



CROXLEY GREEN NEIGHBOURHOOD PLAN – PROGRESS REPORT TO PARISH COUNCIL: 26 FEBRUARY 2015

Introduction

For several months we have been working on the structure and content of the Plan. The Policies in the Plan will be additional to those in the Three Rivers Local Plan and will make your Neighbourhood Plan tailor-made for Croxley Green until 2030. If the Plan is adopted, every developer (or individual) seeking planning permission for developments within the Parish boundary will have to comply with these policies. In due time, the Policies will include maps and diagrams to clarify their purpose.

We have had one meeting with Three Rivers planners to make sure that the Parish's ideas and aspirations which will be expressed in the Neighbourhood Plan policies will not conflict with the Local Plan and a second meeting is arranged for 10 March. After that we will come back to you for ratification on 26 March. With any amendments from this meeting, the policies will be presented to the Annual Parish Meeting on 30 April followed by a further consultation with Three Rivers Planners. During the March and April there will also be consultation with local businesses and voluntary groups. Assuming the new Parish Council wishes to pursue the Neighbourhood Plan, a full draft including illustrations will then be prepared to be formally submitted to Three Rivers in the autumn for approval. If Three Rivers approve it, there can be a referendum and if passed with a majority it becomes new planning policy mapping the future of Croxley Green.

So far, we have devised policies for the following:

POPULATION AND GROWTH

- Modest growth of only 10-20 dwellings per year i.e. no more than 0.2-0.4% of the existing 5000 dwellings

HERITAGE ASSETS

- Designate certain buildings as local Heritage Assets with a view to Local Listing by TRDC
 - Baldwins Lane Baptist Church
 - Spire of St Bede's
 - St Oswalds Church (church only)
 - Holly Lodge Cottage, Baldwins Lane
 - Old Lodge House, Baldwins Lane
 - The Harvester, Watford Road
 - The Red House, Watford Road
 - Canal Lock and Bridge near Byewaters
 - Several railway bridges

CONSERVATION AREAS

- Encourage TRDC to:
 - Enlarge The Green to include cul de sacs to the west
 - Designate as Conservation Area the whole of New Road, Yorke Road and Dickinson Avenue
 - Designate Cophthorne – at least the northern part

CHARACTER AREAS

- Designate 8 urban Character Areas and 4 rural Character Areas each with own criteria to be used in assessing new development

LEISURE AND COMMUNITY ASSETS

- Submit a list of buildings/land as below to be registered as Community Assets (churches, surgeries, pubs, voluntary groups, schools, recreational open spaces including allotments)
- NB: The Library and Red Cross building complex is already registered as a result of the Parish's submission*

Type of community asset	Name of building	Address	Ownership of land
Public or "quasi public" on public land	CROXLEY GREEN VILLAGE HALL	Community Way	TRDC
	CROXLEY GREEN COMMUNITY ASSOCIATION	Community Way	TRDC
Churches	ALL SAINTS CHURCH	The Green	C of E
	CROXLEY GREEN BAPTIST CHURCH	Baldwins Way	Baptists
	CROXLEY GREEN METHODIST CHURCH	New Road	Methodists
	FULLER WAY CHURCH	Fuller Way	?
	ST BEDES (RC) CHURCH	185 Baldwins Lane	RC
	ST OSWALDS CHURCH	Baldwins Lane	C of E
Doctors, Dentists & Vets Surgeries	NEW ROAD SURGERY	New Road	Private
	BALDWINS LANE SURGERY	Baldwins Lane	Private
	CHARTWELL DENTAL CLINIC		Private
	CROXLEY DENTAL CLINIC		Private
	MR MULLER AND ASSOCIATES		Private
	CROXLEY GREEN VETERINARY SURGERY	Barton Way	Private
Public Houses + Restaurants	THE ARTICHOKE	The Green	Private
	THE COACH AND HORSE	The Green	Private
	THE RED HOUSE	Watford Road	Green King
	THE HARVESTER	Watford Road	Harvester
	THE SPORTSMAN	Scots Hill	Private
	THE FOX AND HOUNDS	New Road	Green King
	SCOTS MILL	Scots Hill	
Voluntary Groups and Charities	ROYAL BRITISH LEGION	161 Watford Road	RBL
	SEA CADETS	(south of Watford Road Roundabout)	Navy? TRDC?
	CROXLEY GREEN SCOUTS	Watford Road	Scouts
Schools	RICKMANSWORTH SCHOOL,	Scots Hill	Herts CC
	YORKE MEAD PRIMARY SCHOOL	Dulwich Way	Herts CC

	including CROXLEY GREEN CHILDRENS CENTRE		
	LITTLE GREEN JUNIOR SCHOOL	Rochester Way	Herts CC
	MALVERN WAY INFANTS SCHOOL	Malvern Way	Herts CC
	HARVEY ROAD PRIMARY SCHOOL	Harvey Road	Herts CC
Recreational facilities and Open spaces	CROXLEY GUILD OF SPORTS AND SOCIAL CLUB	The Green	TRDC
	CROXLEY GUILD BOWLS CLUB		TRDC
	CROXLEY TENNIS CLUB		TRDC
	TENNIS COURTS	Durrants	?
	ALLOTMENTS	Barton Way	TRDC
	ALLOTMENTS	Croxley Hall Woods	TRDC
	ALLOTMENTS	Frankland Road	TRDC
	ALLOTMENTS	Lavrock Lane	TRDC
Residential Homes	CROXLEY HOUSE	The Green	Green Sleeves Homes Trust

COMMERCIAL AND EMPLOYMENT

- Resist loss of retail and commercial floor space (despite Permitted Development relaxation) for traffic and parking reasons
- Encourage erection of or conversion to new small business premises compatible with neighbouring properties

NEW HOUSING

- Any large developments to include new community assets
- Compliance with Character Area`s unique characteristics
- Density within defined limits depending on Character Area
- Complementary materials, building height and massing
- All new housing to full Lifetime Homes Standard and designed to meet Interim London Housing Design Guide 2010 space standards
- All zero carbon
- All to Secured by Design
- No gated developments
- 45% of gain of more than 1 to be affordable housing

RESIDENTIAL EXTENSIONS

- Address visual impact in streetscape
- No front extensions (porches, etc) beyond building line
- No increase in ridge height or change from hip to gable
- No flat roofs except at rear
- Avoid box dormers of front or side
- Use similar materials and architectural detail

FRONT GARDENS (advisory standard)

- Despite Permitted Development, retain at least 25% of front garden as soft landscaping
- Plant trees in front gardens
- Use permeable paving

These policies are in preparation.....

VILLAGE CENTRE – encapsulating work undertaken in 2013 but on a different site

CROXLEY STATION

THE CANAL

SHOP FRONTS AND ADVERTISING

TRANSPORT AND PARKING

STREET FURNITURE AND STREET TREES

RECREATIONAL OPEN SPACE

COUNTRYSIDE AND RURAL ECONOMY

TREES AND LANDSCAPE

SUSTAINABILITY

Peter Goodwin

Chambers Goodwin and Partners

13 February 2015