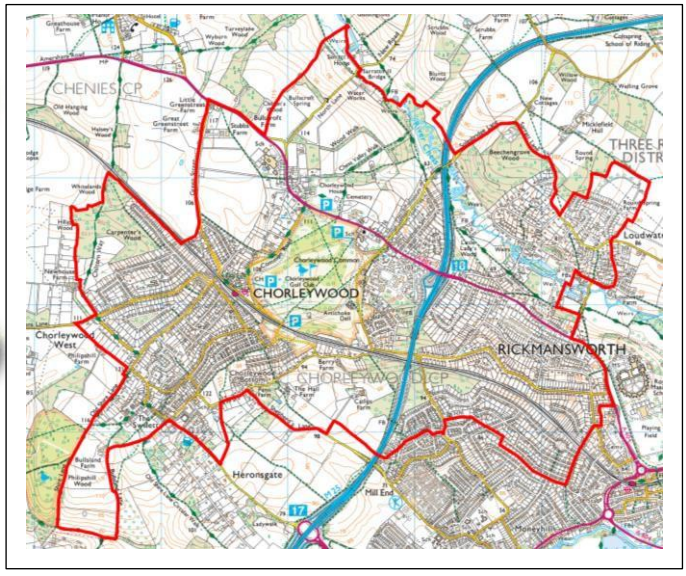
Chorleywood Neighbourhood Development Plan

2020-2035















Contents

Foreword 3
Introduction 4
What is a Neighbourhood Development Plan? 4
How have we developed the Chorleywood NDP? 5
What did we find when formulating the Chorleywood Neighbourhood Development Plan? 5
The Special Characteristics of Chorleywood: 6
1. The 'rural character' 6
2. Assets of local value 6
3. Variety 6
What will the Chorleywood NDP do? 7
How the NDP will be applied 7
The Policies – an overview 8
The Policies – in detail 9
Policy 1 – Development within Conservation Areas and other elements of the historic environment 9
Policy 2 – Characteristics of developments in the Parish (including Conservation Areas) 12
Policy 3 – The efficient use of land 16
Policy 4 - Housing to meet the needs of local people 18
Policy 5 – The location and design of higher density developments including flats 24
Policy 6 – Variety of hospitality and retail 26
Policy 7 – Community Facilities 28
Policy 8 – Development affecting the Chilterns Area of Outstanding Natural Beauty (AONB) 29
Policy 9 - Nature Conservation Sites 30
Policy 10 – Transport 32
Policy 11 - Community leisure facilities 35
Policy 12 - Flood risk 39
Policy 13 – Secured by design 40
Policy 14 – Street furniture and phone masts 41
Policy 15 - Public rights of way 43
Policy 16 - Assets of local value 44
ANNEXES 45
A – The designated area of Chorleywood Parish 45
B – List of open spaces and conservation areas, Green Belt sites can be viewed on the TRDC website 45
C1 – Nationally important statutory assets 46
Conservation Areas 46
Chorleywood Common Conservation Area 47
Loudwater Estate Conservation Area 47
Outer Loudwater Estate Conservation Area 48
Chorleywood Station Estate Conservation Area 48

Outside a Conservation Area 48
C2 – Assets for the purposes of Policy 16 49
Chorleywood Common Conservation Area 49
Loudwater Estate Conservation Area 49
Outer Loudwater Estate Conservation Area 50
Chorleywood Station Estate Conservation Area 50
Areas of Local Importance 51
Community Facilities valued by the local community (Policy 7) 51
D - Chorleywood – today and in the future 51
E – Reasoned justification for Chiterns AONB (Policy 8) 52
F – Evidence for Nature and Conservation Sites (Policy 9) 53
G – Local Green Spaces 55
H - Glossary 59
I – The members of the Neighbourhood Development Plan Steering Committee 59

Foreword

Neighbourhood Development Plans come out of the Government's determination to ensure that local communities are closely involved in the decisions which affect them. The Chorleywood Neighbourhood Development Plan has been developed to establish a vision for the Parish and to help deliver the local community's aspirations and needs for the foreseeable future.

Our Neighbourhood Development Plan is a statutory document that will be incorporated into the district planning frameworks and must be used by Three Rivers District Council to determine planning applications.

Our Plan has been produced by local residents, with the support of the Parish Council, using the views of the residents of Chorleywood. The Neighbourhood Development Plan Steering Committee has consulted and listened to the community and local organisations on a wide range of issues that will influence the well-being, sustainability and long-term preservation of our semi-rural community.

Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Chorleywood residents.

A Neighbourhood Development Plan has many benefits. The Chorleywood Neighbourhood Plan has been developed by volunteers from the Parish to:

- protect the Parish from uncontrolled, large scale, or poorly placed development;
- ensure development is sympathetic to, and improves, the look and feel of the Parish;
- minimise the loss of greenfield sites by, where possible, using previously developed sites;
- give the Parish the potential to access Community Infrastructure Levy funding to improve facilities; and
- identify additional actions to improve Chorleywood's facilities, services and local environment .

The Parish Council would like to thank the members of the Steering Committee for their hard work and time to get this completed. The Parish Council is also grateful for the help and the engagement of Three Rivers District Council in guiding us through the process to successfully conclude this Plan.

Vivien Lantree
Chair of the Neighbourhood Development Plan Steering Committee

Stephen Watkins
Chairman of Chorleywood Parish Council

Introduction

Throughout this document we refer interchangeably to the Parish area of Chorleywood as "the Parish", or "Chorleywood", and Chorleywood Parish Council as "the Parish Council". The different terms are used depending on the context.

The Chorleywood Neighbourhood Development Plan sets the policies that any development activity, large or small, within the Parish of Chorleywood must comply with so as to enhance the characteristics of the area in a sustainable way. This policy-led approach takes into account the Special Characteristics of Chorleywood and is underpinned by reasoned evidence

What is a Neighbourhood Development Plan?

The Localism Act 2011 gave communities a greater say in the development of their area, including the right for communities to develop a Neighbourhood Development Plan (NDP).

An NDP is a community-led framework for guiding the future development and growth of an area. It may contain visions, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development. A neighbourhood plan may relate to the use and development of land and associated social, economic and environmental issues. It may deal with a wide range of issues (like housing, employment, heritage and transport) or it may focus on one or two issues that are of particular importance in a local area.

All NDPs must meet **Basic Conditions**[1], these include not conflicting with Three Rivers District Council's (TRDC) Local Development Plan, and must encourage sustainable development.

Neighbourhood Plans can include other ideas to improve the neighbourhood other than development and land use issues, but these have to be clearly defined and delineated and separate from the land use issues in the plan.

This Plan is different to the Local Plan. It is more ambitious, and aims to ensure Chorleywood remains a good place to live, work and play and supports the principles of sustainable development.

In developing this NDP, the Neighbourhood Development Plan Steering Committee has had regard to:

- Achieving sustainable development;
- Protecting biodiversity and the natural environment;
- Conserving the historic environment and the rural characteristic of Chorleywood;
- Facilitating a vibrant local economy; and
- Protecting and improving infrastructure and community facilities.

[1] The Basic Conditions for Neighbourhood Plans are specified by law:
- must be appropriate having regard to national policy
- must contribute to the achievement of sustainable development
- must be in general conformity with the strategic policies in the development plan for the local area
- must be compatible with human rights requirements
- must be compatible with EU obligations (correct at time of writing).

A NDP will be subject to examination and referendum and then form part of the Development Plan, giving it statutory status once passed.

How have we developed the Chorleywood NDP?

In October 2013, Chorleywood Parish Council decided to use the powers of the Localism Act and invited local community interest groups and associations to form a Community Planning Steering Group.

In November 2014 the Group issued a questionnaire to all households in the Chorleywood Parish covering matters of interest and concern to the local area (the 'Questionnaire'); from transport and security to education and housing.

The results were analysed by the Group and they formed the basis of the Chorleywood Community Plan (published May 2016). Those from the Group that were interested in the Planning aspects of the Community Plan formed the Neighbourhood Development Plan Steering Committee together with other volunteers. This included representatives from the Royal Institute of Chartered Surveyors, Councillors, Chorleywood Residents Association, and interested residents. The Committee were also supported by the Parish Council Officers. A full list of members can be found under Annex I.

The Committee took the planning and development results from the Questionnaire to draft an NDP that fits with Chorleywood's residents' wishes whilst meeting the Basic Conditions (as set out above). TRDC reviewed the draft NDP and their feedback was reflected in draft NDP put to the public for consultation.

Public consultation
The consultation period ran for six weeks, from Monday 12 November to Sunday 23 December 2018. As part of the consultation, the Committee welcomed feedback on the policies as drafted.

After the public consultation
Feedback from the consultation was considered and reflected in a further draft which was then put to an independent reviewer, as appointed by TRDC.

We also sought and received TRDC's confirmation that the NDP policies, as drafted, were not *"likely to have significant environmental effects"*, thus ruling out the need for a Strategic Environmental Assessment (SEA) and a Habitats Regulation Assessment[2] (confirmation received August 2019). Further review was sought from statutory bodies (the Environment Agency, Historic England and Natural England). A further public consultation was undertaken following the Parish Council's formal submission of the Neighbourhood Plan to TRDC and this was carried out from 17 February to 30 March 2020. TRDC then arranged for an independent examination of the NDP which took place in summer 2020. The Independent Examiner concluded that the Plan should proceed to referendum subject to recommended modifications. TRDC have accepted those modifications and updated the Plan accordingly.

What did we find when formulating the Chorleywood Neighbourhood Development Plan?

The results of the research and consultancy undertaken of the local area and its residents are included within the NDP, but in summary:

> *The Parish is well-positioned on the outskirts of London, with good transport links being placed near two airports, its own train station served by both London Underground and the Chiltern Main Line, and two junctions of the M25 one within and one very close to its border. The variety of housing and quality of schools coupled with the beautiful features of the Common, fields and farmland, both within and surrounding the Parish, make it a very desirable and sought-after place to live.*

[2] Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.

The Special Characteristics of Chorleywood:

The design and layout of Chorleywood can be neatly summarised into three characteristics, namely its: *rural character, certain assets of local significance and variety* (the **'Special Characteristics'**).

Any development, particularly major developments, must take these into account in a positive way and not rely on mitigations such as screen planting to ensure these are not detrimentally impacted in their design, scale and location choice within the Parish. Designs should reflect the local vernacular and structural landscaping could bring the countryside into the development, such as providing routes for footpaths and cycle ways. A design guide will be developed to guide further on this, but until such time as this is available, the Special Characteristics are as set out below and further described with in the NDP.

The Special Characteristics of Chorleywood are:

1. The 'rural character'

The Parish's key feature is its 'rural feel'. Sitting on the Hertfordshire-Buckinghamshire border, nestled between the Chilterns and the surrounding parishes of Chenies, Sarratt, Rickmansworth, and Croxley Green; however you enter or leave the Parish you cannot fail to appreciate the 'rural character' Chorleywood has. Whether travelling by road, railway or footpath, this 'rural character' is evident: the Common, the woods (Whitelands and Carpenters), farmland (Bullsland, Stubbs, Hall, Catlips and Hill Farm), hedgerows (Homefield Road, Quickley Lane and Shire Lane treelines) and fields (Clement Danes School playing fields, the fields between Chess Valley and the A404) all contribute to this. This 'rural character' is what makes Chorleywood distinct and provides environmental, leisure and aesthetic benefits to the Parish and its community.

Chorleywood still observes the tradition of Rogation Sunday, when residents take their children around Chorleywood Common to check on the boundaries. The procession is known as 'beating the bounds'. Chorleywood Common has five Commoners which all have the right of grazing and Estover.

2. Assets of local value

Chorleywood has a number of assets which are of 'local significance'. These assets are included for a variety of reasons, be they:

- Environmental;
- Historical;
- Architectural;
- Conservation Area;
- Cultural; or
- Listed value.

But they all contribute to the make-up of Chorleywood. These assets of local significance are listed under Annex C.

3. Variety

The variety within the Parish contributes to its character. This variety comes from the demands of the demographic that live in the Parish – from schools and housing, to retail and infrastructure.





What will the Chorleywood NDP do?

The NDP takes a policy-led approach to ensuring that any development within the Parish takes into account, enhances and maintains the **Special Characteristics of Chorleywood** to achieve sustainable growth. The NDP covers the period from 2020 – 2035.

These Special Characteristics are central to Chorleywood. The policies set out in this NDP seek to enhance and maintain these characteristics and to help manage change so that it:

- Complements and enhances the Parish's Special Characteristics, including its mix of building styles and uses, their setting alongside verges with mature trees, hedges, planting and their relationship with the roads, paths and surrounding countryside.
- Helps integrate the character in all parts of the Parish by extending these characteristics throughout.
- Ensures that the Parish is safe, accessible and attractive to all, including the young and very old. People should be able to walk around and access the central areas, local stores and other community facilities including the outdoor areas.
- Aims to maintain and improve social, economic and environmental sustainability by embedding them in all proposals.

The NDP does not seek to allocate or identify sites for development.

The Committee asked TRDC, as the local planning authority for the Parish, to organise a screening of the draft plan to assess whether Strategic Environmental and Habitats Regulations Assessments are needed. The screening was carried out by Place Services at Essex County Council. They agreed that no further action would be required. The document forms part of this plan and was considered by the three statutory consultees: the Environment Agency, Historic England and Natural England.

How the NDP will be applied:

For all applications:

- No single policy stands alone;
- All applications must take the Special Characteristics into account;
- Any development application should have regard to all relevant policies in the NDP and demonstrate compliance with them; and
- The cumulative effect of development proposals will be considered in the context of any resulting adverse impacts on social and physical infrastructure, the environment and residential amenity.

The Policies – an overview

The policies that form the NDP for Chorleywood are:

1. Development within Conservation Areas and other elements of the historic environment
2. Characteristics of development in the Parish (including Conservation Areas)
3. The efficient use of land
4. Housing to meet the needs of local people
5. The location and design of higher density developments including flats
6. Variety of hospitality and retail
7. Community facilities
8. Development affecting the Chilterns Area of Outstanding Natural Beauty (AONB)
9. Nature Conservation Sites
10. Transport
11. Community leisure facilities
12. Flood risk
13. Secured by Design
14. Street furniture and phone masts
15. Public rights of way
16. Assets of local value

The Policies – in detail

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

Background

There are four Conservation Areas in the Parish:

1. Chorleywood Common
2. Chorleywood Station Estate
3. Loudwater Estate
4. Outer Loudwater Estate

Each Conservation Area has a Conservation Area Appraisal Document which establishes the area, characteristics, and restrictions to which all planning applications falling within these areas have to comply, these are set out in Annex C1.

The Chorleywood Common Conservation Area is of both historic and architectural interest. The open rural nature of the Common and the integration of the built form surrounding the Common creates an area of architectural interest. The variation in character of the buildings located around the Common, ranging from 16th and 17th Century to 19th Century buildings demonstrates the growth of the area throughout history. The built form located along the fringes of the Common is considered to be subservient to the vast expanse of the Common, thus, maintaining the open and rural character of the Conservation Area. The open and rural integrity of the Common has been maintained by the informal drives and minimal front boundary treatments which generally consist of low brick walls, picket fencing or soft vegetation boundaries.

The Conservation Area is broken into five Character Zones A to E, and any application for development needs to take into account the characteristics of the relevant zone. Details of each zone can be found in *Annex C1 – The Chorleywood Common Conservation Appraisal Document*.

As Chorleywood Common lies on one the highest points in the Parish some parts are visible to areas of Chorleywood that are outside of the Conservation Area. These areas in turn are visible from parts of the Common.

Three Rivers District Council has applied an Article 4(2) Direction, which means that residents of the Chorleywood Common Conservation Area will have to apply for planning permission for certain alterations that were previously permitted development. This means that Planning Permission will be required to carry out any alterations to windows, chimneys, front boundary treatments and/or hardstanding (including those using permeable materials) to any property within the Chorleywood Common Conservation Area.

The Chorleywood Station Estate Conservation Area is an excellent example of late Victorian and Edwardian buildings which give the estate its unique character dominated by large detached houses and substantial rear gardens. The area is very hilly and undulating and topographical features of note include splendid views all around the area and particularly across to Chorleywood Common and the Station. Emphasis is on the fact that this was a planned estate on previously completely undeveloped land.

The Conservation Area is broken into six Character Zones, each one concentrating on a specific road, and any application for development needs to take into account the characteristics of the relevant zone. Details of each zone can be found in *Annex C1 – The Chorleywood Station Estate Conservation Area Appraisal Document.*

The Loudwater Estate Conservation Area is concentrated on the land that surrounds Loudwater House. By 1939 the House had been converted into flats, and approximately one half of the building plots defined around it had been sold off and developed with houses. The estate is characterised by a carefully laid out

arrangement of dwellings, most with Arts & Crafts features in a variety of styles, designs and materials but with each dwelling usually being set within generous plots with plentiful vegetation and landscaping, including mature trees. The area is well-wooded and undulating and is served by an informal network of narrow roads with grass verges.

Although a number of architects were responsible for the emergence of the Loudwater Estate, the McNamara family were undoubtedly the frontrunners. Ethel Clara McNamara was an architect and indeed one of the first women to be recognised as such in England in the 1920s, and it was her husband, Sidney Belkinga McNamara who was the builder. Gertrude Fransiska McNamara was Sidney's sister and probably the legal administrator, which would explain why she is often the witness signatory to Cameron Jeffs on deeds of Land & Estates Ltd. Gertrude Fransiska McNamara bought the house known as the Rose Garden from Cameron Jeffs in 1930.

The Conservation Area includes three regions, but they are all characterised by the existence of open boundary treatments, with some comprising mature hedging and open driveways. Despite this, some gates are present, and most are of a rural farm-like style, with wooden five-bar gates. Any application for development needs to take into account the characteristics of the relevant region and details can be found in *Annex C1 – Loudwater Estate Conservation Area Appraisal Document*.

The Outer Loudwater Conservation Area forms the attractive and distinctive setting for Loudwater Estate based on the well-wooded valley bordering the River Chess and incorporating low density residential development. The original settlement of large detached houses in spacious plots developed along the banks of the river, taking advantage of the 'breath taking' views across the valley. The area is a wooded, undulating part of the Chess Valley with narrow lanes and leafy tracks.

The Conservation Area includes eight sub-areas of individual character which include some distinctive pre- and post-war homes (a number of which are thatched) and other significant buildings. The area is characterised by pavement-free roadways, wide grass verges and maturely landscaped frontages which contribute to Loudwater's rural and individual character. Any application for development needs to take into account the characteristics of the relevant sub-area and details can be found in *Annex C1 – Loudwater Estate Conservation Area Appraisal Document*.

The Heronsgate Conservation Area, which immediately borders onto Chorleywood to the south and therefore could be impacted by development within the Parish, was founded in 1846 by the Chartist Cooperative Land Society. The society was launched by the National Charter Association in 1845 with the aim of resettling industrial workers from the cities on smallholdings, making them independent of factory employers and potentially qualifying them for the vote. The boundaries of the Conservation Area are, essentially, those of Heronsgate Farm, first mentioned as Herringsgate Farm in the 16th century, Heryngarste in the 17th century and Herring Gate in the 18th/19th century.

As Heronsgate borders so closely with Chorleywood, reference is made to it here as development within this area will impact the outlook from Chorleywood.

Policies

1.1 Development proposals in conservation areas should preserve or enhance the character or appearance of theconservation area and use materials that are appropriate as defined in the relevant conservation area appraisal document.

1.2 Development proposals in the Conservation Areas should seek to maintain local distinctiveness through the built environment, in terms of buildings and public spaces and take every available opportunity to enhance the relationships and linkages between the built and natural environment as outlined in the TRDC Appraisals for the Conservation Areas (as set out in Annex C1).

1.3 Development proposals which enhance a heritage asset will be supported where this is clearly and convincingly demonstrated by way of an assessment of the significance of the asset or its setting.

1.4 Permission will not be granted for development outside but near to a Conservation Area if it adversely affects the setting, character, appearance of or views in to or out of that Conservation Area.

1.5 The historic heritage within the Plan Area will also be conserved, and wherever possible, enhanced through positive action. The significance of designated heritage assets, including nationally-protected listed buildings and their settings, archaeological sites and conservation areas and their settings, as well as undesignated heritage assets (including locally listed buildings), will be recognised and they will be given the requisite level of protection.

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

Background

It is important to enhance and maintain the Special Characteristics of Chorleywood through any development, whether for residential or non-residential use. The design and the quality of materials used, whilst sympathetic to the present 'street scene', should also seek to enhance the Parish in line with its Special Characteristics. This will ensure that development is not detrimental to the overall character, appearance, and landscape setting of Chorleywood, whilst also being sustainable.

Design and quality of materials for sustainable development

Scale of development is contextually relevant to sustainable growth. This is especially significant in semi-rural locations such as the Parish where the ability to absorb larger development is more constrained than in more urban locations.

Planning policy and guidance recognises the principle of appropriate community facilities and infrastructure provision and encourages growth in a sustainable and sensitive manner. This requires comparative growth in community facilities, infrastructure and local employment opportunity.

In the context of semi-rural villages, this places a requirement upon planners and developers to utilise appropriate timelines for staged growth of interdependent development, namely, housing, school's capacity, employment, community facilities and infrastructure.

The NDP believes consideration of such stepped and progressive development in a semi-rural area is reasonable so as to ensure sustainable development.

Chorleywood has distinct rural characteristics and benefits considerably from the amenity provided by open landscapes and woodland. Chorleywood, with its varied gradients, is particularly known for its leafiness and rural feel that provides an inspiring setting for its residents.

Chorleywood is renowned for the exceptional quality of its natural, built and historic environment which is supported by a wide range of policy guidance and initiatives. The Parish includes AONB, the Metropolitan Green Belt and Common Land. There are numerous important wildlife habitats, sites and species, and many buildings, structures and settlements of architectural or historic interest. The Special Characteristics of Chorleywood are key to the area's 'sense of place', its local distinctiveness and the quality of life of residents and visitors. The value of these assets to the area is evident in providing a strong local identity, enhancing the overall quality of life and contributing to the area's economy.

Individual heritage assets, both designated and undesignated are set in a wider historic environment or landscape. It is vital that this wider resource is also conserved, enhanced and better revealed. Although this designation refers primarily to "natural beauty", that natural beauty is very closely tied to the historic value of the landscape. Those linkages include the landscape archaeology of the area, such as:

- field patterns and the ancient roadways;
- use of local materials for building;
- historic structures from historic hedges, arts and crafts cottages;
- setting of settlements; and
- the landscape itself which is as much a man-made construct as a natural one.

This Policy reflects the fact that there is a considerable inter-relationship between the built, natural and historic environment. These environmental elements are in some respects indivisible - what affects one part may well affect another. It follows from this that one of the key pressures facing the Parish is planning

positively to meet the objectively assessed need for growth, whilst safeguarding the sensitive built, natural and historic environment from the less positive aspects of development and simultaneously seeking enhancements where possible.

Trees and open spaces, both privately and publicly owned, are immensely important to the character of Chorleywood. While Chorleywood is both surrounded by and dotted with woods and open spaces, its green areas are nevertheless still under an increasing threat from a variety of factors, both environmental and man-made. Its leafy inheritance is no longer something that can be taken for granted. Protection of the green and leafy character of our Parish from inappropriate development is a high priority for the local community.

Some aspects of landscape quality, such as the tranquillity of an area, are difficult to define but important to protect as a key element of the character of the parish. The National Planning Practice Guidance ('NPPG') says that tranquil areas are those that are *"relatively undisturbed by noise from human sources that undermine the intrinsic character of the area".*

Lighting

Lighting can also have major impacts on landscape quality, particularly in areas of 'Dark Skies' where there currently is little artificial light pollution. NPPG provides that artificial light provides valuable benefits to society, including through extending opportunities for sport and recreation, and can be essential to a new development. Equally, artificial light is not always necessary, has the potential to become what is termed 'light pollution' or 'obtrusive light' and not all modern lighting is suitable in all locations. It can be a source of annoyance to people, harmful to wildlife and detract from the enjoyment of the night sky. For major developments, a Landscape and Visual Impact Assessment (LVIA) should include reference to tranquillity, lighting and Dark Skies.

Policies

2.1 All developments must demonstrate how they are in keeping with, and where possible enhance, the Special Characteristics of Chorleywood, based on a proportionate site and contextual analysis which includes details of the suitability of the site and its location for the development.

i) The location being a sustainable site for development, as defined elsewhere within this Plan, the Three Rivers Local Plan and the National Planning Policy Framework (NPPF).

2.2 All development should seek to make a positive contribution to the 'street scene' by way of frontage, building line, scale and design.

2.3 Development proposals should seek to maintain local distinctiveness through the built environment, in terms of buildings and public spaces, and enhance the relationships and linkages between the built and natural environment.

2.4 Developments must incorporate high quality landscape design and maximise opportunities for greening through planting of trees or hedging and other soft landscaping that contribute to the streetscape and character of the area.

2.5 Major applications shall submit a proportionate landscape strategy where necessary which will incorporate the following details:

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

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

Evidence

These policies incorporate key principles of the NPPF and underpin the approach that Chorleywood Parish Council will adopt for the consideration of planning applications for development in the Chorleywood Neighbourhood Plan Area. There are examples in the Parish of developments which are both in keeping and contrary to these principles. Some of these have been included below to demonstrate the importance of these policies.

This NDP seeks to guide future development in a positive way and on a sustainable, phased basis deterring which otherwise will be regarded by the Parish Council as being inappropriate for reasons of location, scale, design, layout and mix of housing type. Regard should be paid to the design aspirations for the Parish.

The contextual analysis of the site should consider how the development positively contributes to local character, including the landscape setting where appropriate. There is a need to manage new development within the Parish sensitively in recognition of its Special Characteristics.

Below *are examples where a new property might not be considered in keeping with the street scene in which it is located. In both cases due to design, materials and colouration.*





Policy 3 – The efficient use of land

Background

'**Brownfield**' land is an area of land or premises that has been previously developed. This term is derived from its opposite, undeveloped or 'greenfield' land.

Availability of 'clear' sites for development are rare in Chorleywood. As a result, there has been a move to increase the density of development, often by replacing a single house with multiple dwellings, be it flats or multiple houses. For example: Beulah House (Old Common Road), Homefield Road, Quickley Lane, Sunrise on Rickmansworth Road.

The use of brownfield land is preferred over the development of greenfield land. The approach to housing delivery in Chorleywood is based on the views expressed by its residents during the Neighbourhood Plan consultation process that a 'brownfield-first' strategy is the most appropriate before greenfield sites can be considered. Planning applications should account for: the increase in density of housing, the impact on the Special Characteristics of Chorleywood, the utility and amenity space that such development demands.

The restrictive approach under policy 3.3 reflects the direct and indirect value of gardens which contribute to local character, provide safe and secure amenity and play space, support biodiversity, help to reduce flood risk and mitigate the effects of climate change.

We will promote the most efficient use of Chorleywood's brownfield land and buildings while also seeking to improve the quality of our environment, protect the amenity of occupiers and neighbours and meet its other planning objectives. It is important that development delivers not only homes, but also employment space together with the services and facilities that are needed to maintain and create a healthy and sustainable Parish where nobody gets left behind and everyone has a chance to succeed.

Policies

3.1 Applications for development on brownfield land will be encouraged.

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

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

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

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

Evidence

Question 9 of the Community Plan questionnaire asked: If there are to be more homes provided in and around Chorleywood, where would you prefer them to be built? The responses were:

Brownfield: 97%
Infill land: 29%
Greenfield sites (meaning previously undeveloped as opposed to Green Belt) 7%
Within Chorleywood's Conservation Areas: 5%

Policy 4 - Housing to meet the needs of local people

Background

Over the period from 2001 - 2011 (Census years), there was an 18% increase in the population older than 60 years of age in Chorleywood, as compared to an increase of 5% in the overall population of the area. Population estimates indicate that the trend of the increase in population in the higher age segments has and will continue to increase in future years.

Over recent years there has been a trend of replacing smaller properties with significantly larger ones and, in particular, the replacement and conversion of bungalows suitable for elderly and disabled residents with larger multi-level residences.

To protect the retention of bungalows, the policy will both maintain the character of these areas and ensure that the stock of dwellings for older and disabled persons is maintained. The current list of roads that have been identified to meet this criteria are:

- Wyatts Close
- Brierly Field
- Greenbury Close
- Whitelands Avenue, beyond Carpenters Wood Drive
- Bullsland Gardens
- Bullsland Lane
- Rendlesham Way
- Furze View
- Clements Road
- Quickley Lane
- Orchard Close

From the Questionnaire, there was a clear desire for more small / affordable homes and, to a lesser extent, homes for the elderly.

Under CP12 of the Local Plan Core Strategy *"In seeking a high standard of design, the Council will expect all development proposals to:*

a) Have regard to the local context and conserve or enhance the character, amenities and quality of an area

b) Conserve and enhance natural and heritage assets

c) Protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space

d) *Make efficient use of land whilst respecting the distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials*".

It is noted that CP12 limits the scope to develop flats in the Parish (particularly a) and d)). Furthermore, only 11% of respondents to the Questionnaire stated that flats were a suitable type of new property. Please see Policy 5 of the NDP for further guidance on flatted developments.

In order to address particular identified needs, the large majority of these must be suitable for older persons and first-time buyers. Principally these should be a mix of one-, two- and three-bed units, ensuring that schemes cannot provide just a single unit size – this prevents the development of, for example, a solely three-bed scheme. Developments should either be built specifically to address the needs of older persons or to Lifetime Homes standards or M4(2) and M4(3) standards whereby they are capable of being adapted for older persons' needs.

It is important to be clear that, in seeking homes that are appropriate for older persons' needs, this does not mean that they must only be appropriate for the needs of older people. They can be designed such that they provide housing to address the needs of all types of people, old and young, but they must be capable of serving the needs of older people if such people choose to live in them.

Policies

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

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

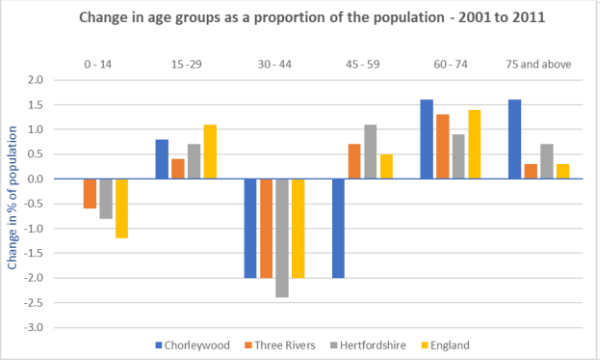
4.3 Sites of 10 or more dwellings should include dwellings suitable for elderly / disabled persons or smaller dwellings suitable for first time buyers / downsizers.

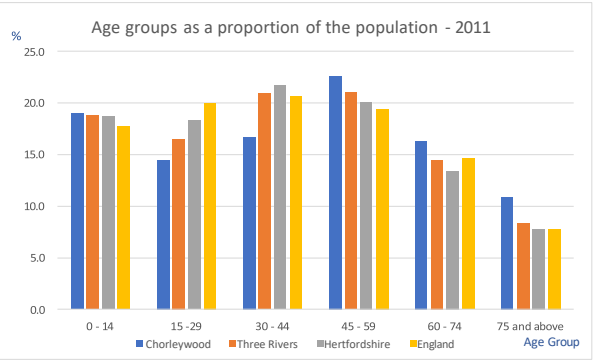
4.4 Sites for 50 or more dwellings must include at least 40% of dwellings suitable for elderly / disabled persons and smaller dwellings suitable for first time buyers / downsizers.

Evidence

Age Distribution of Population

Over the period from 2001 to 2011, the age distribution of the area has significantly changed with a reduction in the middle aged cohorts whilst the higher age cohorts have increased as a proportion of the overall population. Whilst this is a similar pattern to that seen in the district, county and country as a whole, the change is significantly more marked in Chorleywood than generally. As a result of this, Chorleywood has a higher proportion of residents in the older age cohorts than other areas. This is most noticeable in the over 75 age group.

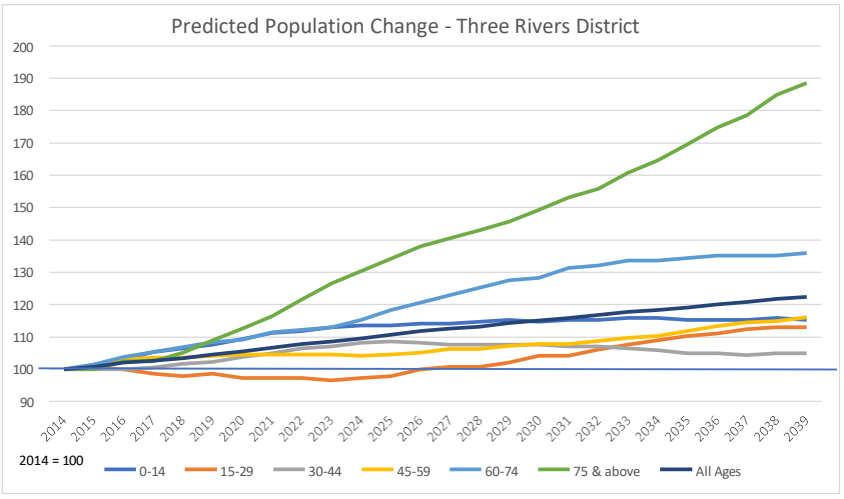




Source: ONS Census Data 2001 and 2011

It is forecast that this increase in the older age cohorts will continue over future years.

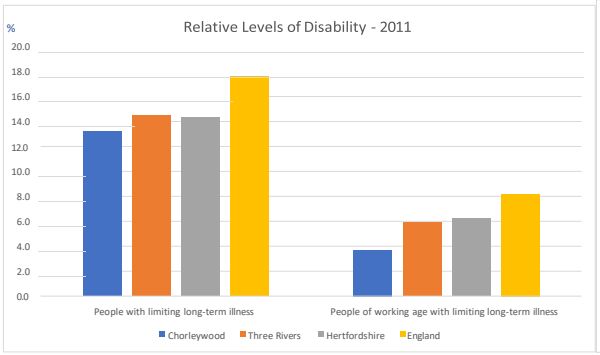
Source:

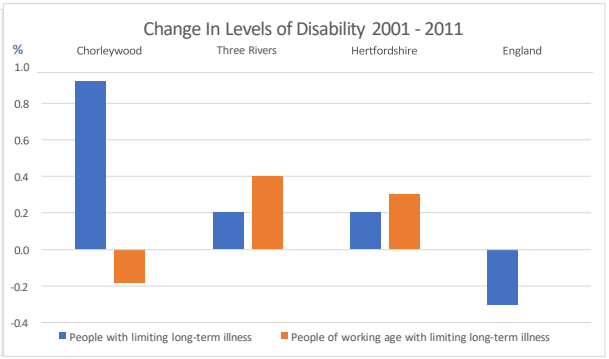


ONS Population Forecast, 2014 Base

Disability / Long Term Illness

Whilst the proportion of the population of Chorleywood that reported having a limiting long-term illness is lower than the general average of the district, county and country, it is noticeable that this proportion in Chorleywood has increased at a far faster rate between 2001 and 2011 than in other areas.



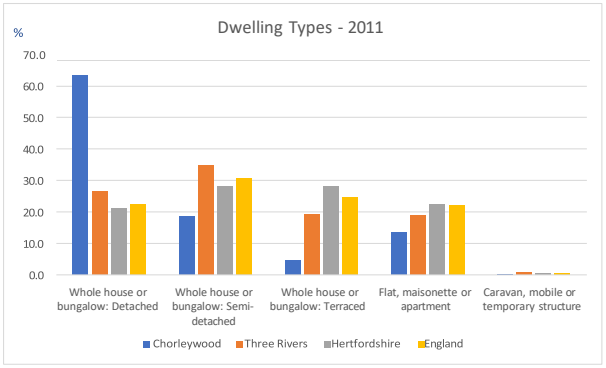


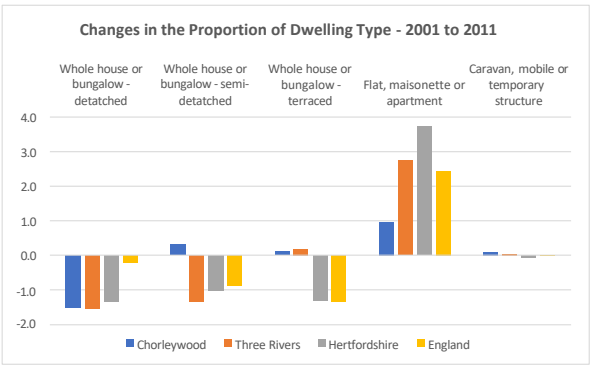
Source: ONS Census Data 2001 and 2011

If this trend continues, it is to be expected that Chorleywood will need more accommodation suitable to those with disability than other areas.

Housing Stock

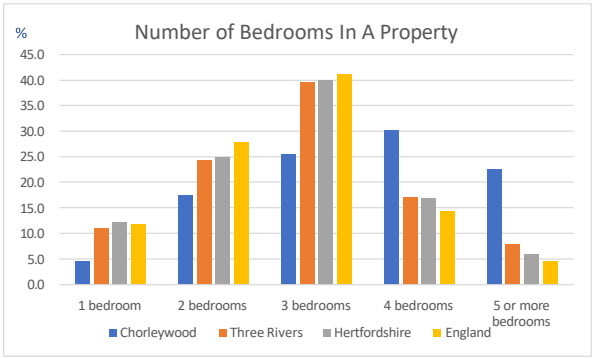
Chorleywood has a significantly higher proportion of detached houses than the district, county or country, and whilst the trend in the changes in housing stock (based upon the change from 2001 to 2011) shows a reduction in the number of detached houses and an increase in flats, it is noticeable that the growth in the proportion of flats and similar properties is lower than other areas.





Source: ONS Census Data 2001 and 2011

Property in Chorleywood has a significantly higher proportion of 4 and 5 bedroom properties than the national average. This reduces the potential for first time buyers to enter the market in the locality, and for residents to downsize whilst remaining in the area.



Source: ONS Census Data 2011

Planning Applications affecting stock of bungalows

An analysis of all approved planning applications for the five years covering 2013 to 2017 inclusive, shows that more than ten times as many bungalows have been lost over the period than have been created.

	2013	2014	2015	2016	2017	Total
Increases in Stock	-	-	2	-	-	2
Reductions in Stock	2	2	9	4	4	21
Net Change in Stock	-2	-2	-7	-4	-4	-19

Source: Analysis of planning applications by year of Validation from TRDC Planning Portal

Extracts from the Questionnaire relevant to Policy

- Question 7 of the Community Plan questionnaire asked: If there are to be more homes provided in Chorleywood, which types would you like to see? The responses were:
    - Smaller/Affordable Homes: 59%
    - Age Restricted/Homes for the Elderly: 44%
    - Bungalows 28%

- Question 8 of the Community Plan questionnaire asked: In your opinion, is there sufficient choice of living accommodation for the elderly within Chorleywood? The responses were:
    - Yes 16%
    - No 31%

Government support for the provision of bungalows for the elderly

On several occasions, the government and Parliamentary committees have made clear their understanding of the need for bungalows for the elderly, including Brandon Lewis speaking as Housing Minister in March 2015, who said:

> *"As we get older our housing needs change – I want to be sure that anyone in that situation has a range of options to choose from. I want to see councils doing more and thinking about building more bungalows and other types of homes to meet the needs of their older residents, so if someone does choose to move the properties are there for them to choose from."*

According to the Communities and Local Government Committee in a report issued in February 2018:

> *"Bungalows are popular among older people but are in short supply. Central Bedfordshire Council's survey of the housing needs of older people (600 short and 80 in-depth surveys) found that 61% of respondents wanted to move to a bungalow.*
>
> *The Council said: 'There was a strong preference for bungalows with all other options trailing some way behind. This is not surprising as people are seeking to overcome the perceived disadvantages of their current home (difficulty managing stairs, costs associated with over-occupation) whilst retaining the advantages that caused them to choose that type of housing in the first place (personal space, privacy and control).'*
>
> *This preference was shared by the contributors to our forum, many of whom wanted to move to a bungalow but found them either to be too expensive or not available in their area."*

Images below, left to right: Hurstleigh Residential Homes for the elderly and the retirement bungalows at Bullsland Gardens.





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

Background

Flatted developments

There is shortage of housing across the country and this is felt acutely in the south-east, especially desirable commuter areas such as Chorleywood. Significant areas of the Parish are Green Belt, protected Common or Conservation Areas where development is either barred or restricted: this puts greater pressure to deliver new housing on the small unprotected areas where development is more acceptable. If sufficient development isn't provided in those areas, it creates greater pressure, and makes it more likely that the 'protected' areas will be sacrificed.

Responses to the Questionnaire supported development of Brownfield land but reported that development of Conservation Areas should be avoided, and development of Green Belt should be prohibited.

Further, the Questionnaire responses in fact recorded a low demand for flats as compared to other forms of housing (11%). However that possibly reflects the fact most Chorleywood respondents will already reside in houses given the majority of dwellings in the Parish are houses, and therefore their desire/aspiration to remain in a house rather than a flat.

However, flats clearly provide the most 'efficient' use of developed land and would help satisfy the demand for housing for those moving into the Parish.

The concentration of housing units can cause issues with parking and traffic flows. Preferably they should therefore be close to public transport interchanges, and areas that meet other sustainability criteria such as proximity to bus stops, open space and play facilities, taking into account the impact of taller buildings on landscape and street scene. This is further supported by the evidence below supporting the protection of the Special Characteristics, Conservation Areas and local topography.

Flatted developments are often seen along main arterial routes where heavy traffic flows have made housing for family homes less desirable. Such sites are often suited for redevelopment as 'flats', particularly where they are large plots allowing the development to remain set-back from the road. There are a number of examples of these forms of development along the Chorleywood/Rickmansworth Road (A404). The change to electric and self-drive vehicles is likely to improve the environment around busy roads in the future.

Affordable housing for rent and intermediate affordable housing

The pressure on housing detailed above under Flatted Developments is obviously more acute for those requiring State assistance to meet their housing needs. However, there is also a need to support those working for the State in 'key' services necessary to the Community but often remunerated at a level which makes purchasing or renting in areas such as Chorleywood unviable.

Commuted payments in lieu of affordable housing for rent and intermediate affordable housing will be prioritised towards funding such housing for essential local workers that contribute to the Parish.

The term '*sustainable'* should be considered to be aligned to the definition of sustainable development provided in the National Planning Policy Framework. Section 2 - Achieving Sustainable Development. In particular, in relation to this policy, it requires that development of flatted and higher density developments take account of the existing historic, built and natural environment and be sited in locations that support a low carbon economy such that local facilities are easily and safely accessible by public transport, cycling and walking.

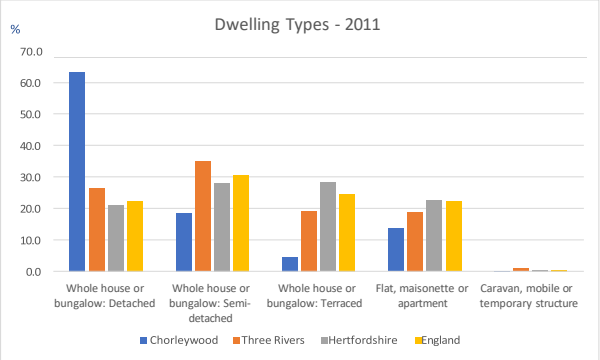
Policies

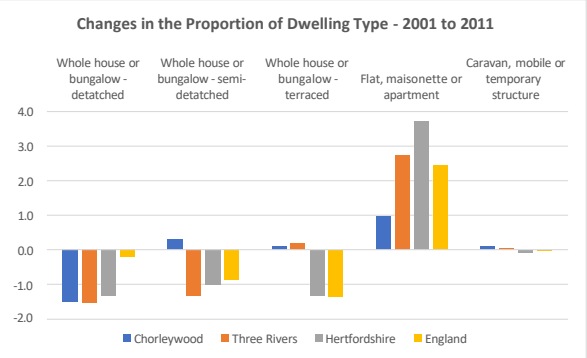
5.1 Higher density developments are encouraged in locations close to public transport and other locations which are sustainable.

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

Evidence

Chorleywood has a significantly higher proportion of detached houses than the district, county or nationally, and whilst the trend in the changes in housing stock (based upon the change from 2001 to 2011) is a reduction in the number of detached houses and an increase in flats, it is noticeable that the growth in the proportion of flats and similar properties is lower than other areas.





Source: ONS Census Data 2001 and 2011

Policy 6 – Variety of hospitality and retail

Background

The main hospitality and retail area in the Parish is the 'high street' made up of Lower Road and Main Parade. There are also further clusters of consumer units in the Swillett and on the A404 as you enter the Parish from Rickmansworth. Public houses are also located around the Parish, such as on the Common.

The range of retail outlets in Chorleywood is relatively small, the majority are public houses followed by coffee shops and charity shops in close second and third respectively. The Questionnaire demonstrated a demand for a greater variety of shops.

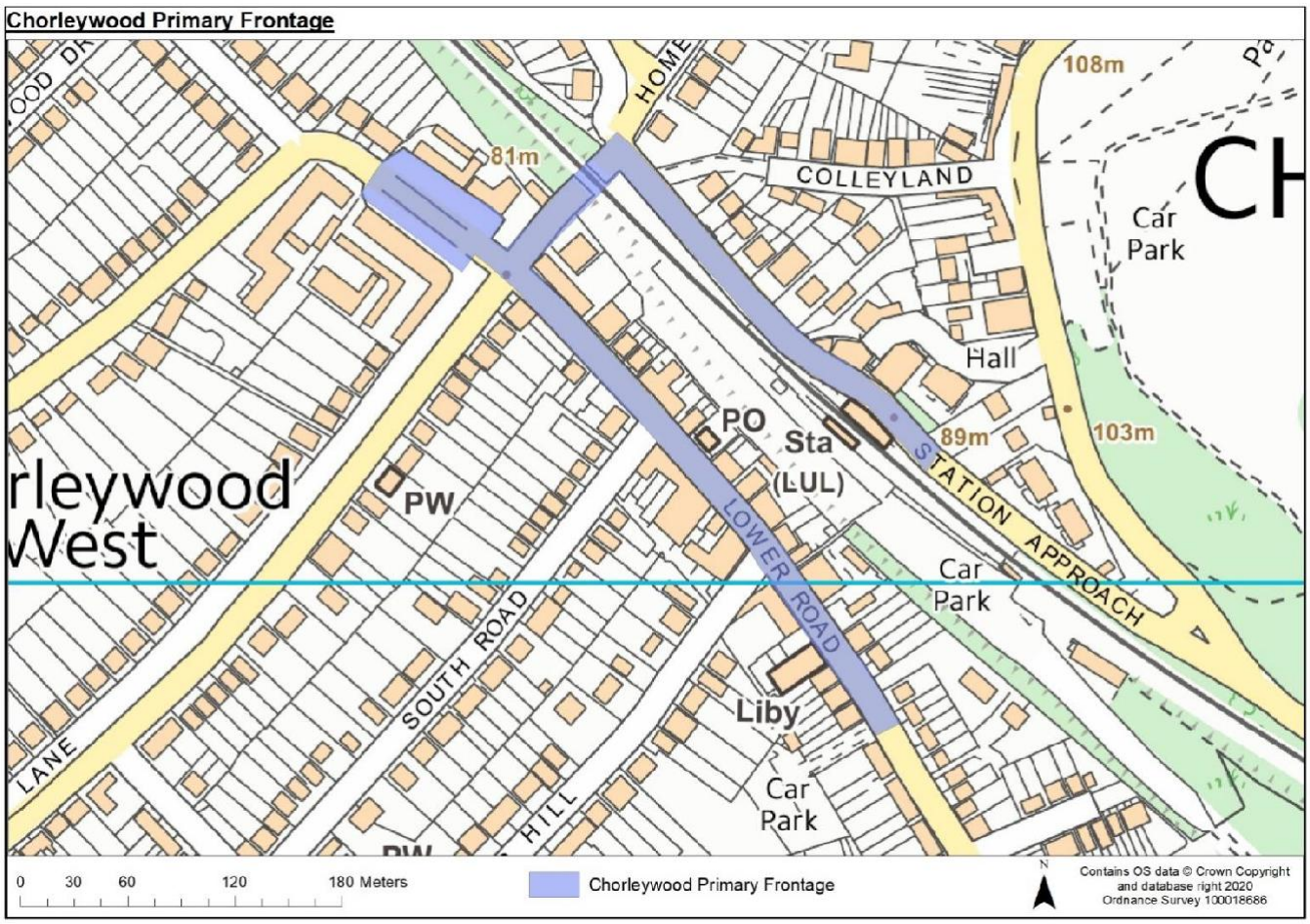
Demand is not out-stripping supply; the existing shops are seeing a downturn in footfall and it is questionable whether the variety of shops and their location serves the demographic of the community, for example there is no convenience store in the Swillett. It is hoped that a greater variety of retail outlets would attract more visitors and dissuade residents from venturing outside the community for their shopping trip or social occasion.

Policy

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

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

Map A: Chorleywood Primary Frontage



Evidence

Question 11 of the Community Plan questionnaire asked: Which, if any, of the following would you like to see more of in Chorleywood?

59% responded 'A greater variety of shops' and 27% responded 'Pubs/restaurants'

A request for feedback was delivered to 75 organisations (including shops, public houses, churches and schools) in the Parish in December 2017/January 2018. No responses were received.

Images below, left to right: The Stag public house in the Swillet, and shops on New Parade.





Policy 7 – Community Facilities

Background

- Chorleywood has a population demographic where the older and younger age groups are increasing as a proportion of the population.
- Facilities for both young and older members of the community should be considered.

Objective

- To provide all age demographics with community facilities.

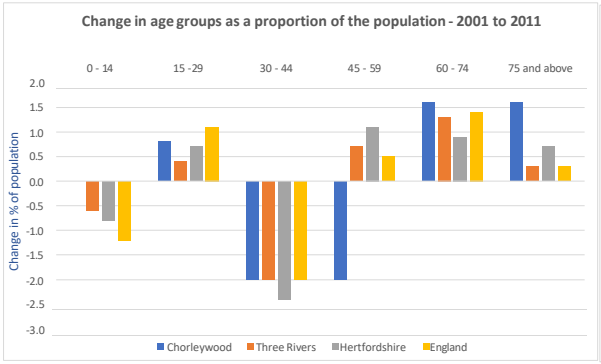
Policy

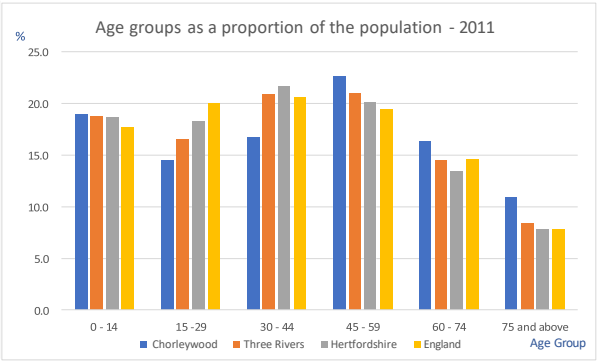
7.1 *In the case of any development or redevelopment that would result in the loss of a community facility, the developer must ensure that the community facility or service provided is relocated within the development itself or to another suitable location or in a way which is convenient to the local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

Evidence

Age Distribution of Population

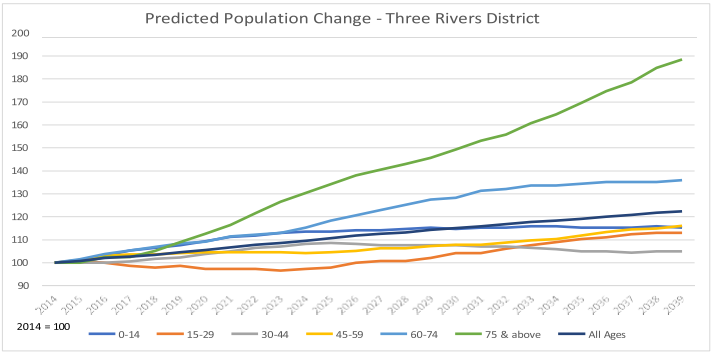
Over the period from 2001 to 2011, the age distribution of the area has significantly changed with a reduction in the middle age cohorts offset by increases in the older and younger cohorts, particularly noticeable in the older cohorts.





Source: ONS Census Data 2001 and 2011

This trend is forecast to continue through to 2035 with the greatest increases forecast in the 0 to 14 year and 60 and above cohorts.



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

Background

The Parish is situated on the boundary of the Chilterns AONB. Although Chorleywood House Estate is within the AONB, there is an anomaly whereby Chorleywood Common is currently outside but treated as if it was inside the protected area. This is because Chorleywood Common is of high conservation value.

The Common is one of the most important wildlife sites in Hertfordshire, combining acid heathland, neutral grassland and chalk meadow all on one site, together with a series of ponds supporting rare plants and endangered amphibians. The Parish Council has successfully placed parts of the Common under the Natural England Higher Level Stewardship programme and is managing the ponds and unimproved grassland to enhance their biodiversity and conservation value. The local wildlife and landscape, accessible by footpaths, is considered to be a valuable resource and key to underpinning further development of tourism in the area. It would be desirable for the Common, together with surrounding land that affects its setting, to be managed within the Chilterns AONB, of which it is widely considered to be a part.

Like National Parks, AONBs are recognised as landscapes of exceptional beauty, which have been shaped by nature and the communities living in them. The Chilterns AONB Management Plan 2014-2019 provides information on the landscape character of the Area of Outstanding Natural Beauty.

Any development in the Neighbourhood Plan Area that lies adjacent to the Chilterns AONB shall be in accordance with the policies of the NDP, and compatible with the Chilterns Conservation Board's fundamental rules, and to ensure that the purposes of a proposed AONB designation are achieved. These purposes are set out in the Environment Act 1995 and the Countryside and Rights of Way Act 2000 and they are to:

- Conserve and enhance the natural beauty, wildlife and cultural heritage of the AONB.
- Promote opportunities for the understanding and enjoyment of the AONB's special qualities by the public.
- Seek to foster the economic and social well-being of local communities within the AONB.

Development should also have regard to emerging Chilterns Area of Outstanding Natural Beauty planning documents and strategies in the event of acceptance of parts of Chorleywood into the AONB. It is the duty of the Chilterns Conservation Board in the exercise of their functions to have regard for:

- The purpose of conserving and enhancing the natural beauty of the AONB.
- The purpose of increasing understanding and enjoyment by the public of the special qualities of the Area of Outstanding Natural Beauty.

Policy

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

Reasoned Justification

Please see Annex E.

Policy 9 - Nature Conservation Sites

Background

Hertfordshire has a 50-Year Vision for identifying key biodiversity areas in Three Rivers. Biodiversity is a key element of the Green Infrastructure which includes networks of green spaces, wildlife habitats, woodlands, green corridors and open countryside. TRDC Core Strategy Objective 9 is to conserve and improve the countryside and the diversity of wildlife and habitats.

Chorleywood Common, as the community's prime natural asset, is already designated as a Local Nature Reserve. The Common is also a designated Conservation Area and is under Natural England's Higher-Level Stewardship management programme and is subject to a Greenspace Action Plan (GAP).

The Hertfordshire Biodiversity Plan highlights the importance of linked habitats in allowing species to adapt and respond to changing circumstances. Development must not result in fragmentation or isolation of wildlife habitats and should seek opportunities for habitat connectivity with the wider landscape.

Objective

To ensure that the natural heritage within the Plan Area be conserved through positive action.

Policies

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

Community Aspirations

There is an ambition to actively seek the designation of two new Local Nature Reserves (LNR) to conserve wildlife habitat at Waring's Field and Grove Wood. Local authorities can create LNR by making a declaration if the land is under their control. A formal application is then made to Natural England. It would be the intention to propose that LNR applications for each site be submitted by TRDC.

https://www.gov.uk/guidance/create-and-manage-local-nature-reserves

Waring's Field, an area of woodland and grassland situated between Furze View, Stag Lane and Copman's Wick Allotments, has remained undisturbed for a very long time; the field outline is clearly discernible on Ordnance Survey maps dating back to 1864. The land supports mature oak trees estimated to be at least 150 years old and it preserves important wildlife habitat for mammals, birds and reptiles, such as badgers, bats, red kites and slow worms, which are protected species under the Wildlife & Countryside Act 1981. Waring's Field has already been declared a Local Wildlife Site by TRDC.

Waring's Field is also currently designated by TRDC as Open Space, but it would be the intention of the Chorleywood NDP to seek further protection by applying for its formal designation as a Local Nature Reserve. The adjoining paddock is currently designated as Open Space. This land, which is crossed by a public footpath, also provides an important wildlife corridor from the wider countryside into Waring's Field and

further on into Chorleywood itself and so should remain as Open Space. Legally protected species use areas far beyond the boundary of the site and this may need to be taken into consideration.

Grove Wood, situated in the middle of Grovewood Close, is a remnant of ancient woodland owned by Chorleywood Parish Council. Grove Wood closely resembles a woodland nature reserve that is much enjoyed by the community and is subject to a management plan by the Parish Council. As the ancient woodland is of high ecological importance it should be given enhanced protection. The Parish Council would also propose to have Grove Wood formally designated as a Local Nature Reserve.

Image below: aerial shot of Waring's Field.



Evidence

Please see Annex F.

Policy 10 – Transport

Background

- Transport to our neighbouring towns of Rickmansworth and Little Chalfont relies heavily on railway or motor vehicle, be it bus or car.
- Travel to these neighbouring towns is a daily ritual for many, be it to go to school, work, shopping or social reasons.
- The southbound railway connection between Chorleywood and Rickmansworth, particularly during 'peak' times is heavily subscribed.
- The A404 running between Rickmansworth and Little Chalfont slows to a crawling pace during 'peak' times, and regularly slows on the weekend.
- Parking in Chorleywood is difficult, particularly around the parade of shops, and discourages vital foot-fall to our shops.
- Obesity is on the increase; our health and the encouragement to exercise is important to reduce health issues.

Whilst the Highways Authority is responsible for detailed design requirements of transport routes, it is expected that in considering safe routes under this policy, best practice is incorporated into designs such that:

- Safe pedestrian routes are those which separate pedestrians from vehicular traffic through the use of pavements, footpaths or pedestrian routes with clear separation, e.g. pathways along verges.
- Safe cycle routes are those which either:
    - provide routes that are separated from traffic; or
    - provide routes that are wide enough to accommodate both cyclists and vehicles simultaneously, i.e. when cars and cycles are passing each other.

Objective

- To provide the option of travelling to neighbouring villages by bike and ensure public transport is available, encouraging a good transport network.
- To encourage residents from neighbouring towns, and beyond, to visit us.
- To reduce congestion on our roads and trains and encourage exercise.
- To reduce carbon emissions by using 'green' and sustainable transport such as cycling or walking.

Community Aspirations

In compiling the NDP, the following aspiration has been identified: the development of a cycle path connecting Chorleywood with a) Little Chalfont and b) Rickmansworth, would be fully supported, subject to legal restrictions.

Image below: Station Approach



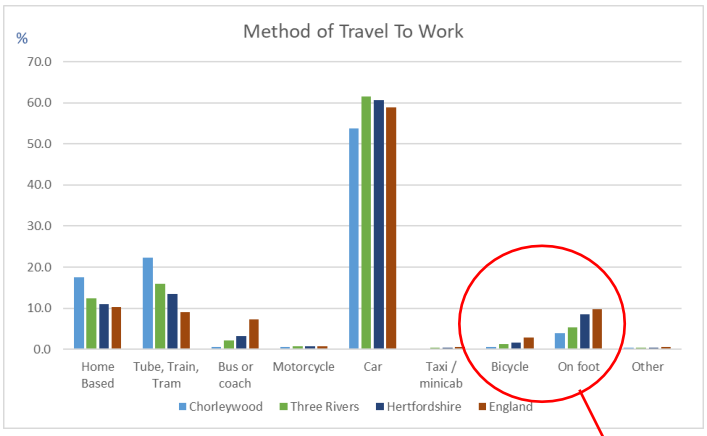
Policies

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

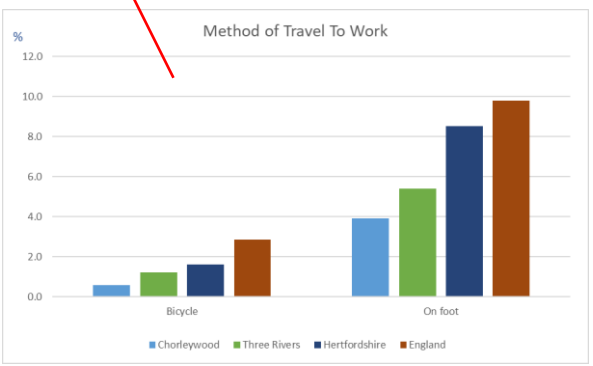
10.2 All planning applications for developments of 10 or more dwellings must include a proportionate statement as to how the development will incorporate cabling and electric charging points to cater for current and future electric vehicle usage.

Evidence

According to the most recent Census evidence (2011), over 50% of people in Chorleywood travel to work by car whilst the number of people who travel to work either by bicycle or on foot are significantly lower than either the surrounding district, the county or the country as a whole.



Source: ONS Census Data 2011



HSE Guidance: Separating pedestrians and vehicles

> *"… you should provide separate routes or pavements for pedestrians to keep them away from vehicles. The most effective way to do this is to separate pedestrian from vehicle activity, by making routes entirely separate. Where possible, pedestrian traffic routes should represent the paths people would naturally follow (often known as 'desire lines'), to encourage people to stay on them."*

Policy 11 - Community leisure facilities

Background

The Parish has a number of public recreational areas such as the open spaces including the Common, Chorleywood House Estate (including tennis courts and wood carvings), the Swillett recreational area, and allotments. Chorleywood is also host to privately-run exercise classes and team sports held at the Council-owned Halls, Chorleywood House Estate, on the Common and in other privately-run facilities such as at the local schools. Further, outdoor pursuits such as horse-riding and rambling are popular in the Parish given the number of designated horse tracks and footpaths it has available. These serve both the residents of Chorleywood but also those from neighbouring Parishes and beyond.

Local Green Space

This Plan seeks to retain existing playing fields, recreational open space, allotments and children's play areas in the community. Any public open space to be provided as part of the site-specific policies in this plan shall be considered for designation as Local Green Space in a review of this plan if it meets the criteria in the National Planning Policy Framework (NPPF).

Reasoned Justification

Existing Local Green Space is a recognised essential requirement for the health and well-being of residents and its preservation is an important social benefit. This policy seeks to assist the management of development applications that may impact on Local Green Space.

Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.

(Ref: www.gov.uk. Open Space, Sports and Recreation Facilities, Public Rights of Way and Local Green Spaces Paragraph 10, 37-009-20140306)**.**

Other leisure facilities in the Parish

Equestrian Facilities and activities are well-established in the Plan Area. Horse riding is very much part of the 'street scene' in the Parish as well as on designated bridleways. Otherwise the range of leisure facilities available to the public is limited and there is no public swimming pool within the Parish boundary.

Policies

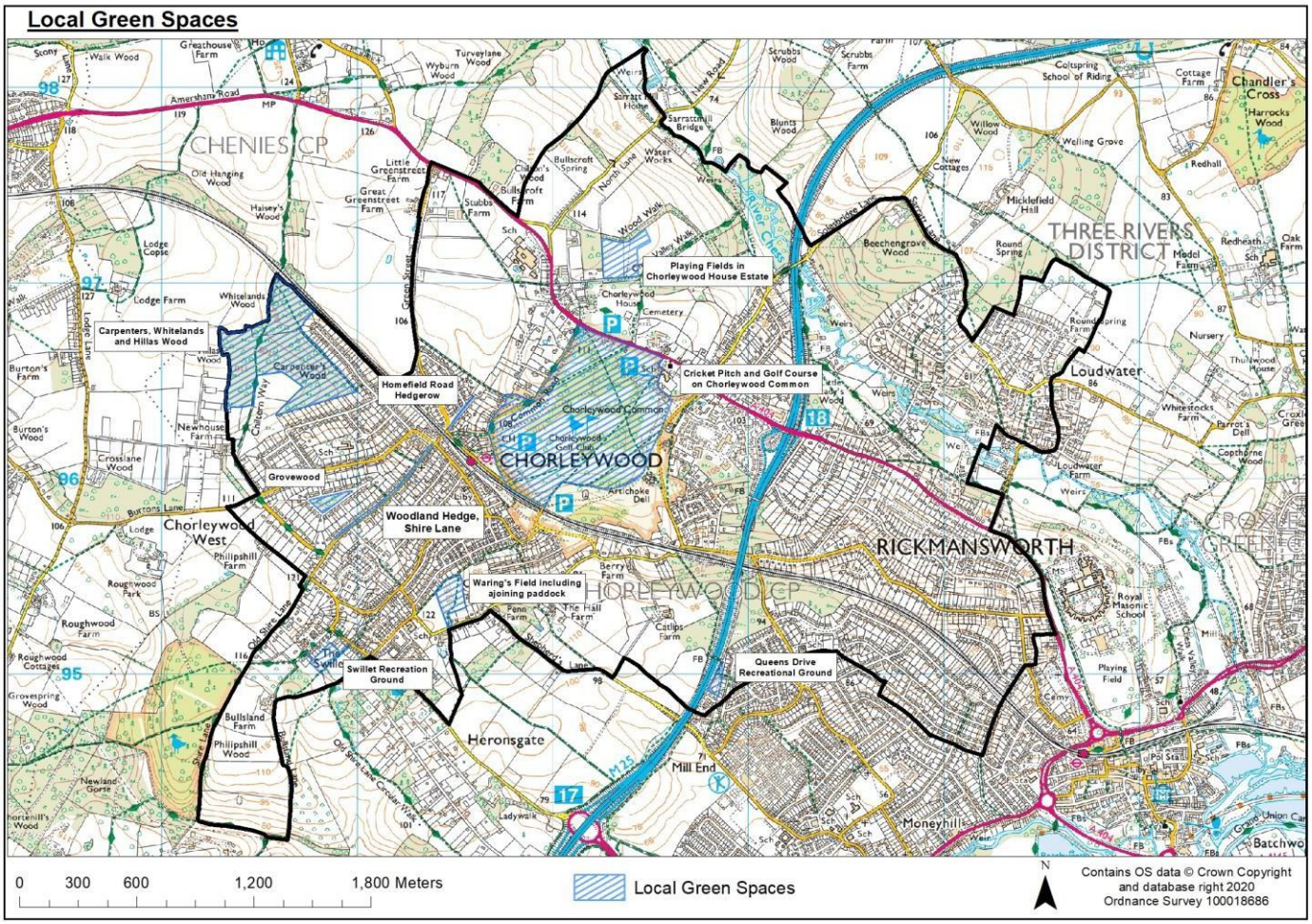
11.1 Subject to the provisions of the NPPF, the following land as identified in Map B and Annex G will be designated as 'Local Green Space' due to its mixture of community, recreational, historic or environmental value:

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

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

11.2 Otherwise acceptable new public leisure facilities will be supported.

Map B: Composite map of Local Green Spaces



Individual maps of the Local Green Spaces are in Annex G.

Evidence

Images below, clockwise from top left: Swillet Allotments, Chorleywood Youth Football Club, active shot on Chorleywood cricket pitch and the dog show at Chorleywood Village Day.

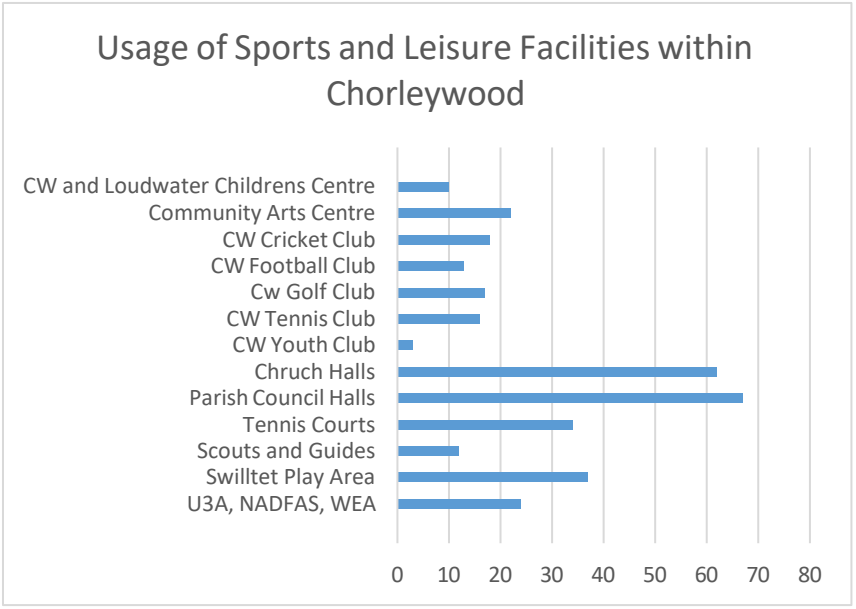




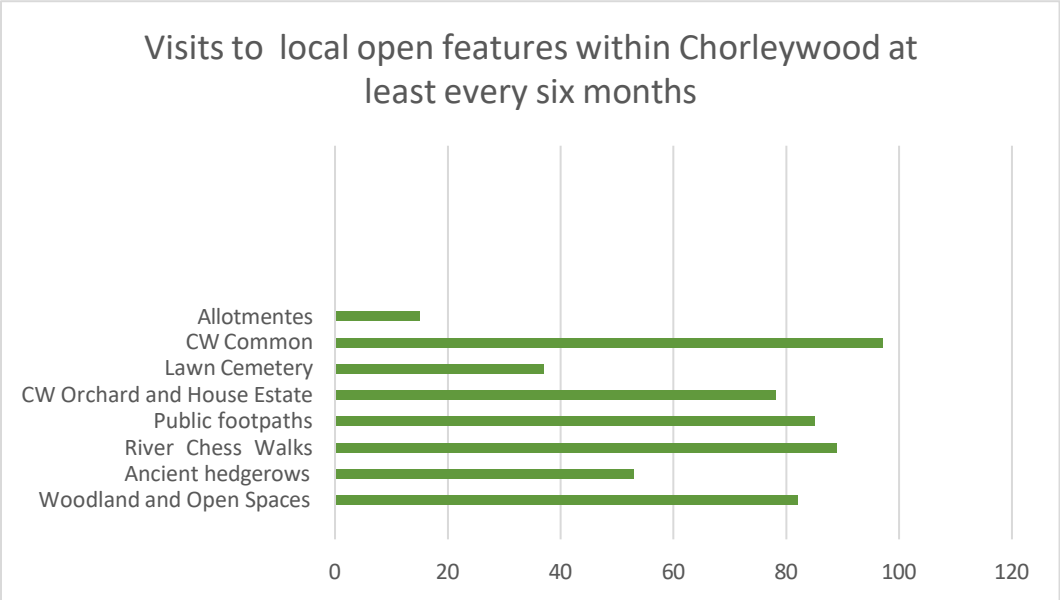




The Community Plan Questionnaire asked: *How often, if ever do you use these facilities in Chorleywood?* The chart below summarises the responses, which shows a vibrant community with good sports and leisure clubs.



Evidence from the Community plan demonstrates that the local open space features within Chorleywood are widely used and greatly appreciated. The chart below shows the regularity of 'visits' to the local open features listed.



Policy 12 - Flood risk

Background

A national map has been produced to aid developers in understanding which areas of the country are at risk from flooding. The risks are classified as two types: Risk from Surface Water, and Risk from Rivers and the Sea. More information can be found here: https://flood-warning-information.service.gov.uk.

The lead Local Flood Authority for the Parish is Hertfordshire County Council.

The flood warning map shows that due to the topography of Chorleywood, the main risk is from Surface Water. However, flooding is difficult to predict as rainfall location and volume cannot easily be forecast. A number of areas across the Parish are shown to be at 'high risk' and developers should include in their plans how they intend to minimise the risk of ingress of water into properties e.g. pervious hard standing.

During the early 1990s the Chorleywood was twice affected by serious flooding, primarily along Lower Road and Chorleywood Bottom. As a result, Chorleywood Parish Council carried out remedial work to minimise water 'run off' from the Common, which is higher than the parts of the Chorleywood nearby. Thames Water also carried out significant improvements to the rainwater drainage system in that part of the Chorleywood, including installing a large tank under the lowest part of the Common where excess water could be collected.

Policy

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

Evidence

Image below: view from Commongate Road down to Clements Road. Beneath grass triangle there is giant soak-away which is an integral part of the flood alleviation scheme.



Policy 13 – Secured by design

Background

'Secured by design' (SBD) is an official Police initiative to assist property developers and private individuals to design and build with crime prevention as a high priority from an early planning stage. Help is given to those making a planning application via consultations with Architectural Liaison Officers and Crime Prevention Design Advisors to ensure SBD principles are built into their design.

SBD awards are given to developers when projects are built to guidelines set by the police. Security advice is given for the following: houses, hospitals, schools, youth hostels, rail stations, sport facilities and commercial properties.

Further detail of the Hertfordshire Constabulary's SBD initiative can be found here: https://www.securedbydesign.com/about-us/news/hertfordshire-constabulary-have-clearly-recognised-the-value-of-having-more-staff-trained-to-prevent-crime-and-anti-social-behaviour

Policy

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

Evidence

Question 13 of the Community Plan questionnaire asked: Which, if any, of the following issues concern you most about living in Chorleywood?

43% answered Burglary and Bogus callers / scams was 35%.

Whilst Chorleywood has a relatively low crime rate, the relatively aging population and proximity to the M25 makes it vulnerable to burglaries committed by persons outside the Parish, hence ensuring properties have high levels of protection helps prevent attempted burglaries and ultimately acts as a deterrent.

Policy 14 – Street furniture and phone masts

Background

The volume, design and location of street furniture impacts on the overall character of Chorleywood. Street signs, phone masts and other street furniture come in a variety of designs; there is ample opportunity to choose a design and materials that are sympathetic to the designated setting.

Further, proliferation of phone masts across the country has already led to Councils taking action to reduce the number of masts and their accompanying cabinets by asking the various service providers to share equipment where possible and in places, such as Epping Forest, disguising the masts as trees.

Policies

14.1 Applications which include the need for additional street furniture, including phone masts in conservation areas, must demonstrate that the possibility of 'sharing' with existing provision has been exhausted.

14.2 Street furniture and signage must be of a design and materials that respects and enhances the 'rural character' of the Parish and its local street scene.

14.3 Restraint should be shown in the excessive use of signage and duplication should be avoided.

14.4 The siting of phone masts and antennae should be as unobtrusive as possible and, if necessary, camouflaged to blend in with the natural surroundings.

14.5 In cases where "prior approval" applications and permitted development rights that rest with the Highway Authority and statutory undertakers are concerned, where planning permission is required it is required that equipment is sited in places that will not harm the appearance and character of the surroundings and that it is suitably landscaped.

Note: the reference to 'street furniture' in this policy does not include traffic signage and other highway-related street furniture under the control of the Highways Authority.

Evidence

There are examples in the Parish of street furniture which are both in keeping and contrary to these policies. Some of these have been included below to demonstrate the importance of these policies.

In the case below, multiple cupboards should be merged into a single unit if at all possible and the siting of the mast could possibly have been better considered to better merge into surroundings.

Images below: both Station Approach.





Images below: power unit next to Shepherds Bridge does not fit in well with the 'rural character' of the area. A different design and/or materials could have resulted in less impact on the scene.



Image below: telecommunications street cabinet in Chorleywood Bottom. The colour allows the unit to fit well within the hedge.



Policy 15 - Public rights of way

Background

The NDP has an objective of maintaining and improving the connectivity of the footpath network within the Plan Area for the benefit of residents and visitors alike.

Public Rights of Way are an established means of providing access to the countryside. Major footpaths in the Parish form part of the Chess Valley Walk, the Chiltern Way and link to the Colne Valley Way. Local footpaths have historically evolved and are considered an intrinsic part of the area's rural characteristics. This policy seeks to preserve such characteristics, as well as the amenity value of the public access that the footpaths provide to the community both within the Chorleywood and surrounding landscape.

Note: The responsibility for defining, recording, maintaining and protecting public rights of way remains the duty of the local Highway Authority (HCC).

Policies

15.1 Within the Plan Area, existing public rights of way and means of public access provide a high level of amenity value and will be protected, and where possible enhanced, by any development.

15.2 Where land includes a Public Right of Way (PROW) development proposals must demonstrate that the existing course of the PROW can be retained and improved, or that any diversion is fully justified and does not adversely impact public access or enjoyment of the PROW.

Image below: footpath sign in the Parish.



Policy 16 - Assets of local value

Background

The Parish is privileged to be home to a number of assets which are of significant local value, detailed at Annex C2, which vary from architectural and historical to community and environmental value. They all contribute to the **Special Characteristics of Chorleywood** and enhance the Parish and all it has to offer both its residents and those of neighbouring Parishes and beyond.

In the TRDC Chorleywood Station Estate Conservation Area Appraisal (2005) it was recommended that in a review of the Conservation Area boundary (6.0) two ancient hedges in Shire Lane and Quickley Lane should be considered for inclusion into the Conservation Area:

- The substantial bank of trees in the middle of Shire Lane from Lower Road to Chalfont Lane is an extension of the hedge in Homefield Road, which formed the boundary between the ancient kingdoms of Wessex and Mercia and they are a significant feature of Chorleywood's historic heritage.
- The substantial bank of trees in Quickley Lane is also much cherished and is a prominent feature that contributes to the rural character of Chorleywood.

In agreement with the earlier TRDC appraisal, these hedges have now been identified in this plan as assets of local value.

Policy

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

Community Aspiration

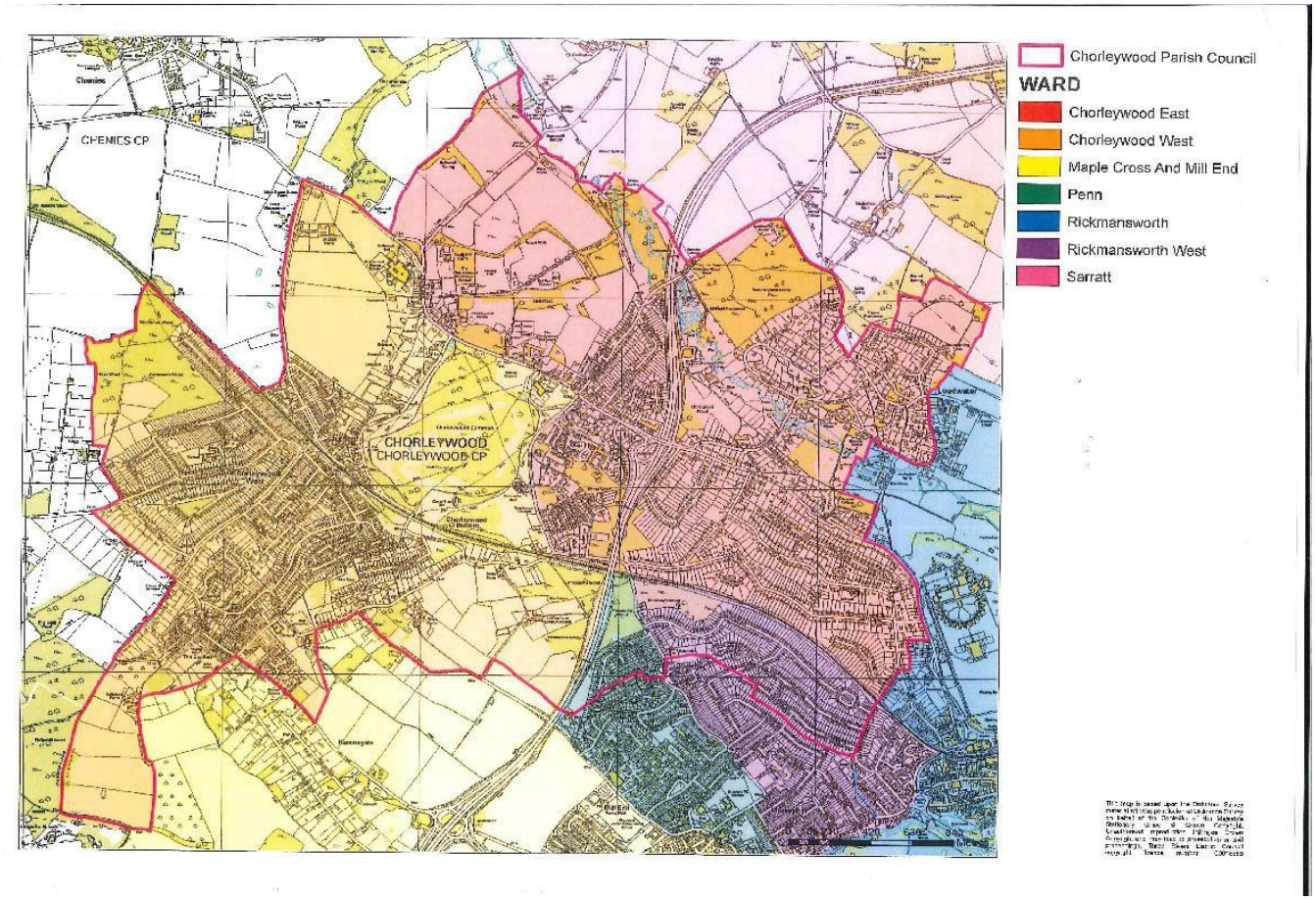
The Parish Council will also undertake, as a community action, to seek the inclusion of these assets of local value into the Chorleywood Estate Conservation Area.

Evidence

As detailed in Annex C2, the NDP identifies these assets as being of local value as a result of their acknowledged importance to the Special Characteristics of Chorleywood and to the life and enjoyment of the community it serves.

ANNEXES

A – The designated area of Chorleywood Parish



B – List of open spaces and conservation areas, Green Belt sites can be viewed on the TRDC website

Documentation relating to the Conservation Areas Greenbelt sites and Open Spaces can be found can be found here http://www.threerivers.gov.uk/egcl-page/conservation-areas.

The Conservation Areas in the Parish are:

1. Chorleywood Common
2. Chorleywood Station Estate
3. Loudwater Estate
4. Outer Loudwater Estate

The Open Spaces in the Parish are:

1. Carpenters Wood
2. Chorleywood Common
3. Chorleywood House Estate
4. Grovewood
5. Pheasants Wood
6. Solomans Wood
7. Swillet
8. Warings Field

C – Assets of local value

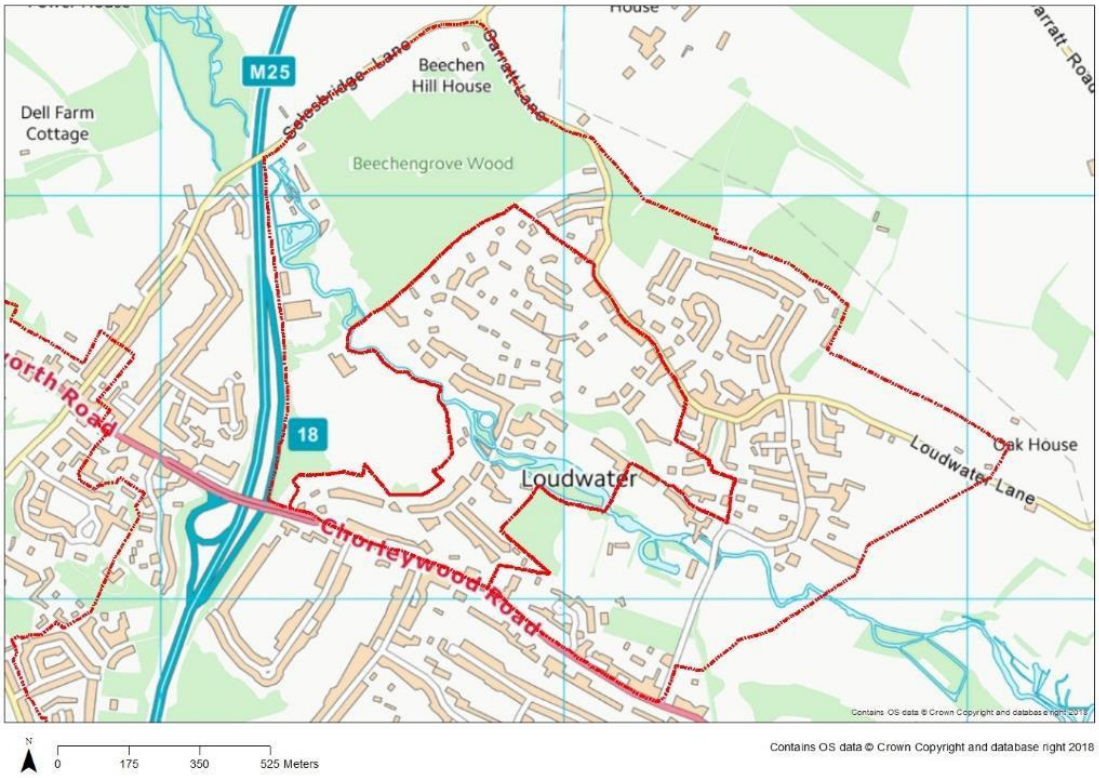
C1 – Nationally important statutory assets

Conservation Areas

The Conservation Areas in the Parish are:

1. Chorleywood Common
2. Chorleywood Station Estate
3. Loudwater Estate
4. Outer Loudwater Estate





Documentation relating to the Conservation Areas can be found here http://www.threerivers.gov.uk/egcl-page/conservation-areas.

Chorleywood Common Conservation Area

Grade II listed buildings -

Christ Church
The Cedars, Cedars Village, Dog Kennel Lane
Pond Cottage, Common Road
The Old Cottage, Common Road
4, 5, 6 and 7 Chorleywood Bottom
Berkley House, Old Common Road
Constables Cottage, Dog Kennel Lane
Appletree Farm House, The Paddocks, Dog Kennel Lane
Barn Range, The Paddocks, Dog Kennel Lane
Barn and Stable Range, The Paddocks, Dog Kennel Lane
The Granary, The Paddocks, Dog Kennel Lane
Cobwebs, Dog Kennel Lane
The Manor House, Rickmansworth Road
K6 Telephone Kiosk, Rickmansworth Road (opposite The Gate)
The Court, Rickmansworth Road
West Lodge, Rickmansworth Road
East Lodge, Rickmansworth Road
The White Horse Public House, Rickmansworth Road
Well House, Rickmansworth Road

Loudwater Estate Conservation Area

Grade II listed Buildings

The Dell, Loudwater Drive
Flint Cottage, Troutstream Way

Article 4 Direction

Jordans, on the corner of Whisperwood & Trout Rise

Outer Loudwater Estate Conservation Area

Grade II listed buildings

Glen Chess, Loudwater Lane
The Old Mill House, Loudwater Lane
Old Mill House, Solesbridge Lane
Old Mill Barn, Solesbridge Lane

Article 4 Direction

Chess Rise, Chess Hill
Willow End, Chess Hill
End House, Chess Lane
Oakdene, Chess Lane
Pheena, Chess Lane
Dykewood, Chorleywood Road
Lowlands, Chorleywood Road
Merlewood, Chorleywood Road
Mont-Au-Source, Loudwater Drive
Chess Cottage, Loudwater Lane
Dolphin Lodge, Loudwater Lane
Long Ridge, Loudwater Lane
Loudwater Cottage, Loudwater Lane
Loudwater Farm, Loudwater Lane
Mansard Cottage, Loudwater Lane
Oak House, Loudwater Lane
The Brambles, Loudwater Lane
The Coach House, Loudwater Lane
Willow Cottage, Loudwater Lane
Rasehill, Rasehill Close
Arlesey House, Rooks Hill
Cherry Tree Cottage, Rooks Hill
Cobblers, Rooks Hill
Jasmine Cottage, Rooks Hill
Rooks Corner,Rooks Hill
Rosemary Cottage, Rooks Hill
Laundry Cottage, Solesbrige Lane
Solesbridge Water, Solesbridge Lane
Emmanuel House Timber Ridge

Chorleywood Station Estate Conservation Area

Grade II listed buildings

Hillside Free Church and Hall, Hillside Road
St John Fisher Catholic Church, Shire Lane
Hill Cottage, Shire Lane
Hollybank, Shire Lane
King Edward VIII post box on the corner of Hillside Road and Shire Lane

Outside a Conservation Area

Grade I Listed building

The Orchard, Shire Lane

Grade II listed buildings

The Retreat Chorleywood Bottom
Boot scraper NW of the Orchard Shire Lane

Article 4 Directions

Article 4(2) Direction – Chorleywood Common Conservation Area
Article 4 Direction – Loudwater Estate Conservation Area
Article 4(1) Direction – Outer Loudwater Conservation Area

C2 – Assets for the purposes of Policy 16

Chorleywood Common Conservation Area

Locally Listed

Chorleywood House
Cedars Alms Houses
The Cottage Common Road
The Rose and Crown Public House
Brick and flint retaining wall alongside the north side of Station Approach (*note: application pending at time of writing*)

Unlisted Buildings of architectural and historic interest

Tollgate Cottage
Wyatts House (Peter Robson)
Apple Tree Farm Lodge, Dog Kennel Lane
The Gate Public House
North Lodge House, Chorleywood House Estate
1 & 2 Cedars Cottages, Dog Kennel Lane
Flint wall as part of Childs Farm House
Drill Hall and Chapel, Chorleywood House Estate (WWI former prisoner of war camp)
South Lodge, Dog Kennel Lane
Clements Farm, Clements Road
Old Shepherd Pub
Station building
Apple Tree Dell
Artichoke Dell
Cherry Tree Dell

Loudwater Estate Conservation Area

Locally Listed

Loudwater House, Loudwater Drive
Greensleeves, Loudwater Drive
Blandings, Loudwater Drive

Unlisted Buildings of Architectural and historic interest

Trout Cottage, Troutstream Way
Sub Station adjacent to Trout Cottage
Chiltern Cottage – McNamara house in Arts & Crafts Style
Watersmead, Troutstream Way
The Warren, Cherry Hill
Ice-house within Cherry Hill Grounds
Jordans, on the corner of Whisperwood & Trout Rise (has an Article 4 Direction)

Surviving Thatched Houses

*McNamara Houses which have original surviving plans

Troutsteam Way
*Chiltern Cottage

Cherry Hill
Pine Cottage

* Thatch Tower
* Watermead

Trout Rise
Lilac Cottage
*Glen Cottage
*Brae Cottage
*Broadeves
*Greenbanks Cottage
*Stepping Stones
*The Cottage
*Chaumineffe
Woodcroft
Little Thatch
*Kingfisher Cottage
*Tree tops
Whisperwood

*Strawhat
*Wood End
*Whisperwood

Outer Loudwater Estate Conservation Area

Thatched

April Cottage, Bridle Lane
Bois Cottage, Bridle Lane
Chenies, Bridle Lane
Faraway Cottage, Bridle Lane
Nakuru, Bridle Lane
Random Cottage, Bridle Lane
Thatchways, Bridle Lane
The Round House, Loudwater Drive
Thatches, Loudwater Lane
Bower Cottage, Rooks Hill
Oak End, Wagon Way

Chorleywood Station Estate Conservation Area

Locally Listed

Village Stores, Lower Road
2 Berks Hill
White Cottage, 6 Berks Hill
Valais, 10 Berks Hill
Oak Lodge, 12 Berks Hill
The Brambles, 14 Berks Hill
16 Berks Hill
16a Berks Hill
The Gables, 18 Berks Hill
Eastgate, 20 Berks Hill
Ohe, 1 Hillside Road
Glenisla, 3 Hillside Road
Shelley Cottage, 5 Hillside Road
Belmount, 7 Hillside Road
Pentwyn, 9 Hillside Road
Glenview, Hillside Road
Kirkney, 15 Hillside Road
Rogart, 17 Hillside Road
The Hawthornes, Shire Lane
Sands, Shire Lane
Kelshall, Shire Lane
Kelshall Cottage, Shire Lane
Wood Grange, Shire Lane
Glen Wood, Shire Lane
Rosemount, Shire Lane
Woodside, Shire Lane
Warren House, Shire Lane
The Wood Cottage, Shire Lane
The Hensol, Shire Lane
The Corner House, Shire Lane
Wincot, Shire Lane
Russellings, Shire Lane
Blackets Wood Cottage, Shire Lane
Blair Atholl, Shire Lane
Hamara, Shire Lane
The Old Manse, Shire Lane
Fairlight, Shire Lane
Hartfield, Shire Lane
Woodlands, Shire Lane
Bringe Wood, Shire Lane
Corner Cottage, 50 South Road
Holmwood, 37 South Road
Middlemount, 35 South Road
33 South Road

Cadeleight, 35 South Road
Cranbrook, 31 South Road
Top of the Hill 29+ South Road
Panhelle, 27 South Road
Glengary, 25 South Road
Playtime, 23 South Road
High Marl, 21 South Road
Norwich House, 19 South Road
White Barn, 17 South Road
Cotswold, 11 South Road
Doverhay, 13 South Road
Huntergate, 9 South Road
Roseheath, 5 South Road
Primrose Cottage, 3 South Road
Kingswear, 2 South Road
Winsford, 4 South Road
Therfield, 14 South Road
18 South Road
Rosebay, 20 South Road
Radcliffe, 24 South Road
South Mozat, 26 South Road
The Birches, 28 South Road
Grassmere, 30 South Road
Shalom, 32 South Road
The Chine, 34 South Road
Iona, 36 South Road
Thornleigh, 38 South Road
Roxton Dene, 46 South Road
48 South Road
Station Signal Box, Chorleywood Station
Chorleywood Station

Areas of Local Importance

Bank of trees along Shire Lane
Bank of trees which run along the south side of Quickley Lane and the north side of Quickley Lane
Bank of trees / hedge which runs between Orchard Road and Homefield Road

Community Facilities valued by the local community (Policy 7)

Chorleywood Library
The Village halls – the Memorial Hall, Bullsland Hall, and the British Legion Hall
The Parish Council Offices

D - Chorleywood – today and in the future

Hertfordshire has a 50-Year Vision for identifying key biodiversity areas in Three Rivers. Biodiversity is a key element of the Green Infrastructure which includes networks of green spaces, wildlife habitats, woodlands, green corridors and open countryside. Three Rivers Core Strategy Objective 9 is to conserve and improve the countryside and the diversity of wildlife and habitats.

(Ref: http://www.planvu.co.uk/trdc/written/dmp/cpt8.htm)

It is anticipated that further urbanisation, spreading down the Metropolitan Line, will put increasing pressure on the Parish in terms of development. This NDP is an opportunity to influence the demand that will come, including ensuring the development is sustainable and accounts for the increased demands on existing infrastructure, such as transport, amenities and schools. Encouraging alternative means of transport, such as footpaths and cycle ways, are essential to ensuring development is sustainable.

E – Reasoned justification for Chiterns AONB (Policy 8)

Development, including rural exception sites within land adjoining the AONB that contributes to the setting of the AONB, will only be permitted where it enhances and does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design. Assessment of such development proposals should have regard to the Chilterns AONB Management Plan 2014-2019 and emerging AONB planning strategies.

Outside the AONB boundaries, light pollution, noise and development could have a harmful impact. Chorleywood Common and the area of the Parish adjacent to the Chilterns Area of Outstanding Natural Beauty make an important contribution to the setting of the AONB and enjoyment of its special qualities by the public.
HTTP://WWW.CHILTERNSAONB.ORG/UPLOADS/FILES/CONSERVATIONBOARD/MANAGEMENTPLAN/MANAGEMENT%20PLAN%202014-19/CHILTERNS_MANAGEMENT_PLAN_2014-19_FINAL.PDF

Note: At the time of writing, an application has been made to the Chilterns Conservation Board for a Variation Order for a change in the boundary of the Chilterns Area of Outstanding Natural Beauty to include the whole of Chorleywood Common.

Images below, clockwise from left top: a spot along the River Chess, woodland scene on Chorleywood Common, and the cricket pitch looking down to Christ Church.







F – Evidence for Nature and Conservation Sites (Policy 9)

Evidence

Extract from: TRDC Planning Policy 8.0 Biodiversity, Trees, Woodlands, Watercourses and Landscaping[3]

National Context

8.1 Biodiversity encompasses the whole variety of plant and animal life on Earth including all species of plants and animals and the complex ecosystems of which they are part. The world is losing biodiversity at an ever-increasing rate as a result of human activity. In the UK over 100 species were lost during the last century.

8.2 Woodlands, trees and hedgerows are important contributors to biodiversity and may be protected by wildlife or conservation designations, Tree Preservation Orders or the Hedgerow Regulations. It is important that those not covered by designations are retained, protected and wherever possible, added to, since pressure for development will increasingly threaten trees, woodlands, hedgerows watercourses and their surrounding habitat. Authorities are obliged to conserve and enhance wildlife and landscape under the Natural Environment and Rural Communities Act 2006, the Water Framework Directive and the Natural Environment White Paper.

8.3 National policy states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. The National Planning Policy Framework requires local authorities to identify and map the locations of designated sites of biodiversity and geological importance and identify any areas or sites for the restoration or creation of new priority habitats. Appropriate weight should be attached to designated sites of international, national and local importance, protected species and to biodiversity and geological interests in the wider environment.

Local Context

8.4 Biodiversity is an integral part of the character of Three Rivers and contributes to the high quality of life in the area. The District supports a variety of wildlife in habitats as diverse as wetlands, woodlands, grasslands, orchards, heath and urban gardens. Conserving and enhancing the diversity of wildlife and habitats in Three Rivers is a strategic objective for the Core Strategy.

8.5 The Hertfordshire Local Nature Partnership has been established in response to the Natural Environment White Paper and will take a strategic lead on how the natural environment can be taken into account in decision-making within the local area. The Local Nature Partnership may identify or endorse priority areas for habitat conservation and restoration.

8.6 Three Rivers has a number of important wildlife sites, ranging from nationally designated Sites of Special Scientific Interest (SSSIs) to Local Nature Reserves (LNRs) and sites of local wildlife importance referred to as Local Wildlife Sites

8.7 These represent priority areas for conserving existing biodiversity resource and also provide the best opportunity for maintaining and creating large areas of quality habitat. The Council will give

[3] http://www.planvu.co.uk/trdc/written/dmp/cpt8.htm

particular weight to impacts of development on biodiversity and ecological connectivity within Key Biodiversity Areas as defined in the BAP and future revisions thereof.

8.8 Biodiversity is a key element of Green Infrastructure (networks of green spaces and natural elements including open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats, street trees, natural heritage, heritage assets, earth science interests and open countryside). The Core Strategy identifies key assets for Green Infrastructure and the existing and potential linkages. It also sets out policy to seek a net gain in the quality and quantity of Green Infrastructure through the protection and enhancement of assets and the provision of new green spaces.

TRDC POLICY DM6: Biodiversity, Trees, Woodlands, Watercourses and Landscaping

c) In the first instance development should seek to avoid impacts on designated sites and important habitats/species through sensitive design and consideration of alternatives. Proposals should seek to incorporate measures for biodiversity enhancement and Green Infrastructure delivery wherever possible.

d) Development must conserve, enhance and, where appropriate, restore biodiversity through:

- *i. Protecting habitats and species identified for retention*
- *ii. Providing compensation for the loss of any habitats*
- *iii. Providing for the management of habitats and species*
- *iv. Maintaining the integrity of important networks of natural habitats, and*
- *v. Enhancing existing habitats and networks of habitats and providing roosting, nesting and feeding opportunities for rare and protected species.*

e) Linked habitats are important in allowing species to adapt and respond to circumstances. Development must not result in fragmentation or isolation of wildlife habitats and should seek opportunities for habitat connectivity with the wider landscape.

8.18 Policy DM6 demonstrates the Council's commitment to meet the relevant national requirements to conserve and enhance biodiversity, trees and woodland. It also recognises that where development is necessary it should not be at the expense of irreplaceable natural assets.

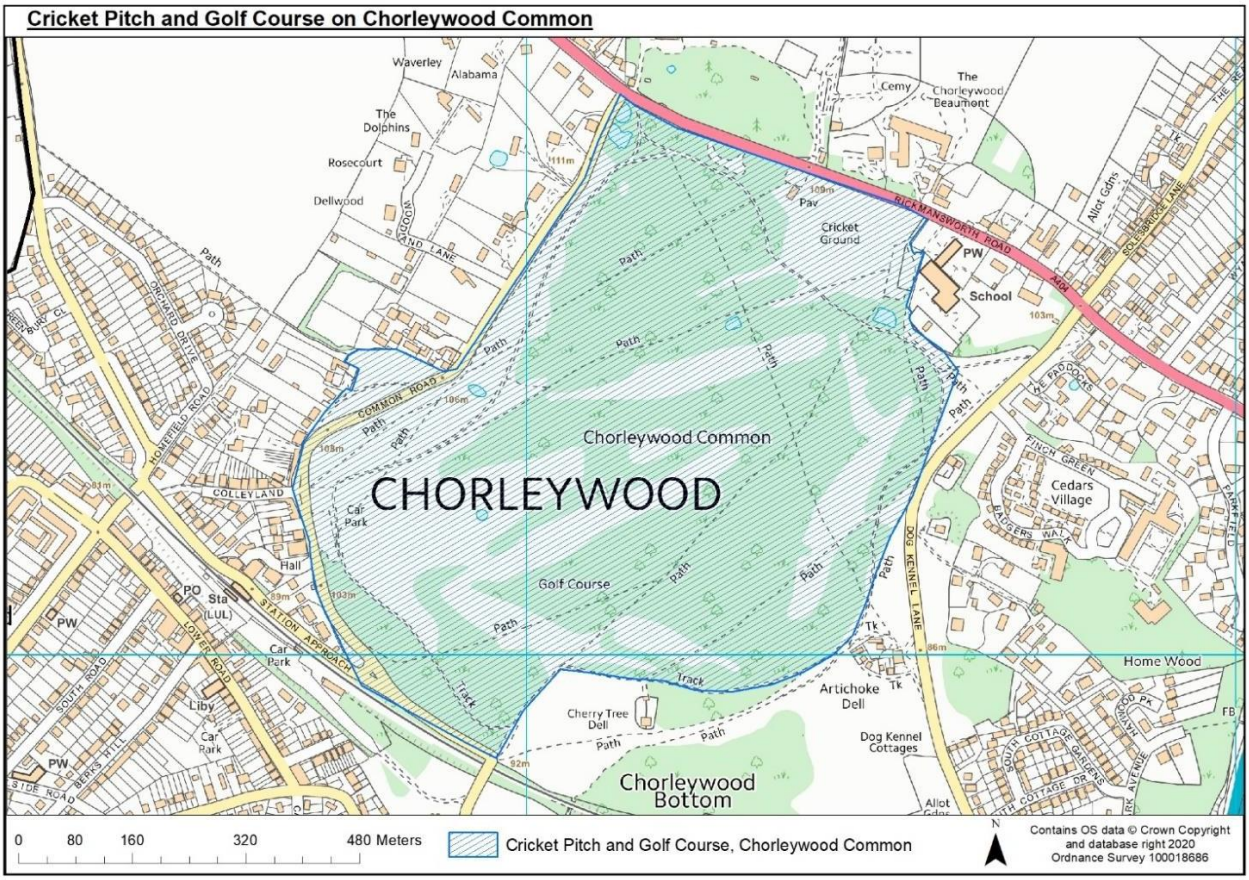
8.19 The policy will contribute directly to the achievement of Core Strategy Objective 9, which is to conserve and improve the countryside and the diversity of wildlife and habitats.

G – Local Green Spaces

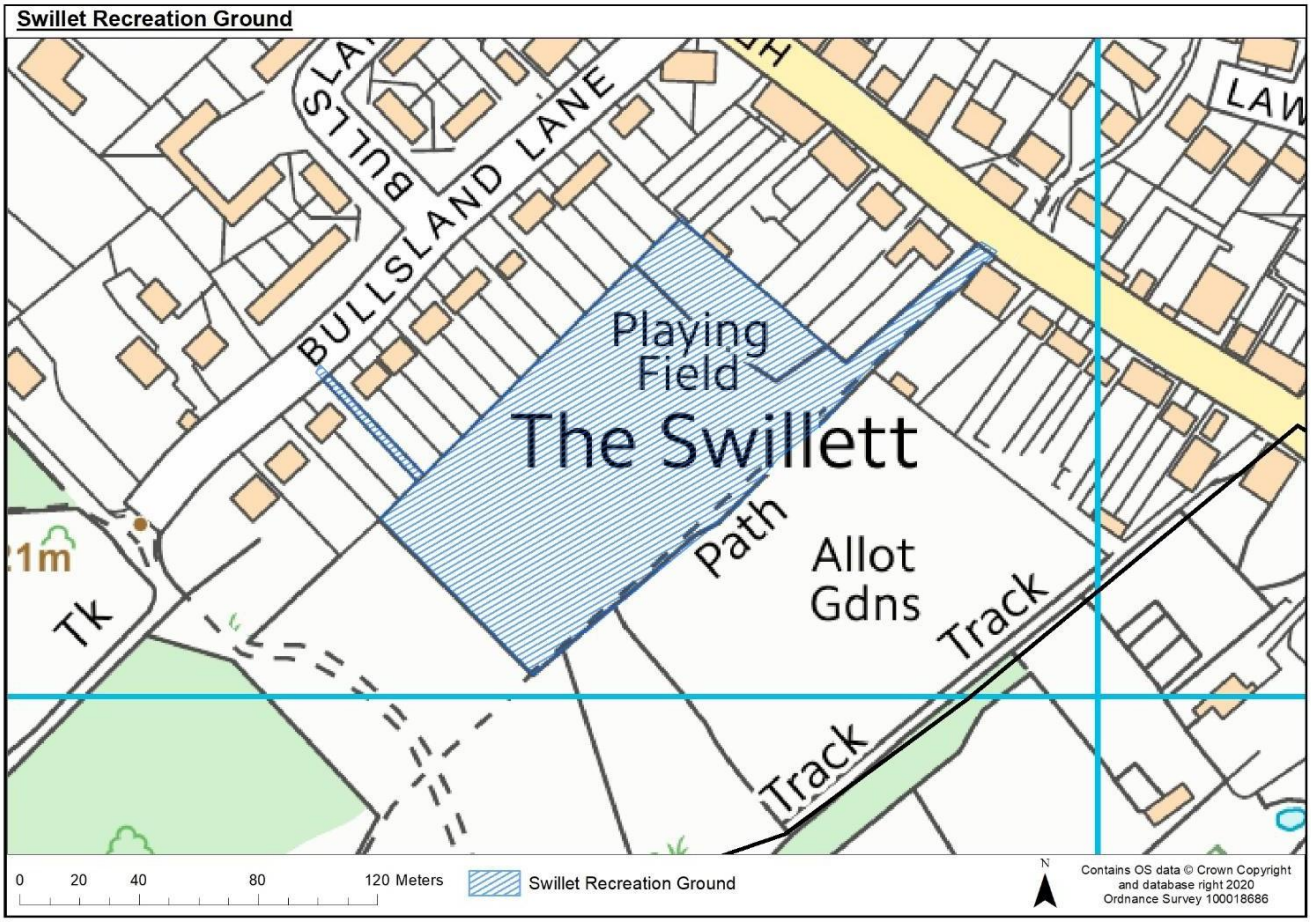
Map 1: Playing Fields in Chorleywood House Estate



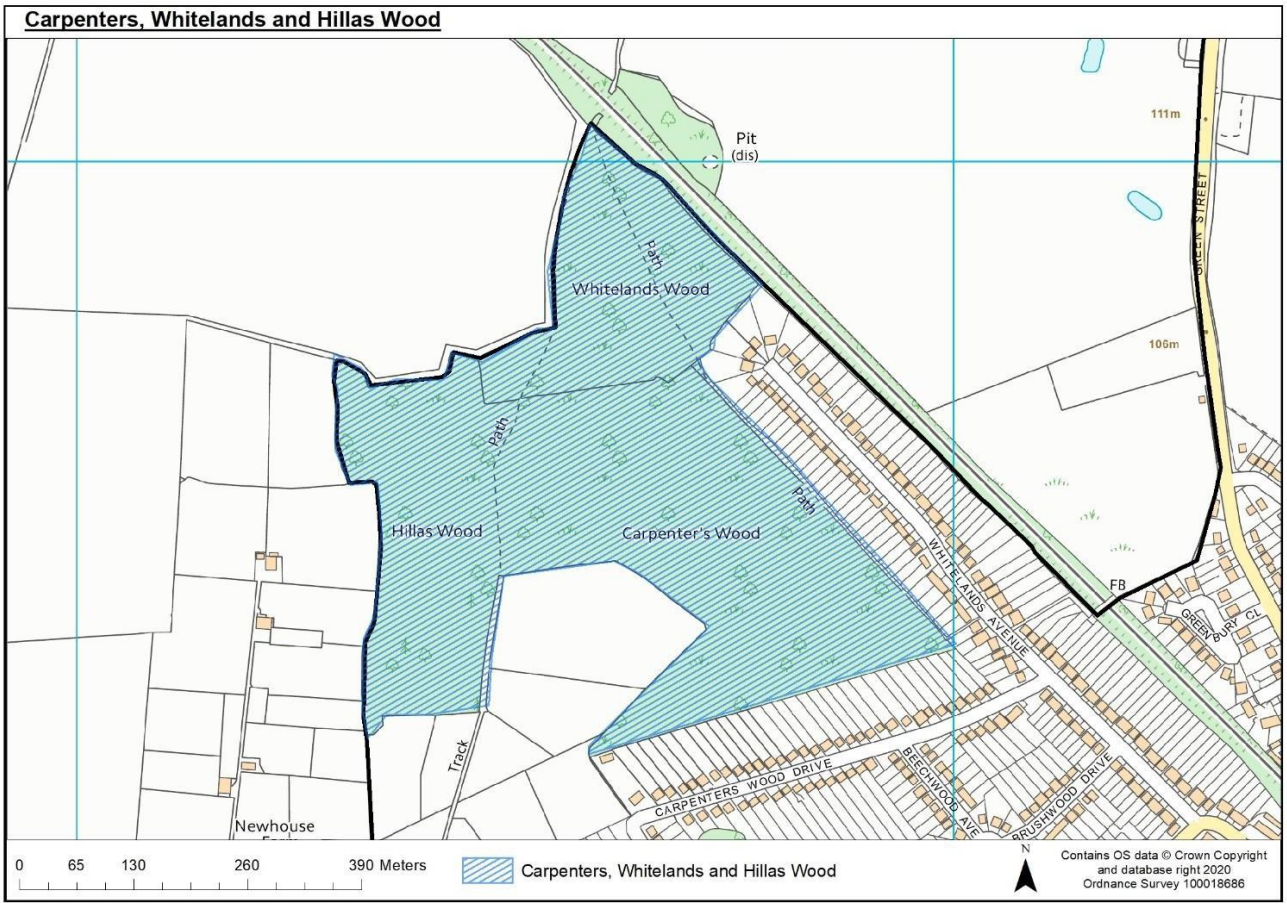
Map 2: Cricket pitch and golf course on Chorleywood Common



Map 3: Swillet Recreation Ground



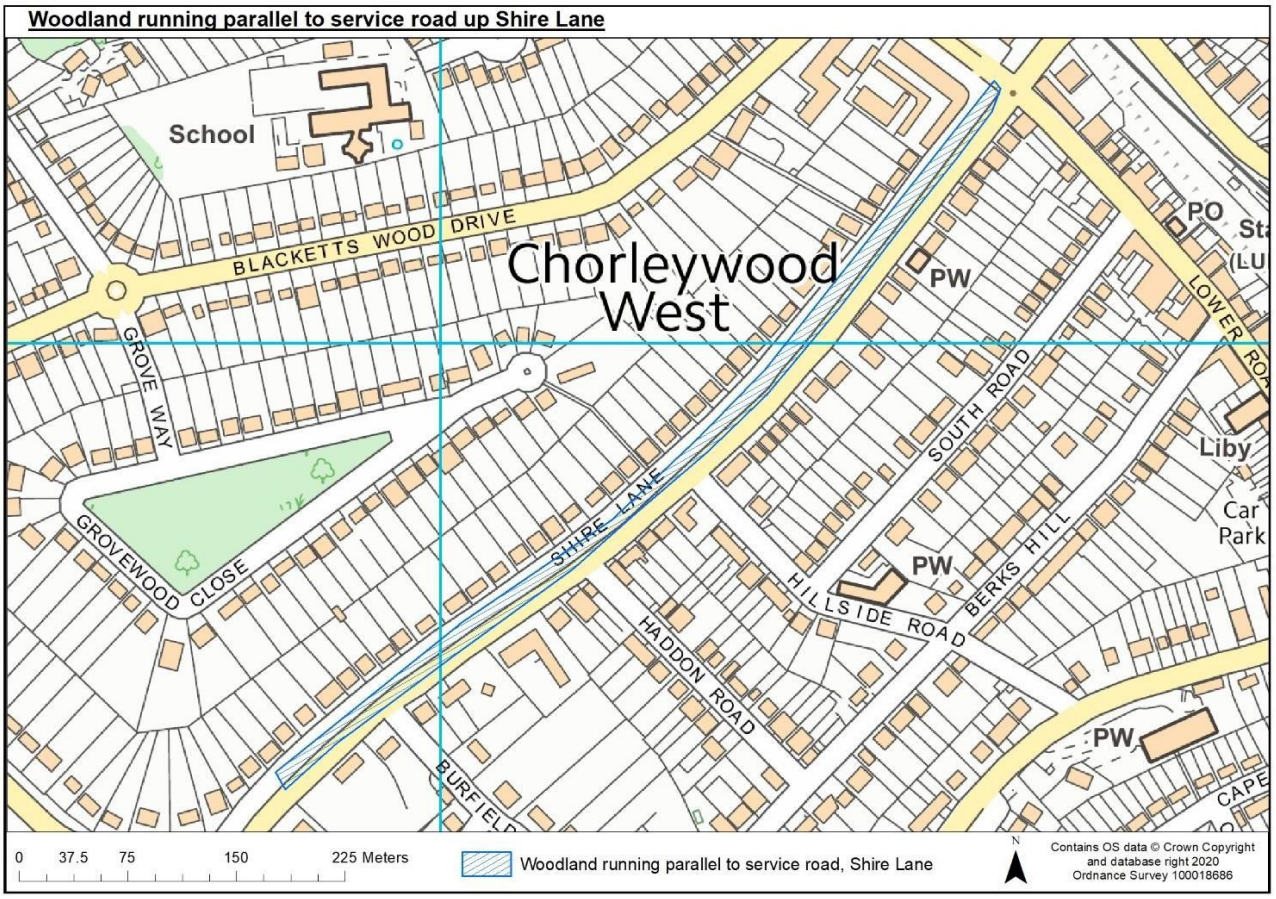
Map 4: Carpenters, Whitelands and Hillas Woods



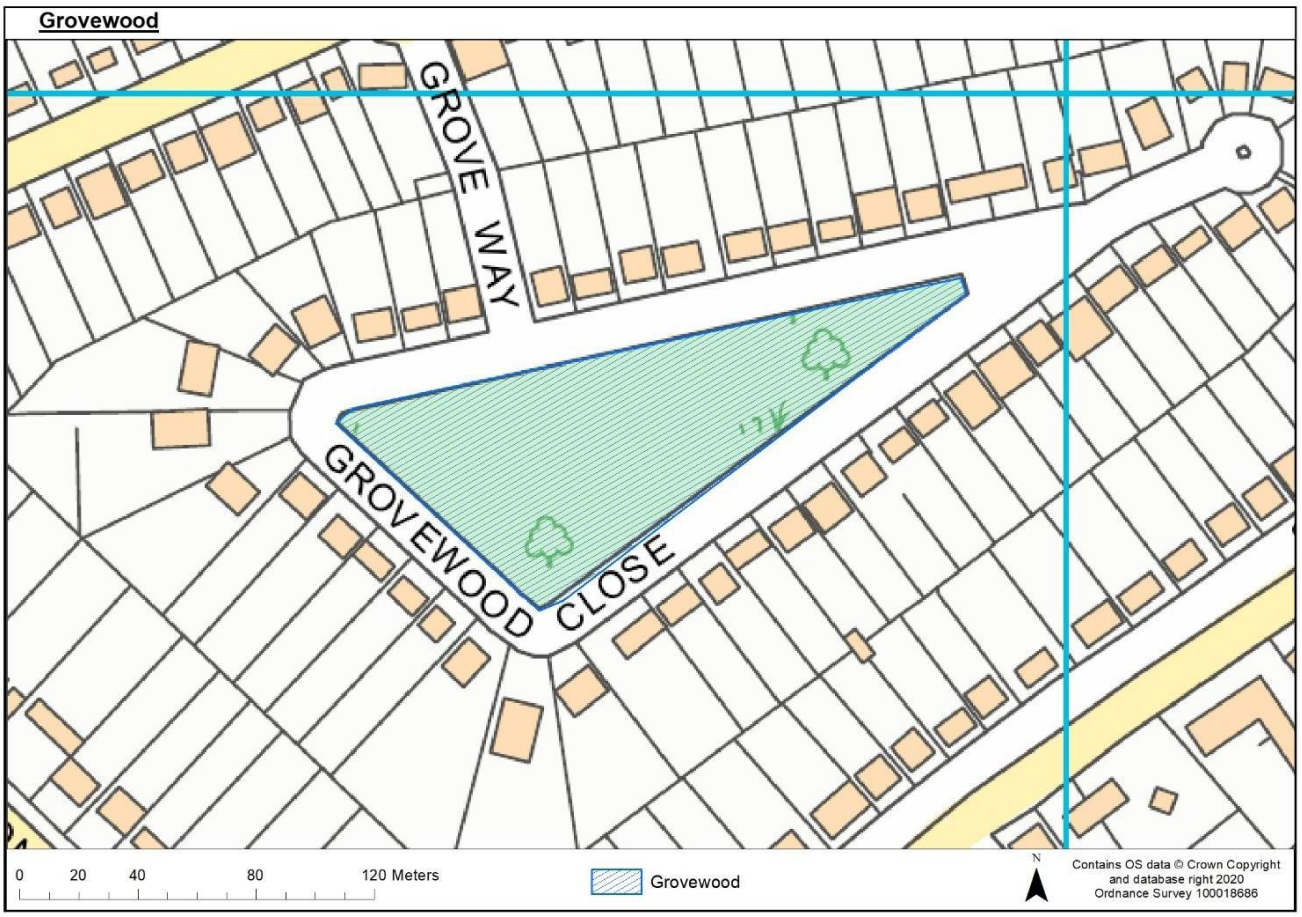
Map 5: Homefield Road Hedgerow



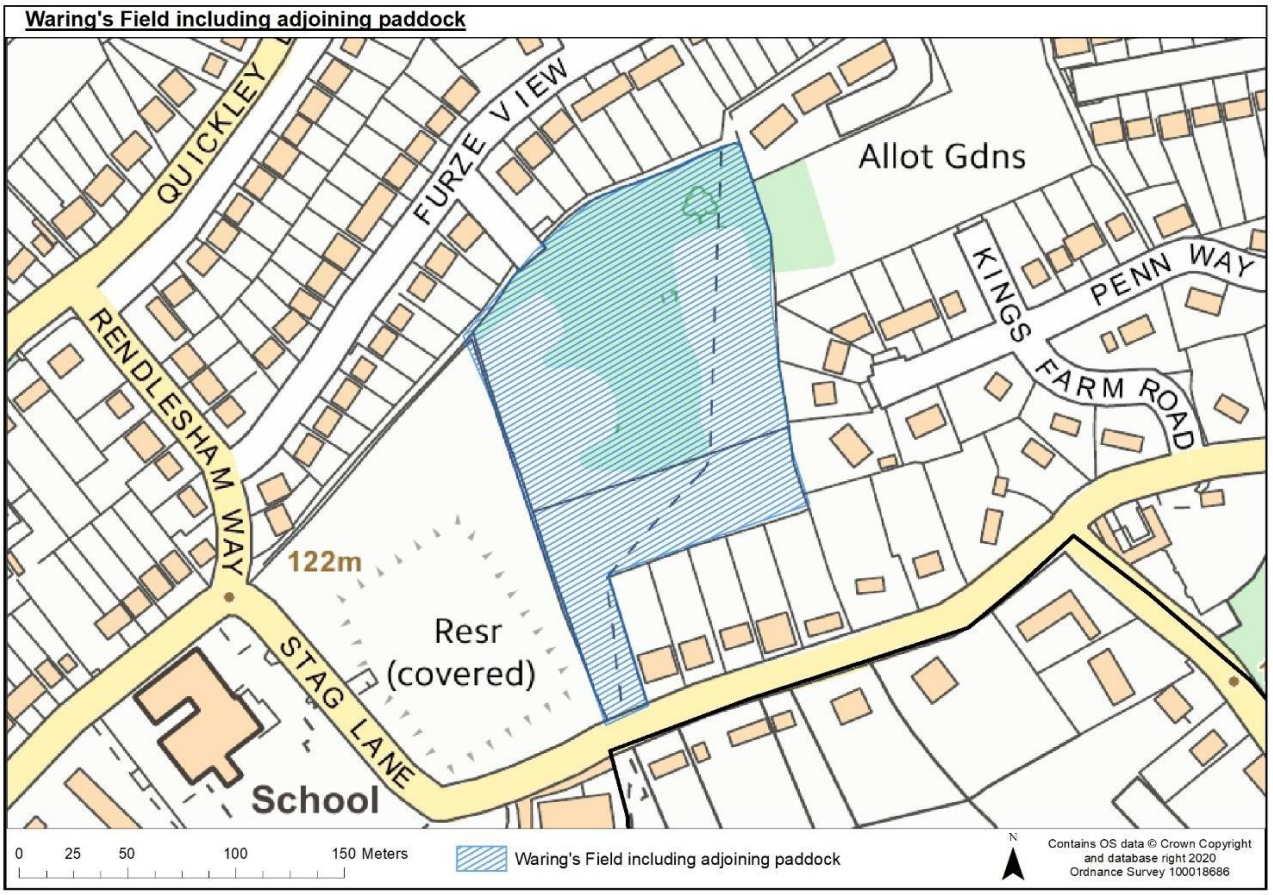
Map 6: Woodland running parallel to service road up Shire Lane



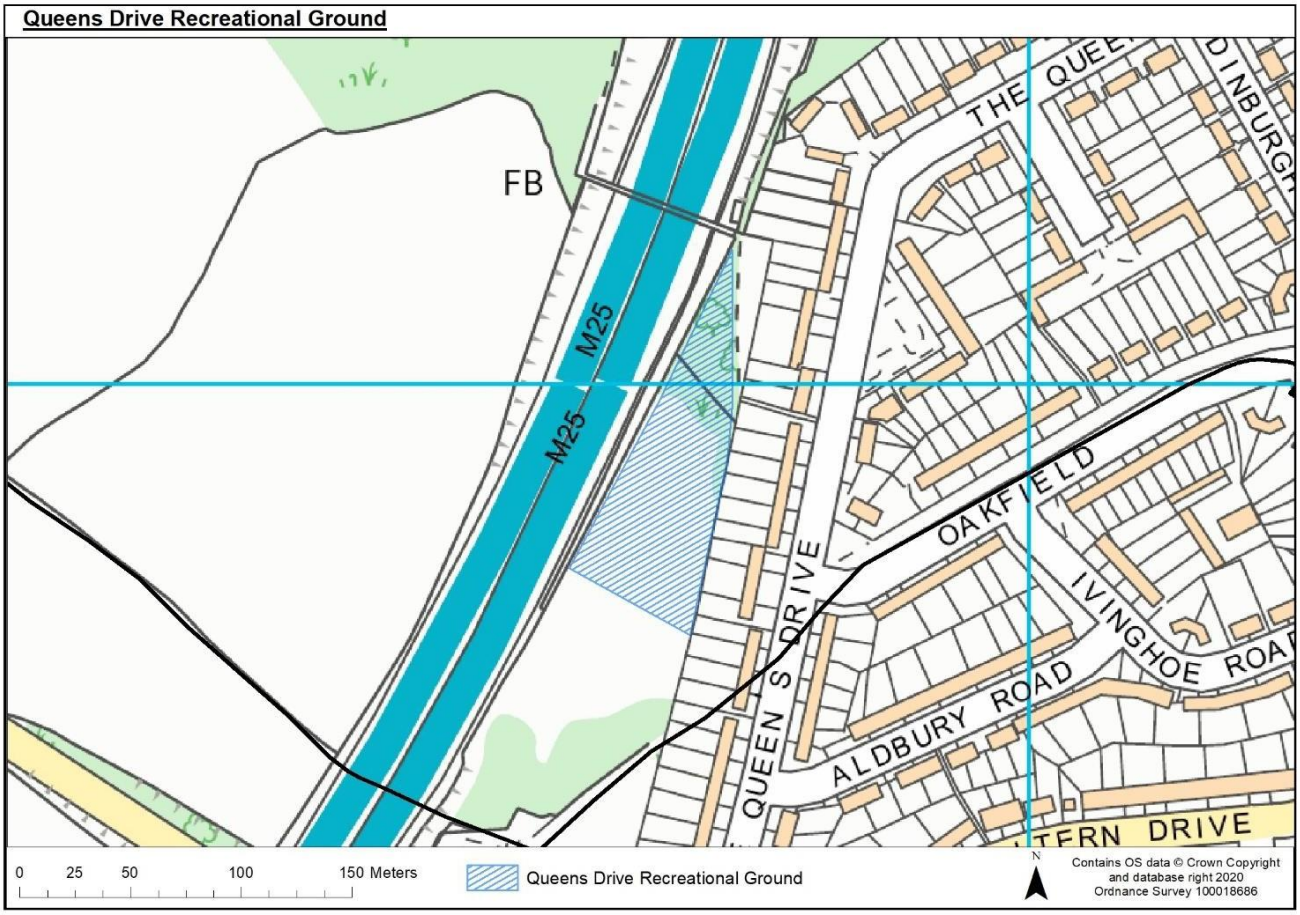
Map 7: Grovewood



Map 8: Waring's Field including adjoining paddock



Map 9: Queens Drive Recreational Ground



H - Glossary

Article 4 Direction is made by the local planning authority (for Chorleywood this is Three Rivers District Council). It restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance, such as a conservation area. For more information, please see:

https://historicengland.org.uk/advice/hpg/historic-environment/article4directions/

I – The members of the Neighbourhood Development Plan Steering Committee

Vivien Lantree (Chair)
Yvonne Merritt (Clerk to the Council)
Jon Bishop
Richard Dwyer
Gareth Hunt
Robert Mann
Cllr Jackie Worrall
Cllr Stephen Watkins
Alan Manson
Cllr Zenab Haji-Ismail