



Garden Scene Chipperfield, Chapel Croft, Chipperfield, Kings Langley, WD4 9EG (4/02249/18/MFA)

Dacorum Borough Council

DEMOLITION OF EXISTING BUILDINGS, CONSTRUCTION OF 17 DWELLINGS (CLASS C3) AND ONE RETAIL (CLASS A1 SHOP) UNIT AND PARISH STORE ROOM, FORMATION OF LAYBY TO CHAPEL CROFT AND ALTERATIONS TO VEHICLE AND PEDESTRIAN ACCESSES

Allocated Brownfield Site

- Brownfield site allocated for residential development within the adopted Site Allocations Development Plan Document 2017.
- Scheme provides a well designed mix of dwelling types in keeping with a village location at a density comparable to the surroundings.
- NPPF states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.

Chipperfield Conservation Area

- Chipperfield Village Design Statement and the Conservation Area Appraisal have informed the design of the scheme.
- The front part of the site is within the Chipperfield Conservation Area.
- The proposed frontage building will enhance the appearance of the Conservation Area and has been designed with input from the Council's Conservation Officer.

Traffic

- A trip generation assessment has been undertaken. This concluded that the proposed development is likely to generate a lower level of vehicular trips than the former Garden Centre and Garden Machinery business.

Parking Spaces

- The development provides 52 parking spaces in total against a policy requirement of 42.75.
- Chapel Croft (Plots 7, 14 to 17 and shop) includes three one-bed units at 1.25 spaces per dwelling (3.75 spaces), one two-bed unit requiring 1.5 spaces, one five-bed unit requiring 3 spaces, 90m² retail unit at one space per 30m² (3 spaces) and a total of 17 spaces (excluding parking bay for Parish store) has been provided noting a maximum requirement of 11.25 spaces.
- Courtyard (Plots 1 to 6) includes six three-bed units at 2.25 spaces per dwelling (13.5 spaces) with 13 provided within open courtyard.
- Croft Lane (Plots 8 to 13) includes two four-bed and four five-bed units at 3 spaces per dwelling with a provision of 18 spaces which meets the required standards.



Foul Water Drainage System

- Thames Water stated that there is sufficient capacity within the sewer network to accept both foul and surface water flows from site.
- Thames Water and the Local Lead Flood Authority have no objection to the proposals.

Affordable Housing and Community Infrastructure Levy

- The scheme provides six affordable dwellings (three flats and three houses) for social rent and shared equity.
- The scheme is liable for Community Infrastructure Levy (CIL) at £150 per sq metre of new floorspace thereby generating substantial funds towards social and community infrastructure.

