

PROPOSALS FOR RESIDENTIAL DEVELOPMENT AT SHENLEY GRANGE

WWW.SHENLEYGRANGECONSULTATION.CO.UK



Welcome

Welcome to our public consultation on our emerging proposals to deliver new homes at Shenley Grange, in the village of Shenley, Hertsmere.

Our proposals seek to create around 177 homes, comprised of a mix of houses and apartments, including affordable homes. A new community hall and play area will also be delivered on site, opening up the site and providing a focal point for the village.

Before we develop our plans any further, we want to set out our initial aspirations for the site and listen to what you think of our proposals.

We want to hear what you think

We are keen to hear the thoughts and feedback of the community on our proposals, so please take the time to consider the information on display before completing a feedback form or using the online feedback page on the website. We appreciate your interest in the proposals for Shenley Grange and hope that you find the exhibition informative.

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The Site

The Shenley Grange site is on the edge of the village of Shenley, in the Hertfordshire borough of Hertsmere. The site lies to the south-west of London Road, the main road through the village linking Borehamwood with St Albans to the north.

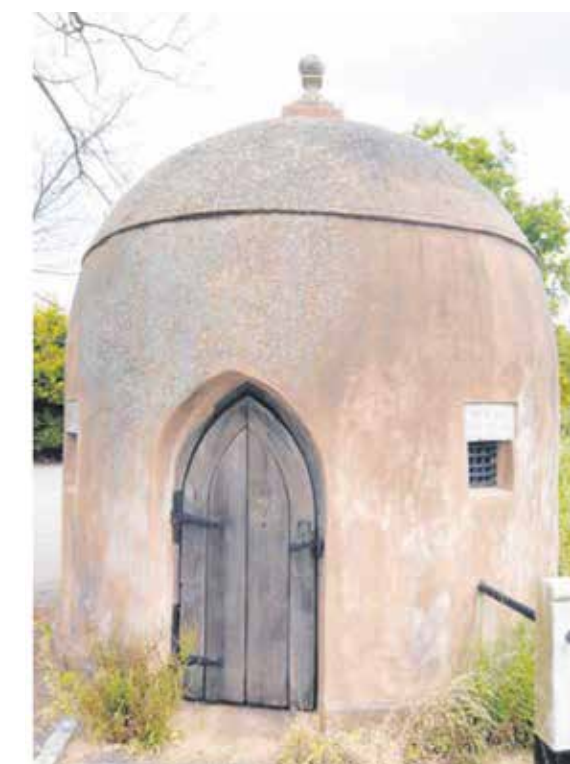
The site is within easy reach of a number of sustainable transport options including multiple bus and rail services. There are a variety of facilities within walking distance of the site including a primary school, public house, football club and a convenience store.

The north-east boundary of the site is formed by London Road. On the other side of the road are key focal points of the village including the parish church and the local primary school. The London Road edge of the site is partly within the central Character area of the Shenley Conservation Area which contains several public buildings of note. The boundary is formed by a mature tree line and Public Bridleway no.10, known as the Watling Chase Timberland Trail which links St Albans with Elstree and Borehamwood station.

A private house is currently situated on the proposed development site. This house is proposed to be demolished and the land will be developed to create a site comprised of approximately 177 new homes for the village, a community hall, play areas and open spaces, ponds, wooded thickets and parking areas. There are currently two vehicular access points to the site, with the main access in the vicinity of the coach-house opposite Harris Lane, and a narrow additional access to the east.



Buildings on the site



Buildings of note in the adjacent conservation area

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Who are Cala?

Cala are a major UK housebuilder and leading provider of desirable new homes across the South of England, the Midlands and Scotland.

Cala have been developing new homes since the 1870s and are passionate about creating places for people to live, work and play. We are a sustainable house builder that takes pride in the developments we build, creating vibrant communities that are sensitive to their surroundings.



Cala developments in Tring and Wallingford

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Our Vision

We aspire to deliver a scheme that will contribute to a thriving and sustainable community in Shenley. Our proposals will deliver:



Approximately 177 new homes



A new community hall, incorporating a possible community café



Improved pedestrian connectivity from Shenley Village to the surrounding countryside



Enhanced public space and associated landscaping



Provision of new green infrastructure and flood management



Sufficient parking provision



Potential material treatments

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Planning Context



Cala has begun engagement with Hertsmere Borough Council on developing sensitive and well-designed proposals that complement the surrounding context.



There is a substantial and urgent need for new homes in Hertsmere. The scale of growth projected by recent demography cannot be accommodated within the existing urban areas and land will need to be released from the Green Belt through the Local Plan to meet the need.



The Shenley Grange site has been submitted for allocation at both neighbourhood and Local Plan levels. In July 2018, as part of the neighbourhood planning process, a Design Day was hosted by the Parish Council, where a vision for the site was explored with local residents. The Shenley Neighbourhood Plan, at submission stage (October 2019), proposed to allocate the site for housing. However, the Inspector decided that the Neighbourhood Plan should not pre-empt the Local Plan, and so the Neighbourhood Plan was made in May 2021 with no allocations.



The site was then identified in the emerging Local Plan (Regulation 18 Consultation) in September 2021 for housing. Hertsmere's draft Local Plan identified the borough's main villages of Shenley, Elstree, and South Mimms as suitable locations for sustainable growth. The Plan has been set aside, and Cala has decided to bring forward the site now, due to the lengthy delays to plan making that are likely, and the ongoing urgent need to deliver homes.

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Masterplan and phasing

The application will be submitted as a hybrid application. This means that full details will be submitted for part of the site. The total development will comprise up to 177 homes in addition to play areas and a community hall.

The first phase of the development will comprise 55 homes, play area and community hall, to be made in full. The balance of the site, comprising approximately 122 homes, will be an outline with all matters reserved except for access.

The illustrative masterplan below shows the complete scheme, fronting London Road and the Conservation Area. The housing mix offers a range of 1 to 5-bedroom properties, accommodating a variety of housing needs. The site is brought forward with the added benefit of an extra provision of affordable housing, delivering 40% affordable housing across the site. The affordable housing offer is above the required level, to assist in meeting the pressing need for affordable dwellings in the District.



Proposed masterplan

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Landscaping

Outside of the site

The site is currently enclosed by mature vegetation at its northern boundary with London Road. In our pre-application discussions with the council, it has been suggested that we open up this boundary to allow views into the site. We invite your comments on whether this screening should be retained, or opened up to create visual connectivity between the village, the new community building and the wider development.

Inside the site

The entrance to the site aims to establish a new village centre around the London Road frontage. This area contains the proposed new community

hall and a play area, with a parking area and new open space laid out around a renovated pond. This area could then become a focal point, with its proximity to the village school and church.

The retention of the Spinney woodland within the site was a key consideration during the design process. This area is designated as Local Green Space in the emerging Local Plan and is proposed to be retained. A green buffer will be maintained alongside the path to the west of the site. This will allow for existing planting to be retained and supplemented to create a new strong Green Belt boundary. While the layout relates to the Shenley Grange site alone, it allows for links through to the adjoining Longview site as originally envisaged. These links could be pedestrian or vehicular as required.



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PROJECT TIMELINE

28th June

Consultation opens

10th July

Deadline for submitting feedback

Ongoing

Pre-application discussions with Hertsmere Borough Council

Late Summer 2022

Submission of planning application



Next Steps

Thank you for taking the time to visit our public consultation regarding our proposals for Shenley Grange. We really value your feedback and would welcome any thoughts you have on our plans for the site.

Please take a moment to provide your feedback, using the feedback tab of the website, to let us know your thoughts.

If you have any questions, please do not hesitate to contact us on **0800 298 7040** or **feedback@consultation-online.co.uk**.

