

Miscellaneous

7.13 Finally it should also be noted that:-

- our clients are pleased to enter a Section 106 Agreement with the District Council regarding making financial contributions towards educational provision, the Fire and Rescue Service, libraries, youth and childcare facilities and sustainable transportation in the area.
- the entire scheme has been designed on the basis of the recommendations set out in the "Secure by Design" guidance insofar as all the houses overlook the access cul-de-sac thereby ensuring the surveillance and security of those persons passing about the site.
- Refuse collection from the site will be via the access cul-de-sac where all commercial vehicles (including Fire Engines) can service each of the houses and enter and leave the site in a forward gear.
- Although each house has its own large private garden area, should residents seek more energetic pursuits there is a wide variety of public open spaces nearby.
- the substantive site boundaries are to be retained and augmented with additional feature landscaping.
- our clients are prepared to accept any reasonable planning condition with regard to amelioration of ground conditions should they arise on the former commercial garage part of the site.

8.0 Material Considerations

8.1 In designing the traditional housing development the subject of this application, we have at all times considered its content and details against the guidance set out in PPS3, and the District Council's Local Plan. A summary evaluation of the submitted scheme against these *material considerations* follows.

Planning Policy Statement 3 (PPS3)

8.2 In land use, "footprint" and ergonomic terms the application proposals fully accord with the key PPS3 objective of providing sustainable residential development on land that has been previously developed to reflect PPS1 by ensuring that:- *"good design should contribute positively to making places better for people"* (paragraph 13). The overall density of the scheme is also at a level reflected in PPS3 (paragraphs 46 to 51) where it is recognised that density should not be dictated by abstract concept numbers but rather should be the reasonable assessment of any proposal over a range of circumstances and objectives.

8.3 In assessing the details of the application proposals (against paragraph 16) the development is PPS3 compatible as it provides:-

8.4

- user friendly development on a sustainable site (on a bus route) with a range of facilities nearby. *(Is easily accessible and well-connected to public transport and community facilities and services and is well laid out so that all the space is used efficiently, is safe, accessible and user-friendly.)*
- large private garden areas with other open spaces nearby. *(Provides or enables good access to, community and green and open amenity and recreational open space (including play space) as well as private outdoor space such as residential gardens, patios and balconies.)*
- traditional housing set against a treed backdrop. *(Is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.)*
- efficient design and layout in resources and construction terms. *(Facilitates the efficient use of resources during construction and in use, and seeks to adapt to and reduce the impact of, and on, climate change).*

- garaging and private parking. *(Takes a design-led approach to the provision of parking, that is well integrated with a high quality public realm and a cul-de-sac that is pedestrian, cycle and vehicle friendly.)*
- the residential redevelopment of a former part commercial *Brownfield* site. *(Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.)*

Adopted Local Policies/Guidance

8.4 The submitted scheme fully conforms with the substantive policies and strategies adopted by the Three Rivers District Council (TRDC) in their Local Plan 1996-2011. The site is not in any flood plain and there are no objections to the development by the Environment Agency. The development is also designed with the aims and objectives of the District Council's Residential Planning Guidance in mind, insofar as:-

- The redevelopment of the site for residential purposes is acceptable in locational, sustainable and land use terms *(Policy GEN2 of the TRLP 1996-2011)*.
- The proposed vehicular access to the site is designed in accordance with highway safety aims and objectives *(Policy T7 of the TRLP 1996-2011)*.
- The layout, form and external appearance of the development respects the character and appearance of the existing buildings in the vicinity of the site *(Policy GEN3 and Appendix 2 of the TRLP 1996-2011)*.
- The form of the development is sustainable for future purchasers/occupiers by reason of its siting, layout, height, living conditions, privacy and private amenity space.
- The form of the development is acceptable in parking terms *(Policy GEN3 and Appendix 3 of the TRLP 1996-2011)*.
- The quantity and quality of proposed landscaping will enhance on-site living *(Policy L10 of the TRLP 1996-2011)*.
- The development has no adverse effect on the amenities of surrounding property through loss of light, overdominance and disturbance.

- A Legal Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to make financial contributions relating to education provision, the Fire and Rescue Service, libraries, youth and childcare facilities and sustainable transport is pledged with the application (*Policy GEN8 of the TRLP 1996-2011*).

9.0 Conclusions

9.1 We have been pleased to work with the Council's Planning Officer to optimise the residential redevelopment potential of the application site. Our clients are confident therefore that the site's future residential use and the ergonomics of its detailed layout offer clear advantages to everyone in that:-

- The provisions and requirements of PPS3 are met.
- The District Council's Local Plan policies and guidelines are met.
- The issues raised by the Planning Officer are addressed.
- The amenities of adjacent third party land owners are safeguarded.
- The site provides some much needed new housing in this part of Croxley Green.

9.2 The application proposals are a well designed low density traditional housing scheme which will enhance Croxley Green and stand the test of time. For all the reasons set out in this ***Design and Access Statement*** our clients ask that the District Council now grant detailed planning permission to the development.

Boyd Seddon
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APPENDIX

A.

- Site Location Plan.

B.

- Site Plan

- House Type A Plans

- House Type A Elevations

- House Type B Plans & Elevations

- House Type C Plans & Elevations

- Site Elevation to Watford Rd

- Site Section

- Indicative Landscape Scheme

**APPENDIX
A**

