



SARRATT PARISH NEIGHBOURHOOD PLAN

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FOREWORD

The residents of the parish of Sarratt take immense pride in the area they live in – the unique history and character and the inclusive and vibrant community spirit that enables our area to thrive. To preserve and build on this legacy for future generations, they have developed this Neighbourhood Plan.

The Neighbourhood Plan expresses the development policies of the village to 2036 and beyond, collectively defined by its residents. The Sarratt Neighbourhood Plan Working Group has led the process of drawing up this plan with community members. Key stages of development have been a first public consultation in September 2021 together with presentation to Three Rivers District Council (TRDC). The plan was then amended taking account of the various comments and suggestions and a second public consultation held in August/September 2022. A final draft of the plan is due to be provided to TRDC and will form the basis of a final public consultation prior to going to a referendum in 2023.

In drawing up this document, the Sarratt Neighbourhood Plan Working Group consulted extensively with national and local agencies, including Three Rivers District Council (TRDC) and many special interest groups in the parish. Work was undertaken within the national legislative and regulatory framework, including the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.

I should like to thank all those who have helped to compile the plan.

John Carter
Chairperson
Sarratt Neighbourhood Plan Working Group

The Sarratt Parish Neighbourhood Plan Working Group:
Clare Bennett, Tony Bond, John Carter, Lee Gilmour, Will Hobhouse, and Anthony Soothill

Typesetting, Layout, and Website: Michael Edmund





INTRODUCTION



Sarratt Neighbourhood Area



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WHY DEVELOP A NEIGHBOURHOOD PLAN FOR SARRATT?

At the end of 2018, Sarratt Parish Council decided that in anticipation of the Local Planning Authority (Three Rivers District Council) issuing a New Local Plan to address housing development targets set by central government, Sarratt would benefit from a Neighbourhood Plan, as provided for in the Localism Act 2012.

Whilst the parish of Sarratt is entirely Green Belt, whose aim is to prevent urban sprawl (with 5% included within the Chilterns Area of Outstanding Natural Beauty [AONB]), TRDC's New Local Plan will provide the means to move or lift Green Belt boundaries.

The Localism Act 2011 gives communities the legal right to prepare a Neighbourhood Plan that will set out policies to direct development and the use of land in a neighbourhood plan area.

This decision enabled Sarratt to benefit from the provisions of the National Planning Policy Framework, which allows communities to use Neighbourhood Plans to set out more detailed policies for specific area (para.28), and to:

“...develop a shared vision for their area...and help deliver the sustainable development...” (para.29);

This plan does not address the subject of how much development there should or shouldn't be in Sarratt – that is for others to decide. Over the decades, there has always been some development in Sarratt and this plan seeks to set out the policies that will help ensure that whatever development there is in the future both protects the rural nature and historic feel of the core hamlets and villages, and also meets local needs so that the parish remains a vibrant community.

Most importantly, whilst it does not provide a right of veto, it is a legal requirement that the Local Planning Authority (TRDC) MUST consider the policies within relevant Neighbourhood Plans when making a determination on planning applications. Therefore, having a Neighbourhood Plan is one of the best ways of preventing inappropriate development in our parish.

All neighbourhood plan documents are available from the website: sarrattneighbourhoodplan.org

WHAT WAS THE PROCESS FOR DEVELOPING THE NEIGHBOURHOOD PLAN?

In 2018 Sarratt Parish Council resolved that the Neighbourhood Plan, in line with best practice, should be community-led. The Parish Council asked residents to volunteer to help develop a Neighbourhood Plan and a Neighbourhood Plan Working Group was formed from volunteers in 2018 with an independent Chairperson. Experienced consultants (Bell Cornwell) were engaged to support the work of the lay Neighbourhood Plan Working Group and specialists AECOM were engaged to produce specific reports that form the appendices of the Plan. These include the Sarratt Design Codes that have already been adopted by Sarratt Parish Council. After some delays due to Coronavirus restrictions in 2020 and the first half of 2021, a public consultation was scheduled in September 2021, to canvass the views of residents on the draft Neighbourhood Plan.

Following a review of the public consultation, an initial draft of the Neighbourhood Plan was submitted to TRDC for review. After further consultation, the plan will be finalised and sent to TRDC for approval prior to a conducting a public referendum before it is formally adopted, before TRDC's New Local Plan, expected mid-2025.

WHAT ARE THE ESSENTIAL ELEMENTS OF THE NEIGHBOURHOOD PLAN?

A key decision during the consultation process for the Neighbourhood Plan was that the plan should be future-proofed insofar as possible to make it as applicable today as in the future. As such it is principles-based and does not address specific sites that may currently be being considered as potential development sites.

In brief the plan includes an introduction to the area, an overview of the process of producing and ratifying the overall plan, a list of policies and references to appendices which are the Housing Needs Assessment and Sarratt Design Codes produced by AECOM.

THE PLAN PROCESS

Stage 1

Gather Baseline Information

Review relevant policies and plans
Three Rivers Settlement Appraisal
TRDC Local Plan Sustainability Appraisal working note
2018 Parish Plan

Stage 2

Early stage public consultation and independent evidence

Fact finding questionnaire sent to a cross section of Parish organisations and business, key stakeholders
Attendance at the Sarratt Freshers Fair
AECOM Housing Needs Assessment
AECOM Design Code

Stage 3

Develop Neighbourhood Plan Objectives

Use information gathered in steps 1 and 2 to draw down a list of issues identified and amend draft plan appropriately
Formulate objectives for the Neighbourhood Plan

Stage 4

Develop List of Policies

Formulate policies that will deliver Plan objectives

Stage 5

Mid-stage public consultation

Consultation Forums to evaluate legitimacy of Plan's objectives and policies
Revise Plan based on feedback from consultations
Make revised Plan publicly available for 6 weeks as pre submission consultation in compliance with Regulation 14

Stage 6

Submit draft Plan to TRDC

The Plan will be submitted to TRDC, who will carry out a 6-week public consultation (Regulation 16). Following this, an independent Examiner will be appointed to carry out an independent examination of the Plan
Examiners Report received

Stage 7

Referendum

Stage 8

Adoption of the Plan





PARISH OVERVIEW

PARISH OVERVIEW

Sarratt is a village and a civil parish in Three Rivers District, Hertfordshire, England. It is situated 4 miles (6.4 km) north of Rickmansworth on high ground near the county boundary with Buckinghamshire. The chalk stream, the River Chess, rising just north of Chesham in the Chiltern Hills, passes through Sarratt Bottom in the valley to the west of the village to join the River Colne in Rickmansworth.

The village is much loved by residents and is located within the Chilterns, an Area of Outstanding Natural Beauty (AONB). Evidence of human habitation and cultivation go back over 4,000 years and include Roman occupation.

It is suggested that a village existed in the 8th century, but written confirmation of a village/parish community does not come until the building of Holy Cross Church around 1190. It is likely that this replaced a previous Saxon place of worship. Until the 18th century Sarratt was a hamlet, a cluster of properties surrounding the church, nearly a mile from the hamlet of Sarratt Green. The latter began to expand during the 17th century and eventually the name of Sarratt was applied to the whole, by which time very little of the development around the church had survived. Farming was the only trade in the village throughout this time and the population would have comprised a small number of the gentry and agricultural workers.

The population of Sarratt Parish in 1831 was about 450, rising to 654 in 1871. This reflects a surge in shops and trades that grew around the Green along with some new housing. The 20th century saw the first significant (by Sarratt standards) housing expansion. Several council house developments were completed between the World Wars and after 1945. Flats in Downer Drive, The Briars and Caroon Drive were built in the 1970s and the Wards Nurseries site was developed in 2005.

Today, the population is around 2,600, including the hamlets of Belsize, Chandlers Cross, Commonwood and parts of Bucks Hill. Sarratt is located in the Green Belt of Hertfordshire and as such is protected by policies related to this. It includes an Area of Outstanding Natural Beauty (AONB), Sites of Special Scientific Interest (SSSI), two Conservation Areas and the Green in Sarratt has 25 Grade 2 listed buildings.



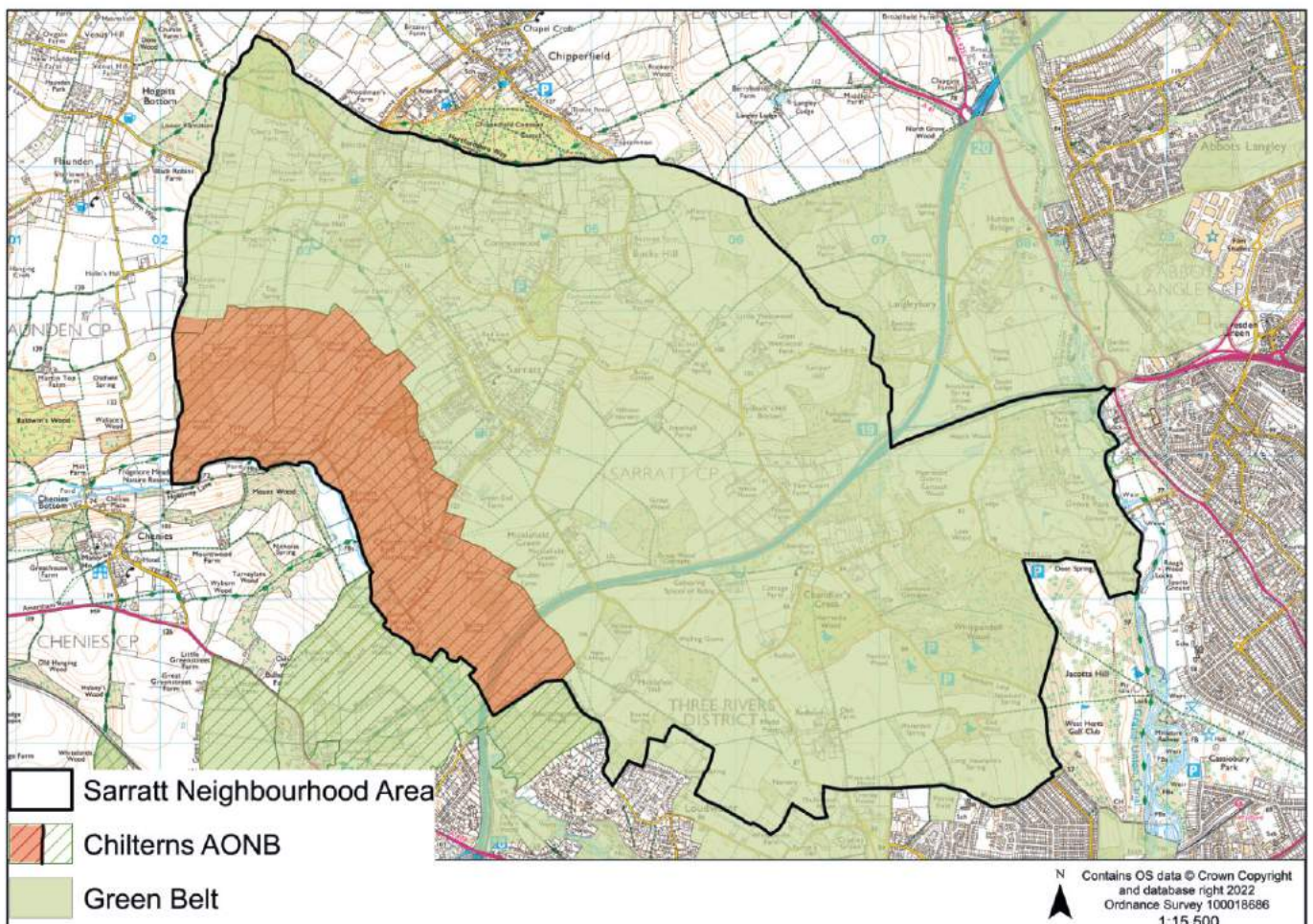
Water Pump, Sarratt Village Green

Green Belt

100% of the Parish is currently in the Green Belt which gives Sarratt much of its green open character and local distinctiveness. The Government gives great importance to Green Belts, which were put in place to prevent urban sprawl by keeping land permanently open. This means that the construction of new buildings is inappropriate apart from the exceptions set out within the NPPF. These exceptions include limited infilling in villages, limited affordable housing for local community needs and, in some cases, limited infilling or redevelopment of previously developed land. These exceptions are consistent with the approach to development that is set out in this Neighbourhood Plan.

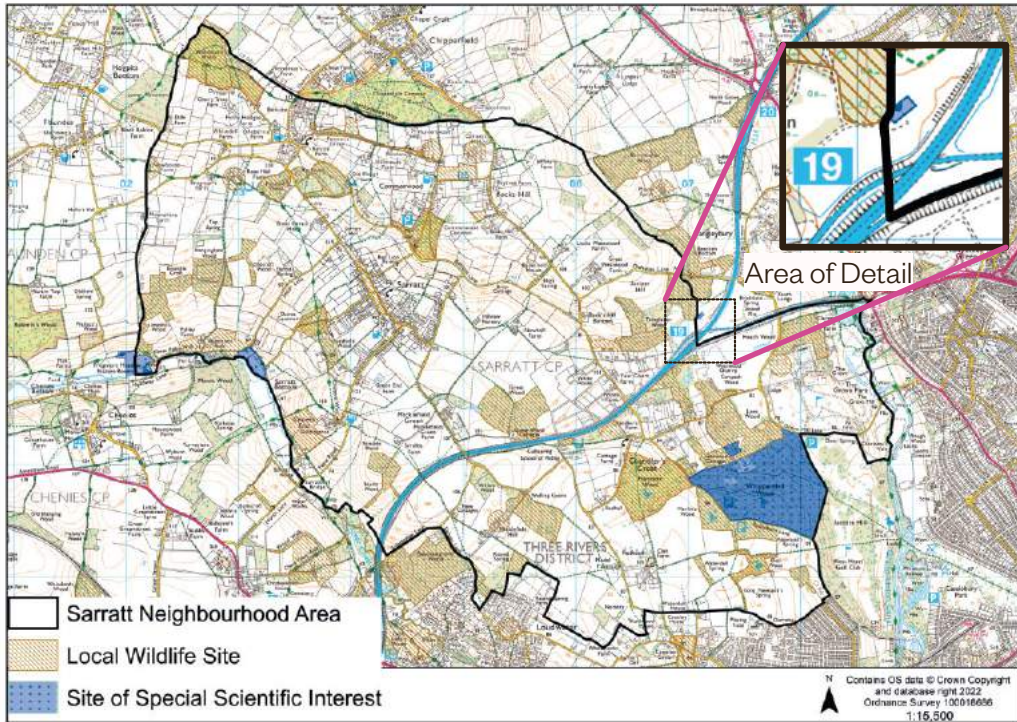
AONB

AONB is protected under the 1949 National Parks and Access to Countryside Act. Its protection is further enhanced by the Countryside and Rights of Way Act, 2000 (CRoW2000). Only local authorities or the Secretary of State can give permission for development in, or affecting, an AONB. Any development proposals must have regard for the principle of conserving and enhancing the natural beauty of the AONB.



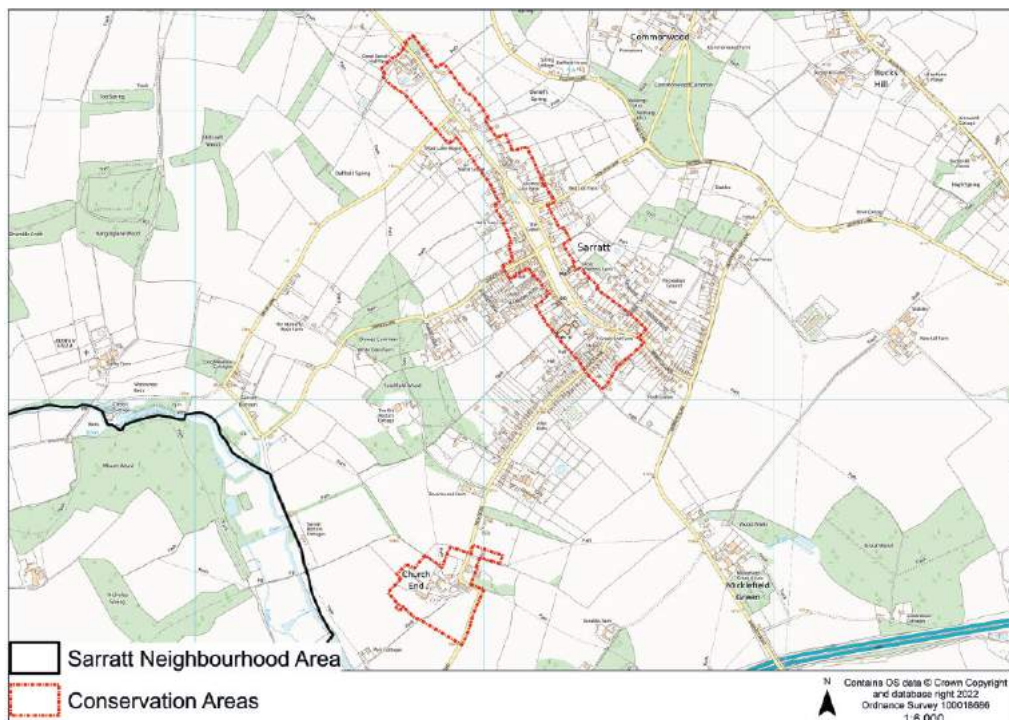
SSSI

Natural England selects sites that have features of special interest, such as its wildlife, geology or landform. These are then protected from any development and it is an offence to deliberately or recklessly damage the special features of an SSSI.



Conservation Areas

We have two Conservation Areas in Sarratt. Residents and businesses in a conservation area may need permission from the Local Planning Authority before making alterations such as cladding, inserting windows, installing satellite dishes and solar panels, adding conservatories or other extensions, laying paving or building walls. Demolition of a building within a conservation area will usually require planning permission: it is now a criminal offence to carry out demolition in a conservation area without planning permission.

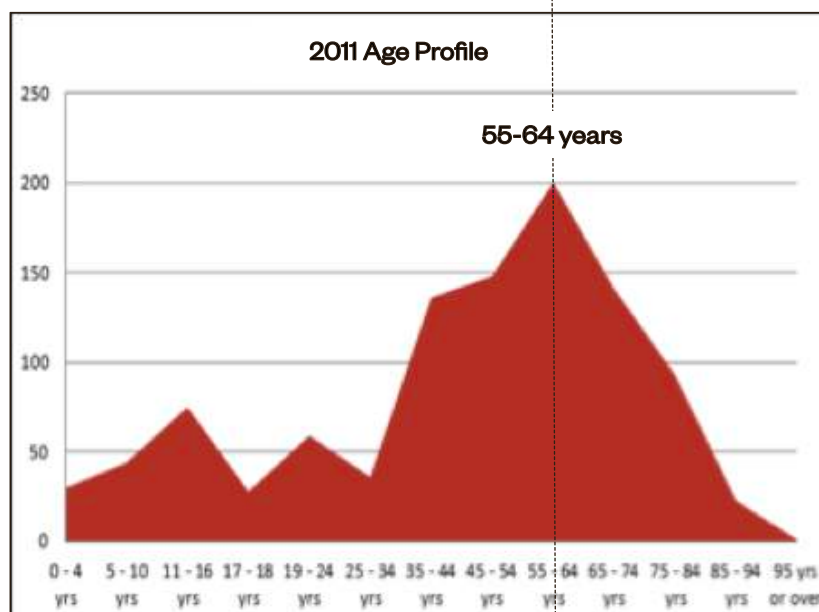
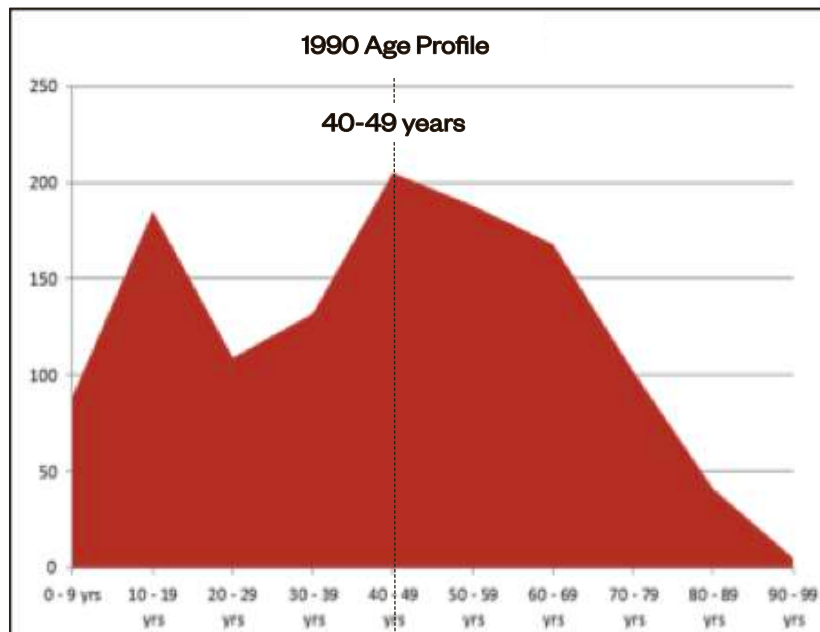


Demographics

The 2012 Parish Plan Survey showed a population of the the parish unsurprisingly heavily skewed towards Sarratt with 60% of the total; the only other area with over 10% of the population is Belsize with 12%. 55% of residents have lived in the Parish for more than 50 years and a further 26% for 6 -15 years.

Given this continuity of residence, it is unsurprising that the age distribution across the Parish in the decade to the last Census figures has moved significantly up.

It is now a Parish with a predominantly older population.



Housing Stock

The Housing Needs Assessment produced by AECOM (Appendix [IV]) shows that the proportion of detached homes is more than double that of Three Rivers or the national average, while all other dwelling types exist at correspondingly lower proportions. For example, the proportion of flats in Sarratt is less than one-third that in Three Rivers. Strongly linked to this finding is the fact that Sarratt has generally larger dwellings than Three Rivers, with a greater proportions of all size categories above six rooms, and lower proportions of all smaller dwelling sizes.

Proportions of Housing Types in Sarratt, Three Rivers, and in England

Source:ONS 2011 Census, AECOM calculations

Dwelling Type

House or bungalow	Sarratt	Three Rivers	England
Detached	57.8%	26.3%	22.4%
Semi-detached	19.3%	35.0%	31.2%
Terraced	14.1%	19.1%	24.5%
Flat or maisonette			
Purpose-built block of flats	4.3%	16.7%	16.4%
Part of a converted or shared house	1.3%	3.8%	3.8%
In commercial building	0.8%	1.0%	1.0%

Community

The Parish has a rich and diverse set of community activities, with more than 50 clubs and events, societies or activities.

Two organisations typify the strong community spirit in the Parish: Sarratt Care is a highly unusual volunteer organisation, providing such services as transport for hospital appointments, meals on wheels and a luncheon club for the whole Parish. Sarratt Spotlight is a Parish magazine funded by the Church that has become the go-to source of news and information on what's happening in the Parish.

The following Community Activities have been identified:

Allotments

Beavers/Cubs/Scouts/Explorers

Bell Ringers

Book Clubs

Bowls Club

Bridge Club

Brownies

Church Home Group

Days Almshouse Charity

Football Club

Friends of Holy Cross

Grey Knights

Horticultural Society

Local History Society

Neighbourhood Watch

Pony Club

Residents Associations:

*Belsize; Chandlers Cross/Bucks Hill/Penmans
Green/ Commonwood*

Royal British Legion (Sarratt Branch)

Sarratt C of E School

Sarratt Care

Sarratt Community Garden

Sarratt Evening WI

Sarratt Parents Association

Sarratt Rebels (youth football)

Sarratt Singers

Sarratt WI

Spotlight

Sunrise & Sunset Club

Sustainable Sarratt

Tennis Club

U3A

Wildlife Volunteers

Youth Club

Community Events

Antique Fairs

Apple Festival

Firework Display

Boxing Day Vintage Car Rally

Flower Festival

Friendship Club

Grapevine Movies

May Fair

Sarratt Festival of Music

Sunday Markets

Horticultural Shows

Pantomime (SPLAT)

Sarratt Freshers Fair (biennial)

Village Day (biennial)

Village Picnic



CHIPPERFIELD 2
BOVINGDON 3 1/2

20 Century Club





OBJECTIVES

These objectives are drawn from the findings of the community engagement and evidence gathering process outlined Section 2 above. They are organised into three broad themes of Economic, Social and Environmental Impact.

OBJECTIVE	ACTION	ASSOCIATED POLICIES
ECONOMIC		
Maintain the viability of the businesses and services that are key to the area:	Ensure any property development in the parish consists of a mix of properties that best meets the housing needs of the community, promoting a thriving and balanced population that will maintain the viability of these businesses and services.	1, 4, 10
<ul style="list-style-type: none"> • Village Shop • Pubs • Garage • Doctors' surgery • Bus service • School • Church • Village Hall 		
SOCIAL		
Ensure that community spirit is supported and enhanced.	Protect sites important for community interaction, such as village hall, church, playing fields.	8, 9
	If the community grows, ensure there is adequate provision of facilities for community interaction.	1
Develop a housing stock that meets the needs of all demographics with in the community.	Ensure new developments consist of a mix of housing that promotes a thriving, balanced population.	1, 4, 5
ENVIRONMENTAL		
Maintain the rural nature of the village and conserve its important historical and environmental features.	Protect key historical assets: <ul style="list-style-type: none"> • Church • ancient settlements • conservation areas • listed buildings 	3
	Protect environmental assets: <ul style="list-style-type: none"> • AONB • 4 SSSIs • 4 county wildlife sites 	6, 7, 11
	Protect distinctive nature of parish settlements	1, 2, 3
Wherever possible, reduce the community's contribution to climate change	Promote the use of environmentally friendly building materials and building design.	2, 12
	Promote the use of renewable forms of energy.	12
Preserve the character of the settlements within the parish.	Ensure where development occurs it is of a quality and design that enhances the local environment and is in keeping with local design features. Refer to Design Code (Appendix III)	1, 2, 7, 11
Keep the impact of any development on traffic in the area to a minimum	Ensure there is adequate provision for parking within any new development and design of roads should be in keeping with others in the area	2, 10



VILLAGE HALL





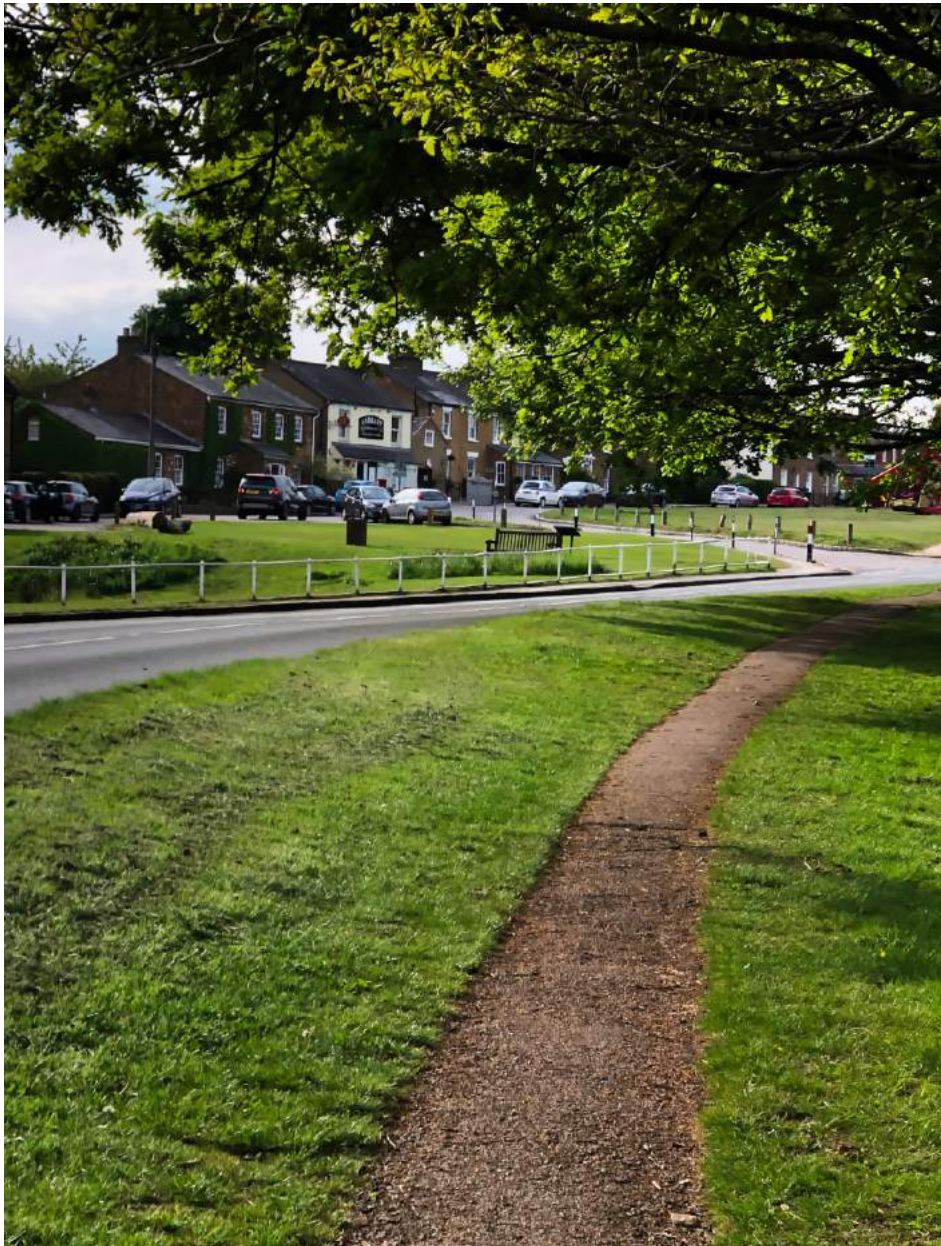
POLICIES

Note:

A selection of representative images is presented with each policy. Further images are provided in Appendix II

Section 1: Development in Villages and Hamlets

Context: The 2018 Parish Plan survey established that residents had a strong preference for protecting the character of the core village of Sarratt and the hamlets of Belsize and Bucks Hill; and for preventing village extensions.



Sarratt Village Green



Policy 1: Development in Villages and Hamlets

To accord with the principles of sustainable development outlined in the NPPF and TRDC Development Plan. To achieve this, sustainable development that makes the use of previously developed land will be encouraged and all new development must:

- respond positively to the local context.
- protect the historic character of the core village of Sarratt and hamlets of Belsize and Bucks Hill

Proposals for development on the edge of the village and hamlets will only be supported where they are small scale and meet an identified local need, with priority given to previously-developed sites.

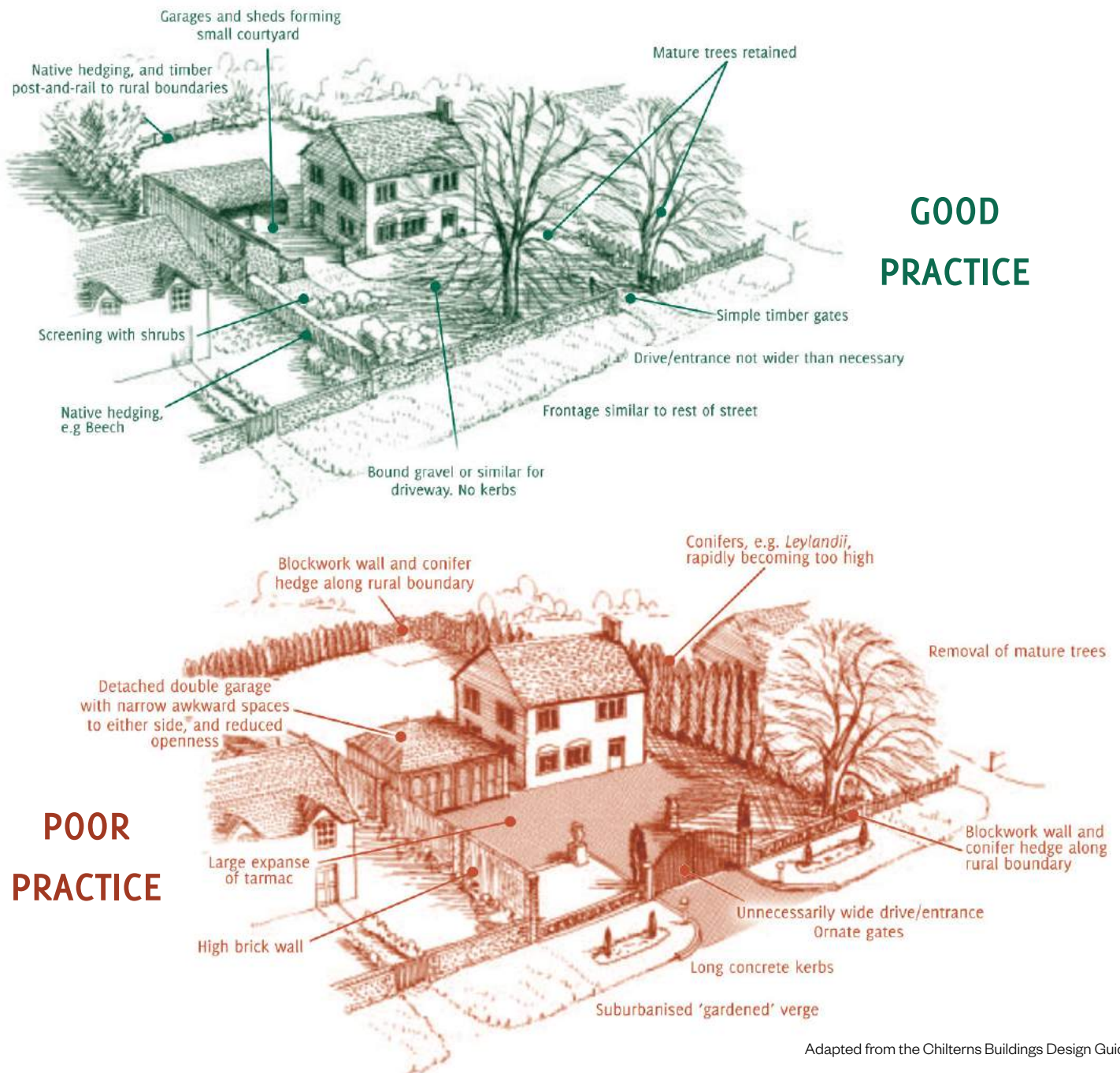
All major applications shall be comprehensively planned to prevent piecemeal development, having regard to the timely and coordinated provision of infrastructure, services, open space and facilities made necessary by the development. They shall also be accompanied by a statement of community engagement to detail how the local community has been engaged prior to any planning application being made.

Section 2: Design Principles

Context: As the Parish overview sets out, Sarratt is a historic village that includes part of the Chilterns Area of Outstanding Natural Beauty (AONB). There are two conservation areas within the parish, both of which were established in 1969; The Green Conservation Area and Church End Conservation Area. The former encompasses The Green and surrounding properties in the village core, whereas the latter forms a cluster around the Church of Holy Cross to the south-west of the main settlement. There is a total of 93 listed buildings within the parish, most of which are Grade II. The parish also contains many unlisted buildings of architectural interest, and the Green is protected. Some of the most prominent listed buildings and landmarks include:

The Church of the Holy Cross (Grade II*)	The Boot public house (Grade II)
The Grove (Grade II*)	The Cock Inn public house (Grade II),
Sarratt Hall (Grade II)	The pump on the green (Grade II)

In addition, the parish contains four Sites of Special Scientific Interest (SSSI): Sarratt Bottom, Frogmore Meadows, Whippendell Wood, and Westwood Quarry. There are also two Conservation area, and an Area of Outstanding Natural Beauty. The aim of this policy is to ensure that future developments consider local character and, through design proposals, they further enhance local distinctiveness by creating good quality developments, thriving communities and prosperous places in which to live.



Policy 2: Design Principles

Development proposals will be required to have regard to the design guidelines in the Sarratt Design Code report (January 2020) and to TRDC Local Plan Preferred Policy Option 23 (*Local Distinctiveness and Place Shaping*). In particular, the following are regarded as key elements in the Design Codes:

Pattern and Layout of Buildings

- The existing rural character must be appreciated when contemplating new development, whatever its size or purpose.
- Gateway and landmark buildings should reflect local character. This means larger houses in local materials, with emphasis on the design of chimneys and fenestration, as well as well-laid and cared for landscape.
- Where an intrinsic part of local character, properties should be clustered in small pockets showing a variety of types. The use of a repeating type of dwelling along the entirety of the street should be avoided (to create variety and interest in the streetscape).

Local Green Spaces and Views

- Development adjoining public open spaces and important gaps should enhance the character of these spaces by either providing a positive interface (i.e. properties facing onto them to improve natural surveillance) or a soft landscaped edge.
- Any trees or woodland lost to new development must be replaced.
- The spacing of development should reflect the rural character and allow for long distance views of the countryside from the public realm.
- Native trees and shrubs should be used to reinforce the rural character of the village and incorporated into the design of new areas.

Materials and Building Details

The materials and architectural detailing in Sarratt contribute to the rural character of the area and the local vernacular. It is therefore important that the materials used in proposed development are of a high quality and reinforce local distinctiveness. Any future development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment.

Wildlife-friendly environment

- New developments should always aim to strengthen biodiversity and the natural environment by creating new habitats and wildlife corridors, ensuring the continuity of habitats between gardens and public spaces.
- Protecting and enhancing existing landscape assets is crucial. The aim should always be to minimise the damage to natural habitats, add to the character and distinctiveness of a place, and contribute to climate change adaptation.

Building Modifications and Extensions

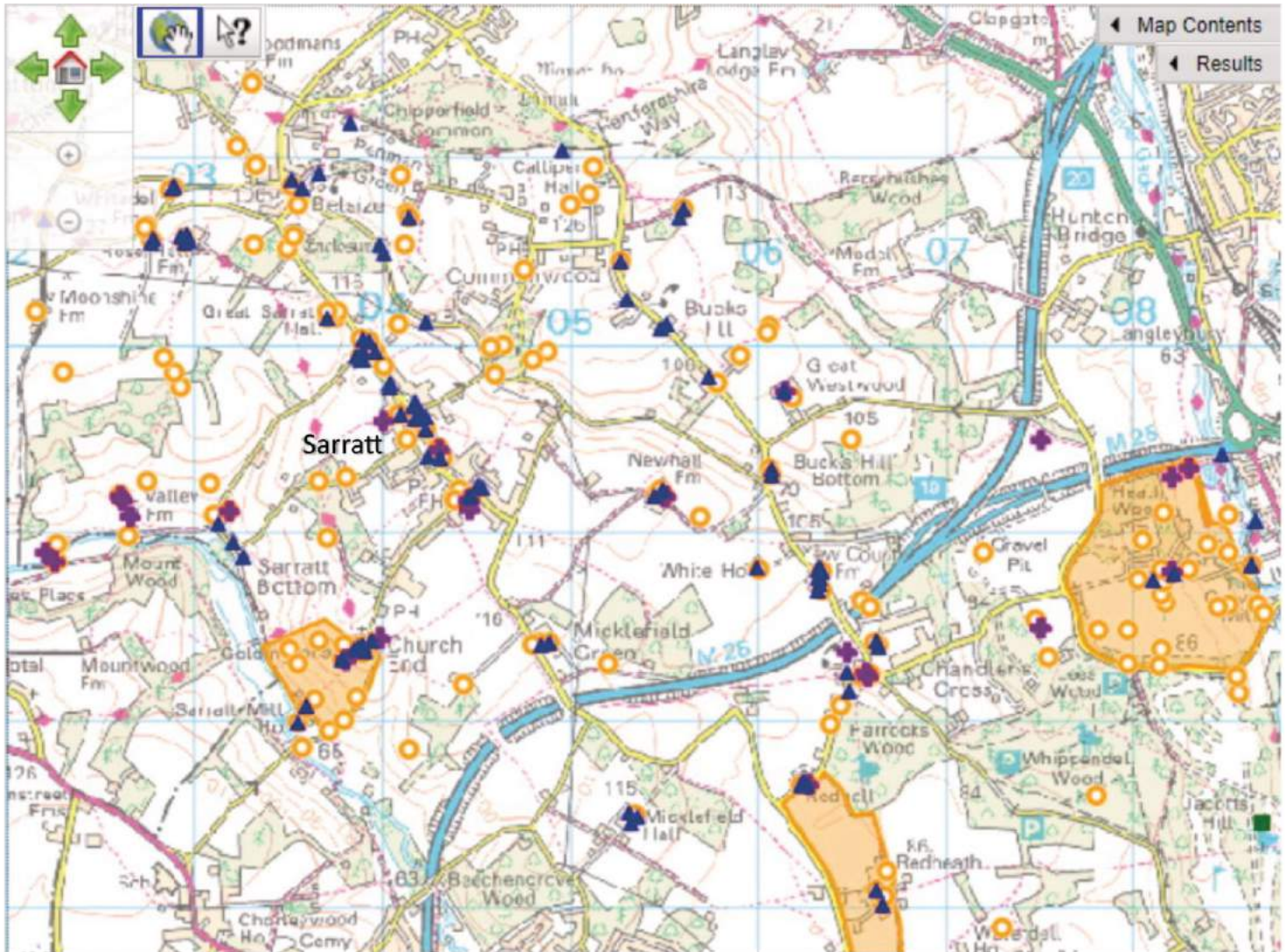
Extensions to dwellings can have a significant impact not only on the character and appearance of the building, but also on the street scene within which it sits. A well-designed extension can enhance the appearance of its street, whereas an unsympathetic extension can have a harmful impact, create problems for neighbouring residents and affect the overall character of the area.

- Extensions should be appropriate to the scale, massing and design of the main building and complement the streetscape.
- Alterations and extensions of historic buildings should respect the host building. Replacement of historic and traditional features, such as timber windows and doors with uPVC and other non-traditional materials should be avoided.

Section 3: Historic Character

Context: Historically, the parish comprised several small medieval hamlets, with Sarratt Green lying centrally in the manor of Sarratt. The settlement is an ancient ribbon development alongside the well preserved green. Sarratt Green had changed very little since the medieval period beyond infilling between existing buildings, until a number of small developments in the 20th century.

The extent of this historic heritage can be seen on this map of Parish assets taken from the national Heritage Gateway record. It emphasises the need to both protect the integrity of these sites and, where appropriate, the viewing corridors of which they are an integral part.



Legend

- ▲ Listed Building (NHLE)
- Local HER record points
- ▭ Local HER record polygons
- ✚ Church Heritage Record (Non Statutory Data)
- ✚ NMR Excavation Index

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*Historic Environment Record

Sarratt has retained its identity as a village.

- Low key development and vernacular architecture on a domestic scale
- Mixture of building styles and dates from the 16th century to the present day
- Warm brick nestles next to flint and timber framing
- The rich textures of brick and brick and flint boundary walls
- Presence of boundary walls, railings or hedges provide interest to the street scene
- The Green and associated ponds
- The Conservation areas : The Green and Church End
- The shop, garage, village pubs, community garden, village hall, parish church, primary school and KGV playing fields
- The wide range of societies, clubs and organisations reflecting the interests of a diverse range of inhabitants.
- The easy access to the countryside and many footpaths: both ancient rights of way and many permissive paths

Sarratt possesses a range of views across valleys and fields that are intrinsic to the character of the Parish and to the setting of its two conservation areas. They include:

- Views across the Chess valley from the west-facing valley slopes above Sarratt Bottom and northwards towards Latimer
- Views across the Bottom Lane valley to the east of the village
- Extensive views over open fields surrounding the village and between the M25 and Whippendell Woods.
- The Green itself has unfettered view up and down its spine, with an additional open space at the southern end bounded by trees on one side.

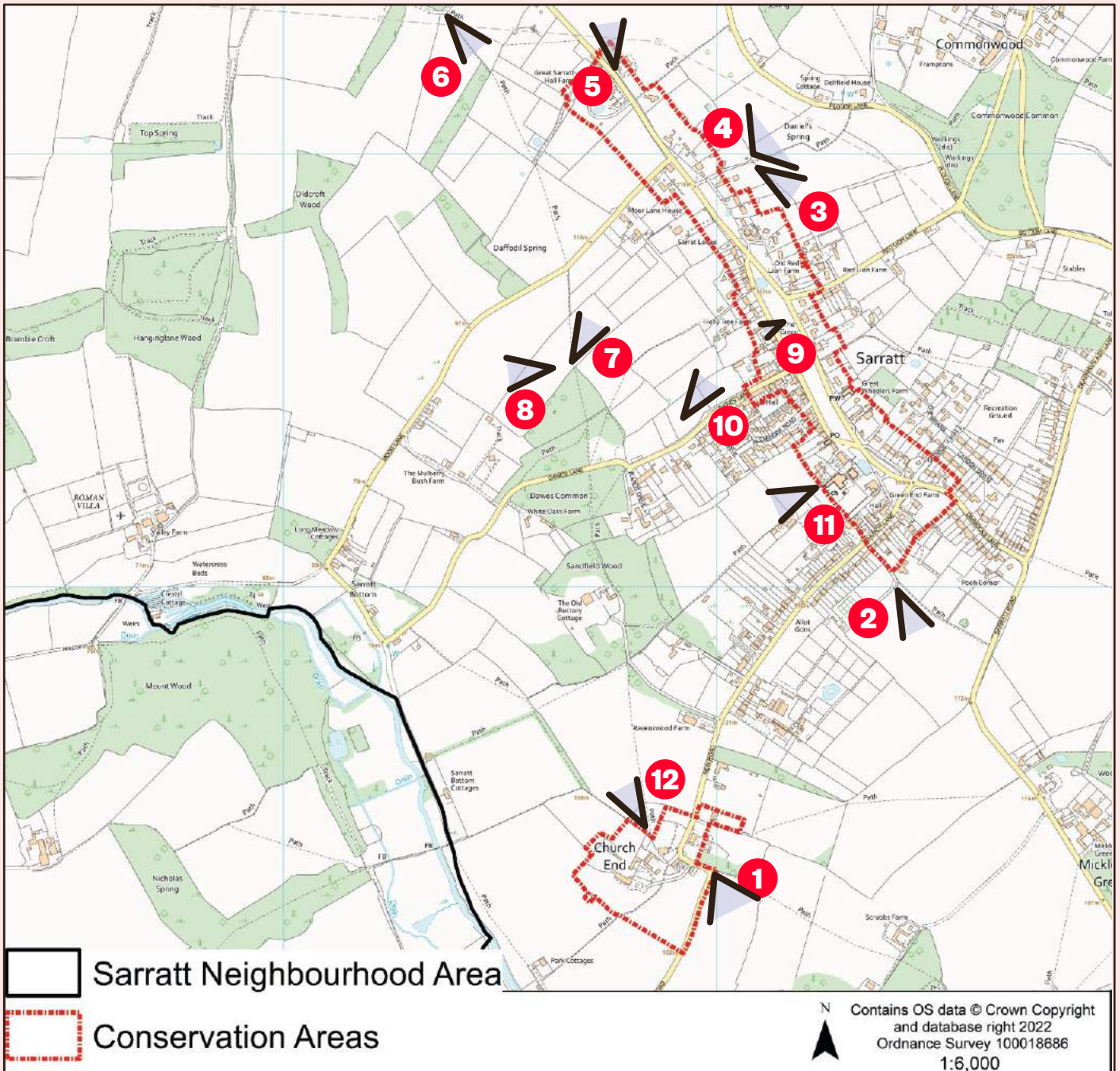
Policy 3: Historic Character

Development proposals within or affecting the setting of the Green Conservation Area and Church End Conservation Area, should conserve and enhance their distinctive characters in accordance with the Green, Sarratt Conservation Area Appraisal 1994 and the Church End, Sarratt Conservation Area Appraisal 1994. In particular, they should recognize that control needs to be maintained in order to ensure the current balance between buildings and open spaces is preserved.

Development that adversely affects the important views in and out of the Conservation Areas will not be supported.

Policy 3: Important views

Click on a number to view the corresponding image enlarged online



Policy 3: Important views



1
View from the Church Conservation Area
SE towards the M25



2
View from Southern corner of Conservation Area
SE towards Micklefield/M25



3
View towards Chipperfield
from the East Village Conservation Area boundary



4
View towards Commonwood from the East
Village Conservation Area boundary

Policy 3: Important views



5

View from North end of the Village Conservation Area boundary towards Plough and Debardine Woods



6

View towards Northern end of the Village Conservation Area, with Great Sarratt Hall visible through the trees



7

View towards the North-West Village Conservation Area boundary



8

View across the Chess Valley AONB

Policy 3: Important views



9
West West from the centre of the
Village Green Conservation Area.



10
View showing the hedge forming
West Village Conservation Area boundary on the lower Green



11
View SE towards Sandfield Wood
from the West Village Conservation Area boundary
behind the Village Shop



12
Chiltern Way heading North from the Church

Section 4: Housing Mix:

Context: The Housing Needs Assessment (AECOM, Jan 2020) identified an acute shortage of three bed properties in Sarratt that has been caused over the last few decades by owners typically converting 2 or 3 bed bungalows into 4 or 5-bed houses. Specifically, its conclusions state:

“142. Seen in the context of Sarratt’s comparatively large stock of dwellings, trends towards older households and single occupancy may warrant a Neighbourhood Plan policy intervention to restrict the future supply of larger dwellings to some extent. It may also be the case that the declining number of families in Sarratt is a function of the limited number of dwellings that are both appropriately-sized and affordable to younger families, so it may be beneficial also to encourage the provision of mid-sized housing suitable for this demand segment.

143. The results of a life-stage modelling exercise, which looks at the sizes of dwelling occupied by different age groups and projects the growth and decline of those age groups over the Plan period in order to understand what should be built, corroborates this finding. The recommended size mix of new housing focuses on dwellings of three bedrooms (around 50%) and those with one (20%) and two (30%) bedrooms, further suggesting that no further large dwellings are needed.”

Replenishing the 3-bed housing stock as well as building new 1 and 2-bed units will ensure better balance in our housing stock that addresses local needs (including damping spikes in rents for certain property types).

In addition, the need for accessible homes to enable residents to downsize whilst remaining in the community was identified in both the 2018 Parish Plan as well as the Housing Needs Assessment, and self-build as one of the most cost-effective routes to home ownership is to be encouraged.



Properties facing Sarratt Village Green

Policy 4: Housing Mix

Policy 4.1

Development proposals for all housing types should have a size mix consisting of dwellings of three bedrooms (50%), two bedrooms (30%) and one bedroom (20%) as recommended by the Sarratt Needs Assessment 2019 [Appendix IV], or as near to this as practical, subject to local need.

Policy 4.2

Development proposals where the provision of bungalows, accessible homes and all types of self-build properties as part of the housing allocation mix above will be looked upon favourably, provided they are 3 bedrooms or fewer, unless a specific identifiable local need can be demonstrated. Permitted development rights shall be removed so as to prevent future development into larger dwellings without planning permission.

Section 5: Affordable Housing

Context: The Housing Needs Assessment identified that social rented homes for those on the lowest incomes are the greatest priority in Sarratt. This backed up the findings from the 2018 Parish Plan survey that indicated housing stock was in short supply and too expensive for family members to be able to stay in Sarratt. A supply of accessible homes for the elderly to be able to downsize and remain in Sarratt was also an important conclusion, which additionally has the benefit of freeing up larger properties and hence a desirable trickle-down effect.

Therefore, a supply of affordable routes to remain resident in Sarratt through social rental, shared home ownership (eg First Homes) and accessible homes for the elderly is key for the long-term sustainability of the community.

Whilst TRDC applies an affordable housing requirement to minor sites (with a net gain of 1+ dwellings), for small scale developments commuted sums for affordable housing are generally acceptable. However, this practice does not help address local demand within this rural community where delivery of affordable housing is essential. The policies therefore recognise this specific special local need.



Clutterbucks, Sarratt

Policy 5: Affordable Housing

Policy 5.1

Development proposals of 1+ units or over are required to have at least 40% as Affordable Housing. Commuted payments towards provision off site will only be accepted in exceptional circumstances to ensure delivery of affordable housing to the local community.

Policy 5.2

Proposals for Affordable Housing will be required to be 75% for social rent, 25% First Homes affordable shared ownership products.

Policy 5.3

Affordable homes will be integrated into developments in design, layout and location so as not to be distinguishable from other homes on the development.

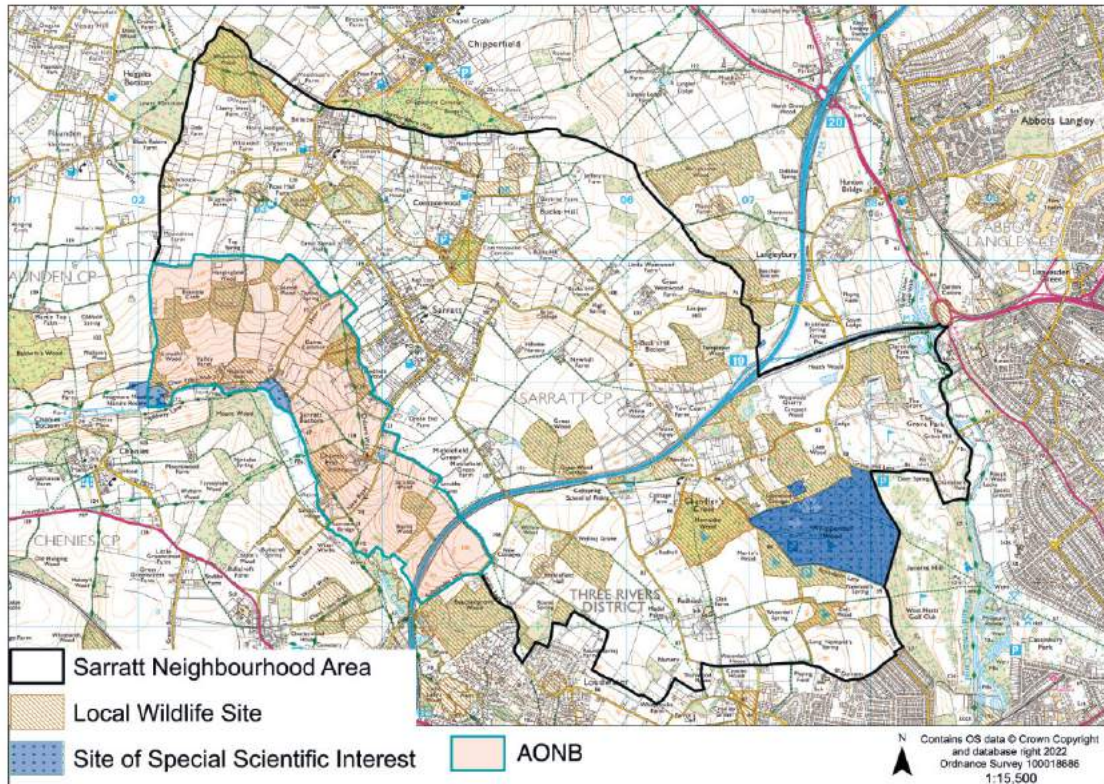
Policy 5.4

Affordable Housing of all types will be looked upon favourably if provided with a Locality Protection Provision, which gives priority to local residents in perpetuity, but without restricting allocation should no local need be identified in the first instance, whether or not as part of a Rural Exception site.

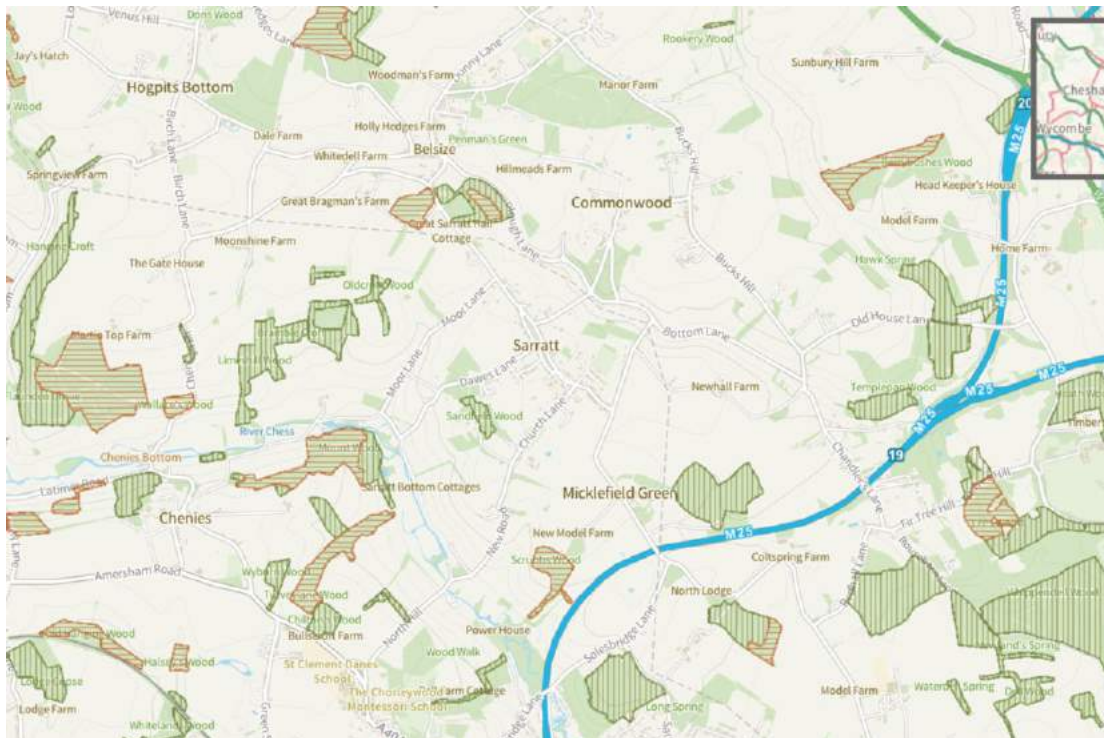
Section 6: Biodiversity

Context: Nature conservation is an integral part of the planning system, and should be taken into consideration in any development. Ensuring that future generations can enjoy the neighbourhood's rich geological and biological inheritance as well as the wider experience that a healthy, functioning natural environment can provide means that we must continue to improve the protection and management of what we have today. Across the UK, biodiversity is shrinking, and our essential ecosystems are losing the robustness and resilience on which our food supplies rely, as well as the beauty and richness that they bring to an area. Any development must not further undermine these systems.

AONB, Wildlife Sites and SSSI



Ancient Woodland



Ancient and semi-natural Woodland



Ancient replanted Woodland



Policy 6: Biodiversity

Policy 6.1: General

- i. All proposals should achieve a net gain in biodiversity where it is feasible and proportionate to do so, as measured by the Natural England Biodiversity Metric; and should avoid harm to, or loss of, features that contribute to the local and wider ecological network.
- ii. Proposals will be expected to apply the mitigation hierarchy of avoidance, mitigation and compensation, as set out in the NPPF, and integrate ecologically- beneficial planting and landscaping into the overall design – this must be approved by a certified ecologist. Where mitigation and/or compensation are proposed, any sites that may be put forward for compensatory planting must be within the Parish, and as close to the development as possible, ensuring that those who have lost out due to development are compensated in a way that is of actual value to them.

Policy 6.2: Locally-Designated Nature Conservation Sites

- i. Development proposals, land use or activity (either individually or in combination with other developments) which are likely to have a detrimental impact which adversely affects the integrity of a designated site, will not be permitted unless it can be demonstrated that there are material considerations which clearly outweigh the need to safeguard the nature conservation value of the site, and any broader impacts on the international, national, or local network of nature conservation assets. The first map opposite shows the AONB, local wildlife sites (hatched) and SSSIs (blue) that form part of the plan area. The second map shows ancient woodland – green hatching indicates ancient and semi-natural woodland, and brown hatching, ancient replanted woodland. Sarratt Parish is incredibly fortunate to count 18% of its total land area as woodland, compared to the national average of 12%. This brings with it a significant financial burden and depth of responsibility which is willingly shouldered by the parish council, and evidently valued by both parishioners and visitors to the parish.
- ii. Evidence will be required in the form of up-to-date ecological surveys undertaken by a competent ecologist prior to the submission of an application. The type of evidence required will be commensurate to the scale and location of the development, the likely impact on biodiversity and the legal protection or other status of a site. Where insufficient data is provided, permission will be refused.
- iii. Proposals should avoid impacts on sites of nature conservation value and wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be sought, commensurate to the importance of the site in terms of its status in the hierarchy and the contribution it makes to wider ecological networks. It is worth noting that adverse impacts are almost always avoidable by rejecting development.

Policy 6.3: Species and Habitats

- i. Development should always seek a net gain to biodiversity and to create opportunities for wildlife. Proposals must demonstrate how the development improves the biodiversity value of the site and surrounding environment. Evidence will be required in the form of up-to-date ecological surveys undertaken by a competent ecologist prior to the submission of an application. Plans must be submitted that determine the maintenance programme for any newly planted trees/hedgerows/ new ponds, and this will be the responsibility of the developer. Thought must be given to water supply and soil type before permission is given for new plantings, as this will determine whether they will survive. The Biodiversity value of a site pre and post development will be determined by applying the Natural England Biodiversity Metric where appropriate. Submitted information must be consistent with BS 42020 2013. Where insufficient data is provided, permission will be refused.
- ii. Proposals should detail how required mitigation, compensation or enhancement measures of physical features will be maintained in the long term.
- iii. Development which would result in the loss or significant damage to trees, hedgerows or ancient woodland sites will not be permitted. The Council will seek their reinforcement by additional planting of native species whenever appropriate. Protective buffers of complementary habitat will be expected to adjoin these features, sufficient to protect against root damage and support improvement of their long-term condition. A minimum buffer zone of 10m (or greater if required), and of 15m for ancient woodland, is considered appropriate. Replacement of existing woodland or hedges with new plantings will not be accepted, even if the size of the land for replacement is significantly bigger than the original.
- iv. Proposals will be expected to protect and enhance locally important biodiversity sites and other notable ecological features of conservation value.
- v. Where adverse impacts are unavoidable, exceptional circumstances exist that outweigh any harm or damage to a species or habitat, appropriate mitigation and compensation measures must be employed, commensurate with the importance, the legal protection or other status of the species or habitat. Where appropriate, the Council will impose conditions / planning obligations which seek to:
 - a. Facilitate the survival of existing populations as well as encouraging the establishment of new populations;
 - b. Reduce disturbance to a minimum;
 - c. Provide adequate alternative habitats to sustain at least the current levels of populations.
- vi. Development adjoining rivers or streams must provide a minimum of an 8m buffer of complementary habitat between the built environment and top of the bank of the watercourse. Details must be supplied of ongoing ecologically beneficial management of buffer habitats. Where possible, opportunities should be taken to restore degraded aquatic environments to a more semi natural condition.
- vii. Integrated bird (e.g. swift) and bat boxes will be expected in all buildings bordering public green space and beneficial habitat.
- viii. Protected species: Sarratt Parish hosts a number of species protected by the 1981 Wildlife and Countryside Act. These include badgers, water voles, bats, great crested newts and breeding birds (seasonal). It also welcomes deer (both Muntjac and Roe), foxes and a large variety of birds. According to Natural England, the area contains level 3 'Arable Assemblage farmland birds', which includes the turtle dove, snipe, and yellow wagtail. The Herts & Middx Wildlife Trust has also undertaken a number of lengthy, well-documented and comprehensive surveys of flora and fauna in the Parish. Any development that would undermine the slow recovery of these valued species would be unfavourably looked on.

Section 7: Landscape

Context: Sarratt is a predominantly rural parish with a rich history based on agricultural and rural activities. The way in which people visually experience the parish landscape, their visual amenity, is critical to maintaining this heritage for the future enjoyment of parishioners and visitors. Adverse visual effects occur through the intrusion into established views of features out of keeping in terms of scale and the, crucially, composition of the view.

However, visual effects may also be beneficial where an attractive focus is created in a previously unremarkable view or the influence of previously detracting features is reduced. The significance of effects will vary, depending on the nature and degree of change experienced and the perceived value and composition of the existing view

The maps in the introductory section show the Parish in the wider landscape, including Areas of Outstanding Natural Beauty, local wildlife areas and Sites of Special Scientific Interest and Conservation areas. All of these contribute context for visual amenity over and above the natural beauty of the Chiltern Hills and valleys.

Sarratt offers residents and visitors easy access to the countryside through the network of footpaths, both statutory and permitted: these visual amenities form a regular part of village life and the enjoyment of the local environment.



View E across Mount Wood towards Latimer

Policy 7: Landscape

Development proposals will be required to respect and, wherever possible, enhance the special characteristics, value and visual amenity of the parish landscapes. Examples include views of the Chess Valley and of the open fields that surround habitations, as shown on the following pages.



View WSW across the Chess Valley



View from Sandfield Wood towards Sarratt



View ENE across the Chess Valley



Holy Cross Church (12th Century)

Section 8: Footpaths and Bridleways:

Context: With over 27 miles of public footpaths and bridleways in the parish, their use for both sustainable transport for short trips within the village and for recreation for residents and visitors underlines their importance. This was emphasised during the consultation process, which also identified width as of particular concern for a wide variety of users, including the elderly and disabled.



Dawes Common

Policy 8: Footpaths and Bridleways

There is a presumption against the loss of a public footpath or bridleway. Where a proposal requires an existing footpath or bridleway to be re-routed, the applicants will be expected to provide evidence that shows footpaths/bridleways will be re-provided elsewhere and will be of the same or enhanced quality (including width) and in an equally suitable location to service its function. Rural, unmade footpaths should not be replaced by tarmac ones.



Dawes Common

Section 9: Community Facilities

Context: Its facilities fulfil an integral role within a community and their loss could begin or accelerate a process of decline. Sarratt has a long history of providing and sustaining community facilities, including the church, built in the twelfth century, through the Alms Houses, gifted to the community by a local benefactor in the nineteenth century, to the KGV Playing Fields, established as a charity in the early twentieth century. The village hall was rebuilt at the Millennium, and the village shop bought by over 80 local residents in 2010 and set up as a Community Interest Company, and subsequently registered as an Asset of Community Value to protect it and its Post Office for the benefit of the community.

The rural nature of the parish means that a number of other premises provide a valuable community facility, either in their primary function (e.g. doctors' surgery and dispensing chemist) or as a secondary function for both informal and formal village organisations. Examples include: Pints of View, a church-based outreach discussion group held monthly in The Plough pub in Belsize and Book Club meetings held in the Cricketers Pub. A significant factor in this latter case was identified in the Herts CC consultation response to the consultation: that in Sarratt, there is an absence of community library facilities.

The following Community Facilities have been identified:

Doctors' surgery in Church Lane, Sarratt	The allotments in Church Lane, Sarratt.
Holy Cross Church	The Café on the Green, Sarratt
KGV Playing Fields, including Children's Play Area	The Boot public house, Sarratt
Sarratt Alms Houses, Church End, Sarratt.	The Cart & Horses public house, Commonwood
Sarratt C. of E. Primary School	The Cock public house, Sarratt
Sarratt Community Garden, The Green, Sarratt	The Cricketers public house, Sarratt
Sarratt Community Post Office Stores, The Green, Sarratt	The Plough public house, Belsize
Sarratt Village Hall, The Green, Sarratt	The Prime Steak House, Chandler's Cross



Sarratt Village Hall

Policy 9: Community Facilities

There is a presumption against the loss of any community facility unless it can be demonstrated that:

- its continued use as a community facility is no longer viable or
- it is no longer required by the community; and
- there is no reasonable prospect of securing an alternative community use of the land or premises.

Proposals that ensure the retention, improve the quality, and/or extend the range of community facilities in a suitable location within the Parish will be supported.

Section 10: Car Parking:

Context: In the village centre, the Green as well as some sections of the adjacent streets such as Church Lane, Alexandra Road, and Dawes Lane provide informal on-street parking. Farther away from the village centre, most roads are too narrow to accommodate on-street parking. Most properties provide on-plot residential parking in the form of front yard parking.

While there are numerous issues involving parking, major continuing ones arise from:

- Parking around Sarratt School and access to the school for HGVs.
- Improved parking for Village Hall area (currently 33 spaces).
- Improved parking for the Dawes Lane area.

Where communal unallocated off-street parking space is provided, the number of parking spaces can be proportionately reduced. Where off-street parking is within a garage, this should be of a sufficient size to accommodate modern car designs and provide cycle storage.

The challenge is to accommodate the inevitable increase in cars in the village while maintaining its rural nature.

Policy 10: Car Parking

There will be a presumption against the loss of car parking provision in Sarratt Village unless applicants can provide evidence as follows:

- a. It can be demonstrated to the satisfaction of the Three Rivers District Council in consultation with Sarratt Parish Council and the Highway Authority that the loss of parking will not have a severe adverse impact on parking provision and/or road safety in the village; or
- b. Adequate and suitable replacement car parking provision is provided on or adjacent to the site or a nearby suitable location in the village.
- c. All new housing development schemes will need to demonstrate why any roadways where on-street parking is proposed would be appropriate. Sufficient unallocated parking provision for visitors should be provided and to be marked as such.

For the avoidance of doubt, the standards for residential off-street parking for new residential development are set by TRDC, but are considered a minimum level of provision. However, provision above these standards must be justified specifically in relation to the development in question, as over provision would be detrimental to the rural nature of the village.



George V Way

Section 11: Local Green Spaces:

Context: Given the rural nature of Sarratt Parish, local green spaces are an intrinsic part of community life. The footpath network throughout the valley allows access to the Chess valley to the west and the Bottom Lane valley to the east as well as the fields and woods in between. Beyond that to the east lie Commonwood Common and Bucks Hill, to the North the woods towards Belsize and Penman's Green and to the south, Chandlers Cross and the extensive Whippendell Woods. These all give residents and visitors the opportunity to experience green spaces and diversity of flora and fauna in natural habitats.

The village sits above the Chess River valley, which is partly within the Chiltern Hills Area of Outstanding Natural Beauty. Chalk stream are rare environments: of the 260 chalk streams globally, 224 of them run through the English countryside. The Chess supports several key species listed in the Government's UK Biodiversity Action Plan:

- **Mammals**, such as the water vole
- **Birds** include the green sandpiper, grey heron, grey wagtail, little egret, osprey, mute swan, stonechat, water rail, and kingfisher
- **Flora**, such as water crowfoot, purple loosestrife, hemp agrimony, water forget-me not, and branched bur-reed
- **Freshwater fish** include brown trout, grayling, and bullhead
- **Invertebrates and insects** include the mayfly, which provide a rich diversity of life supporting the fish population

The Parish has 5 Commons (registered with Herts C.C.). All are protected by statute, under the Commons Registration Act, 1965. These are designated * below.

Additionally, local green spaces are recognised as an essential requirement for the health and well-being of residents; their preservation is an important social benefit. This policy seeks to assist the management of development applications that may impact on local green spaces. Local Green Spaces may be designated where those spaces are demonstrably special to the local community. The following Local Green Spaces are identified below.

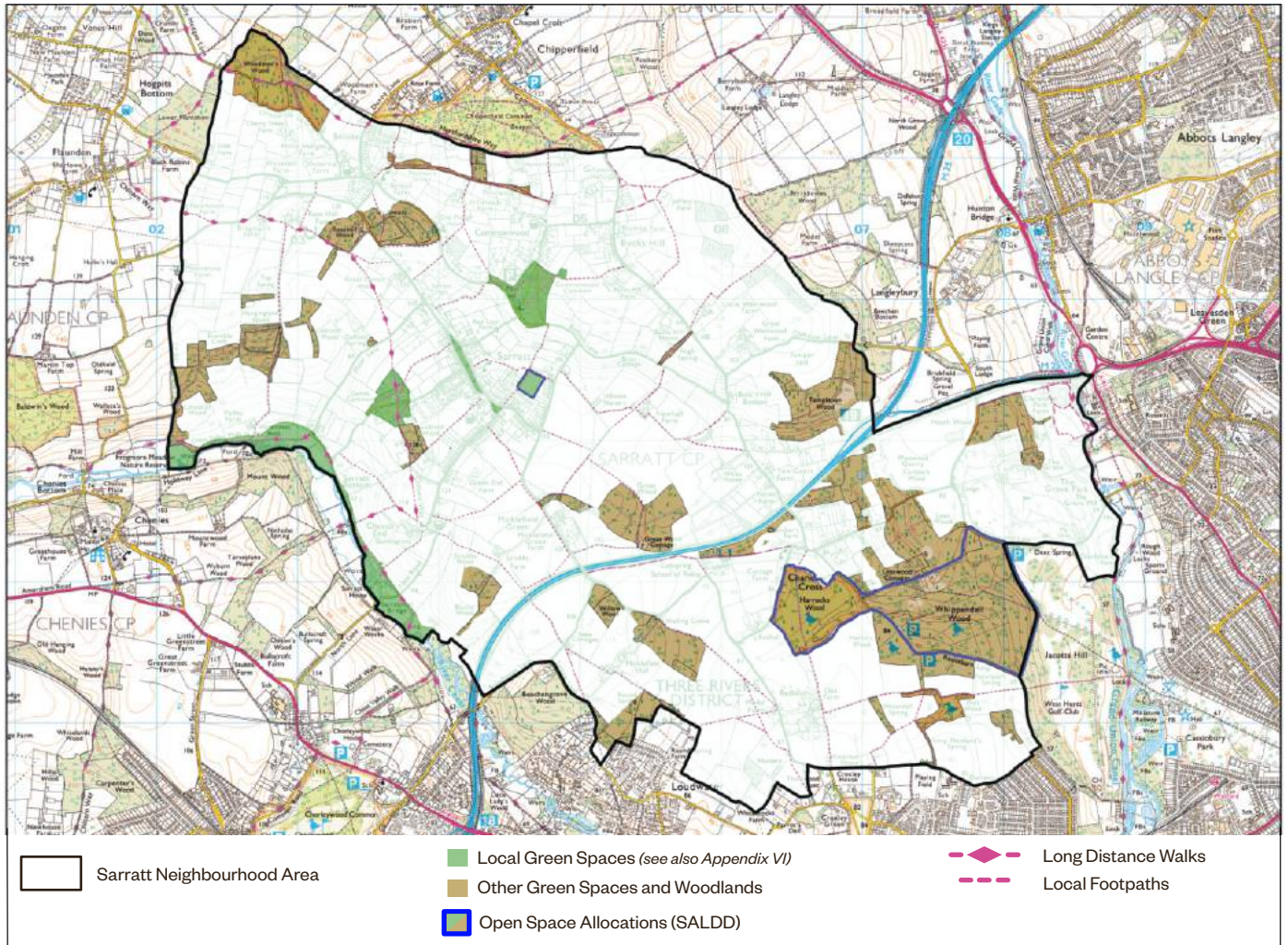
Local Green Spaces

(see Appendix VI for National Planning Policy Framework assessment)

*Commonwood Common	Sarratt Bottom/Chess River Valley
*Dawes Common	The Green, Sarratt
King George V Playing Fields	

The following additional green spaces and woodlands have been identified, some privately-held:

*Belsize	Quickmoor pond and orchard, Commonwood
*Penmans Green	Rosehall Wood
*Rosehall Green	Sandfield Wood
Blunts Wood	Sarratt Bottom SSSI
Debardine Wood	Scrubbs Wood
Frogmore Meadows SSSI (<i>Wildlife Trust</i>)	Sheepcote Wood
Great Wood	Sheepyard Spring
Hanginglane Wood	Templepan Wood
Harrocks Wood	The Grove Woodlands
High Spring Wood	Whippendell Wood SSSI (<i>Watford Borough Council</i>)
Mead Spring	Willow Wood
Oldcroft Wood	



Policy 11: Local Green Spaces

Policy 11.1:

Subject to the provisions of the NPPF, the following land as identified on the map and in Appendix VI will be designated as 'Local Green Space' due to its mixture of community, recreational, historic or environmental value:

- Sarratt Bottom/Chess River Valley
- Commonwood Common
- Dawes Common
- King George V Field
- The Green, Sarratt

Policy 11.2:

The management and development within areas of Local Green Space will be consistent with that for development within Green Belt and the requirements of NPPF paragraph 103.

Policy 11.3:

Applications for development of existing recreation land and facilities must be accompanied by an assessment of the current or last use of the facilities and their viability, together with proposals to mitigate any material loss to the community.

Section 12: Renewable Energy & Green Infrastructure

Context: As a rural parish the protection and sustainability of the environment is highly valued. In response to the rapidly evolving green agenda, the Parish Council appointed a Lead for Sustainability for the first time in 2021 and as sponsor of the Neighbourhood Plan is keen to show leadership in local policies, particularly recognizing the opportunities and challenges of a rural parish (e.g. sustainable transport) and the long-term impacts that planning decisions now will have on the community and planet.

Policy 12: Renewable Energy & Green Infrastructure

Development proposals should seek to achieve the highest standards of sustainability and decarbonisation. Where there are potential conflicts with other policies such as the Local Plan (*Preferred Policy Option 12 Carbon Dioxide Emissions and On-site Renewable Energy; Preferred Policy Option 13 Adapting to Climate Change and Sustainable Construction; Preferred Policy Option 14 Renewable and Low Carbon Energy Developments*), or with Conservation Area restrictions, then those policies should take precedence, but practical exemptions should be applied. For example, solar panels should be installed in developments in Conservation Areas but not on street-facing aspects.

Development proposals that aim to exceed any current energy efficiency and environmental impact regulations will be looked upon favourably (e.g zero carbon ready).

Proposals should demonstrate how the development would facilitate *Powering down* (reduce the energy demand and consumption) and also *Powering up* (increasing use of renewable and carbon neutral energy sources).

The use of the following are positively encouraged in any new development or in changes to existing developments, and their incorporation should be highlighted:

- Sustainable construction methods that reduce the impact of the build process;
- Fabric first approach - 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. This includes techniques such as passive solar design, choice of construction materials, insulation, envelope air leakage, ventilation and standard of construction, as well as aspect and orientation of layout, such as natural daylight sources or south-facing roof slopes to maximise the use of solar panels or available land for ground source heat pumps;
- Renewable and low-carbon or zero carbon technologies such as photovoltaic panels, solar thermal panels and heat pumps;
- Locally produced materials (such as flints) and recycled materials (such as old bricks) that both meet design guidelines and have a lower carbon footprint owing to fewer transport miles;
- Steps to encourage the use of sustainable modes of transport – including walking, cycling and public transport - such as an undercover bike park for every house;
- Electric Vehicle charging points should, where practical, be installed for all new residential developments. Their eventual configuration and charging capacity should be appropriate to the development, from single charging points for individual houses to communal points for flats or shared parking areas;
- Ensuring that the development will facilitate the use of, and recycling of, all resources including water, such as the provision of rainwater collection tanks and grey water recycling;
- Impact of the development on the local environment, such as management of surface water and support for biodiversity.

Appendices

- I Frequently asked questions**
- II Village Asset photos**
- III Sarratt Design Codes**
- IV Sarratt Housing Needs Assessment**
- V The Green Conservation Area Assessment**
- VI Local Green Spaces: Schedule**

Appendix I

Frequently-Asked Questions

All Neighbourhood Plan documentation is available from the website: sarrattneighbourhoodplan.org

The Basics

Q1. What rules did you have to abide by when setting the NP policies?

A1. The policies must adhere to three basic principles. They must be:

1. About planning;
2. Consistent with national and local policies (NB can be more stringent but not contradictory);
3. Backed up by evidence (i.e. we have to have a strong local rationale) Additionally, ideally they should be positive statements about what we would encourage and welcome, not just a list of things that can't or shouldn't be done. And of course, they need to be future-proofed so that they will work equally well in fifteen year's time, not just today.

Policies

Q1. Housing mix – Why is it important to stipulate what sort of housing is acceptable?

A1. The independent Housing Needs Assessment commissioned by the NP Working Group identified that social rented homes for those on the lowest incomes are the greatest priority in Sarratt. This backed up the findings from the 2018 Parish Plan survey that indicated housing stock was in short supply and too expensive for family members to be able to stay in Sarratt. A supply of accessible homes for the elderly to be able to downsize and remain in Sarratt was also an important conclusion, which additionally has the benefit of freeing up larger properties and hence a desirable trickle-down effect.

Q2. Why have you stipulated that developments must have a certain proportion of affordable housing?

A2. Given that affordable housing is the highest priority it is appropriate that any commercial development delivers some affordable housing to meet local needs. However, it is recognised that some market price housing (usually larger properties) may be needed in order for a development to be commercially viable. The policy reflects that balance, ensuring on the one hand that a small number of affordable units in a development is not used as a smokescreen for what is essentially a market development, yet on the other providing the flexibility to allow developments to be commercially viable so that we do get the benefits of more affordable housing to meet local needs.

Q3. When you talk about Affordable Housing, what's the difference between social rent and affordable home ownership?

A3. They are both types of Affordable Housing. Affordable home ownership is usually where you buy a share in a property (say 25%) and the rest is owned by typically a housing association that you pay rent on too, whereas social rent is where you just pay a (market discounted) rent. Usually social rent is the most affordable type of Affordable Housing. The percentages stated in the policy are derived directly from the independent Housing Needs Assessment that addresses local needs.

Q4. What is a Locality Protection Provision?

A4. A Locality Protection Provision is a covenant that guarantees that local people (e.g. family members of people that live and/or work in the parish) get first call on Affordable Housing that is built in the area. This ensures that local needs are met before units are opened up for occupation from people outside the parish. Usually, locality protections are only mandated for developments on Rural Exception Sites but this policy ensures it is in place for all Affordable Housing in the NP area.

Q5. Why does the policy state that 50% of new builds should be 3-bedroom houses? Surely, we need more 1 or 2-bedroom properties?

A5. The reality is we need more of all of the above but the allocation mix came directly from the independent Housing Needs Assessment that identifies local needs. It found that actually there is an acute shortage of three bed properties in Sarratt (driving up rental costs), that has been caused over the last few decades by owners typically converting 2 or 3 bed bungalows into 4 or 5-bed houses. Replenishing that stock as well as building new 1 and 2-bed units will ensure we get a better balance in our housing stock to address local needs (including dampening spikes in rents for certain property types).

Q6. Why have you singled out accessible and self-build homes for special treatment?

A6. The need for accessible homes to enable residents to downsize was identified in both the 2018 Parish Plan and the independent Housing Needs Assessment and therefore it was important to provide incentives in that regard, provided they are 3-bed or less to address the shortfall of smaller housing stock. (Note that the restrictive covenants on future developments prevent that being a back-door for larger market properties.) Self-build is one of the most cost-effective routes to home ownership and we wanted to make this as easy as possible for individuals to do that, subject of course to our other policies around where to build etc.

Q7. This all seems very biased to affordable and smaller housing. Are you saying that no more large houses (4+ beds) are going to be allowed to be built in Sarratt?

A7. The 2018 Parish Plan survey resoundingly found that parishioners did not want more large houses built. This was reinforced by the independent Housing Needs Assessment. Larger style market rate properties may of course be built as part of the mix to make a development commercially viable, but they are not encouraged.

Q8. Why are you restricting developments to infill or brownfield (previously developed) sites?

A8. This was a preference that came strongly out of the 2018 Parish Plan survey. In particular, one aspect that residents wanted to protect is the feel of the core village and to prevent village extensions. There are potentially sufficient such sites to meet reasonable housing demands for the period of the NP.

Q9. The design code appendix is extensive – there appear to be a lot of ‘rules’. Do you really expect developers to adhere to all of them? Also, some seem to apply to new developments and not to ‘old’ areas such as Sarratt village.

A9. There are quite a lot of ‘rules’ and guidelines but most of these have been in informal practice for years (eg use of appropriate materials such as brick and flint walls). This is the first time we have attempted to bring them all together into one concise document that is specific to Sarratt. They are not just for developers though. Everyone doing development work on their property will need to take these on board. There are guidelines for new settlements included too, just in case that becomes relevant at some point in the NP period, so that we are prepared and have legally binding guidelines in place should they be needed.

Q10. Why mention the 1994 Sarratt Conservation Area Appraisal of 1994? Isn't that out-of-date and irrelevant? If not, aren't you just duplicating by referring to it?

A10. No, it's not. It is an important document that until it is formally superseded still represents the official guide for the protection of the conservation area. By referencing it in the NP, we have made sure that all the relevant local documents you need to consider for any development are available in one place.

General

Q1. Why are all your policies about planning? Why can't we have some policies about roads for example – pot holes are a much bigger issue for us here in Sarratt?

A1. The NP is ultimately a planning document. It provides local policies that must be considered when the Local Planning Authority (TRDC) considers any development applications.

Q2. The NP assumes that we will have significant development in Sarratt. We don't want any development. So, why should we support it?

A2. The NP doesn't assume any level of development. However, historically there has always been some development over the decades and given the NP will be in force for at least the next fifteen years, it is not unreasonable to envisage some development in that period. However, whether or not you agree with development, the NP provides a framework that must be considered by the Local Planning Authority (TRDC) that defines the sort of development that would be acceptable. It is, if you like, an insurance policy – if we have to have some development, then this is what we as a community would like.

Q3. Why doesn't the NP recommend (or dismiss) specific sites for development?

A3. The NP is due to be in place for at least fifteen years (2021-2036). Who knows what sites may be put forward for development in that time. Therefore, it is important we develop policies that can be applied at any point in that time to determine what developments are acceptable or not. We need to future proof the Plan and not be unduly distracted by today's potential sites. (Additionally, as soon as you consider any specific site, personal agendas come to the fore, making it very difficult to achieve consensus. We have deliberately avoided doing so in order to agree some broader principles and get the NP approved.)

Q4. Having a NP means that the Parish Council gets a higher share of Community Infrastructure Level (CIL) – 25% versus 15%. Isn't this just a ruse to allow additional development to swell the Parish Council's coffers?

A4. It is true that having a NP means that our community will get more of the CIL money than if we don't have a NP. That in itself is a good reason to have a NP but is not the reason that the Parish Council set up and sponsored the independent NP Working Group (which was to do what we could to provide some levers to protect the parish). There are strict rules about what any CIL money must be spent on (e.g. community projects). The Parish Council does not anticipate significant developments that would make any such gains material, but if we are forced to accept large scale developments, then it does want as much benefit to come directly to the local community as possible and not retained by the district.

Q5. The NP is actually quite short. Given how much time (and money) has been spent on it, I expected more! Where can I find the detailed work that went into drafting the policies?

A5. We deliberately set out to generate a readable summary document, with short chapters outlining why Sarratt is special, our objectives for the NP, the process we went through, and then clear easily referenced policies. We commissioned three extensive independent reports (Housing Needs Assessment, Design Codes, and a Site Options Assessment), the first two of which are included in the appendix of the full document). The size of the complete document is c.200 pages, which is directly comparable to that of other NPs.

Appendix II
Village Asset Photos



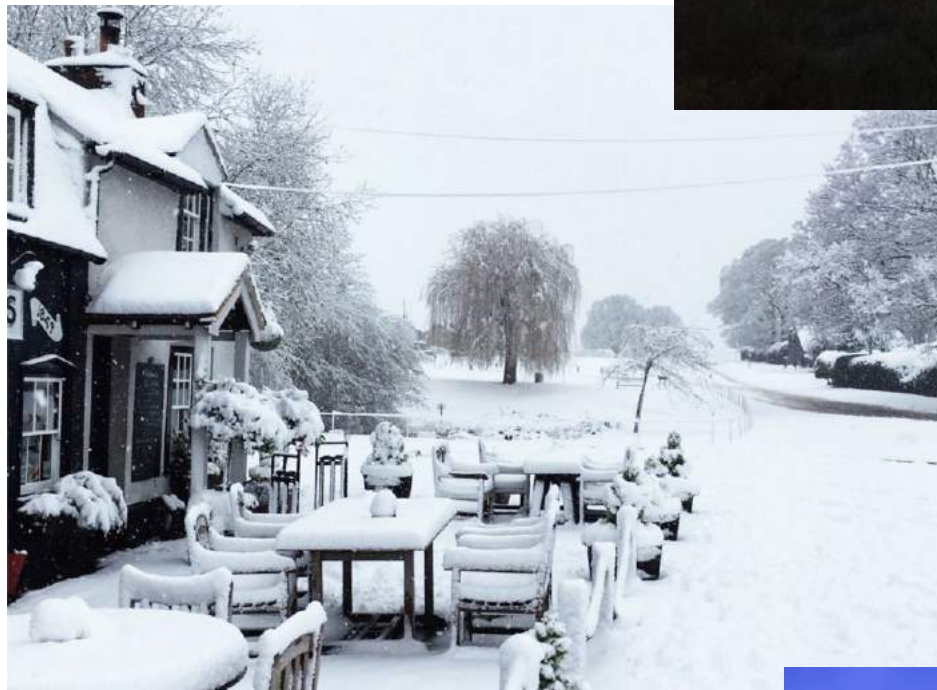
Landmarks





**Historic
Character**





Landscapes



Footpaths





Community Facilities



Appendix III
Sarratt Design Codes

AECOM

locality

the power of community

SARRATT
COMMUNITY
POST OFFICE STORES

SARRATT Design Code

FINAL REPORT

January 2020

Quality information

Project role	Name	Position	Action summary	Signature	Date
Qualifying body	Sarratt Parish Council	QB	Review	Anthony Soothill	20-12-2019
Researcher	Jimmy Lu	Urban Designer	Research, site visit, drawings	Jimmy Lu	23-01-2020
Researcher	Davide Locatelli	Urban Designer	Research, drawings	Davide Locatelli	30-10-2019
Researcher	Blerta Dino	Urban Designer	Research, drawings	Blerta Dino	30-10-2019
Director /QA	Ben Castell	Technical Director	Revision and approval of Final Report	Ben Castell	04-12-2019
Project Coordinator	Annabel Osborne	Project Coordinator	Review	Annabel Osborne	23-01-2020

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Introduction

01

1. Introduction

This section provides context and general information to introduce the project and its location.

1.1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Sarratt Parish Council. The support is intended to provide design codes to the group's work in producing the Sarratt Neighbourhood Plan (SNP).

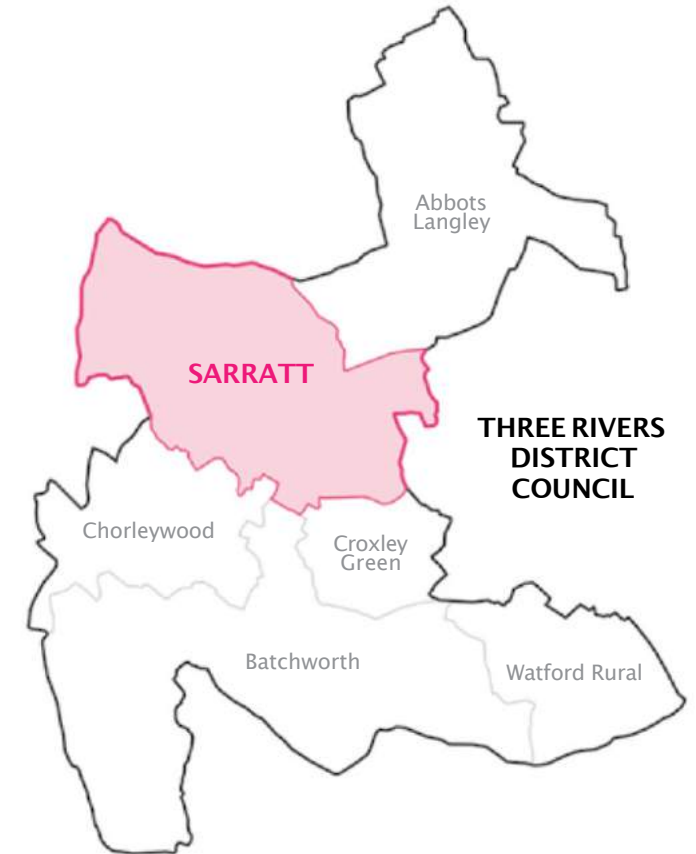
1.2. Objective

The main objective of this report was agreed with Sarratt Parish Council at the outset of the project. This report aims to provide design guidance that will influence the form of new development that will come forward in the Neighbourhood Plan area. The design codes will apply not only to infill and village extension sites, but also to potential large new settlements outside the settlement boundaries. A particular emphasis will be put on retaining the scenic character of the area, which is subject to increased development pressures.

1.3. Process

Following an inception meeting and a site visit with Sarratt Parish Council members, AECOM carried out a high level assessment of the village. The following steps were agreed with the group to produce this report:

- Initial site visit;
- Urban design analysis;
- Desktop research;
- Preparation of a draft report, subsequently revised in response to feedback provided by Sarratt Parish Council; and
- Submission of a final report.



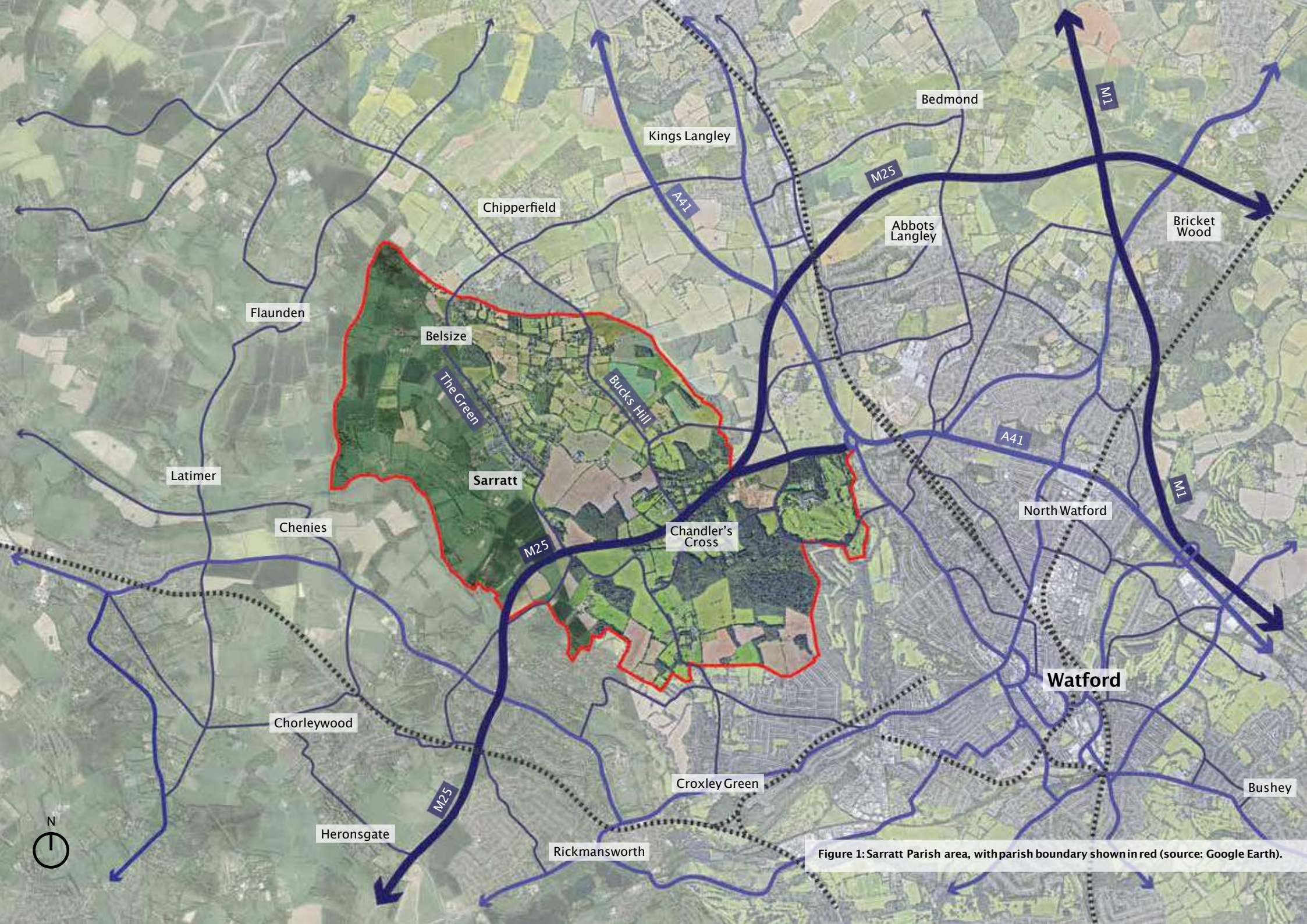


Figure 1: Sarratt Parish area, with parish boundary shown in red (source: Google Earth).

1.4. Area of Study

Location

Sarratt is a village and civil parish in Three Rivers District, Hertfordshire. It is located approximately 6.5 km north of Rickmansworth near the Buckinghamshire county boundary, 10.5 km north-west of Watford, and 31 km north-west of London. The M25 crosses the southern half of the parish and forms a natural boundary between Sarratt and the London metropolitan area.

The parish includes the village of Sarratt as well as smaller settlements such as Bucks Hill, Commonwood, Belsize, Chandlers Cross and Micklefield. The parish remains largely rural in character despite its location between the London metropolitan area and (sub)urban settlements such as Watford, Hemel Hempstead, Amersham, and Chesham. The parish is surrounded by fields and bordered to the south by the River Chess and the Chess Valley, designated as an 'Area of Outstanding Natural Beauty' (AONB). The entire parish is located within the London Metropolitan Green Belt.

The main settlement is located in the Sarratt Plateau area of the Hertfordshire Landscape Character Area. The village centre evolved from ancient ribbon development alongside a village green, with gradual infilling on both sides of Sarratt Green since the medieval period. The Church of the Holy Cross, which is used as the parish church, is situated in the distinct settlement of Church End located over 1 km away from the main settlement. The village core occupies an elevated position on a plateau in the middle of the parish that dominates the surrounding countryside. This position enables long outward views but also exposes the settlement to views from across the valley and from the AONB, which constrains the location, size, and design of any new settlements in the parish.

The closest railway stations are Chorleywood and Kings Langley, both located within a 15 minutes drive from the village. Watford Junction station, located within a 20 minutes drive to the south-east, provides direct links to London, St Albans, and Hatfield.

Sarratt has a community-owned village shop, a post office, and six public houses in addition to over 35 local clubs and societies and over 80 small businesses. Within the parish there are two schools – Sarratt Village School and York House Preparatory School. The King George V sports and recreation field is also located within the village.

At the 2011 census the resident population was 1,849 in the parish and 918 in the built-up area.

Designations

The parish includes part of the Chilterns Area of Outstanding Natural Beauty (AONB). There are two conservation areas within the parish, both of which were established in 1969; The Green Conservation Area and Church End Conservation Area. The former encompasses The Green and surrounding properties in the village core, whereas the latter forms a cluster around the Church of Holy Cross to the south-west of the main settlement.

There is a total of 93 listed buildings within the parish, most of which are Grade II. The parish also contains many unlisted buildings of architectural interest, and the Green is protected as an Area of Archaeological Significance.

Some of the most prominent listed buildings and landmarks include:

- The Church of the Holy Cross (Grade II*)
- The Grove (Grade II*)
- Sarratt Hall (Grade II)
- The Boot and Cock Inn, public houses (Grade II)
- The pump on the green (Grade II)

In addition, the parish contains four Sites of Special Scientific Interest (SSSI): Sarratt Bottom, Frogmore Meadows, Whippendell Wood, and Westwood Quarry. Chorleywood Common is a Local Nature Reserve (LNR) located directly outside of the parish boundaries to the south-west. The parish shares one Registered Park and Garden, Cassiobury Park, with the neighbouring district of Watford.



Figure 2: The Old School House, part of the Green at Sarratt conservation area.



Figure 3: Long distance view across the river Chess towards Church End.



Figure 4: Sarratt Community Post Office Stores.



Figure 5: Terraced houses along Dawes Lane.





Local Character
Analysis

02

2. Local Character Analysis

This section outlines the broad physical, historical, and contextual characteristics of Sarratt. It analyses the pattern and layout of buildings, hierarchy of movements, building heights and roofline, and parking. Images in this section have been used to portray the built form of Sarratt.

2.1. Introduction

The array of listed buildings reflects the architectural diversity and historic quality of Sarratt, whose village centre has been protected by a conservation area since 1969. There are 93 listed buildings within the parish boundaries of Sarratt, most of which are Grade II listed, as well as a number of noteworthy (unlisted) buildings such as the Cricketers pub on the Green and the former Providence Mission Hall on Dawes Lane. Cassiobury Park, a Registered Park and Garden, straddles the boundaries of Sarratt and Watford. In addition, the parish includes part of the Chilterns Area of Outstanding Natural Beauty (AONB).



Figure 6: Red brick and knapped flint building with red brick decoration to accentuate details.



Figure 7: Yellow stock brick and slate roof building with recent porch addition.



Figure 8: Church of the Holy Cross (late 12th century) – knapped flint infill, ashlar and red brick quoins, and clay plain tile roof.



Figure 9: Building with red brick window trims and quoins and flint infilling.



Figure 10: Two-storey red brick cottage (19th century) and single-storey building (17th century), The Cricketers.



Figure 11: Red brick building with clay plaintile roof.



Figure 12: Panoramic view from the Green.



Figure 13: Grade II listed K6 telephone kiosk located on the Green.

2.2. Local Character Analysis

2.2.1. Streets and Public Realm

Sarratt Green forms the linear armature of the village and is the convergence point of most roads in the parish. Most roads have an organic and meandering layout. In some places they lack pavements and have retained the width of historic country lanes. These characteristics contribute to the informal and rural character of the village. A minority of roads built in the 20th and 21st centuries, such as Wards Drive and the Briars, were laid out as cul-de-sacs. In a few locations near the village centre, some sections are narrow and framed directly by buildings with little or no setbacks. Outside the historic centre and in outlying settlements, they are bordered with landscaping, mature trees, or low walls, and some include planted verges. Although the street network in Sarratt is limited by its topography and rural nature, it is complemented by a dense network of interconnected footpaths that provide pedestrians with a wider choice of routes than the road network suggests.

The M25 constitutes an important severance in the parish but its location 1km away from the main settlement limits its visual and sensory impact.

2.2.2. Pattern and Layout of Buildings

The Green forms a long open corridor as the nucleus of the historic village and has strongly shaped the linear development of the village. Most properties that front the Green are detached and semi-detached houses site on large plots. The gently undulating topography and the wedge shape of the Green gives the settlement an informal rural character, with buildings with various heights and setbacks clustered around the Green. The interaction between this singular pattern and the moderate building density helps the village centre achieve

a successful balance between enclosure and openness. Successive additions to the built-up area consist mainly in linear developments along roads that branch away from the Green. This pattern is particularly visible along Church Lane, Dawes Lane, and Deadman's Ash Lane. Properties along these roads are a mix of detached, semi-detached, and terraced houses. There is a large variety of plot sizes and recesses, however most houses are set back from the highway by a front garden.

Branching away from side roads are modest areas of 20th and 21st century infilling. Cul-de-sac developments along Caroon Drive, the Briars, and Wards Drive are typically detached houses sited on large plots. Alexandra Road and Downer Drive have a mix of detached and terraced houses as well as flats.

Despite gradual infilling, the village mostly retains a one-house deep linear pattern. As a result, the village edges retain a high degree of openness to the countryside and green spaces.

Outlying areas in the parish are characterised by lower-density settlements and dispersed farmsteads. Bucks Hill, for example, has an elongated linear shape with most houses built along the main road and facing open fields. Belsize, in contrast, is clustered around a village green and is more compact in layout.

2.2.3. Building Height and Roofline

Building heights vary between one and two storeys. Typically, the roofline is pitched and punctuated by gables, dormers, and chimneys. There is a high diversity of roof and gable orientation, height, and materials, the most common being clay plain tiles and slate. Due to the low building height and the abundance of mature trees, the canopy conceals most of the settlement from inward long-distance views.

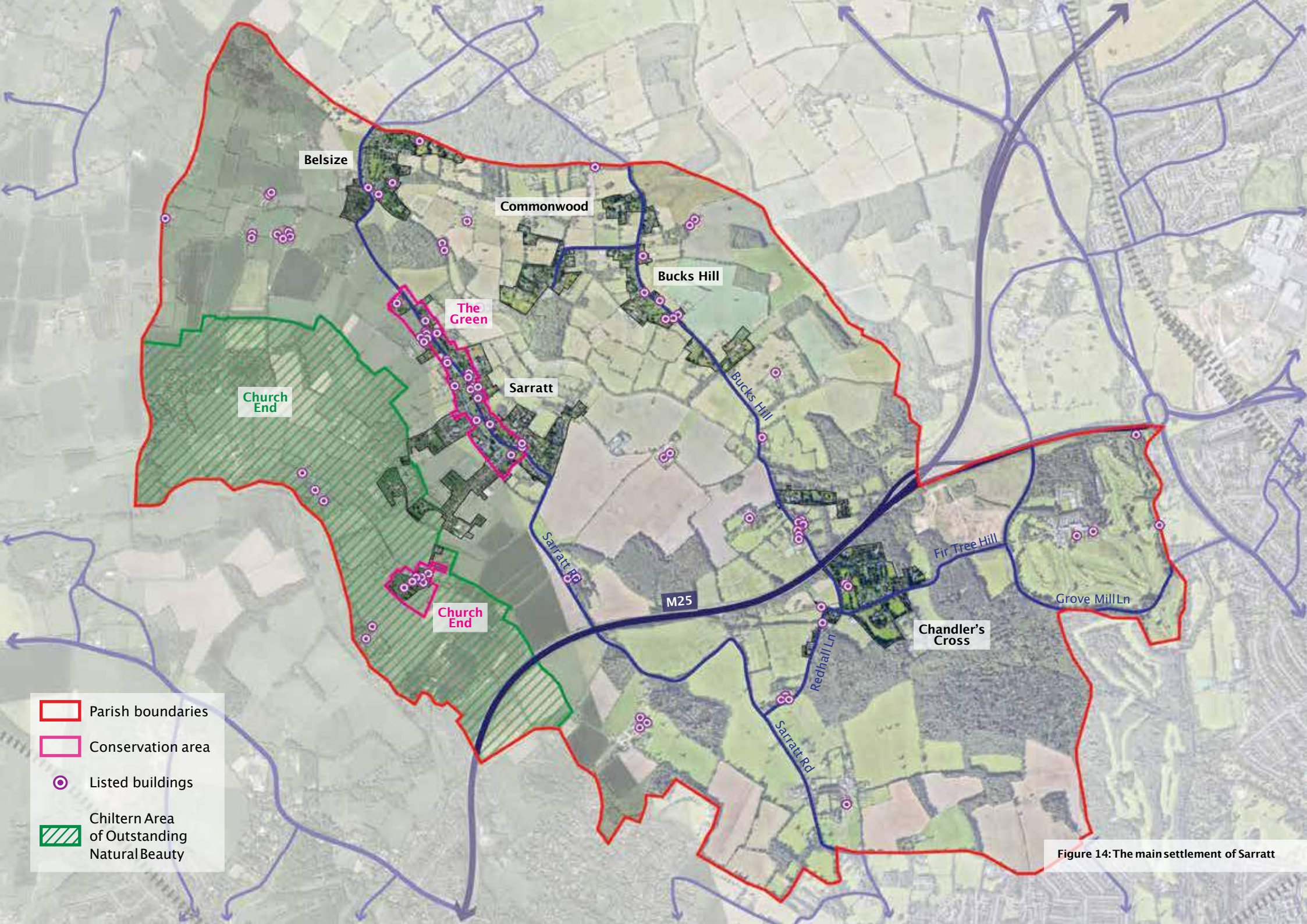
2.2.4. Car Parking

Car parking solutions vary depending on the location. In the village centre, the Green as well as some sections of the adjacent streets such as Church Lane, Alexandra Road, and Dawes Lane provide informal on-street parking. Farther away from the village centre, most roads are too narrow to accommodate on-street parking.

Most properties provide on-plot residential parking in the form of front yard parking. Most are screened by a combination of soft landscaping, hedges, and low-level masonry walls. A minority of locations, most notably along Downer Drive, have front or back courtyard parking. In a minority of properties, the lack of front yard screening dilutes the overall rural quality of the village by replacing it with a car- and driveway-dominated character.

2.2.5. Open Space & Landscape

The parish is set in an undulating landscape within the London Metropolitan Green Belt and the Chiltern AONB, designations that have helped preserve large swaths of land from development. As a result, the parish remains secluded from the London metropolitan area as well as larger (sub)urban settlements. Due to the linear settlement pattern of the village, many properties either face or back on green areas. The village owes much of its open character to its spatial organisation around the Green, which is further enhanced by the Green's elongated shape and incorporation of mature trees and ponds.



- Parish boundaries
- Conservation area
- Listed buildings
- Chiltern Area of Outstanding Natural Beauty

Figure 14: The main settlement of Sarratt

2.3. Architectural Details

The following section showcases some local building details which should be considered as positive examples to inform the design guidelines that follow.



Consistency of arched window and door shapes across the main elevation.



Façade climbing plants and soft landscaping in a shallow front yard.



Quoins and window trims in yellow stock brick with knapped flint infilling. Detailed brickwork highlighting eaves and house entrance. Boundary wall with matching materials.



Large front yard with an attractive mix of boundary treatments (painted timber gate, low masonry wall, and soft landscaping) that mitigates the presence of automobiles.



Yellow stock brick house with a symmetrical elevation emphasised by an even distribution of sash windows and consistent treatment of window details.



Bay window in a Victorian terraced house.



The Boot, a white-painted brick period cottage (source: Sarratt Parish Council).



Former Providence Mission Hall with bicolour brickwork around openings.



Sarratt House (left) and the White Cottage (right), two listed houses with prominent verandahs (front garden cast-iron railings of Sarratt House also listed).



Gable with black weatherboarding.



Green End Farmhouse - red brick façade with upper floor horizontal sliding sash windows and ground floor multi-paned casement windows with cambered heads.





**Design
Guidelines**

03

3. Design Guidelines

This section outlines key design elements and principles to consider when assessing applications for village extensions and larger new settlements.

3.1. General questions to ask and issues to consider when presented with a development proposal

Based on established good practice, this section provides a number of questions against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution. As a first step there are a number of ideas or principles that should be present in the proposals. The proposals or design should:

1. Integrate with existing paths, streets, circulation networks and patterns of activity;
2. Reinforce or enhance the established village character of streets, greens and other spaces;
3. Respect the rural character of views and gaps;
4. Harmonise and enhance existing settlement in terms of physical form, architecture and land use;

5. Relate well to local topography and landscape features, including prominent ridge lines and long distance views.
6. Reflect, respect and reinforce local architecture and historic distinctiveness;
7. Retain and incorporate important existing features into the development;
8. Respect surrounding buildings in terms of scale, height, form and massing;
9. Adopt contextually appropriate materials and details;
10. Provide adequate open space for the development in terms of both quantity and quality;
11. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
12. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
13. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours; and
14. Positively integrate energy efficient technologies.

To promote these principles, there are number of questions related to the design guidelines outlined later in the document.

Street Grid and Layout

- Does it favour accessibility and connectivity over cul-de-sac models? If not, why?
- Do any new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

Local Green Spaces, Views and Character

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- Has the proposal been considered in its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal affect trees on or adjacent to the site?
- How does the proposal affect the character of a rural location?

- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?

Gateway and Access Features

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between villages?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

Buildings Layout and Grouping

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

Building Line and Boundary Treatment

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Have the appropriateness of the boundary treatments been considered in the context of the site?

Building Heights and Roofline

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?

Building Materials and Surface Treatment

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves and roofs been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?

Car Parking Solutions

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?

Architectural Details

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height, massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

Household Extensions

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials either match or complement those of the existing dwelling?
- In case of side extension, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?

Sustainability and Eco Design

- What effect will services have on the scheme as a whole?
 - Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
 - Has adequate provision been made for bin storage, waste separation and relevant recycling facilities?
 - Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
 - Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
 - Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
 - Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?
- Have all aspects of security been fully considered and integrated into the design of the building and open spaces? For standalone elements (e.g. external bin areas, cycle storage, etc.) materials and treatment should be of equal quality, durability and appearance as for the main building.
 - Use of energy saving/efficient technologies should be encouraged. If such technologies are used (e.g. solar panels, green roofs, water harvesting, waste collection, etc.), these should be integrally designed to complement the building and not as bolt-ons after construction. Ideally a fabric-first approach would be adopted to ensure energy efficiency in addition to add-on technologies.

3.2. Design Guidelines

The aim of this section is to ensure that future developments consider local character and through design proposals they can further enhance local distinctiveness by creating good quality developments, thriving communities and prosperous places to live. It is set out in a way that is straightforward to interpret. It is accompanied by descriptive text, general guidelines and principles, images from Sarratt or other relevant case studies, illustrations, and diagrams. The design elements that this section covers are organised according to the following themes:

- Built forms;
- Street design, including dimensions as well as pedestrian and cycle connectivity;
- Parking solutions;
- Local green spaces and views;
- Traditional materials and architectural details;
- Sustainability; and
- Building extensions.

3.2.1. Built Form

Pattern and Layout of Buildings

- The existing rural character must be appreciated when contemplating new development, whatever its size or purpose.
- Where an intrinsic part of local character, properties should be clustered in small pockets showing a variety of types. The use of a repeating type of dwelling along the entirety of the street should be avoided (to create variety and interest in the streetscape).
- Boundaries such as walls or hedgerows, whichever is appropriate to the street, should enclose and define each street along the back edge of the pavement, adhering to a consistent buildingline for each development group.
- Properties should aim to provide rear and front gardens or at least a small buffer to the public sphere where the provision of a garden is not possible.
- The layout of new development should optimise the benefits of daylighting and passive solar gains as this can significantly reduce energy consumption.



Figure 15: Terraced cottages with short front garden.



Figure 16: Terraced cottages on the Green with little building setback.



Figure 17: Houses along the Green showing a variety of building recesses and front yard depths.



Figure 18: Semi-terraced houses along Alexandra Road with large front yards and driveways.



Figure 19: Illustrative plan for a small development highlighting many of the elements of the Sarratt code where they relate to the pattern and layout of buildings.

Gateway and Access Features

- For any future development, the design proposals should consider placing gateway and built elements highlighting the access or arrival to the new developed site.
- Gateway and landmark buildings should reflect local character. This means larger houses in local materials with emphasis on the design of chimneys and fenestration, as well as well laid and cared for landscape.
- Besides building elements acting as gateways, high quality landscaping features, gates or monuments could be considered appropriate to fulfill the same role.



Figure 20: A gateway for a shared front yard framed by masonry pillars and landscaping.



Figure 21: Entrance to Clutterbucks. The sense of arrival is highlighted by the change in paving materials and the careful landscaping that frames the road.

Building Line and Boundary Treatment

- Buildings should be aligned along the street with their main façade and entrance facing it, where this is in keeping with local character. The building line should have subtle variations in the form of recesses and protrusions but will generally form a unified whole.
- Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance from buildings. This can be ensured by placing ground floor habitable rooms and upper floor windows overlooking the street.
- Boundary treatments should reinforce the sense of continuity of the property line and help define the street, appropriate to the rural character of the area, without impairing natural surveillance.
- Well vegetated front gardens with low walls or hedges are crucial in maintaining the rural character. The depth of front gardens in new constructions should be 3 m minimum, ideally 6 m.
- If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping could also be used to minimise the visual impact of bins and recycling containers.
- Entrance gates should preserve an adequate level of visibility and opportunities for interactions between the private and public spheres. Tall gates must be avoided.



Figure 22: Well-kept shrubs acting as a boundary between public and private spaces.



Figure 23: Low shrubs concealing low metal fence.



Figure 24: Boundary treatment combining a low masonry wall with landscaped hedges.



Figure 25: Houses abutting the boundary line (left) and recessed behind a front yard (right).

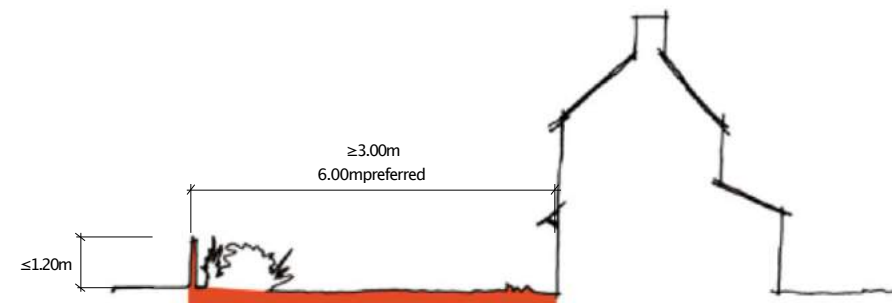


Figure 26: Recommended front garden depth - and boundary height.

Building Heights/Roofline

Creating a good variety in the roofline can be a significant element of designing attractive places. The following elements can be used as a guideline in achieving a good variety of roofs:

- The scale of the roof should always be in proportion with the dimensions of the building itself;
- Monotonous building elevations should be avoided, therefore subtle changes in roofline should be ensured during the design process. Roofs that combine too many different shapes and pitches must however be avoided;
- Dormers can be used as a design element to add variety and interest to roofs. However, care needs to be taken with their design elements, proportions, and how they are positioned on the roof; and
- To minimise the visual impact of guttering and down pipes these should be integrated with the design of the roof and façade.



Figure 27: A group of buildings exhibiting a variety of roof heights types. The purple line highlights roofline variations.



Figure 28: Street-facing buildings exhibiting an even roofline punctuated by brick chimneys. The purple line highlights roofline variations.

3.2.2. Roads

- Streets must meet the technical highways requirements as well as be considered a ‘place’ to be used by all, not just motor vehicles. It is essential for the design of new development to include streets and junctions that incorporate the needs of pedestrians, cyclists, and if applicable, public transport users. It is also important that on-street parking, where introduced, does not impede the access of pedestrians and other vehicles.
- Within existing and new settlement boundaries, streets must not be built to maximise vehicle speed or capacity. Streets and junctions must be built or retrofitted to ensure the safety and accessibility of vulnerable groups such as children and wheelchair users. They may introduce a range of traffic calming measures such as raised junction tables and kerb extensions/build-outs.
- New streets must tend to be linear. Gentle meandering may be introduced to provide interest and evolving views while helping with orientation. Routes must be laid out in a permeable pattern allowing for multiple connections and choice of routes, particularly on foot. Any cul-de-sacs must be relatively short and provide onward pedestrian links.
- Streets must incorporate opportunities for tree planting, landscaping, green infrastructure, and sustainable drainage to mitigate the effects of climate change.
- The next pages introduce suggested guidelines and design features including a range of indicative dimensions for street types in new residential areas.

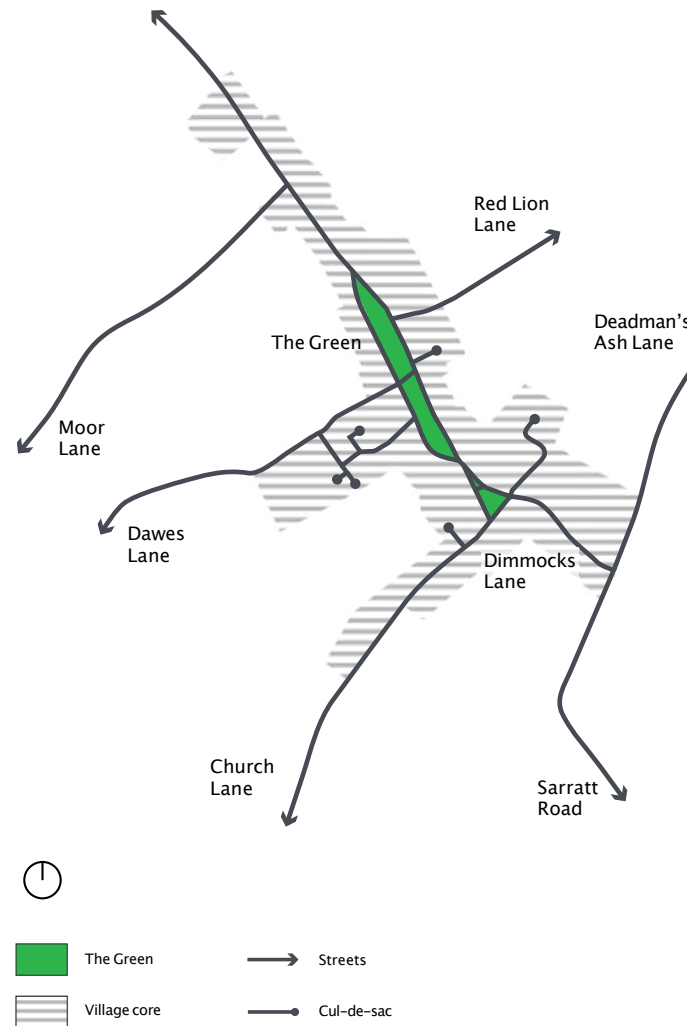


Figure 29: Street grid in Sarratt.



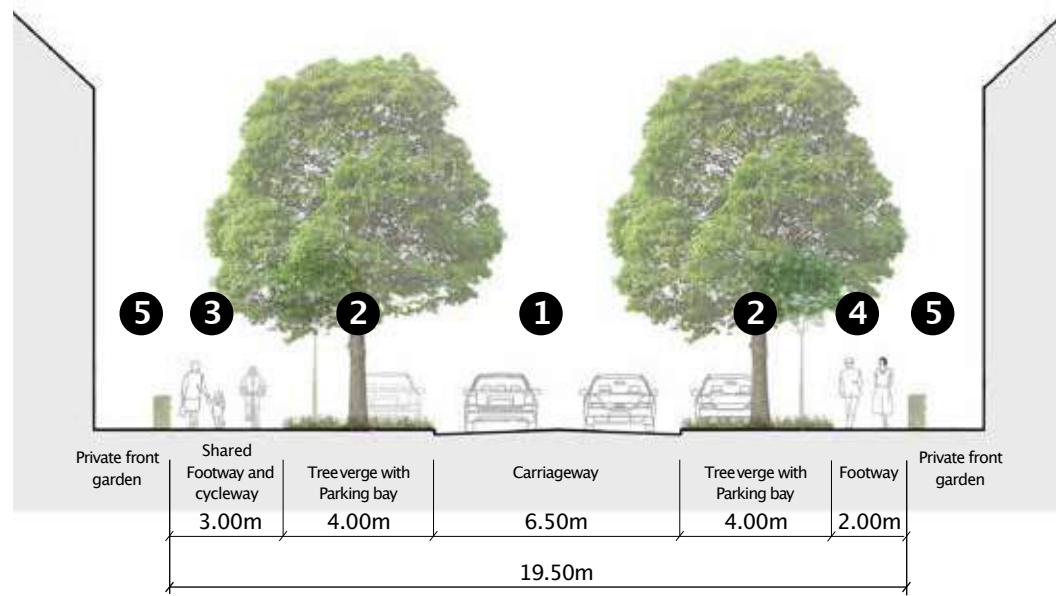
Figure 30: Low-traffic meandering carriageway along the Green, fronted by buildings on one side and green space on the other.



Figure 31: Horses and riders crossing a junction along the Green.

Primary Roads

- Primary roads are the widest neighbourhood roads and constitute the main accesses into new settlements, connecting the neighbourhoods with each other. They are also the main routes used for utility and emergency vehicles, as well as buses, if any.
- The design and character of primary roads must fulfil their place-making role at the heart of the new community while serving as through routes for vehicles.
- Primary roads must be defined by strong building lines with generous set-backs. Blank frontages must be avoided. The quality of the public realm must be of a high standard and consistent throughout the whole primary road, for example through the planting of trees and/or green verges along the road.
- Because primary roads are designed for comparatively higher speed and traffic volumes, they are more appropriate locations for cycle ways that are segregated from traffic, for instance in the form of green ways shared between cyclists and pedestrians.
- Direct access to individual residential car parking must be avoided to minimise disruptions to the relatively high levels of traffic on primary roads. Access to parking servicing buildings that front primary roads can instead be provided via parallel lanes, side streets, or from the rear.



1. Carriageway (village-wide traffic).
2. Green verge with tall trees. The latter are optional but would be positive additions. Parking bays to be inset into the verges to avoid impeding moving traffic or pedestrians.
3. Shared footway and cycleway – cyclists to be segregated from vehicle traffic.
4. Footway.
5. Residential frontage with boundary hedges and front gardens.

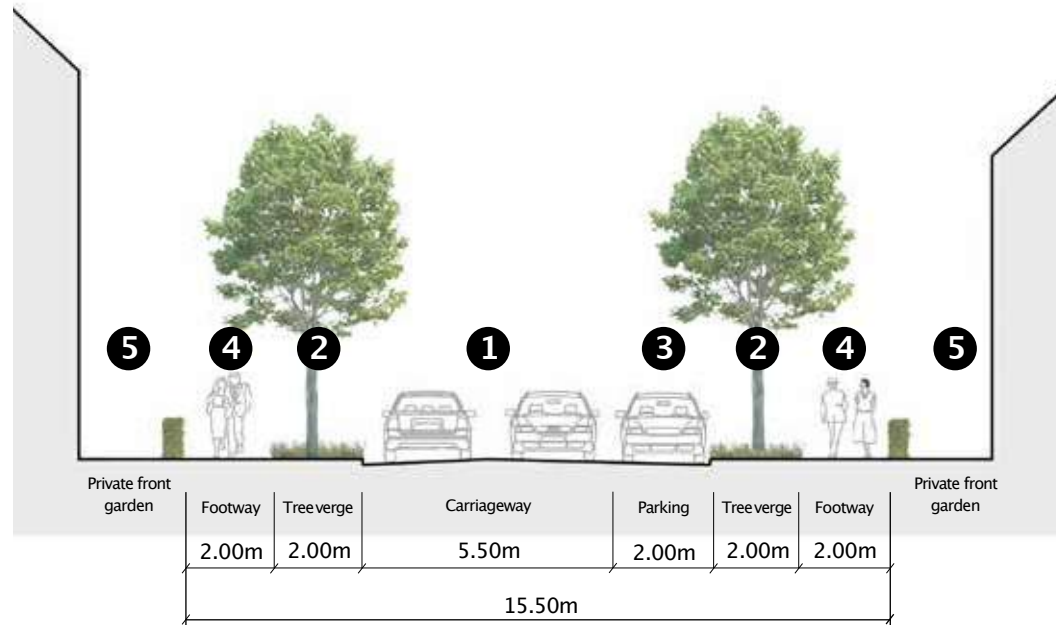
Figure 32: Section showing indicative dimensions for primary roads. In some places trees may be omitted from one or both sides although they help with placemaking, contribute to local biodiversity, and create a positive micro-climate



Figure 33: Primary road framed by wide tree verges in a residential neighbourhood. It is recommended that cycle provisions are separated from moving traffic and that parking bays, where required, are inset into the verges to avoid impeding the movement of pedestrians and vehicles.

Secondary Roads

- Secondary roads provide access between primary roads and neighbourhoods and clusters. They must emphasise the human scale and be designed for lower traffic volumes compared to primary roads.
- Secondary roads must accommodate carriageways wide enough for two-way traffic and on-street parallel car parking bays. They may also include tree verges on one or both sides. On-street parking may consist either in marked bays or spaces inset into green verges.
- Carriageways must be designed to be shared between motor vehicles and cyclists. Vertical traffic calming features such as raised tables may be introduced at key locations.



1. Shared carriageway (neighbourhood traffic). Traffic calming measures may be introduced at key locations.
2. Green verge with medium trees. The latter are optional but would be positive additions.
3. Parking bay (may also be inset into verges).
4. Footway.
5. Residential frontage with boundary hedges and front gardens.

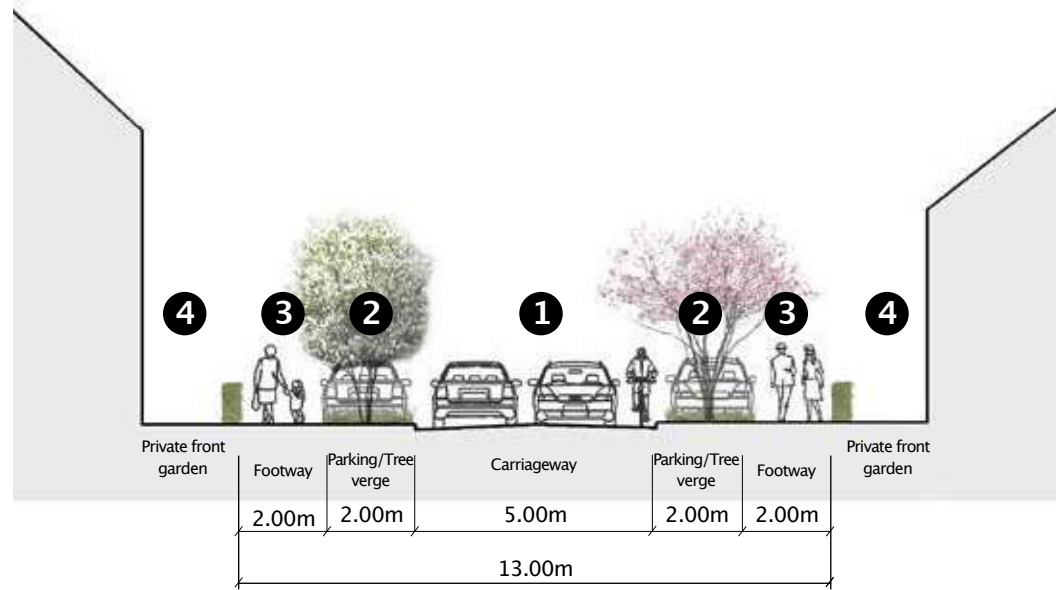
Figure 34: Section showing indicative dimensions for secondary roads. In some places tree verges may be omitted from one or both sides, and parking bays may alternate with tree verges.



Figure 35: Example of a secondary road, Brentham (note: parking bays may be inset into verges).

Tertiary Roads

- Tertiary roads have a strong residential character and provide direct access to residences from the secondary roads. They must be designed for low traffic volumes and low speed.
- Carriageways must accommodate two-way traffic and parking bays. They may also include green verges with small trees on one or both sides. Verges may alternate with parking to form inset parking bays. These roads must also accommodate footways with a 2m minimum width on either side, and must be designed for cyclists to mix with motor vehicles. Traffic calming features such as raised tables can be used to prevent speeding.



1. Carriageway (local access). Traffic calming measures may be introduced at key locations.
2. Green verge with small trees. The latter are optional but would be positive additions. Parking bays on both sides of the carriageway to alternate with trees to avoid impeding moving traffic or pedestrians.
3. Footway.
4. Residential frontage with boundary hedges and front gardens.

Figure 36: Section showing indicative dimensions for tertiary roads. In some places tree verges may be omitted from one or both sides.

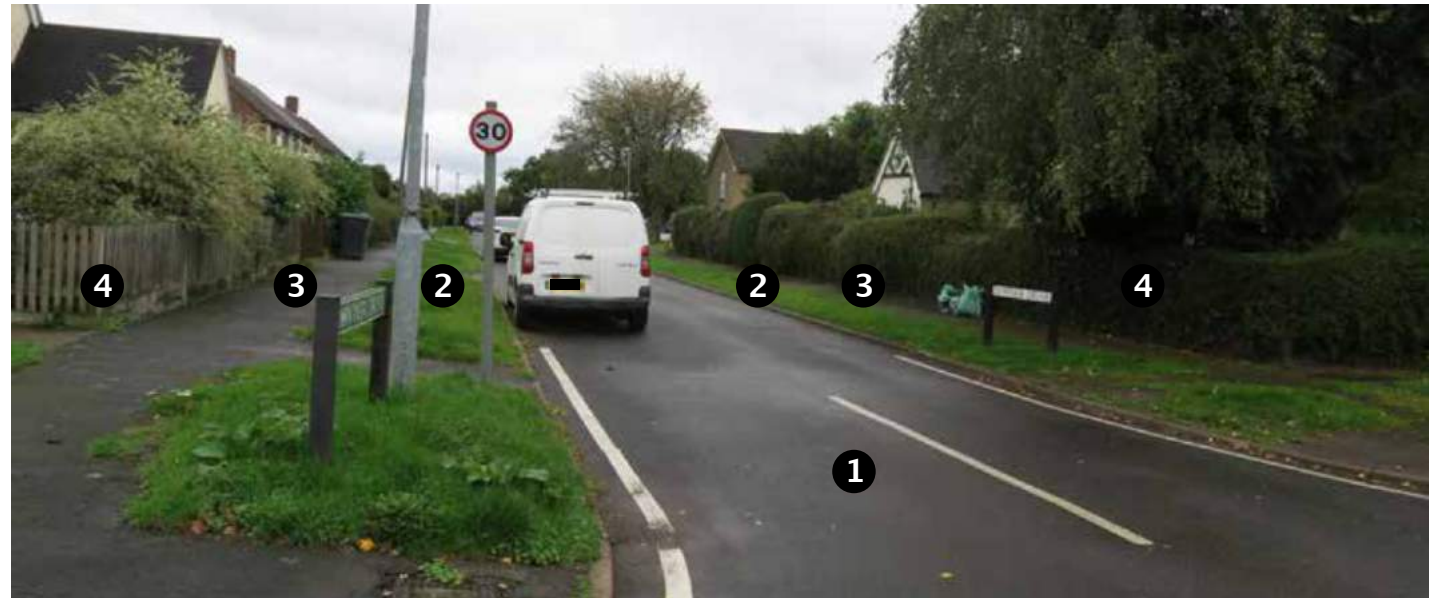
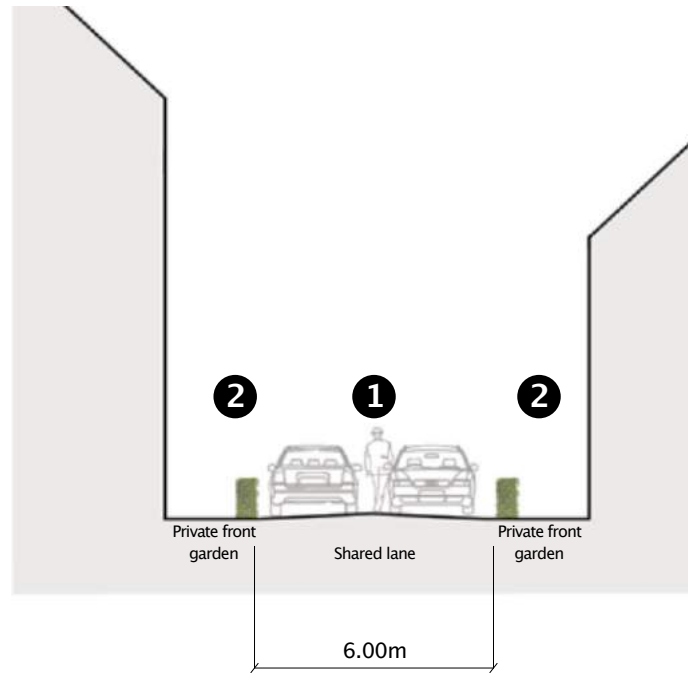


Figure 37: Downer Drive, a tertiary road framed by green verges planted hedges. It is recommended that footways along the street are minimum 2m wide and that parking is provided in the form of inset bays to avoid impeding traffic.

Lanes/Private Drives

- Lanes and private drives are the access-only types of streets that usually serve a small number of houses. They must be minimum 6m wide to ensure sufficient space for parking manoeuvre. They must serve all types of transport modes including walking and cycling.
- Opportunities to include green infrastructure, hedges, and/or private gardens to soften the edges must be maximised.



1. Shared lane (local vehicle access, cyclists, and pedestrians).
2. Residential frontage with front hedges and gardens

Figure 38: Section showing indicative dimensions for lanes and private drives.



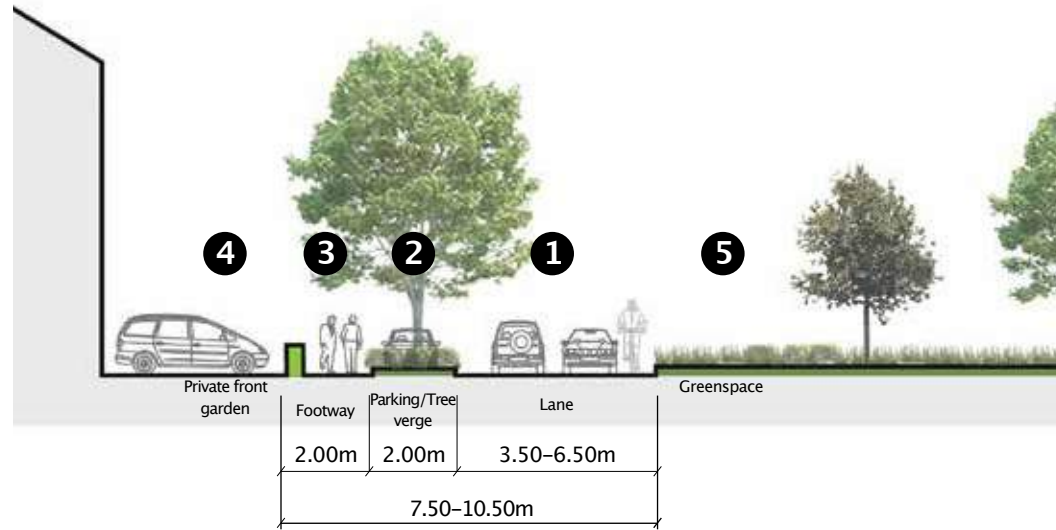
Figure 39: A low traffic lane shared between vehicles, cyclists, and pedestrians in Long Stratton, Norfolk.



Figure 40: Example of a lane/private drive in Cambridge, with a shared surface for all road users.

Edge Lanes

- Edge lanes are low-speed and low-traffic roads that front houses with gardens on one side and a green space on the other. Carriageways typically consist of a single lane of traffic in either direction and are shared with cyclists.
- The lane width can vary to discourage speeding and introduce a more informal and intimate character. Variations in paving materials and textures can be used instead of kerbs or road markings.



1. Shared lane (local access) - width to vary.
2. Green verge with trees. The latter are optional but would be positive additions. Parking bays may be interspersed with trees to soften the impact of parked cars.
3. Footway.
4. Residential frontage with boundary hedges and front gardens.
5. Green space.

Figure 41: Section showing indicative dimensions for edge lanes. The lane width may vary to discourage speeding or provide space for parking.



Figure 42: Examples of edge lanes in Dorchester, with low-speed roads shared between motor vehicles and cyclists, and opportunities for on-street parking (note: some localities may prefer clearly defined footways and parking bays).

Pedestrian and Cycle Connectivity

- It is important that all newly developed areas must provide direct and attractive footpaths between neighbouring streets and local facilities. Establishing a robust pedestrian network a) across any new development and b) among new and existing development is key in achieving good levels of permeability among any part of the parish.
- Pedestrian paths must be included in new developments and be integrated with the existing pedestrian routes.
- A permeable street network at all levels provides people with a choice of different routes and allows traffic to be distributed in general more evenly across the network rather than concentrated on to heavily trafficked roads.
- Design features such as barriers to vehicle movement, gates to new developments, or footpaths between high fences must be kept at a minimum and the latter must be avoided.
- On high-traffic and/or high-speed roads, cyclists must be kept away from moving traffic and parked vehicles as much as possible through the use of traffic calming, physical separation, and road markings and signage. On narrow streets with lower traffic and speed limits no higher than 20 mph, the road can be shared between different modes.
- Within residential areas, safe pedestrian crossing points must be provided at regular intervals to retain pedestrian connectivity.

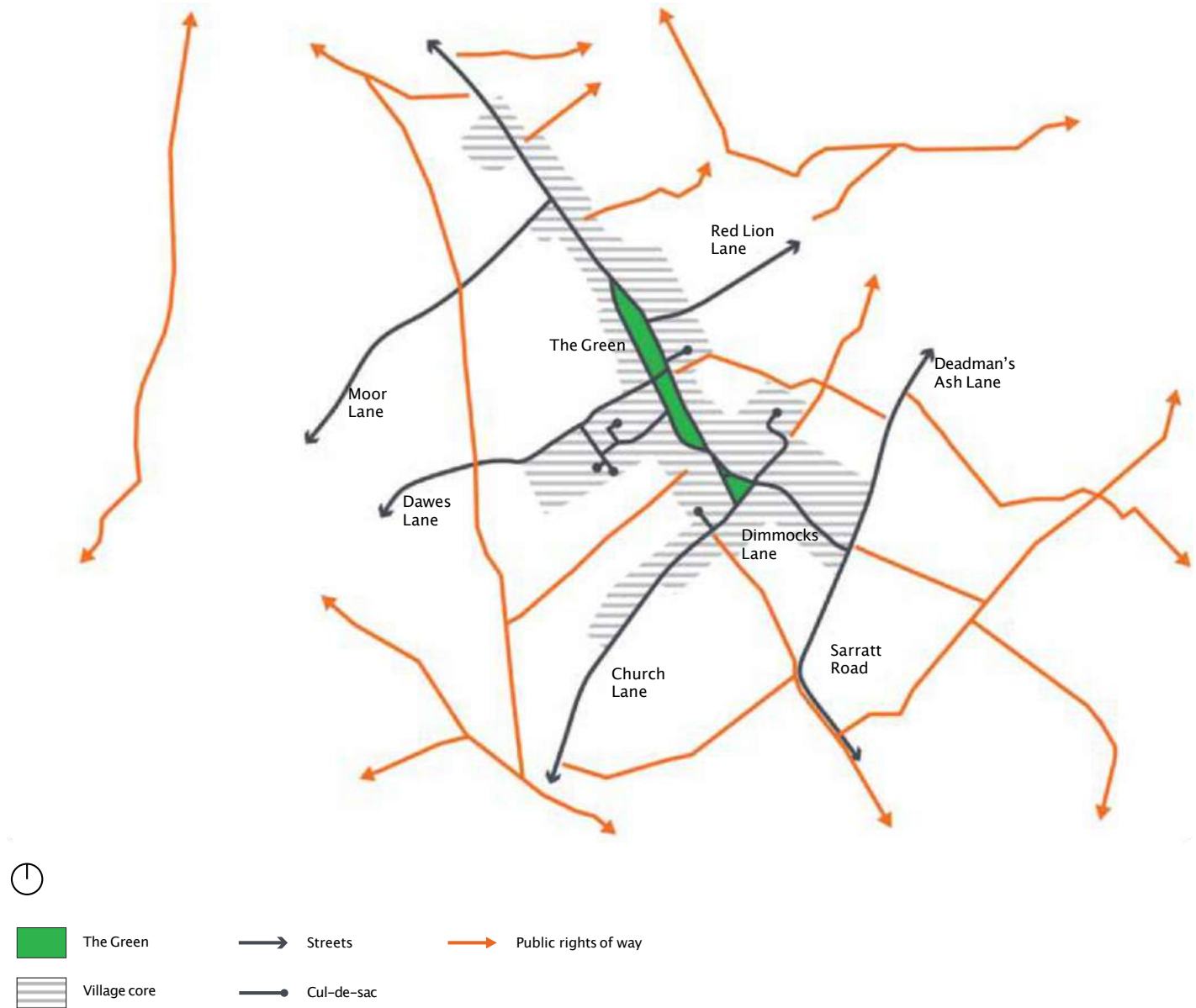


Figure 43: Public rights of way overlaid on the street grid in Sarratt.

Junctions and Pedestrian Crossings

- Crossing points that are safe, convenient, and accessible for pedestrians of all abilities must be placed at frequent intervals on pedestrian desire lines and at key nodes.
- Junctions must enable good visibility between vehicles and pedestrians. For this purpose, street furniture, planting, and parked cars must be kept away from visibility splays to avoid obstructing sight lines –see table and diagram opposite.
- Traffic calming measures should be introduced at crossing points to increase safety and discourage speeding. Along major streets, for example, kerb build outs can be used reduce pedestrian crossing distances and reduce the speed of turning vehicles. At junctions with minor roads, the carriageway surface can be raised across a pedestrian crossing to prioritise pedestrian movements.
- Traffic signals, where they are introduced, must be timed to enable the elderly, children, and disabled to cross safely and comfortably.
- Along low-traffic lanes and residential streets, crossing points can be more informal. For example, pedestrians may cross at any section of a street whose surface is shared between different users.



Figure 44: Example of a raised mid-block pedestrian crossing on a 20 mph street on Goldsmith Street, Norwich (note: many councils require blister tactile pavers at crossings to guide visually disabled pedestrians).



Figure 45: Example of a raised crossing across a main road in Cambridge, with contrasting paving materials and space for low-level planting and street furniture (note: traditional paving materials and muted colours are often preferred in conservation areas).

The stopping sight distance (SSD) is the distance within which drivers need to be able to see ahead and stop from a given speed. The SSDs for various speeds between 16–60kph(10–37mph)as held withinManual for Streets (MfS) are as shown in the table below.

The distance back along the minor arm from which visibility is measured is known as the X distance; MfS states that an X distance of 2.4m should normally be used in most built-up situations, as this represents a reasonable maximum distance between the front of the car and the driver’s eye.

The Y distance represents the distance that a driver who is about to exit from the minor arm can see to his left and right along the main alignment In accordance with MfS, the required visibility splay for a junction within an area where 85th percentile vehicle speeds are 30mph is 2.4mx43m.

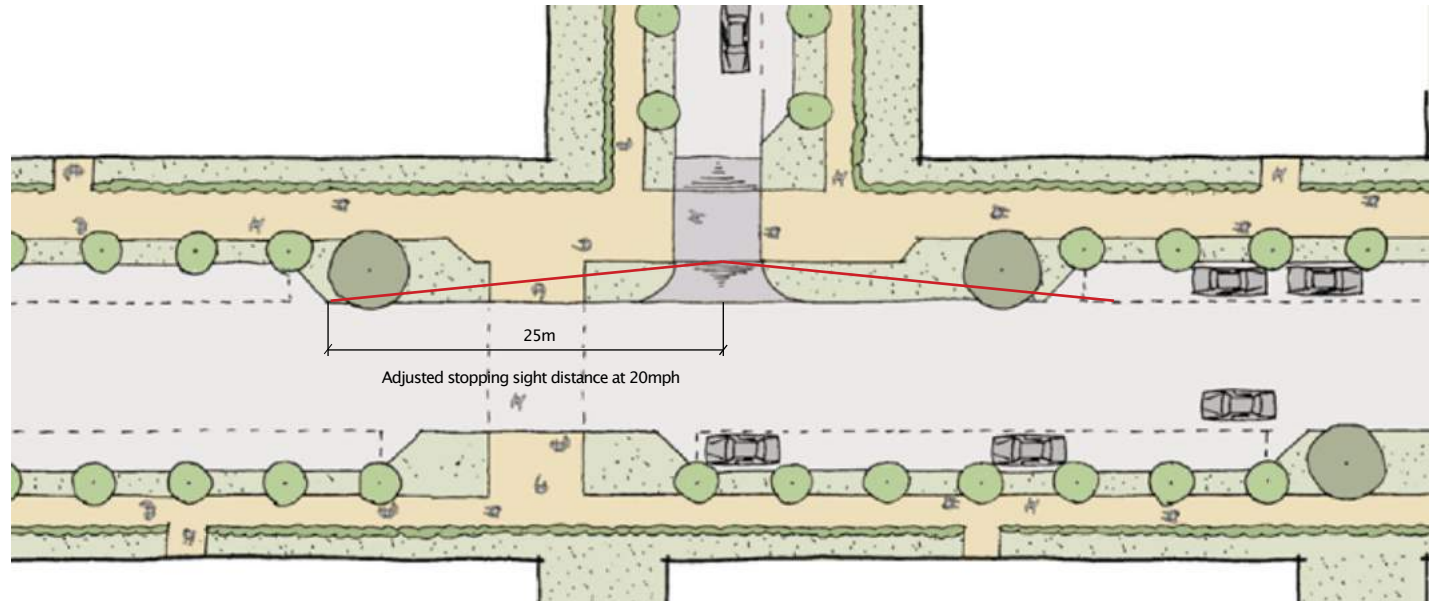


Figure 46: Indicative plan of a junction showing a visibility splay at a junction along a 20 mph primary road –see table below for details. Across the major arm, kerbs are built out to shorten pedestrian crossing distances. Across the minor arm, the carriage way is raised along the pedestrian crossing and can be built with contrasting materials for higher awareness.

Speed	Kilometre per hour	16	20	24	25	30	32	40	45	48	50	60
	Miles per hour	10	12	15	16	19	20	25	28	30	31	37
Stopping sight distance (SSD) in metres		9	12	15	16	20	22	31	36	40	43	56
Stopping sight distance adjusted for bonnet length		11	14	17	18	23	25	33	39	43	45	59

Figure 47: Stopping sight distances (SSD) for visibility splays (source: Department for Transport).

3.2.3. Vehicle Parking

- When needed, residential car parking can be a mix of on-plot side, front, garage, and courtyard parking, and complemented by on-street parking.
- For family homes, cars must be placed at the side (preferably) or front of the property. For small pockets of housing, a rear court is acceptable. Multiple garage parking is encouraged.
- Car parking design must be combined with landscaping to minimise the presence of vehicles.
- Parking areas and driveways must be designed to minimise impervious surfaces, for example through the use of permeable paving.
- When placing parking at the front, the area must be designed to minimise the visual impact of cars and driveways, which must blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings. This can be achieved by means of walls, hedging, planting, and the use of quality paving materials.
- Parking bays and spaces must be designed for easy access by wheelchairs, loading carts, and buggies.
- The following pages provide an array of complementary car parking solutions that can be employed in Sarratt.



Figure 48: On-street parking with inset bays (left).



Figure 49: Informal on-street parking on the Green.



Figure 50: Disabled parking bay in Cambridge with a ramp for easy wheelchair access.



Figure 51: Front yard parking with gravel surface.

On-Plot Side or Front Parking

- On-plot parking can be visually attractive when it is combined with high quality and well designed soft landscaping. Front garden depth from pavement back must be sufficient for a large family car.
- Boundary treatment is the key element to help avoid a car-dominated character. This can be achieved by using elements such as hedges, trees, flower beds, low walls, and high quality paving materials between the private and public space.
- Hard standing and driveways must be constructed from porous materials such as permeable paving or gravel to minimise surface water run-off.



Figure 52: Gravel front yard parking with landscaped property boundaries preventing a car-dominated character.

1. Front parking with part of the surface reserved for soft landscaping. Permeable pavement to be used whenever possible.
2. Side parking set back from the main building line. Permeable pavement to be used whenever possible.
3. Boundary hedges to screen vehicles and parking spaces.

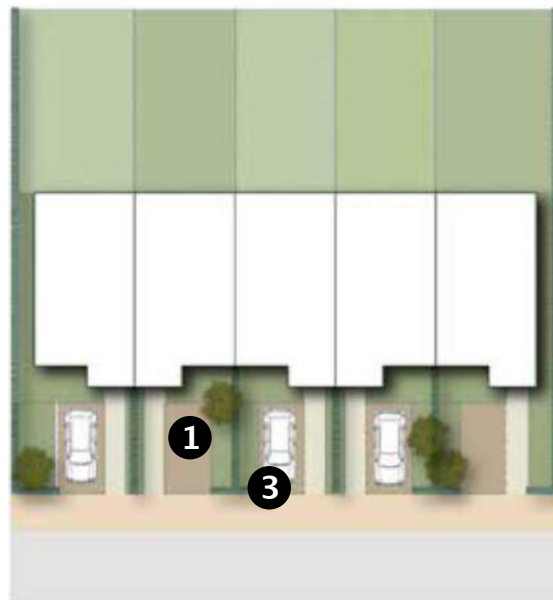


Figure 53: Illustrative diagram showing an indicative layout of on-plot front parking.

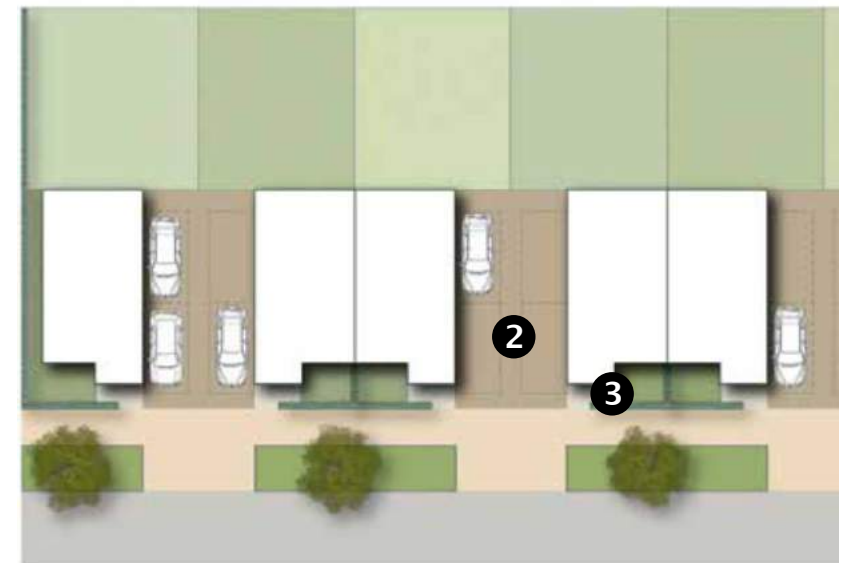


Figure 54: Illustrative diagram showing an indicative layout of on-plot side parking.

On-Plot Garages

- Where provided, garages must be designed either as free standing structures or as additive form to the main building. In both situations, it must complement and harmonise with the architectural style of the main building rather than forming a mismatched unit.
- The garage should not obscure the dwelling from the street nor dominate the front garden. Garages should not be placed in front of the building at any time to avoid prominence on the streetscape and overshadowing of the main building.
- Garages may be used as a design element to create a link between buildings, ensuring continuity of the building line.
- It should be noted that many garages are not used for storing vehicles, and so may not be the best use of space.
- Considerations must be given to the integration of bicycle parking and/or waste storage into garages.



Figure 55: Side garage (left) designed as a secondary mass to the main residential building and built with a matching material palette.

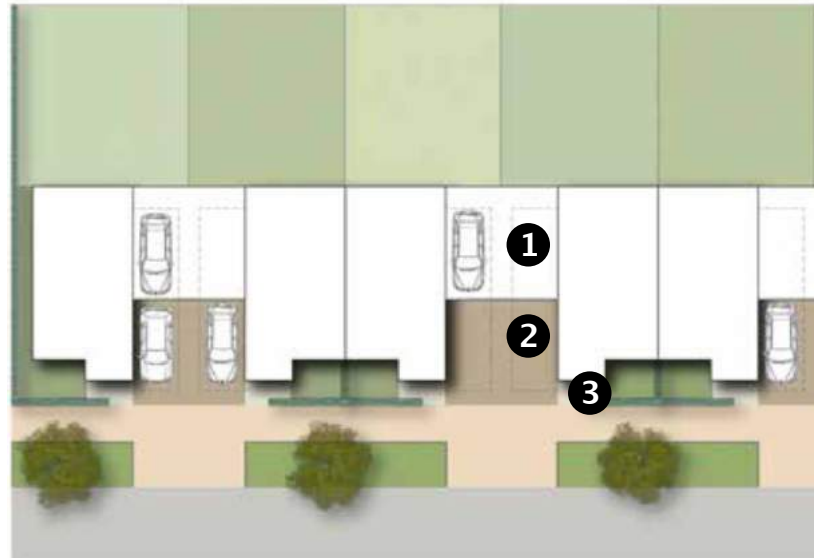


Figure 56: Illustrative diagram showing an indicative layout of on-plot parking with garages.

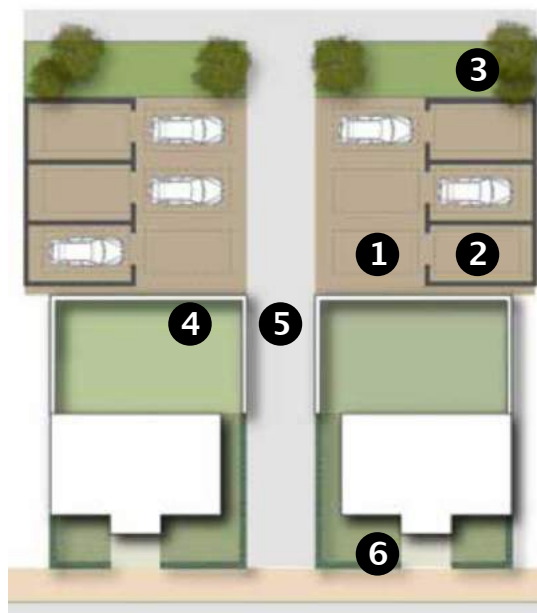
1. Side parking set back from the main building line. Permeable pavement to be used whenever possible.
2. Garage structure set back from main building line. Height to be no higher than the main roofline.
3. Boundary hedges to screen vehicles and parking spaces.

Rear Parking Courtyards

- This parking arrangement can be appropriate for a wide range of land uses. It is especially suitable for apartments and townhouses fronting busier roads where it is impossible to provide direct access to individual parking spaces.
- Ideally all parking courts should benefit from natural surveillance.
- Parking courts should be an integral part of the public realm, hence it is important that high quality design and materials, both for hard and soft landscaping elements, are used.
- Parking bays must be arranged into clusters with widths of 4 spaces maximum and interspersed with trees and soft landscaping to provide shade, visual interest, and to reduce both heat island effects and impervious surface areas.



Figure 57: Small rear parking courtyard benefiting from natural surveillance and shading.



1. Rear courtyard parking with soft landscaping. Parking bays to be arranged in clusters of maximum 4 spaces maximum. Permeable pavement to be used whenever possible.
2. Sheltered parking space (optional).
3. Trees and/or soft landscaping to prevent car dominance and add shading.
4. Rear of residential properties - balance to be sought between natural surveillance and privacy.
5. Pedestrian link to main residential frontage.
6. Boundary hedges to screen vehicles and parking spaces.

Figure 58: Illustrative diagram showing an indicative layout of on-plot rear courtyard parking.

On-Street Parking

As we move forward into a future of electric vehicles, every opportunity must be taken to integrate charging technologies into the fabric of road and street furniture, including induction plate technologies and street lamphook ups alongside independent charging posts as standard street furniture in the public realm.

- On-street parking can be arranged either perpendicular or parallel to the carriageway.
- On-street parking must be designed to avoid impeding the flow of pedestrians, cyclists, and other vehicles, and can serve a useful informal traffic calming function.
- Parking bays can be inset between kerb buildouts or street trees. Kerb buildouts between parking bays can shorten pedestrian crossing distances and can host street furniture or green infrastructure. They must be sufficiently wide to shelter the entire parking bay in order to avoid impeding traffic.
- On low-traffic residential streets or lanes that are shared between vehicles and pedestrians, parking bays can be clearly marked using changes of construction material instead of markings but must be of a different level to the pedestrian way e.g. with a kerb. This will provide drivers with an indication of where to park. The street must be sufficiently wide so that parked vehicles do not impede motor vehicles or pedestrians.
- Opportunities must be created for new public car parking spaces to include electric vehicle charging points. Such provision must be located conveniently throughout the village and designed to minimise street clutter.



Figure 59: Parking bays arranged between street trees in Dorchester.



Figure 60: Inset parking with electric vehicle charging points.

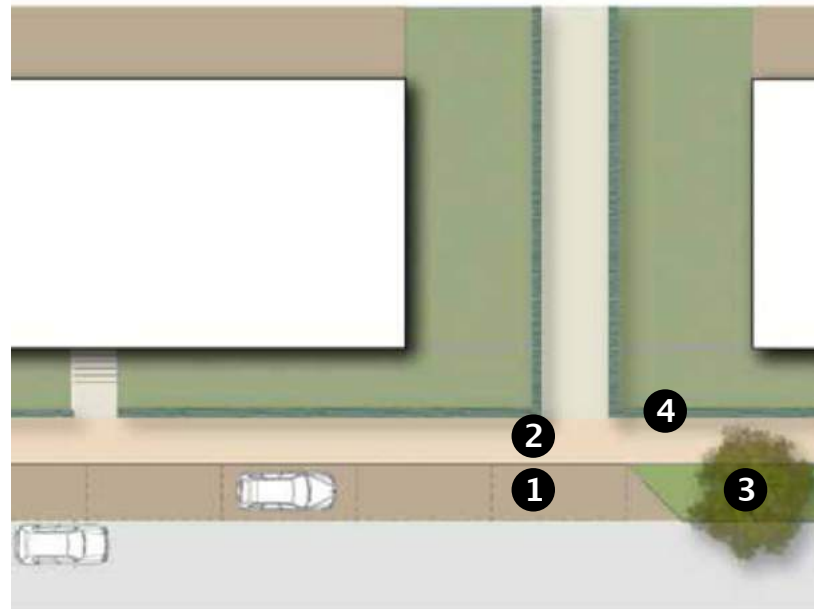


Figure 61: Illustrative diagram showing an indicative layout of on-street inset parking.

1. On-street parking bay inset between kerb extensions.
2. Footway - additional green verge if street width permits.
3. Planted kerb extensions - width to be sufficient to fully shelter parking bay. Trees are optional but would be positive additions.
4. Boundary hedges.

Bicycle Parking

- A straightforward way to encourage cycling is to provide secured covered cycle parking within all new residential developments and publicly available cycle parking in the public realm.
- For residential units, where there is no garage on plot, covered and secured cycle parking must be provided within the domestic curtilage. The use of planting and smaller trees alongside cycle parking can be used to mitigate any visual impact on adjacent spaces or buildings.
- Bicycle stands in the public realm should be sited in locations that are convenient and that benefit from adequate natural surveillance. They should be placed in locations that do not impede pedestrian mobility or kerbside activities.



Figure 62: Example of public cycle parking (left) and sheltered cycle parking garage (right) in Cambridge.



Figure 63: Example of kerbside on-street cycle stands.

3.2.4. Local Green Spaces and Views

- Development adjoining public open spaces and important gaps should enhance the character of these spaces by either providing a positive interface (i.e. properties facing onto them to improve natural surveillance) or a soft landscaped edge.
- Any trees or woodland lost to new development must be replaced.
- The spacing of development should reflect the rural character and allow for long distance views of the countryside from the public realm.
- Landscape scheme should be designed and integrated with the open fields that currently border the village to avoid coalescence and prevent rural settlements from merging with larger existing settlements or large new settlements.
- Native trees and shrubs should be used to reinforce the rural character of the village and incorporated into the design of new areas.



Figure 64: Long distance views towards the village from North Hill. Mature trees screen most of the village from outside views.



Figure 65: North-western view along The Green in the centre of the village, highlighting the undulating terrain.



Figure 66: Equestrian route along the Green.



Figure 67: An undeveloped street corner at the junction between Dawes Lane and Downer Drive. Houses on the right face an open field concealed by tall hedges on the left.



Figure 68: Panorama of the south-western village edge highlighting the relative height of the buildings and the mature trees, which concealed much of the village from long-distance inward views.

3.2.5. Materials and Building Details

The materials and architectural detailing in Sarratt contribute to the rural character of the area and the local vernacular. It is therefore important that the materials used in proposed development are of a high quality and reinforce local distinctiveness. Any future development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment.

This section includes examples of building material that contribute to the local vernacular of Sarratt which could be used to inform future development.



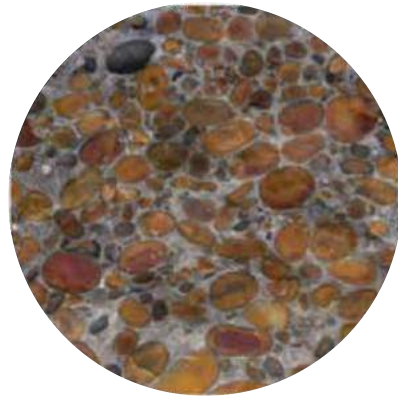
Mixed tonality red brick



Red brick trim and knapped flint infilling



Red brick trim and yellow brick infilling



Knapped Hertfordshire puddingstone



Grey paint rendering



Slate roof



Mixed red and yellow bricks



Black weatherboarding



Clay plaintile roof



Gabled porch



Wall dormer



Double casement windows



Landscaped boundary hedge



Flint and brick gabled porch



Sash windows



Painted low-level timber gate



Low masonry wall with landscaped hedge



Pointed arch window



Bull's eye window with red brick trim



Knapped flint and red brick boundary wall



Red brick chimney

Fenestration

- Fenestration on public/private spaces increase the natural surveillance and enhance the attractiveness of the place. Long stretches of blank (windowless) walls should be avoided. Overall, considerations for natural surveillance, interaction, and privacy must be carefully balanced.
- Windows must be of sufficient size and number for abundant natural light.
- Site layout and building massing should ensure access to sunshine and avoid overshadowing neighbouring buildings. New developments should also maximise opportunities for long distance views.
- Consistent window styles and shapes must be used across a given façade to avoid visual clutter and dissonance.
- In proximity to historic areas, fenestration must reflect an understanding of locally distinctive features such as scale, proportions, rhythm, materials, ornamentation, and articulation. This should however not result in pastiche replicas.



Figure 69: Façades with a consistent arrangement of multi-pane windows with attractive brick ornamentation and articulations.



Figure 70: Traditional house with upper floor horizontal sliding multi-pane sash windows and ground floor casement windows with cambered heads.

Traditional Architecture

The gradual evolution of the village over the centuries has resulted in an organic character to development. Each building has its own individuality resulting in variations in height, the pattern of openings and detailing. This variety is balanced in several ways; through the proximity of each property to each other and broad similarities in scale, width, design and materials. Buildings are predominantly 2 storeys and the change in roof heights and the presence of chimneys contribute to the visual interest of the historic core.

Quarry flint is one of the most popular building stones in Hertfordshire. This is reflected in Sarratt's traditional architecture as well, where a good part of its heritage assets have been built utilising this fine-grained stone. Whereas, Hertfordshire Puddingstone is one of the most distinctive stone types within the county. Less distinctive building materials but that still make a good percentage of traditional architecture are yellow stock brick and red brick.



Figure 71: Buildings exhibiting a use of traditional local materials – knapped flint, red brick, slate, and clay plain tiles.



Figure 72: Church yard wall built with local flint.



Figure 73: New wall using a mix of traditional local materials © Sarratt Parish Council.

Contemporary Architecture

Within the neighbourhood plan area, there are a few examples of successful contemporary architecture that blend harmoniously with their physical context. It is suggested that this trend continues to further expand with additional eco design features incorporated in future developments. New buildings, when referencing traditional architecture, must however avoid combining elements from too many different architectural styles or employing low-quality imitations of traditional materials. A clear understanding of local and non-local styles and materials is also required.



Figure 74: A group of affordable housing units on Clutterbucks, with well-defined private and public spaces as well as attractive landscaping and construction materials.



Figure 75: A recently renovated house along the Green, with consistent fenestration and a contemporary treatment of traditional materials.

Public Realm Materials

- High quality landscaping and paving materials should be used across new developments. Factors such as durability, attractiveness, and maintenance must be considered in addition to the cost of installation. An effort should be made to (re)use traditional local materials when available.
- High quality stone, gravel, granite, and bricks can provide durable and attractive hard surface throughout the public realm. Special materials such as sandstone and limestone could also be used to further enhance the quality of particular spaces such as conservation areas.
- Variations in materials, colours, and textures can be used to define boundaries between different highway uses – pavements, parking bays, cycleways, and carriageway. Special care should be taken when considering finishes and textures to avoid impeding the mobility and safety of disabled and visually impaired users.
- Opportunities to incorporate permeable paving and green infrastructure must be sought to reduce stormwater runoffs and reduce impervious surfaces.



Figure 76: Flint boundary wall of Church of the Holy Cross.



Figure 77: Natural stone paving in front of the Cricketers.



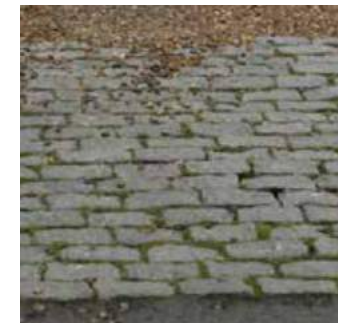
Granite setts



Dark grey concrete block paving



Figure 78: Granite kerbs along the Green.



Granite block vehicle crossover



Natural stone slabs/flags

Street Furniture

- The appearance of street furniture elements should be coordinated and contribute to the overall public realm and placemaking strategy.
- The siting of street furniture items such as benches, bins, and street signs must not impede pedestrian mobility or conflict with kerbside activities such as loading, refuse collection, and parking.
- Opportunities should be sought to consolidate different functions to reduce street clutter, for example by combining lighting columns (where appropriate) with electric vehicle charging points and supports for street signs.
- The number and size of street signs and signposts should be reduced to the minimum required. The appearance of signposts must not distract from the visual quality of the surrounding area.
- Public seating must be provided in convenient locations at regular intervals, especially in high footfall areas.



Figure 79: Timber bench on the Green.



Figure 80: Timber shelter on the Green.



Figure 81: Red letter box encased in masonry.

3.2.6. Sustainability and Eco Design

Energy efficient or ecological design combines all around energy efficient construction, appliances and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

Starting from the design stage, there are strategies that can be incorporated towards passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions.

The aim of these interventions is to reduce overall domestic energy use and to do so as cost effectively as the circumstances allow for.



Figure 82: Frog habitat corridor.

Wildlife-friendly environment

New developments should always aim to strengthen biodiversity and the natural environment. This can be done by creating new habitats and wildlife corridors, ensuring the continuity of habitats between gardens and public spaces, and linking them with existing ecological assets. Hedges, wildflower meadows, old trees, ponds, hard landscaping features (such as rock piles), nest boxes installed at the eaves of the buildings, frog habitat corridors, dry stone walls, and bug houses can all make a significant contribution to species diversity.

Protecting and enhancing existing landscape assets is crucial. The aim should always be to minimise the damage to natural habitats, add to the character and distinctiveness of a place, and contribute to climate change adaptation.

Solar roof panels

Solar panels on roofs should be designed for minimal visual impact. On new builds, they should be designed in from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates or tiles. In this way, the solar panels can be used as a roofing material in their own right.

On retrofits, designers should:

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;
- Aim to conceal wiring and other necessary installations; and,
- Consider introducing other tile or slate colours to create a composition with the solar panel materials.



Figure 83: Example of eco design led architecture.



Figure 84: Integrated design for solar panels.



Figure 85: Water harvesting tank.



Figure 86: Bug and bee house.

Rainwater harvesting

This refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse in-situ of grey water. These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore some design recommendation would be to:

- Conceal tanks by cladding them in complementary materials;
- Use attractive materials or finishing for pipes;
- Combine landscape/planters with water capture systems;
- Underground tanks; and,
- Utilise water bodies for storage.



Figure 87: Examples of tanks used for rainwater harvesting.

Permeable pavements

Pavements add to the composition of the building. Thus permeable pavements should not only perform its primary function which is to let water filter through but also:

- Respect the material palette;
- Help to frame the building;
- Create an arrival statement;
- Be in harmony with the landscape treatment of the property; and,
- Help define the property boundary.

Waste collector integrated design

With modern requirements for waste separation and recycling, the number of household bins quantum and size have increased. This poses a problem with the aesthetics of the property if bins are left without a solution. Thus we recommend the following:

- Create a specific enclosure of sufficient size for all the necessary bins;
- Place it with easy access from the street and, where, possible, able to open on the pavement side to ease retrieval;
- Refer to the materials palette to analyse which would be a complementary material;
- Use it as part of the property boundary;
- Add to the green feel by incorporating a green roof or side planting element to it; and,
- Combine it with cycle storage.



Figure 88: Integrated design for differentiated waste collectors.



Figure 89: Integrated design for differentiated waste collectors and cycle storage.



Figure 90: Permeable brick paving.



Figure 91: Permeable concrete paving.

3.2.7. Building Modifications, Extensions, and Plot Infills

Extensions to dwellings can have a significant impact not only on the character and appearance of the building, but also on the street scene within which it sits. A well-designed extension can enhance the appearance of its street, whereas an unsympathetic extension can have a harmful impact, create problems for neighbouring residents and affect the overall character of the area.

The Planning Portal¹ contains more detailed information on building modifications and extensions, setting out what is usually permitted without planning permission (permitted development) as well as what requires planning permission. Sarratt Parish, for example, contains designated land² such as conservation areas or AONBs, where planning permission is required.

- Extensions should be appropriate to the scale, massing and design of the main building and complement the streetscape.
- Alterations and extensions of historic buildings should respect the host building. Replacement of historic and traditional features, such as timber windows and doors with uPVC and other non-traditional materials should be avoided.

¹ Planning Portal. https://www.planningportal.co.uk/info/200234/home_improvement_projects

² Designated land is land within a conservation area, an area of outstanding natural beauty (AONB), an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside, the Broads, a National Park or a World Heritage Site.

- Extensions are more likely to be successful if they do not exceed the height of the original or adjacent buildings. Two-storey extensions should be constructed with the same angle of pitch as the existing roof.
- The design, materials and architectural detailing of extensions should be high quality and respond to the host building and the local character of the neighbourhood plan area.
- The impact on the space around the buildings should consider overlooking, overshadowing and overbearing.

The following diagrams illustrate key dimensions for household extensions, roof extensions, porches, and outbuildings under both permitted development conditions and in designated land.

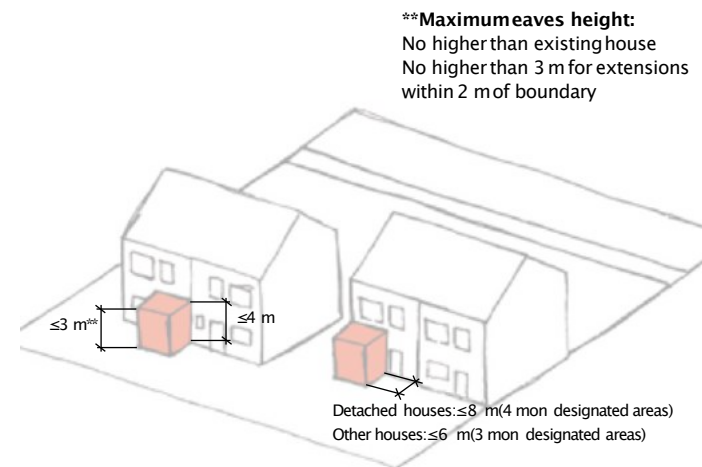


Figure 92: Single-storey rear extensions.

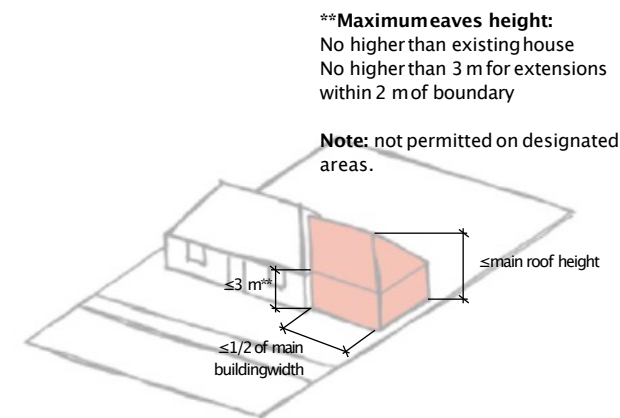


Figure 93: Side extension to a single-storey building.

Note: not permitted on designated areas.

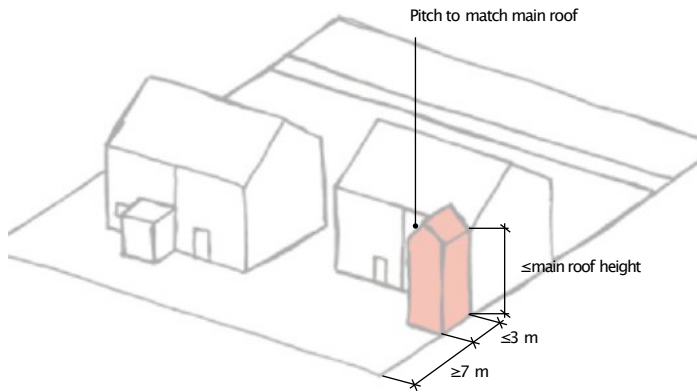


Figure 94: Two-storey rear extension.

Note: not permitted on designated areas.

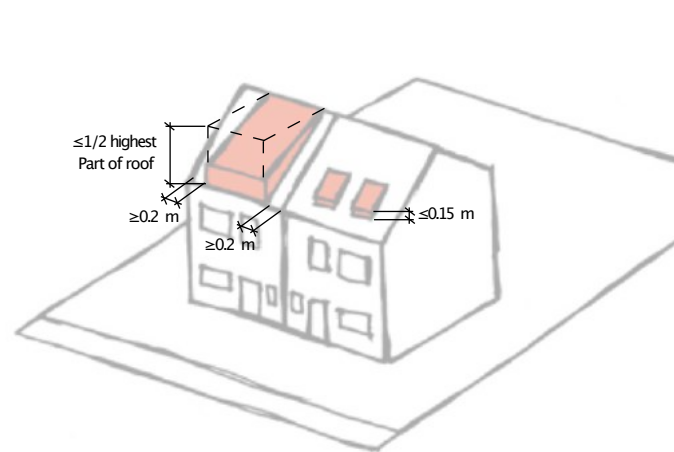


Figure 96: Standard dimensions for roof extensions: lofts and skylights.

Note: planning permission may be required on designated areas.

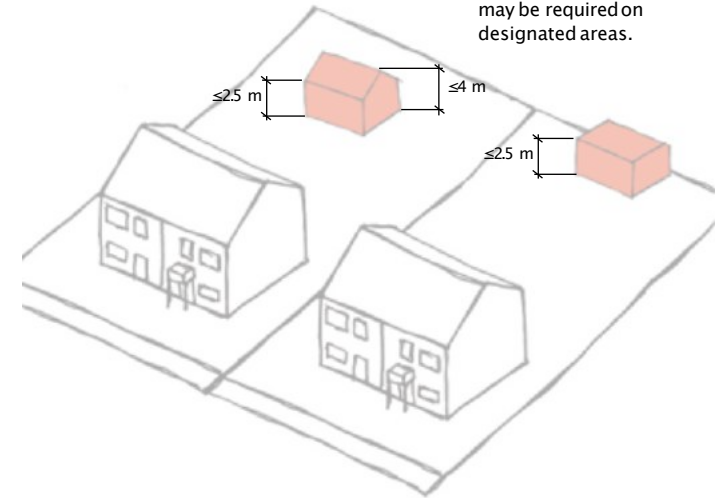


Figure 98: Standard dimensions for outbuildings.

Note: not permitted on designated areas.

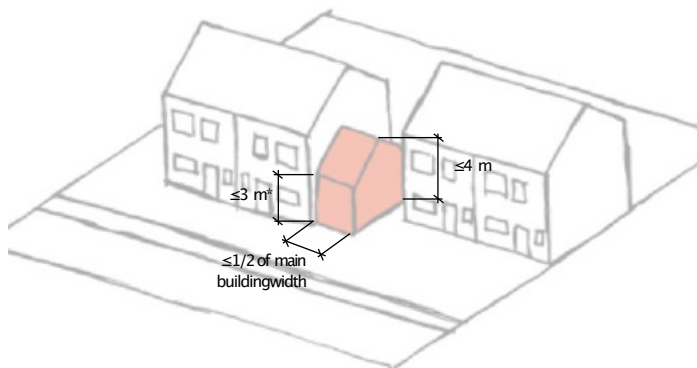


Figure 95: Side extension to a two-storey building.

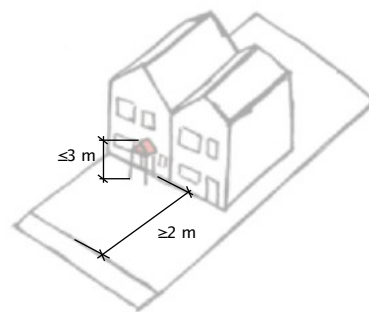


Figure 97: Standard dimensions for porches.





Delivery

04



4. Delivery

This section concludes the report with recommendations on how to embed findings in the Neighbourhood Plan and engage with Three Rivers Council to develop policies supporting the guidelines.

ACTORS	HOW THEY WILL USE THE DESIGN GUIDELINES
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Contact
Ben Castell
 Technical Director
 T: +44 (0)20 7798 5137
 E: ben.castell@aecom.com

aecom.com

Appendix IV
Sarratt Housing Needs Assessment



Sarratt Housing Needs Assessment (HNA)

January 2020

Quality information

Prepared by

Karlene Stubbs
Graduate Planner

Paul Avery
Housing Research Consultant

Checked by

Paul Avery
Housing Research Consultant

Approved by

Paul Avery
Housing Research Consultant

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Prepared for:

Sarratt Parish Council

Prepared by:

AECOM
Aldgate Tower
2 Leman Street
London
E1 8FA
aecom.com

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Disclaimer

This document is intended to aid the preparation of the Neighbourhood Plan, and can be used to guide decision making and as evidence to support Plan policies, if the Qualifying Body (i.e. the neighbourhood planning group) so chooses. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The Qualifying Body is not bound to accept its conclusions. If any party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the Qualifying Body at the consultation stage. Where evidence from elsewhere conflicts with this report, the Qualifying Body should decide what policy position to take in the Neighbourhood Plan and that judgement should be documented so that it can be defended at the Examination stage.

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List of acronyms used in the text:

AH	Affordable Housing (NPPF definition)
AMH	Affordable Market Housing
AONB	Area of Outstanding Natural Beauty
HNA	Housing Needs Assessment
HNF	Housing Need Figure
Housing LIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LHN	Local Housing Need
LPA	Local Planning Authority
LQAR	Lower Quartile Affordability Ratio
LTHPD	Long-Term Health Problem or Disability
MAR	Median Affordability Ratio
MH	Market Housing
MHCLG	Ministry for Housing, Communities and Local Government (formerly DCLG)
NA	Neighbourhood (Plan) Area
NDO	Neighbourhood Development Order
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency

1. Executive Summary

1.1 Tenure

1. The tenure profile of Sarratt is dominated by home ownership at 82% of all households, with the remaining households evenly split between private and social renting. The number of social rented dwellings declined between 2001 and 2011, likely due to take-up of the Right to Buy scheme, while private renting has become slightly more common.
2. House prices have grown steadily over the past ten years (to 2018), with semi-detached homes experiencing moderately greater price rises than other types.
3. The median gross annual household income across the Sarratt area in 2015/16 was £59,200, while the lower quartile earnings of single-earning households across Three Rivers in 2018 was £15,815, meaning that dual-earning households on lower quartile incomes can be estimated to have gross total earnings of £31,630.
4. These income levels are compared against the estimated levels of income needed to afford various tenures of housing in Sarratt. Single-earning households on lower quartile incomes are unable to afford any of the housing tenures under consideration, and so will be in need of social rented accommodation (the most affordable tenure) or other options allowing them to make use of housing benefits and other forms of support.
5. For dual-earning households on LQ incomes, most tenures are within reach if those households are able to spend a slightly higher proportion of their incomes than 30% (used in the estimated here) on housing costs. For this group it is also apparent that shared ownership dwellings and starter homes are an achievable option that would also help bridge the wide affordability gap between social renting and private renting (which is unusually costly in Sarratt).
6. Those on median incomes appear to be able to afford all tenures in Sarratt. However, it should be noted that entry-level market purchase and two-bedroom market rent were under consideration, but higher value market homes were not. Many of these will remain unaffordable to median earners.
7. Bringing this evidence together, it is apparent that social rented homes for those on the lowest incomes are the greatest priority in Sarratt, while the supply of affordable routes to home ownership (currently very rare in the area) would also serve a very useful function in the market. The continued provision of entry-level market homes should be encouraged, as homes for purchase appear to be within reach of local people, although renting remains expensive – possibly due to a lack of supply that would be counteracted if more new homes were put up for rent at entry-level prices.
8. The South West Hertfordshire SHMA (2016) identified the need for 357 affordable rented homes per annum in Three Rivers from 2013-2036. Pro-rating this figure to Sarratt (at a rate of 2.12%, which is the percentage of the Three Rivers population who live in the NA) gives an estimate of 7.6 affordable homes per annum over the Plan period needed in Sarratt.
9. An additional estimate undertaken in the HNA calculates that demand for affordable routes to home ownership from households who cannot afford to buy their own home but cannot afford to rent amounts to 3 households per annum over the Plan period.
10. The total estimated Affordable Housing need over the Plan period 2020-2036 is therefore 122 (rounded) affordable rented homes and 48 affordable home ownership dwellings. Given Three Rivers's strategy for housing delivery, which suggests that new development in Sarratt should be minimal, it is unlikely that this scale of need will be satisfied through Affordable Housing contributions from market housing delivery. The Parish Council may therefore consider whether delivering Affordable Housing through other means, such as an exception site, may be desirable.
11. The recommended tenure split for Sarratt, based on the HNA and SHMA calculations, and Three Rivers policy, is for 70% of Affordable Housing to be for social or affordable rent, and 30% to be for affordable home ownership products.

1.2 Type and Size

12. In terms of Sarratt's existing stock of housing, the data shows that the proportion of detached homes is more than double that of Three Rivers or the national average, while all other dwelling types exist at correspondingly lower proportions. For example, Sarratt has less than a third the proportion of flats as Three Rivers.
13. Strongly linked to this finding is the fact that Sarratt has generally larger dwellings than Three Rivers, with greater proportions of all size categories above six rooms, and lower proportions of all smaller dwelling sizes. In particular, Sarratt has a persistent lack of one- and two-room units.
14. In terms of demographics, Sarratt has a substantially higher percentage of residents over the age of 45, and a lower percentage of those 44 or younger, compared to Three Rivers and the national average. Though Census data shows

that this trend has been exacerbated since 2001, the current population of those around the age of 65 is likely to result in yet more apparent ageing over the Plan period.

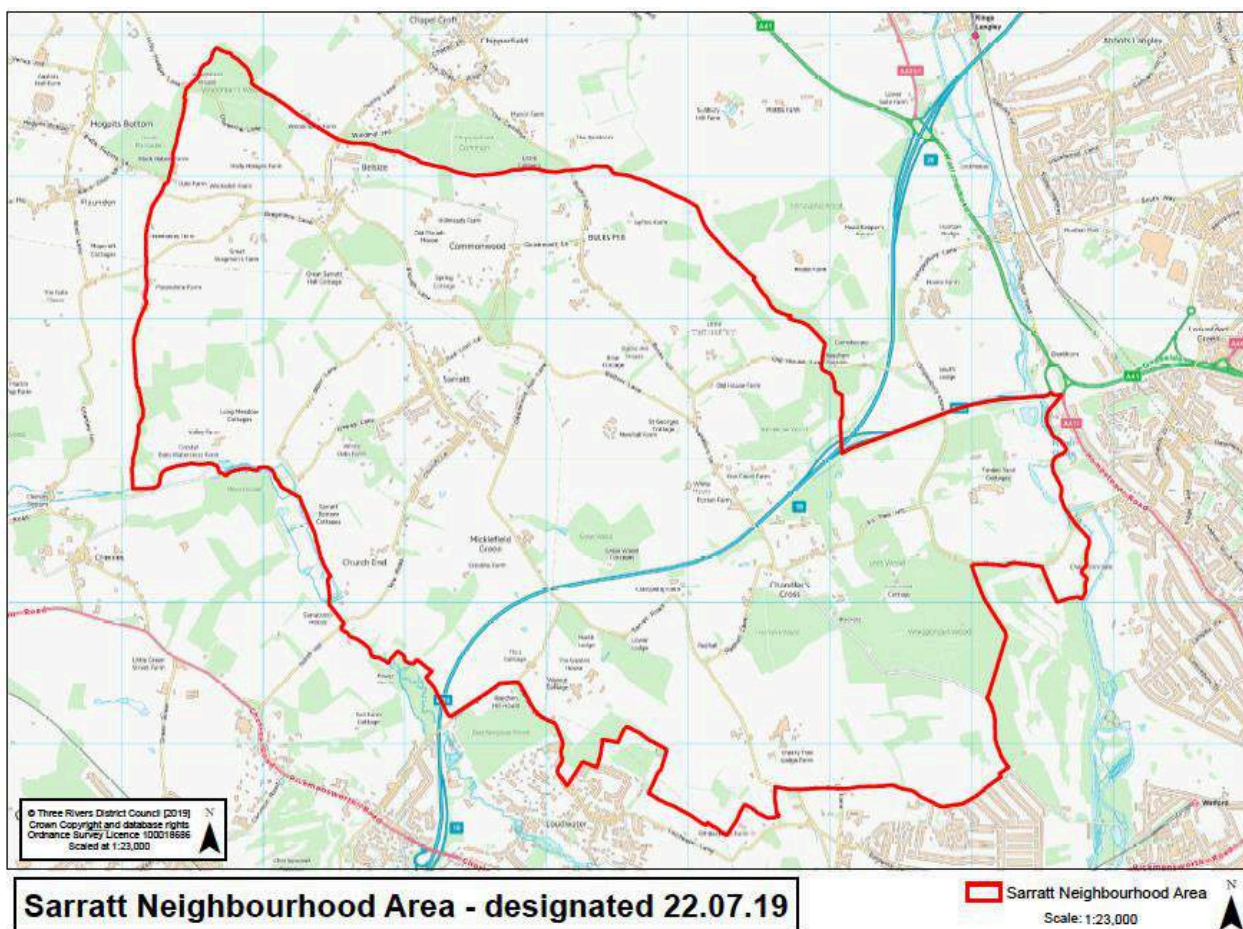
15. Seen in the context of Sarratt's comparatively large stock of dwellings, trends towards older households and single occupancy may warrant a Neighbourhood Plan policy intervention to restrict the future supply of larger dwellings to some extent. It may also be the case that the declining number of families in Sarratt is a function of the limited number of dwellings that are both appropriately-sized and affordable to younger families, so it may be beneficial also to encourage the provision of mid-sized housing suitable for this demand segment.
16. The results of a life-stage modelling exercise, which looks at the sizes of dwelling occupied by different age groups and projects the growth and decline of those age groups over the Plan period in order to understand what should be built, corroborates this finding. The recommended size mix of new housing focuses on dwellings of three bedrooms (around 50%) and those with one (20%) and two (30%) bedrooms, further suggesting that no further large dwellings are needed.
17. This model, however, operates on the assumption that households can and will wish to move freely around the stock of existing housing, which is not a realistic prospect. It is natural, then, that demand should continue for some larger dwellings. The provision of larger homes should not be inhibited entirely (though some of that demand will be met by natural churn within the market), but to the extent that the neighbourhood plan may be used to influence the size mix of housing coming forward, smaller homes should be the priority.
18. This analysis provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is required for Sarratt or on any particular site. These include the characteristics of the existing stock of housing, the role of the NA or site within the wider housing market area (linked to any Local Planning Authority strategies) and site-specific factors which may justify a particular dwelling mix.
19. In terms of the types of dwellings required, some unmet demand for generally more affordable dwelling types presently lacking in Sarratt, such as terraced homes, should be addressed. The size recommendation for two- and two-bedroom homes would help to achieve this. It is also advisable to promote the delivery of bungalows or other forms of age appropriate housing in order to meet the needs of the ageing population and to reflect the fact that other smaller dwelling types, such as apartments, may not in practice be popular market propositions in a rural parish like Sarratt.

2. Context

2.1 Local context

20. Sarratt is a Neighbourhood Plan area located in the district of Three Rivers, Hertfordshire. The Neighbourhood Area (NA) boundary follows the existing boundary of Sarratt Parish and was designated in July 2019.
21. The proposed Neighbourhood Plan period starts in 2020 and extends to 2036, therefore comprising a planning period of 16 years.
22. Sarratt Parish is the largest parish by area in Three Rivers District, and includes the villages of Sarratt, Belsize, Chandlers Cross, Commonwood, Micklefield and Bucks Hill. Bisected by the M25 motorway, the whole of the parish is classified as Green Belt with a section of the parish along the Chess Valley forming part of the Chilterns AONB. Sarratt also has two Conservation Areas: The Green and Church End.
23. Within the parish there are two schools (Sarratt Village School and York House Preparatory School), as well as the King George V sports and recreation field, a community owned village shop and post office, and six public houses.
24. The parish is located 6.4km north of Rickmansworth and is 1.6km north of the M25 London orbital motorway. Junction 18 (M25) is on the Chorleywood Road (the A404), 3.2km from the parish. Sarratt is located 32 miles north-west of London.
25. The statistics show that in the 2011 Census the Neighbourhood Plan area had a total of 1,849 residents.
26. A map of the Plan area appears below in Figure 2-1.

Figure 2-1: Map of the Sarratt Neighbourhood Plan area¹



Source: Sarratt Neighbourhood Area Designation Notification

¹ Available at <https://www.threerivers.gov.uk/egcl-page/sarratt-neighbourhood-area>.

2.2 Planning policy context

27. In line with the Basic Conditions² of neighbourhood planning, neighbourhood plans are required to be in general conformity with adopted strategic local policies.³ Consequently, the relevant elements of the Local Plan are reviewed as part of this Housing Needs Assessment (HNA).
28. In the case of Sarratt, the relevant Local Plan for Three Rivers consists of:
 - i. The Core Strategy (adopted October 2011);
 - ii. The Development Management Policies LDD (adopted July 2013); and
 - iii. The Site Allocations LDD (adopted November 2014).
29. A process to produce a new Local Plan for Three Rivers is ongoing, with the preparatory work on a revised Local Plan beginning in 2015 with the commissioning of the Strategic Housing Market Area Assessment (SHMA) and the Functional Economic Market Area Assessment, both published in 2016.
30. 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 intend to 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.
31. 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).

2.2.1 Policies in the adopted local plan⁴

Table 2-2: Summary of Three Rivers District Council adopted policies having relevance to Sarratt Neighbourhood Plan Housing Needs Assessment

Policy	Source	Provisions
PSP4- Development in Villages (Bedmond, Sarratt)	Three Rivers Core Strategy 2011-2026	<p>Development in villages will be controlled to protect the character, landscape, heritage and wildlife of the wider countryside, and the openness of the Green Belt. It will be designed and inclusive, keeping in scale with its location.</p> <p>Some small-scale development in or on the edge of villages will be allowed to meet local community and business needs, seeking to tackle deprivation in these villages particularly related to housing.</p> <p>Development will allocate and release sites solely for affordable housing using a Rural Exception Site Policy approach to accommodate households which contain current residents or have an existing family or employment connection in perpetuity. These will be identified through a subsequent Site Allocations document.</p> <p>The Villages will provide approximately 1% of the District's housing requirements over the Plan period to include affordable housing to meet local needs as informed by the 2010 SHMA, 2009 Development Economics Study and 2010 SHLAA.</p>

² Available at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

³ However, this does not affect the potential for the evidence base underpinning the emerging local plan to inform or form part of the evidence base for the neighbourhood plan.

⁴ Note that only those policies considered relevant to this Housing Needs Assessment have been reviewed, and that the policies reviewed may have been edited for relevance and/or clarity. As such, this summary of relevant policies should not be considered a full summary of the Local Plan in question.

Policy	Source	Provisions
CP2- Housing Supply	Three Rivers Core Strategy 2011-2026	<p>The Council will identify sufficient land for housing in the District to meet the Three Rivers housing target of 180 dwellings per year until 2026.</p> <p>Housing provision will be made primarily from within the existing urban area (approximately 75% of total housing development between 2001-2026) and also from housing sites at the most sustainable locations on the edge of existing settlements, in the Green Belt (approximately 25% of total supply between 2001-2026).</p> <p>60% of the housing requirements will be met in the Key Centres as defined in the settlement hierarchy, likely achieved in part through significant development at Leavesden Aerodrome and South Oxhey.</p> <p>In identifying sites for future development, the Site Allocations Development Plan Document will set out an indicative phasing strategy for the development of sites.</p> <p>The supply of housing post-2026 will need to be reassessed at a later date within the context of a review of the Core Strategy taking into account housing needs and capacity.</p>
CP3- Housing Mix and Density	Three Rivers Core Strategy 2011-2026	<p>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 SHMA 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.</p>
CP4- Affordable Housing	Three Rivers Core Strategy 2011-2026	<p>In order to increase the provision of affordable homes in the District and meet local housing need as informed by the Strategic Housing Market Assessment, the Council will:</p> <ol style="list-style-type: none"> a) In view of the identified and pressing need for affordable housing in the District, seek an overall provision of around 45% of all new housing as affordable housing, incorporating a mix of tenures. All new development resulting in a net gain of one or more dwellings will be expected to contribute to the provision of affordable housing b) As a guide, seek 70% of the affordable housing provided to be social rented and 30% to be intermediate c) Allocate specific sites, at higher or lower proportions of affordable housing depending on site circumstances, location and density of development. In some cases a target of 50% or above may be appropriate. Site specific targets will be set through the Site Allocations Development Plan Document d) Require the affordable housing provided to reflect the mix of size and type required for future housing, as identified in the Strategic Housing Market Assessment and subsequent updates and Council priorities for provision which is currently for family sized dwellings to meet the most urgent housing needs in the District e) In most cases require affordable housing provision to be made on site, but in relation to small sites delivering between one and nine dwellings, consider the use of commuted payments towards provision off site. Such payments will be broadly equivalent in value to on-site provision but may vary depending on site circumstances and viability f) Permit small-scale affordable housing within and immediately adjacent to the village core areas of Sarratt and Bedmond on the basis of need through the release and allocation of Rural Exception Sites. Allocations will be made through the Site Allocations Development Plan Document.
CP11- Green Belt	Three Rivers Core Strategy 2011-2026	<p>The Council will maintain the general extent of the Metropolitan Green Belt in the District and where appropriate, make minor revisions through the Site Allocations Development Plan Document to the detailed Green Belt boundaries around the main urban area, to accommodate development needs.</p>

3. Approach

3.1 Research Questions

32. Research Questions, abbreviated to 'RQ,' are formulated at the start of the project through discussion with the Parish Council. They serve to direct the research and provide the structure for the HNA.
33. The RQs relevant to this study, as discussed and agreed with Sarratt Parish Council, are set out below.

3.1.1 Tenure and Affordability

34. The neighbourhood planning group would like to understand the needs of the community for housing of varying tenures, as well as the relative affordability of the tenures that should be provided to meet local need now and into the future.
35. This evidence will allow Sarratt to establish the right conditions for new development to come forward that is affordable, both in the broader sense of market housing attainable for first-time buyers, and as Affordable Housing for those who may be currently priced out of the market.

RQ 1: What quantity and tenures of Affordable Housing should be planned for over the Neighbourhood Plan period?

3.1.2 Type and Size

36. The Parish Council is seeking to determine what size and type of housing would be best suited to the local community. The Parish Council sees a need for affordable, smaller homes to suit the needs of young families and those wishing to downsize.
37. The aim of this research question is to provide evidence on the types and sizes needed by the local community. This will help to shape future development so that it better reflects what residents need.

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

3.2 Relevant Data

3.2.1 Local authority evidence base

38. It is appropriate for neighbourhood planners to refer to existing needs assessments prepared by the Local Planning Authority (LPA) as a starting point. As Sarratt Neighbourhood Area is located within Three Rivers District Council's planning area, we therefore turned to the relevant Strategic Housing Market Assessment (SHMA), which is known as the 2016 South West Hertfordshire Strategic Housing Market Assessment.
39. For the purpose of this HNA, data from Three Rivers's own evidence base to support their housing policies has been considered applicable and relevant unless it conflicts with more locally specific and/or more recently-produced evidence. The housing market evidence draws upon a range of data including population and demographic projections, housing market transactions, and employment scenarios. As such, it contains a number of points of relevance when determining housing need within the Neighbourhood Plan area, and has been referenced as appropriate.

3.2.2 Other relevant data

40. In addition to the Three Rivers District Council evidence base, we have assessed other evidence to ensure our study is robust for the purposes of developing policy at the NP level and is locally specific. This includes data from both Census 2001 and 2011, as well as from a wide range of other data sources, including:
 - Land Registry data on prices paid for housing within the local market;
 - Population and household projections produced by the Office of National Statistics (ONS);
 - Information on current property asking prices, for housing for sale or rent, from [home.co.uk](https://www.home.co.uk);
 - Neighbourhood-level survey and consultation work giving further detail. In the case of Sarratt, this comprises the Sarratt Parish Plan Survey 2018.

4. RQ 1: Tenure and Affordability

RQ 1: What Affordable Housing (eg social housing, affordable rented, shared ownership, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?

4.1 Introduction

41. Tenure refers to the legal arrangements in place that enable a household to live in their home; it determines householder rights and influences the level of payments to be made in return for these rights. Broadly speaking, tenure falls into two categories, Affordable Housing and market housing, depending on whether the household benefits from a subsidy of some sort to enable them to live in their home.
42. This section will examine the tenure of dwellings in the current stock and recent supply. Then, looking at affordability, it will make an assessment on whether continuation of these trends would meet future needs. We will also investigate whether there are misalignments between the supply of different tenures of housing and local need. Such misalignments can justify policies that guide new developments to prioritise certain tenures, to bring supply and demand into better alignment.⁵

4.2 Definitions

43. It is necessary at this stage of the study to make clear the distinction between Affordable Housing as planning terminology and the colloquial meaning of the phrase. In the course of this study, we refer to Affordable Housing, abbreviated to 'AH'. AH comprises those forms of housing tenure that fall within the definition of Affordable Housing set out in the current NPPF: social rent, affordable rent, affordable private rent (brought forward by build to rent schemes), and forms of AH designed to offer affordable routes to home ownership.⁶
44. The definition of Affordable Housing set out in the NPPF makes clear the Government's commitment to home ownership, but recognises the important role of social, affordable, and private rent tenures for those not currently seeking home ownership.
45. The revisions seek to broaden the definition of AH (which had previously referred only to social and intermediate housing) to include a range of low-cost housing opportunities for those aspiring to own a home, including starter homes.
46. In paragraph 64 of the NPPF, the Government introduces a recommendation that "*where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership*". In line with PPG,⁷ the assumption should be that a 'major housing development' can be defined as a site of 10 dwellings or more, and that affordable home ownership includes starter homes, shared ownership homes, and homes available for discount market sale.

4.3 Current tenure profile

47. In order to set a baseline for our examination of tenure, it is necessary to present a picture of the Neighbourhood Plan area (NA) based on the most recent reliable data. Table 4-1 below presents Census data from 2011; this table shows the distribution of how households occupy their homes in Sarratt, compared to the rest of Three Rivers and England.
48. As seen at higher level geographies, the vast majority of homes in Sarratt are owned. However, the rate of ownership is 10 percentage points higher than in Three Rivers and 20 higher than across England. Accordingly, rates of social and private renting are much lower in Sarratt than both wider areas. Sarratt is, however, unusual in that the share of social renting households is significantly higher than that of private renting households. The relative lack of private rented stock may contribute to affordability challenges for those households who are not eligible for financial support but also cannot afford to buy, and for those who would otherwise be able to rent in Sarratt using housing benefit. The lack of rented supply may also be a contributor to the relatively high cost of renting in Sarratt, which is explored in Appendix A.

⁵ PPG Paragraph: 021 Reference ID: 2a-021-20160401, available at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

⁶ NPPF 2019.

⁷ PPG 031 Reference ID: 23b-031-20161116, available at <https://www.gov.uk/guidance/planning-obligations>

Table 4-1: Tenure (households), 2011

Tenure	Sarratt	Three Rivers	England
Owned; total	81.7%	72.7%	63.3%
Shared ownership	0.5%	0.6%	0.8%
Social rented; total	7.7%	15.1%	17.7%
Private rented; total	7.4%	10.6%	16.8%

Sources: Census 2011, AECOM Calculations

49. Table 4-2 below shows the changes in the way households have occupied housing in Sarratt during the intercensal period. While rates of ownership are stable, as across Three Rivers and England, Sarratt has seen a significant decline in social renting (possibly due to the Right to Buy scheme removing units from the stock) and an increase in private renting of a similar scale. While social rented accommodation is falling across the country, it is falling much faster in Sarratt, meaning that the options for those on the lowest incomes are becoming scarcer faster than elsewhere. Rate of private renting have not increased as fast in Sarratt as elsewhere. The growth in shared ownership is, however, relatively similar. Though it is worth noting that Sarratt’s growth rate of 33.3% only represents an increase from three to four dwellings.

Table 4-2: Rates of tenure change, 2001-2011

Tenure	Sarratt	Three Rivers	England
Owned; total	0.2%	-0.4%	-0.6%
Shared ownership	33.3%	47.0%	30.0%
Social rented; total	-14.1%	0.3%	-0.9%
Private rented; total	16.0%	140.0%	82.4%

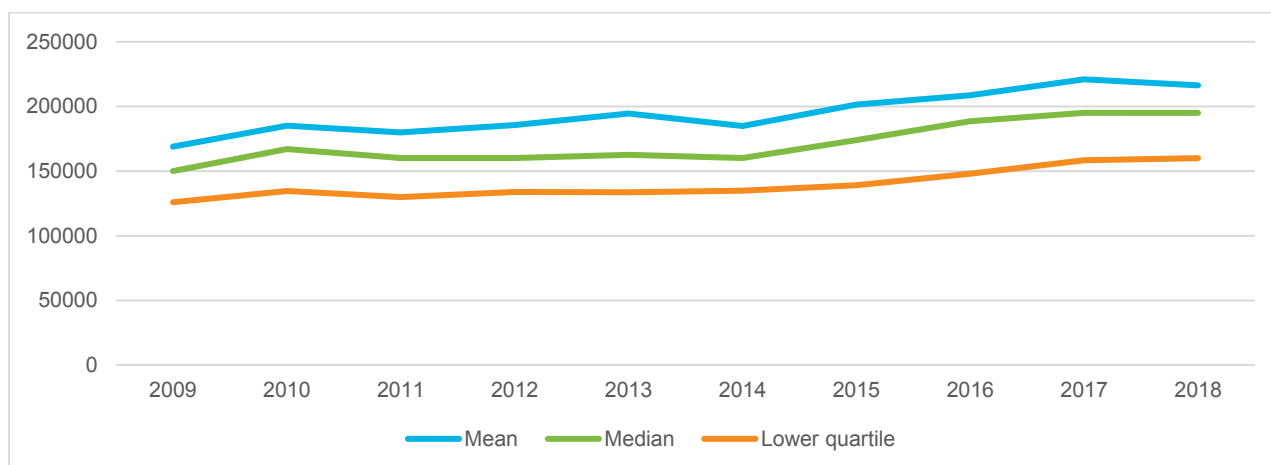
Sources: Censuses 2001 and 2011, AECOM Calculations

4.4 Affordability

4.4.1 House prices

50. Before considering the affordability of various tenures in relation to local incomes, the price of market housing should be established – in particular the costs of entry-level dwellings. An entry-level dwelling can be understood as one suitable for a household comprising two or three individuals. In order to be in conformity with Government guidance on overcrowding, such a home would require three habitable rooms (i.e. a flat or house with one or two bedrooms). Entry-level properties can therefore also be understood as one or two-bedroom flats/houses.
51. Figure 4-1 below examines selected measures of house prices in Sarratt. It shows that house prices in all categories have steadily but gently increased over the 10-year period, leading to a gradual decline in affordability.

Figure 4-1: Average house prices Sarratt between 2009 and 2018



Source: Land Registry PPD

52. Table 4-3 below breaks down house prices by type of house, as recorded by Land Registry Price Paid Data (PPD). From this it is clear that the detached houses that make up nearly 60% of all homes in Sarratt are the most expensive house type by far. Semi-detached houses, however, have appreciated in price the fastest. The price evolution of flats over time has been relatively volatile. This is due to the fact that there are only 52 flats in the NA, so the average sales price in each year is highly skewed by which particular flats happen to be sold in a given year.

Table 4-3: House prices by type in the Sarratt plan area, 2008-2017

Type	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Growth
Detached	£254,453	£282,581	£260,702	£261,742	£302,818	£287,290	£304,947	£300,250	£329,931	£311,917	22.6%
Semi-detached	£162,524	£177,820	£170,530	£163,859	£176,700	£177,229	£191,348	£193,232	£211,232	£215,623	32.7%
Terraced	£142,587	£153,784	£153,411	£150,591	£148,414	£156,641	£161,676	£160,857	£171,507	£178,952	25.5%
Flats	£104,206	£110,773	£123,064	£111,381	£110,215	£110,824	£118,357	£115,069	£113,854	£107,239	2.9%
All Types	£168,924	£185,038	£180,000	£185,574	£194,537	£184,828	£201,454	£208,540	£220,975	£216,271	28.0%

Source: Land Registry PPD

4.4.2 Income

53. Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. As such, two sources of data for household incomes in the NA have been used.
54. The first is locally specific but limited to the median total household income. This is the average household income estimates published by ONS at the level of the Middle-layer Super Output Area (MSOA). In the case of Sarratt the MSOA most suitable for use as a proxy for the Neighbourhood Plan area boundary is E02004958. Further details on the extent of this MSOA, including a map, and why it was selected as a proxy for the Neighbourhood Plan area, are set out in Appendix A.
55. The median gross annual household income across the MSOA in 2015/16 was £59,200.
56. The second source of data provides the Lower Quartile (LQ) average income that is helpful for understanding affordability challenges among those with lower than average incomes, but it is only available at district level and so is less locally-specific. It is derived from ONS annual estimates of paid hours worked and earnings for UK employees to local authority level in 2018.
57. Three Rivers's gross LQ annual income for 2018 was £15,815. This is the LQ income before taxes (or benefits) for individual earners and so only correlates with the measure of household incomes above for single-person households. To estimate the income of LQ-earning households with two earners, the annual income is doubled, to £31,630.

4.4.3 Affordability Thresholds

58. In order to gain a clearer understanding of local affordability, it is also useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds'. Purchase thresholds denote the standard household income needed to access mortgage products, and income thresholds denote the maximum share of a family's income that should be spent on accommodation costs.
59. Thresholds have been determined for: entry-level market purchase; entry-level private rent; shared ownership at 25%, 50%, and 75%; affordable rent set at 80% of private rents, and social rent. These calculations are detailed in Appendix A. The key assumptions made in assessing the affordability of different tenures are explained alongside the calculations, but is worth noting here that we have assumed that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income. These assumptions will not apply in all circumstances, and it is perhaps more realistic to expect that most households will spend a higher percentage than 30% of their incomes on housing costs.
60. Table 4-4 below shows the annual cost of different tenures and the income and deposit required to support these costs within Sarratt.

Table 4-4: Affordability thresholds in Sarratt

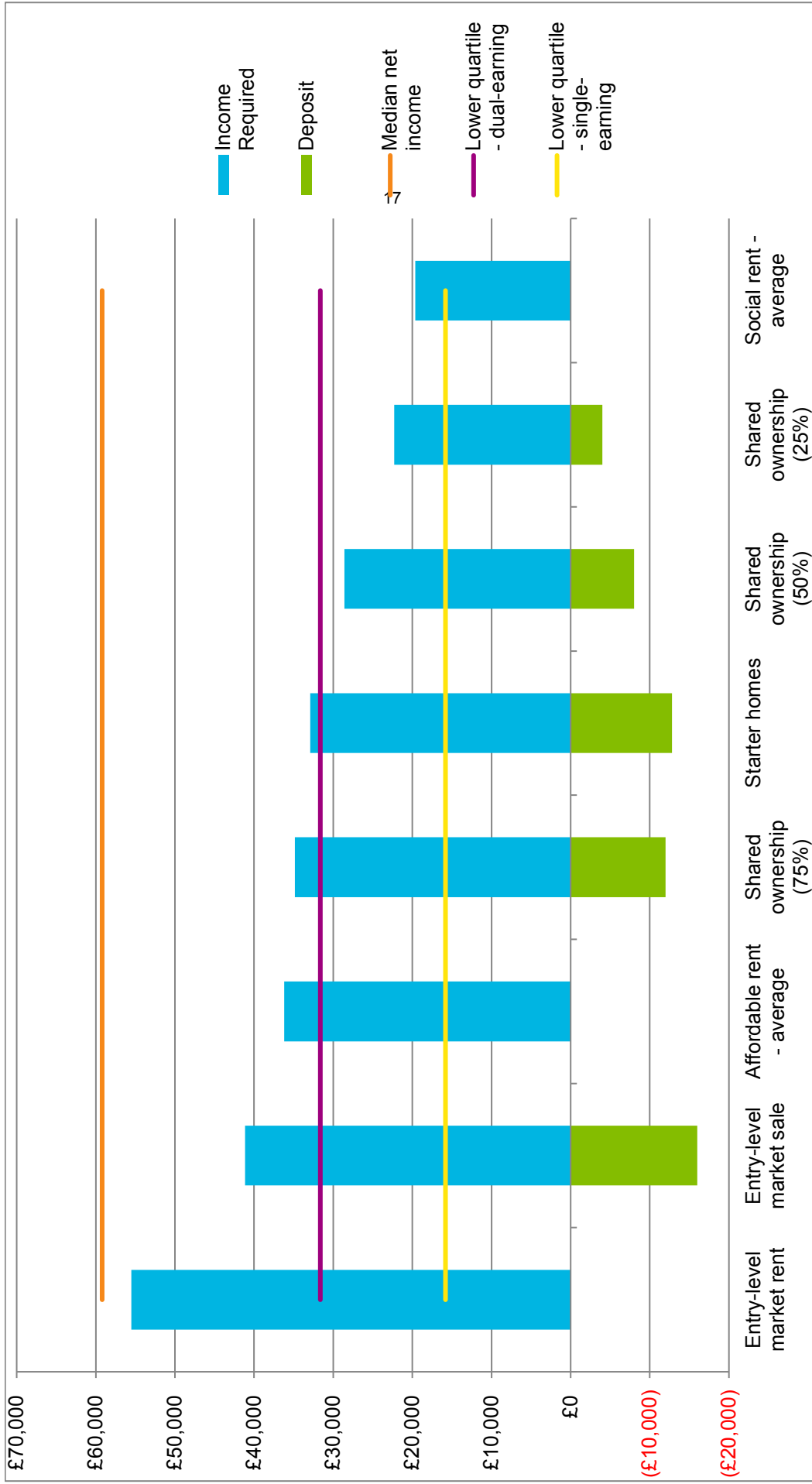
Tenure	Cost of purchase	Annual rent	Income required	Deposit required
Entry-level market rent		£16,668	£55,504	
Entry-level market sale	£160,000		£41,143	£16,000
Affordable rent – 2 bed		£10,866	£36,184 AECOM	
Shared ownership (75%)	£120,000	£1,000	£34,857 Sarratt Neighbourhood Plan Housing Needs Assessment	£12,000
Starter Homes	£128,000		£32,914	£12,800
Shared ownership (50%)	£80,000	£2,000	£28,570	£8,000
Shared ownership (25%)	£40,000	£3,000	£22,286	£4,000
Social rent – 2 bed		£5,895	£19,629	

Source: AECOM Calculations

61. The income required to afford the different tenures is then benchmarked, in Figure 4-2 below, against the three measurements of household income set out previously. These are the median gross household income for the local area at £59,200 and the lower quartile gross household earnings for Three Rivers at £15,815 for single-person households and £31,630 for dual-earning households.
62. Looking at the affordability thresholds set out in the table and graph, it is apparent that single-earning households on lower quartile incomes are unable to afford any of the housing tenures under consideration. However, the lower quartile income data is gross, and therefore does not reflect housing benefits or other forms of financial assistance. For this reason it is possible that many such single-person households would also be able to meet their housing needs in 1 bedroom social rented dwellings or privately rented rooms in shared houses using housing benefit (though neither appear to be well-supplied in Sarratt at present).
63. For dual-earning households on LQ incomes, most tenures are within reach were those households able to spend a slightly higher proportion of their incomes on housing costs. For this group it is also apparent that shared ownership dwellings and starter homes are an achievable option that would also help bridge the wide affordability gap between social renting and private renting (which is unusually costly in Sarratt).
64. While market housing for rent is the least accessible tenure, the cost of market sale is relatively affordable, and certainly within reach of those on median incomes.
65. Bringing this evidence together, it is apparent that social rented homes for those on the lowest incomes are the greatest priority in Sarratt, while the supply of affordable routes to home ownership (currently very rare in the area) would also serve a very useful function in the market. The continued provision of entry-level market homes should be encouraged, as homes for purchase appear to be within reach of local people, although renting remains expensive – possibly due to a lack of supply that would be counteracted if more new homes were put up for rent at entry-level prices.
66. Government policy aimed at tackling the housing crisis continues to focus on helping those on modest incomes and others who are unable to afford market housing for purchase, such as younger buyers, to access affordable routes towards homeownership.⁸ In the case of Sarratt, the most appropriate tenure to help implement this policy goal locally is shared ownership, while starter homes also appear to be affordable. As explored in greater detail in Appendix A, the cost of starter homes may be higher still in practice due to ambiguity in the way that prices are set, and it is worth bearing in mind that the price of a lower quartile dwelling used as a baseline throughout the analysis is for existing housing and so may not reflect the price premium normally associated with new build housing.

⁸ See the White Paper 'Fixing Our Broken Housing Market', at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf

Figure 4-2: Affordability thresholds in Sarratt (income required, £)



4.4.4 Affordable Housing- quantity needed

67. The South West Hertfordshire SHMA (2016) provides evidence on the need for Affordable Housing within Three Rivers. This study identified the need for 357 affordable homes per annum in Three Rivers from 2013-2036. This figure can be pro-rated to Sarratt (at a rate of 2.12%, which is the percentage of the Three Rivers population who live in the NA) and equates to 7.6 affordable homes per annum.
68. AECOM's review of this SHMA suggests that the Affordable Housing need identified is focused on households living in unsuitable housing and unable to afford to rent in the market. There is some additional analysis on the role of intermediate housing but the SHMA does not quantify the need (or rather, potential demand) for Affordable Housing from households who can afford to rent but cannot afford to buy and would prefer to do so. The needs and aspirations of this group have become a priority of Government in recent years and is now reflected in revisions to the NPPF which include affordable home ownership products within the definition of Affordable Housing.
69. In order to provide an estimate for those who cannot afford to buy in the market in Sarratt, to complement the SHMA's calculation for those who require affordable rented products, AECOM has produced an additional estimate.
70. Table 4-5 estimates the number of households who might need affordable home ownership. This is a simplified assessment of the needs of these households but considered reasonable and proportionate for the purposes of neighbourhood planning. These are households who can afford to rent in the market but cannot afford to buy and may prefer to do so. These households are additional to the 7.6 households per annum identified in the SHMA (although there may be some overlap at the margins). This estimate suggests there may be potential demand for around 3 affordable home ownership dwellings per annum over the plan period.
71. The total estimated Affordable Housing need over the Plan period 2020-2036 is therefore 122 (rounded) affordable rented homes and 48 affordable home ownership dwellings.

Table 4-5 : Estimate of the need for affordable home ownership housing, Sarratt

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current number of renters in NA	710.7	Census 2011 number of renters x national % increase to 2018
1.2 Percentage renters on housing benefit in LA	17.3%	% of renters in 2018 on housing benefit (based on LA proportion)
1.3 Number of renters on housing benefits in NA	12.2	1.1 x 1.2
1.4 Current need (households)	43.9	Current renters minus those on HB and minus 25% assumed to rent by choice
1.5 Per annum	2.7	1.4/ plan period
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	181.8	LA household projections for plan period (2014 based) pro rated to NA
2.2 % of households unable to buy but able to rent	5.9%	Current % of households in PRS
2.3 Total newly arising need	10.7	2.1 x 2.2
2.4 Total newly arising need per annum	0.6	2.3/ plan period
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of affordable housing	6.1	Number of shared ownership homes in NA (Census 2011 + new build to 2018/19)
3.2 Supply - intermediate resales	0.3	3.1 x 5% (assume rate of re-sale)
NET SHORTFALL (OR SURPLUS) PER ANNUM		
Shortfall (per annum)	3.0	Shortfall = (Step 1.5 + Step 2.4) – 3.2

Source: AECOM model, using Census 2011, English Housing Survey 2018, CLG 2014 based household projections and net additions to affordable housing stock. Figures may not sum due to rounding.

72. Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy, and implemented by the Local Planning Authority. It should be noted that Sarratt and other villages are expected to deliver just 1% of Three Rivers's housing needs overall, and so this avenue to Affordable Housing provision is unlikely to meet the scale of need identified here and in the SHMA.

- 73. However, if the community wishes to boost the supply of affordable housing, there are other, more proactive routes available for its provision. For example, using community development orders, identifying exception sites or developing community land trusts are all tried and tested ways of boosting the supply of affordable housing above the minima indicated by Local Plan policy.
- 74. It is important to state there is no policy or legal obligation on the part either of the Local Authority or neighbourhood planners for it to be met in full, either within or outside the Neighbourhood Plan area, though there are tools available to neighbourhood planners, as outlined above, that can help ensure that it is met to a greater extent if resources permit.
- 75. It is also important to remember that even after the Sarratt, or indeed any other, Neighbourhood Plan is adopted, the assessment of need for affordable housing, its allocation to those in need and the management of the housing waiting list all remain the responsibility of the local authority rather than neighbourhood planners.
- 76. In this sense, it must be acknowledged that neighbourhood plans are by their nature relatively constrained in terms of the extent to which they can meet affordable housing need, unless there is a specific policy on the housing supply-side (e.g. the identification of one or more housing exception sites over and above those required by the Local Plan).

4.5 Tenure Split

- 77. In terms of the tenure split, it is important to reference Three Rivers’s affordable housing policy, as set out in the adopted Local Plan, which recommends a balance within any affordable housing provision of 70% Social Rent or Affordable Rent and 30% affordable home ownership.
- 78. This balance very closely aligns with the results of the exercise above and that presented in the SHMA. Those calculations produced a need for 122 affordable rented units and 48 affordable ownership units over the Plan period. As a proportion of the total of 170 Affordable Housing units, the balance between those figures is 71.7% to 28.3%.
- 79. The recommended tenure split for Sarratt, based on the calculations above and Three Rivers policy, is presented in Table 4-6 below. Each headline tenure category is also broken down into sub-tenures in accordance with the evidence arising from the affordability analysis earlier in this chapter.

Table 4-6: Recommended tenure split (Affordable Housing)

Routes to home ownership, of which	30%
Discounted market sale e.g. starter homes	10%
Shared ownership	20%
Affordable Housing for rent, of which	70%
Social rent	50%
Affordable rent	20%

Source: AECOM calculations

- 80. The emphasis on affordable rented housing is further justified by the fact that households needing social/affordable rent have little other choice and have the most urgent housing needs. This group includes homeless households and families living in temporary accommodation. Social/affordable rented housing meets the need of households on the lowest incomes. It is likely to be the priority for affordable housing delivery in Sarratt, and the analysis above showed that single-earners on lower quartile incomes can only afford social rented accommodation. For this reason the balance between social and affordable rent in the table above is weighted towards social rented provision.
- 81. However, our affordability analysis and estimate of the demand for affordable home ownership also point to the role that shared ownership and forms of discounted market housing can play in meeting the needs of those in Sarratt who do not require social rented accommodation but are unable to meet the unusually high cost of market renting for the size and type of home they need. For these reasons, the provision of affordable routes to home ownership should be promoted. Because shared ownership appeared to be the most accessible intermediate tenure in the affordability analysis, it is weighted higher in the above table than Start Homes and other forms of discounted market housing. Note that the precise ownership share to be offered in shared ownership products is not something that it is in the power of neighbourhood planning policies to enforce.
- 82. While AECOM has made suggestions for the split of different products within the tenure split, though this should be considered indicative as it will be subject to wider considerations of costs, viability and the availability of funding for particular products.

83. Indeed, the precise mix of affordable homes at the site specific level will be influenced by factors other than the scale of need. The mix will be influenced by viability considerations, the views of Registered Providers including whether they wish to manage small numbers of affordable homes in a rural location, the existing stock mix and other policy objectives. It is important to state that the estimates of need in this HNA or elsewhere do not directly determine affordable housing policies because of these wider policy considerations.
84. The tenure split in Table 4-6 should be considered a guideline for the ideal mix of tenures to be delivered within the NA. As such, it will be a useful point of reference when planning applications are considered but may not represent sufficient justification for the tenure split to be enforced precisely through a Neighbourhood Plan policy.
85. Where the neighbourhood planners wish to craft policy that enforces this split more rigidly, it is important that they liaise with the LPA to gather more detailed income and viability information, and to ensure that departures from the district-level policy context have the LPA's support. Another option is to add caveats to the policy in question, to the effect that the precise mix of affordable housing will be considered on the basis of site-by-size circumstances in addition to this evidence.

4.6 Conclusions - Tenure and Affordability

86. The current tenure profile of Sarratt is dominated by home ownership at 82% of all households, with the remaining households evenly split between private and social renting. The number of social rented dwellings declined between 2001 and 2011, likely due to take-up of the Right to Buy scheme, while private renting has become slightly more common.
87. House prices have grown steadily over the past ten years (to 2018), with semi-detached homes experiencing moderately greater price rises than other types.
88. The median gross annual household income across the Sarratt area in 2015/16 was £59,200, while the lower quartile earnings of single-earning households across Three Rivers in 2018 was £15,815, meaning that dual-earning households on lower quartile incomes can be estimated to have gross total earnings of £31,630.
89. These income levels are compared against the estimated levels of income needed to afford various tenures of housing in Sarratt. Single-earning households on lower quartile incomes are unable to afford any of the housing tenures under consideration, and so will be in need of social rented accommodation (the most affordable tenure) or other options allowing them to make use of housing benefits and other forms of support.
90. For dual-earning households on LQ incomes, most tenures are within reach if those households are able to spend a slightly higher proportion of their incomes than 30% (used in the estimated here) on housing costs. For this group it is also apparent that shared ownership dwellings and starter homes are an achievable option that would also help bridge the wide affordability gap between social renting and private renting (which is unusually costly in Sarratt).
91. Those on median incomes appear to be able to afford all tenures in Sarratt. However, it should be noted that entry-level market purchase and two-bedroom market rent were under consideration, but higher value market homes were not. Many of these will remain unaffordable to median earners.
92. Bringing this evidence together, it is apparent that social rented homes for those on the lowest incomes are the greatest priority in Sarratt, while the supply of affordable routes to home ownership (currently very rare in the area) would also serve a very useful function in the market. The continued provision of entry-level market homes should be encouraged, as homes for purchase appear to be within reach of local people, although renting remains expensive – possibly due to a lack of supply that would be counteracted if more new homes were put up for rent at entry-level prices.
93. The South West Hertfordshire SHMA (2016) identified the need for 357 affordable rented homes per annum in Three Rivers from 2013-2036. Pro-rating this figure to Sarratt (at a rate of 2.12%, which is the percentage of the Three Rivers population who live in the NA) gives an estimate of 7.6 affordable homes per annum over the Plan period needed in Sarratt.
94. An additional estimate undertaken in the HNA calculates that demand for affordable routes to home ownership from households who cannot afford to buy their own home but cannot afford to rent amounts to 3 households per annum over the Plan period.
95. The total estimated Affordable Housing need over the Plan period 2020-2036 is therefore 122 (rounded) affordable rented homes and 48 affordable home ownership dwellings. Given Three Rivers's strategy for housing delivery, which suggests that new development in Sarratt should be minimal, it is unlikely that this scale of need will be satisfied through Affordable Housing contributions from market housing delivery. The Parish Council may therefore consider whether delivering Affordable Housing through other means, such as an exception site, may be desirable.

96. The recommended tenure split for Sarratt, based on the HNA and SHMA calculations, and Three Rivers policy, is for 70% of Affordable Housing to be for social or affordable rent, and 30% to be for affordable home ownership products.

5. RQ 2: Type and Size

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

5.1 Introduction

97. The Sarratt Neighbourhood Plan may include policies informed by evidence on what sizes and types of housing would be best suited to the local community. This will help ensure that future developments give local people options within the housing market at all stages of life.
98. Planning Practice Guidance (PPG) recommends a consideration of the existing housing provision and its suitability, having regard to demographic shifts in age and household composition, to address future, as well as current community need. For this reason, we firstly consider the type and size of the existing housing stock in Sarratt. Demographic shifts in age and household composition will then be considered. Finally, the future demand for housing by size and type is determined by applying future demographic projections to the way different household types occupy their dwellings currently.

5.2 Existing types and sizes

5.2.1 Background and definitions

99. Before beginning our consideration of dwelling type and size, it is important to understand how different types of households occupy their homes. Crucially, and unsurprisingly, household ‘consumption’ of housing (in terms of housing size) tends to increase alongside wages, with the highest earning households consuming relatively more (i.e. larger) housing than those on lower incomes. Similarly, housing consumption tends to increase, alongside wealth, income, and age, such that older households tend to have larger homes than younger households, often as a result of cost and affordability.
100. In this context, even smaller households (those with fewer than three inhabitants) may be able to choose to live in larger homes than they require, and would be defined in Census terms as under-occupying their homes. This is a natural feature of the housing market, and can distort considerations of future housing needs, with market dynamics and signals giving a very different picture to demographics, household type and size.
101. In order to understand the terminology surrounding dwelling size analysis, it is important to note that the number of rooms recorded in Census data excludes some rooms such as bathrooms, toilets and halls. Dwelling size data is collected by determining the number of rooms being occupied by each household. In the section that follows, ‘dwelling sizes’ can be translated as follows⁹:
- 1 room = bedsit
 - 2 rooms = flat/house with one bedroom and a reception room/kitchen
 - 3 rooms = flat/house 1-2 bedrooms and one reception room and/or kitchen
 - 4 rooms = flat/house with 2 bedroom, one reception room and one kitchen
 - 5 rooms = flat/house with 3 bedrooms, one reception room and one kitchen
 - 6 rooms = house with 3 bedrooms and 2 reception rooms and a kitchen, or 4 bedrooms and one reception room and a kitchen
 - 7+ rooms = house with 4 or more bedrooms
102. It is also useful to clarify the Census terminology around dwellings and households spaces. These can be confusing where different terminologies such as flats, apartments, shared and communal dwellings, and houses in multiple occupation, are used. Dwellings are counted in the Census by combining address information with Census returns on whether people’s accommodation is self-contained.¹⁰ As such, all dwellings are classified into either “shared” or “unshared” dwellings. Household spaces make up the individual accommodation units forming part of a shared dwelling.
103. The key measure of whether a dwelling is shared or unshared relates to the Census’ definition of a household. A household is defined as “One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area.”¹¹ On this basis, where

⁹ At <https://www.nomisweb.co.uk/census/2011/qs407ew>

¹⁰ At <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

¹¹ Ibid.

unrelated *residents* of a dwelling share rooms other than a kitchen, this would be considered a single household in an unshared dwelling, whilst where only a kitchen is shared, each resident would be considered their own household, and the dwelling would be considered shared.

5.2.2 Dwelling type

104. The 2011 Census shows that there were 788 households in Sarratt, living in 482 detached houses, 161 semi-detached, 118 terraced houses, and 53 flats. Table 5-1 below shows that the housing type mix in Sarratt is very different from that of Three Rivers and England. Sarratt has more than double the percentage of detached houses – the Parish’s most common dwelling type by far – than either Three Rivers or England. Accordingly, the percentage of every other dwelling type in Sarratt is much lower than the two comparator areas. In particular, Sarratt’s proportion of flats is less than a third of the England and district averages.

Table 5-1: Accommodation type (households), Sarratt 2011

Dwelling type		Sarratt	Three Rivers	England
Whole house or bungalow	Detached	57.8%	26.3%	22.4%
	Semi-detached	19.3%	35.0%	31.2%
	Terraced	14.1%	19.1%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	4.3%	16.7%	16.4%
	Parts of a converted or shared house	1.3%	1.1%	3.8%
	In commercial building	0.8%	1.0%	1.0%

Source: ONS 2011, AECOM Calculations

5.2.3 Dwelling size

105. Table 5-2 below sets out the distribution of the number of rooms by household space. The housing stock in Sarratt is characterised by generally larger dwellings than that of Three Rivers, with greater proportions than the district of all size categories with seven or more rooms, and lower proportions of two- to six- room dwellings. Most striking is the percentage of dwellings with nine or more rooms, of which Sarratt has more than double than the district.

Table 5-2: Number of rooms per household in Sarratt, 2011

Number of Rooms	2011	2011
	Sarratt	Three Rivers
1 Room	0.0%	0.4%
2 Rooms	0.6%	2.1%
3 Rooms	7.4%	9.6%
4 Rooms	10.7%	17.6%
5 Rooms	14.5%	21.5%
6 Rooms	17.6%	19.2%
7 Rooms	13.2%	10.9%
8 Rooms or more	11.2%	7.8%
9 Rooms or more	24.9%	10.8%

Source: ONS 2011, AECOM Calculations

106. It is also relevant to consider how the number of rooms occupied by households changed between the 2001 and 2011 Censuses. The evolution of Sarratt’s dwelling mix in terms of size again diverges strongly from trends observed for the wider geographies of Three Rivers and England. One notable change from the 2001 Census is that Sarratt’s proportion of two-room dwellings decreased by 16.7%, whereas the comparator geographies saw notable growth in this category. However, a similar trend was observed for five-room dwellings. It is remarkable overall how many dwelling size categories experienced a decrease between 2001 and 2011 in Sarratt. This is most likely due to a low rate of new building, combined with the extension and reconfiguration of existing dwellings.

Table 5-3: Rates of change in number of rooms per household in Sarratt, 2001-2011

Number of Rooms	Sarratt	Three Rivers	England
1 Room	0.0%	-18.6%	-5.2%
2 Rooms	-16.7%	17.3%	24.2%
3 Rooms	18.4%	20.4%	20.4%
4 Rooms	-13.4%	0.3%	3.5%
5 Rooms	-24.0%	-2.1%	-1.8%
6 Rooms	1.5%	-5.9%	2.1%
7 Rooms	-13.3%	13.2%	17.9%
8 Rooms or more	19.3%	21.2%	29.8%

Source: ONS 2001-2011, AECOM Calculations

107. Returning to the most recent Census data, it is also useful to consider data pertaining to the number of bedrooms in each dwelling. Table 5-4 below summarises the proportion of households occupying each size of home in terms of the number of bedrooms. This data further emphasises the fact that dwellings in Sarratt are generally larger than those across Three Rivers and England as a whole.

Table 5-4: Number of bedrooms in household spaces in Sarratt, 2011

Bedrooms	Sarratt		Three Rivers		England	
All categories: no. of bedrooms	788	100.0%	35,108	100.0%	22,063,368	100.0%
No. bedrooms	0	0.0%	55	0.2%	54,938	0.2%
1 bedroom	58	7.4%	3,848	11.0%	2,593,893	11.8%
2 bedrooms	155	19.7%	8,576	24.4%	6,145,083	27.9%
3 bedrooms	260	33.0%	13,902	39.6%	9,088,213	41.2%
4 bedrooms	196	24.9%	5,974	17.0%	3,166,531	14.4%
5 or more bedrooms	119	15.1%	2,753	7.8%	1,014,710	4.6%

Source: ONS 2011, AECOM Calculations

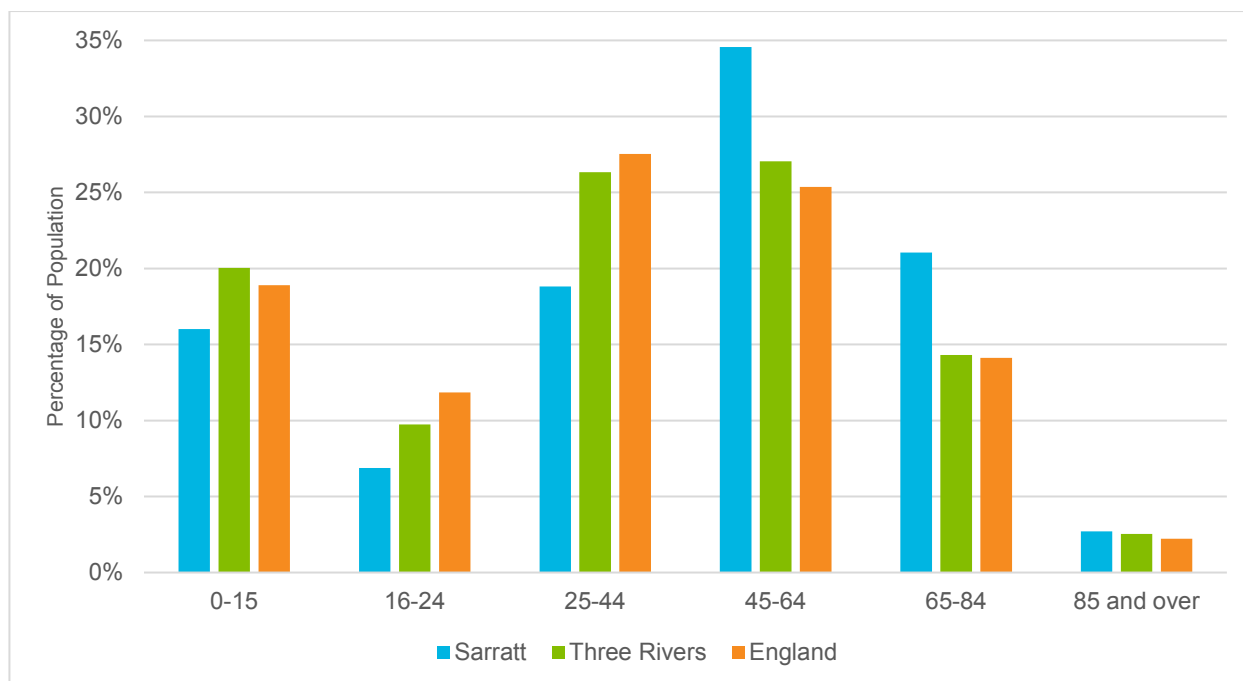
5.3 Household composition and age structure

108. Having established the current stock profile of Sarratt and identified recent changes in its composition, the evidence assembled below examines the composition and age structure of households in the 2011 Census and in future years. Through a consideration of the types of households projected to form over the Neighbourhood Plan period, and the mix of age groups suggested by demographic projections, it becomes possible to consider the size of housing needed in the Neighbourhood Plan area by the end of the planning period.

5.3.1 Age structure

109. The 2011 Census data reveals that Sarratt has a higher percentage of people over the age of 45 than both wider geographies, and a lower percentage of people aged 44 or younger (see Figure 5-1 below). Sarratt's proportion of those between 45-84 is substantially larger than Three Rivers, whereas it is substantially lower in the 25-44 bracket.

Figure 5-1: Age structure in Sarratt, 2011



Source: ONS 2011, AECOM Calculations

110. In terms of the changing age structure of the population, Census data shows that since 2001 Sarratt’s population has seen a modest decline in its proportion of children and young adults (see Table 5-5 below). Most noticeable is the 25-44 range, which shrunk at a rate of more than four times that of Three Rivers.
111. Interestingly, there has been only a slight increase in those aged between 65 and 84 as compared with wider geographies. However, given the large population of those aged 45-84 currently, these age groups can be expected to expand significantly in future (or to already have done so during the nine years since the 2011 Census).

Table 5-5: Rate of change in the age structure of Sarratt population, 2001-2011

Age group	Sarratt	Three Rivers	England
0-15	-3.6%	2.4%	1.2%
16-24	-7.3%	13.7%	17.2%
25-44	-14.5%	-3.6%	1.4%
45-64	3.2%	13.9%	15.2%
65-84	5.4%	5.6%	9.1%
85 and over	4.2%	19.1%	23.7%

Source: ONS 2001-2011, AECOM Calculations

5.3.2 Household composition

112. Household composition (ie. the mix of adults and children in a dwelling) is an important factor in driving the size (and to an extent, the type) of housing needed over the Neighbourhood Plan period.
113. In assessing Census data on household composition, we see that Sarratt differs from Three Rivers in that there are more households with families aged 65 or over and with no children, and fewer single person households under the age of 65 (Table 5-6). Note that non-dependent children refer to households in which adult children are living at home, or which students still call their primary residence despite living for most of the year near to university.

Table 5-6: Household composition (by household), Sarratt, 2011

Household composition		Sarratt	Three Rivers	England
One person household	Total	25.5%	27.7%	30.2%
	Aged 65 and over	14.5%	12.6%	12.4%
	Other	11.0%	15.1%	17.9%
One family only	Total	68.0%	66.1%	61.8%
	All aged 65 and over	13.1%	8.9%	8.1%
	With no children	20.8%	16.5%	17.6%
	With dependent children	23.9%	29.8%	26.5%
	All children Non-Dependent ¹²	10.3%	10.9%	9.6%
Other household types	Total	6.5%	6.2%	8.0%

Source: ONS 2011, AECOM Calculations

114. Again, it is relevant to consider rates of change in this indicator during the period between Censuses. Between 2001 and 2011 the proportion of one person households in Sarratt increased at a slower rate than Three Rivers, while the number of family households declined overall while remaining stable at both wider geographies (see Table 5-7 below).
115. Although the trend in Sarratt is therefore towards more single occupancy of households, it is perhaps surprising that the growth in this category is driven by those aged under 65. This is also the case at both wider geographies.
116. Sarratt's population of other household types (such as multi-family and shared households) grew at the same time as that category expanded in both the District and England. This is understood to be due to the rising frequency of house sharing and student living across the country and especially in cities – though this trend that is not frequently seen in rural areas.

Table 5-7: Rates of change in household composition, Sarratt, 2001-2011

Household type		Percentage change, 2001-2011		
		Sarratt	Three Rivers	England
One person household	Total	3.6%	8.5%	8.4%
	Aged 65 and over	-4.2%	-8.9%	-7.3%
	Other	16.0%	29.3%	22.7%
One family only	Total	-5.0%	2.8%	5.4%
	All aged 65 and over	-15.6%	-7.2%	-2.0%
	With no children	-9.4%	-4.6%	7.1%
	With dependent children	9.9%	8.7%	5.0%
	All children non-dependent	-10.0%	9.3%	10.6%
Other household types	Total	18.6%	13.7%	28.9%

Source: ONS 2001-2011, AECOM Calculations

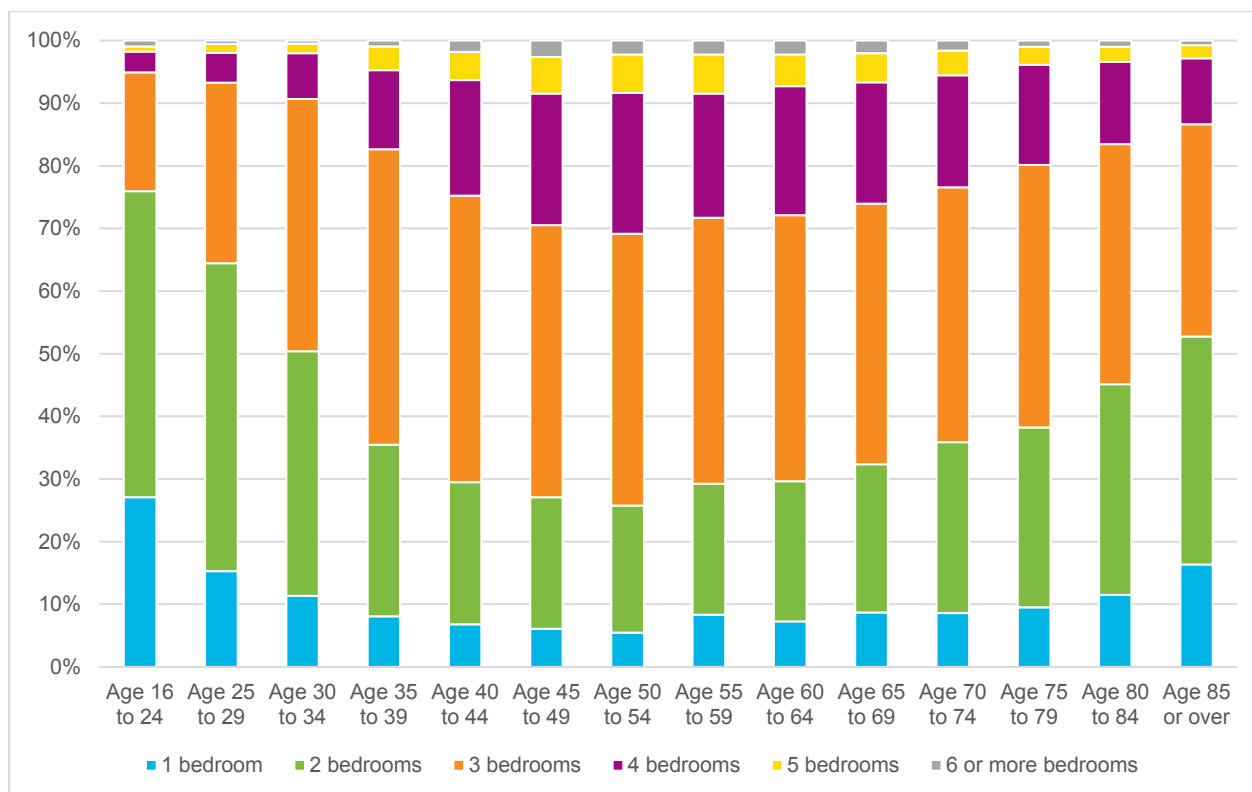
117. Seen in the context of Sarratt's comparatively large stock of dwellings, the trends towards ageing and single occupancy point toward a need for smaller dwellings. This hypothesis will be tested in the sections below.

¹² Refers to households containing children who are older than 18 e.g students or young working people living at home.

5.4 Dwelling mix determined by life-stage modelling

118. Recognising the fact that households of different ages may have different housing needs, the housing mix needed to meet demographic change by the end of the Plan period is estimated by an approach based on current occupation patterns – that is, the propensity of households of different ages to occupy different types of accommodation – will persist into the future. For example, projected growth in households aged under 24 will lead to an increase in the need for the type of housing currently occupied by households of that age.
119. It is important to keep in mind that this exercise provides an estimate based on demographic trends and occupancy patterns alone. It does not take into account income and wealth, other than in an indirect way through the propensity of households to occupy more or less space than they ‘need’. This approach also embeds existing patterns of occupancy which may or may not be desirable. This is particularly important to keep in mind in areas where housing affordability has worsened because it may mean that many households are forced to occupy less space than they need or want.
120. However, no data on housing size occupation by age of the Household Reference Person (HRP- a more modern term for ‘head of household’) is available at neighbourhood level. For this reason, LPA-level data needs to be used as the closest proxy.
121. Figure 5-2 below sets out the relationship in the 2011 Census at district level between the age of the HRP and the size of dwelling occupied. This provides the starting point for determining the most appropriate dwelling size mix by the end of the Neighbourhood Plan period.
122. The data shows that while a majority of Three Rivers residents under the age of thirty live in one- or two-bedroom dwellings, the proportion of households occupying these smaller dwellings declines steeply as households age, until they are again occupied by a majority of households only from the age of 85 onwards. Three-bedroom dwellings are the most common dwelling size for ten of the 14 age bands considered here. The occupation of dwellings with four or more bedrooms follows a similar pattern to that of two-bedroom dwellings, but peaks at the ages of 50-54, while the occupation of one-bedroom dwellings is consistently low, in accordance with the fact that only 11% of dwellings in Three Rivers contain just one bedroom.

Figure 5-2: Age of household reference person by dwelling size in Three Rivers District Council, 2011



Source: ONS 2011, AECOM Calculations

123. Household projections provided by MHCLG are then used to understand the future distribution of households by the age of the HRP. Again, this data is only available at the district level and for the years 2014 and 2039. Therefore, the

distribution of households by the age of the HRP would be in 2036 (i.e. the end of the Neighbourhood Plan period) is estimated and provided in red in Table 5-8 below.

Table 5-8: Projected distribution of households by age of HRP, Three Rivers District Council

Year	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	584	3,965	14,791	6,344	9,424
2014	560	3,977	15,092	6,134	10,625
2036	578	3,697	16,650	8,249	16,973
2039	581	3,659	16,863	8,538	17,839

Source(s): MHCLG 2014-based household projections, ONS 2011, AECOM Calculations

124. It is then necessary to extrapolate from this district-level data an estimate of the corresponding change in the age structure of the population in Sarratt. To do so, the percentage increase expected for each group across Three Rivers District Council, derived from the data presented above is mapped to the population of Sarratt. The results of this calculation are given in Table 5-9 below. It is here that we see most clearly the different growth rates expected for different age groups, with the youngest households in decline and the oldest households increasing the fastest.

Table 5-9: Projected distribution of households by age of HRP, Sarratt

Year	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	2	39	273	192	282
2014	2	39	279	186	318
2036	2	36	307	250	508
% change 2011-2033	-1%	-7%	13%	30%	80%

Source: AECOM Calculations

125. To complement the two stages in Table 5-10 below sets out the distribution of dwellings of different sizes according to the age of the HRP as they appeared in Census 2011. This provides the basis for a modelled estimate of the proportion of dwelling sizes that will be occupied by each age band across Three Rivers District Council by the end of the plan period. This is the same data presented in Figure 5-2 above, but with fewer age band groupings used.

Table 5-10: Age of household reference person to size, grouped, Three Rivers District Council, Census 2011

Size	Age of HRP 16 to 24	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
1 bedroom	38.3%	18.3%	7.5%	8.6%	13.9%
2 bedrooms	41.9%	43.2%	20.6%	17.9%	25.9%
3 bedrooms	16.4%	30.5%	42.4%	41.2%	39.4%
4 bedrooms	2.2%	5.4%	20.0%	21.5%	15.1%
5+ bedrooms	1.2%	2.5%	9.5%	10.9%	5.8%

Source(s): MHCLG 2014-based household projections, ONS 2011, AECOM Calculations

126. Finally, having established the likelihood shown by households at different life-stages to occupy dwellings of different sizes, and the approximate number of households in Three Rivers District Council and Sarratt falling into each of these stages by the end of the Plan period in 2036, it is possible to estimate how Sarratt's housing stock should evolve in terms of size over the Neighbourhood Plan period in response to demographic change.
127. Table 5-11 below takes in turn each projected age group in 2036, estimating how many of the households in that age bracket will want or need to occupy each size of dwelling. This is repeated for each age bracket and added together to arrive at an estimation of what proportion of each size of dwelling will be required overall.
128. It is clear that the dominant age group of those aged 65 and over (who have started to occupy smaller dwellings than the second biggest group – those aged 35-54) has the greatest impact on the need for dwellings of different sizes.

Table 5-11: Likely dwelling size distribution in Sarratt by the end of the Plan period, based on modelled household life-stages (totals may not sum due to rounding)

Size	Age of HRP 16 to 24	Age of HRP under 35	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over	Total households requiring dwelling sizes
Households (1,103)	2	36	307	250	508	-
1 bedroom	1	7	23	21	71	122
2 bedrooms	1	16	63	45	131	256
3 bedrooms	0	11	130	103	200	444
4 bedrooms	0	2	62	54	77	194
5+ bedrooms	0	1	29	27	29	87

Source: Census 2011, AECOM Calculations. Figures may not sum due to rounding

129. It is now possible to compare the 2011 housing mix in terms of size with the projected requirement based on the estimates set out in Table 5-11 above.
130. Table 5-12 below indicates that, by 2036, the size distribution of dwellings in Sarratt should be more focused on the smaller end of the size spectrum than it is currently, with the proportions of homes with one to three bedrooms needing to increase and the proportions of homes with four or more bedrooms in lower demand.

Table 5-12: 2011 housing sizes compared to likely distribution at end of Plan period, Sarratt

Number of bedrooms	2011		2036	
1 bedroom	58	7.4%	122	11.1%
2 bedrooms	155	19.7%	256	23.2%
3 bedrooms	260	33.0%	444	40.3%
4 bedrooms	196	24.9%	194	17.6%
5 or more bedrooms	119	15.1%	87	7.9%
Total households	788	100.0%	1,103	100.0%

Source: Census 2011, AECOM Calculations

131. Table 5-13 below sets out the estimated misalignment between future demand for housing, based on the modelled preferences of households at different life-stages, and the current stock available in the Neighbourhood Plan area.

Table 5-13: Future potential misalignments of supply and demand for housing, Sarratt

Number of bedrooms	2011	2036	Change to housing mix	Recommended split
1 bedroom	58	122	64	18.4%
2 bedrooms	155	256	101	28.8%
3 bedrooms	260	444	184	52.8%
4 bedrooms	196	194	-2	0.0%
5 or more bedrooms	119	87	-32	0.0%

Source: AECOM Calculations

132. Note that the changes to the housing mix given above for four or more bedroom dwellings are negative numbers. Because in light of the national and local housing shortage, it is rarely advisable or practicable to remove dwellings from the available stock, as would otherwise be suggested here for dwellings with three or more bedrooms, we have instead set the recommended split at 0% rather than a negative number, and rebalanced the other sizes as percentages of the additional dwellings they represent in total.

133. The results of this exercise suggest that, to accommodate the changing age structure of the population, around half of new homes should have three bedrooms, with the remaining half split between homes with one and two bedrooms. The model indicates that no further dwellings with four or more bedrooms are required.
134. Efforts to change the dwelling mix in this smaller direction would help to allow a growing older cohort of households to rightsize within their existing community if they wish to, and younger people to be able to move into suitably sized first homes, while leaving enough of the larger existing homes to meet demand from families and the still-prominent 35 to 54 age group.
135. However, this recommendation should be applied with a degree of flexibility because it may not be reasonable in practice strictly to limit the provision of dwellings with four or more bedrooms, and in fact, such a restriction has the potential to negatively impact the viability of sites that could help to deliver Affordable Housing or other community priorities. It should also be noted that this report is concerned with demand in the sense of need rather than in the sense of the preferences of potential occupants, which will likely include demand for larger homes. There may also be good reasons to deliver larger properties in the NA as part of a housing mix strategy in the district as a whole

5.5 SHMA findings

136. The 2016 South West Hertfordshire Strategic Housing Market Assessment (SHMA), having conducted a similar exercise for the whole of Three Rivers, found that future housing need can be expected to shift towards a requirement for smaller dwellings relative to the distribution of existing housing. This is understandable given the fact that household sizes are expected to fall slightly in the future – particularly as a result of a growing older population living in smaller households.
137. The recommended dwelling size mix for Three Rivers is reproduced in Table 5-14 below. While this recommendation is similar to the HNA recommendation for Sarratt in the proportions of two- and three-bedroom homes needed (27.8%/28.8% and 52.8%/41.5% respectively), the district mix places a greater emphasis on larger homes and a lower emphasis on smaller ones than the HNA model. This is amply explained by the significant difference in the existing dwelling stock in Sarratt, which includes a much higher proportion of larger homes already. It is therefore logical that Sarratt requires fewer new large properties than Three Rivers.

Table 5-14: Estimated dwelling requirement by number of bedrooms for Three Rivers (2013-2036)

Number of bedrooms	% of new dwellings required
1 bedroom	7.7%
2 bedrooms	27.8%
3 bedrooms	41.5%
4 or more bedrooms	23.0%

Source: 2016 SHMA

5.6 Conclusions- Type and Size

138. This analysis provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is required for Sarratt or on any particular site. These include the characteristics of the existing stock of housing, the role of the NA or site within the wider housing market area (linked to any Local Planning Authority strategies) and site specific factors which may justify a particular dwelling mix.
139. In terms of Sarratt's existing stock of housing, the data shows that the proportion of detached homes is more than double that of Three Rivers or the national average, while all other dwelling types exist at correspondingly lower proportions. For example, Sarratt has less than a third the proportion of flats as Three Rivers.
140. Strongly linked to this finding is the fact that Sarratt has generally larger dwellings than Three Rivers, with greater proportions of all size categories above six rooms, and lower proportions of all smaller dwelling sizes. In particular, Sarratt has a persistent lack of one- and two-room units.
141. In terms of demographics, Sarratt has a substantially higher percentage of residents over the age of 45, and a lower percentage of those 44 or younger, compared to Three Rivers and the national average. Though Census data shows that this trend has been exacerbated since 2001, the current population of those around the age of 65 is likely to result in yet more apparent ageing over the Plan period.

142. Seen in the context of Sarratt's comparatively large stock of dwellings, trends towards older households and single occupancy may warrant a Neighbourhood Plan policy intervention to restrict the future supply of larger dwellings to some extent. It may also be the case that the declining number of families in Sarratt is a function of the limited number of dwellings that are both appropriately-sized and affordable to younger families, so it may be beneficial also to encourage the provision of mid-sized housing suitable for this demand segment.
143. The results of a life-stage modelling exercise, which looks at the sizes of dwelling occupied by different age groups and projects the growth and decline of those age groups over the Plan period in order to understand what should be built, corroborates this finding. The recommended size mix of new housing focuses on dwellings of three bedrooms (around 50%) and those with one (20%) and two (30%) bedrooms, further suggesting that no further large dwellings are needed.
144. This model, however, operates on the assumption that households can and will wish to move freely around the stock of existing housing, which is not a realistic prospect. It is natural, then, that demand should continue for some larger dwellings. The provision of larger homes should not be inhibited entirely (though some of that demand will be met by natural churn within the market), but to the extent that the neighbourhood plan may be used to influence the size mix of housing coming forward, smaller homes should be the priority.
145. In terms of the types of dwellings required, some unmet demand for generally more affordable dwelling types presently lacking in Sarratt, such as terraced homes, should be addressed. The size recommendation for two- and two-bedroom homes would help to achieve this. It is also advisable to promote the delivery of bungalows or other forms of age appropriate housing in order to meet the needs of the ageing population and to reflect the fact that other smaller dwelling types, such as apartments, may not in practice be popular market propositions in a rural parish like Sarratt.

6. Conclusions

6.1 Overview

147. Table 6-1 below sets out in full the conclusions and recommendations of this Neighbourhood Plan housing needs assessment, based on the evidence reviewed and analysed.

Table 6-1: Summary of study findings specific to Sarratt with a potential impact on Neighbourhood Plan housing policies

Issue	Evidence	Recommendations
<p>Housing tenure and affordability</p>	<p>82% of occupied dwellings in Sarratt are owned, with social and private renting comprising a relatively even proportion of the remainder.</p> <p>The median gross annual household income across the Sarratt area in 2015/16 was £59,200, while the lower quartile earnings of single-earning households across Three Rivers in 2018 was £15,815, meaning that dual-earning households on lower quartile incomes can be estimated to have gross total earnings of £31,630.</p> <p>Single-earning households on lower quartile incomes are unable to afford any of the housing tenures under consideration, dual-earning households can access the majority of tenures if they are able to spend a higher proportion than 30% of their income on housing costs, and median earning households can afford all of the tenures considered.</p> <p>It is estimated that 122 households will be in need of affordable rented housing, and 48 households in need of affordable ownership options during the Plan period.</p>	<p>It is apparent that social rented homes for those on the lowest incomes are the greatest priority in Sarratt, while the supply of affordable routes to home ownership (currently very rare in the area) would help bridge the wide affordability gap between social renting and private renting.</p> <p>The continued provision of entry-level market homes should be encouraged, as homes for purchase appear to be within reach of local people, although renting remains expensive – possibly due to a lack of supply that would be counteracted if more new homes were put up for rent at entry-level prices.</p> <p>Given Three Rivers's strategy for housing delivery, which suggests that new development in Sarratt should be minimal, it is unlikely that the scale of Affordable Housing need identified will be satisfied through Affordable Housing contributions from market housing delivery. The Parish Council may therefore consider whether delivering Affordable Housing through other means, such as an exception site, may be desirable.</p> <p>The recommended balance within Affordable Housing, based on the HNA and SHMA calculations, and Three Rivers policy, is for 70% of Affordable Housing to be for social or affordable rent, and 30% to be for affordable home ownership products.</p>

Issue	Evidence	Recommendations
<p>Housing type and size</p>	<p>The proportion of detached homes in Sarratt is more than double that of Three Rivers or the national average. The NA is also characterized by generally larger homes than the wider district.</p> <p>Sarratt has a substantially higher percentage of residents over the age of 45, and a lower percentage of those 44 or younger, compared to Three Rivers and the national average. Though Census data shows that this trend has been exacerbated since 2001, the current population of those around the age of 65 is likely to result in further ageing over the Plan period.</p>	<p>Seen in the context of Sarratt's comparatively large stock of dwellings, trends towards older households and single occupancy may warrant a Neighbourhood Plan policy intervention to restrict the future supply of larger dwellings to some extent.</p> <p>The recommended size mix of new housing in Sarratt focuses on dwellings of three bedrooms (around 50%) and those with one (20%) and two (30%) bedrooms, further suggesting that no further large dwellings are needed.</p> <p>The provision of larger homes should not be inhibited entirely (though some of that demand will be met by natural churn within the market), but to the extent that the neighbourhood plan may be used to influence the size mix of housing coming forward, smaller homes should be the priority.</p> <p>In terms of the types of dwellings required, some unmet demand for generally more affordable dwelling types presently lacking in Sarratt, such as terraced homes, should be addressed. The size recommendation for two- and two-bedroom homes would help to achieve this.</p>

6.2 Recommendations for next steps

148. This Neighbourhood Plan housing needs assessment aims to provide Sarratt with evidence on a range of housing trends and issues from a range of relevant sources. We recommend that the neighbourhood planners should, as a next step, discuss the contents and conclusions with Three Rivers District Council with a view to agreeing and formulating draft housing policies, bearing the following in mind:

- All Neighbourhood Planning Basic Conditions, but in particular the following: Condition A, namely that the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State; Condition D, that the making of the Neighbourhood Plan contributes to the achievement of sustainable development; and Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies of the adopted development plan;
- The views of Three Rivers District Council – in particular in relation to the quantity of housing that should be planned for;
- The views of local residents and other relevant local stakeholders, including housing developers and estate agents;
- The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by Three Rivers District Council, including but not limited to the Strategic Housing Land Availability Assessment (SHLAA);
- The recommendations and findings of this study; and
- The impact of the Government's Standard Methodology on calculating housing need for Three Rivers District Council and the neighbourhood plan areas within it.

149. This assessment has been provided in good faith by AECOM consultants on the basis of housing data, national

guidance and other relevant and available information current at the time of writing.

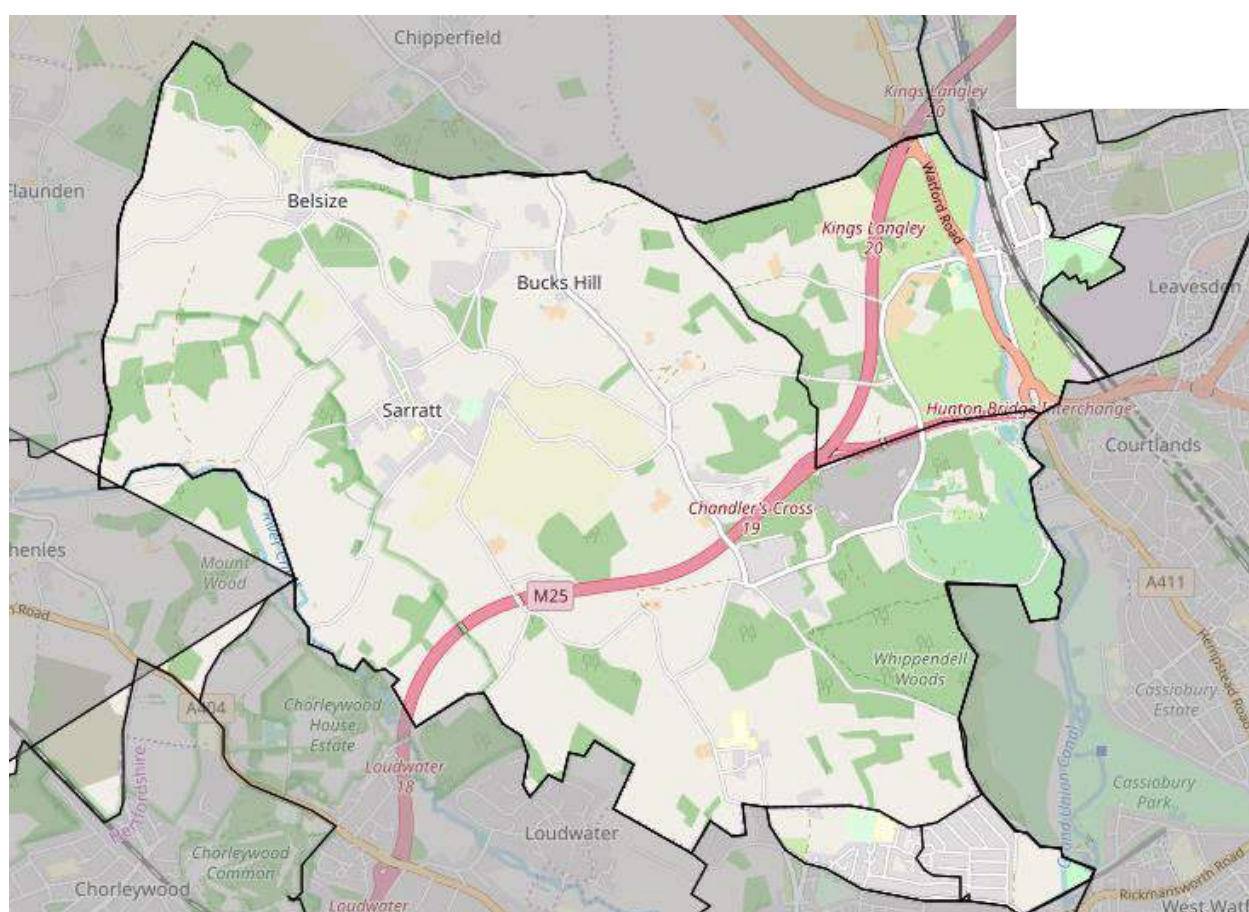
150. Bearing this in mind, it is recommended that the Neighbourhood Plan steering group should monitor carefully strategies and documents with an impact on housing policy produced by the Government, Three Rivers District Council or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.
151. At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

Appendix A : Calculation of Affordability Thresholds

A.1 Assessment geography

1. As noted in the Tenure and Affordability chapter above, affordability thresholds can only be calculated on the basis of data on incomes across the Neighbourhood Plan area. Such data is available at MSOA level but not at the level of neighbourhood plan areas.
2. As such, when calculating affordability thresholds, an MSOA needs to be selected that is a best-fit proxy for the Neighbourhood Plan area. In the case of Sarratt, it is considered that MSOA E02004958 is the closest realistic proxy for the Neighbourhood Plan area boundary, and as such, this is the assessment geography that has been selected. Note that while the MSOA is dominated by Sarratt Parishes, it also includes a few other small neighbouring parishes. As no smaller geography is available for local income data, this is the most robust available proxy. A map of the MSOA appears below in Figure A-1.

Figure A-1: MSOA E02004958 used as a best-fit geographical proxy for the Neighbourhood Plan area



Source: ONS

A.2 Market housing

3. Market dwellings for sale and rent are increasingly accessible only to people on higher incomes. Choices in the housing market are driven principally by spending power, life stage, and personal taste.
4. The operation of the housing market is, in most circumstances, the best means of addressing the demand for different types of housing for sale. For this reason, it is important that planning policy does not place unnecessary burdens on the market that prevent its ability to respond to demand.
5. In this sense, the notion of development viability is essential. It is important not to deter development in the context of clear housing need; to do so will not only frustrate the delivery of new housing but also may deprive the community of resources for infrastructure improvements.

6. To determine affordability in market housing, we consider two primary indicators: income thresholds, which denote the maximum share of a family's income that should be spent on accommodation costs, and purchase thresholds, which denote the standard household income required to access mortgage products.

i) Market sales

7. The starting point for calculating the affordability of a dwelling for sale (i.e. the purchase threshold) from the perspective of a specific household is the loan to income ratio which most mortgage companies are prepared to agree. This ratio is conservatively estimated to be 3.5.
8. To produce a more accurate assessment of affordability, both the savings available for a deposit and the equity in the home from which the buyer is moving (if not a first-time buyer) should be taken into account. However, this data is not available for Sarratt. As such, a reasonable assumption is therefore made that a 10% purchase deposit is available to the prospective buyer.
9. The value of an entry-level dwelling is considered the best representation of the segment of market housing most likely to be accessible to those on lower incomes.¹³ The value of an entry level dwelling used here is the lower quartile average house price from sales data from Land Registry over the year 2018. Though this is not necessarily reflected in the currently available properties on the local market, the larger sample size across 2018 as a whole and the difference between paid prices as recorded by Land Registry and asking prices visible on the market, render the 2018 Land Registry data more accurate for the purpose of this calculation.
10. The calculation is as follows:
 - Value of an entry level dwelling = £160,000;
 - Purchase deposit = £16,000 @10% of value;
 - Value of dwelling for mortgage purposes = £144,000;
 - Loan to income ratio = value of dwelling for mortgage purposes divided by 3.5;
 - Purchase threshold (i.e. annual income needed to afford entry-level market housing) = £41,143.

ii) Private Rented Sector (PRS)

11. Income thresholds are used to calculate the affordability of rented and affordable housing tenures. Households are deemed able to afford a private rent property if the lower quartile private rent does not exceed 30% of net household income.
12. It is assumed that lower quartile private rent equates to the average rent paid in the Neighbourhood Plan area for a two-bedroom dwelling (enough living space for two or three individuals). In order to be in conformity with the Government guidance on overcrowding,¹⁴ such a home would require three habitable rooms (a flat or house with two bedrooms).
13. The property website [Home.co.uk](https://www.home.co.uk) shows rental values for property in the Neighbourhood Plan area. The best available data is derived from properties available for rent within the WD3 postcode area, which does not align exactly with the Plan area itself but can be used as a reasonable proxy for it. Moreover, because covers forms a larger geography with a greater number of rental properties offered, the larger sample size is likely to generate more robust findings.
14. According to [Home.co.uk](https://www.home.co.uk), there are 20 two-bedroom properties currently listed for rent across the plan area, with an average rent of £1,389 per calendar month. This is significantly higher than the median rent for Three Rivers as a whole cited in the SHMA of £963. However, the SHMA data is from 2014, since which time rents are likely to have increased, and is the overall median – not the two-bedroom average. Additionally the rural WD3 rural area has higher housing costs than the wider district, which includes urban centres with smaller and less expensive units.
15. It is possible to derive from this data the estimated income threshold for private rental sector dwellings in the Neighbourhood Plan area; the calculation is therefore:
 - Annual rent = £1,389 x 12 = £16,668;

¹³ 'Entry-level dwelling' can be understood to comprise a property that costs the average value of dwellings falling into the lower quartile of house prices in the Neighbourhood Plan area, as set out in the Tenure and Affordability chapter above.

¹⁴ This is based on the concept of the 'room standard', which indicates a dwelling is legally overcrowded if two people of the opposite sex have to share a room to sleep in (this does not apply when couples share a room). See: http://england.shelter.org.uk/housing_advice/repairs/overcrowding

- Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £55,504.

A.3 Affordable Housing

16. There is a range of tenures that constitute the definition of Affordable Housing within the 2019 NPPF: social rent and affordable rent, starter homes, discounted market sales housing, and other affordable routes to home ownership.
17. This variety of tenures reflects an ambition by the Government to provide a pathway to home ownership for more sectors of the population, as well as introducing market principles into the provision of subsidised housing for rent. The aim is to divide affordable housing into a series of products designed to appeal to different sectors of the market and, by changing eligibility criteria, bring rents closer in line with people's ability to pay.
18. Each of the Affordable Housing tenures is considered in turn below.

i) Social rent

19. Rents in socially rented properties reflect a 'formula rent' based on a combination of individual property values and average earnings in each area, resulting in substantial discounts to market rents. As such, this tenure is suitable for the needs of those on low incomes and is subject to strict eligibility criteria.
20. To determine social rent levels, we used the data and statistical return from Homes England. This data is only available at the Local Authority level so Three Rivers must act as a proxy for Sarratt. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for Three Rivers in the table below.
21. To determine the income needed, we continue to operate on the assumption that no more than 30% of income should be spent on rent. The two-bedroom income threshold of £19,629 is taken forward for the analysis in the Tenure chapter for consistency with the two-bedroom market rental and entry-level market purchase indicators used.

Table A-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds
Average weekly social rent	£93.17	£113.36	£127.28	£139.52
Annual average	£4,845	£5,895	£6,619	£7,255
Income needed	£16,133	£19,629	£22,040	£24,159

Source: Homes England, AECOM Calculations

ii) Affordable rent

22. Affordable rent is controlled at no more than 80% of the local market rent. As we have seen, the annual entry-level rent in Sarratt is £16,668. In the event of a 20% reduction in rent to £13,334, the income threshold would reduce to an estimated £44,402. This tenure is usually only accessible to those on local authority and housing association waiting lists.
23. However, although affordable rent at 80% of market rent is permitted, in practice most registered providers seek to cap rents so that they are affordable to those on universal credit, which is the group of people who will be accessing this tenure. This may be done by determining a percentage of the maximum benefit available to a household that should be spent on housing costs: for example, it might be set at 40% of the maximum universal credit amount of £20,000, meaning that affordable rent for larger homes for families would be capped at £8,000 per year.
24. Given that the cost of renting is so high in Sarratt, and the income required exceeds that needed to purchase an entry-level dwelling, it is very unlikely that the 20% discount on market rents will be realistic and applied in Sarratt. Because registered providers' approach will differ across the area and is not published, another indicator is used.
25. Three Rivers's Local Housing Allowance (LHA) rates for 2019-20 are also provided in Table A-2 below. Affordable Rent levels can also be set with reference to the housing allowance that will be paid to the tenant, and this measure is considered to be a more reliable measure of the Affordable Rent tenure in this instance. A housing association would be within their rights to charge the full LHA amount, and so we will take forward the LHA-derived figure in the comparative analysis at the end of this chapter. Because a weighted average is not available, we use the cost of a two-bedroom unit in line with the proxy used elsewhere for an entry-level dwelling.

Table A-2: Three Rivers (South West Herts) Local Housing Allowance levels

Size	1 bed	2 beds	3 beds	4 beds
Average rent per calendar week	£165.50	£208.96	£262.26	£358.80
Annual average rent	£8,606	£10,866	£13,638	£18,658
Income needed	£28,657	£36,184	£45,415	£62,131

Source: <http://lha-direct.voa.gov.uk>

iii) Intermediate tenures

26. Intermediate housing includes homes for sale and rent provided at a cost above social rent, but below market levels, subject to the criteria in the affordable housing definition above. They can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing.
27. In paragraph 64 of the NPPF 2019, the Government introduces a recommendation that “*where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership*”.

Starter homes

28. The Housing and Planning Act 2016 introduced a duty on planning authorities in England to promote the supply of ‘starter homes’, and to require a minimum number or proportion of starter homes on certain residential development sites.
29. A starter home is a new build home with a discounted value not exceeding £250,000 (or £450,000 in London); they are eligible for first time buyers aged 40 or younger.
30. Whether to treat discounted market sale homes as affordable housing or not depends on whether lowering the asking price of new build homes of a size and type suitable to first time buyers by 20% would bring them within reach of people currently unable to access market housing for purchase.
31. To provide a conservative assessment of the suitability of discounted market sale homes, it is appropriate to apply the value we have estimated for an entry-level dwelling, namely £160,000.
32. Applying a discount of 20% provides an approximate selling price of £128,000. Allowing for a 10% deposit further reduces the value of the property to £115,200. The income threshold at a loan to income ratio of 3.5 is £32,914.
33. However, this method of estimating the cost of Starter Homes is based on an assumption that they will be priced with reference to the value of lower quartile dwellings, with a discount of 20% applied. In practice, there is nothing in national regulations to require that their price is set in this way. Developers could instead set prices with reference to average new build prices or a market value they establish themselves based on their sales prices in the area, both of which tend to be much higher than lower quartile prices. This ambiguity means that the cost of Starter Homes can in reality be much higher than the optimistic calculation presented here.

Shared ownership

34. Shared ownership involves the purchaser buying an initial share in a property typically of between 25% and 75% and paying rent on the share retained by the provider. Shared ownership is flexible in two respects, in the share which can be purchased and in the rental payable on the share retained by the provider. Both of these are variable. The share owned by the leaseholder can be varied by ‘staircasing’. Generally, staircasing will be upward, thereby increasing the share owned.
35. In exceptional circumstances (for example, as a result of financial difficulties, and where the alternative is repossession), and at the discretion of the provider, shared owners may staircase down, thereby reducing the share they own. Shared equity is available to first-time buyers, people who have owned a home previously and council and housing association tenants with a good credit rating whose annual household income does not exceed £80,000.
36. To determine the affordability of shared ownership, calculations are based on the lower quartile house price of £160,000.¹⁵ The deposit available to the prospective purchaser is assumed to be 10% of the value of the dwelling, and the standard loan to income ratio of 3.5 is used to calculate the income required to obtain a mortgage. The income

¹⁵ It is important to note that current shared ownership models are only available for new build homes, which are assumed to cost more than this average taken from all open market housing, which also includes property re-sale.

required to cover the rental component of the dwelling is based on the assumption that a household spends no more than 30% of the income on rent (as for the income threshold for the private rental sector).

37. A 25% equity share of £160,000 is £40,000, from which a 10% deposit of £4,000 is deducted. The mortgage value of £36,000 is then divided by 3.5. To secure a mortgage of £36,000, an annual income of £10,286 is therefore needed. In addition to mortgage costs, rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £120,000. An ongoing annual rent equivalent to 2.5% of the value of the unsold equity is assumed, which is £3,000 and requires an income of £12,000. Therefore, an income of around £22,286 (£10,286 + £12,000) is required to afford a 25% shared equity purchase of an entry-level house with annual rent.
38. The same calculations are repeated for shared ownership at a 50% and 75% equity share, producing affordability thresholds of £28,571 and £34,857 respectively.

Appendix B : Housing Needs Assessment Glossary

Adoption

This refers to the final confirmation of a local plan by a local planning authority.

Affordability

The terms 'affordability' and 'affordable housing' have different meanings. 'Affordability' is a measure of whether housing may be afforded by certain groups of households. 'Affordable housing' refers to particular products outside the main housing market.

Affordability Ratio

Assessing affordability involves comparing housing costs against the ability to pay. The ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing. The Ministry for Housing, Community and Local Governments publishes quarterly the ratio of lower quartile house price to lower quartile earnings by local authority (LQAR) as well as median house price to median earnings by local authority (MAR) e.g. income = £25,000, house price = £200,000. House price: income ratio = £200,000/£25,000 = 8, (the house price is 8 times income).

Affordable Housing (NPPF Definition)

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Affordable rented housing

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001). Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods¹⁶.

¹⁶ The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

Age-Restricted General Market Housing

A type of housing which is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.

Annual Monitoring Report

A report submitted to the Government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

Basic Conditions

The Basic Conditions are the legal tests that are considered at the examination stage of neighbourhood development plans. They need to be met before a plan can progress to referendum.

Backlog need

The backlog need constitutes those households who are eligible for Affordable Housing, on account of homelessness, overcrowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

Bedroom Standard¹⁷

The bedroom standard is a measure of occupancy (whether a property is overcrowded or under-occupied, based on the number of bedrooms in a property and the type of household in residence). The Census overcrowding data is based on occupancy rating (overcrowding by number of rooms not including bathrooms and hallways). This tends to produce higher levels of overcrowding/ under occupation. A detailed definition of the standard is given in the Glossary of the EHS Household Report.

Co-living

Co-living denotes people who do not have family ties sharing either a self-contained dwelling (i.e., a 'house share') or new development akin to student housing in which people have a bedroom and bathroom to themselves, but share living and kitchen space with others. In co-living schemes each individual represents a separate 'household'.

Community Led Housing/Community Land Trusts

Housing development, provision and management 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 or price-point to be attractive or affordable to local people. The principle forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-build housing, collective custom-build housing, and community land trusts. 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. The Government has a range of support programmes for people interested in bringing forward community led housing.

Community Right to Build Order¹⁸

A community right to build order is a special kind of neighbourhood development order, granting planning permission for small community development schemes, such as housing or new community facilities. Local community organisations that meet certain requirements or parish/town councils are able to prepare community right to build orders.

Concealed Families (Census definition)¹⁹

The 2011 Census defined a concealed family as one with young adults living with a partner and/or child/children in the same household as their parents, older couples living with an adult child and their family or unrelated families sharing a household. A single person cannot be a concealed family; therefore one elderly parent living with their adult child and family or an adult child returning to the parental home is not a concealed family; the latter are reported in an ONS analysis on increasing numbers of young adults living with parents.

¹⁷ See <https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-household-report>

¹⁸ See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

¹⁹ See http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

Equity Loans/Shared Equity

An equity loan which acts as a second charge on a property. For example, a household buys a £200,000 property with a 10% equity loan (£20,000). They pay a small amount for the loan and when the property is sold e.g. for £250,000 the lender receives 10% of the sale cost (£25,000). Some equity loans were available for the purchase of existing stock. The current scheme is to assist people to buy new build.

Extra Care Housing or Housing-With-Care

Housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

Fair Share

'Fair share' is an approach to determining housing need within a given geographical area based on a proportional split according to the size of the area, the number of homes in it, or its population.

Habitable Rooms

The number of habitable rooms in a home is the total number of rooms, excluding bathrooms, toilets and halls.

Household Reference Person (HRP)

The concept of a Household Reference Person (HRP) was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the head of the household. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.

Housing Market Area

A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap.

The extent of the housing market areas identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning authorities should work with all the other constituent authorities under the duty to cooperate.

Housing Needs

There is no official definition of housing need in either the National Planning Policy Framework or the National Planning Practice Guidance. Clearly, individuals have their own housing needs. The process of understanding housing needs at a population scale is undertaken via the preparation of a Strategic Housing Market Assessment (see below).

Housing Needs Assessment

A Housing Needs Assessment (HNA) is an assessment of housing needs at the Neighbourhood Area level.

Housing Products

Housing products simply refers to different types of housing as they are produced by developers of various kinds (including councils and housing associations). Housing products usually refers to specific tenures and types of new build housing, such as Starter Homes, the Government's flagship 'housing product'.

Housing Size (Census Definition)

Housing size can be referred to either in terms of the number of bedrooms in a home (a bedroom is defined as any room that was intended to be used as a bedroom when the property was built, any rooms permanently converted for use as bedrooms); or in terms of the number of rooms, excluding bathrooms, toilets halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two

rooms have been converted into one they are counted as one room. Rooms shared between more than one household, for example a shared kitchen, are not counted.

Housing Type (Census Definition)

This refers to the type of accommodation used or available for use by an individual household (i.e. detached, semi-detached, terraced including end of terraced, and flats). Flats are broken down into those in a purpose-built block of flats, in parts of a converted or shared house, or in a commercial building.

Housing Tenure (Census Definition)

Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation.

Income Threshold

Income thresholds are derived as a result of the annualisation of the monthly rental cost and then asserting this cost should not exceed 35% of annual household income.

Intercensal Period

This means the period between the last two Censuses, i.e. between years 2001 and 2011.

Intermediate Housing

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low-cost market' housing, may not be considered as affordable housing for planning purposes.

Life Stage modelling

Life Stage modelling is forecasting need for dwellings of different sizes by the end of the Plan period on the basis of changes in the distribution of household types and key age brackets (life stages) within the NA. Given the shared behavioural patterns associated with these metrics, they provide a helpful way of understanding and predicting future community need. This data is not available at neighbourhood level so LPA level data is employed on the basis of the NA falling within its defined Housing Market Area.

Life-time Homes

Dwellings constructed to make them more flexible, convenient adaptable and accessible than most 'normal' houses, usually according to the Lifetime Homes Standard, 16 design criteria that can be applied to new homes at minimal cost: <http://www.lifetimehomes.org.uk/>.

Life-time Neighbourhoods

Lifetime neighbourhoods extend the principles of Lifetime Homes into the wider neighbourhood to ensure the public realm is designed in such a way to be as inclusive as possible and designed to address the needs of older people, for example providing more greenery and more walkable, better connected places.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local housing need (NPPF definition)

The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority or the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan

This is the plan for the future development of the 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. Current core strategies or other planning policies form part of the Local Plan and are known as 'Development Plan Documents' (DPDs).

Lower Quartile

The bottom 25% value, i.e. of all the properties sold, 25% were cheaper than this value and 75% were more expensive. The lower quartile price is used as an entry level price and is the recommended level used to evaluate affordability; for example for first time buyers.

Lower Quartile Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Lower Quartile Household Incomes and Lower Quartile House Prices, and is a key indicator of affordability of market housing for people on relatively low incomes.

Market Housing

Market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.

Mean (Average)

The mean or the average is, mathematically, the sum of all values divided by the total number of values. This is the more commonly used "average" measure as it includes all values, unlike the median.

Median

The middle value, i.e. of all the properties sold, half were cheaper and half were more expensive. This is sometimes used instead of the mean average as it is not subject to skew by very large or very small statistical outliers.

Median Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Median Household Incomes and Median House Prices, and is a key indicator of affordability of market housing for people on middle-range incomes.

Mortgage Ratio

The mortgage ratio is the ratio of mortgage value to income which is typically deemed acceptable by banks. Approximately 75% of all mortgage lending ratios fell below 4 in recent years²⁰, i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

Neighbourhood Development Order (NDO)

An NDO will grant planning permission for a particular type of development in a particular area. This could be either a particular development, or a particular class of development (for example retail or housing). A number of types of development will be excluded from NDOs, however. These are minerals and waste development, types of development that, regardless of scale, always need Environmental Impact Assessment, and Nationally Significant Infrastructure Projects.

Neighbourhood plan

A plan prepared by a Parish or Town Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older People

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Output Area/Lower Super Output Area/Middle Super Output Area

An output area is the lowest level of geography for publishing statistics, and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and 7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

Overcrowding

There is no single agreed definition of overcrowding, however, utilising the Government's bedroom standard, overcrowding is deemed to be in households where there is more than one person in the household per room (excluding kitchens, bathrooms, halls and storage areas). As such, a home with one bedroom and one living room and one kitchen would be deemed overcrowded if three adults were living there.

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.

Planning Obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Purchase Threshold

Purchase thresholds are calculated by netting 10% off the entry house price to reflect purchase deposit. The resulting cost is divided by 4 to reflect the standard household income requirement to access mortgage products.

²⁰ See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

Proportionate and Robust Evidence

Proportionate and robust evidence is evidence which is deemed appropriate in scale, scope and depth for the purposes of neighbourhood planning, sufficient so as to meet the Basic Conditions, as well as robust enough to withstand legal challenge. It is referred to a number of times in the PPG and its definition and interpretation relies on the judgement of professionals such as Neighbourhood Plan Examiners.

Private Rented

The Census tenure private rented includes a range of different living situations in practice, such as private rented/ other including households living "rent free". Around 20% of the private rented sector are in this category, which will have included some benefit claimants whose housing benefit at the time was paid directly to their landlord. This could mean people whose rent is paid by their employer, including some people in the armed forces. Some housing association tenants may also have been counted as living in the private rented sector because of confusion about what a housing association is.

Retirement Living or Sheltered Housing

Housing for older people which usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

Residential Care Homes and Nursing Homes

Housing for older people comprising of individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

Rightsizing

Households who wish to move into a property that is a more appropriate size for their needs can be said to be rightsizing. This is often used to refer to older households who may be living in large family homes but whose children have left, and who intend to rightsize to a smaller dwelling. The popularity of this trend is debatable as ties to existing communities and the home itself may outweigh issues of space. Other factors, including wealth, health, status and family circumstance also need to be taken into consideration, and it should not be assumed that all older households in large dwellings wish to rightsize.

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. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable dwellings without grant funding.

Shared Ownership

Housing where a purchaser part buys and part rents from a housing association or local authority. Typical purchase share is between 25% and 75%, and buyers are encouraged to buy the largest share they can afford. Generally applies to new build properties, but re-sales occasionally become available. There may be an opportunity to rent at intermediate rent level before purchasing a share in order to save/increase the deposit level

Sheltered Housing²¹

Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is

²¹ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

Strategic Housing Land Availability Assessment

A Strategic Housing Land Availability Assessment (SHLAA) is a document prepared by one or more local planning authorities to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period. SHLAAs are sometimes also called LAAs (Land Availability Assessments) or HELAAs (Housing and Economic Land Availability Assessments) so as to integrate the need to balance assessed housing and economic needs as described below.

Strategic Housing Market Assessment (NPPF Definition)

A Strategic Housing Market Assessment (SHMA) is a document prepared by one or more local planning authorities to assess their housing needs under the 2012 version of the NPPF, usually across administrative boundaries to encompass the whole housing market area. The NPPF makes clear that SHMAs should identify the scale and mix of housing and the range of tenures the local population is likely to need over the Plan period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

Specialist Housing for the Elderly

Specialist housing for the elderly, sometimes known as specialist accommodation for the elderly, encompasses a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups (usually 55+ or 65+). This could include residential institutions, sometimes known as care homes, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. This housing can be provided in a range of tenures (often on a rented or leasehold basis).

Social Rented Housing

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.²²

²² See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

Appendix V
The Green Appraisal

HERTFORDSHIRE BUILDING PRESERVATION TRUST
BEAMS Built Environment Advisory and Management Service

THE GREEN, SARRATT

**CONSERVATION AREA APPRAISAL
AND TOWNSCAPE ASSESSMENT**



MARCH 1994

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1.0 INTRODUCTION

It is the duty of the Local Authorities under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate areas of special architectural and historic interest, the character of which it is desirable to preserve or enhance. The Act imposes a duty on the local authority to review from time to time the situation and decide whether any further parts should be designated or parts de-designated. There is also a duty to formulate and publish proposals for the preservation and enhancement of their conservation areas.

Three Rivers District Council have requested BEAMS to undertake a character appraisal and townscape analysis of Sarratt Conservation Area. This report will therefore address the relevant background to the conservation area, advise on the character of the area, provide a townscape analysis and conclude with recommendations for further consideration by the Council.

2.0 BACKGROUND

2.1 Designation

The Green at Sarratt was one of the earlier conservation areas to be designated in the County, in October 1969. Its special nature was described in the Committee report as being a:-

"Linear village bordering a long green"¹

2.2 Setting

Sarratt is located in the south west of the County near the boundary with Buckinghamshire. It is a couple of miles outside Rickmansworth which is the main town of the area. The village is located within the Chilterns which is an Area of Outstanding Beauty.

Sarratt is set within a rural context with other villages near by and is on the main route between Rickmansworth and Chipperfield. It is located about three quarters of a mile from Church End which served as a religious centre for the surrounding villages and hamlets.

2.3 Policies

Sarratt is located in the Green Belt of Hertfordshire and as such is protected by policies relating to this.

¹ County Planning Committee Minutes 10th June 1968

3.0 CHARACTER APPRAISAL

Figure 1 illustrates the boundary of the Conservation Area.

3.1 The Historical Landscape and Townscape

Although Sarratt is located in an area that possesses considerable evidence of prehistoric occupation and a combination of documentary and topographic evidence indicates that the settlement has its origins in the early medieval period, few archaeological remains are known from this village.

The earliest evidence relating to Sarratt Green is medieval in date. At this period the parish comprised several manors and the population was dispersed, living in several small hamlets (CF Penman's Green, Mickelfield Green, Church End) and sharing the parish church located 3/4 mile from Sarratt Green, at Church End. Sarratt Green lay within the manor of Sarratt and the settlement is an ancient ribbon development alongside a well preserved medieval village green, an area of land that was grazed in common. This layout may date from the Anglo-Saxon period, since the manor was then already in existence and was granted to the Abbey of St Albans by King Offa. Domesday does not record its owner but the Abbey's ancient title to the manor was confirmed by King John in 1199 and (like Goldingtons/Church End) it remained in Abbey hands until the Dissolution.

It has been suggested that the medieval manor-house of Sarratt was located a short distance north of the Green but there is no archaeological evidence to confirm this siting. Sarratt Hall between the Green and Great Sarratt Hall is called 'Newhall in Sarratt' in 1536. Green End Farm, a late 17th century farmhouse situated at the foot of the Green has a self-explanatory name and the site is probably ancient. Finally, a recent search of 19th century maps has produced evidence that a substantial earthwork, dating to the medieval or an earlier period, stood on the triangle of land at the junction of Church Lane and The Green, at the southern end of the Green. This mound, possibly a motte, is shown on the 1840 Tithe Map (figure 2) but appears to have been levelled by the time of the 1st Edition O.S. Map 1870-1 (figure 3), which merely shows the triangle as the site of a guide post. However, a vertical aerial photograph taken in the 1970's shows that the remnants of this mound may still survive and the site will be visited in the near future to ascertain its present state and possible function.

Sarratt Green has changed very little in its plan since the medieval period and even now has not been extensively developed. The Area of Archaeological Significance possesses high archaeological potential since substantial archaeological remains may survive undisturbed.

3.2 Important Characteristics and Architectural Elements of the Area

Sarratt Green has retained its identity as a village. Sheet 3.2 in the Appendix helps to illustrate its main characteristics which are described below:-

- Linear development
- Low key vernacular architecture on a domestic scale

- Mixture of building styles and dates from early 16th century to 20th century
- Warm brick nestles next to flint and timber framing.
- The rich textures of brick and brick and flint boundary walls
- Presence of boundary walls, railings or hedges provide interest to the street scene.
- The Green and associated ponds.

3.3 Conservation Area Boundary

The Conservation Area boundary is very tightly drawn around the Green and its associated development. Its linear nature is important, as its tightness helps to emphasise this vital characteristic.

4.0 TOWNSCAPE ANALYSIS

The townscape value of the Conservation Area is dealt with in sections which outline the various important elements that contribute to the overall character and as such special nature of the area. These are highlighted and drawn together in the following chapter. The final sections of this analysis, highlight issues which need to be addressed to maintain the special nature of the area. Sheets in the Appendix help to illustrate points made in the text.

4.1 Important Streets and Spaces

The Green is the most important street and space all in one. However, different characteristics appear in different lengths of the High Street. Three sections can be identified : Green End, the Green and Sarratt Hall.

Green End

Characterised by development round the possible Motte. The entry from Rickmansworth is greeted by the Green and the buildings nestling around it. Entrance from Church End along Church Lane is important. Low key modern development blends into the area. The barn to Green End Farm, provides an important feature. To the left the Victorian village school and school house is an attractive flint building with yellow stock brick dressings to the windows, doors and quoins. Its boundary wall, again in yellow stock brick and flint provides, an important line, wrapping round the school and along the Green, adding continuity between the two areas. The Village Hall is undistinguished whilst the mid 19th century 1,2,3,4 Dell Cottages are an important group of low key yellow stock brick and flint buildings at a right angle to the Green. The Cricketers, a range of three buildings dating between 1700 and the 19th century completes this group and is an attractive public house. The pond completes this pleasant village scene. The new modern village school is well hidden from the road, nestling into a dip in the landscape.

Dimmocks Lane wraps round and into the Conservation Area. The expanse of garden surrounding Green End Farmhouse is an important space and the curve of the land enhances the entrance of the area. The 16th century Green End Cottage, now used as a garage is listed and is an important building in the landscape. It is surrounded by

mediocre late Fifties development. Green End Farm House, an attractive listed building, completes this group of buildings as the title suggests, which terminates the Green.

To the north east, lies a group of late Twenties houses, these are attractive in their own right in a vernacular arts and crafts style. With a separate drive to these houses a wall of soft landscaping, ensures that the rural feel is retained, helping to enclose the Green to the east side.

The Green

The main core of the Conservation Area is the linear Green, which extends for about half a mile. The main road lies to the east of the Green and enables the community along the west side to enjoy peace and comparative silence away from the traffic. Although very few of the buildings are listed along this section, they represent an important period of Victorian development and of the expansion of the village. Their group value is important and all should be retained. This side of the Green is heavily built up. Further development would detract from the village feel. The Victorian expansion of the village is small scale, advancing off into Dawes Lane where attractive terraces help to shape the entrance to the Conservation Area. However, modern additions to these houses detract from the unity of the street scene. Development has continued into this century with the top of the Green contributing a suburban rather than village green character.

The Green itself appears to be never ending. The evidence of ponds and trees helps to break up the area. The village pump, a grade II listed building sits proudly on the upper green.

The eastern side of the Green is dominated by larger houses, all attractively placed within the landscape with large gardens and land. The majority are listed or appear on the local list of buildings, thus emphasising their importance to the Conservation Area. The plots of property coincide with earlier plots of land which are illustrated by the Tithe Map and the 1st and 2nd Edition O.S. Maps (figures 2,3,4). To infill along here would be disastrous. At present all the houses are tucked behind walls, railings or hedges which helps to emphasise the rural feel of the area.

The main Green area is terminated by a group of attractive buildings surrounding what was the Old Wheatsheaf public house. To the other side, Virginia and the Old Cottages help to enclose the Green.

Sarratt Hall

The final section of this linear Conservation Area has a different character to the busy Green. It consists of large scale houses in spacious grounds. The quality of these buildings is emphasised by the majority of them being listed. The rural feel to the area is retained by the soft landscaping to the edges of the road.

Little Sarratt Hall retains its agricultural buildings albeit that they are now in residential use. Great Sarratt Hall is a working farmyard and is a weighty end to the Conservation Area.

4.2 Characteristic Features of Building Design and Dominant Styles and Influential Periods of Development.

The majority of buildings within the Conservation Area are low key vernacular buildings, mainly housing and agricultural buildings dating between the 16th and 18th century. Timber framed houses exist, many with later brick additions. The earliest remaining houses date from the 16th century - Green End Farm House, Red Lion Cottage and The Old Cottage. The 17th and 18th centuries saw the village expanding with more houses appearing. The wealth of the area is demonstrated by such fine large 18th century houses as Sarratt Hall and Great Sarratt Hall.

The Victorian era introduced more workers housing along the West side of the Green and into Dawes Lane, as well as other facilities with a fine school and two Methodist Chapels.

The 20th century is represented by additional housing such as the development at the bottom of the Green on the East side, consisting of five 1920s houses and other later houses, with Sarratt expanding in pockets outside of the designated area.

4.3 Relationship between Existing Structures and Open Spaces

The relationship between built structures and open spaces is one of the most important features of the Conservation Area. The successful balance between retention of a large open space and the demands of a settlement is achieved with the long built up linear village to the west bordering the Green being balanced by larger scale plots to the east. These houses, the majority of which are listed or of local importance stand within their own plots, helping to retain the rural element.

The use of soft landscaping protecting and screening later development, especially along the eastern side, maintains the rural feel of the village and allows the expanse of Green to appear as if it stretches on forever.

4.4 Form and Structure of Village Plan

The village has no distinct centre as such but development has taken place along the Green which maps show being slowly built up as a settlement. There is very little expansion to the back plots apart from a small housing estate off Alexandra Road and other small scale housing to the east, leaving it more or less unspoilt with. The majority of development is at the southern end of the village and is excluded from the Conservation Area. (This should remain as the status quo). Any further development would unbalance the village character.

4.5 Trees of Strategic and Local Importance

Trees form an important element in the Conservation Area. Views in and out of the Green at Sarratt are greatly improved by the presence of trees. To Church End, large trees provide a focal point to the vista. By contrast, Dimmocks Lane lacks greenery and as such has more of a suburban feel. The hedgerow to Green End Farm therefore is

important as the beginning of the Conservation Area and encloses the view of the Green at this point.

The willow trees by the Cricketers and the pond reinforce the village scene. The pond itself would lose all its charm if the wall of overhanging trees is not maintained. Not only does this greenery frame the pond but also screens the school behind. To the east the late Twenties development is well screened by a heavy hedgerow which again encloses the view to the Green.

The east side has large plots of land and larger houses, the landscaping between is vital to the appearance of this side. Big trees emphasise the larger plots and should be maintained to continue this role. The sense of English gardens prevails along the eastern side again an important feature of the area.

The Green's character is very open, the buildings and landscaping to the sides helping to frame it. Trees and ponds dot the expanse and help to break up the view but it is essential that the Green retains its openness.

Beyond the Green into Sarratt Hall area, the road again becomes a country lane, with hedgerows screening modern development. The hedge to Sarratt Lodge, although is more appropriate to a suburban location. The wall to Little Sarratt Hall of brick and flint with an ivy coping encloses the views to Great Sarratt Hall. The open parkland to the south of Great Sarratt Hall is attractive with the iron fencing emphasising the parkland nature, however the box hedge to the Hall is a disappointing climax to the scene. Great Sarratt Hall provides a gateway into the area from the north, with the country lane petering out into the distance.

4.6 Listed Buildings

The Green at Sarratt has 25 listed buildings which are all Grade II.

Dimmocks Lane Rose Cottage, Green End Cottage

The Green Old Red Lion Farm House, Red Lion Cottage, Silfield House
Pump on the Green, Sarratt House and Front garden railings,
The White Cottage, Stables to rear of the White Cottage
The Boot, Barn at Wheelers Farm, Green End Farm House
Holly Tree Farm House and Holly Tree Cottage
The Nook and Wayside Cottage, The Old Cottage,
K6 Telephone Kiosk, Sarratt Hall, Sarratt Hall Cottage,
Great Sarratt Hall, The Old Forge, Little Sarratt Hall and Cottage
Barn and Stables, Barn and Granary at Little Sarratt Hall

4.7 Locally Listed Buildings

A local list of buildings was drawn up for the Green in 1973. These are buildings of local importance which were not special enough to be considered for listing but still make a vital contribution to the Conservation Area.

Since 1973, many of the buildings contained on the list have become statutory listed, however, the following buildings remain and retain their original number.

4	1, 2 Wheatsheaf Cottages	38	1,3,5,7,9,11,13,15,17,19,21 Dawes Lane
5	The Old Wheatsheaf		
6	3,4 Wheatsheaf Cottages	39	Jasmine Cottage and The Green
7	5 Wheatsheaf Cottages	40	Victoria House
8	Red Lion Barn	41	Ramillies
16	Peartree Cottage	42	Haircutter's Cottage
20	Great Sarratt Hall Farm Buildings	43	Chalons and Wiloucot Cottages
24	Boundary Wall to Little Sarratt Hall	44	The Old Village Sweet Shop
27	Virginia Cottages	45	Green Close, Middle Cottage, Green Side
30	Mortons Cottage	46	Byways and Highways
33	Greenview Cottage, Rose Cottage and The Woodyard	47	Simmond House
34	Vine Cottage	48	The Old Butchers Shop
35	The Laurels	49	1,2,3,4,5,6, Myrtle Cottages
36	Atlantis, Rose Leigh, and Flint Cottage, St Amant, Cottage facing Green	50	The Cricketers
37	6,12,14,16,18,20,22,24,26,28 Dawes Lane	51	1,2,3,4 Dell Cottages
		52	Old Sarratt School
		53	Outbuilding to Green End Farm House
		54	Sarratt Baptist Church

4.8 Street Furniture, Signage, Lighting and Overhead Wires

The street furniture respects its location within a village. Simple litter bins and seats are provided. The pleasant green painted seats used at Green End and near the Wheatsheaf could be used to provide a pattern for future seating. There is ample provision of seating around the Green.

Street signage is again low key with green and white signs which are very attractive and judiciously attached to walls wherever possible. The use of directional signage is limited and does not clutter up the area overtly.

Street lighting is limited to side streets around Alexander Road and Dawes Lane. Hopefully this will remain as such, leaving the Green unlit at night, save for a few house lights.

Overhead wires proliferate throughout the Conservation Area and break up the skyline. Their removal should be investigated.

4.9 Floorscape

Tarmac is an overall road treatment for the Conservation Area and its understated appearance is ideal. Gravel appears in driveways which can soften the effect of too much tarmac. The Green has been partly treated with stone setts which help to protect the grass area. Their success in this respect is limited as parts of the Green have been ruined by car wheel marks.

4.10 Traffic Management

The nature of development around the Green has evolved a village road servicing the east side of the Green and a main road. Traffic signage is already kept at a minimum. It would be a great shame if any traffic calming scheme was introduced which detracted from the rural character of the village. If such a scheme were proved necessary then prior consultation with appropriate specialist would help to ensure that it was designed to be a sensitive scheme in keeping with the character of the Green. Any traffic calming element has to have as low an impact on the appearance of the area as possible.

4.11 Areas in Need of Attention

The rate of attrition within the Conservation Area is noticeable in the steady stream of DIY improvements. The loss of original windows and doors is regrettable. Not only does it destroy the flow and rhythm of the street, especially when replaced with PVC-U which have neither the aesthetic or ecological qualities of timber. Loss of boundary walls or hedges again detract from the unity of the street scene. Protection could be afforded by listing of some properties, or the implementation of Article 4 Directions which would have the effect of keeping development under control.

There are very few shops in Sarratt, the majority of which have low key shopfronts. However, Londis the local small scale supermarket, advertises on an inappropriate scale in such a sensitive area.

On street parking occurs throughout the village especially as there are very few garages. Where damage to the Green has taken place, some measures are needed. Care of the Green must be ensured to safeguard this major feature.

5.0 CONCLUSION

Overall the Green at Sarratt has retained its importance as a Conservation Area. Its character remains that of a linear village settlement based around a Green common land. There is a mixture of domestic and agricultural buildings and although some modern development has taken place it has not detracted from the special nature of the area. The boundary is still appropriate, its tightly drawn nature emphasises this linear characteristic.

Special care should be taken to ensure that this special nature is not lost by unsympathetic development.

6.0 RECOMMENDATIONS

1. Changes to windows and doors and other features of historic buildings have occurred. Until permitted development rights are re-assessed this will continue unless the District Council implement an Article 4 Direction. Two areas cause concern: The group of buildings making up the Old Wheatsheaf and neighbouring houses, unless these can be listed and the west side of the green including Dawes Lane.

Grant Aid may act as an incentive to help with the change of materials particularly in relation to those properties which are listed.

2. A strict policy for the use of natural materials in Conservation Areas should be drawn up.

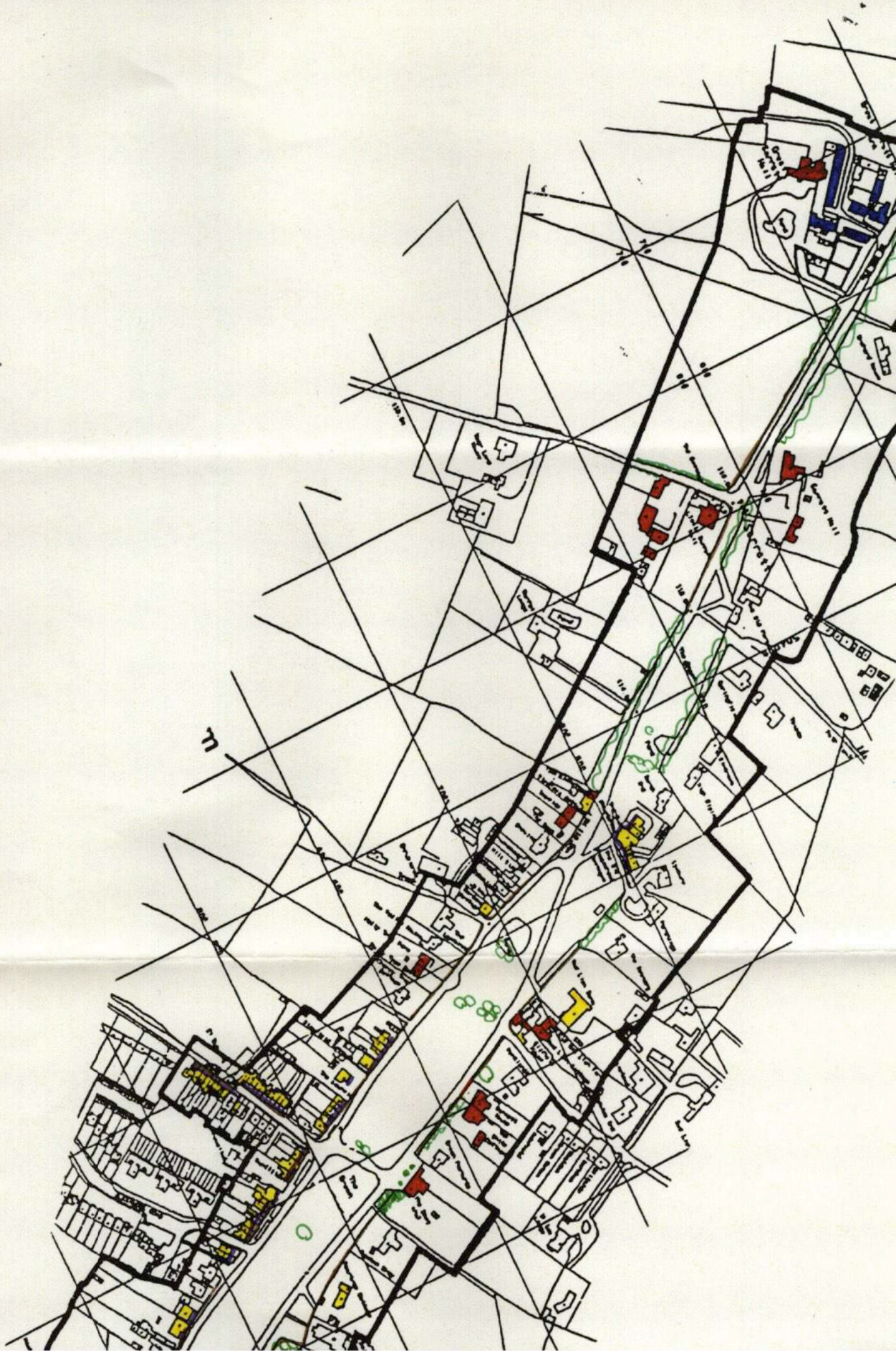
3. Attention to street furniture is important. A simple scheme would enhance the area, based upon the green seats which already exist and replacing litter bins with more appropriate designs.

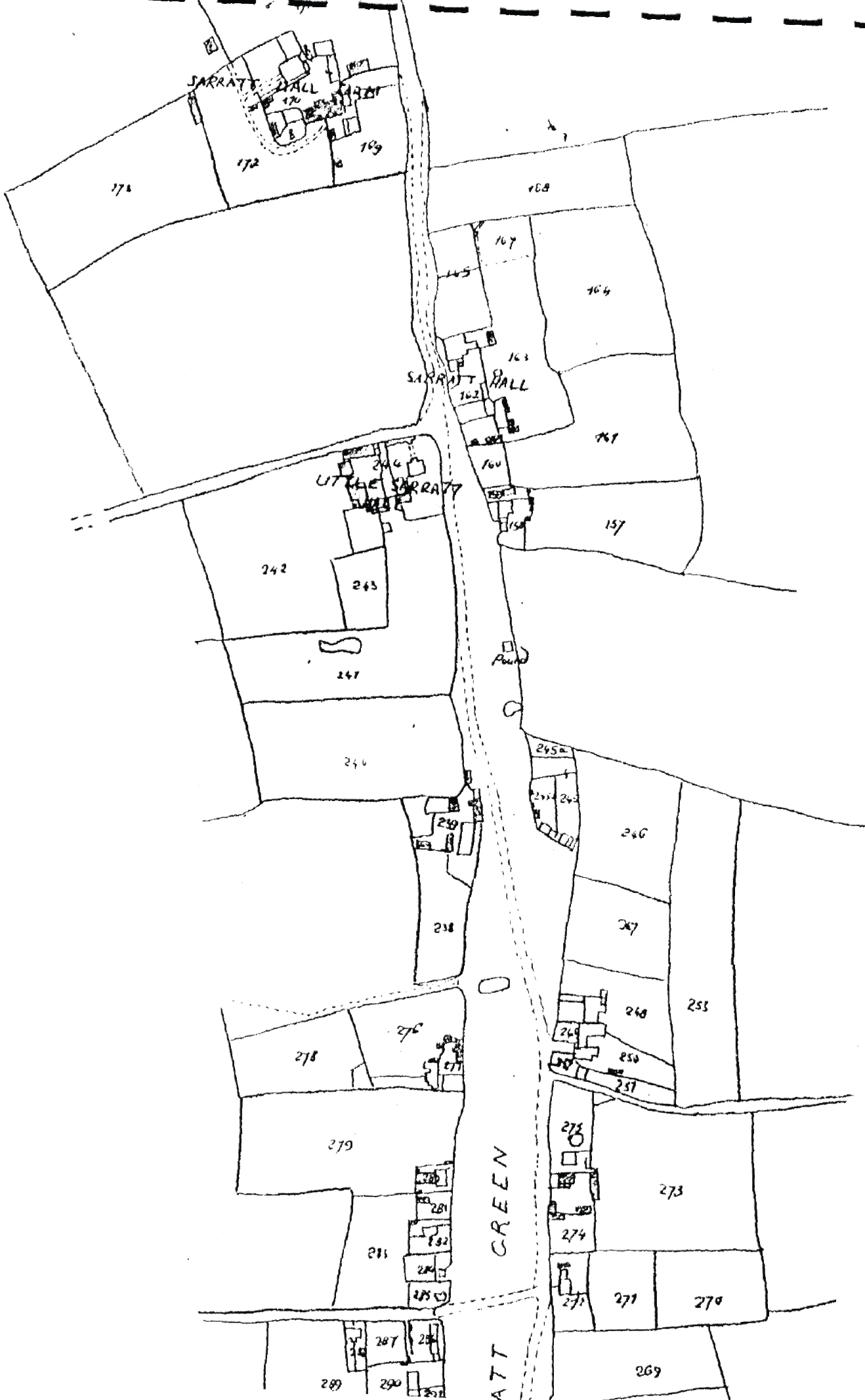
4. Additional hard paving should be avoided unless stringent quality control measures are instigated in order to maintain the verdant nature of the Green and its surroundings.

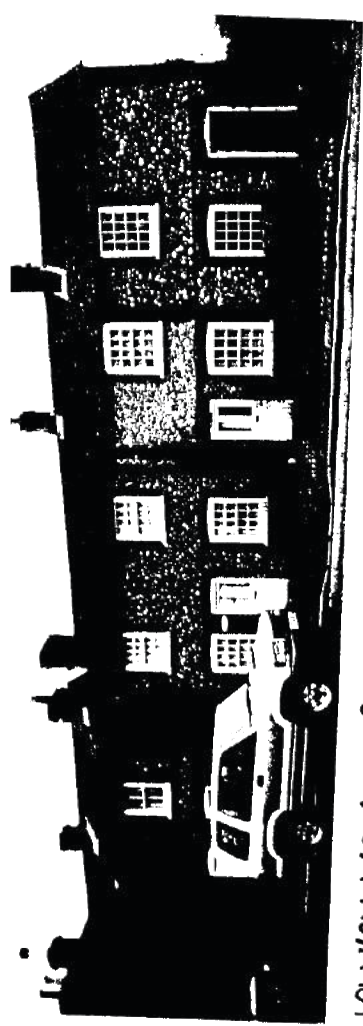
5. Tight controls on development need to be maintained in order to ensure the present balance between buildings and open spaces is preserved implemented.

6. Overhead wires should be removed.

APPENDIX







LOW KEY VERNACULAR ARCHITECTURE, PROVIDING A MIXTURE OF MATERIALS.
BRICK, PLW, TIMBER CLAMMING AND PEG TILES.



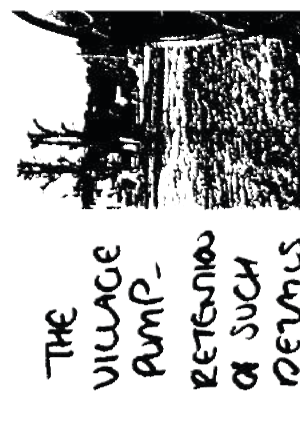
A MID 19TH CENTURY COTTAGE SITS IN BETWEEN TWO
TIMBER FRAMED 17TH CENTURY HOUSES.



EMPHASIS ON
THE BOUNDARY
OF THE
CONSERVATION
AREA



THE EXP
BY HOUS



THE
VILLAGE
PUMP -
RETENTION
OF SUCH
DETAILS



THE EAST SECTION OF THE CONSERVATION AREA. LANDSCAPING HIDES MODERN DEVELOPMENT WHICH OTHERWISE WOULD DETRACT FROM THIS SPACE



HALF-WAY ALONG. TREES AND WATER BREAK UP THE SPACE. REDUCING BROWN AND HOUSE ENCLOSURE THE VIEW TO THE EAST



THE LOWER GARDEN OF THE GREEN-VICTORIAN DEVELOPMENT SPREADS FROM THE WESTERN SIDE.



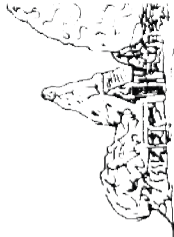
GREAT SPAN THE HOUSE



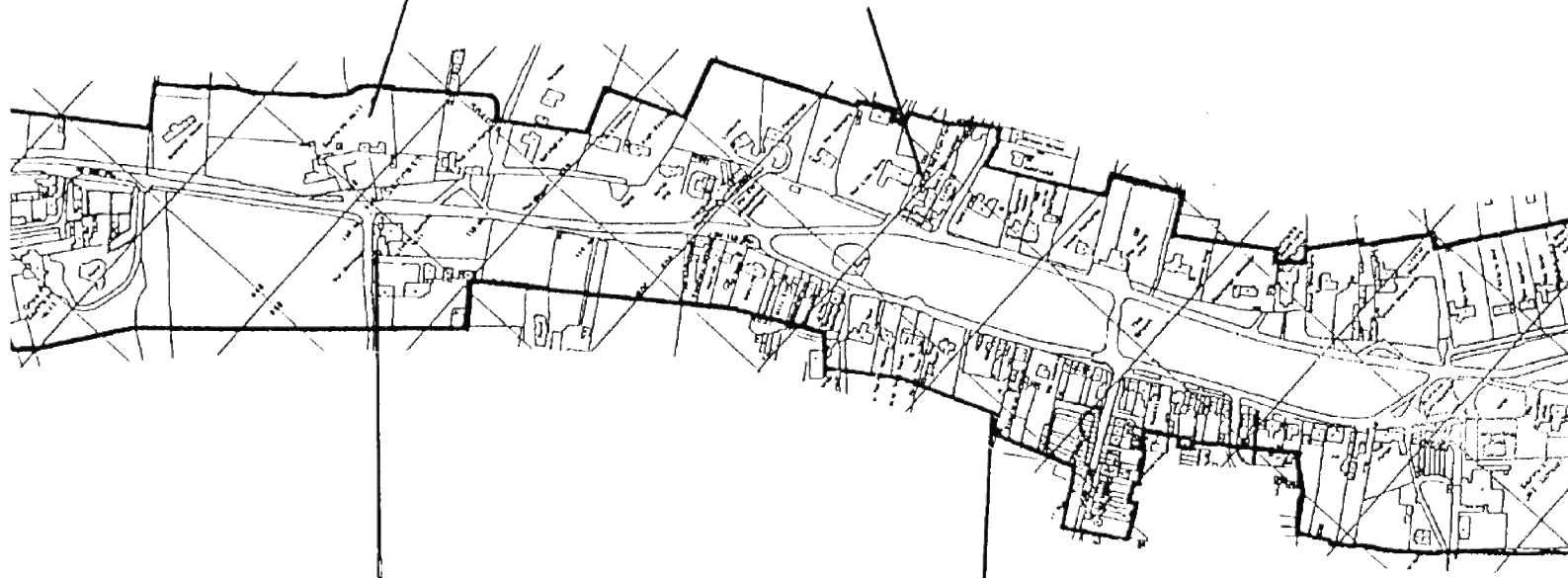
THE GREEN GARDEN COTTAGE TO THE



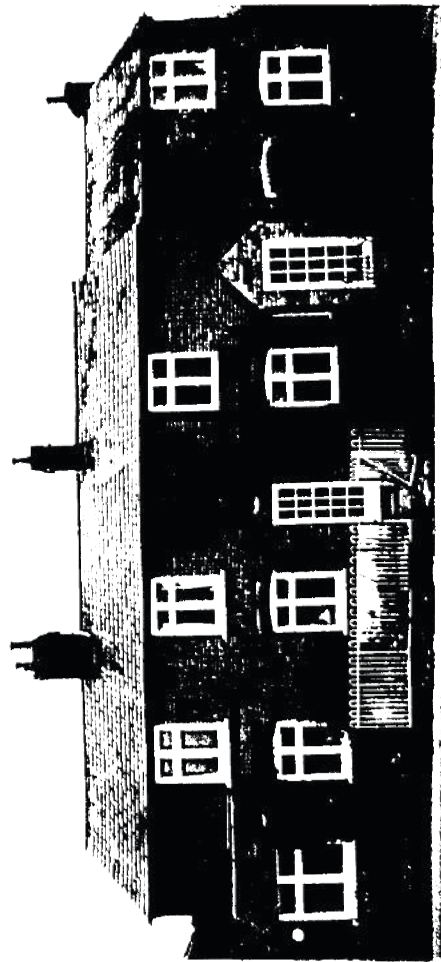
STARR
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RED LION COTT
 BEICH, HUNT.
 DOMESTIC USE
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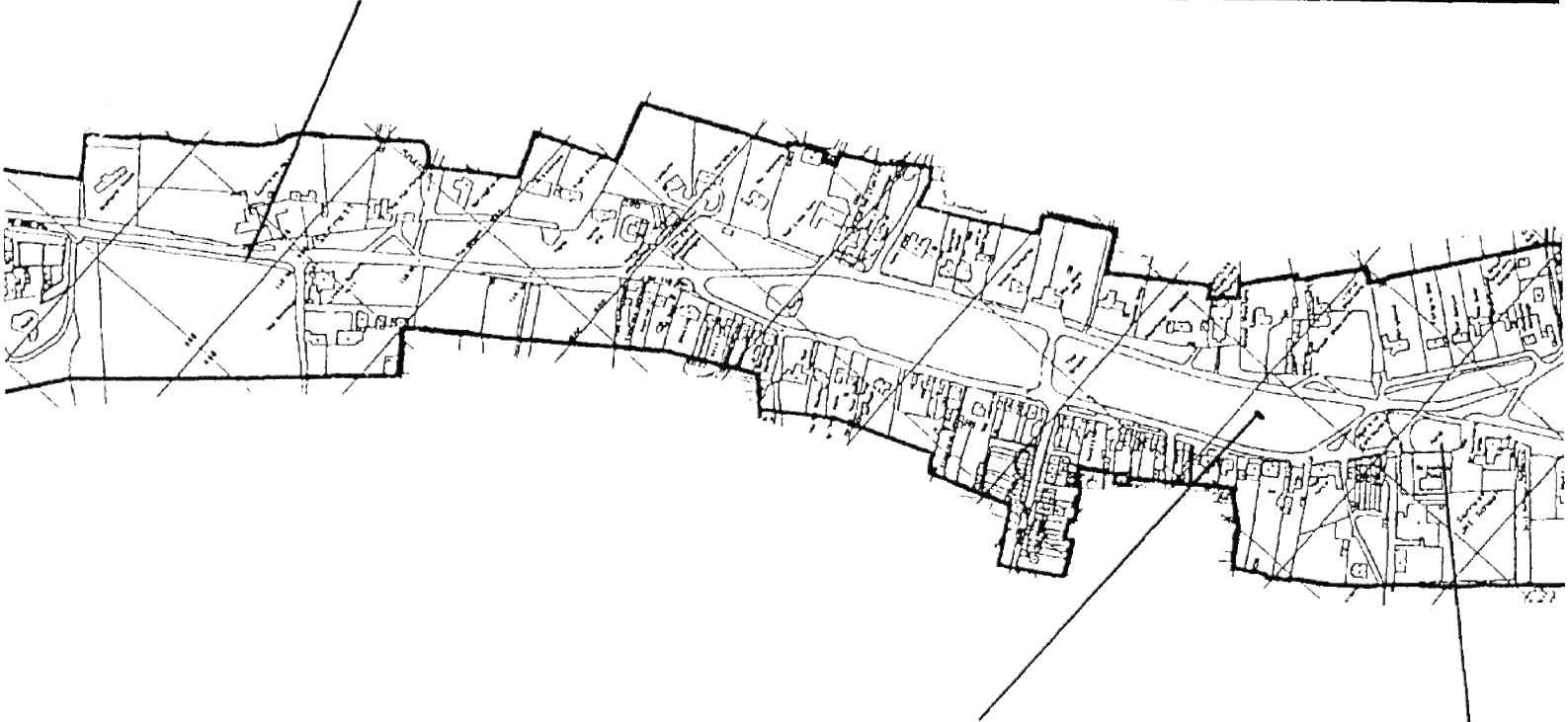
LITTLE SHREATH HALL FARM - BARN, STABLES AND A GRANARY.
 ALTHOUGH SOME HAVE BEEN CONVERTED TO RESIDENTIAL USE - THE
 FARMYARD LAYOUT HAS REMAINED



LOCALY LISTED
 VICTORIAN TERRACES
 STRETCH ACROSS THE
 WEST SIDE OF THE GREEN



A PARK
ATTRACT
PHOTOGR



FROM GREAT SERRATI FARM. THE RURAL QUALITY OF THE AREA IS
EMPHASISED BY THE GLASSED HEDGEROWS



THE GREEN FRAMED BY BUILDINGS TO EITHER SIDE STRETCHES PAST
THE HORIZON





STREET NAMES ARE ATTRACTIVE
WOULD BE MAINTAINED



TRAFFIC SIGNAGE IS KEPT
TO A MINIMUM EXCEPT
MAYBE AT GREEN END!



GRAND DRIVeways COMPROMISE THE BUILDINGS
AND REDUCES THE USE OF TRAC/MAC



SARRATT - THE GREEN
HAS RETAINED ITS
CHARACTER - A FEW
MINOR IMPROVEMENTS
WOULD ENSURE THAT IT
STAYS UNSPOILT



AN ABUNDANCE OF TRAC/MAC. ON THE WHOLE IT
BLEND INTO THE BACKGROUND. IT MUST BE
... TO ENSURE ITS QUALITY

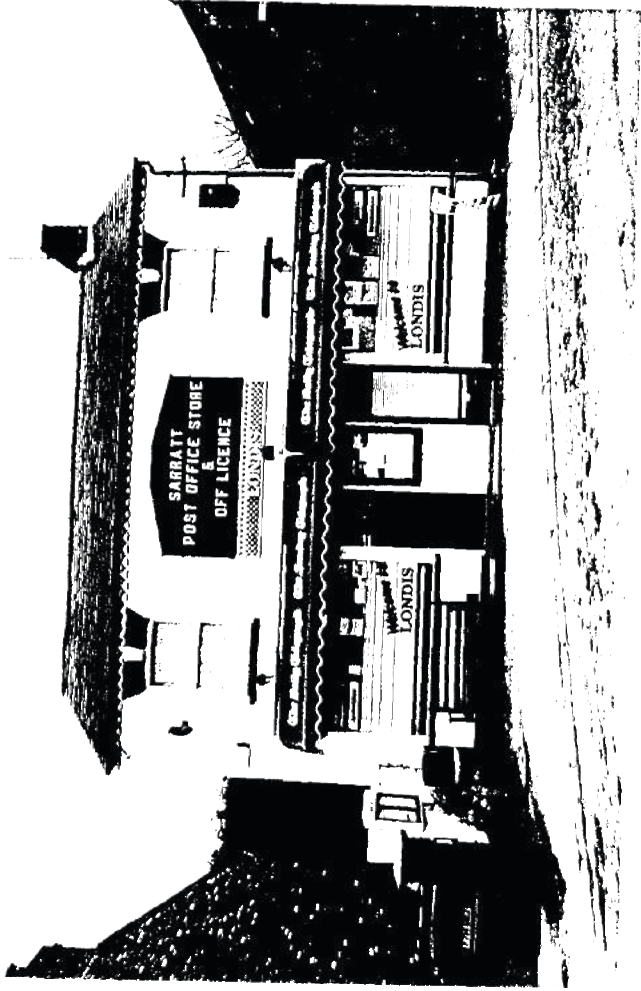


PHASE ONE - UNFORTUNATELY THE ORIGINAL SUITES SURVIVE, AS DO THE CHIMNEYS UNFORTUNATELY, PORCHES HAVE BEEN ADDED, WINDOWS AND DOORS REFRACED, IN PLACES ATTRACTIVE BRICKWORK HAS BEEN REVERSED OVER AND IMPORTANT BOUNDARY WALLS AND FENCES HAVE BEEN REMOVED.

THE IMPORTANT UNITY OF THE STREET SCENE WAS VITAL AND RESULTED IN THE INCLUSION OF THE UMBRELLA IN THE CONSERVATION AREA, IT IS A PITY THAT SO MANY CHANGES HAVE OCCURRED.

THE GREEN WEST SIDE. UNLISTED YET ATTRACTIVE. UNFORTUNATELY PLASTIC WINDOWS, A MODERN DOOR AND CONCRETE TILES HARM THE AESTHETIC QUALITY OF THE BUILDING.

THE WHATSFORS PUBLIC HOUSE AND COTTAGES FORM AN ATTRACTIVE GROUP OF 18TH AND 19TH CENTURY HOUSES. SPACIOUS NOS 3 AND 4 HAVE BEEN REFRACED. A PLASTIC



THE UMBRELLA STORE - A VITAL USE BUT THE SHOPFRONT IS VERY UNSYMPATHETIC CONSIDERING ITS POSITION IN THE CONSERVATION AREA.

LOOKING DOWN THE GREEN FROM DOWN THE UMBRELLA THE WHITE PAINS SUFFICIENTLY ALLOWS THE SHOP TO STAND OUT. NEXT TO THE MORE SEVERE STOCK BRICK HOUSES, PLASTIC WINDOWS AND WINDOWS DISPLAYS ARE INAPPROPRIATE

13



Appendix VI

Local Green Spaces: Schedule

Green Space	Proximity	Special significance to the community	Local in character
Chess River Valley/ Sarratt Bottom	Forms part of the Chess Valley Walk. Accessible to cars and cycles and on foot.	Provides valuable riverside natural green space for local residents, particularly families and children.	Limited to the stretch from the M25 to the footbridge over the river between New Road and Moor Lane
Commonwood Common	Easy walking distance. Accessible to cars and cycles.	Provides valuable natural green space for local residents.	Clearly defined triangular area, bounded by fields.
Dawes Common	Easy walking distance.	Provides valuable natural green space for local residents with attractive views and flora and fauna.	Limited in extent with clearly defined boundaries.
King George V Field: Playing fields and tennis courts	In the core of the village. Easily accessible to cars and cycles.	Provides key recreational facilities for the area including the only public tennis courts in the Parish, football pitches (senior and youth football) and open space for play, including play equipment.	Limited in extent. Rural in nature and the pavilion is sympathetically designed to reduce intrusiveness to the field.
The Green, Sarratt	In the core of the village. Easily accessible to cars and cycles. In the core of the village. Easily accessible to cars and cycles.	Provides valuable natural green space for local residents, both for walking and meeting.	Limited in extent with clearly defined boundaries. A defining feature of the core of the village.



Debardine Wood