

Land North of Chipperfield Road

Community Consultation, November 2024

Scan the QR code
to visit **LNCR.Place**
for more information



Welcome

Welcome to the Land North of Chipperfield Road Community Consultation to find out more about the proposals for a new neighbourhood and to give us your views.

Please give us any comments you may have on the proposals by Monday 9 December 2024. You can submit your comments at the event, by email to **community@jtp.co.uk** or by mail to **Freepost JTP** (no stamp needed).



Illustrative Illustration



SILVERSAW LTD
PROPERTY LAND DEVELOPMENT INVESTMENT

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The Site



View 1: Looking north-east towards Kings Langley Secondary School



View 2: Looking towards the north-western edge of the site



View 3: Looking west towards the A41 along northern boundary



View 4: Looking south towards back of Chipperfield Road properties



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Outline Planning Application

What are we consulting on today?

The proposals presented will form part of the **Outline Planning Application** for the site. The details of what is expected to be formally submitted for approval at this stage is set out on the **blue boards** which includes **Land Use, Access, Landscape and Building Heights**.

Illustrative drawings have also been included on the **green boards** - this material is not formally submitted for approval but helps support the visioning of how the principles of development could come forward in the future.

What is an Outline Planning Application?

The Government's guidance for planning explains that Outline Planning Permission allows for a decision on the **general principles of how a site can be developed**. Outline Planning Applications are used to gain an understanding as to whether the nature of a development is acceptable.

Specific details (i.e. the final number of homes, what they look like or exact heights of each building proposed) known as 'Reserved Matters' can then be confirmed through later applications.

Outline Planning Permission is granted subject to conditions requiring that any 'Reserved Matters' are approved before development begins.

How Does it Work?

At Outline Planning stage, the information that has to be supplied is the use of any proposed buildings, the amount of development proposed and the general position of the access to the site. The Council will assess, consult and determine the Outline Planning Application in much the same way as a full application i.e. undertaking public consultation, liaising with stakeholders like Hertfordshire County Council and the Kings Langley Parish Council, and hearing the application at Planning Committee. However, the planning assessment will be based on the principles of the development and any other information provided at Outline stage only. Reserved Matters will be assessed later, when the relevant applications are made.

What can follow later at Reserved Matters Stage?

Appearance

Aspects of a building or place which affect the way it looks, including the exterior of the development.

Means of access

Covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site.

Landscaping

The improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.

Layout

Includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development.

Scale

Includes information on the size of the development, including the height, width and length of each proposed building.



Illustrative Illustration

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The Vision

Land North of Chipperfield Road will be a new neighbourhood set in a beautifully curated landscape with up to 150 high-quality and sustainable homes, including 35% affordable housing. The neighbourhood will offer spaces to grow fruit and vegetables, with trees, hedges and ponds managed to foster nature recovery and biodiversity. The landscape will include community meeting areas play areas, encouraging outdoor activity and interaction with nature. To promote healthy and active

lifestyles, new cycling routes and walking paths will be included lined with edible hedges and orchards. In collaboration with Sunnyside Rural Trust, we aim to create a supportive environment for children through the provision of on site learning and therapeutic services. Our vision includes dedicated growing spaces alongside health and wellbeing programs featuring therapy gardens and animal-assisted activities. We are actively engaging with Kings Langley Secondary School and Sunnyside Rural Trust to integrate

this provision, fostering hands-on learning experiences within the curriculum and through extracurricular activities. This neighbourhood is much more than just a housing development; it is a chance to create a living, breathing partnership between business, social enterprise and education to enrich both the community and the land on which it will thrive.

Planning Background

The Land North of Chipperfield Road is located on the north-western edge of Kings Langley and is approximately 9.6 hectares. The site is vacant open land and is currently designated as Green Belt.

On the 30 July 2024, the Secretary of State for Housing, Communities and Local Government issued a Written Ministerial Statement, setting out plans to address what the Government has been deemed “the most acute housing crisis in living memory”.

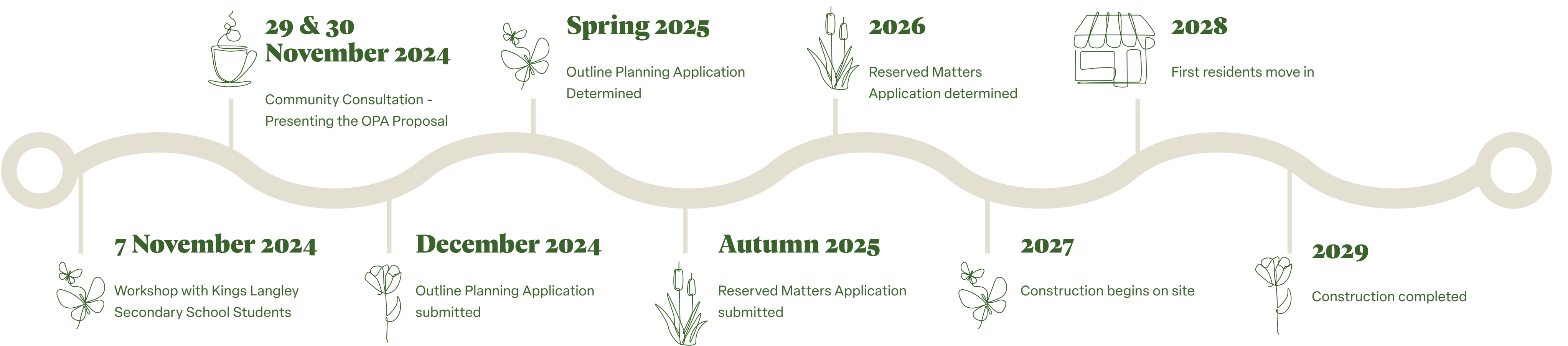
These plans include raising mandatory housing targets across the country to stimulate house building and deliver new, affordable homes to local communities.

The proposal at Land North of Chipperfield Road will help Dacorum Borough Council meet its housing delivery targets in a high quality and sustainable way, including the delivery of 35% affordable housing across a range of housing types.

Consultation is now taking place, with opportunities for the public to comment upon and influence proposals for the site before submission later this year. Whilst the project team will be undertaking consultation with the local community and relevant bodies ahead of submission, there will also be an opportunity to comment on the final application once submitted to Dacorum Borough Council.



Indicative Timeline



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Key Benefits

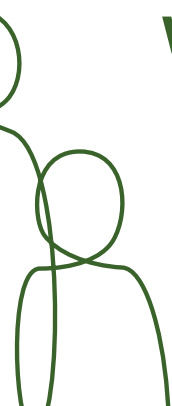
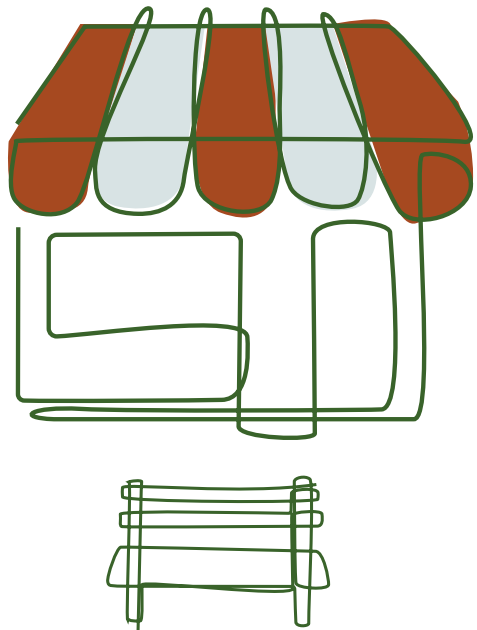
Up to **150**
**High-quality
new homes**
Ranging from
2 bed - 5 bed homes

35%
Affordable homes

**Housing Supply, Mix
& Affordability**



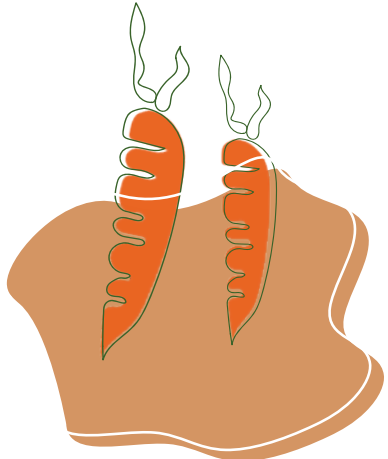
**Open Space
and Play Areas**



**Community and
Education building**
With flexible
spaces

Education Room
Therapy Gardens
Therapy Animals
School Allotments

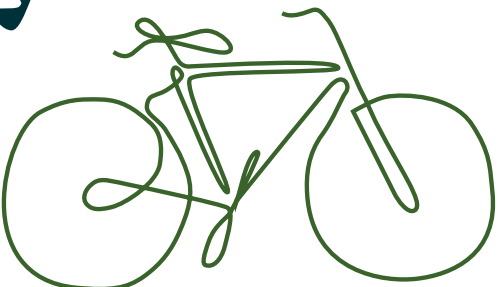
**Community
& Social
Provision**



**Therapy
gardens**
In collaboration with
Sunnyside Rural Trust

**Healthy
travel**

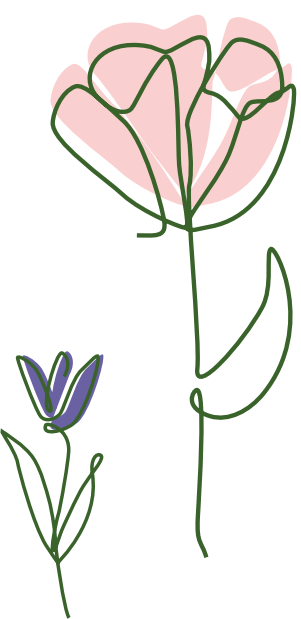
New cycling and
walking routes



**Protecting &
enhancing nature
networks**

**Biodiversity
Net Gain**

**Healthy
hedgerows**



Space for wildlife to
flourish

Space for aquatic life
to flourish

**Habitat
Ponds**

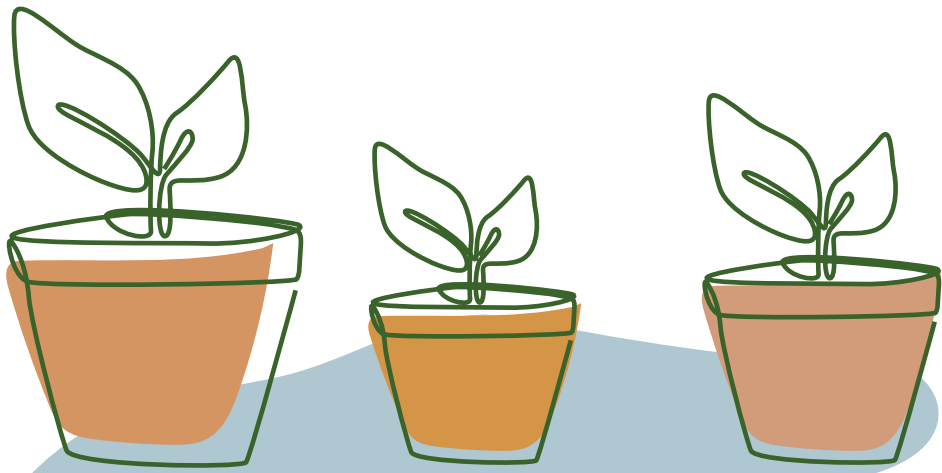
Off-site
provision
for a

SANG



Food Growing
Food Harvesting
Community Table
Education

**Food
resilience**



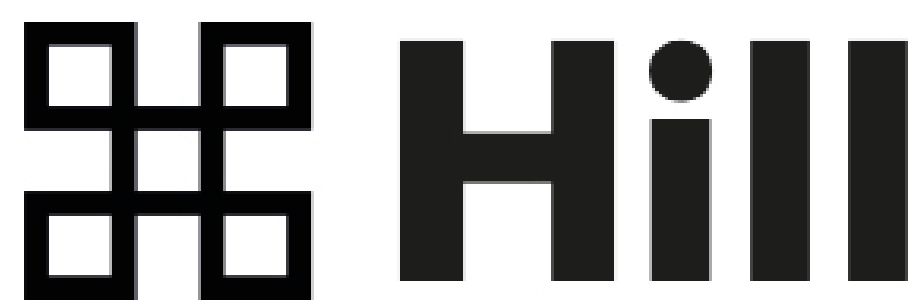
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Meet the design team



The Hill Group (Housebuilder)

Hill Group is an award-winning 5 star housebuilder, creating a range of beautiful homes across London and the south east. Our vision is to be the UK’s leading, most trusted housebuilder, creating exceptional homes and sustainable communities. The community is at the heart of every project we deliver, and our driving force is to ensure we make a positive contribution to the people living and working in and around our developments. Hill Group has been honoured with the prestigious Housebuilder of the Year award at the renowned WhatHouse? 2023 Awards.



Hill's award winning neighbourhood, Marleigh, Cambridge

Silversaw Ltd (Landowner)

Over the last two decades, Silversaw Ltd has been delivering new builds, historic restorations, and bespoke luxury homes featuring advanced technologies like renewable energy systems and borehole water supplies.

Since 2010, Silversaw has also promoted strategic land parcels, working with landowners and multidisciplinary teams to navigate Local Plan processes, addressing environmental and infrastructure challenges to substantially enhance land value.

A standout project includes the restoration of Hill Farm in Kings Langley, converting a 500-year-old farmhouse and historic barns into customized modern homes.



Silversaw Ltd Restoration of Hill Farm Heritage Project

JTP (Architects and Masterplanners)

JTP is an international placemaking practice of architects and urban designers with extensive experience of delivering successful places for both the public and private sectors throughout the UK and internationally.

Our goal is to create places where life in all senses can flourish; places that are economically thriving, artistically stimulating, environmentally footprint-free, with a strong sense of identity. In short, places where people feel they belong.



JTP's self-designed offices, Pennington Street Warehouse

Consultant Team and Collaborators

Planning



Landscape Architects



Heritage



Ecology



Collaborator



Transport



Landscape and Visual Impact Assessments



Drainage, Noise, Pollution



Sustainability and Energy



Aboriculture



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The Hill Group

Who We Are

- Founded 24 years ago with partnering ethos;
- Second largest privately owned UK housebuilder;
- Design-led with a focus on placemaking;
- 5* Homebuilder, 97.5% of customers would recommend us;
- Substantial social value programme including Foundation 200 pledge;
- Numerous accolades including 9 awards at WhatHouse? 2023 Awards including main prize of Housebuilder of the Year.

Our Goal

“To be the UK’s leading, most trusted housebuilder, creating exceptional homes and sustainable communities.”

What We Do

- 3,000 new homes delivered a year;
- 830+ employees;
- 6 regional offices;
- Track record delivering community-led schemes;
- Part of the Considerate Constructors Scheme, which raises standards in the industry, and builds trust with the public.



For more
information
please visit Hill’s
website
hill.co.uk



Our Approach to Working in Communities

- Meetings with the Parish Council and key stakeholders;
- Pre-application meetings with Dacorum Borough Council Planning Officers;
- Public consultation exhibitions for local residents to view and comment on emerging proposals before planning submission;
- One-to-one neighbour meetings to work through proposals before and after planning submission;
- Dedicated project website to allow the community to be kept informed of progress - lncr.place;
- Continued communication post planning submission and during construction;
- Provide a key point of contact throughout the whole process.

Channels, Chelmsford Housing Design Award Winner 2021



Croxley Green



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Collaborators *Sunnyside Rural Trust*

Who Are We?

Sunnyside Rural Trust is a registered charity that supports young people and adults with learning disabilities by offering training and employment opportunities within a social enterprise setting.

We offer a wide range of employment opportunities including growing and selling fresh produce e.g. fruit, vegetables and salads; poultry keeping; PAT testing; gardening design and maintenance; allotment makeovers; warden services; and growing and selling a wide range of plants including Dacorum Borough Council bedding plant contract.

We sell our produce and services through our three farm shops, local networks, regular markets stalls and local events.

Our sites are based in Berkhamsted, Hemel Food Garden, Northchurch, Bedmond and The Forum in Hemel Hempstead.



Our Values:

We value our people and work as a team.

We:

- Listen to each other and show respect.
- Empower people to reach their goals in a safe environment.
- Support everyone in a fair and inclusive way.

We care deeply about our environment. We offer inventive and sustainable services to the community.

We stand for:

- Quality & stewardship
- Enterprise
- Reliability

We have a passionate, "can do" approach to our work.

We are:

- Resilient
- Creative
- Dedicated



We support over 170 people with learning disabilities every week. The impact we have:

- For every £1 spent with Sunnyside it saves £9 on statutory funding.
- In the UK only 4.9% of people with learning disabilities are in any kind of paid employment. Sunnyside has 6 people with learning disabilities in paid employment.
- We support the physical, emotional and mental wellbeing of our trainees by building self esteem and confidence alongside skill development. We are absolutely dedicated to providing training, opportunities and work to vulnerable young people and adults.
- The National Audit Office report Oversight of Special Education for Young People Aged 16–25 estimates that: the cost to the public purse of supporting a person with a moderate learning disability through adult life (16–64) is £2–3 million.
- Supporting one person with a learning disability into employment could, in addition to improving their independence and self-esteem, reduce life-time costs to the public purse by around £170,000 and increase the person's income by between 55 and 95%.
- Providing a young person with the relevant life and employability skills so that they can live in their community could reduce lifetime support costs to the public by approximately £1 million. (Hunter et al., 2019).



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Alternative Education Provision

We are proposing an alternative education provision for Kings Langley Secondary School to establish a new exciting facility to create wide-ranging opportunities for social interaction and a sense of community.

Why is this important?

The Government has an aspiration to create healthy, happy societies through the Children & Nature Programme.

One mechanism for achieving this is by improving the connection people have with nature, which provides better mental and physical health. For children, the effects are

more profound, with a wealth of evidence showing those who spend time outside connecting with nature see improvements in school attendance, behaviours, academic achievement, and social skills like teamwork.

We see an opportunity on site to start supporting and enabling the Government aspirations of creating a healthy and happy society in the area.

Nationally, one in five children are persistently absent from school, which means they are missing 10% or more of school time (2022-23).

The data concluded that 150,000 children were severely absent. This means that they were missing over 50% of possible school sessions.

Behaviour in all UK schools is worsening, based on national data. Suspensions of pupils from schools nationally soared by 40% in autumn 2023, with permanent exclusions also up 25%.

This statistic has increased year on year since the pandemic, with more and more students not attending on a regular basis.

Alternative curriculum options such as an alternative outdoor curriculum are proven to support those students who fail to attend school, or who are persistently absent.

On this site, the hope is for young people to be able to attend the 'Farmstead' in the morning, perhaps to pick up eggs, or feed the animals or tend to the ground, giving key young people another purpose to get out of bed and go to school.

The 'Farmstead' will also ensure that for those students finding a busy school day difficult at times, there is a space to take time, engage with nature or complete alternative courses through their education at the school.

We are then expecting the results will lead to better overall mental and physical health, increased engagement in education and also reducing the risk of becoming NEET (Not in Education, Employment or Training).

Being NEET has a long-term impact on a young person's life, leaving them vulnerable to substance misuse, offending behaviour, physical and mental health problems, academic underachievement and reduced employment.

The aim is that young people do not become NEET. Alternative provision such as the one on offer through this development will include a focus on holistic support, addressing not only academic needs but also social, emotional, and behavioural development.

This comprehensive approach helps students develop essential life skills and resilience. Through this approach, more students remain engaged with their education and reduce the risk of becoming NEET within their lifetime.

There has also been an exponential growth in the number of students with SEND (Special Educational Needs and Disabilities) in Hertfordshire and other counties.

One approach schools can take to address this problem is using nature, which has a calming effect on the mind and body.

Exposure to green spaces has been linked to reduced stress, anxiety, and even symptoms of

attention deficit hyperactivity disorder (ADHD) in children.

Through this proposal we could provide facilities for students who might be at risk of suspension or exclusion, who could access an alternative option outside of a one-site building, thus re-engaging with their education more quickly as part of this alternative approach.

The 'Farmstead' will provide a therapeutic environment where children can interact with animals, engage in nature-based activities, and participate in farming-related tasks. This hands-on experience can have a positive impact on their physical, emotional, and mental well-being.

This 'Farmstead' will also support the school and community in promoting better mental health and wellbeing, thus improving overall attendance, along with offering a sustainable alternative curriculum option for those learners who would benefit from this approach.



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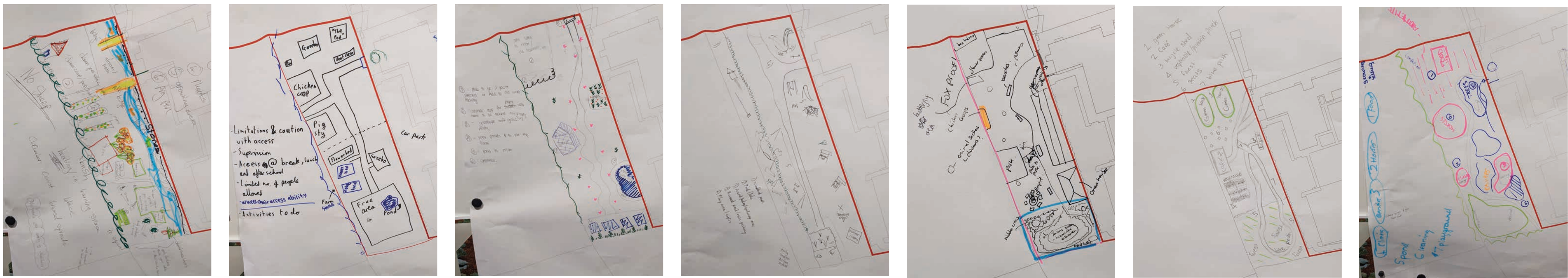
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Kings Langley Secondary School Workshop

JTP worked with students from Kings Langley Secondary School to find out what they would like to see on the Farmstead.

Using virtual reality headsets for inspiration, students worked together in groups to draw out their ideas, which were linked to their personal interests.



“Events tailored to the seasons: October pumpkin carving, summer strawberry picking, winter Christmas trees...”

“A safe environment in & around school.”

“Lots of chickens and pigs to feed.”

“Geography lessons or learning areas about the Farmstead.”

“Somewhere calming to sit and relax, lots of benches and lots of trees.”

“You could have an art trail, or a musical trail - nature is music!”

Consensus Illustration Concept Plan



Consensus Illustration



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What are we consulting on today?

Parameter Plans indicating Principle of Development

The details of what is expected to be formally submitted for approval at this stage is set out on **this board** which includes:

- The proposed land uses
- The proposed access points
- The proposed landscape
- The proposed building heights

The proposed Land Use and Access Plan set out below has been developed with the following design and technical expertise:

- Landscape and Open Space requirements
- Ecology / BNG
- Arboriculture
- Drainage
- Noise Assessment
- Highways
- Heritage
- Sunnyside Rural Trust

Key Details:

- Application Boundary - 9.66 HA / 23.87 Acres
- Up to 150 Homes
- Density Range 25-35 dwellings per hectare
- 2-storey development with select, key locations of up to 2.5 storeys.



Land Use and Access Parameter Plan

LAND USE

- Residential
- Mixed use
- Public Landscape
- Private Landscape
- Attenuation Basins

ACCESS

- Existing Road Infrastructure
- Main Road Infrastructure
- Main Pedestrian and/or Cycle Routes
- Access Point - All Traffic Modes
- Access Point for Pedestrian and Cycle Only
- Access Point to the School for Pedestrians
- Access Point to Mixed Use

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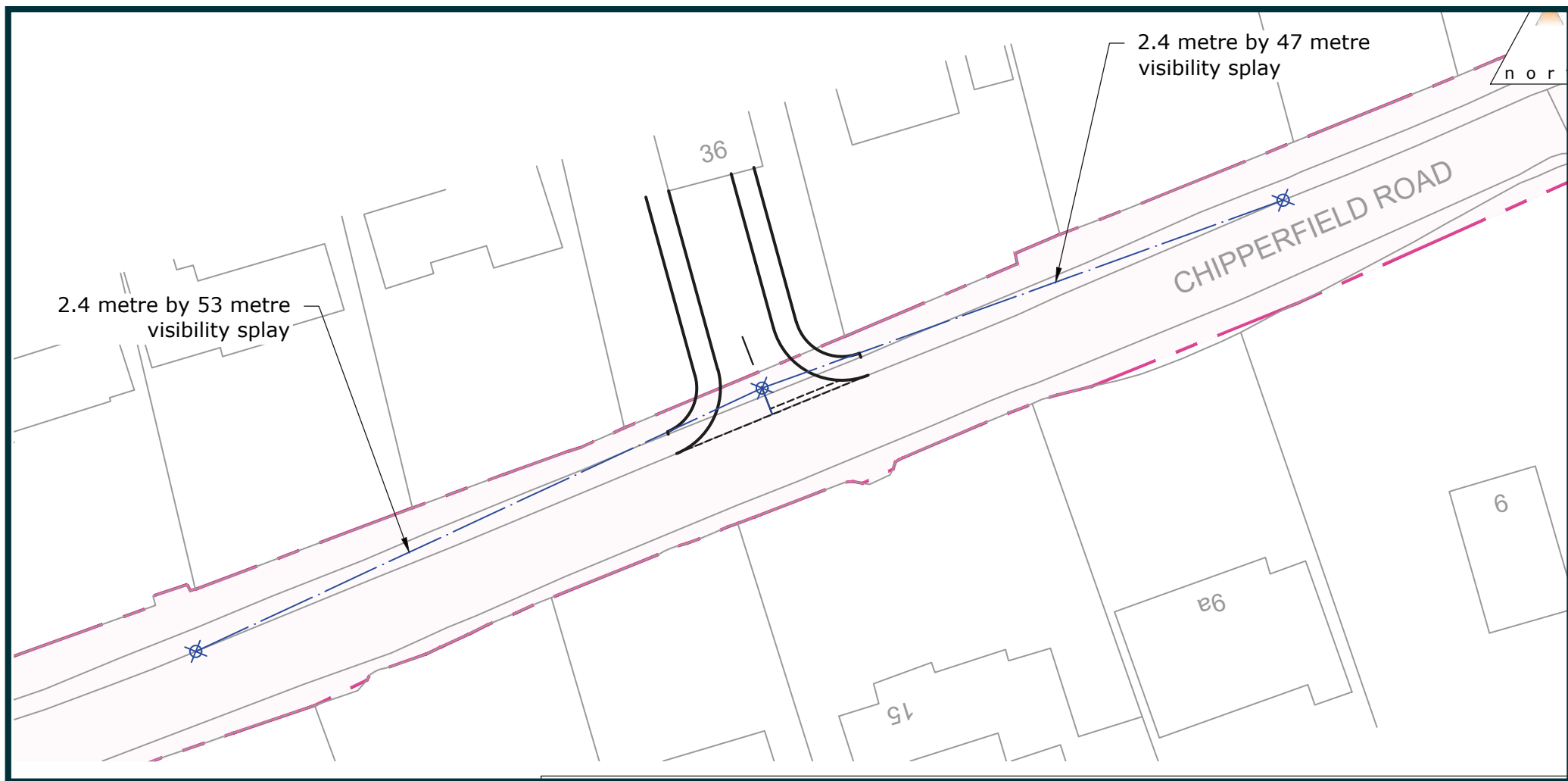
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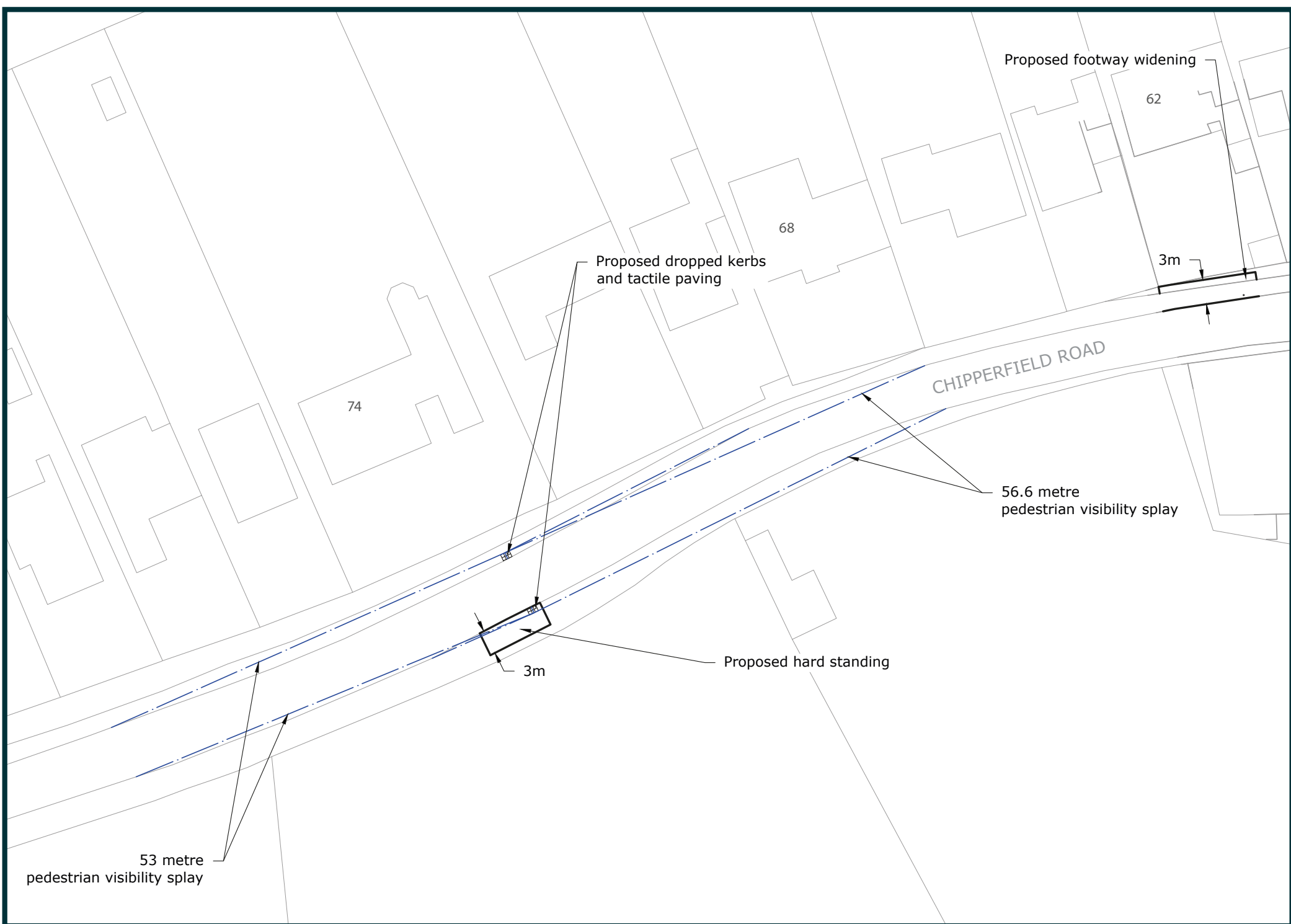
What are we consulting on today?

Movement and Access

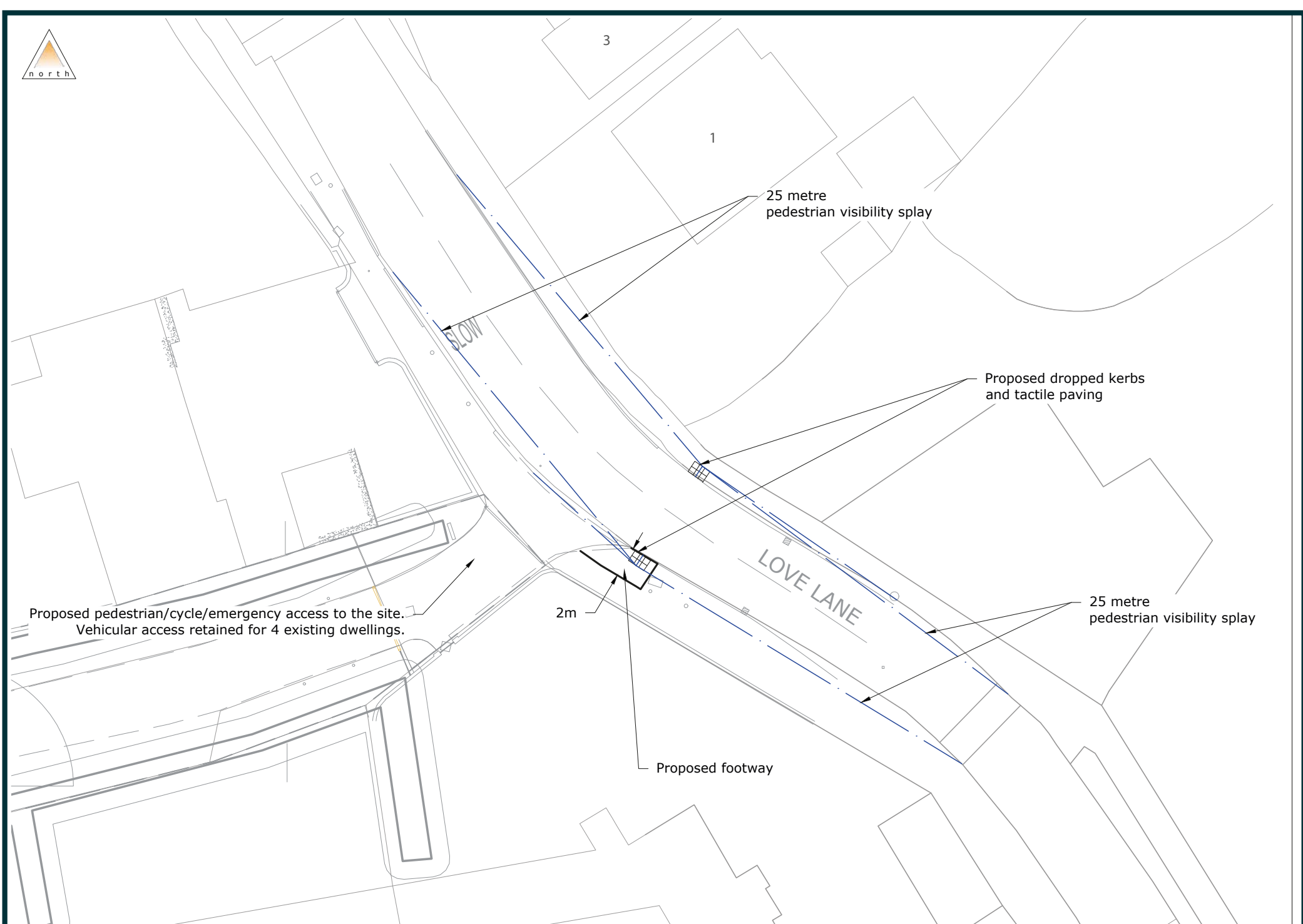
The details of what is expected to be formally submitted for approval at this stage is set out on **this board** which includes **The proposed access points.**



Access Arrangement from Chipperfield Road



Bus Stop Improvements on Chipperfield Road



Access Arrangement for Love Lane

Proposed Access Arrangements

- Chipperfield Road: 5.5 metre wide vehicular access with 2 metre footpaths on either side.
- Visibility splays based on speed data on Chipperfield Road can be accommodated within highway land.
- Love Lane: Pedestrian and Cycle access only.

Proposed Highway Works / Sustainable Travel Improvements

- Proposed improvements to the Ballspond Farm bus stops located approximately 400 metres west of the site on Chipperfield Road.
- This includes footway widening for the eastbound bus stop and an area of hardstanding for the westbound bus stop. This will also include an informal pedestrian crossing (dropped kerbs and tactile paving) to connect the westbound bus stop to the existing footway on the northern side of Chipperfield Road.
- S106 contributions towards improving the frequency of local bus services.
- Informal pedestrian crossing (dropped kerbs and tactile paving) on Love Lane to connect the proposed pedestrian access to the footway on the eastern side of Love Lane.
- A Road Safety Audit is being undertaken which includes the site access and the proposed highway works.
- A Draft Travel Plan will be submitted as part of the application to promote sustainable travel.

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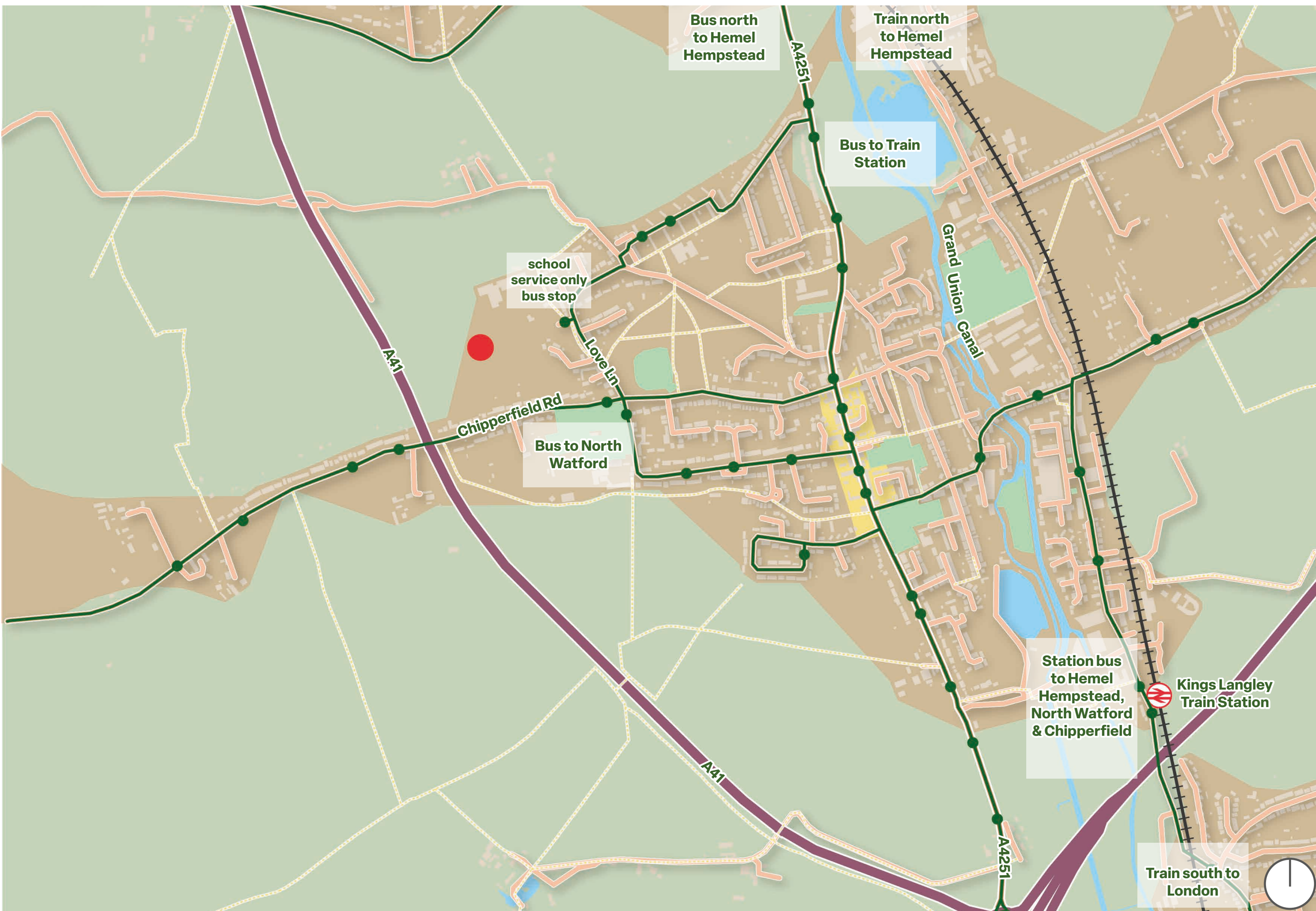
Wider Context



Key

- Site Location
- Kings Langley Parish Boundary
- Motorway
- A Roads
- B Roads
- Railway/Underground
- ⊕ Stations
- Built-up Area
- Chilterns National Landscape (Former Chilterns AONB)
- Green Belt

Connectivity



Key

- Site Location
- Bus Route
- Bus Stop
- Trainline
- ⊕ Train Station
- Public Right of Way
- Local Road
- National Road

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Site Constraints Plan



Key

- Site Boundary - Site Area 9.6 Ha
- Existing Site Access from Love Lane
- Proposed Site Access from Chipperfield Road
- Green Belt
- Existing Green Space
- Existing Woodland
- Existing Hedgerows / Trees
- Public Right of Way (PRoW)
- 0.5 m Contour Lines

Key

- Tree / Hedgerow of High Quality and Value Canopy Line (Category A) with Root Protection Area (RPA)
- Tree / Hedgerow of Moderate Quality and Value Canopy Line (Category B) with RPA
- Tree / Hedgerow of Low Quality and Value Canopy Line (Category C) with RPA
- Listed Buildings
- Conservation Area
- Scheduled Monument
- Recent Development Site for School MUGA

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Site - Technical Assessments

Green Belt

The Green Belt assessments conducted for Dacorum Borough Council evaluated the potential for development on a site near Kings Langley. The Stage 1 review (2013) categorised the site within GB14B, noting its significant role in preserving the setting of Kings Langley and maintaining separation from Hemel Hempstead. Stage 2 (2016) re-assessed the site as part of KL-A3, deeming it weak in meeting Green Belt purposes and recommending further review. By Stage 3 (2020), Parcel 89, encompassing the site, was identified as a preferred development area with boundaries deemed permanent and defensible.

The site contributes minimally to restricting urban sprawl, preventing town merging, and safeguarding the countryside, as it is visually contained and urbanized at its edges. Its development would cause minimal harm to Green Belt purposes, with impacts localised and mitigated by new landscaping and robust boundary enhancements, ensuring containment and limited effects on openness.

Heritage

The site does not contain any known archaeological sites, features or remains recorded on the Hertfordshire HER and neither has the review of desktop sources and completion of a site visit identified any specific evidence of archaeological interest.

The Hertfordshire HER does record scattered evidence for prehistoric and Roman activity in the surrounding area, but the indications are that the site has comprised either waste or farmland on the periphery of the settlement since at least the medieval period.

Whilst the site possesses some potential to contain hitherto unknown and unrecorded archaeological remains as below ground deposits, it is unlikely that they would be of sufficient significance to require or warrant physical conservation in situ and bear upon or restrict its deliverability or capacity to accommodate new residential development.

Archaeology

The site does not contain any known archaeological sites, features or remains recorded on the Hertfordshire HER (Historic Environment Record) and neither has the review of desktop sources and completion of a site visit identified any specific evidence of archaeological interest.

The Hertfordshire HER does record scattered evidence for prehistoric and Roman activity in the surrounding area, but the indications are that the site has comprised either waste or farmland on the periphery of the settlement since at least the medieval period.

Whilst the site possesses some potential to contain the until now unknown and unrecorded archaeological remains as below ground deposits, it is unlikely that they would be of sufficient significance to require or warrant physical conservation in situ and bear upon or restrict its deliverability or capacity to accommodate new residential development.

Arboriculture

The arboricultural assessment for the site identified a variety of trees and hedgerows, primarily along field boundaries, which create a coherent landscape framework. The survey highlighted one veteran ash tree (T43) of notable ecological and landscape value and several mature trees of moderate to high quality.

The majority of trees were categorized as fair or good in condition, with a life-span exceeding 20 years. Tree retention and protection are recommended, particularly for the veteran tree, which should be integrated into public



Landscape Character Assessment: Site Context map - Highlighting Green Belt Review Areas

open spaces. The presence of hedgerows, including historical ones, adds ecological and visual value, and their conservation or enhancement is advised.

The survey noted the site is not subject to Tree Preservation Orders, conservation area regulations, or other significant statutory constraints, although tree management should account for ecological and structural conditions. Recommendations include careful placement of development to minimise shading issues, maintenance of existing vegetation as visual and ecological screens, and ensuring protective measures during construction.

Ecology

The site consists of four agricultural fields with low ecological interest, including arable crops and species-poor grassland, bounded by hedgerows of moderate ecological value. While mature trees are limited, notable specimens are present along the site's southern and northern boundaries. Surveys to date indicate no significant presence of reptiles, dormice, or roosting bats, with only modest bat activity along linear features and no badger setts, despite recorded footprints.

The site's baseline biodiversity value is low, enabling opportunities for a 10% Biodiversity Net Gain (BNG) through sensitive management and habitat enhancement. Retention and improvement of hedgerows, along with the creation of meadow grassland, scrub, tree planting, and biodiversity ponds, can deliver ecological uplift. Further benefits could arise from proposed Suitable Alternative Natural Greenspace (SANG), offering additional off-site biodiversity enhancements if needed.

Drainage

The drainage strategy for the site is informed by a detailed soakage and geotechnical investigation. The study found that the site is underlain by topsoil, clay-with-flints, and chalk formations, with chalk exhibiting varied permeability. The strategy will incorporate measures to address identified constraints, such as runoff quality and subsurface drainage patterns.

Development designs must focus on integrating deep soakaways into areas with confirmed chalk permeability, ensuring sufficient clearance from buildings and compliance with environmental regulations. Where infiltration is limited, alternative approaches like attenuation features or combined systems may be necessary. Proper maintenance, pollutant interception, and adherence to site-specific geological conditions are crucial to ensuring long-term functionality and minimising environmental impacts.

Landscape Character Assessment

The site lies within the Chilterns National Character Area (NCA 110) and is part of the Sarratt Plateau Landscape Character Area, defined by level pastoral land, woodlands, historic villages, and partial severance by major roads like the A41. The visual character is shaped by hedgerows and mature trees creating a contained, medium-scale, and unified landscape.

The Hertfordshire Landscape Character Assessment highlights the area's pastoral and wooded setting and its potential for ecological and visual enhancements through improved hedgerow and wetland management. The site itself, comprising arable fields and paddocks on a gently sloping plateau, is visually influenced by nearby development and infrastructure, reducing its overall landscape sensitivity.

Dacorum's landscape studies (2020) assess the site as having low-moderate landscape value and susceptibility to change, primarily due to the proximity of built developments, A41 road noise, and partially eroded field patterns. However, the site's flat landform and vegetation offer limited visibility, making it suitable for development with mitigation. Recommendations for development include enhancing historic field boundaries, integrating with the local settlement pattern, and using landscaping to buffer road noise and urban influences, ensuring sensitivity to the area's historic and visual character. Development at this site is seen as a natural expansion with minimal risk of coalescence.

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Design Principles

1. Protecting Landscape

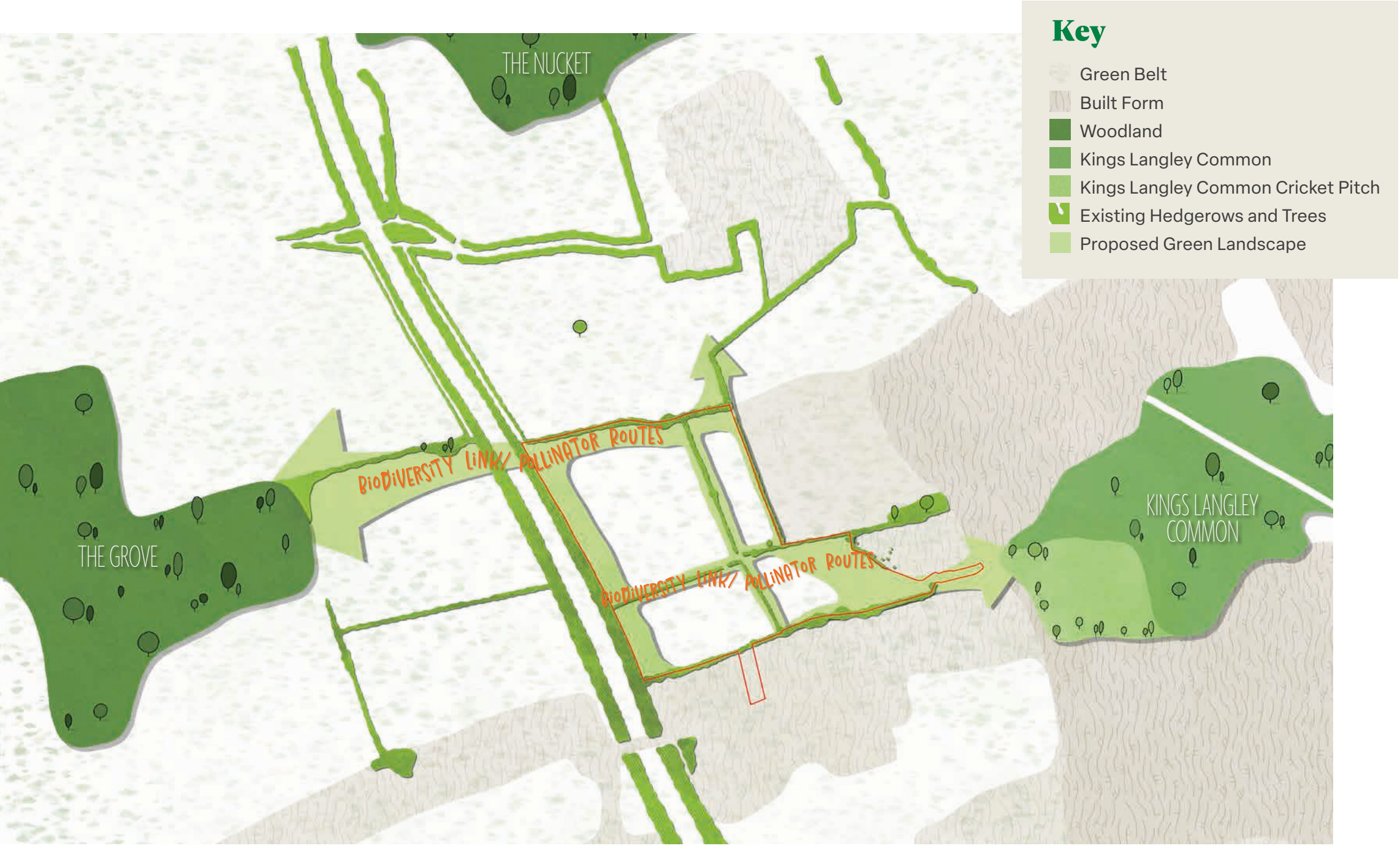
Protecting the site's natural assets that define the character and beauty of the surroundings.

Encourage connections and nature recovery networks with key areas such as the Grove Woodland, the Nucket Woodland, and Kings Langley Common.



2. Connected Landscape

Enhance existing habitats with new planting creating a network of connected pollinator and migration routes for biodiversity to flourish.



3. Landscape Character

Respond to local landscape character. Pastoral meadows toward the open nature of the north. Farmstead Gardens for the community and the School to the east and a Woodland Edge to the west. Together creating a green 'stepping stone' between The Grove and Kings Langley Common.



4. Topography & Water

Using existing topography of the site to create naturalistic and appropriately located wet woodlands, habitat ponds and rain gardens.

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Design Principles

5. Community Heart

Utilising the unique location of Kings Langley Secondary School and its Sports Facilities to the north to create a vibrant community and learning hub directly connected to the school.



6. Sense of Arrival

The sense of arrival ensures wayfinding and legibility; where residents and visitors have arrived somewhere meaningful and enhances their connection to the space.



7. Connecting Streets & Spaces

A series of movement corridors will connect to all green spaces (and beyond) ensuring there are sustainable options for travel.



8. Active Frontages

Active frontages to all streets and open space will enhance street life by encouraging interaction between indoors and outdoor spaces. Active frontages will engage street presence and will create safer and vibrant street scenes.



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Concept Masterplan

This illustrative masterplan is an example of how the design principles can be interpreted and will be included in the Design and Access Statement as supporting information.

The illustrative masterplan has no particular prescribed mix at this stage but ensures there is a balance of house types throughout ranging from 1 Bed to 5 Bed homes. The homes are designed along a network of streets and spaces, all of which are connected to wider green landscape.

- 1 Entrance from Chipperfield Road
- 2 Entrance from Love Lane (Pedestrians and Cyclists only)
- 3 Arrival / Heart Space
- 4 Areas of Play
- 5 Habitat Ponds
- 6 Existing Trees and Hedges
- 7 Circular Walk
- 8 Education / Community Building
- 9 Education Farmstead
- 10 Pedestrian access to Kings Langley Secondary School and Multi-Use Games Area (MUGA)



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Landscape Character

Our approach for the landscape and public open space is to embed the new homes within a hierarchy of landscape characters, that respond sensitively to the surrounding landscape.

Woodland Edge

To the western boundary a distinctive woodland character defines the open spaces and streets. A leafy Arcadia to look out onto, enjoy the changing seasons. Enhanced connection for wildlife across the site.

Pastoral Meadow

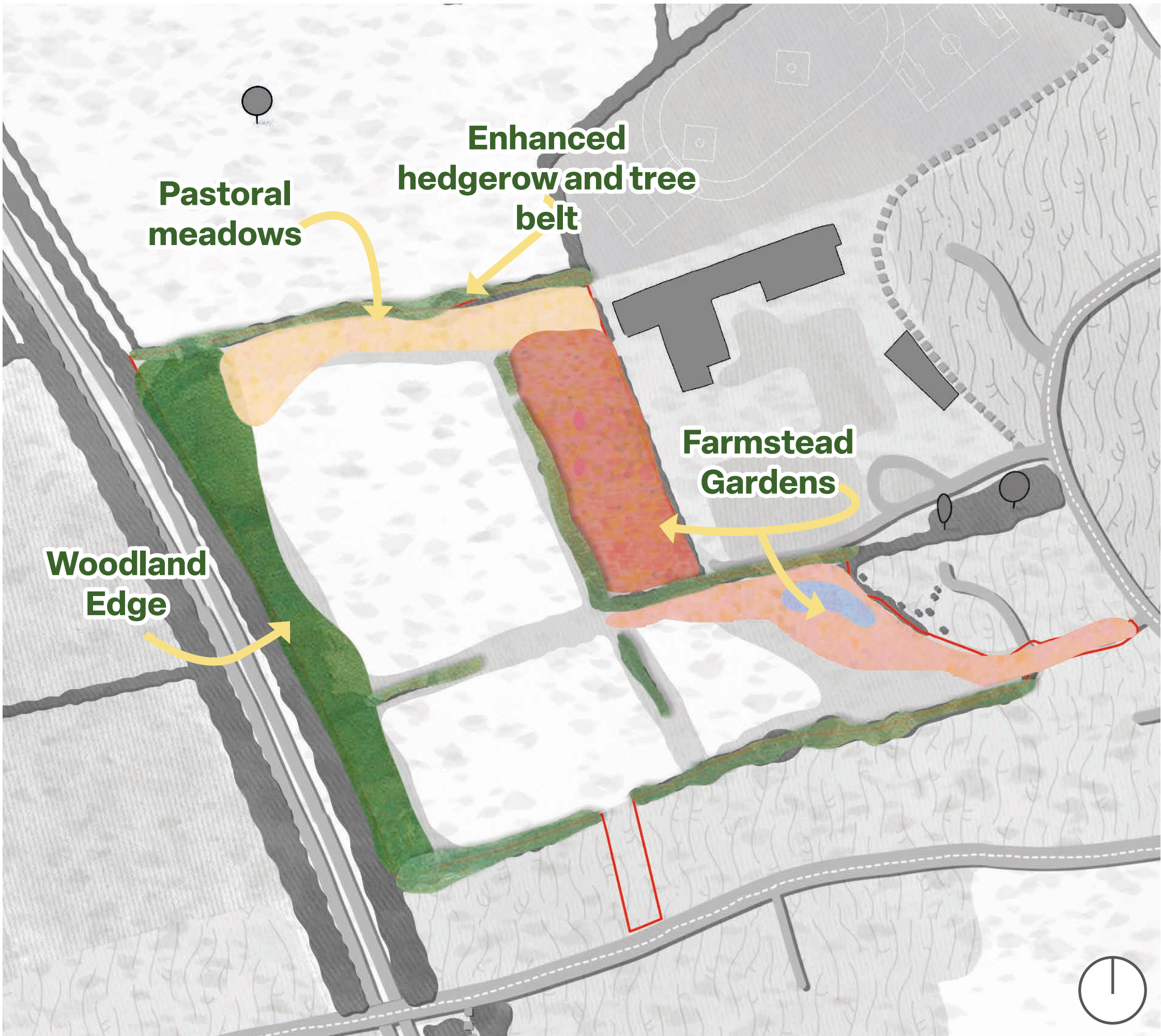
To the north of the site the proposed landscape would take it's cues from the adjacent meadow and pastoral character.

Farmstead Garden

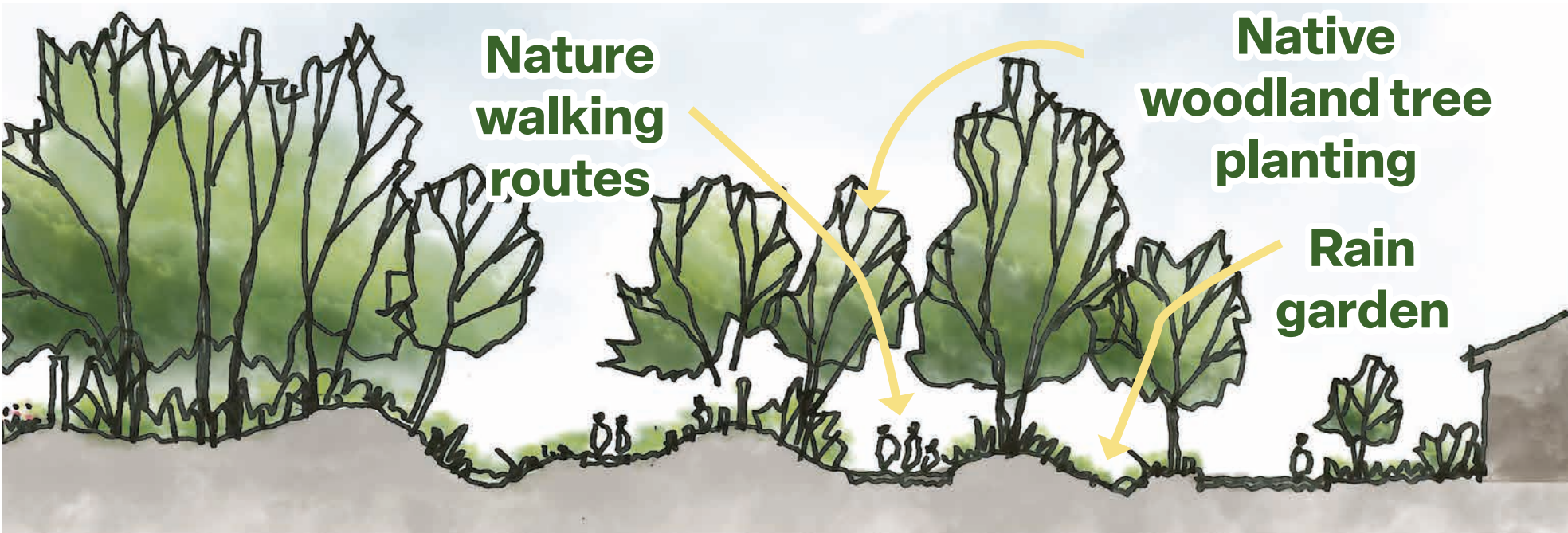
Groups of parkland trees define a series of green spaces inspired in character by the adjoining Farmstead. A central pond provides a new wetland habitat and a tranquil place to sit.

The character types would create a series of new interlinking habitat types across the site and enhance existing features such as the hedges and hedgerow trees.

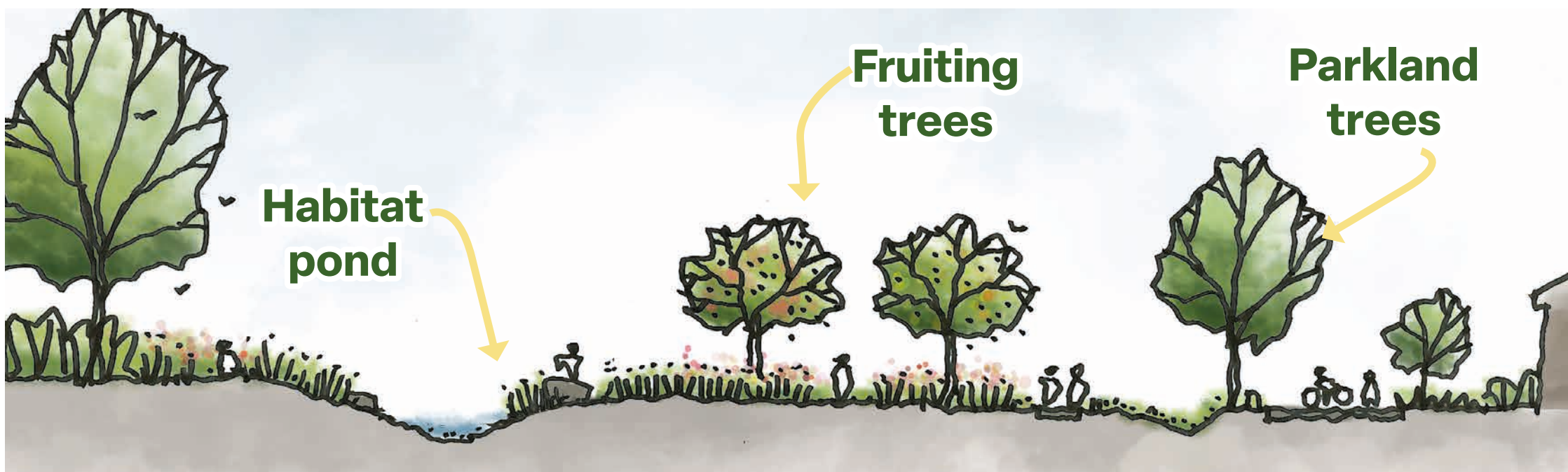
Access to nature would be provided through a circular walk and informal routes through the hierarchy of landscape characters creating a memorable place that feels part of it's surrounding context.



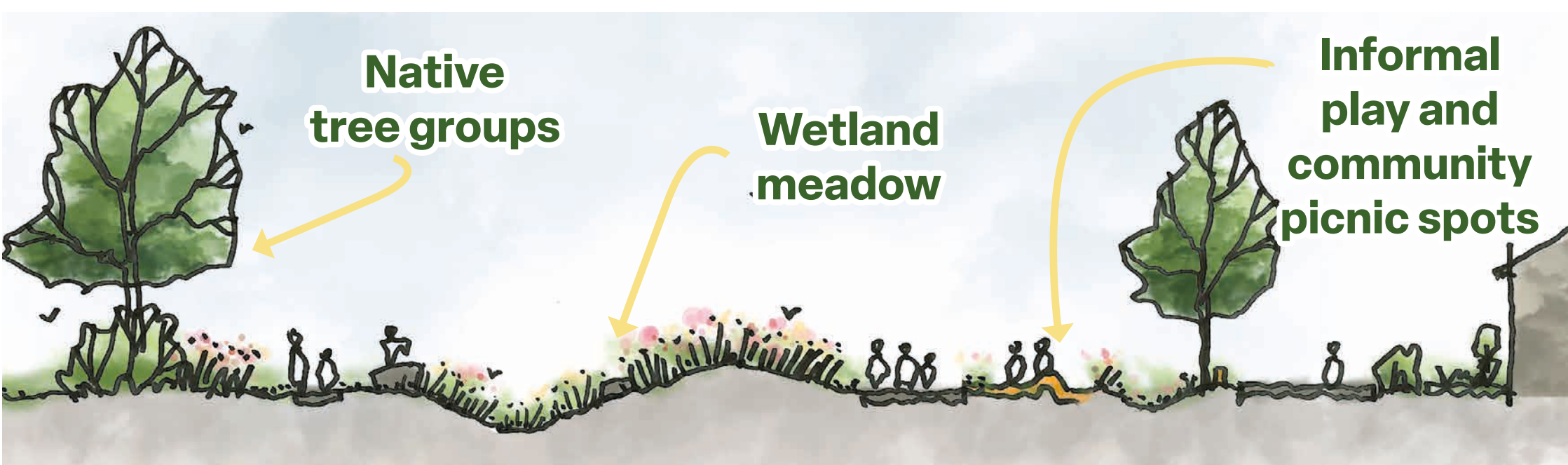
Woodland Edge



Farmstead Garden



Pastoral Meadow



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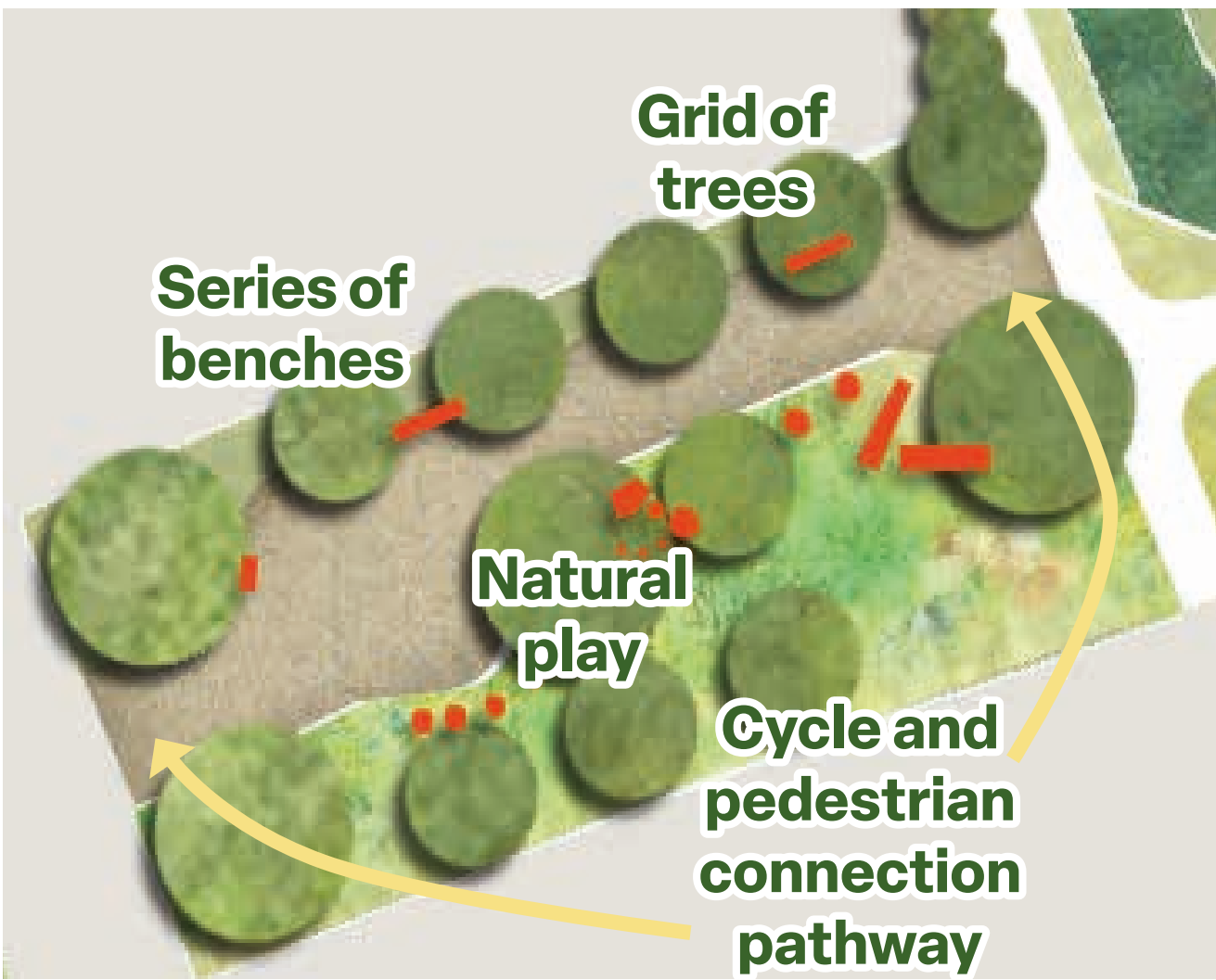
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Landscape Concept Plan



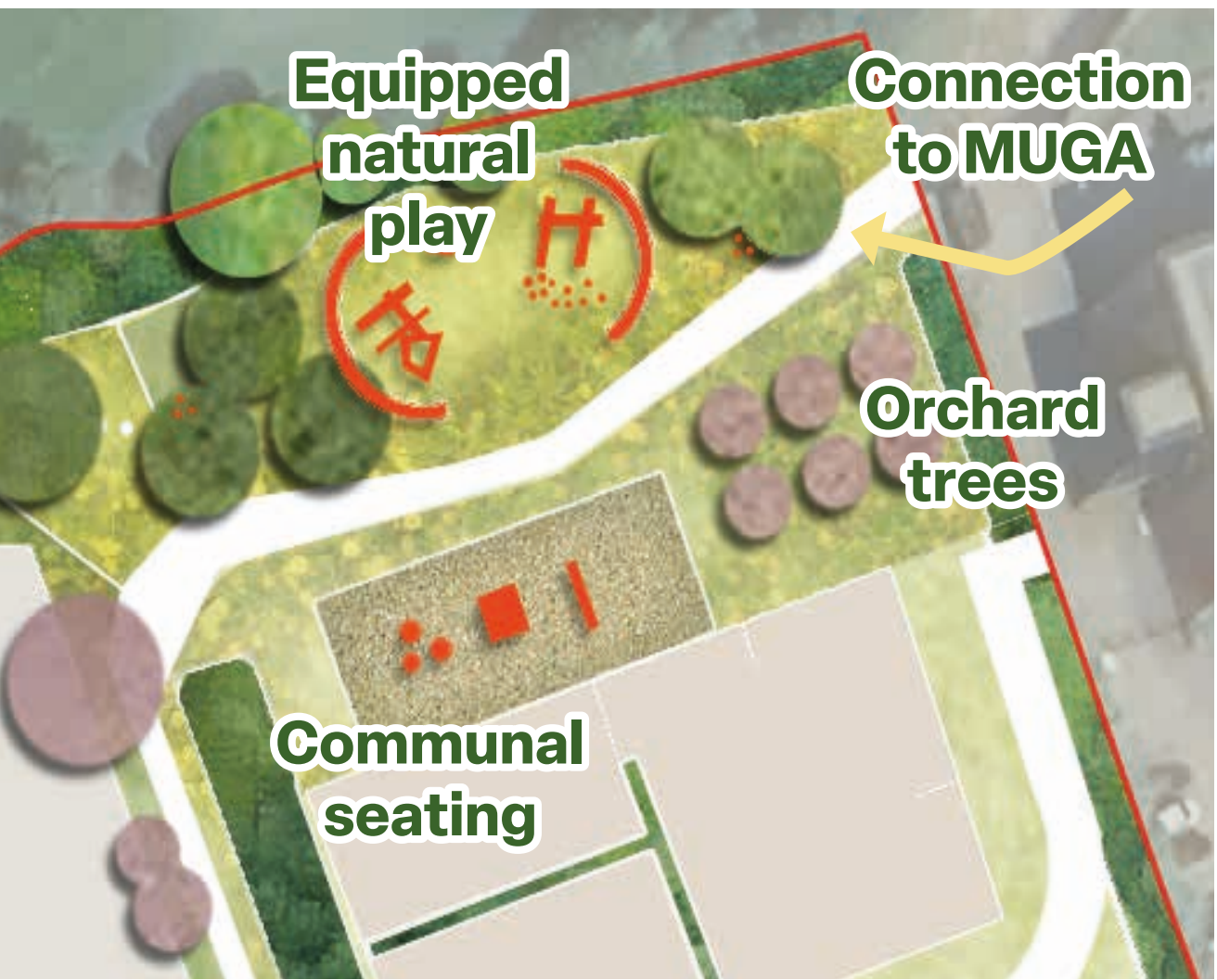
The heart space



Habitat pond and open space



Play area and community picnic area



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Indicative Illustrations *Pedestrian and Cycle entrance from Love Lane*



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Indicative Illustrations *Community, Learning and Play*



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Indicative Illustrations

Woodland Edge



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Indicative Illustrations *Arrival / Heart Space*

