

APPENDIX 3

FINAL MODIFIED POLICIES

Policy 1 – Development within Conservation Areas and other elements of the historic environment

- 1.1 *Development proposals in conservation areas should preserve or enhance the character or appearance of the conservation area and use materials that are appropriate as defined in the relevant conservation area appraisal document.*
- 1.2 *Development proposals in the Conservation Areas should seek to maintain local distinctiveness through the built environment, in terms of buildings and public spaces and take every available opportunity to enhance the relationships and linkages between the built and natural environment as outlined in the TRDC Appraisals for the Conservation Areas (as set out in Annex C1).*
- 1.3 *Development proposals which enhance a heritage asset will be supported where this is clearly and convincingly demonstrated by way of an assessment of the significance of the asset or its setting.*
- 1.4 *Permission will not be granted for development outside but near to a Conservation Area if it adversely affects the setting, character, appearance of or views in to or out of that Conservation Area.*
- 1.5 *The historic heritage within the Plan Area will also be conserved, and wherever possible, enhanced through positive action. The significance of designated heritage assets, including nationally-protected listed buildings and their settings, archaeological sites and conservation areas and their settings, as well as undesignated heritage assets (including locally listed buildings), will be recognised and they will be given the requisite level of protection.*

Policy 2 – Characteristics of developments in the Parish (including Conservation Areas)

- 2.1 *All developments must demonstrate how they are in keeping with, and where possible enhance, the Special Characteristics of Chorleywood, based on a proportionate site and contextual analysis which includes details of the suitability of the site and its location for the development.*
 - i) *The location being a sustainable site for development, as defined elsewhere within this Plan, the Three Rivers Local Plan and the National Planning Policy Framework (NPPF).*
- 2.2 *All development should seek to make a positive contribution to the 'street scene' by way of frontage, building line, scale and design.*
- 2.3 *Development proposals should seek to maintain local distinctiveness through the built environment, in terms of buildings and public spaces, and enhance the relationships and linkages between the built and natural environment.*
- 2.4 *Developments must incorporate high quality landscape design and maximise opportunities for greening through planting of trees or hedging and other soft landscaping that contribute to the streetscape and character of the area.*
- 2.5 *Major applications shall submit a proportionate landscape strategy where necessary which will incorporate the following details:*
 - i) *existing and proposed hard and soft landscaping;*
 - ii) *a condition survey of all existing trees and hedgerows;*

- iii) an outline of the measures to be taken to protect existing trees and hedgerows during construction;*
- iv) consideration of both near and distant views of the development from the principal public vantage points showing existing landscaping and that proposed to be established after 10 years; and*
- v) details, where appropriate, of how those areas to be retained for open space and/or woodland will be managed in the future.*

2.6 Developments must demonstrate how they have minimised light pollution created.

Policy 3 – The efficient use of land

3.1 Applications for development on brownfield land will be encouraged.

3.2 Development proposals resulting in a net increase in housing density on an accessible site will be encouraged only if they include the necessary infrastructure to support the development, including utilities, parking and amenity space, to create a sustainable development.

3.3 In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;*
- ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;*
- iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and*
- iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.*

3.4 There is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity.

Policy 4 – Housing to meet the needs of local people

4.1 It is recognised that various alterations can be made to properties without the need to apply for planning permission, commonly referred to as 'permitted development'. In areas characterised by groups of bungalows those developments which require the submission of a planning application will be carefully assessed to ensure that the supply of housing suitable for older and disabled people is not diminished. This will usually mean that suitable bungalows will not be able to be converted into multi-level dwellings.

4.2 Planning applications for the construction of units for elderly and disabled persons including specialist housing and /or housing meeting lifetime home standards will be supported.

4.3 Sites of 10 or more dwellings should include dwellings suitable for elderly / disabled persons or smaller dwellings suitable for first time buyers / downsizers.

4.4 Sites for 50 or more dwellings must include at least 40% of dwellings suitable for elderly / disabled persons and smaller dwellings suitable for first time buyers / downsizers.

Policy 5 – The location and design of higher density developments including flats

- 5.1 *Higher density developments are encouraged in locations close to public transport and other locations which are sustainable.*
- 5.2 *Flatted development will be accepted if built in close proximity to public transport and other locations that are sustainable and near arterial roads (where it can be demonstrated the living conditions of the occupiers will be satisfactory). Flatted development will usually be limited to three storeys in height unless it can be clearly demonstrated that the proposal would be visually satisfactory in its context taking account of the topography and character of the surrounding area.*

Policy 6 – Variety of hospitality and retail

- 6.1 *Within the primary frontage identified for Chorleywood on Map A, the loss of retail units will be resisted. Applications for new retail and restaurants and café uses (Use Classes A1 and A3) will be encouraged subject to the mix of uses along any part of the frontage supporting the vitality and viability of the area.*

Any schemes for redevelopment will be expected to include a range of retail and hospitality units to retain and enhance the vitality and viability of the area. Uses complementary to those retail and hospitality uses will be assessed on their impact on, and contribution to, the overall vitality and viability of the area.

Policy 7 – Community Facilities

- 7.1 *In the case of any development or redevelopment that would result in the loss of a community facility, the developer must ensure that the community facility or service provided is relocated within the development itself or to another suitable location or in a way which is convenient to the local community or provide satisfactory evidence to demonstrate the proposal complies with DMP Policy DM12 (26 July 2013). Community facilities subject of this policy and particularly valued by the local community are listed in Annex C2.*

Policy 8 – Development affecting the Chilterns Area of Outstanding Natural Beauty (AONB)

- 8.1 *Development on land adjoining the Chilterns Area of Outstanding Natural Beauty must ensure that it is not intrusive on landscape and protect views and access to the AONB asset.*

Policy 9 – Nature Conservation Sites

- 9.1 *Applications should be required to undertake ecological surveys as applicable where species or habitat that require protection have been identified, and appropriate protection measures will be provided. Habitat mitigation should be considered a measure of last resort and should be conditional on proven success backed up by evidence of scientifically-recognised results at other similar natural sites of importance elsewhere.*

Policy 10 – Transport

10.1 *Developments of 10 or more dwellings must provide satisfactory information and proportionate evidence which demonstrates that the development is or could be practicably made accessible to Chorleywood station and environs around Lower Road or Rickmansworth Town centre by safe pedestrian and cycle routes.*

10.2 *All planning applications for developments of 10 or more dwellings must include a proportionate statement as to how the development will incorporate cabling and electric charging points to cater for current and future electric vehicle usage.*

Policy 11 - Community leisure facilities

11.1 *Subject to the provisions of the NPPF, the following land as identified in Map B and Annex G will be designated as ‘Local Green Space’ due to its mixture of community, recreational, historic or environmental value:*

- *Playing fields in Chorleywood House Estate*
- *Cricket pitch and golf course on Chorleywood Common*
- *Swillett Recreation Ground*
- *Carpenters, Whitelands and Hillas Wood*
- *Homefield Road hedgerow*
- *Woodland running parallel to the service road up Shire Lane*
- *Groveswood*
- *Waring’s Field including adjoining paddock*
- *Queens Drive recreational ground*

Development on Local Green Spaces will be managed in accordance with policies for managing development within the Green Belt. Any development should take into account the setting of the Local Green Space and conserve the Special Characteristics of the area.

11.2 *Otherwise acceptable new public leisure facilities will be supported.*

Policy 12 – Flood risk

12.1 *Plans for development in areas at high risk of flooding must include details of how water ingress to the property and drainage of surface water will be mitigated.*

Policy 13 – Secured by design

13.1 *The Police’s Secured by Design specifications and design features should be included in applications for development and their implementation be secured by planning condition.*

Policy 14 – Street furniture and phone masts

- 14.1 *Applications which include the need for additional street furniture, including phone masts in conservation areas, must demonstrate that the possibility of 'sharing' with existing provision has been exhausted.*
- 14.2 *Street furniture and signage must be of a design and materials that respects and enhances the 'rural character' of the Parish and its local street scene.*
- 14.3 *Restraint should be shown in the excessive use of signage and duplication should be avoided.*
- 14.4 *The siting of phone masts and antennae should be as unobtrusive as possible and, if necessary, camouflaged to blend in with the natural surroundings.*
- 14.5 *In cases where "prior approval" applications and permitted development rights that rest with the Highway Authority and statutory undertakers are concerned, where planning permission is required it is required that equipment is sited in places that will not harm the appearance and character of the surroundings and that it is suitably landscaped.*

Policy 15 – Public rights of way

- 15.1 *Within the Plan Area, existing public rights of way and means of public access provide a high level of amenity value and will be protected, and where possible enhanced, by any development.*
- 15.2 *Where land includes a Public Right of Way (PROW) development proposals must demonstrate that the existing course of the PROW can be retained and improved, or that any diversion is fully justified and does not adversely impact public access or enjoyment of the PROW.*

Policy 16 – Assets of local value

- 16.1 *Development proposals which affect an asset of local value listed in Annex C must demonstrate that the asset will be conserved according to its significance and take every available opportunity to enhance it.*