumstances required for green belt release.
- Infrastructure was added to paragraph 8.4

2.32 The proposed changes to the NPPF would likely mean that the Council would have to undertake a further Green Belt review or an update to its existing Green Belt review to consider what effect releasing land from the Green Belt may have on the function of the Green Belt across the area of the plan as a whole. If our housing (and other) needs cannot be met in full we will have to review Green Belt boundaries and propose alterations to meet these needs in full, unless the review provides clear evidence that such alterations would fundamentally undermine the function of the Green Belt across the area of the plan as a whole. This would be undertaken using a sequential approach. The consultation sets out that plans should give first consideration to previously developed land in sustainable locations, then consider grey belt land in sustainable locations which is not already previously-developed, and only then consider other sustainable Green Belt locations. As such, if need can still not be met on previously developed land and grey belt locations, other more sustainable sites in the Green Belt (which may have a higher harm rating) may have to be considered. As such, the proposed NPPF changes will likely result in further work from a strategic and spatial perspective.

2.33 In terms of Local Plan policy, it’s likely that the Green Belt policy may need to be updated to reflect any changes to the NPPF wording including further expansion on updates to what development should not be regarded as inappropriate (draft NPPF para 152), grey belt and planning contributions expected on Green Belt land (draft

NPPF para 155). This would also likely result in amendments to the Development in the Green Belt Appendix.

2.34 The draft policy is in Appendix 8 of this report.

#### Green Belt Appendix

2.35 Following the Local Plan Sub-Committee on 29 August, the following amendments were made:

- In paragraph 9.4(d) reference to “in the area was removed.
- Paragraph 9.20 was amended to include reference to the position, volume, and height of proposals being material considerations in assessing disproportionate additions
- Paragraph 9.21 was also amended to include reference to the position, volume, and height of proposals being material considerations in assessing disproportionate additions
- In paragraph 9.24, the word “must” was replaced with “should”.
- In paragraph 9.44, the word “should” was replaced with “must”.

2.36 The draft policy is in Appendix 9 of this report.

#### Provision for Gypsies, Travellers and Travelling Showpeople

2.37 Following the Local Plan Sub-Committee on 29 August, officers amended the phrase “adjacent” to “nearby” in paragraph 1(f) of the policy wording.

2.38 It is not considered that any significant amendments to this policy will be necessary as a result of the proposed NPPF changes.

2.39 Once the ongoing Gypsy and Traveller Accommodation Assessment is published, the reasoned justification will be added to the policy.

2.40 The draft policy is in Appendix 10 of this report.

#### Green and Blue Infrastructure

2.41 Following the Local Plan Sub-Committee on 29 August, the following amendments were made:

- In paragraph 3(d) of the policy, reference to “allocated open spaces” was added
- The phrase “where possible” was added to paragraph 6 of the policy
- In paragraph 11.6 of the reasoned justification, reference to the “Aquadrome (including lakes)” was added.

2.42 It is not considered that any significant amendments to this policy will be necessary as a result of the proposed NPPF changes.

2.43 The draft policy is in Appendix 11 of this report.

### Housing Density

- 2.44 Following the Local Plan Sub-Committee on 29 August, the following amendments were made:
- In paragraph 1 of the policy, the phrase “and the area of the proposed development” was added.
  - In paragraph 2 of the policy, the phrase “generally of at least 50 dwellings per hectare” was replaced with “normally 50 dwellings per hectare” and reference to developable area was added.
  - Paragraph 4 of the policy was added which states that generally there should be less density within the edges of the site with a higher density within the centre.
- 2.45 The Government’s focus on increasing housing numbers (as highlighted by the increased standard method figures for many authorities, including Three Rivers) could indicate a shift in direction towards increasing density. The removal of paragraph 130 relating to character and density highlights this shift in direction in the NPPF. The density policy may have to be reviewed in the future, depending on the specific changes within the NPPF.
- 2.46 The draft policy is in Appendix 12 of this report.

### Trees, Woodlands, Hedgerows and Landscaping

- 2.47 Following the Local Planning Sub-Committee on 29 August, officers added reference to “Hedgerows” throughout the policy wording and policy title.
- 2.48 It is not considered that any significant amendments to this policy will be necessary as a result of the proposed NPPF changes.
- 2.49 The draft policy is in Appendix 13 of this report.

### Broadband and Electronic Communications

- 2.50 Following the Local Plan Sub-Committee on 29 August, the following amendments were made:
- Wording has been added to point 1 of the policy wording to include reference to surrounding areas and Conservation Areas.
  - Wording in point 2 of the policy has been changed from “should” to “must”.
  - Point 3 of the policy wording has been added to specify that engineering work should be completed alongside the construction of new developments, not after.
- 2.51 It is not considered that any significant amendments to this policy will be necessary as a result of the proposed NPPF changes.
- 2.52 The draft policy is in Appendix 14 of this report.
- 2.53 Sustainable Transport and Travel

2.54 Following the Local Plan Sub-Committee on 29 August, the following amendments were made:

- The wording in point 1 of the policy has been updated as agreed to expand definition of sustainability travel to include to, from and within the site
- Point 6g of the policy has been added to improve clarity regarding road widths.
- Paragraph 15.12 has had a wording change from “everything a resident needs” to “daily needs”, and new wording has been added to clarify that a “20 minute neighbourhood” is based on a 10 minute walk to an amenity and 10 minutes to get home. The reference to cycling has been removed.
- Minor grammatical errors were amended

2.55 It is not considered that any significant amendments to this policy will be necessary as a result of the proposed NPPF changes.

2.56 The draft policy is in Appendix 15 of this report.

#### Open Space, Play Space and Recreation

2.57 Following the Local Plan Sub-Committee on 29 August, the following amendments were made:

- In paragraph 6i of the policy the phrasing was changed from “Section 106 or other legal agreement may be required” to “Section 106 or other legal agreement will be required”.
- In paragraph 6iii of the policy the phrase “where appropriate for that site” has been added and the paragraph expanded to include “Where the development is likely to be occupied by families with children, the open space area should provide formal equipped play facilities, in accordance with Fields in Trust standards”.

2.58 It is not considered that any significant amendments to this policy will be necessary as a result of the proposed NPPF changes.

2.59 The draft policy is in Appendix 16 of this report.

#### Retail and Leisure

2.60 Following the Local Plan Sub-Committee on 29 August, the following amendments were made:

- In paragraph 17.3 of the reasoned justification the phrasing was changed from “will” to “should” and the mention of “target” has been removed
- Paragraph 4 of the policy was added which reads “shop fronts and displays should be appropriate to the character and function of the area”

2.61 It is not considered that any significant amendments to this policy will be necessary as a result of the proposed NPPF changes.

2.62 The draft policy is in Appendix 17 of this report.

### Affordable Housing

- 2.63 Following the Local Plan Sub-Committee on 29 August, Officers reviewed the comments made by members and public speakers.
- 2.64 Further clarification of paragraph 2 of the policy wording was sought at the Local Plan Sub-Committee. All new development resulting in a net gain of one or more dwellings will be expected to contribute to the provision of affordable housing. Paragraph 6 of the policy wording elaborates that “in most cases, affordable housing provision should be made on site, however on small sites delivering between one and nine dwellings, contribution to affordable housing may be made through commuted payments”. The “rounding up” phrase in paragraph 2 of the policy wording is highlighting that in larger schemes when the 40% on-site provision kicks in, if the 40% figure is not a whole number then the expected provision of affordable housing units would be rounded up to the whole number. For example, if a scheme was proposing 144 dwellings, 40% of 144 is 57.6. As such, the scheme would be expected to provide 58 affordable housing units.
- 2.65 The proposed changes to require development to deliver 50% affordable housing on Green Belt land will mean the policy will need to be amended to reflect the new NPPF. Another key change has been an increased emphasis on social rent. The Government proposes setting an expectation that housing needs assessments explicitly consider the needs of those requiring Social Rent and that authorities specify their expectations on Social Rent delivery as part of broader affordable housing policies is proposed, however, we have already done this through our LHNA. The draft NPPF also indicates that the prescriptive requirements relating to affordable home ownership products (including first homes) are proposed to be removed. As such, Officers will have to review whether the First Homes should be explicitly referenced within this policy.
- 2.66 The draft policy is in Appendix 18 of this report.

### First Homes

- 2.67 Following the Local Plan Sub-Committee on 29 August, the following amendments have been made:
- New text on local connection test and eligibility criteria added to the policy wording and reasoned justification
  - New text in para 19.11 added to address concerns around not going beyond 30% of market value reduction.
- 2.68 The draft NPPF indicates that the prescriptive requirements relating to affordable home ownership products (including first homes) are proposed to be removed. As such, Officers will have to review whether the First Homes Policy is necessary if the plan is examined under a revised version of the NPPF.
- 2.69 The draft policy is in Appendix 19 of this report.

### Employment and Economic Development

- 2.70 Following the Local Plan Sub-Committee on 29 August, reference to the Article 4 Direction confirmed in March 2024 to remove permitted development rights regarding the change of use from class E use (commercial, business and service uses) to C3 use (dwellinghouses) was added to the reasoned justification.



- 2.71 The consultation version of the NPPF proposes updates to the chapter on economic growth (Chapter 6 of the draft NPPF), which are predominantly focussed on additional industries and uses. The draft NPPF proposes to expressly require LPAs to identify “appropriate sites” for needs of the modern economy, with “laboratories, gigafactories, data centres, digital infrastructure, freight and logistics” listed. There is also a new requirement to make provision for the “expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience”. Local Plan policy would need to be amended to reflect these changes to better align with the new NPPF.
- 2.72 The draft policy is in Appendix 20 of this report.

### **New Policies / Policies not brought to Local Plan Sub-Committee in 2024**

#### Biodiversity

- 2.73 Biodiversity is an integral part of the character of Three Rivers and contributes to the high quality of life in the area. The District supports a variety of wildlife in habitats as diverse as wetlands, woodlands, grasslands, orchards, heathlands and urban gardens. Conserving and enhancing the diversity of wildlife and habitats in Three Rivers forms part of the Council’s strategic objectives.
- 2.74 National policy states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity. The National Planning Policy Framework requires local authorities to identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks; and promote the conservation, restoration and enhancement of important habitats and species. Further, it requires that appropriate weight is given not only to protected sites but also to protected features of biodiversity and geological interest in the wider environment.
- 2.75 The policy is split into two sections. The first section of the policy relates to Biodiversity Net Gain (BNG). The Environment Act 2021 requires that all applicable development shall deliver a net gain of at least 10% against the ecological baseline. Net gain is measured using Defra’s Statutory Biodiversity Metric, which quantifies the value of biodiversity in terms of the habitats present and those proposed to be created and/or enhanced. The policy sets out that BNG should be delivered using a biodiversity gain hierarchy and that BNG will be secured for a period of at least 30 years via planning conditions, legal agreements and conservation covenants as appropriate. It must be noted that BNG is a legal requirement for relevant development as set out in Environment Act 2021 and as such is not necessarily required to form part of Local Plan Policy. However, it is considered appropriate to include BNG within the wider biodiversity policy to clarify what the Council expects with regards to BNG.
- 2.76 The second section of the policy relates to the protection and enhancement of existing biodiversity and references the hierarchy of protected sites, the protection of such sites, that proposals should further the aims of the Local Nature Recovery Strategy (LNRS) and that proposals should seek to conserve, restore and enhance protected species not addressed by net gain and reduce fragmentation by enhancing the connectivity of their populations and supporting habitats, and promote the functionality of other green infrastructure.
- 2.77 The draft policy is in Appendix 21 of this report.

## Renewable and Low Carbon Energy Development

- 2.78 The National Planning Policy Framework (NPPF) states that the planning system should support the transition to a low carbon future and that it should help to contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy and associated infrastructure.
- 2.79 The NPPF advises that to help increase the use and supply of renewable and low carbon energy and heat, plans should consider identifying suitable areas for renewable and low carbon energy sources and supporting infrastructure where this would help secure their development.
- 2.80 As was noted in the Development Management Policies document (2013), Hertfordshire County Council, in conjunction with the 10 local authorities, commissioned a Hertfordshire Renewable Energy Study (2005) and Renewable and Low Carbon Energy Study (2010) to assess how the County could meet targets for renewable energy. These found that if renewable energy targets were to be met, much of the energy would have to be produced by wind power. However, the Three Rivers area was not considered suitable for large-scale renewable energy involving wind and greater potential exists in North Hertfordshire and East Hertfordshire.
- 2.81 Notwithstanding this, the studies found that Hertfordshire as a whole had the technical potential to achieve a significant amount of renewable energy production by a number of other various means including Biomass, dedicated Combined Heat and Power facilities, Bio-diesel and Bio-ethanol. Given the District's watercourses, there may also be opportunities for micro-hydro power generation.
- 2.82 Specific areas suitable for large-scale renewable and low or zero carbon and decentralised energy have not been identified. However, the Council should encourage applicants to integrate the use of renewable energy technologies into all development proposals and support the use of micro-renewables subject to an assessment of potential impacts.
- 2.83 This policy was brought to a Local Plan Sub-Committee on 5<sup>th</sup> September 2022. Since this meeting, minor changes have been made including changing "will be supported" to "may be supported" in paragraph 1 of the policy at the request of Members and the reasoned justification has been updated.
- 2.84 Given the proposed changes within the draft NPPF (chapter 14), this policy will likely need to be reviewed and updated to give greater weight to the proposal's contribution to renewable energy generation and a net zero future. Additionally, it must be noted that the consultation sought views on large scale renewable energy projects and whether certain methods of renewable energy production (such as onshore wind projects) should be included within the Nationally Significant Infrastructure Projects regime.
- 2.85 The draft policy is in Appendix 22 of this report

## Vision for Three Rivers

The Vision for the District has been developed and informed by the key issues that have been identified from public consultations, evidence from studies and high-level strategies and priorities. It is supported by strategic objectives required to deliver that Vision and followed up by policies within the Local Plan. The Vision for the District is designed to be broad and strategic addressing key issues which have been identified

and are applicable to the district as a whole. A number of our communities have also outlined their vision for their area through the neighbourhood plan process. The vision for the future of TRDC had been largely agreed by the Committee on 26 January 2023, with only minor grammatical changes being made since and a reasoned justification added.

- 2.86 It is not considered that any significant amendments to the vision will be necessary as a result of the proposed NPPF changes, given the high-level nature of the vision.
- 2.87 The draft vision and strategic objectives are in Appendix 23 of this report.

#### Strategic Objectives

- 2.88 The Strategic objectives provide a high-level overview addressing the key policy areas in the Local Plan. The strategic objectives outline what will need to be achieved to deliver the proposed Vision and to address the key issues which have been identified. These objectives underpin the emerging spatial strategy, policies and proposals which will be included within the Local Plan.
- 2.89 Relatively minor changes have been undertaken to reflect comments and discussions from the Local Plan Sub-Committee on 26 January 2023. The numbering of the objectives has been removed, so that the objectives are not construed as having greater or lesser value. As such, reordering has not been considered necessary. Additionally, some of the objectives were slightly amended, included adding reference to increasing overall green coverage, reference to those with mobility issues and removing specific reference to Warner Bros Studios, as requested by members.
- 2.90 The increase in housebuilding that may be required under the Government's proposed changes will likely require a different approach to growth, so the vision and strategic objectives for the Local Plan will most likely need updating to reflect this.
- 2.91 The draft vision and strategic objectives are in Appendix 23 of this report.

#### Overarching Policy on Sustainable Development

- 2.92 The National Planning Policy Framework (NPPF) is underpinned by a presumption in favour of sustainable development which applies both in plan-making and decision taking. The proposed Overarching Policy on Sustainable Development is a strategic policy that sets out the Council's approach to sustainable development and will be complemented by more detailed policies in the Local Plan, enshrines the presumption in favour of sustainable development, and provides details of the specific local circumstances relevant to the achievement of sustainable development in Three Rivers. Minor grammatical changes have been made to the policy since it was last brought before members at the Local Plan Sub-Committee on 25 July 2022 and the addition of the reasoned justification.
- 2.93 Most of the overarching sustainability principles agreed by the Committee at Local Plan Sub-Committee on 25 July 2022 should remain largely unaffected by the Government's proposed changes as these are broad principles. However, the significant levels of growth proposed by the new NPPF (depending on how much the District can deliver) may require amendments to criterion 3 (g) relating to meeting housing need, once the Government has confirmed its approach following the close of the NPPF consultation.
- 2.94 The draft policy is in Appendix 24 of this report

### **3. Policy/Budget Reference and Implications**

- 3.1 The recommendations in this report are within the Council's agreed policy and budgets.

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

None specific.

### **4. Recommendation**

That the Local Plan Sub-Committee note the contents of this report, and recommend to the Policy & Resources Committee the following policy updates:

- Residential Design and Layout
- Chiltern Beechwoods SAC
- Heritage and Historic Environment
- Advertisements
- Deliveries, Servicing and Construction
- Ground Conditions, Contamination and Pollution
- Northwood Headquarters
- Green Belt
- Green Belt Appendix
- Provision for Gypsies, Travellers and Travelling Showpeople
- Green and Blue Infrastructure
- Housing Density
- Trees, Woodlands, Hedgerows and Landscaping
- Broadband and Electronic Communications
- Sustainable Transport and Travel
- Open Space, Play Space and Recreation
- Retail and Leisure
- Affordable Housing
- First Homes
- Employment and Economic Development

- Biodiversity
- Renewable and Low Carbon Energy Development
- Vision for Three Rivers and Strategic Objectives
- Overarching Policy on Sustainable Development

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## **5. Background Papers**

National Planning Policy Framework (2023)

Planning Practice Guidance (2023)

Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011)

Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

Strategic Housing and Employment Land Availability Assessment (2020,2023)

South West Hertfordshire Local Housing Needs Assessment (2020, 2023)

South West Herts Economic Study (2019)

South West Hertfordshire Retail & Leisure Study (2018)

Gypsy and Traveller Accommodation Assessment (2017)

Open Space Sport & Recreation Study (2019)

### **APPENDICES**

Appendix 1 - Residential Design and Layout

Appendix 2 - Chiltern Beechwoods SAC

Appendix 3 - Heritage and Historic Environment

Appendix 4 - Advertisements

Appendix 5 - Deliveries, Servicing and Construction

Appendix 6 - Ground Conditions, Contamination and Pollution

Appendix 7 - Northwood Headquarters

Appendix 8 - Green Belt

Appendix 9 - Green Belt Appendix

Appendix 10 - Provision for Gypsies, Travellers and Travelling Showpeople

Appendix 11 - Green and Blue Infrastructure

Appendix 12 - Housing Density

Appendix 13 - Trees, Woodlands, Hedgerows and Landscaping

Appendix 14 - Broadband and Electronic Communications

Appendix 15 - Sustainable Transport and Travel

Appendix 16 - Open Space, Play Space and Recreation

Appendix 17 – Retail and Leisure

Appendix 18 – Affordable Housing

Appendix 19 – First Homes

Appendix 20 – Employment and Economic Development

Appendix 21 – Biodiversity

Appendix 22 – Renewable and Low Carbon Energy Development

Appendix 23 – Vision for Three Rivers and Strategic Objectives

Appendix 24 – Overarching Policy on Sustainable Development