

## POLICY 5 NEW HOUSING DEVELOPMENT IN SPECIFIED SETTLEMENTS

Within the specified settlements listed in Policy 2, there will be a presumption in favour of housing development on:

- (i) the sites listed in the schedule at the end of this policy and defined on the Proposals Map. Development on these sites should comply with the Planning Guidelines in the schedule;
- (ii) other sites where housing is consistent with the policies of this Plan. Residential development will not be permitted if there is a need to retain land in open use (see Policy 75) or if the land is required for another purpose in accordance with this Plan's policies and proposals<sup>(1)</sup>. Where comprehensive redevelopment is proposed on existing industrial and warehousing sites (except those listed in Policy 20) the Council may require a housing development (see Policy 24).

The Council will normally seek to negotiate an element of affordable housing on sites of over 0.4 hectares and on sites of under this size where

15 or more dwellings are proposed (see Policy 7A).

Residential design and layout - proposals will be assessed against Policy 70. Within existing residential areas, housing densities on development sites will generally be lower than in towns and proposals must be compatible with the maintenance and enhancement of the settlement's character. In particular, backland development will be refused unless applications comply with Policies 69 and 70.

Development on new greenfield sites should respect the density, scale and environmental quality of the character of the settlement to which they are related.

### *Footnote*

*(1) Policy 20 indicates that housing would be acceptable on employment area EMP.19. In addition, a planning brief will consider the possibility of non-employment uses on EMP.4.*

## POLICY 5 (Cont.) SCHEDULE OF PROPOSED HOUSING SITES

(1)-(4) : For definitions, see start of Policy 4 Schedule of Housing Sites.

REF.	P.M. <sup>(1)</sup>	LOCATION	AREA (HA.)	P.P. <sup>(2)</sup>	PLANNING GUIDELINES
<b>1. BRICKET WOOD</b>					
RB.1	3	1 Oakwood Road	0.25	D	(i) scale and layout of housing must reflect adjoining development and proximity to Green Belt; (ii) 14 dwellings permitted.
RB.3	3	105 Old Watford Road	0.14	D	8 flats permitted with underground car parking.
RB.4	3	adj. 59-61 Black Boy Wood	0.13	D	6 elderly persons flats permitted.
<b>2. CHISWELL GREEN</b>					
RC.2	3	rear of 266-316 Watford Road	1.90	U,D,E	50 dwellings permitted.
<b>3. HOW WOOD</b>					
RHW.3	3	land off Whitebeams	0.23	D	(i) District Council owned; (ii) 10 dwellings and a doctor's surgery permitted.
RHW.4	3	Rear of 125-131 and 139-141 Park Street Lane	0.70	O	9 dwellings permitted
<b>4. LONDON COLNEY</b>					
RL.2	L	199-219 High Street and 2-24 Haseldine Road	1.03	E	(i) mixed use scheme including housing proposed; (ii) proposals must comply with Policy 140.
RL.3	L	54 High Street	0.34	E	(i) in industrial use - not currently available for housing; (ii) existing listed building and walled garden to be retained.

Continued on page 30

## POLICY 5 (Cont.) SCHEDULE OF PROPOSED HOUSING SITES

REF.	P.M. <sup>(1)</sup>	LOCATION	AREA (HA.)	P.P. <sup>(2)</sup>	PLANNING GUIDELINES
RL.5	L	South of Willowside	1.06	E	(i) stream and trees along south and west boundaries of site to be retained, and further landscaping required; (ii) children's play area (0.4 hectares) required in the field to the west of RL.5 (see Policy 94); (iii) footpath required linking areas (i) and (ii) above to existing footpath leading to Waterside; (iv) contribution to traffic calming in Barnet Road will be sought; (v) planning brief to be prepared.
RL.6	L	Deep End, Colnbrook and The Columns, Barnet Road	0.44	E	public footpath through site to be retained or diverted.
RL.7	L	Barnet Road/Mount View	0.07	D	8 flats permitted
RL.8	L	Rear of 14-44 Peters Avenue	0.20	O	8 dwellings permitted.
<b>5. PARK STREET</b>					
RP.2	4	Frogmore Garage, Frogmore	0.45	E	(i) landscaping required alongside River Ver; (ii) land south of this site (ie. existing garage car park) to be landscaped.
<b>6. REDBOURN</b>					
RR.1	1	Long Cutt recreation ground	1.41	E	(i) District Council owned - at least 1.17 ha to be used in perpetuity for affordable housing (see Policy 7A) with preference to be given to occupation by residents of Redbourn and people who have a close connection with the village; (ii) landscaping required along Green Belt boundary; (iii) existing footpaths to be diverted; (iv) road access from Hilltop and/or Coopers Meadow; (v) southern part of existing recreation ground to be retained as a children's play area (0.4 hectares); (vi) planning brief to be prepared.

**POLICY 5 (Cont.)  
SCHEDULE OF PROPOSED HOUSING SITES**

REF.	P.M. <sup>(1)</sup>	LOCATION	AREA (HA.)	P.P. <sup>(2)</sup>	PLANNING GUIDELINES
RR.2	1	rear of Redfields, Lybury Lane	0.46	E	partly within conservation area <sup>(3)</sup> .
RR.4	1	Ashton House, South Common	0.80	U,E	(i) partly within conservation area <sup>(3)</sup> ; (ii) development to include some affordable housing in accordance with Policy 7A; (iii) road access from Hemel Hempstead Road or possibly via Brooke Bond site ( <i>see Policy 20, EMP.4</i> ); (iv) tree preservation order <sup>(4)</sup> ; (v) 1 dwelling permitted on part of site.
RR.5	1	The Copse, Crown Street	0.45	D	7 dwellings permitted.
RR.6	1	Rear of 46-52 Harpenden Lane	0.20	O	6 dwellings permitted.
<b>7. WHEATHAMPSTEAD</b>					
RW.2	2	Codicote Road	2.23	D	(i) highway improvements on Codicote Road required; (ii) prior to any development, contaminated land on the combined RW.2 and Policy 20 EMP.6 site to be treated or removed, where necessary, by agreement with the relevant statutory authorities; (iii) National Rivers Authority to be consulted in respect of flood plain; (iv) 75 dwellings permitted, including 15 affordable dwellings in accordance with Policy 7A.