



Part of rural Character Area 9 (Cophorne Wood, Parrots Dell and surrounding fields and farms)

CROXLEY GREEN NEIGHBOURHOOD PLAN 2017-2032

CONFORMITY WITH SCHEDULE 4B REQUIREMENTS

BASIC CONDITIONS STATEMENT

[Final 19 January 2017]



River Gade and Common Moor (SSSI) part of rural Character Area 11

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EXECUTIVE SUMMARY

This document has been prepared to accompany the proposed Croxley Green Neighbourhood Development Plan (CGNDP).

It is the statement required by Regulation 15 of The Neighbourhood Planning (General) Regulations 2012 as part of the plan proposal submitted by Croxley Green Parish Council and explains how the proposed Plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act (1990).

It addresses the requirements in six sections:

- Section 1 explains the context
- Section 2 demonstrates conformity with the NPPF
- Section 3 explains how the CGNDP will contribute to sustainable development
- Section 4 demonstrates conformity with the strategic policies in the TRDC Local Plan
- Section 5 demonstrates compliance with relevant EU obligations
- Section 6 summarises the conclusions

It includes a statement of reasons for determining that the proposed plan is unlikely to have significant environmental effects and therefore neither a Strategic Environmental Assessment nor an Environmental Impact Assessment is required.

The requirement for a Sustainability Appraisal is covered by Section 3, which explains how the CGNDP will contribute to sustainable development required by the NPPF within the TRDC Local Plan.

Further explanatory information is included in two Annexes:

- Annex A is a conformity checklist
- Annex B identifies the Listed Buildings within the Plan area

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1 INTRODUCTION

1.1 LEGAL CONTEXT

1.1.1 This Basic Conditions Statement has been prepared by Croxley Green Parish Council (CGPC) to accompany the submission of the Croxley Green Neighbourhood Development Plan (CGNDP) to the local planning authority, Three Rivers District Council (TRDC) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

1.1.2 Regulation 15 of The Neighbourhood Planning (General) Regulations 2012 requires that:

“Where a qualifying body submits a plan proposal to the local planning authority, it must include:

(d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

1.1.3 Schedule 10 of the Localism Act 2011 inserted Schedule 4B in the Town and Country Planning Act 1990. Paragraph (8) of Schedule 4B requires:

“8 (1) The examiner must consider the following—

- (a) whether the draft neighbourhood development order meets the basic conditions (see sub-paragraph (2)),*
- (b) whether the draft order complies with the provision made by or under sections 61E(2), 61J and 61L,*
- (c) whether any period specified under section 61L(2)(b) or (5) is appropriate,*
- (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft order relates, and*
- (e) such other matters as may be prescribed.*

(2) A draft order meets the basic conditions if—

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,*
- (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,*
- (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,*
- (d) the making of the order contributes to the achievement of sustainable development,*
- (e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),*
- (f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and*
- (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.*

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(3) Sub-paragraph (2)(b) applies in relation to a listed building only in so far as the order grants planning permission for development that affects the building or its setting.

(4) Sub-paragraph (2)(c) applies in relation to a conservation area only in so far as the order grants planning permission for development in relation to buildings or other land in the area.

(5) In this paragraph "listed building" has the same meaning as in the Planning (Listed Buildings and Conservation Areas) Act 1990.

(6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft order is compatible with the Convention rights)."

1.2 THE BASIC CONDITIONS

1.2.1 This statement addresses each of the 'basic conditions' required by the Regulations and explains how the submitted Neighbourhood Development Plan (CGNDP) meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act in that the draft Plan:

- (i) Has regard to national policies and advice contained in guidance issued by the Secretary of State (the National Planning Policy Framework, NPPF) (Section 2)
- (ii) Contributes to the achievement of sustainable development (Section 3)
- (iii) Is in general conformity with the strategic policies contained in the development plan for the area of the authority (TRDC Local Development Framework, Core Strategy (Section 4)
- (iv) Does not breach, and is otherwise compatible with, EU obligations (Section 5)

1.3 SUBMITTING BODY

1.3.1 The Croxley Green Neighbourhood Development Plan is submitted by Croxley Green Parish Council (CGPC), which is a qualifying body as defined by the Localism Act 2011.

1.4 DESIGNATED AREA

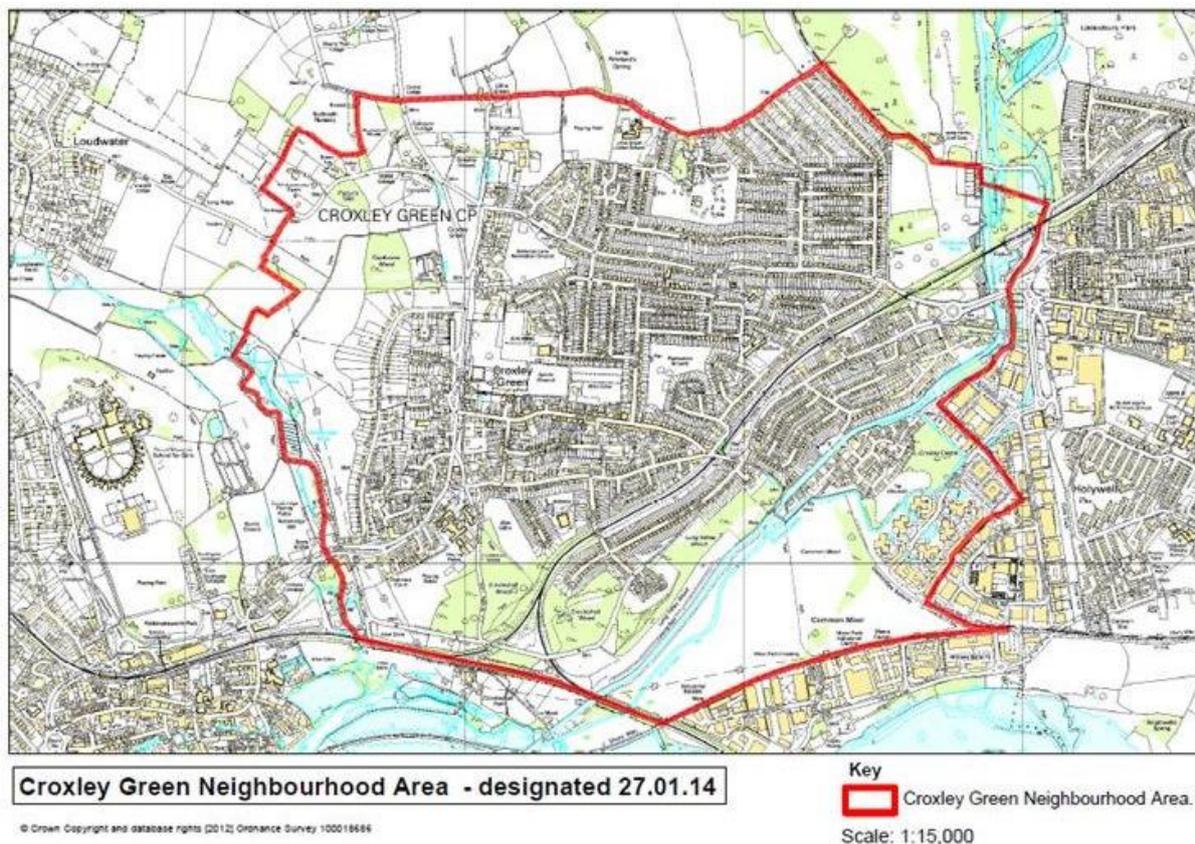
1.4.1 The Plan applies to the whole of the Parish of Croxley Green in the Three Rivers District of Hertfordshire, illustrated below. (A copy of the map is available on the Parish website¹).

1.4.2 In accordance with part 2 of the Regulations the local planning authority, Three Rivers District Council, publicised the application from Croxley Green Parish Council to produce a Neighbourhood Development Plan with a consultation period from 29th November 2013 to 10th January 2014. The application was approved on 27th January 2014. A copy of the designation notice is available on the Parish website².

¹ [Download Croxley Green Designated Area Map 27 Jan 14 \(978kb\)](#)

² [Download Designation Notification 31 Jan 14 \(102kb\)](#)

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Croxley Green Neighbourhood Area designated 27 January 2014

1.4.3 Croxley Green Parish Council confirms:

- (i) The policies described in the Croxley Green Neighbourhood Development Plan relate to the development and use of land in the designated Neighbourhood Area only and to no other Neighbourhood Area.
- (ii) The Plan is the only Neighbourhood Development Plan in the designated area and no other Neighbourhood Development Plan exists nor is in development for part or all of the designated Neighbourhood Area.
- (iii) The plan period of the Neighbourhood Plan is from 2017 to 2032 and, in accordance with the Regulations, it does not contain policies relating to excluded development.

1.5 PLANNING GUIDANCE

1.5.1 Guidance on planning matters is issued by the Secretary of State on the internet at <http://planningguidance.communities.gov.uk>. The guidance has been followed in preparing the whole of the Neighbourhood Plan and this 'basic conditions' statement in particular.

1.6 PROFESSIONAL ADVICE

1.6.1 The Croxley Green Neighbourhood Plan and Appendices have been prepared with the help of professional architect/planners (Chambers Goodwin & Partners).

1.6.2 Pre-submission draft versions have been discussed with professionally qualified Planning Officers at Three Rivers District Council (TRDC) and their comments and views have been

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incorporated at the various stages of drafting (see the accompanying consultation statement).

- 1.6.3 TRDC engaged a professional planner, Stephen Tapper (Planning) Ltd, through the Planning Officer Society Enterprises Limited, to review a preliminary consultation draft (02.02.2016). TRDC's brief required:

An objective opinion as to whether the Plan, as currently presented, is likely to be fit for purpose as a development plan document. More precisely, confirmation that:

- 1. the plan would meet the basic conditions;*
- 2. the policies do not conflict with the NPPF and Local Plan policies; and*
- 3. the policies would be useable as part of the development plan (for example by being realistic and not too restrictive in the control of development).*

- 1.6.4 This statement has been prepared with the benefit of the report from that independent review (which has also been taken into account in preparing the consultation statement and this basic conditions statement).

- 1.6.5 The Parish Council is grateful to all the professional planners for their thoughtful advice and guidance.

2 CONFORMITY WITH NATIONAL PLANNING POLICY

2.1 CONTEXT

- 2.1.1 The National Planning Policy Framework (NPPF), which was published in March 2012, provides a framework for the preparation of Development Management Documents (DMD) and provides National Planning Guidance. It replaced an extensive suite of Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs). It provides a framework within which local people and councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
- 2.1.2 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
- 2.1.3 In March 2014 the Department for Communities and Local Government (DCLG) launched a web-based resource, called Planning Practice Guidance³, to bring together planning practice guidance for England in an accessible and usable way. It is intended to assist practitioners find relevant information about the planning system that was previously only published in separate documents quickly and simply.

2.2 NATIONAL PLANNING POLICY FRAMEWORK

SUSTAINABLE DEVELOPMENT

- 2.2.1 The central theme of the NPPF is a presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally⁴ as meeting the needs of the present without compromising the ability of future generations to meet their own needs, and the proposed Plan (CGNDP) has been framed around the internationally accepted definition.
- 2.2.2 The NPPF uses three 'dimensions' to describe sustainable development: economic, social and environmental, and requires the planning system (and thus the proposed CGNDP) where appropriate:
- to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure
 - to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

³ <http://planningguidance.communities.gov.uk/>

⁴ Resolution 24/187 of the United Nations General Assembly

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- to contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.
- 2.2.3 These three dimensions have underpinned the development of the Croxley Green Neighbourhood Development Plan.
- 2.2.4 The NPPF specifies that delivery of sustainable development by the planning system is through the application of twelve core planning principles and the pursuit of thirteen sustainability objectives supporting the three economic, social and environmental dimensions described above.
- 2.2.5 The NPPF explains the presumption in favour of sustainable development means that, for plan-making:
- Local planning authorities should positively seek opportunities to meet the development needs of their area;
 - Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.
- 2.2.6 The development needs of Croxley Green have been identified in Appendices A and B of the Neighbourhood Development Plan and summarised in Sections 1 and 2 of the Plan.

CORE PLANNING PRINCIPLES

- 2.2.7 The NPPF sets out the twelve core principles that should underpin both plan-making and decision-taking:
- (a) be genuinely plan-led,
 - (b) not simply be about scrutiny
 - (c) proactively drive and support sustainable economic development
 - (d) always seek to secure high quality design and a good standard of amenity
 - (e) take account of the different roles and character of different areas
 - (f) support the transition to a low carbon future in a changing climate
 - (g) contribute to conserving and enhancing the natural environment and reducing pollution
 - (h) encourage the effective use of land by reusing land that has been previously developed
 - (i) promote mixed use developments, and encourage multiple benefits from the use of land
 - (j) conserve heritage assets in a manner appropriate to their significance
 - (k) make the fullest possible use of public transport, walking and cycling
 - (l) support local strategies to improve health, social and cultural wellbeing for all
- 2.2.8 The core planning principles have been carefully observed in the preparation of the proposed CGNDP which has been prepared in conformity with them, as described in this

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section (2). The relationship between the proposed land-use planning policies and related aims in the CGNDP and the core planning principles is summarised in Annex A.

SUSTAINABILITY OBJECTIVES

2.2.9 The NPPF sets out the thirteen sustainability objectives to deliver sustainable development:

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

2.2.10 These sustainability objectives have been carefully observed in the preparation of the proposed CGNDP which has been prepared in conformity with them, as described in the following section (3). The relationship between the proposed land-use planning policies and related aims in the CGNDP and the sustainability objectives is summarised in Annex A.

NEIGHBOURHOOD PLANNING

2.2.11 The NPPF contains three specific paragraphs about neighbourhood planning:

- Paragraph 183 – how parishes and neighbourhood forums can use neighbourhood planning
- Paragraph 184 – requiring neighbourhood plans to be in general conformity with the strategic policies of the Local Plan
- Paragraph 185 – giving the policies in adopted neighbourhood development plans precedence over non-strategic policies in local plans

2.2.12 The relationship between the Local Development Framework and the strategic (and other) policies in the Local Development Framework (the “Local Plan”) and the land-use planning policies and related aims in the CGNDP is reviewed in a following section (4).

2.2.13 The NPPF also specifically mentions neighbourhood plans in relatively few paragraphs:

- Footnote to Introduction – paragraph 2 – which notes that neighbourhood plans are part of the development plan (planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise).
- Introduction – paragraph 2 – which requires the NPPF to be taken into account when preparing neighbourhood plans

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- Core planning principles – paragraph 17 – planning should be genuinely plan-led, with succinct local and neighbourhood plans setting out a positive vision for the future of the area
- Supporting a prosperous rural economy – paragraph 28 – by taking a positive approach to sustainable new development
- Requiring good design – paragraph 58 – robust and comprehensive policies that set out the quality of development that will be expected for the area
- Promoting healthy communities – paragraph 76 – identifying green areas of particular importance for special protection
- Local Plans – paragraph 155 – Requiring local plans to take account of neighbourhood plans that have already been made
- Footnote to determining applications – paragraph 196 – including adopted or approved development plan documents i.e. the Local Plan and neighbourhood plans which have been made in relation to the area
- Definitions – neighbourhood plans are part of the Development plan
- Definitions – a neighbourhood plans is a plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004)

2.2.14 The specific guidance in the NPPF relating to neighbourhood plans has been carefully observed in the preparation of the proposed CGNDP. As the majority of these points simply confirm or elaborate the general guidance they are covered by the reviews of the core planning principles and the sustainability objectives in this section and section (3).

2.3 CONFORMITY WITH THE CORE PLANNING PRINCIPLES

(a) BE GENUINELY PLAN-LED, EMPOWERING LOCAL PEOPLE TO SHAPE THEIR SURROUNDINGS

“Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. “

2.3.1 The CGNDP has been developed from the proposed Community Plan survey to empower local people to shape the future of Croxley Green. There has been extensive consultation and joint working with local residents and residents’ groups, local business and retailers, as well as with the local planning authority (TRDC) and other stakeholders.

2.3.2 The independent review commissioned by TRDC focussed specifically on whether the policies would be useable as part of the development plan (for example by being realistic and not too restrictive in the control of development). The recommendations from that review have been used, together with a summary review of the Local Development Framework in section (4) to develop more effective land-use planning policies and related aims.

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(b) NOT SIMPLY BE ABOUT SCRUTINY

“not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives. “

- 2.3.2 The vision and the whole approach of the proposed CGDNP are aimed at enhancing and improving Croxley Green as a place where people live their lives.

(c) PROACTIVELY DRIVE AND SUPPORT SUSTAINABLE ECONOMIC DEVELOPMENT

“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;”

- 2.3.3 An extensive information gathering exercise has been carried out and reported, both in the “consultation statement” and in Appendices A and B to the Plan and summarised in Sections 2, 4 and 6 of the Plan itself, to identify the housing, business and other development needs within Croxley Green and to set out a clear strategy for the development of land to meet the needs of the residential and business communities.

(d) ALWAYS SEEK TO SECURE HIGH QUALITY DESIGN AND A GOOD STANDARD OF AMENITY

“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;”

- 2.3.4 High quality design and a good standard of amenity underlie the core policies relating to development within Character Areas and under the general policy heading of Sustainability. These seek to ensure that that housing developers and individual householders respect the different character areas, and that all new housing meets the specific needs of the Parish and is of the highest standard of design, construction and sustainability.

(e) TAKE ACCOUNT OF THE DIFFERENT ROLES AND CHARACTER OF DIFFERENT AREAS

“take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;”

- 2.3.5 The character area approach has been adopted for the whole of the Plan area, identifying eight urban and four rural character areas within the Parish and setting out the “special features” of each area in Appendix B. The urban Character Areas reflect the different topography, age of development and style of building across Croxley Green, the rural Character Areas divide the countryside setting into zones of different topography or landscape character. The overall approach is to conserve the local character by sympathetic development, whatever the proposed use.

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(f) SUPPORT THE TRANSITION TO A LOW CARBON FUTURE IN A CHANGING CLIMATE

“support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);”

2.3.6 The transition to a low carbon future is supported by policies to reduce the carbon footprint and ensure that new buildings are environmentally friendly and built to the highest standards in terms of sustainability and sensitivity to their surroundings. There is a related aim to ensure that all residents in the Parish are able to take advantage of initiatives for energy saving and carbon emission reduction in their houses. Appendix B of the Plan includes guidance on the requirement to plan for flood risk where there is a specific risk, referenced from the Plan.

(g) CONTRIBUTE TO CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT AND REDUCING POLLUTION

“contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;”

2.3.7 The proposed CGNDP contributes to conserving and enhancing the natural environment with a number of land-use planning related aims intended to maintain the semi-rural character by protecting and improving the green spaces and keeping rights of way, conserving and enhancing the character of the landscape and maintaining and replacing trees in the public realm, encouraging private owners to replace trees which are lost and ensuring that street trees are replaced using appropriate species and all trees protected by TPOs are retained on development sites.

(h) ENCOURAGE THE EFFECTIVE USE OF LAND BY REUSING LAND THAT HAS BEEN PREVIOUSLY DEVELOPED

“encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; “

2.3.8 As well as specific policies relating to the proposed redevelopment of sites identified in the SALDD, there are land-use planning related aims to optimise the use of vacant or disused land in the Parish, increase the TRDC Housing Allocations to meet the growth target without further loss of Green Belt land and ensure that the use of land enhances Croxley Green and protects the built environment.

(i) PROMOTE MIXED USE DEVELOPMENTS,

“promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);”

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2.3.9 As well as specific policies relating to the proposed redevelopment of sites identified in the SALDD, there are land-use planning related aims to ensure all land is used to its optimum potential to meet the sustainability objectives for the benefit of the community and that all suitable open space remains available for recreational use by the wider community.

(j) CONSERVE HERITAGE ASSETS IN A MANNER APPROPRIATE TO THEIR SIGNIFICANCE

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;”

2.3.10 As well as specific policies relating to the proposed redevelopment of sites identified in the SALDD, there are land-use planning policies to protect particular areas of heritage value and high townscape quality and certain buildings which are of special interest and ensure that the use of land enhances Croxley Green and protects the built environment.

(k) MAKE THE FULLEST POSSIBLE USE OF PUBLIC TRANSPORT, WALKING AND CYCLING

“actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;”

2.3.11 As well as specific policies relating to the proposed redevelopment of sites identified in the SALDD, there are land-use planning policies and related aims in relation to keeping local shops open and viable; to support those engaged in services and working in Croxley Green and to identify whether any new infrastructure is needed. Also to improve access to jobs, services and facilities, to ensure the needs of those relying on public transport and pedestrians and cyclists are given priority, to ensure there is adequate parking provision for those relying on cars for work or personal use, and to ensure footpaths and bridle ways are maintained in a satisfactory fashion and are available for public use throughout the year.

(l) SUPPORT LOCAL STRATEGIES TO IMPROVE HEALTH, SOCIAL AND CULTURAL WELLBEING FOR ALL

“take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.”

2.3.12 As well as specific policies relating to the proposed redevelopment of sites identified in the SALDD, there are land-use planning policies and related aims to reducing crime and anti-social behaviour as low as possible, producing a definitive inventory of community assets, including cultural and sports facilities, supporting and retaining the use of the community buildings and outdoor facilities and a viable and adequate provision of health and education services within the Parish, ensuring footpaths and bridle ways, including gates, styles and fences, are maintained in a satisfactory fashion and are available for public use throughout the year.

3 MEETING THE REQUIREMENTS FOR SUSTAINABLE DEVELOPMENT

3.1 CONTEXT

- 3.1.1 The NPPF specifies that delivery of sustainable development by the planning system is through the pursuit of 13 sustainability objectives supporting the three economic, social and environmental dimensions described in section (2) above.
- 3.1.2 Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a Local Plan during its preparation. There is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development.
- 3.1.3 This Section describes how the CGNDP will contribute to meeting the requirements for sustainable development defined by the sustainability objectives in the NPPF. The relationship between the CGNDP land-use planning policies and related aims and the sustainability objectives of the NPPF is summarised in Annex A.
- 3.1.4 International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The Neighbourhood Plan's vision for Croxley Green reflects this approach

3.2 MEETING THE SUSTAINABILITY OBJECTIVES

(1) BUILDING A STRONG, COMPETITIVE ECONOMY

- 3.2.1 An extensive information gathering exercise has been carried out and reported, both in the "consultation statement" and in Appendices A and B to the Plan and summarised in Sections 2, 4 and 6 of the Plan itself, to identify the housing, business and other development needs within Croxley Green and to set out a clear strategy for the development of land to meet the needs of the residential and business communities.
- 3.2.2 As well as specific policies relating to the proposed development of sites identified in the SALDD, there are land-use planning policies and related aims in relation to:
- maintaining Croxley Green as a place to live, work and flourish and to keep the community 'family friendly',
 - retaining a wide range of local retail facilities, keeping local shops open and viable,
 - retaining a wide range of local employment opportunities and supporting those engaged in services and working in Croxley Green,
 - identifying whether any new infrastructure is needed,
 - improving access to jobs, services and facilities,
 - ensuring there is adequate parking provision for those relying on cars for work or personal use, and

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- optimising the use of vacant or disused land in the Parish and increase the TRDC Housing Allocations to meet the growth target without further loss of Green Belt land.

(2) ENSURING THE VITALITY OF TOWN CENTRES

3.2.3 Croxley Green has been defined as a “Key Centre” in the Local Development Framework. Core Policy 7, Town Centres and Shopping sets out the relevant strategic policies. Place shaping policy PSP2 Development in the Key Centres sets out the specific policies relating to Croxley Green (see section (4) following).

3.2.4 The proposed CGNDP includes land-use planning policies in relation to:

- Retaining a wide range of local retail facilities, keeping local shops open and viable.

(3) SUPPORTING A PROSPEROUS RURAL ECONOMY

3.2.5 Although four rural landscape Character Areas have been defined in the proposed CGNDP, they are comparatively small areas and support a limited range of farming activities. The economic activity within the Plan area is almost entirely residential, retail and small businesses, with one extensive business park.

- There are no specific land-use planning policies or related aims in the proposed CGNDP in relation to supporting a prosperous rural economy.

(4) PROMOTING SUSTAINABLE TRANSPORT

3.2.6 The use of transport and roads in Croxley Green has been analysed in Appendix F and travel, car ownership and vehicle use in Appendix A of the proposed CGNDP. They are summarised in section (2) of the proposed Plan. This shows the preponderance of car use and the Metropolitan Railway line in local travel patterns.

3.2.7 As well as specific policies relating to the proposed development of sites identified in the SALDD, there are land-use policies and related aims in relation to promoting sustainable transport:

- Retaining a wide range of local employment opportunities
- Supporting those engaged in services and working in Croxley Green
- Improving access to jobs, services and facilities
- Keeping local shops open and viable
- Identifying whether any new infrastructure is needed
- Ensuring the needs of those relying on public transport and pedestrians and cyclists are given priority
- Ensure footpaths and bridle ways, including gates, styles and fences, are maintained in a satisfactory fashion and are available for public use throughout the year

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(5) SUPPORTING HIGH QUALITY COMMUNICATIONS INFRASTRUCTURE

3.2.8 As a developed and comparatively prosperous settlement, Croxley Green already has extensive provision of cable communications infrastructure and extensive coverage of wireless (cell net) telephone.

- There are no specific land-use planning policies or related aims in the proposed CGNDP in relation to supporting high quality communications infrastructure.

(6) DELIVERING A WIDE CHOICE OF HIGH QUALITY HOMES

3.2.9 The existing housing stock in Croxley Green is analysed in Appendix A and summarised in section (2) of the proposed CGNDP.

3.2.10 As well as specific policies relating to the proposed development of sites identified in the SALDD, there are land-use policies and related aims in relation to delivering a wide choice of high quality homes:

- Ensuring that all new housing meets the specific needs of the Parish
- Increasing the supply of affordable housing
- Optimising the use of vacant or disused land in the Parish and increasing the TRDC Housing Allocations to meet the growth target without further loss of Green Belt land

(7) REQUIRING GOOD DESIGN

3.2.11 One of the main aims of the proposed GCNDP is to ensure that new development and redevelopment, including house extensions, is of good quality.

3.2.12 As well as specific policies relating to the proposed development of sites identified in the SALDD, there are several land-use policies and related aims in relation to achieving both good design and a high quality of construction, thus achieving a high quality environment:

- Encouraging all new developments to be appropriate for the Parish's needs, to suit the Character Area in which they are located and to be of the highest standard of design, construction and sustainability
- Ensuring that the use of land enhances Croxley Green and protects the built environment
- Ensuring that new buildings are environmentally friendly and built to the highest standards in terms of sustainability and sensitivity to their surroundings
- Ensuring that the intrinsic character of the different areas is respected by housing developers and individual householders
- Conserving local character by sympathetic development whatever the proposed use
- Ensuring that all residential extensions are appropriate in scale, design and materials for the Character Area in which they are located
- Reducing crime and anti-social behaviour
- Ensuring that new shop fronts respect the character of the street and the host building and that advertising is appropriate in scale and colour.
- Ensuring that street furniture is appropriate to each Character Area

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(8) PROMOTING HEALTHY COMMUNITIES

3.2.13 Another main aim of the proposed GCNDP is to promote a healthy community within Croxley Green.

3.2.14 As well as specific policies relating to the proposed development of sites identified in the SALDD, there are several land-use policies and related aims in relation to promoting a healthy community:

- Maintaining Croxley Green as a place to live, work and flourish and to keep the community 'family friendly'.
- Maintaining the semi-rural character by protecting and improving the green spaces and keeping rights of way
- Producing a definitive inventory of community assets, including cultural and sports facilities.
- Supporting and retaining the use of the community buildings and outdoor facilities and a viable and adequate provision of health and education services within the Parish
- Reducing crime and anti-social behaviour in Croxley Green
- Ensuring that all suitable open space remains available for recreational use by the wider community
- Ensure footpaths and bridle ways, including gates, styles and fences, are maintained in a satisfactory fashion and are available for public use throughout the year
- Developing a "Village Centre" which is worthy of the Parish including a permanent home for the Parish Council optimising the use of the existing buildings and land or relocating to a more appropriate site if available
- Ensuring all land is used to its optimum potential to meet the sustainability objectives for the benefit of the community

(9) PROTECTING GREEN BELT LAND

3.2.15 One of the main concerns expressed by residents responding to the survey for a proposed Community Plan was incursion into the green belt, both within the Parish (the Plan Area) and in neighbouring parishes.

3.2.16 As well as specific policies relating to the proposed development of sites identified in the SALDD, some of which will be land from the adjoining green belt land, there are several land-use policies and related aims in relation to protecting the remaining green belt. Ensuring that:

- The built area of the proposed school is confined to the smallest possible area of former Green Belt land
- No further incursions into Green Belt on this site are made within this Plan
- All land is used to its optimum potential to meet the sustainability objectives for the benefit of the community

(10) MEETING THE CHALLENGE OF CLIMATE CHANGE, FLOODING AND COASTAL CHANGE

3.2.17 The lowest elevation in Croxley Green is approximately 50m above sea level, and the nearest coast is approximately 50 miles away (the tidal river Thames is approximately 20 miles

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away). Croxley Green is therefore well above the highest predicted sea rise due to complete melting of the polar ice caps and coastal change is not directly relevant to the Plan area or Plan duration.

3.2.18 Croxley Green is surrounded on three sides by rivers with a flood risk, the rivers Colne, Chess, and Gade, although much of the developed area is on the dip slope of the Chilterns typically between 5m and 25m above river level. Appendix B of the Plan includes guidance on the requirement to plan for flood risk where there is a specific risk, referenced from the Plan.

3.2.19 As well as specific policies relating to the proposed development of sites identified in the SALDD, there are several land-use policies and related aims in relation to meeting the challenge of climate change, flooding and coastal change.

- Ensuring that new buildings are environmentally friendly and built to the highest standards in terms of sustainability and sensitivity to their surroundings
- Reducing the carbon footprint
- Ensuring that all residents in the Parish are able to take advantage of initiatives for energy saving and carbon emission reduction in their houses

(11) CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

3.2.10 Another of the main concerns expressed by residents responding to the survey for a proposed Community Plan was protecting and maintaining our open spaces and woodlands, both within the Parish (the Plan Area) and in neighbouring parishes.

3.2.23 As well as specific policies relating to the proposed development of sites identified in the SALDD, there are several land-use policies and related aims in relation to conserving and enhancing the natural environment.

- Maintaining the semi-rural character by protecting and improving the green spaces and keeping rights of way
- Extending the Conservation Areas and designating landscape areas
- Preventing the complete loss of front gardens and boundary walls or fences
- Conserving and enhance the character of the landscape and maintaining and replacing trees in the public realm,
- Encouraging private owners to replace trees which are lost and ensure that street trees are replaced using appropriate species
- Ensuring that all trees protected by TPOs are retained

(12) CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

3.2.24 There are two Conservation Areas in Croxley Green, both of comparatively limited extent, twenty-two nationally listed buildings and thirty-two Locally Important buildings (identified in Annex B).

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3.2.25 As well as specific policies relating to the proposed development of sites identified in the SALDD, there are several land-use policies and related aims in relation to conserving and enhancing the historic built environment.

- Ensuring that the use of land enhances Croxley Green and protects the built environment
- Extending the Conservation Areas, and designating character areas [relating to the design policy]
- Conserving local character by sympathetic development whatever the proposed use
- Encouraging all new developments to be appropriate for the Parish's needs, to suit the Character Area in which they are located and to be of the highest standard of design, construction and sustainability
- Ensuring that all residential extensions are appropriate in scale, design and materials for the Character Area in which they are located
- Protecting particular areas of heritage value and high townscape quality and certain buildings which are of special interest

(13) FACILITATING THE SUSTAINABLE USE OF MINERALS

3.2.26 The CGNDP does not include provision for "excluded development" (for example development such as mineral extraction and waste disposal).

- There are no specific land-use planning policies or related aims concerning "excluded development".

4 CONFORMITY WITH STRATEGIC POLICIES

4.1 CONTEXT

4.1.1 The proposed CGNDP has been prepared in conformity with the development plan for TRDC. This section describes the current development plan for TRDC and identifies the strategies, core policies and development policies that are relevant in the CGNDP Plan area. The relationship between the proposed land-use planning policies and related aims in the CGNDP and the Local Development Framework is summarised in Annex A.

4.2 PLANNING POLICY⁵

4.2.1 The planning policy section of the TRDC website contains information on:

- The Local Plan 2014 (now known as the Local Development Framework)
- Development Plan
- Conservation Areas
- Listed Buildings

4.2.2 The Local Development Framework (LDF) is a new type of plan that replaced the previous Three Rivers Local Plan 1996-2011 and created a new set of planning documents to help plan for, and manage, development in the District over the next 15 years or so.

4.2.3 For Three Rivers the Local Development Framework consists of a number of Development Plan Documents (DPDs) including:

- The Core Strategy DPD⁶ (which provides the over-arching strategy and policies and the long-term vision for Three Rivers)
- Site Allocations DPD⁷ (allocates sites for housing, employment, retail, open space, education and community uses)
- Development Management Policies DPD⁸ (which set out the policies against which planning applications will be assessed)

4.3 THE LOCAL PLAN 2014

4.3.2 The Three Rivers Local Plan (1996 – 2011) has been superseded by the Core Strategy, the Development Management Policies LDD and the Site Allocations LDD and no longer forms part of the Development Plan for the area.

4.3.2 According to the Three Rivers District Council website⁹ the Local Plan consists of:

- Local Development Scheme
- Statement of Community Involvement
- Core Strategy

⁵ <http://www.threerivers.gov.uk/egcl-page/planning-policy>

⁶ <http://www.threerivers.gov.uk/egcl-page/core-strategy>

⁷ <http://www.threerivers.gov.uk/egcl-page/Site-allocations-development-plan-document>

⁸ <http://www.threerivers.gov.uk/egcl-page/Development-Management-Policies-Dpd>

⁹ <http://www.threerivers.gov.uk/egcl-page/local-development-framework>

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- Development Management Policies Development Plan Document
- Site Allocations Development Plan Document
- Community Infrastructure Levy
- Gypsy and Traveller Development Plan Document
- Supplementary Planning Documents
- Annual Monitoring Report

4.3.3 The Local Plan is informed by an Evidence Base and subject to Sustainability Appraisal.

4.4 THE DEVELOPMENT PLAN

4.4.1 According to the Three Rivers District Council website¹⁰, the Development Plan consists of:

- Three Rivers Core Strategy 2011 – 2026 (adopted 17 October 2011)
- Site Allocations Local Development Document (adopted 25 November 2014)
- Development Management Policies (adopted 26 July 2013)

4.4.2 In addition to the above documents, Supplementary Planning Guidance and Supplementary Planning Documents help to give guidelines on how the Council takes account of some detailed considerations in Planning.

- TRDC SPG 3 - Greenbelt (Extensions to Dwellings In the Green Belt, August 2003)
- TRDC SPG 5 - Cycling Strategy (October 2003)
- Approved Affordable Housing SPD (Supplementary Planning Document) July 2011
- Open Space, Amenity and Childrens Playspace SPD (December 2007)

4.5 THREE RIVERS CORE STRATEGY 2011 – 2026

4.5.1 The Three Rivers Core Strategy was produced by TRDC. It covers the whole of the District and sets out in broad terms how TRDC will plan for and deal with future development. It contains important policies to help address the pressing need for affordable housing and sufficient services such as schooling in the area as well as promoting more sustainable development in general. It was adopted on 17 October 2011.

CONTENTS

4.5.2 It includes:

- Spatial Vision and Strategic Objectives
- Place-Shaping Policies
 - Development in Secondary Centres
 - PSP3: Development in Secondary Centres
- Core Policies
 - Sustainable Development
 - CP1: Overarching Policy on Sustainable Development
 - Housing

¹⁰ <http://www.threerivers.gov.uk/egcl-page/development-plan>

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- CP2: Housing Supply
- CP3: Housing Mix and Density
- CP4: Affordable Housing
- CP5: Gypsy and Traveller Provision
- Employment and Economic Development
 - CP6: Employment and Economic Development
- Town Centres and Shopping
 - CP7: Town Centres and Shopping
- Infrastructure and Planning Obligations
 - CP8: Infrastructure and Planning Obligations
- Green Infrastructure
 - CP9: Green Infrastructure
- Transport and Travel
 - CP10: Transport and Travel
- Green Belt
 - CP11: Green Belt
- Design of Development
 - CP12: Design of Development
- Monitoring and Delivery Framework
 - CP13: Monitoring and Delivery

4.5.3 The Core Strategy sets out the long term Spatial Vision for Three Rivers and the strategic policy objectives required to deliver that Vision. This has been carefully observed in the preparation of the proposed CGNDP.

4.5.4 In order to implement and deliver the long term Spatial Vision, twelve Strategic Policy Objectives have been identified:

CORE STRATEGY STRATEGIC POLICY OBJECTIVES

- S.1 To ensure that development in Three Rivers recognises and safeguards the District's distinctive character of small towns and villages interspersed with attractive countryside and Green Belt, through sustainable patterns of development
- S.2 To make efficient use of previously developed land
- S.3 To reduce impacts on the environment by reducing waste, pollution and energy consumption, by promoting the use of renewable energy, and the conservation of water resources and by designing development to take into account future changes to the climate
- S.4 To balance the community's need for future homes and jobs by providing sufficient land to meet a range of local housing needs and to maintain a prosperous local economy
- S.5 To increase levels of affordable housing in the District, prioritising the provision of social rented and larger family-sized homes
- S.6 To facilitate the provision of services and infrastructure to meet the needs of existing

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development and new development by working on cross-boundary issues with adjoining authorities, service providers and the development industry

- S.7 To deliver improved and more integrated transport systems and reduce the need to travel by locating development in accessible locations
 - S.8 To maintain and enhance the viability, vitality and variety of shops and services within the Principal Town and Key Centres and retain shops and services in other smaller settlements
 - S.9 To conserve and enhance the countryside and the diversity of landscapes, wildlife and habitats in the District within a coherent network of Green Infrastructure to support the natural environment and human health
 - S.10 To conserve and enhance the historic environment by resisting the loss of, or damage to, heritage assets including important buildings and to ensure that new development respects the unique character and identity of the towns and villages in the District
 - S.11 To provide accessible and varied opportunities for leisure, arts, sport and recreational activities in order to promote healthy lifestyles
 - S.12 To promote safety and security as a high priority in the design of new developments in order to create attractive and safe places in which to live, work and play
- 4.5.5 These Policy Objectives have been carefully observed in the preparation of the proposed CGNDP .

SPATIAL STRATEGY

- 4.5.6 The Core Strategy sets out the Vision for the future and the key objectives which will help implement and deliver this Vision. However, in order for them to be achieved, more specific direction for future development is provided through the Spatial Strategy. This will help direct all future development and activity in the District.
- 4.5.7 A hierarchy of settlements across the District has been defined to inform the Spatial Strategy for Three Rivers. This helps direct growth to the most sustainable and appropriate locations. The Spatial Strategy for future development in Three Rivers has been developed according to this settlement hierarchy. Taking into account settlement size, population, existence of and access to a range of services and transport infrastructure and importance in economic and retailing terms, four levels have been defined:
- Principal Town (One Town)
 - Key Centre (Six)
 - Secondary Centre (Six)
 - Village (Two)
- 4.5.8 Croxley Green has been defined as a “Key Centre”
- 4.5.9 The main emphasis for future development is to continue to focus development within the existing urban area through development of previously developed land and appropriate

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infilling, recognising potential for mixed use development to contribute to the development of sustainable communities. This will be followed by development at the most sustainable locations on the edge of existing settlements.

Extracts from SPATIAL STRATEGY relevant to Croxley Green	
	In order to achieve the Spatial Vision for Three Rivers and meet the Strategic Policy Objectives for the District:
1	New development will be directed towards previously developed land (including surplus employment land) and appropriate infilling opportunities within the urban areas of the Principal Town and Key Centres as these have been identified as the most sustainable locations in the District
4	To meet development needs, it will be necessary to review the boundaries of the Green Belt at the edge of existing settlements within Three Rivers. Specific Green Belt sites and indicative phasing for development will be identified through the Site Allocations Development Plan Document, and release will be informed by regular monitoring.
5	All development sites will be identified having regard to a criteria-based approach, taking into account whether development on the site: <ul style="list-style-type: none"> • Will be accessible to public transport, services and facilities • Will not have a significant impact on the environment including in terms of impacts on the Green Belt, visual amenity, heritage assets, transport and environmental quality including wildlife, flood-risk and water pollution • Is likely to come forward over the plan period.
6	All development will be required to make provision for necessary infrastructure including (but not exclusively) for transport, education, health, Green Infrastructure, utilities, waste facilities, waste water, leisure and community facilities.

4.5.10 The parts of the Spatial Strategy that relate to Croxley Green have been identified and carefully observed in the preparation of the proposed CGNDP.

POLICIES

4.5.11 The role of the Policies is to set out the fundamental principles that should be adhered to in order to support the delivery of development in accordance with the Vision, Objectives and Spatial Strategy.

4.5.12 These can be split into two parts:

- Place-Shaping Policies for each settlement, and
- Core Policies covering main topic areas and themes.

PLACE-SHAPING POLICIES – KEY CENTRES

4.5.13 Croxley Green is defined as a “Key Centre” in The Three Rivers Core Strategy.

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4.5.14 The Key Centres include a range of medium sized settlements distributed throughout the District. All are fairly 'self-contained' centres that primarily serve the local population. They provide a range of services and facilities, and access to public transport is generally good. Therefore it is appropriate that a proportion of future development should be located within and immediately surrounding the Key Centres.

4.5.15 There is scope for continued infilling within the urban areas, primarily on previously developed land, subject to the protection of existing residential and historic character and amenities. Whilst the scope for development on the edge of the Key Centres is constrained by Green Belt and other environmental designations, there are opportunities to promote sustainable development through limited development within the Green Belt, including on previously developed land, and consequently to also improve services and facilities within the Key Centres.

POLICY PSP2 DEVELOPMENT IN THE KEY CENTRES

4.5.16 Only Policy PSP2 – Development in the Key Centres applies to Croxley Green. The parts of Policy PSP2 that relate to Croxley Green are identified in the following Table. These have carefully observed in the preparation of the proposed CGNDP.

Extracts from POLICY PSP2 DEVELOPMENT IN THE KEY CENTRES relevant to Croxley Green	
	Development in Key Centres will:
a)	Focus future development predominantly on sites within the urban area, on previously developed land
c)	Maintain and enhance employment opportunities in the Key Centres
e)	Maintain and enhance primary and secondary shopping frontages within the Local Shopping Centre at Croxley Green to meet needs from existing and new housing development and to enable Key Centres to be sufficient in meeting local daily needs
f)	Provide for a modest extension of retail floor space within the Key Centres where opportunities arise in accordance with the Retail Capacity Study
g)	Contribute to an integrated approach to improve transport, including public transport, and movement into, and around, the Key Centres and connectivity with all other centres in the District, and service centres in adjoining authorities in Hertfordshire, Buckinghamshire and London and to increase public transport patronage
l)	Conserve and enhance the local distinctiveness of the Key Centres, particularly the historic cores of Abbots Langley, Croxley Green and Chorleywood
m)	Improve provision of, and access to, services and facilities, to meet future demands, specifically through:
iii.	Improvements to bus services providing access from key centres to Watford Junction and Watford General Hospital/ Watford Health Campus
v.	Provide a strategic cycle link between Croxley Station and the Ebury Way cycle route via the Byewaters estate

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Extracts from POLICY PSP2 DEVELOPMENT IN THE KEY CENTRES relevant to Croxley Green	
vi.	Improvement of parking and cycling facilities at Croxley and Chorleywood stations
viii.	Improve the range of youth facilities in all Key Centres
xi.	Improve access at Croxley Hall Wood
xvii.	Expansion of existing schools and/or provision of new schools meet identified needs in the Key Centres.

CORE POLICIES

4.5.17 The core policies (CP) in the Core Strategy apply across the whole District and are based on ten themes:

- Sustainable development (CP1)
- Housing
 - Providing an adequate and continuous supply of housing to meet strategic requirements (CP2)
 - Providing a range of types and sizes of homes to meet needs at an appropriate density (CP3)
 - Addressing local affordability (CP4)
 - Providing for the needs of gypsy and traveller accommodation and travelling show people (CP5)
- Employment and economic development (CP6)
- Town centres and shopping (CP7)
- Infrastructure and planning obligations (CP8)
- Green infrastructure (CP9)
- Transport and travel (CP10)
- Green belt (CP11)
- Design of development (CP12)
- Monitoring and delivery framework (CP13)

6.5.18 On the 19 May 2016 the Government amended National Planning Policy Guidance to state that contributions for affordable housing and tariff style planning obligations (Section 106 planning obligations) should not be sought from small scale development. This follows the order of the Court of Appeal dated 13 May 2016, which gave legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014. We are therefore no longer able to apply the Policy CP4 of the Core Strategy to development proposals of 10 units or less which have a combined gross floor space of no more than 1000sqm.

4.5.19 Sustainable development is the key principle underpinning the Three Rivers Core Strategy, and is critical to the delivery of many of the Council’s and community’s aspirations. It requires social progress which recognises the needs of everyone, effective protection of the environment, prudent use of natural resources and the maintenance of high and stable levels of economic growth and employment.

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4.5.20 Particular priorities for sustainable development within Three Rivers are to:

- Improve access to jobs, services and facilities for all groups
- Achieve a high quality environment
- Reduce the carbon footprint of the area
- Reduce crime and anti-social behaviour, and
- Increase the supply of affordable housing.

4.5.21 The Croxley Green Neighbourhood Plan has been prepared with the principles of, and priorities for, sustainable development as the guiding approach. The Core Policies (as amended by NPPG) have been carefully observed in the preparation of the proposed CGNDP. The relationship between the proposed land-use planning policies and related aims in the CGNDP and the Core Policies in the Local Development Framework is summarised in Annex A.

4.6 SITE ALLOCATIONS LOCAL DEVELOPMENT DOCUMENT (SALDD)

4.6.1 The Site Allocations LDD produced by TRDC supports the delivery of the Core Strategy and allocates specific sites to meet needs for housing, employment, education, shopping and open spaces in Three Rivers.

CONTENT

4.6.2 It includes:

- Local Plan Policy Context
- Presumption in Favour of Sustainable Development
- Housing Site Allocations
- Employment Site Allocations
- Education Allocations
- Retail Allocations
- Open Space Allocations
- Green Belt
- Monitoring, Implementation and Delivery

4.6.3 The role of the Site Allocations LDD is not to give permission to particular proposals; which must still go through the planning application process. It does, however, provide the principle that a suitable form of development can be located on a particular site. The intention is to provide the local community, the local authority and developers with some certainty about what sites will be developed in the future and for what purpose. The allocation of a site does not necessarily mean that it can be developed straight away.

4.6.4 The elements of the Site Allocations LDD that apply within the Croxley Green Parish Area are summarised below.

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POLICY SA1: HOUSING SITE ALLOCATIONS

- Permission will not be granted for development resulting in a net loss of housing unless conversion to other uses is necessary to provide a small-scale facility and provided the surrounding residential area is not significantly adversely affected.
- Allocated housing sites will be safeguarded for housing development.
- Sites should be developed at an overall capacity which accords generally with the dwelling capacity given for that site.
 - Site Ref H(9) Site 33 Baldwins Lane, Croxley Green (dwelling capacity 10)
 - Site Ref H(10) Site Killingdown Farm, Croxley Green (dwelling capacity 140 – 180)
 - Site Ref H (11) Site 50-52 New Road, Croxley Green (dwelling capacity 10)
 - Site Ref H (12) Site Former Yorke Road School, Yorke Rd, Croxley Green (conversion) (dwelling capacity 5) (This has already been redeveloped)
 - Site Ref H(13) Site Croxley Station Car Park and Timber Yard (dwelling capacity 25)

POLICY SA2: EMPLOYMENT SITE ALLOCATIONS

- Allocated employment sites will be safeguarded for business, industrial and storage or distribution uses.
- Sites allocated as having potential for mixed use development may provide for mixed use development including, but not limited to business, industrial and storage or distribution; residential or community uses.
 - Site Ref E(a) Site Croxley Business Park

POLICY SA3: EDUCATION SITE ALLOCATIONS

- Three Rivers District Council will continue to work with the County Council, adjoining authorities and other interested parties to identify the most appropriate sites to meet identified educational needs.
- Allocated education sites will be safeguarded for secondary and primary school use.
 - Site Ref S(b) Site Croxley Green – land north east of Baldwins Lane for secondary education provision

POLICY SA4: RETAIL ALLOCATIONS

- Retail development will be acceptable in principle within the identified shopping hierarchy of centres:
 - The Town Centre at Rickmansworth
 - The District Centres at South Oxhey, Abbots Langley and Chorleywood
 - The Local Centres at Croxley Green (Watford Road and New Road) and Mill End (Moneyhill Parade)
 - The Local Shops (local shopping parades, groups and individual shops across settlements within the District).
- Shop fronts and displays should be appropriate to the character and function of the area.
- Within identified Primary Frontages, the loss of class A1 retail uses will generally be resisted.
- Within the identified Secondary Frontages, the retention of retail will be encouraged. Uses complementary to the Primary Frontages will be encouraged.

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- Identified Local Centres and Local Shops will be protected and enhanced where they are catering for local day-to-day needs. The retention of retail uses will be encouraged. Uses complementary to the Local Centre and Local Shops will be encouraged.
- Applications for new retail development outside the identified centres will only be considered if the applicant has established that there is a need for the development and that there is no suitable and viable site likely to become available within or on the edge of the existing centres that could satisfactorily accommodate the development.
- In all locations proposals for new retail development, involving gains and/or losses, will be considered taking into account its accessibility, its impact on existing centres and appropriateness of the type and scale of development. New shopping facilities will be encouraged where they are supported by up to date evidence of need, where they contribute to the vitality and viability and general economic well-being of the area and where they do not impact detrimentally on existing centres.
 - Site Ref R(e) Site Watford Road, Croxley Green
 - Site Ref R(g) Site New Road, Croxley Green

POLICY SA5: OPEN SPACE ALLOCATIONS

- Sites allocated as open space will generally be safeguarded as open spaces
 - Site Ref OS(f) Site Baldwins Lane Recreation Ground, Croxley Green
 - Site Ref OS(g) Site Croxleyhall Wood, Croxley Green
 - Site Ref OS(h) Site Long Valley Wood and Buddleia Walk, Croxley Green
 - Site Ref OS(j) Site Croxley Common Moor, Croxley Green
 - Site Ref OS(l) Site The Green, Croxley Green
- Schedule of Local Plan Publicly Accessible Open Spaces Retained as Allocations:
 - Cassiobridge Recreation Ground, Watford Road, Croxley Green 0.56 Ha
 - Barton Way Recreation Ground, Barton Way, CroxleyGreen 3.00 Ha
 - Croxleyhall Wood West, Croxley Green 8.30 Ha

GREEN BELT

4.6.5 The National Planning Policy Framework states that Green Belt boundaries should only be designated or altered through the preparation of a Local Plan. The Core Strategy does not indicate a need for a full review of the Green Belt. However it does set out that detailed changes to the established boundary may be made through the Site Allocations document in order to accommodate growth.

4.6.6 TRDC has, therefore, removed the Green Belt designation from the following sites which are proposed for development in the SALDD:

- Site H (10) Killingdown Farm, Croxley Green (Housing Allocation). Green Belt designation to be removed from land north east of the site up to Little Green Lane

4.6.7 TRDC has also removed the Green Belt designation from the 'build area' of the following sites allocated for secondary and primary education provision:

- Site S (b) Croxley Green (land north east of Baldwins Lane)

CROXLEY GREEN NEIGHBOURHOOD DEVELOPMENT PLAN CONFORMITY WITH SCHEDULE 4B REQUIREMENTS

POLICY SA9: MONITORING AND DELIVERY

- The TRDC Council will work with a range of partners such as landowners, the Local Strategic Partnership, infrastructure and service providers and environmental bodies and interest groups to deliver development on allocated sites.
- Regular monitoring will assess progress on individual sites against capacity and phasing information set out in the Site Allocations document.

4.6.8 The Croxley Green Neighbourhood Plan has been prepared in conformity with the Site Allocations LDD produced by TRDC, which supports the delivery of the Core Strategy and allocates specific sites to meet needs for housing, employment, education, shopping and open spaces in Croxley Green. The Site Allocations Policies have been carefully observed in the preparation of the proposed CGNDP. The relationship between the proposed land-use planning policies and related aims in the CGNDP is summarised in Annex A.

4.7 DEVELOPMENT MANAGEMENT POLICIES

4.7.1 The Development Management Policies LDD (Local Development Document) sets out the criteria against which all planning applications within the District will be considered. The District Council (TRDC) considers that these policies will enable the delivery of the objectives and long term vision for Three Rivers set out in the Core Strategy which was adopted by the Council on 17 October 2011.

- DM1 Residential Design and Layout
- DM2 Green Belt
- DM3 The Historic Built Environment
- DM4 Carbon Dioxide Emissions and On-Site Renewable Energy
- DM5 Renewable Energy Developments
- DM6 Biodiversity, Trees, Woodlands, Watercourses and Landscaping
- DM7 Landscape Character
- DM8 Flood Risk And Water Resources
- DM9 Contamination and Pollution Control
- DM10 Waste Management
- DM11 Open Space, Sport and Recreation Facilities and Children's Play Space
- DM12 Community, Leisure and Cultural Facilities
- DM13 Parking
- DM14 Telecommunications
- DM15 Moorings

4.7.2 The proposed CGNDP has been prepared in conformity with the Policies in the Development Management Policies LDD produced by TRDC. The relationship between the proposed land-use planning policies and related aims in the CGNDP and the Development Management Policies in the DMD is summarised in Annex A.

CROXLEY GREEN NEIGHBOURHOOD DEVELOPMENT PLAN CONFORMITY WITH SCHEDULE 4B REQUIREMENTS

4.8 CONSERVATION AREAS

CONTEXT

- 4.8.1 Three Rivers District has designated two Conservation Areas within Croxley Green.
- 4.8.2 A Conservation Area is a place of special architectural or historic interest, worthy of protection. The local authority normally makes the designation. Demolition in conservation areas normally requires Conservation Area Consent and notice of certain work to trees must be given to the Council.
- 4.8.3 No work is automatically ruled out by Conservation Area designation. However it does impose an additional requirement on residents to apply to the Council for consent and permission for certain works, and in some cases a specific Conservation Area Consent is needed. Residents considering making alterations to their properties are advised to speak to the Council's Duty Planning Officer before commencing any works.
- 4.8.4 All applications for planning permission are considered from the conservation point of view and can be refused on conservation grounds alone. This applies to planning applications not only in the conservation area itself but also in the vicinity. Permission or consent should be granted only if a proposal enhances or preserves the character or appearance of the Conservation Area. As with a planning application, an applicant has a right to appeal against a refusal, or against any conditions attached to a permission or consent.

THE GREEN AND SURROUNDING BUILDINGS

- 4.8.5 The Green was designated as a Conservation Area in 1980.
- 4.8.6 It lies mainly within the Croxley Green Parish area, but also extends into the adjoining Sarratt Parish area, and contains a number of nationally listed Grade II buildings as well as locally important buildings identified by Three Rivers District Council as part of the Local Plan.
- 4.8.7 A Conservation Area appraisal was carried out in 1996 but there are currently no Article 4 directions in force.

DICKINSON SQUARE

- 4.8.8 Dickinson Square was designated as a Conservation Area in 1994.
- 4.8.9 It consists of a close knit group of planned 19th century cottages with a garden square. None of the buildings has been listed individually, or as part of a group, either on the national list, or the list of locally important buildings.



**Dickinson Square
Conservation Area**



**The Green
Conservation Area**

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4.8.10 An Article 4 direction is in place covering extensions, alterations and minor operations. A Conservation Area appraisal was carried out in 2013.

4.9 LISTED BUILDINGS

NATIONALLY LISTED BUILDINGS

4.9.1 Three Rivers District has 350 listed buildings and structures. A listed building is one which appears on the statutory list of buildings of special architectural or historic interest, compiled by the Secretary of State for Culture Media and Sport on advice from English Heritage and others. Listing is a means of earmarking the most important buildings and giving them special protection.

4.9.2 A building is always listed as a whole, including the interior. Listing also includes any object or structure fixed to the building, and any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948.

4.9.3 Listed buildings are graded to show their relative importance:

- Grade I buildings are those of exceptional interest (2%)
- Grade II* are particularly important buildings of more than special interest (4%)
- Grade II are of special interest, warranting every effort to preserve them. (94%)

4.9.4 Protection applies equally to all grades. More information on whether a building is listed is available on the Planning Online System. The nationally listed buildings within the area of the CGNDP are identified in Annex B.

LIST OF LOCALLY IMPORTANT BUILDINGS

4.9.5 These are buildings which although they might not qualify for National listing criteria are of local architectural or historic importance. TRDC has compiled a list of such buildings which may, from time to time, be added to.

4.9.6 Locally Important Buildings are not afforded the protection that Listed Buildings are. For example, there is no legal requirement for permission to be sought to demolish a Locally Important Building unless it is in a Conservation Area or subject to an Article 4 Direction.

4.9.7 Therefore the inclusion of a building on the local list does not automatically enable the Council to prevent the building from being redeveloped or demolished in future.

4.9.8 The purpose of including buildings on this list is to encourage their retention by ensuring that where planning permission is required, for alterations or extensions for example, that the proposed changes do not adversely affect the character or appearance of the building.

4.9.10 The Three Rivers policy on conservation is part of the Local Plan and has been taken into account in the preparation of the proposed Croxley Green Neighbourhood Plan. The Locally Important Buildings in Croxley Green within the area of the CGNDP are also identified in Annex B.

5 COMPATIBILITY WITH EU OBLIGATIONS

5.1 CONTEXT

5.1.1 The basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum are described in Planning Practice Guidance¹¹ prepared and published by the Department for Communities & Local Government.

5.1.2 A neighbourhood plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant¹². The requirements for compatibility with European Union regulations have been reviewed. There are four directives that may be of particular relevance to neighbourhood planning:

<i>Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive).</i>	This seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes. It may be of relevance to neighbourhood plans.
<i>Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive).</i>	Environmental Impact Assessment is a procedure to be followed for certain types of proposed development. This is to ensure that decisions are made in full knowledge of any likely significant effects on the environment and that the public are given early and effective opportunities to participate in the decision making procedures.
<i>Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and</i>	These are often referred to as the Habitats and Wild Birds Directives respectively. These aim to protect and improve Europe's most important habitats and species.
<i>Directive 2009/147/EC on the conservation of wild birds</i>	

5.1.3 Other European directives may apply to the particular circumstances of a draft Neighbourhood Plan or Order, such as the:

- *Waste Framework Directive (2008/98/EC),*
- *Air Quality Directive (2008/50/EC) or*
- *Water Framework Directive (2000/60/EC)*

¹¹ <http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

¹² Paragraph: 078 Reference ID: 41-078-20140306

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CONFORMITY WITH SCHEDULE 4B REQUIREMENTS**

5.2 STRATEGIC ENVIRONMENTAL ASSESSMENT

5.2.1 The requirements for Strategic Environmental Assessment are set out in The Environmental Assessment of Plans and Programmes Regulations 2004¹³. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects by the responsible body (in this case, the local planning authority, TRDC). This process is commonly referred to as a “screening” assessment and the requirements are set out in Regulation 9. These include a requirement to consult the environmental assessment consultation bodies (currently English Heritage, the Environment Agency, and Natural England. Consultation with these three bodies at the pre-submission stage is reported in the accompanying Consultation Statement. None has raised significant issues or objections and their specific comments have been incorporated in the submission draft of the CGNDP.

5.2.2 The criteria for determining the likely significance of effects on the environment are set out in Schedule (1)¹⁴ of the Regulations listed below with an assessment of the significance of the CGNDP.

No.	Schedule 1 Criterion	Likely significance of CGNDP
1	<i>The characteristics of plans and programmes, having regard, in particular, to -</i>	
(a)	<i>the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;</i>	The CGNDP affects the nature, size and operating conditions of limited scale projects of only local significance within an existing planning & development framework (the TRDC Local Plan)
(b)	<i>the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;</i>	The CGNDP is the lowest level in an established hierarchy (NPPF, TRDC Local Plan)
(c)	<i>the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;</i>	The CGNDP integrates specific environmental considerations and promotes sustainable development
(d)	<i>environmental problems relevant to the plan or programme; and</i>	The CGNDP incorporates environmental considerations in land use planning policies and related aims
(e)	<i>the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection)</i>	The CGNDP does not include any policies or aims specifically related to waste management or water protection, or to other Community legislation on the environment

¹³ <http://www.legislation.gov.uk/uksi/2004/1633/introduction/made>

¹⁴ <http://www.legislation.gov.uk/uksi/2004/1633/schedule/1/made>

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2	<i>Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—</i>	
(a)	<i>the probability, duration, frequency and reversibility of the effects;</i>	The CGNDP relates to incremental development within a restricted land area. It will affect subsequent decisions for up to 15 years. In general the developments will be of longer duration and not easily reversed.
(b)	<i>the cumulative nature of the effects;</i>	The CGNDP seeks to ameliorate the cumulative effects of development
(c)	<i>the transboundary nature of the effects;</i>	The CGNDP only affects development within a limited geographical area and wider impacts (such as carbon emissions or flood water management) are fully considered
(d)	<i>the risks to human health or the environment (for example, due to accidents);</i>	The CGNDP has limited implications for human health and the environment, both are incorporated in land use planning policies and related aims
(e)	<i>the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);</i>	The CGNDP directly affects only a limited geographic area (approximately 500 Ha) and a limited population (about 12,000)
(f)	<i>the value and vulnerability of the area likely to be affected due to—</i>	
	<i>(i) special natural characteristics or cultural heritage;</i>	The CGNDP supports the retention of areas with special natural characteristics and of cultural heritage with specific land use planning policies and related aims
	<i>(ii) exceeded environmental quality standards or limit values; or</i>	No environmental quality standards or limit values are exceeded by the CGNDP
	<i>(ii) intensive land-use; and</i>	The CGNDP seeks to limit the intensification of land use through planning policies and related aims
(g)	<i>the effects on areas or landscapes which have a recognised national, Community or international protection status.</i>	The CGNDP identifies the existing areas of landscape designation and protection status and seeks to retain, maintain and conserve them through land use planning policies and related aims

STATEMENT OF REASONS FOR DETERMINING THAT THE PROPOSED CGNDP IS UNLIKELY TO HAVE SIGNIFICANT ENVIRONMENTAL EFFECTS

5.2.3 On the basis of the pre-submission consultation with the environmental assessment consultation bodies and the “screening” assessment above it is concluded that the proposed Croxley Green Neighbourhood Development Plan does not have significant environmental

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effects and therefore, in line with published guidance, it does not require a Strategic Environmental Assessment and conforms to the Strategic Environmental Assessment Directive. Therefore there is also no need for an Environmental Impact Assessment (which may be required for specific development proposals within the Plan Area) and the CGNDP also conforms to the Environmental Impact Assessment Directive.

5.3 SUSTAINABILITY APPRAISAL

- 5.3.1 Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a Local Plan during its preparation. More generally, section 39 of the Act requires that the authority preparing a Local Plan must do so “*with the objective of contributing to the achievement of sustainable development*”.
- 5.3.2 Sustainability appraisals incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the ‘Strategic Environmental Assessment Regulations’), which implement the requirements of the *European Directive 2001/42/EC* (the ‘Strategic Environmental Assessment Directive’) on the assessment of the effects of certain plans and programmes on the environment. Sustainability appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues.
- 5.3.3 There is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. Section 3 of this “basic conditions” document describes how the Croxley Green Neighbourhood Development Plan will contribute to meeting the requirements for sustainable development.

5.4 CONSERVATION OF NATURAL HABITATS AND OF WILD FAUNA AND FLORA

- 5.4.1 There are no new sites identified for development that would require an assessment under the Habitats Directive. There is only one Site of Special Scientific Interest (SSSI) designated for its flora and fauna within the plan area and the land use planning policies and related aims seek to conserve and enhance this area and its environs.
- 5.4.2 The identification of four separate rural character areas and specific land use planning policies and related aims seek to preserve the existing rural and suburban natural habitats and ensure that they are managed to conserve and enhance wild fauna and flora.
- 5.4.3 It is concluded that the proposed Croxley Green Neighbourhood Development Plan does not have significant effects on existing natural habitats or wild fauna and flora and conforms to the Habitats Directive.

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5.5 CONSERVATION OF WILD BIRDS

- 5.5.1 There are no new sites identified for development that would require an assessment under the Wild Birds Directive. There are no Sites of Special Scientific Interest (SSSI) designated for their wild bird life or designated under the RAMSAR Convention within the plan area.
- 5.5.2 The identification of four separate rural character areas and specific land use planning policies and related aims seek to preserve the existing rural and suburban natural habitats and ensure that they are managed to conserve and enhance the resources available for wild birds.
- 5.5.3 It is concluded that the proposed Croxley Green Neighbourhood Development Plan does not have significant effects on the conservation of wild birds and conforms to the Wild Birds Directive.

5.6 OTHER EUROPEAN UNION DIRECTIVES

WASTE FRAMEWORK DIRECTIVE

- 5.6.1 None of the land use planning policies or related aims concerns the management, treatment or disposal of waste water.

AIR QUALITY DIRECTIVE

- 5.6.2 None of the land use planning policies or related aims concerns emissions to the air and air quality.

WATER FRAMEWORK DIRECTIVE

- 5.6.3 The implications of the Water Framework Directive for the development and use of land have been incorporated through consultation with the Environment Agency with the aim of reducing flood risk whilst protecting and enhancing the water environment.
- 5.6.4 The land use planning policies and related aims have been modified in the light of the Environment Agency's comments and the guidance and explanatory text has been augmented to direct prospective developers to the particular requirements.
- 5.6.5 It is concluded that the proposed Croxley Green Neighbourhood Development Plan does not conflict with the requirement of the other European Union Directives listed above.

CROXLEY GREEN NEIGHBOURHOOD DEVELOPMENT PLAN CONFORMITY WITH SCHEDULE 4B REQUIREMENTS

6 CONCLUSION

6.1 CONTEXT

6.1.1 This document has been prepared to accompany the proposed Croxley Green Neighbourhood Development Plan (CGNDP).

6.1.2 It is the statement required by Regulation 15 of The Neighbourhood Planning (General) Regulations 2012 as part of the plan proposal submitted by Croxley Green Parish Council and explains how the proposed Plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act (1990).

6.2 CONTENT

6.2.1 It addresses the requirements in six sections:

- Section 1 explains the context
- Section 2 demonstrates conformity with the NPPF
- Section 3 explains how the CGNDP will contribute to sustainable development
- Section 4 demonstrates conformity with the strategic policies in the TRDC Local Plan
- Section 5 demonstrates compatibility with relevant EU obligations
- Section 6 summarises the conclusions

6.2.2 It includes a statement of reasons at 5.2.3 for determining that the proposed plan is unlikely to have significant environmental effects and therefore neither a Strategic Environmental Assessment nor an Environmental Impact Assessment is required.

6.2.3 The requirement for a Sustainability Appraisal is covered by Section 3, which explains how the CGNDP will contribute to sustainable development required by the NPPF within the TRDC Local Plan.

6.2.4 Further information is included in two Annexes:

- Annex A identifies the NPPF core principles, NPPF sustainability objectives, core policies in the core strategy, development management policies and site allocations that are relevant to each proposed land-use planning policy or related aim in the proposed CGNDP.
- Annex B identifies the Listed Buildings within the Plan area.

ANNEX A – CONFORMITY CHECKLIST

A.1 CHARACTER AREAS

<p>POLICY CA1: New developments The Council will seek to conserve the Character Areas described in Appendix B by the control of the massing and design of new buildings and the protection and enhancement of private gardens and open space without inhibiting innovative design. To conserve the visual cohesion new development should pay respect to adjoining buildings and the uniqueness of the Character Areas without resorting to pastiche, namely:</p> <ul style="list-style-type: none"> • the layout and “urban grain”, especially in any proposed back-land development • the building line, scale, eaves heights and ridge heights • the dominating architectural scale, detail and use of external materials <p>When required to support an application, a Design and Access Statement must demonstrate how the development respects the specific characteristics of the Character Area in which it is located. Generally planning consent for all new development should specifically exclude Permitted Development rights in order to contain future development and prevent infilling of amenity space.</p>				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(b) Enhance and improve the places in which people live their lives.</p> <p>(c) Proactively drive and support sustainable economic development.</p> <p>(d) Secure high quality design and a good standard of amenity.</p> <p>(e) Take account of the different roles and character of different areas.</p>	<p>(7) Requiring good design.</p> <p>(12) Conserving and enhancing the historic environment.</p>	<p>CP3</p> <p>CP12</p> <p>PSP2 (I)</p>	<p>DM1 & Appendix 2</p> <p>DM5</p>	-

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

<p>POLICY CA2: Extensions to existing buildings and conversions In the case of the domestic extensions requiring planning consent the Council will seek to conserve the Character Areas described in Appendix B by the control of massing, alignment and height. The Council will discourage extensions which have an overbearing or adverse visual effect by requiring adherence to the guidelines in Appendix C. In the case of subdivision of a house into flats the impact of additional parking demand and the shared use of the garden must be considered as well as the social impact on the wider community of wide scale subdivision of dwellings</p> <p>AIM CA3: The use of appropriate materials in all extensions In the case of extensions under Permitted Development the Council refers householders to the guidelines in Appendix C to discourage the use of inappropriate features and materials and the loss of architectural detailing.</p>				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area. (b) Enhance and improve the places in which people live their lives. (c) Proactively drive and support sustainable economic development. (d) Secure high quality design and a good standard of amenity. (e) Take account of the different roles and character of different areas.	(7) Requiring good design. (12) Conserving and enhancing the historic environment.	CP3 CP12 PSP2 (I)	DM1 & Appendix 2 DM5	-

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

POLICY CA4: Streets and areas with special characteristics
The design of all new buildings and extensions in the following streets or areas should respect and be in harmony with the character and scale of the immediate environment:

- **Copthorne Road and Copthorne Close, Milthorne Close, Chess Vale Rise and Uplands, leading from it (Character Area 1): mainly detached houses in a variety of styles in a landscaped setting**
- **Elmcote Way, Green Lane and Old Barn lane to the west of The Green Conservation Area (in Character Area 2): mainly 1950s detached houses**
- **New Road, Yorke Road and Dickinson Avenue (Character Area 3): late Victorian and Edwardian villas and terraces**
- **Gonville Avenue estate including the Watford Road frontage (in Character Area 4): 1920s “cottage estate” early social housing**
- **The railway throughout the length of the Parish (Character 10): 1920s engineering structures largely as originally constructed**
- **The Canal throughout the length of the Parish (Character Area 11): 18th and 19th Century engineering and domestic structures**

NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(d) Secure high quality design and a good standard of amenity.</p> <p>(e) Take account of the different roles and character of different areas.</p> <p>(j) Conserve heritage assets in an appropriate manner.</p>	<p>(7) Requiring good design.</p> <p>(12) Conserving and enhancing the historic environment.</p>	<p>CP1</p> <p>CP12</p> <p>PSP2 (I)</p>	<p>DM3</p>	<p>-</p>

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

POLICY CA5: Landmark buildings

The following buildings and structures make a unique architectural contribution to the Parish. They are not currently listed as having architectural or historic interest but should be considered when the list of Locally Important Buildings is reviewed. Improvements will be encouraged as long as they maintain or enhance the positive contribution the buildings make to the surrounding character. Any proposed replacement of these buildings and structures will only be permitted if the design is of exceptional quality.

- **Baldwins Lane Baptist Church: fine 1930s building with recent high quality extensions**
- **Methodist Chapel, New Road: Victorian building in Conservation Area with simple architectural detail**
- **Spire of St Bede`s: distinctive copper clad feature on 1950s building**
- **St Oswalds Church: 1930s church with unusual brick and stone details**
- **Holly Lodge Cottage, Baldwins Lane: Victorian detached house**
- **Old Lodge House, Baldwins Lane: early Victorian, original lodge to Durrants**
- **The Harvester, Watford Road: symmetrical Neo Georgian 1930s building with balcony recesses on first floor (and with inappropriate modern extensions)**
- **The Red House, Watford Road: Victorian red brick public house and outbuildings**
- **Common Moor Canal Lock 79 and nearby canal edge (formerly a wharf)**
- **Baldwins Lane railway bridge and Cassiobury railway bridge: 1920s London Transport steel structures**
- **Redundant LNWR lattice girder bridge (1910 steel structure)**
- **Shops and flats, 188 to 198 Watford Road: neo Georgian symmetrical 1930s block opposite Croxley Station car park) with later extensions**
- **Metropolitan Drinking Fountain and Cattle Trough: in Scots Hill (Victorian granite trough now used as planter)**

NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(d) Secure high quality design and a good standard of amenity.</p> <p>(j) Conserve heritage assets in an appropriate manner.</p>	<p>(7) Requiring good design.</p> <p>(12) Conserving and enhancing the historic environment.</p>	<p>CP1</p> <p>CP12</p> <p>PSP2 (I)</p>	<p>DM3</p>	<p>-</p>

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

A.2 SUSTAINABILITY

POLICY HO1: Satisfying local housing needs All new housing proposals over five dwellings should address at least one of these specific local needs: <ul style="list-style-type: none"> • The ageing population with specially designed accommodation including residential homes • The starter market for young singles and couples • Affordable housing for rent for a range of household sizes 				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area. (c) Proactively drive and support sustainable economic development.	(6) Delivering a wide choice of high quality homes.	CP1 CP3 CP4	-	-

POLICY HO2: Accessibility of all new dwellings All new dwellings in the Parish should be constructed to the standards for “Accessible and Adaptable Dwellings” in the Building Regulations Part M.				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area. (c) Proactively drive and support sustainable economic development. (d) Secure high quality design and a good standard of amenity.	(6) Delivering a wide choice of high quality homes.	CP1 CP3 CP12	-	-

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

POLICY HO3: Lifetime neighbourhoods and security

The location, design and layout of new housing development will be required to contribute the creation of “lifetime neighbourhoods”¹⁵. In particular, all new dwellings should be safe and secure for everyone in line with the entry requirements of Part Q of the Building Regulations and the design principles of “Secured by Design, New Homes 2014”. Gated developments will be discouraged.

AIM HO4: Crime prevention

The Parish Council will continue to support the Hertfordshire Constabulary in its efforts to reduce crime by:

- assisting residents to follow police advice for crime deterrents in their own homes
- encouraging Neighbourhood Watch schemes and
- contributing towards the cost of local policing

NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(d) Secure high quality design and a good standard of amenity.</p> <p>(l) Improve health, social and cultural wellbeing, delivering community and cultural facilities and services to meet local needs.</p>	<p>(7) Requiring good design.</p> <p>(8) Promoting healthy communities.</p>	<p>CP1</p> <p>CP12</p>	-	-

¹⁵ *Lifetime Neighbourhoods* DCLG 2011

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

POLICY HO5: Dwelling sizes and housing mix
All new housing and conversions of existing buildings should meet the dwelling sizes and room sizes contained in the “Technical Housing Standards, DLG, 2015”
All proposed development with more than five dwellings should have at least two dwelling types, of which at least one type should be for families¹⁶

NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(c) Proactively drive and support sustainable economic development.</p> <p>(d) Secure high quality design and a good standard of amenity.</p> <p>(f) Reduce carbon use, climate change, and flood risk.</p>	<p>(6) Delivering a wide choice of high quality homes.</p> <p>(10) Meeting the challenge of climate change, flooding and coastal change.</p>	<p>CP1</p> <p>CP3</p> <p>CP4</p>	<p>-</p>	<p>-</p>

¹⁶ The text preceding TRDC Core Strategy Policy CP3 defines the overall housing mix required (proportion of dwellings of each size) but does not state a minimum size of scheme to which the mix applies

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

<p>POLICY HO6: Reduction of carbon footprint All new buildings in the Parish should be designed and constructed to be carbon neutral.</p> <p>AIM H07: Improving energy efficiency The Parish Council will work with TRDC to encourage householders to upgrade their homes to save energy without compromising the features of each Character Area, including providing guidance on the problems of the older housing stock, such as the insulation of brick walls without cavities.</p>				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(d) Secure high quality design and a good standard of amenity.</p> <p>(f) Reduce carbon use, climate change, and flood risk.</p>	<p>(10) Meeting the challenge of climate change, flooding and coastal change.</p>	<p>CP1 CP12</p>	<p>DM4</p>	<p>-</p>

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

POLICY HO8: Connections to existing footpaths and cycle ways in new developments				
All substantial new housing developments should connect into the existing networks where appropriate				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area. (k) Manage patterns of growth to make the fullest possible use of sustainable transport.	(1) Building a strong, competitive economy. (4) Promoting sustainable transport	CP10 PSP2 (g)	-	-

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

A.3 LEISURE, COMMUNITY, WELFARE AND HEALTH

<p>POLICY LC1: Protection of sporting, recreation, leisure, education and health facilities The Council will only support proposals to change the use of buildings and open land, which provide facilities for sport, recreation, leisure, education, health and cultural activities or which provide a vital local service listed in Table LC1, if:</p> <ul style="list-style-type: none"> • the existing facility can be relocated within the Parish, or • it can be demonstrated that it is not economically viable, or • the current use cannot be converted to another community use. <p>AIM LC2: Support for leisure and community facilities The Parish Council will make every effort to secure the future of leisure, community, and health and education facilities and to support the enhancement of existing facilities and the provision of new facilities</p>				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(l) Improve health, social and cultural wellbeing, delivering community and cultural facilities and services to meet local needs.</p>	<p>(8) Promoting healthy communities.</p>	<p>CP1 CP9</p>	<p>DM6 DM11 (f) & (i) DM12 (a), (b) & (c)</p>	<p>SA5</p>

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

A.4 RETAIL AND EMPLOYMENT

POLICY RE1: Protection of retail uses Where planning consent is required, there will be a presumption against any proposed change of use from any A Use Classes¹⁷ to residential use on the grounds of loss of consumer choice, and potential loss of parking and servicing access.				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(b) Enhance and improve the places in which people live their lives.</p> <p>(c) Proactively drive and support sustainable economic development.</p> <p>(k) Manage patterns of growth to make the fullest possible use of sustainable transport.</p>	<p>(1) Building a strong, competitive economy.</p> <p>(2) Ensuring the vitality of town centres.</p> <p>(4) Promoting sustainable transport.</p>	<p>CP1</p> <p>CP6</p> <p>CP7</p> <p>PSP2 (e) & (f)</p>	<p>DM13 & Appendix 5</p>	<p>SA4</p>

¹⁷ In the General Development Order, which classifies different Land Uses, A Use Classes cover the different types of retail use

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

POLICY RE2: Safeguarding employment
 Where planning permission is required, there will be a presumption against change of use from any B Use Classes¹⁸ to Residential Use on the grounds of loss of employment, increased parking demand and potential loss of servicing access.

POLICY RE3: Encouraging new employment
 The Council will support all existing and new businesses which are compatible with neighbouring properties and will encourage the erection of buildings or the conversion and extension of buildings to new business premises where they are compatible with neighbouring residential properties.

NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area. (b) Enhance and improve the places in which people live their lives. (c) Proactively drive and support sustainable economic development. (k) Manage patterns of growth to make the fullest possible use of sustainable transport.	(1) Building a strong, competitive economy. (4) Promoting sustainable transport.	CP1 CP6 CP7 PSP2 (c)	DM13 & Appendix 5	SA2

¹⁸ B Use Classes cover different types of industrial and warehouse uses. In the context of the suburban nature of Croxley Green the only land use likely to be compatible with residential is B1 which covers offices, studios and light industrial.

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

A.5 RECREATIONAL OPEN SPACE

POLICY RO1: Open space for new housing developments
 In order to meet additional demand for amenity open space and play areas and not aggravate the demand on existing open space, the developers of all new housing developments should provide onsite and offsite open space to meet the current TRDC requirements¹⁹ or make a financial contribution for offsite provision.

AIM RO2: Safeguarding recreational land
 The Parish Council will work with TRDC to ensure that all land in recreational use or previously in recreational use, regardless of ownership, is properly maintained to promote recreational use and is protected from future housing development.

AIM RO3: Protection of allotments
 The Parish Council will work with TRDC and others to ensure that all land currently used for allotments is safeguarded from development and, where there is an unmet demand, additional land is provided.

NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area. (b) Enhance and improve the places in which people live their lives. (i) Multiple benefits from the use of land. (l) Improve health, social and cultural wellbeing, delivering community and cultural facilities and services to meet local needs.	(8) Promoting healthy communities.	CP1 CP8 CP9 PSP2 (ix)	DM6 DM11 (f) & (i) DM12 (a), (b) & (c)	SA5

¹⁹ TRDC Open Space, Amenity and Children’s Playspace SPD defines the quantity of Open Space to be provided onsite and offsite in all larger developments

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

A.6 TRANSPORT, ROAD SAFETY AND PARKING

<p>AIM TP1: Road Safety and control of parking The Parish Council will work with Herts CC and TRDC to prepare an Action Plan to</p> <ul style="list-style-type: none"> • Extend 20mph speed limit zones within the Parish • Promote other traffic speed restrictions • Discourage parking on pavements • Improve facilities for pedestrians and cyclists • Encourage “car clubs” and similar schemes for traffic reduction 				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(f) Reduce carbon use, climate change, and flood risk.</p> <p>(k) Manage patterns of growth to make the fullest possible use of sustainable transport.</p>	<p>(4) Promoting sustainable transport.</p>	<p>CP10</p>	<p>DM13 & Appendix 5</p>	<p>-</p>

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

<p>POLICY TP2: Parking and Conversions to Residential Use The local impact of an increase in demand for off-street or on-street parking will be one of the key criteria for the approval or refusal of proposals involving the conversion of any buildings to dwellings or the division of existing properties</p> <p>AIM TP3: Safe Parking The Parish Council will encourage the provision of safe parking facilities sufficient to support the trade of local businesses and allow visitors to the Parish to enjoy the facilities and take part in “village” life and events. This includes adequate provision for recharging electric vehicles.</p>				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(k) Manage patterns of growth to make the fullest possible use of sustainable transport.</p>	<p>(1) Building a strong, competitive economy.</p>	<p>CP10</p>	<p>DM13 & Appendix 5</p>	<p>-</p>

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

A.7 FRONT GARDENS

<p>AIM FG1: Conservation of front gardens The Parish Council wishes to see about 25% of front gardens retained as cultivated areas when forecourt parking is constructed in the front of houses, notwithstanding the fact that most forecourt paving is Permitted Development. In appropriate cases, it wishes to see new trees planted by house owners in front gardens to offset the loss of street trees.</p>				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.	(11) Conserving and enhancing the natural environment	CP9	DM6	-

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

A.8 STREET FURNITURE

AIM SF1: Street furniture The Parish Council will work with Herts CC and TRDC to limit the proliferation of road and traffic signs and the use of inappropriate street furniture and to ensure an adequate maintenance regime				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.	(7) Requiring good design.	CP10 CP12	-	-

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

A.9 TREES AND LANDSCAPE

<p>AIM TL1: Protection of trees on private land The Parish Council will work with TRDC to survey and identify the trees, groups of trees and hedges which contribute to the amenity of the landscape and ensure as many as possible are protected by TPOs. The Parish Council will encourage the planting of replacement trees, ideally of native or naturalised species, when trees are lost.</p> <p>AIM TL2: Street trees The Parish Council will work with Herts CC and TRDC to encourage the new planting and replacement of street trees</p>				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(g) Conserve and enhance the natural environment and reduce pollution.</p>	<p>(11) Conserving and enhancing the natural environment</p>	<p>CP9</p>	<p>DM6</p>	<p>-</p>

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

A.10 FOOTPATHS AND PUBLIC ACCESS TO THE COUNTRYSIDE

AIM FP1: Maintenance of footpaths and bridleways The Parish Council will maintain the footpaths and bridle ways which are included within its remit and ensure they are open at all times for public use.				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(g) Conserve and enhance the natural environment and reduce pollution.</p> <p>(k) Manage patterns of growth to make the fullest possible use of sustainable transport.</p> <p>(l) Improve health, social and cultural wellbeing, delivering community and cultural facilities and services to meet local needs.</p>	<p>(4) Promoting sustainable transport.</p> <p>(8) Promoting healthy communities.</p>	CP10	-	-

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

A.11 SHOP FRONTS AND ADVERTISING

POLICY SA1: Control of shopfronts and other advertising All applications for consent for new shopfronts and associated advertising should have regard to the guidelines in Appendix G. Any increase in the amount of bill board advertising elsewhere will be strictly controlled				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area. (d) Secure high quality design and a good standard of amenity.	(7) Requiring good design.	CP7	-	SA4

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

A.12 SPECIFIC PROJECT ACTION PLANS and OTHER OPPORTUNITIES

<p>AIM PRO1: Croxley Green Centre The Parish Council will work with Herts CC and TRDC to:</p> <ul style="list-style-type: none"> • Prepare a joint Action Plan for the improvement of the appearance and amenities of the New Road area and the optimisation of the land and buildings currently in public or community use including the creation of a shared surface on New Road to increase the pedestrians’ domain. • Identify the location of a site for a “Village Centre” and persevere towards its implementation. • Increase and diversify the use of the Library to accommodate adult education and community activities, including more intensive use of the Red Cross building. • Increase the use of the square adjacent to the Library, possibly including a refreshment kiosk, and stage a market on a regular basis. • Improve the appearance of Community Way by tree and shrub planting 				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(l) Improve health, social and cultural wellbeing, delivering community and cultural facilities and services to meet local needs.</p>	<p>(8) Promoting healthy communities.</p>	<p>CP1</p>	<p>DM12 (a), (b) & (c)</p>	<p>-</p>

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

POLICY PRO2: Proposed Croxley Danes School Site

The proposals for the school site should be the subject of a planning brief devised by TRDC and subject to the most rigorous scrutiny by TRDC in association with the Parish Council and local residents to ensure that:

- The special character of the site is safeguarded
- The archaeology of the site is thoroughly investigated
- Provision for playing fields is located off site
- The northwest portion of the site is safeguarded in perpetuity as an open space
- All trees covered by the TPO are retained and additional planting incorporated
- The school facilities are available for out of hours use by the public
- The issues of access, parking and road safety are adequately resolved

NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(c) Proactively drive and support sustainable economic development.</p> <p>(e) Take account of the different roles and character of different areas.</p> <p>(g) Conserve and enhance the natural environment and reduce pollution.</p> <p>(k) Manage patterns of growth to make the fullest possible use of sustainable transport.</p> <p>(l) Improve health, social and</p>	<p>(1) Building a strong, competitive economy.</p> <p>(4) Promoting sustainable transport.</p> <p>(8) Promoting healthy communities.</p> <p>(9) Protecting Green Belt land.</p> <p>(11) Conserving and enhancing the natural environment</p>	<p>CP1</p> <p>CP6</p> <p>CP11</p> <p>PSP2 (xvii)</p>	<p>DM2</p> <p>DM6</p> <p>DM7</p> <p>DM11 (f) & (i)</p> <p>DM12 (a), (b) & (c)</p>	<p>SA3</p> <p>SA5</p> <p>SA11</p>

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

cultural wellbeing, delivering community and cultural facilities and services to meet local needs.				
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ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

<p>POLICY PRO3: Croxley Station The proposed development should be the subject of a detailed planning brief devised by TRDC in association with the Parish Council to ensure that the major mixed use redevelopment at the heart of the Parish, which includes the approved Housing Allocation, will also include community and commercial uses which complement or enhance existing facilities in the Parish.</p>				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(c) Proactively drive and support sustainable economic development.</p> <p>(h) Reuse land that has been previously developed (brownfield sites).</p>	<p>(1) Building a strong, competitive economy.</p> <p>(6) Delivering a wide choice of high quality homes.</p>	<p>CP1</p> <p>CP2</p> <p>CP3</p> <p>CP4</p> <p>CP8</p> <p>CP10</p> <p>PSP2 (a)</p>	<p>DM1 & Appendix 2</p> <p>DM12 (a), (b) & (c)</p>	<p>SA1</p>

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

POLICY PRO4: Killingdown Farm Development Site The proposed development should be the subject of a planning brief devised by TRDC in association with the Parish Council to reflect the sustainability objectives. It should ensure that the scheme on a site previously in the Green Belt: <ul style="list-style-type: none"> • respects the Conservation Area, the setting of the listed buildings and the natural features • includes the full quota of affordable housing to meet TRDC policy all incorporating sustainable features • provides community facilities and open space • provides vehicular access without damaging the character of the Conservation Area and Little Green Lane 				
NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
<p>(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area.</p> <p>(b) Enhance and improve the places in which people live their lives.</p> <p>(c) Proactively drive and support sustainable economic development.</p>	<p>(6) Delivering a wide choice of high quality homes.</p> <p>(7) Requiring good design.</p> <p>(8) Promoting healthy communities.</p> <p>(10) Meeting the challenge of climate change, flooding and coastal change.</p> <p>(11) Conserving and enhancing the natural environment.</p> <p>(12) Conserving and enhancing the historic environment.</p>	<p>CP1</p> <p>CP2</p> <p>CP3</p> <p>CP4</p> <p>CP8</p>	<p>DM1 & Appendix 2</p> <p>DM6</p> <p>DM11 (f) & (i)</p> <p>DM12 (a), (b) & (c)</p>	<p>SA1</p> <p>SA5</p> <p>SA11</p>

ANNEX A – CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE LOCAL PLAN

AIM PRO5: Smaller unallocated housing sites

The Parish Council will work with TRDC and other landowners to bring other potential development sites into active use or more beneficial use.

AIM PRO6: Metropolitan Line Extension surplus land

The Parish Council will work with TRDC, Herts CC and TfL to bring any surplus land remaining after the completion of the Metropolitan Line Extension (MLX, formerly the Croxley Rail Link) into beneficial community use.

AIM PRO7: Former Durrants School playing field

The Parish Council will work with Herts CC and others to bring the former Durrants School playing field, now used for agricultural purposes, into recreational open space use for the community.

NPPF Core principle	NPPF Sustainability objective	Core Policies in the Core Strategy	Development Management Policies	Site Allocations LDD
(a) Empower local people to shape their surroundings setting out a positive vision for the future of the area. (c) Proactively drive and support sustainable economic development. (h) Reuse land that has been previously developed (brownfield sites). (i) Multiple benefits from the use of land.	(1) Building a strong, competitive economy. (6) Delivering a wide choice of high quality homes. (8) Promoting healthy communities. (9) Protecting Green Belt land.	CP1 CP2 CP3 CP4 CP9 CP11 PSP2 (a)	DM1 & Appendix 2 DM2 DM11 (f) & (i)	SA1 SA5

ANNEX B –LISTED BUILDINGS

ANNEX B

LISTED BUILDINGS

Nationally Listed in Croxley Green (English Heritage)

Entry	Location
<p>THE WINDMILL</p> <p>List Entry Number: 1100797</p> <p>Heritage Category: Listing Grade: II</p>	<p>THE WINDMILL, WINDMILL DRIVE, SCOTS HILL, Croxley Green, Three Rivers, Hertfordshire</p>
<p>GRANARY ABOUT 15 METRES SOUTH EAST OF PARROTTS</p> <p>List Entry Number: 1100828</p> <p>Heritage Category: Listing Grade: II</p>	<p>GRANARY ABOUT 15 METRES SOUTH EAST OF PARROTTS, PARROTTS CLOSE, CROXLEY GREEN, Three Rivers, Hertfordshire</p>
<p>SCOTS HILL COTTAGE</p> <p>List Entry Number: 1100830</p> <p>Heritage Category: Listing Grade: II</p>	<p>SCOTS HILL COTTAGE, SCOTS HILL, CROXLEY GREEN, Three Rivers, Hertfordshire</p>
<p>CASSIO BRIDGE LOCK NUMBER 78</p> <p>List Entry Number: 1100841</p> <p>Heritage Category: Listing Grade: II</p>	<p>CASSIO BRIDGE LOCK NUMBER 78, GRAND UNION CANAL, RICKMANSWORTH, Croxley Green, Three Rivers, Hertfordshire</p>
<p>CHURCH OF ALL SAINTS</p> <p>List Entry Number: 1100842</p> <p>Heritage Category: Listing Grade: II</p>	<p>CHURCH OF ALL SAINTS, THE GREEN, CROXLEY GREEN, Three Rivers, Hertfordshire</p>
<p>HALEWOOD COTTAGE</p> <p>List Entry Number: 1100843</p> <p>Heritage Category: Listing Grade: II</p>	<p>HALEWOOD COTTAGE, THE GREEN, CROXLEY GREEN, Three Rivers, Hertfordshire</p>
<p>KILLINGDOWN FARMHOUSE</p> <p>List Entry Number: 1100844</p> <p>Heritage Category: Listing Grade: II</p>	<p>KILLINGDOWN FARMHOUSE, THE GREEN, CROXLEY GREEN, Three Rivers, Hertfordshire</p>
<p>THE ARTICHOKE ALE HOUSE</p> <p>List Entry Number: 1100845</p> <p>Heritage Category: Listing Grade: II</p>	<p>THE ARTICHOKE ALE HOUSE, THE GREEN, CROXLEY GREEN, Three Rivers, Hertfordshire</p>
<p>CROSSLEY WYLDE</p> <p>List Entry Number: 1100846</p> <p>Heritage Category: Listing Grade: II</p>	<p>CROSSLEY WYLDE, THE GREEN, CROXLEY GREEN, Three Rivers, Hertfordshire</p>
<p>THE COACH AND HORSE PUBLIC HOUSE</p> <p>List Entry Number: 1173581</p> <p>Heritage Category: Listing Grade: II</p>	<p>THE COACH AND HORSE PUBLIC HOUSE, THE GREEN, CROXLEY GREEN, Three Rivers, Hertfordshire</p>

ANNEX B –LISTED BUILDINGS

Entry	Location
GALLOPERS COTTAGE List Entry Number: 1173589 Heritage Category: Listing Grade: II	GALLOPERS COTTAGE, THE GREEN, CROXLEY GREEN, Three Rivers, Hertfordshire
1, 2 AND 3, LITTLE GREEN, CROXLEY GREEN List Entry Number: 1173675 Heritage Category: Listing Grade: II	1, 2 AND 3, LITTLE GREEN, CROXLEY GREEN, Three Rivers, Hertfordshire
BARN COTTAGE List Entry Number: 1173679 Heritage Category: Listing Grade: II	BARN COTTAGE, LOUDWATER LANE, CROXLEY GREEN, Three Rivers, Hertfordshire
PARROTTS List Entry Number: 1296009 Heritage Category: Listing Grade: II	PARROTTS, PARROTTS CLOSE, CROXLEY GREEN, Three Rivers, Hertfordshire
WELL HOUSE AT CROXLEY HOUSE List Entry Number: 1296183 Heritage Category: Listing Grade: II	WELL HOUSE AT CROXLEY HOUSE, THE GREEN, CROXLEY GREEN, Three Rivers, Hertfordshire
K6 TELEPHONE KIOSK OPPOSITE ALL SAINTS CHURCH CROXLEY GREEN List Entry Number: 1347867 Heritage Category: Listing Grade: II	K6 TELEPHONE KIOSK OPPOSITE ALL SAINTS' CHURCH, THE GREEN, CROXLEY GREEN, Three Rivers, Hertfordshire
WARREN COTTAGE AND LOVATTS COTTAGE List Entry Number: 1348222 Heritage Category: Listing Grade: II	WARREN COTTAGE AND LOVATTS COTTAGE, THE GREEN, CROXLEY GREEN, Three Rivers, Hertfordshire
CROXLEY HOUSE List Entry Number: 1348223 Heritage Category: Listing Grade: II	CROXLEY HOUSE, THE GREEN, CROXLEY GREEN, Three Rivers, Hertfordshire
CASSIO BRIDGE LOCK HOUSE List Entry Number: 1348238 Heritage Category: Listing Grade: II	CASSIO BRIDGE LOCK HOUSE, CASSIO BRIDGE TERRACE, WATFORD, Three Rivers, Hertfordshire
PROVIDENCE HALL List Entry Number: 1348261 Heritage Category: Listing Grade: II	PROVIDENCE HALL, THE GREEN, CROXLEY GREEN, Three Rivers, Hertfordshire

ANNEX B –LISTED BUILDINGS

Entry	Location
DURRANTS HOUSE with steps directly to south and associated walls and gate posts to west List Entry Number: 1403581 Heritage Category: Listing Grade: II	DURRANTS HOUSE with steps directly to south and associated walls and gate posts to west, LINCOLN WAY, CROXLEY GREEN, Three Rivers, Hertfordshire
CASSIOBURY PARK List Entry Number: 1000219 Heritage Category: Park and Garden Grade: II	CASSIOBURY PARK, Croxley Green (sic), Three Rivers, Hertfordshire. <i>[Although it appears this might be a misattribution]</i>

Locally Important Buildings in Croxley Green (TRDC)

Entry	Location
Copthorne House, Copthorne Road, Croxley Green, WD3 4AH	Conservation Area
Waterdell House, Little Green Lane, Croxley Green, WD3 3JH	Conservation Area (outside Parish)
Little Waterdell House, Little Green Lane, Croxley Green, WD3 3JH	Conservation Area (outside Parish)
Coachman's Cottage, Little Green Lane, Croxley Green, WD3 3JH	Conservation Area (outside Parish)
Killingdown Farmhouse, Little Green Lane, Croxley Green, WD3 3JJ	Conservation Area
1-4 The Grove, Little Green Lane, Croxley Green, WD3 3JN	Conservation Area
Thurlwood House, Loudwater Lane, Loudwater WD3 3JD	Conservation Area
Durrants House, Lincoln Way, Croxley Green WD3 3NB	Conservation Area
Corner Lodge, Sarratt Road, Sarratt, Herts, WD3 3JF	Boundary of conservation area (outside Parish)
1 New Road, Croxley Green, Herts, WD3 3EJ	Conservation Area
3 New Road, Croxley Green, Herts, WD3 3EJ	Conservation Area
5 New Road, Croxley Green, Herts, WD3 3EJ	Conservation Area
7 New Road, Croxley Green, Herts, WD3 3EJ	Conservation Area
17 New Road, Croxley Green, Herts, WD3 3EJ	Conservation Area
The Sportsman Public House, Scots Hill, Croxley Green, Herts, WD3 3AD	Conservation Area

ANNEX B –LISTED BUILDINGS

Entry	Location
Hollow Tree House, The Green, Croxley Green, Herts WD3 3HJ	Conservation Area
Little Gillions, The Green, Croxley Green, Herts WD3 3HY	Conservation Area
Corner Cottage, The Green, Croxley Green, Herts, WD3 3HX	Conservation Area
Copthorne Cottages, The Green, Croxley Green, Herts, WD3 3HX	Conservation Area
Parish Hall, All Saints Church, The Green, Croxley Green, Herts, WD3 3	Conservation Area
Roefield, The Green, Croxley Green, Herts, WD3 3HJ	Conservation Area
Tweedside, The Green, Croxley Green, Herts, WD3 3HJ	Conservation Area
Sunnyside, The Green, Croxley Green, Herts, WD3 3HT	Conservation Area
Horfield Cottage, The Green, Croxley Green, Herts, WD3 3HT	Conservation Area
Sundial Cottage, The Green, Croxley Green, Herts, WD3 3HT	Conservation Area
Greenside, The Green, Croxley Green, Herts, WD3 3HT	Conservation Area
Fernley House, The Green, Croxley Green, Herts, WD3 3HT	Conservation Area
Saltram Cottage, The Green, Croxley Green, Herts, WD3 3HT	Conservation Area
Rose Cottage, The Green, Croxley Green, Herts, WD3 3HT	Conservation Area
3 Watford Road, Croxley Green, Herts, WD3 3DL	Conservation Area
Croxley Met Station, Watford Road, Croxley Green, Herts, WD3 3DG	
Old Yorke Road School, Yorke Road, Croxley Green, Herts, WD3 3DL	