



*"Planning our future
together"*

THE SHENLEY PLAN

2019 to 2036 |
Made (adopted) May 2021

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Shenley Neighbourhood Development Plan | Made (adopted) May 2021

www.shenleyvillage.org/neighbourhood-plan/

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The Shenley Neighbourhood Development Plan has been produced by the Shenley Neighbourhood Plan Steering Group with support of Angela Koch of ImaginePlaces.

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“Planning our future together” | The Shenley Neighbourhood Plan Steering Group and Team (September 2019)



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We would like to thank the following former Steering Group Members for their contribution:

**Peter Bourton
Stephen Bury
Mick Hore
Helen Hussain
James Hulme
Robert Perlmutter
Natalie Susman
William Susman
Jan Quinton
And Guy Beaton for his thorough proof reading of the Shenley Plan.**

**A large number of the pictures used in the Plan were kindly taken by Nicky Beaton and Angela Koch (ImaginePlaces).
We would like to thank both for that contribution.**

FOREWORD

The Shenley Neighbourhood Plan is an important document for the future of Shenley which has been put together as a result of hard work over the last few years by the Steering Group and four Working Parties: Housing & Development, Green Belt & Heritage, Roads, Transport & Parking and Amenities & Local Services. We thank you for taking the time to read it as with your input we hope that we have produced a plan that will help shape Shenley's future in a way that the majority are happy with. If the majority of you agree with the Plan, it will be a statutory planning document and used alongside the Local Plan and National Planning Policy Framework.

Neighbourhood Planning is a fairly new concept under the Localism Act 2011. Once adopted the Shenley Plan will form part of the Hertsmere Borough Council (HBC) Development Plan and will be used to make planning decisions. Section 38(6) of the Planning and Compulsory Purchase Act 2004 indicates that planning applications are to be determined in accordance with the Development Plan (of which a Neighbourhood Plan is part) unless material considerations indicate otherwise.

We aim to revisit the Shenley Plan no later than 2024 in light of the Hertsmere Borough Councils new Local Plan and the Joint Strategic Plan (JSP) for the five South West Hertfordshire boroughs.

The Shenley Plan places a key focus on rural design quality of new development and this applies throughout the Plan Area if not indicated otherwise.

In 2016, wanting to influence the design quality and type of development in the Parish to protect the rural character of our lovely village and surrounding countryside and trying to improve services, the Shenley Parish Council (SPC) Neighbourhood Plan Working Party contacted Hertsmere Borough Council (HBC) regarding starting a Shenley Neighbourhood Plan.

SPC felt that having more Shenley specific policies could help us achieve our aims.

In November 2016, a Shenley Neighbourhood Steering Group was formed to lead the Neighbourhood Plan initiative. Additional members were recruited after the Launch in April 2017. The Steering Group is made up of Parish Councillors and residents.

We knew that for the Plan to be effective we had to thoroughly engage with the Community. “Planning our future together” is not just an empty strap line. It is what we firmly believe in and strive to achieve. At our Launch on 5th April 2017 four Working Parties were formed as listed above and they were well supported with extra people joining the groups as we continued along the journey.

There have been several questionnaires completed by residents. The first one in October 2016 and the second in September 2017 and the Regulation 14 Consultation survey over the Summer months in 2018.

There were also opportunities at The Launch, Shenley Fête and a number of large public meetings to give comments to the Working Parties and Steering Group. All meetings were open to anyone who wished to attend and were well publicised. All feedback gathered has been listened to and the Steering Group have worked hard to produce a document that incorporates the majority of these views while being compliant with national and Local Plan policies and all those legal issues encountered when drafting planning policies.

I would like to extend my sincere thanks to the members of the Steering Group and the Working Parties for all their hard work in producing this plan. It has taken many, many hours of unpaid labour by Group members who have been working behind the scenes for over thirty-six months to bring this Plan to life. Thanks also to our Parish Clerk Amanda Leboff for her hard work and support.

We are also grateful to our Consultant, Angela Koch of ImaginePlaces whose expertise has been invaluable in helping us formulate and write our Plan and thanks to Hertsmere Borough Council Planning officers Ann Darnell and Mark Silverman for their information and support throughout the process.

We would also like to acknowledge and thank Aldenham Parish Council for their generous help and time given discussing with us their early draft, their Neighbourhood Plan journey and their subsequent Plan which has greatly assisted us when formulating our own plan.

I would like to thank all of you, the residents of Shenley, for completing the various questionnaires and surveys, attending the Launch, visiting the Neighbourhood Plan stalls at the Fetes in 2017 and 2018 and attending all the other Public meetings giving us all the feedback and input we needed. We could not have produced this Plan without your support, your insight and your enquiries. We have 'Planned our future together'. We didn't always agree on everything but we made every effort to articulate and illustrate the emerging consensus. As a result of all our efforts we have ended up with a really good plan. Thank you all so much for making time to support the plan. Finally, thanks very much to the Referendum Campaign Team for the superb campaign. The support at the Referendum on 6th May 2021 was terrific and resulted in us getting a 94.4% support vote for the Shenley Neighbourhood Plan to be fully 'adopted' by Hertsmere Borough Council.

The results were as follows:
1409 residents voted yes supporting the Shenley Neighbourhood Plan, 94.4% of the total vote.
75 residents voted no, 5% of the vote.
Turn out 46.4%. 1493 people voted out of the 3221 eligible to vote.

What a result! Thank you everyone.

Cllr. Nicky Beaton,
Chair of the Neighbourhood Plan Steering
Group for Shenley





Summary

This is the Shenley Neighbourhood Plan. It will, once confirmed by public vote, become a statutory planning document that will affect Shenley and planning application decisions until at least 2036.

As we have mentioned earlier Neighbourhood Planning is quite a new concept introduced by the 2011 Localism Act to allow communities, such as Shenley, to shape development in their areas through the production of a Neighbourhood Development Plan, Neighbourhood Development and Community Right to Build Orders.

This is a community initiative which, although sponsored by Shenley Parish Council (SPC) and with funding made available by government, involves members of the Shenley Community. Over sixty local people have been part of the four working parties covering areas such as Housing and Development, Green Belt and Heritage, Roads, Transport, Parking and Amenities and Local Services. These were all themes highlighted in the response to the first questionnaire to all Shenley Residents in October 2016.

Why did we do it and how

In 2016, Shenley Parish Council (SPC) decided that it would apply to Hertsmere Borough Council (HBC) to be designated as Neighbourhood Plan Area Shenley Neighbourhood Plan. The experience of the Porters Park development on the old Hospital site in the early 1990s and the new pressure for thousands of new homes and jobs in the Hertsmere Borough over the next decades convinced us that it would be a good idea for Shenley to have its own Neighbourhood Plan as soon as possible. With regard to Porters Park - which increased the Village population by 80% - the supporting infrastructure which was promised was in the end not forthcoming. This resulted in poor services for all residents. Having a Neighbourhood Plan in place will shape the design of new developments and landscapes and help protect the green nature of the village. SPC knew that it did not have all the answers and that to be effective this plan needed to include all the ideas from the residents and businesses of Shenley.

Community support and input was tremendous and many of you have been involved in the following:

- October 2016:** Initial questionnaire delivered to all residents – over 220 responses.
- 5th April 2017:** Neighbourhood Plan Launch Meeting at Shenley Primary School – Request for volunteers to join four Working Parties and extra Steering Group members – 120 people attended.
- Shenley Fête on 18th June 2017:** Neighbourhood Plan Stall – 3 Surveys and a roving survey. Good support.
- September 2017:** Second questionnaire with Housing & Development focus: over 557 responses. We asked for one response per household which gives us a percentage response of 33.75%.
- April 2018:** Presentation at an open door Steering Group Meeting with our advisor Angela Koch of ImaginePlaces, with an opportunity to comment on the first draft of our plan and policies.
- May 2018:** The Steering Group works on refining the draft Shenley Plan and prepares for Regulation 14 statutory consultation launch in June 2018.
- June/July/August/September 2018:** 7 June 2018 and 1 July Launch events for the purpose of the statutory consultation on the Draft Shenley Plan (Regulation 14 Consultation which ended on 28th September). A Public Meeting was also held on 13th September.
- March 2019 :** A ‘Mock Examination’ was carried out to make our plan more robust in planning policy terms.
- Summer 2019:** Local Green Space Survey
- October 2019:** Regulation 16 Consultation by HBC
- Spring 2020:** Independent Examination of Submission Plan version.
- Summer 2020:** Publication of The Shenley Plan for approval by HBC for Development Control purposes | Referendum May 2021 (delayed by Covid 19)
- 4 December 2020:** Hertsmere Borough Council, Shenley Neighbourhood Plan Decision Statement (Regulation 18) confirming Shenley Plan to go to Referendum
- 6 May 2021:** Shenley Neighbourhood Plan Referendum held.
- 8 May 2021:** Positive result confirmed.

As a result of these events, the Steering Group, with working parties input, has been drafting planning policies that specifically address our needs, concerns and our vision for Shenley. The policies in the Hertsmere Borough Council Local Plan, forthcoming South West Herts Joint Strategic Plan and the National Planning Policy Framework still apply, but we have, with all your input to date tried, to create more Shenley specific policies, design codes and a Shenley Community Priority Project list.

Having an adopted Neighbourhood Plan provides our community with a powerful tool to guide the long term future of Shenley and its surrounding countryside for the period of 2019 to 2036. Ours contains a vision for the future of Shenley Parish and sets out clear planning policies to realise this vision.

In March 2018, it became apparent that there is a possibility that the older part of the village might lose its Green Belt designation and with it the significant planning control mechanism attached to it. Porters Park was taken out of the Green Belt by Hertsmere Borough Council in June 2016 adding yet further impetus to our project.

What does the Shenley Plan aim to do?

The Shenley Neighbourhood Plan, once adopted, will help Shenley to retain the rural feel that is so beloved and admired by residents and visitors. It aims to set the tone, guide applicants and support the planning committee in making good and locally supported planning decisions. The Shenley Plan aims to provide for a clear design quality focused strategy whilst at the same time allowing for the retention of the Green Belt protection and nature in and around the village (June 2016 boundaries) as much as feasible. Principally, the Shenley Plan needs to be in ‘general conformity’ with the strategic policies in the adopted Local Plan and the National Planning Policies and guidance.

And here is one of our key challenges: How can we retain and perhaps even improve our recognised and protected rural village character with access to the open countryside while allowing more and smaller homes to be built and our local services supported?

A Neighbourhood Plan can by law only make minor amendments to Green Belt boundaries, hence a Neighbourhood Plan cannot allocate strategic sites or larger sites in the Green Belt. The Parish Council and Steering Group have gone to great length to influence Hertsmere Borough Council’s Local Plan process where these significant decisions are made.

We also have developed our policies and Shenley Design Principles and Code (Part C) for developers and their design teams, so they are encouraged to produce planning applications that will get local support for development coming forward before and after the HBC’s New Local Plan is adopted. We also hope to shape forthcoming Local Plan policies with this plan.

The Design Principles and Code supported by policy SH1 are attached to this document and will assist applicants in understanding our requirements for new development in the whole of the Parish. In addition, Shenley Plan Policies outline the strong encouragement to developers and promoters of major sites as defined by HBC to create Development Briefs, engage residents early and openly in the design process, as well as using the Building for Life 12 Quality Mark Questions. This approach explains how applications can satisfy \$39, \$128 \$ and \$129 of the National Planning Policy Framework in their pre-application consultation, improve design quality and it clarifies, for Development Control officers how to assess applications in that regard.

The Shenley Plan does designate the Spinney Woodland and connected hedge system as ‘Local Green Space’. This in recognition of its significance for the community, its beauty, history and biodiversity value is underpinned by over 92% (of 167) in support of that Policy.

In summary, we used all the information we have gathered and lessons learned through the process from the public engagement and involvement to date to influence how future proposed developments are planned and designed. Together, the policies should shape applications in a manner that allows Shenley to evolve in a way that the local community is happy with and in a way that we can all be proud of.

Other issues that residents highlighted that are not strictly related to land use planning have been included into the Plan. These are deemed projects and we call them ‘Community Priority Projects’.

The Shenley Neighbourhood Plan will in particular ensure that twenty-five per cent of any Community Infrastructure Levy (a development tax paid on any new development within the Parish) or any replacement Levy that comes in will have to be allocated to projects in Shenley. The monies will be made available directly to the Parish Council.

The Referendum

All residents aged 18 and older were invited to vote on the Shenley Plan. Voters were asked: **“Do you want Hertsmere Borough Council to use the Neighbourhood Plan for Shenley to help decide Planning Applications in the Shenley Neighbourhood Area.”**

3221 residents were eligible to vote. 1493 residents voted which is a 46.4% turnout. 1409 residents (94.4%) voted to support the plan and 75 (5%) voted against, rejects 9.

The result was an overwhelming positive vote.

We recommend you discuss the Shenley Plan with your friends, neighbours and colleagues.

Nicky Beaton

Cllr. Nicky Beaton, Chair of the Neighbourhood Planning Steering Group for Shenley





POLICY SH1 RURAL CHARACTER

SH1.1 Rural Character

Development within the Green Belt areas of the neighbour- hood plan will be expected to ensure that the design of the development relates positively to its surroundings and enhances the existing distinctiveness of the rural character of Shenley, by reflecting the special and valued features that are unique to the locality, the heritage assets and architec- tural features that contribute to that local character

SH1.2 Shenley Parish Design Principles and Code

Development proposals in the Neighbourhood Plan Area and located within the Green Belt on January 1st 2019 should have regard to the Shenley Parish Design Principles and Code.

POLICY SH2 LOCAL GREEN SPACE

SH2 Local Green Space

The Spinney Woodland and connected hedge system as marked up in Policy Map SH2 is designated as Local Green Space where inappropriate development will not be approved except in very special circumstances.

POLICY SH3 HOUSING MIX & CHOICES

SH3 Housing Mix & Choices

Development proposals for new homes or alterations to existing buildings for residential use will be supported where they increase supply in the neighbourhood area of:

- One to three bedroom homes; and
- Financially more affordable homes including starter homes, shared ownership, and/or social rented family homes; or
- Affordable housing provided in a tenure blind mix and;
- Self-build and custom-build homes; and
- Homes and developments for more mature households (55+), elderly living alone and young families within walking distance of local amenities and community facilities; and
- Homes meeting Building Regulations Requirement Part M4 (Category 2)* and Wheelchair user dwellings as defined by Building Regulations Requirement Part M4 (Category 3)*.

POLICY SH4 CONNECTING SHENLEY VILLAGE

SH4.1 Development proposals should, where appropriate:

- Support delivery of improved walking, cycling and public transport accessibility identified in Map SH4, including walking and cycling routes through the land west of London Road and Porters Park, and between Radlett, Boreham- wood, Shenleybury and Shenley.
- Reinstate and contribute to the maintenance of water features such as ponds located within the application site area and make water features a fully accessible public amenity wherever possible.

SH4.2 Development proposals will be supported for either residential and/or business, that makes provision to connect the Internet by the installation of the necessary broadband ducting and infrastructure.

POLICY SH5 COMMUNITY INFRASTRUCTURE

SH5.1 Existing community infrastructure facilities

Development proposals which retain or improve existing local community infrastructure facilities shall be supported subject to compliance with Green Belt policy. Where planning permission is required, development proposals which would have a significantly detrimental impact on or result in the loss of existing local community infrastructure will demonstrate that:

- there is no longer any significant need or demand for the existing community facility; or
- the existing community facility; is no longer economically viable; or
- the proposal makes alternative provision for the reloca- tion or reprovision of the community infrastructure to an equally or more appropriate and accessible location within the Parish which complies with other plan policies (Policy Map SH4).

The existing local community infrastructure addressed in this policy includes:

- The White Horse, pub/restaurant
- L'Italiana Restaurant
- Orchard Tea Rooms, Shenley Park
- Shenley Park Facilities, the Walled Garden and Tennis Courts
- The Post Office
- Pond area and Pound Green near the Pond

- Shenley Primary School
- Clore Shalom School
- Gateway Doctors Surgery
- Gingerbread Dental Practice
- The Chapel, Shenley Park
- Shenley United Synagogue, Shenley Park
- Shenley Methodist Church
- St Martin Church (Church of England)
- Church of the Good Shepherd (Roman Catholic)
- The Village Hall
- St Winifreds Hall
- Shenley Cricket Club

SH5.2 New community infrastructure facilities

Development proposals that improve the quality and range of community infrastructure, particularly for young people and/or located in any of the Key Locations identified in Map SH5, shall be supported where it is compatible with Green Belt policy and the development:

- has appropriate regard to the Shenley Parish Design Code and Principles, and
- will not result in unacceptable traffic movements or impact on residential amenity, and
- will not generate a need for car parking that cannot be adequately catered for, and
- is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle.

Specifically, development leading to the improvement of the quality or additional provision of the following commu- nity infrastructures should be looked at favourably:

- a Community Service Hub;
- additional health services and facilities;
- additional education services and facilities;
- places to socialise, learn and celebrate and measures that support making community spaces more attractive and used more often;
- outdoor play, leisure and sports facilities supporting healthy lifestyles and measures that help us make better use of our current outdoor amenities; and
- a step change in public transport provision incl. a high frequency public bus/shuttle service to Radlett, Boreham- wood, Potters Bar and St Albans.

POLICY SH6 LOCAL KNOWLEDGE FOR GOOD DESIGN

SH6.1 Good Design

Planning applications for major development are encour- aged to demonstrate how they have addressed the quality of design by:

- providing a statement of how they have had regard to the Shenley Plan Policies; and
- Shenley Design Principles and Code; and
- making appropriate use of tools and processes for assessing and improving the design of development throughout the design process.

SH6.2 Design and Development Briefs (DDBs)

Design and Development Briefs for Major Development proposals are supported.

A Design and Development Brief should include all relevant information and be considered helpful in facilitating an informed and meaningful assessment of design quality, including, but not limited to:

- A site map showing the location of the site and its context within its immediate neighbourhood – including any areas of Green Belt, flood zones, the location of any protected habitats or species, environment and heritage assets, landmark buildings, views and other key site constraints and opportunities.
- A statement of how the development proposal contributes to achieving Shenley Plan Objectives, Vision and 'Connecting Shenley Programme'
- An illustrative layout that shows how the proposed development could be accommodated on the site
- Scale, footprint, bulk and height of buildings
- Mix of dwelling types and tenure
- Design codes and guidelines
- Improvements to infrastructure and facilities
- Access, parking, cycle and pedestrian ways and any required traffic impact and parking assessments
- Landscaping and publicly accessible open spaces
- The location of category 1,2 and 3 trees and hedge rows any that may be affected by the development
- Indicative timing and phasing of the proposed development including infrastructure and public transport access

- Community benefits to be provided and when they occur in the phasing and delivery
- All relevant factual information explaining proposed dwelling and tenure mix, infrastructure provision and community benefits from a financial viability point of view to understand the ability of the development to deliver affordable housing

SH6.3 Statement of Community Consultation & Neighbour Involvement

Planning applications for major development that can demonstrate early, proactive and effective engagement with the community by providing the following information within their Design and Access Statement will be looked on more favourably than those that cannot:

- An explanation of how a broad cross-section of local people, both in the immediate and the wider neigh- bourhood are likely to be affected by the development proposals;
- A record of the views expressed by local people and Shenley Parish Council; and
- An explanation of how the proposals have addressed the views, ideas and any issues or concerns raised by local people and the Parish Council.

SH6.4 Early Proposal Presentations

Shenley Parish Council encourages applicants to present their proposals for sites at an early stage and throughout the design development process.

POLICY SH7 BUILDING FOR LIFE

SH7 Building for Life

Major development proposals should, where appropriate, demonstrate in their Design and Access Statement how it has had regard to the following:

- Connections - Does the scheme integrate into surroundings?
- Facilities & Services - Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafés?
- Public transport - Does the scheme have good accessibility to public transport?
- Meeting local housing need - Does the develop- ment have a mix of housing types and tenures that suit local requirements?
- Character - Does the scheme create a place with locally inspired distinctive character?
- Working with the site and its context - Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?
- Creating well defined streets and spaces - Do buildings enclose streets and spaces and turn corners well?
- Easy to find your way around - Is the scheme designed to make it easy to find your way around?
- Streets for all - Are streets designed to encour- age low vehicle speeds?
- Car Parking - Is resident and visitor parking sufficient and well integrated?
- Public and private spaces - Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?
- External storage and amenity - Is there adequate external storage for bins, recycling and cycles?





Part A | Introduction

Part A | Introduction

What is a Neighbourhood Plan?

A1.1 The Shenley Neighbourhood Plan has been produced as a result of extensive consultation with Shenley residents. It is part of the Government's more recent approach to planning which aims to give local people more say about what goes on in their area. This is set out in the The Neighbourhood Planning (General) Regulations which came into force in April 2012 to allow communities to shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. A Neighbourhood Plan or Order must be in general conformity with national planning policy, with the strategic vision for the wider area set by the council and any other legal requirements

A1.2 The National Planning Policy Framework (NPPF) states that Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. Policies should be consistent with the principles in the NPPF, including the presumption in favour of sustainable development.

A1.3 The Shenley Neighbourhood Plan does support the National Planning Policy Framework's "presumption in favour of sustainable development" and is in general conformity with the NPPF's and Hertsmere Borough Council's (HBC) strategic planning policies. However, if there is more detail, up-to date evidence or a departure from existing non-strategic planning policies in the HBC's Local Plan, the Shenley Neighbourhood Plan (The Shenley Plan) policies can take precedence. Neighbourhood plans can include policies that differ from non-strategic local planning policies and /or introduce new policies - providing they are in general conformity with the strategic priorities and strategic local planning policies. General conformity is a matter of planning judgement by the examiner.

A1.4 Once adopted Neighbourhood Plan Policies carry full legal planning policy weight when planning decisions are being made within the Shenley Neighbourhood Plan Area.

A1.5 The Shenley Plan must be taken into account when HBC, which is the Planning Authority, is deciding whether or not to grant planning permission.

A1.6 This is the first time that local communities have the opportunity to create planning policies with this degree of formal weight.

A1.7 When a planning application is submitted to HBC, the Borough Planning Officers are required to refer to the Shenley Plan (alongside the Borough's own current Local Plan and the NPPF) and check whether the proposed development is in keeping with the policies stated in the Shenley Plan.

A1.8 All matters that require planning permission fall within the remit of Neighbourhood Plan Policies. However, there are some limitations to what Neighbourhood Plans can achieve, for example:

- They cannot promote a lesser number of homes than is set out in the Local Plan.
- They cannot override national Green Belt policy or re-draw Green Belt boundaries. This is only possible where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans (NPPF §136).
- They deal essentially with spatial issues such as the where, how and what can be built; they cannot address enforcement issues such as speed limits, traffic management measures, parking regulations, designate conservation areas or enforcement of Tree Preservation Orders (TPO) and matters of Licensing.
- Although service issues such as the funding of a bus route is not spatial, Neighbourhood Plans can encourage funding for these through developer contributions and by identifying them as Community

Infrastructure Levy Priorities and Community Priority Projects. The importance of providing healthy travel choices as part of development is highlighted in the NPPF.

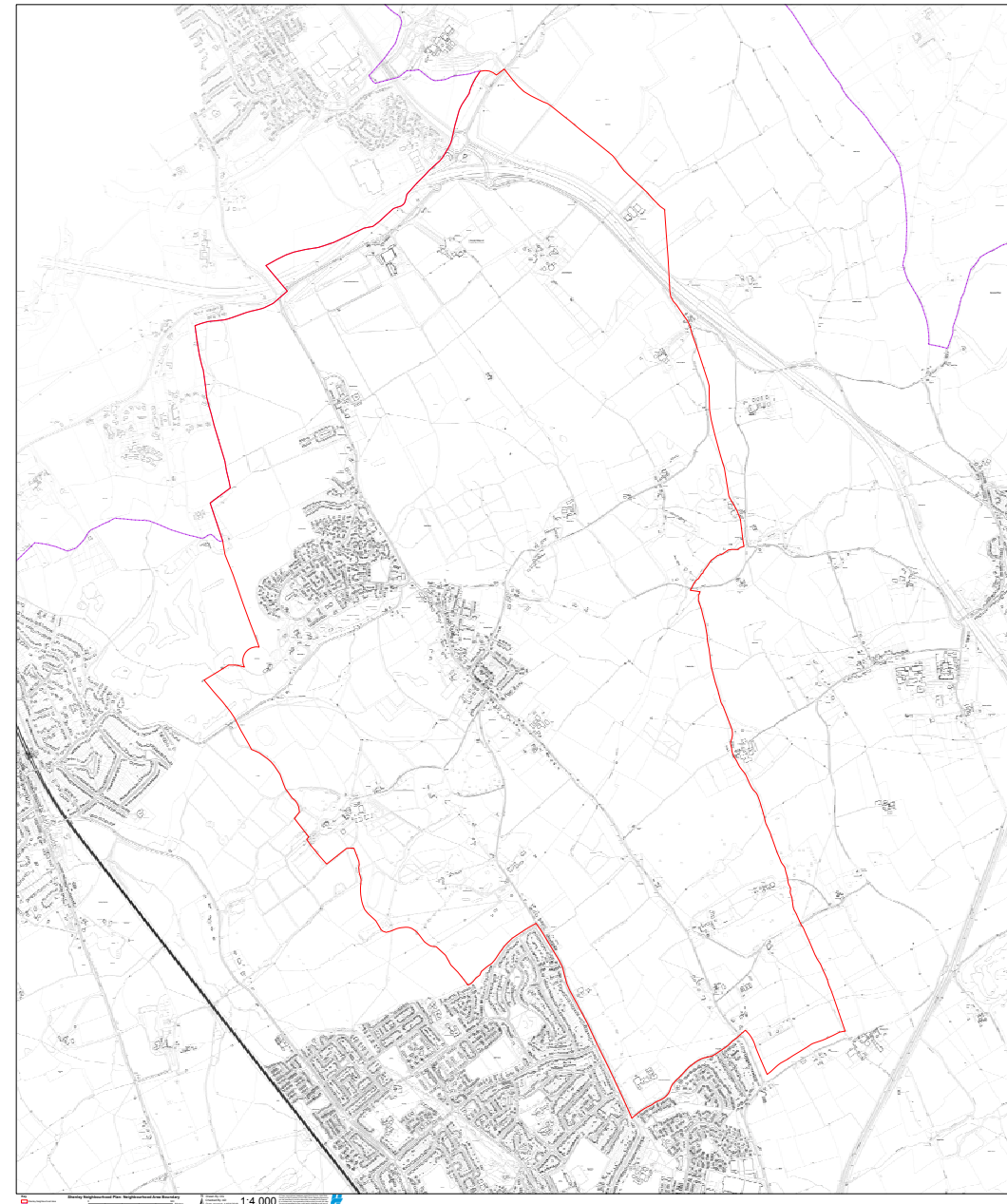
A1.9 A key focus of the Shenley Plan is rural design quality and this applies throughout the Plan area if not otherwise stated. These policies are framed by more spatially explicit policies directing investments and infrastructure improvements. Design principles and rules/codes are provided supporting design teams and developers in understanding how new development can contribute to Shenley's rural character, appearance and setting.

A1.10 The Plan should be read in conjunction with the National Planning Framework, Hertsmere Borough Council's Local Plan, the emerging Local Plan and the Neighbourhood Plan evidence documents and neighbouring Local and Neighbourhood Plans (as published on the website www.shenleyvillage.org/neighbourhood-plan/)

Geographical scope of the Shenley Plan

A1.11 It was agreed that the Plan would cover the entire Parish of Shenley. Figure 1 highlights in red the boundary of Shenley Neighbourhood Plan Area. The Plan Area defined by Shenley Parish Council and approved by Hertsmere Borough Council embraces the entire Parish of Shenley - and in agreement of Aldenham Parish Council - all of Shenley Cricket Ground. Hertsmere Borough Council's Executive approved the designation of the Shenley Neighbourhood Area on 8 February 2017.

Figure 1: The Shenley Neighbourhood Plan Area (red boundary)



Lifespan of the Shenley Plan

A1.12 The Shenley Plan has a lifespan of 17 years taking us to 2036. We recognise that the Plan is not a rigid blueprint. It will be delivered by different stakeholders and partners. What it does is provide a framework for change through its stated vision, objectives, policies and 'community priority projects'. As new challenges and opportunities are likely to arise over the plan period, the intention is for the Shenley Plan to be reviewed every five to seven years, the first review taking place potentially earlier, depending on the New HBC's Local Plan content.

Production of the Shenley Plan

A1.13 The production of the Neighbourhood Plan and possible Neighbourhood Development Orders are led by Shenley Parish Council. In order to develop the Neighbourhood Plan, Shenley Parish Council set up a Neighbourhood Planning Working Party which in turn set up a Neighbourhood Plan Steering Group comprising of Parish Councillors and local volunteers. At the Launch Meeting on 5th April 2017 four Working Parties were formed: Housing & Development, Green Belt & Heritage, Roads Transport & Parking and Amenities & Local Services. The Shenley Plan is shaped by feedback and comments from residents, local businesses, landowners and other statutory and non-statutory consultees such as Heritage England, Environment Agency, NHS, Schools, Herts County Council, Highways Agency, Hertsmere Borough Council, Water and Sewage services.

Community Priority Projects and Community Infrastructure Levy

A1.14 During the development of the Shenley Plan a number of initiatives were proposed by members of the Working Parties and developed from feedback given in Questionnaires, Surveys and Public meetings aimed at enhancing the lives of the Community socially, economically and environmentally. These do sometimes fall outside the remit of town and country planning or cannot be delivered through a Neighbourhood Plan. However, these issues are very important to the community and they are areas which need to be addressed. We are calling these initiatives "Community Priority Projects" and have included them in Part B of this document. We plan to work on these projects through Shenley Parish Council (SPC), working as needed in partnership with Hertsmere Borough Council (HBC), Hertfordshire County Council (HCC), developers and other stakeholders and partners including local groups and associations. Where possible, it is the intention that these projects should be financed by the Community Infrastructure Levy (CIL), S106 monies from developers and other funds as they become available.



Why do we need a Shenley Neighbourhood Plan?

A1.15 Shenley is a rural village that has substantially grown in population in the last twenty years owing to the redevelopment of a redundant Mental Health hospital site, which used to provide employment for approximately 70% of the community. The rest worked mainly in farming as there were two large estates: the Wild Estate covering much of the north-east of the Parish and the Woodhall Estate covering the South-east together with a number of farms on County Council land. The majority of the Parish is in the Green Belt. Like neighbouring village Radlett, Shenley is increasingly a property hotspot, prosperous and a desirable place to live. (Source: <https://www.hertsmere.gov.uk/Documents/03-Community/Community-Information/Knowing-our-Community/Case-Study-Research-into-the-Hertsmere-Housing-Market.pdf>)

The demand for homes has increased significantly and new 'Permitted Development Rights' are putting further pressure on land used for local employment services and light industry. Due to most of Shenley village being located within the Green Belt, growing demand will potentially only be met through in-fill or redevelopment of existing brownfield sites within the settlement area.

A1.16 In 1986 the National Health applied for outline planning permission for redeveloping the hospital site for housing. HBC produced a document 'Planning a Good Future for Shenley' in which the proposed development was to be along the lines of 'a Garden Village'. This design would have ensured low density housing with wide streets and green space. To protect the Green Belt ethos and provide access to all a country park surrounding the housing was proposed together with shops and spaces for local businesses. In reality the only facility provided was Shenley Park. Today, Porters Park is a denser urban development with many inherent problems. It was developed by a

number of developers in a piecemeal way hence the masterplan for Porters Park did not happen as stipulated when planning consent was given. For instance some of the roads are not as wide as originally designed resulting in car parking issues for residents; planned green space was not delivered; various paths go nowhere which have caused problems

A1.17 The community has learned from past mistakes that we need to be able to deliver well designed plans and places for the future, which will continue to make Shenley a nice place to live with easy access to amenities and local services. To be fair to the National Health and local planning authority the redevelopment of the Shenley hospital site was the first in the country and later developments of similar hospital sites in the locality were more sympathetic and in keeping with the local environment (Napsbury Park for example).

A1.18 As a community, we have learned from the experience and so wish to ensure future developments meet the community's needs. We therefore need to ensure future housing provides much needed smaller housing for the elderly to downsize to thus releasing larger properties for households needing such properties and for affordable housing for young people and families so that they can continue to live in the village if they so wish.

A1.19 In recent years some of the housing land supply within the Shenley Plan area has come from windfall sites – sites which were not specifically earmarked for the development in the Hertsmere Borough's Local Plan. (Charrington Close and recently Rest Harrow). This has given rise to concerns that the rural and open character of the old village, which is located wholly in Green Belt, is being irreversibly harmed.

A1.20 Such small scale speculative developments also make it more difficult to secure the funding necessary to deliver supporting infrastructure improvements and affordable housing. In our view, a number of factors are driving the increased demand for residential development in Shenley such as:

- A large proportion of residents will reach retirement age in the plan period which creates a high demand for 'downsized' properties e.g. small houses. However most of the local housing stock have 3+ bedrooms.
- Shenley is located within the M25. Larger luxury family homes are sought by an increasing number of families who move out of London to our attractive, affluent rural village which is significantly cheaper than comparable properties in London.
- The demand for larger family homes has stimulated developers to buy up sites (often occupied by smaller properties) and redevelop these into large family homes when what is needed by the local community is smaller affordable properties for young people/families and for older residents to downsize to.

A1.21 Related to the above residents have been concerned for some time about this imbalance in the local housing market and how in parts the Local Plan and development control processes are being applied to Shenley, namely:
- Large re-developed homes with suburban landscaping and car parking dominating the front of the building are altering the character of rural village- and streetscape irreversibly.

"Infill and redevelopment has not generally resulted in buildings that recognise the scale and character of traditional buildings that retain Shenley's village character or appearance."

Shenley Conservation Area Appraisal, 2012

A1.22 Following the introduction of the Localism Act 2011, the SPC recognised that in preparing a Neighbourhood Plan there would be an opportunity to study the character of Shenley and develop Shenley specific design policies with the aim of addressing the design quality of new development by a better understanding of the prevailing character supported by facts and figures from the Census, local Housing Needs Assessment, and in a more strategic sense, through the independent assessment of sites for future development. The latter two documents and our survey work can be found in full here: **www.shenleyvillage.org**

The Shenley Plan made a start on highlighting key aspects of Shenley's rural character with a view to inform designs and rules also known as design codes and to communicate more clearly the criteria future development is expected to meet. This was done with an understanding that the simplicity, restraint, resourcefulness and sharing of spaces so strongly represented in Shenley's best buildings and spaces, provides a great range of tried and tested prototypes for new development serving many generations to come.

A1.23 A number of other issues have been brought to light through analysis and engagement with local residents, business and other stakeholders. They are as follows:

- High levels of traffic movement through the Village, congestion at Village pinch points at peak times and related high air pollution, a lack of safe and attractive routes for pedestrians and cyclists, bus users, leisure walkers and riders;
- A need for improved community facilities such as a Village Community Service Hub including Parish Council and community space, co-working space, a cafe and an improved outdoor activity, sports pavilion and play area for children.

-Affordable housing for young singles/families and older residents wishing to downsize.



© Maps 2.0 2012-2014 Apple



How the Draft Shenley Plan was prepared

A1.24 In Autumn 2015 Shenley Parish Council's Neighbourhood Plan Working Party started planning how to commence Shenley's Neighbourhood Plan. To this end Cllrs. Rosemary Gilligan, Nicky Beaton and Gavin O'Sullivan attended an HAPTC Neighbourhood Planning Course in November 2015 which was followed by a community recruitment drive to form a Neighbourhood Plan Steering Group. Initially, the group was small but the key foundation work was carried out and in June Shenley Parish Council applied to Hertsmere Borough Council (HBC) for the designation of a Neighbourhood Plan Area (NPA) to enable work to start on producing a Neighbourhood Plan covering the whole of the Parish. As mentioned previously it was agreed after consultation with HBC and Aldenham Parish Council (in August 2016) that it was sensible to include the whole of Shenley Cricket Club within the scope of our Plan. In February 2017, HBC notified us that our application had been approved. Keen not to waste time while waiting for approval (these things take time) the Steering Group sent out a comprehensive Neighbourhood Plan Questionnaire in October 2016.

A1.25 Numerous articles in Shenley Parish News, Shenley Village Matters, posted on Facebook and on the Village Website throughout 2016 sought to inform residents about Neighbourhood Planning, letting them know that we were producing one and encouraging people to join the Steering Group and take part. All this lead to an official Shenley Neighbourhood Plan Launch which took place on 5th April 2017 and was attended by over 120 people. As a result more people were recruited for the Steering Group and many people signed up for the four working parties: Housing & Development; Green Belt & Heritage; Roads, Transport and Parking; and Amenities and Local Services.

A1.26 The Steering Group carried out extensive research looking at as many other Neighbourhood Plans as possible. They consulted Aldenham Parish Council who started working on their plan in 2014 and were extremely helpful. They considered the 2001 and 2011 Census returns which showed Shenley's population growth and changing demographics. The results from the initial October 2016 Questionnaire were analysed in detail. We looked at the List of Locally Important Buildings in Hertsmere 2016, The Conservation Area Appraisal, 2011, the Parish Plan 2005, and many other reports.

A1.27 The Launch on 5th April 2017 gave us good initial feedback. The Working Groups and enlarged Steering Group proceeded to hold regular meetings. Over 50 meetings have been held to date. Minutes of the Steering Group are posted on the Village website as are regular Neighbourhood Plan updates, Questionnaire/Survey results and other key information.

A1.28 In September 2017, the Housing & Development Questionnaire was sent out to all households with a pre-paid envelope. One response per household was requested and the Questionnaire was also available on line via Survey Monkey. We received 557 responses, 33.7%. Our initial 2016 Questionnaire and the 2017 Housing & Development confirmed that preserving the Green Belt and the retention our lovely green historic arable landscape and village character are by far the most important aspects receiving support from 98% in both cases.

A1.29 The priorities emerging from the survey work and the many conversations with local residents and businesses have provided guidance and direction for the development of priority planning policies and projects. This, in conjunction with working with landowners, local planning officers and the need to contribute to the numbers of homes in the borough.

A1.30 Survey findings are presented as part of in the plan and can be reviewed in full on the Shenley Village website.

A1.31 At the Launch on 5th April 2017 over 60 people signed up to join the different Working Parties. They were:

- Green Belt & Heritage – chaired by Jan Quinton then Nicky Beaton & Josephine Lunt
- Housing & Development – chaired by Natalie Susman then Nicky Beaton & Rosemary Gilligan
- Amenities & Local Services – chaired by Nicky Beaton then Gemma Archer
- Roads Transport & Parking – chaired by James Hulme then James Hulme & Gemma Archer

A1.32 From April to October 2017 there were over 25 Working Party meetings, and 19 Steering Group meetings during which questionnaire results were analysed in detail, policies formulated, and many relevant reports and other Neighbourhood Plans discussed. Steering Group updates were also given. The second Questionnaire, the Housing & Development Survey was formulated together with questionnaires for a Neighbourhood Plan Stall at Shenley Fête June 2017. The Housing & Development Survey was delivered to all households in September 2017 and was available to complete via Survey Monkey. 557 households responded. There was a Public Meeting in October 2017 and Local Estate Agents completed a survey. The surveys were all analysed in detail as were the two specialist reports prepared by Aecom, The Site Assessment and Housing Needs Assessment Reports.

A1.33 An early draft of the Neighbourhood Plan was developed with the support of Angela Koch of ImaginePlaces and was presented at a large Steering Group meeting on the 24th of April 2018 and then at a major Public meeting on 7th June 2018. The Steering Group then asked Angela Koch of ImaginePlaces to work with the Steering Group, landowners and residents on the draft Shenley Plan and to make suggestions to progress the draft to the 'Pre-Submission Shenley Plan'. This 'Pre-Submission Shenley Plan' was then published for the purpose of the Regulation 14 Consultation. All key reports and analyses of the surveys are available on our website: www.ShenleyVillage.org Neighbourhood Plan section. Having taken over 170 individual consultation responses and thousands of comments and ideas on how to improve the draft Shenley Plan, a Consultation Statement was produced to document the Regulation 14 consultation responses and how the plan has been further improved. The use of Local Green Space Designations was proposed by the County Council and we developed a policy for the Spinney and connected hedge system subsequently. A Local Green Space survey was carried out. It demonstrates the community support for the policy.

A1.34 In February 2019, and as recommended by our consultant Angela Koch of ImaginePlaces, the Parish Council in partnership with HBC's planning team, asked Tony Burton, a Neighbourhood Planning Examiner, to carry out a 'Mock Examination'. This with the aim to make the Draft Plan more robust and test some of our innovative policies. His recommendations are attached to the Consultation Statement and have led, after careful consideration by the Steering Group, to the Shenley Plan as presented.

The Spinney, woodland and hedge system :
Designated as Local Green Space , Policy SH2



The Parish of Shenley in 2018

Location

A1.35 Shenley is a village and Parish in South West Hertfordshire. The village is located east of Radlett, a district centre, and North of the town of Borehamwood, both of which have railway stations. Surrounding larger centres include Watford, St Albans and Barnet. Most of the Parish is located within the M25 and the Radlett Neighbourhood Plan Area borders the Shenley Neighbourhood Plan Area to the West.

A1.36 The Neighbourhood Plan Area (NPA) encompasses the main village settlement and wider surrounding countryside. There are a large number of wildlife sites within the Shenley NPA boundary such as Birch Wood, Combewood, Cow Banks Wood, Littlepursley Wood, Bigpursley Wood, Crossoaks Wood and Dell Grove. The De Havilland Aircraft Museum is also located within the Parish.

Population & Community Infrastructure facilities

A1.37 In 1991, the Census recorded 2,390 people living in Shenley Parish. By 2001, after the Porters Park development had been completed the Census showed that the number of people living in Parish of Shenley had increased by about 2000 people in the ten years to 4,306 (+80%). The population has stabilised since then (estimated to be about 4334 in 2016). It is worth noting that in 1951, and including the contained population in the then still operational Mental Health Hospital, Census data shows Shenley’s population at 4,258. Shenley’s history in terms of access to community facilities is unusual due to the amenities provided by the former hospital which even included a swimming pool. Shenley’s location in the Green Belt and within the M25 led to facilities with a catchment far beyond the Parish and borough. UCL’s sports ground as well as Arsenal and Watford Football Clubs training grounds are located in the north of the Parish. More detail regarding local educational, health, sports and leisure facilities are described in section SH6 Community Infrastructure Facilities.

Employment

A1.38 Shenley has a comparatively higher economically active population than is found across Hertsmere borough. This is related to the younger population residing in Shenley compared with Hertsmere. In addition, Shenley has lower levels of unemployment and comparatively lower levels of retired residents.

A1.39 It is likely that the growth areas outside Hertsmere in commuting distance such as London, Watford and St Albans will continue to attract new residents to Shenley who intend to travel to these or other surrounding areas for work. This will most likely lead to an increase in demand for housing in Shenley.

A1.40 The evidence gathered relating to affordability suggests that an income of roughly £70,000 is required to buy an entry level dwelling in Shenley. For those on average incomes, market rental (Private Rented Sector) dwellings are affordable, but for sale dwellings are not. (SHNA, p15)

Links to sources covering some of the history of the hospital:
https://issuu.com/davidhs/docs/hidden_minds_scrapbook
<https://www.bbc.co.uk/news/health-20523381>



Planning context:
Hertsmeres current Plan and emerging New Local Plan

A1.41 The village of Shenley lies within the Borough of Hertsmere. The relevant Local Plan consists of the Core Strategy, which was adopted in January 2013, the Site Allocations and Development Management Policies Plan and the Policies Map, adopted in 2016. The new Local Plan is in production and the draft is expected to be issued later in 2021. It addresses increased housing and employment needs in the borough and neighbouring boroughs.

A1.42 The current Local Plan is supported by a collection of supplementary planning documents (SPDs). These SPDs provide local planning guidance for parking areas, design guidance, affordable housing, waste storage requirements and area specific planning guidance.

- A1.43 The Core Strategy 2013 outlines the following specific objectives for Shenley Parish:
- Maintain and enhance existing local services;
 - Provide more play areas and facilities for young people;
 - Address localised anti-social behaviour problems;
 - Address local housing affordability;
 - Work with the Parish Council to implement the Shenley Parish Plan; and
 - Working with Shenley Park Trust to provide enhanced visitor facilities for Shenley Park.

A1.44 In order to fulfil the basic conditions for a neighbourhood plan, it must be in general conformity with the strategic policies set out in the Development Plan. At the present time this is Hertsmere’s current Local Plan (2012-2027). The Shenley Plan also needs to have regard to the National Planning Policy Framework and emerging Local Plan including the latest evidence regarding local housing and employment needs.

A1.45 Whilst this neighbourhood plan has to be in general strategic conformity with the current adopted Hertsmere Local Plan, Hertsmere Borough Council is currently in the process of preparing a new local plan, which will provide updated strategic policies and site allocations for the borough as a whole, including Shenley. Shenley Parish Council recognises that the emerging new local plan’s strategic policies will have to include provision for growth on an increased scale and in locations outside the current built up areas of the borough and that this is likely to have implications for Shenley. Our Independent housing needs assessment for Shenley described under section 1.48 indicated a future housing needs figure for Shenley of 14 dwellings per year, although this figure has not been agreed by Hertsmere Borough Council. The latest local housing need figure for the borough as a whole based on the government’s standard methodology is 717 homes per year, compared with the current adopted target of 266 homes per year. Hertsmere’s Issues and Options consultation sought views on a number of options for meeting the borough’s growth needs over the period of the new local plan; these options included providing additional homes and supporting infrastructure in and adjoining Shenley. Whilst the local planning authority has not yet identified the overall numbers and distribution of homes that the new Local Plan will seek to deliver it is very likely that some of this will be in Shenley Parish, and that the amount may not be limited to that required to meet needs arising solely from within our neighbourhood plan area. This explains why this Shenley neighbourhood plan identifies design quality of development as a key priority and why it identifies in the supporting text preferred locations for the future provision of any new homes and facilities, subject to compliance with relevant national and local planning policies in place at the time.

Joint Strategic Plan South West Hertfordshire (JSP)
A1.46.A Joint Strategic Plan (JSP) is being drawn up, which will give direction for strategic development and infrastructure across Hertsmere Borough Council, Watford Borough Council, Three Rivers District Council, St Albans District Council, and Dacorum Borough Council.

New National Planning Policy Framework and Planning Policy Guidance, 2019
A1.47 The government has revised the National Planning Policy Framework and Planning Policy Guidance. The National Planning Policy Framework 2019 is used.

A1.48 **Headline findings from the Independent Housing Needs Assessment for Shenley (SHNA) by AECOM, 2018**

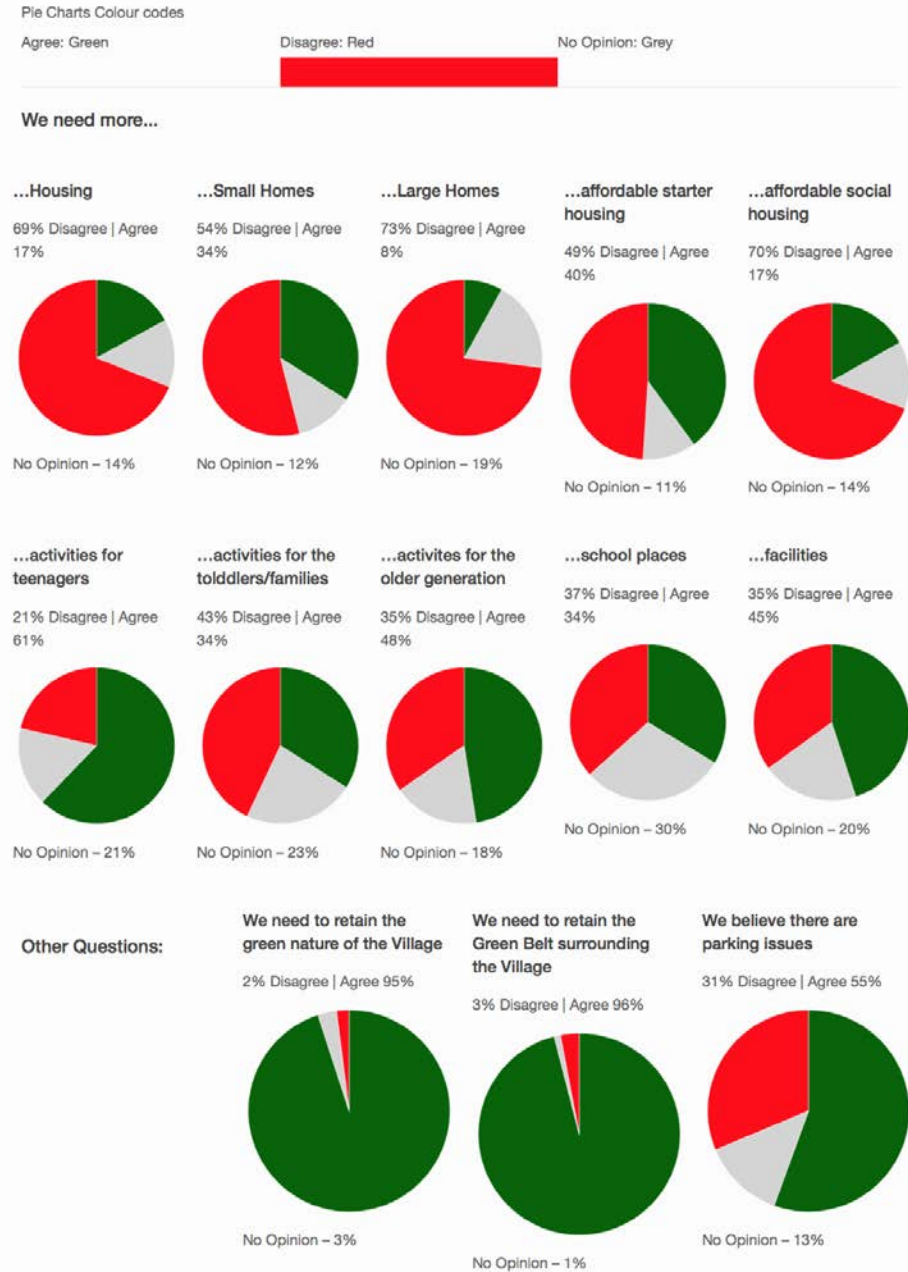
- “The final Housing Needs Figure (HNF) for Shenley, taking market signals into consideration is 220 dwellings to be delivered over the Plan period, or 14 dpa. This is an unconstrained figure and does not take into account policies relevant to housing delivery which may constrain supply.
- The Lower Quartile Affordability Ratio (LQAR), a key indicator for affordability of housing, has increased from around 5.5 in 1997 to 11.7 in 2013 in Hertsmere ; that is to say that, in 2013, lower quartile house prices were almost 12 times lower quartile earnings. This suggests the difficulty of buying ‘entry level’ dwellings is particularly acute at the lower end of the income spectrum.
- Shenley shows signs that younger households are struggling to find suitable accommodation in the area.
- In order to release funds for Affordable Housing, we recommend Shenley Parish Council (SPC) encourages Hertsmere Borough Council (HBC) to seek the lower Affordable Housing threshold allowed in rural locations (5 units or less rather than 10) outlined in national policy .
- In order to address acute affordability issues among those on lower quartile incomes, and address the decline in those aged between 25-44 and forecast the loss of people of working age, it is appropriate for social rented housing to form the majority of Affordable Housing provided. In addition, on the basis of the evidence gathered shared ownership represents a plausible route to home ownership to those on modest incomes, but starter homes do not given they would remain unaffordable to those on mean incomes.
- The fall in average household size is likely to continue in the NA as a result of growth in one-person households; in addition, SPC Household Survey identifies demand for smaller homes (2 and 3 bedroom homes, equating to homes of 3-5 habitable rooms).
- An analysis of age structure and household composition data suggests substantial existing and emerging misalignments between the housing mix in terms of type and size and also the needs of current and future households. This is evidenced by the loss of younger people and those households with dependent children and the increase in one person households and those made up of solely of older people.
- Whilst there has been a fall in the proportion of households accounted for by one family households that include dependent children in Shenley, Shenley remains a place with a strong family character; in addition, in the Household Survey carried out by SPC, there is a strong call for four bedroom dwellings. This supports the notion that policy should support the delivery of affordable family dwellings (5-6 habitable rooms).
- Forecasts prepared for HBC relating to age groups 65-84 and 85 and over indicate substantial growth between 2017-34 (reaching 15% of all residents for the former, and from 3% in 2017 to 5% in 2034 of all residents for the latter). Given the similarity of trends identified in Census between the Borough and the Neighbourhood Area, it is reasonable to suppose these forecasts trends will apply to greater or lesser degree in Shenley.
- Over the Plan period there is a Parish need for: 23 additional conventional sheltered housing units/ 46 additional leasehold sheltered housing units/ 8 additional ‘enhanced’ sheltered units all split 50:50 between those for rent and those for sale as well as 6 additional extra care housing units for rent/ 12 additional extra care housing units for sale and 2 additional specialist dementia care beds.”





Key outputs from the Surveys 2016 | 220 responses
Click here: www.shenleyvillage.org/plan/questionnaires/launch-questionnaire-2016/

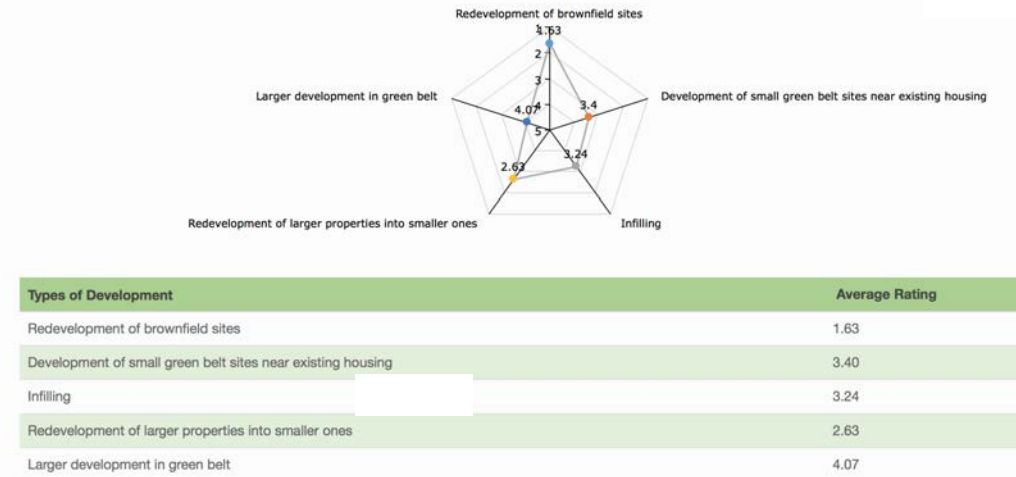
Graphical representations of the data:



Key outputs from the Surveys 2017 | 557 responses
Click here: www.shenleyvillage.org/plan/questionnaires/housing-and-development-2017/

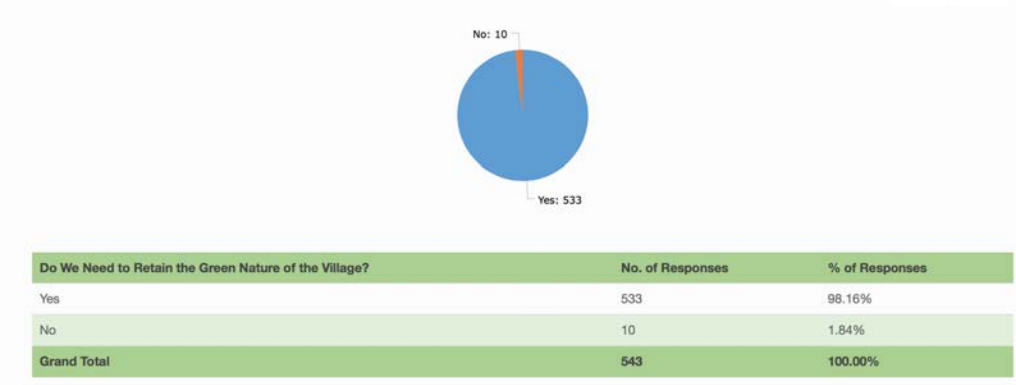
Q20) If, in the future, the local authority require us to plan for new homes in Shenley, what would you find most acceptable?

Average acceptability score (1 = most acceptable, 5 = least acceptable) (Answered: 318 / Skipped: 239)



Q21) Do we need to retain the green nature of the village and the surrounding Green Belt area?

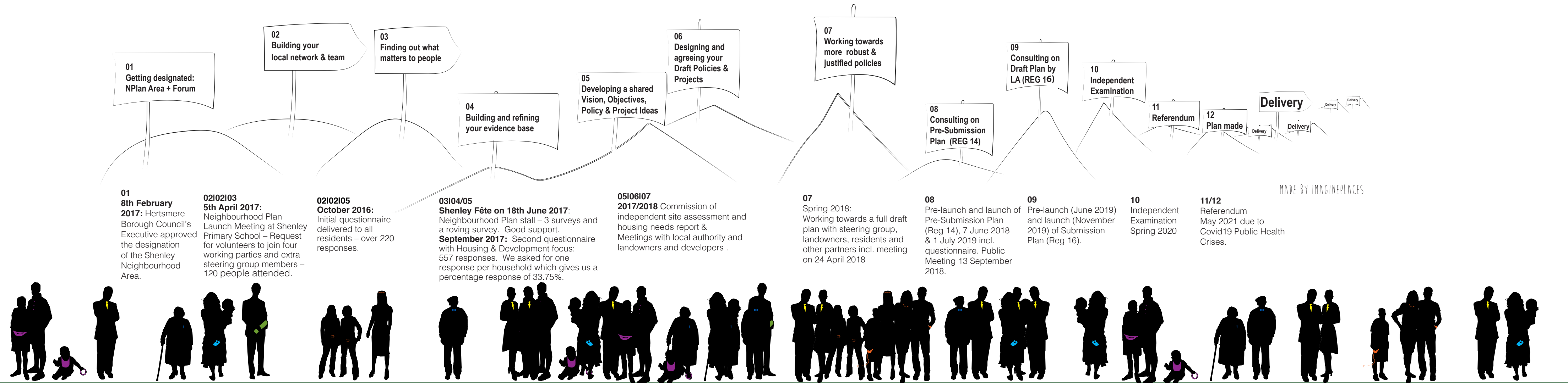
(Answered: 543 / Skipped: 14)



GETTING STARTED...

GETTING STUCK IN...

GETTING THERE...



Part B | THE SHENLEY PLAN



Shenley Plan Vision & Objectives

The presented Vision and Objectives guided the development of the Neighbourhood Plan Policies, our identified Community Priority Projects and the potential use of Neighbourhood Development Orders. The Objectives were shaped by what was learned from engaging with residents, landowners, businesses and officers and from analysis of facts, figures and local trends.

Our vision is that in 2036 Shenley will have maintained and improved its distinctive attractive character and heritage as a beautiful rural village. A setting that has evolved over ten centuries, surrounded by highly valued open countryside most of which is still actively farmed with an active and diverse community served well by its amenities and facilities including an improved walking, cycling and public transport provision. This will be achieved by:

- 01 Retaining and enhancing the distinct rural character of the village and surrounding landscapes: Its rural building types, heritage and spaces, openness and landscape setting.
- 02 Protecting the Green Belt including many hectares of arable farming land from inappropriate development and reversing the loss of biodiversity in our rural landscapes.
- 03 Protecting, conserving and enhancing the networks of rural landscape aspects such as green spaces, open spaces, hedges, trees and woodlands as well as water courses and other biodiverse habitats within and around the village and in the Parish’s historic environments.
- 04 Providing and maintaining leisure and recreation facilities that meet the requirements of the population including sporting activities and outdoor activity exercise areas. This to include the replacement of the old sports pavilion in Harris Lane and projects identified as Community Priority Projects.
- 05 Securing new Parish Council offices and co-working space for local people providing suitable sized offices, storage and meeting room/ community facilities to better serve the needs of the growing community.
- 06 Supporting appropriate development to allow local community, retail, business and commercial activities to meet changing needs. We have identified three central areas where community facilities and services and improvements to the public realm shall be focused on, subject to compatibility with Green Belt policy.

07 Ensuring that housing development includes smaller and affordable properties for first time buyers and our ageing population thus helping to keep more young people and older people in the village. Including supporting downsizing local households in releasing properties for growing families.

08 Encouraging and guiding landowners towards working positively with the Parish Council and the local community in the pre-application phase to ensure well designed places including where relevant investigating the potential use of Neighbourhood Development Orders.

09 Creating a new rural edge to the western part of village in keeping with the village and bringing the community together.

10 Providing needed health and medical facilities within easy walking distance of all residents and ensuring that our education establishments are inspiring places and fit for purpose.

11 Providing an effective public transport service seven days a week and commuter shuttle services to nearby train stations.

12 Maintaining all existing rights of way, footpaths, bridleways and cycleways and creating new ones to establish a convenient, attractive and safer linked-up network.

13 Creating a safer and healthier London Road, Black Lion Hill, Porters Park Drive, Radlett Lane, Woodhall Lane and Green Street for all, identifying and implementing measures which are sensitive to the needs of our young and those less able. We want to achieve that by managing traffic speed, volume, noise and poor air quality generated by the high volume of through traffic.

There are Community Priority Projects which the Plan wishes to address through co-operation with other statutory and non-statutory partners and with the use of monies from the Community Infrastructure Levy and other funding sources.





Community Priority Projects are listed below and considered funding priorities for the Parish Council. Community Infrastructure Levy, collected from consented development in the Parish, and other funds will be used together with partners to deliver Community Priority Projects. They support the delivery of our Vision, Objectives and Policies.

Improving the walking and cycling environment in and around the village (Policy SH4)

Project | A Speed Reduction Scheme on London Road, Black Lion Hill, Porters Park Drive and Radlett Lane incl. safe pedestrian and cycle friendly junctions and crossings

Project | Making Andrew Close Parade/ Gingerbread House gyratory system more pedestrian and cycling friendly for all ages incl. safe pedestrian and cycle friendly junctions and crossings

Project | Making London Road around the Primary School and the White Horse Pub pedestrian friendly for all ages incl. safe pedestrian and cycle friendly junctions and crossings

Community hub (Policy SH5)

Project | A new Parish Council Office with public computer and printers lab, flexible co-working space, meetings space, storage and a community cafe located along London Road.

Project | Replacement of the old sports pavilion in Harris Lane

Outdoor sports and leisure facilities (Policy SH5, SH4)

Project | An exercise nature trail around Shenley with simple exercise stations made out of fallen tree trunks etc. for all ages and levels. New routes from London Road to the Spinney to encourage circular walks and runs.

Project | A pond dedicated for use by dogs (dog beach) in the village centre.

Our 12 Community Priority Projects...

Public Transport (Policy SH4)

Project | Feasibility study for a regular shuttle bus to local train stations and essential services

Digital Connectivity (Policy SH4)

Project | A network of boosters for much improved mobile phone reception until fibre-optic becomes an option.

Play and sports facilities for children and youth (Policy SH5)

Project | Re-use of sunken tennis court for 5-a-side and other games

Project | Play areas integrated in new/improved village greens

Project | Playground on Andrew Close Green for a wide range of ages





SH1 RURAL CHARACTER

CONTEXT AND REASONED JUSTIFICATION

“Each one of us has a responsibility towards the countryside not just in preserving our existing heritage, but in creating a heritage for future generations to enjoy. It is therefore imperative that when proposing to build in the countryside that such designs are a positive insertion within the fabric of the countryside and do not detract from the existing natural surroundings. Strong stewardship is important in such a context which will promote rather than detract from a unique sense of place in the countryside.” (Source: Design Guidelines for the Single Rural House, Galway County Council, 2005)

1.1 The 2016 Shenley Neighbourhood Plan survey, feedback from the Launch Meeting on 5th April 2017 and the Shenley Housing & Development survey in September/October 2017 highlighted the exceptional value the community places on the retention of Shenley’s rural, green and open character and its connections with the open countryside. The protection and enhancement of Shenley’s rural character is to a great extent facilitated by the Conservation Area designation of large parts of old Shenley, extensive National and Local Listing and significantly the designation as Green Belt of all but Porters Park Estate.

1.2 As stated in the National Planning Practice Guidance, a well designed space has a distinctive character. Distinctiveness is what often makes a place special and valued. It relies on physical aspects such as:

- the local pattern of street blocks and plots;
- building forms;
- details and materials;
- style and vernacular;
- landform and gardens, parks, trees and plants; and wildlife habitats and micro-climates.

1.3 Distinctiveness is not solely about the built environment – it also reflects an area’s function, history, culture and its potential need for change. In the following and in Part C of this Shenley Plan, we made a start and illustrate what makes Shenley distinct in character for the purpose of justifying a set of policies including Shenley Design Principles and Code. All policies are aimed to enhance and protect the rural character of Shenley while emphasizing the role of good design in new development.

1.4 Shenley’s Conservation Area is the largest in the borough with the highest density of listed buildings in the borough. It cannot be stressed enough that a possible loss of Green Belt designation, required to allocate land for housing via HBC’s Local Plan process, is considered very problematic in light of Permitted Development Rights outside Conservation Areas. Without the Green Belt status planning policies effectively provide much less strength in protecting and enhancing the rural character of the village and the Parish as a whole in our view and related to physical aspects outlined in 1.2. Identified positive and negative features and impacts from development on rural character are explained in more detail in this chapter and Part C of this document. The growth of Permitted Development Rights and weakening of Conservation Area policies have resulted in non contextualised poor design over the last decade or so. This is observed for development located in the Conservation Area and/or Green Belt.

1.5 The challenge for planning committees is to give consent to new development that strengthens those rural qualities in buildings and spaces while addressing the most pressing need of building more homes which are genuinely affordable and supported by infrastructure and are built in the most accessible locations.

1.6 The Porters Park development and more recently granted planning permissions for unsympathetic development and landscape design in the Conservation Area, illustrates that even the current planning policy framework fails to achieve well-designed places which make a positive contribution to the rural village character and setting (See extract from Conservation Area Appraisal 2012 for further detail in 1.7). Local case studies, a range of photographic evidence as well as the precedent study in Part C of the Plan, exemplify common physical aspects supporting the distinct rural and much valued character of Shenley as well as new development which has made a positive contribution, some more than others.

1.7 Extract from Conservation Area Appraisal, 2012: Negative Features and Issues (Section 7)

Inappropriate Alterations to Buildings

“Over-investment in properties has tended to be more damaging in recent years than neglect. Extensions to properties inevitably damage historic fabric and can ‘swamp’ or unbalance their original integrity. Even the introduction of simple porches can have a negative impact, particularly to uniform terraces that have ‘flush’ façades. Domestic buildings in the Conservation Area are also suffering from an incremental loss of architectural detailing. Traditional materials and details are being eroded by the use of doors, fascias and rainwater goods; concrete and cement for blockwork, roofing materials, renders, re-pointing etc. Simple exposed brickwork can be spoilt by painting or rendering, and this again can severely unbalance a formerly uniform façade of terraced housing. Buildings are sprouting aerials, satellite dishes, alarm boxes and boiler flues whilst curtilages are being eaten into by inappropriate hard landscaping. Some alterations – for instance, replacement windows, doors, and the addition of porches not only change the appearance of the individual building but also may not always use materials or styles that complement the building. Also, collectively they may affect the appearance of the street concerned - New Road is an example.

New Buildings

Infill and redevelopment have not generally resulted in buildings that recognise the scale and character of traditional buildings that retain Shenley’s village character or appearance. On the contrary they detract from it and new development, along with poor not so recent buildings, are cumulatively threatening the character and appearance of the area into the future. It is important that any further development and replacement of individual buildings gives absolute priority to fitting into the conservation area context in terms of scale, position, quantity and detailed design.”

Inappropriate Landscaping

Where houses are set back from the road, traditional front boundaries are in danger of being lost to hard standings for cars. Replacement of hedges should replicate historic features, and should consist of appropriate, locally native species characteristic of old, surviving hedgerows. These may include hawthorn, blackthorn, field maple, hazel, ash, crab apple, holly, spindlee.”

Intrusive Traffic

The centre of Shenley is subject to heavy traffic. This detracts from the environmental quality and attractiveness of the area. There is no easy remedy to this situation. Arguably, cars have long been part of the character of the area, but they do undermine the perceived safety of pedestrians.

See for latest figures supporting documents published on Shenly Village website.. Also note an increase of a 5%+ on London Road/ Black Lion Hill: <https://www.hertfordshire.gov.uk/media-library/documents/highways/transport-planning/transport-and-accident-data/ttdr/hertfordshire-traffic-and-transport-data-report-2017.pdf>

Signage

Signage in the centre of the village is not of a high quality. Signage should be kept to a minimum but should be well maintained. Signage requires regular maintenance.



Case Study 1: The Pond Triangle & Village Green today: Black Lion Inn Development: A case study of infill development

1.8 The former Black Lion Inn building on Rectory Lane has been stripped back and undergone careful and considerate restoration. The Black Lion Pub is now called L'Italiana, a restaurant. The much written about openness of the triangle and its recognisable former village green role made for a strong rural character at this ancient junction. This was somewhat lost due to recent addition of three larger residential dwellings and the loss of the old timber barn/stables associated with the former Black Lion Inn. The old barn was locally listed but in poor condition due to lack of repair (see CAA, 2012). The additional terraced homes are of significant scale, however, positive efforts mainly through traditional architectural detailing contributes to the rural character of the village green setting and are recognised. However, a more scaled down approach to the residential dwelling with a more restrained and local colour palette might have achieved a greater contribution to the rural setting.

1.9 The loss of rural character of the village at this most prominent location of Old Shenley's history is most pertinent in the demolition of the barn and the paving over of the yard in front of the otherwise carefully restored building. The loss of the old barn and the insensitive landscape approach apparent in the spaces in front of the former Black Lion Inn does suggest a lack of firm design policy guidance for rural landscape and streetscape and associated care for detail.

1.10 The need to provide more car parking and/or outdoor dining space must be incorporated from the outset and designed in a manner so that those ancillary spaces make a positive contribution to the rural character of the building and do justice to its prominence. This should be expected to generate positive economic benefit for the business as well.



1.11 This happens often when making 'landscape' an afterthought in the design process and not a leading first principle. Ambitions outlined in the design statement and drawings for the development showed a more sensitive approach towards rural character and landscape setting which is not yet delivered or enforced.

Case Study 2: The Old Nursery, Nursery Close, London Road: case study of 'a new rural edge for the village'

1.12 The Old Nursery is the largest development of new homes in Shenley since Porters Park was completed. It's a relatively narrow, gently sloping and deep site with a single access onto London Road. The land was previously used as a nursery and received permission for residential development in 2010 subject to a list of planning conditions which were resolved by 2012. Work started on site in 2012. Today, this new edge to the southern end of the village comprises of 12 homes (about 1100 sq. m. on 0.46 hectares land), 30 car parking spaces and 12 bicycle spaces. The 12 gabled homes and how the new edge of the development was landscaped is of particular interest to the neighbourhood plan because of the overall restraint shown in the building design approach and rural informality in its landscape design.



1.13 The layout follows a simple L-shape with homes overlooking the open countryside to the south and London Road to the west. The slightly staggered houses are located along a private access drive of a simple palette of loose gravel, informal front gardens, timber post and rail fencing and a field gate as well as a more formal hedge along London Road. The spaces between the gravelled yard and front doors are kept open using simple planting, low hedges and plant pots. A different more natural colour choice and style of windows could perhaps be more fitting for the setting.

1.14 The colour palette, detailing and materials contributes positively to the rural character with significant contributions from the informal landscape approach in parts enabled by the private access only and no need to obey the highway code.





1.15 Shenley Conservation Area was first designated in 1969 and extended twice, in 1978 and 1988. Today, the area includes the linear extent of the old village either side of London Road; the land to the east along Rectory and Harris Lanes up to Shenley Hill; and to the west, the land beside Radlett Lane comprising 40 acres of the former hospital site. (see Figure 1, page 13). A comprehensive Conservation Area Appraisal was produced in 2012 (CAA, 2012), by BEAMS Ltd. It covers the original Conservation Area from 1969 and both extensions of the year 1978 and 1988. The Conservation Area Appraisal states under the heading 'Definition of Special Interest':

“Shenley conservation area is based on still recognisable traces of a hamlet and its rural setting in the form of the original core of the village [the triangle], and its gradual expansion in the linear form of London Road, which continues to form the spine of the village.”

1.16 It is worth pointing out that historically little development has occurred on the western side of London Road due to Shenley Grange with its expansive grounds being located there. The CAA notes: Shenley Village's relationship with the surrounding countryside and nearby country houses is represented in the rural estates within the conservation area to the east and west of London Road and Porters Park. The triangular space of the oldest part of the village, at the junction of London Road with Rectory Lane and former Radlett Lane, is typical of Hertfordshire medieval market towns and can still be seen in larger settlements such as Baldock, Hitchin and St Albans.

1.17 The focal point of the area is inevitably the pond and “The Cage”, the curious round lock-up occupying a prominent position on the north bank of the pond. The Cage is one of many Grade 2 listed buildings, structures and landscapes in Shenley.

1.18 The dominating forces which founded and shaped the character of Old Shenley until today are:

- Its location along London Road, which was during the middle ages and afterwards, a relatively important transport link diverting towards St Albans from Watling Street/Roman Road, the principal route northwards from London. The establishment along London Road of coaching Inns such as The White Horse, The Cock and The Black Lion reflected the need to serve the needs of horse drawn travel.
- The nearby Country Estates, the agricultural production managed by them and cottage industries which depended on them. “The economy of medieval and post-medieval Shenley was based primarily on agriculture, but the village also housed a significant number of various types of labourers attending to the needs of nearby country estates such as Shenley Hall (after 1388 known as Salisburys) and Shenleybury as well as Shenley Grange, Porters Park and Newberries Estate.
- The beauty of Shenley's countryside which attracted the rich and famous, particularly in the 18th century.
- Shenley had abundant supplies of suitable clay which made the village a local centre for brick and tile production dating back to the 13th century.

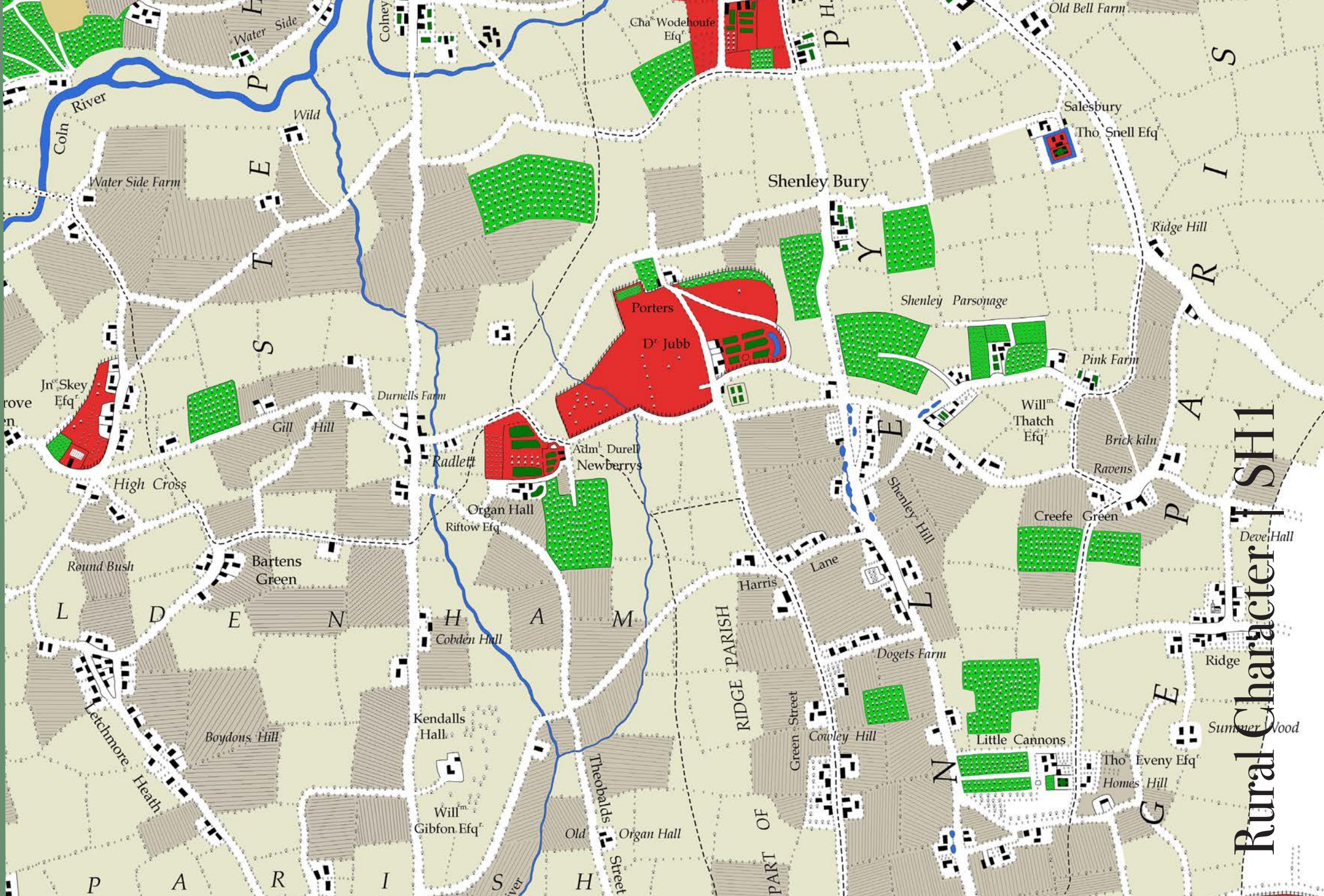
1.19 Figure 2 opposite illustrates a redrawn version of ‘The Drury and Andrews Map of 1766’ which indicates a brick-making works east of the village between Mimms Lane and Rectory Lane and a string of ponds in old Shenley (CAA,p.9). The latter perhaps an equally welcome principle resource for human habitation, horses and medieval cottage industry.

1.20 From the original core, Shenley developed southwards along London Road, which was during the middle ages and afterwards a link diverting towards St Albans from Watling Street, the principal medieval route northwards from London.

1.21 As illustrated in Figure 2 and 3 until today development to the West of the village centre / London Road is less pronounced. This can be explained through the location of the small regency estate known as Shenley Grange in this part of Old Shenley. The main house was demolished in the 1920s but No.49 London Road, the old carriageway, three fish ponds, which belonged to the estate and a number of related buildings remain incl. the locally listed former Stables at 51 and 55 London Road.

1.22 To the north-west of the triangle most of the former hospital buildings were demolished and replaced with housing in the 1990s. The retention of Porters Park Mansion, the Chapel, set in beautiful park land, a Walled Garden and Orchard Villa, the stables, dairy and the water tower ensure that Shenley's inheritance is visible and remains strong.

Figure 2: Shenley in 1766 (the Redrawn Map of Dury and Andrews Map of 1766 by Andrew Macnair, 2012
<http://www.duryandrewsmapofhertfordshire.co.uk>



1.23 In the Conservation Area Appraisal, page 14, we learn: ***“The amount and diversity of ‘open space’ in Shenley, ranging from residential front and back gardens to open farmland and a formal cricket pitch, makes these definitive elements in the make up of the conservation area. The open/green areas within the Rectory Lane/ Pound Lane/ London Road original triangle core of the village are distinctive features of the settlement.”***

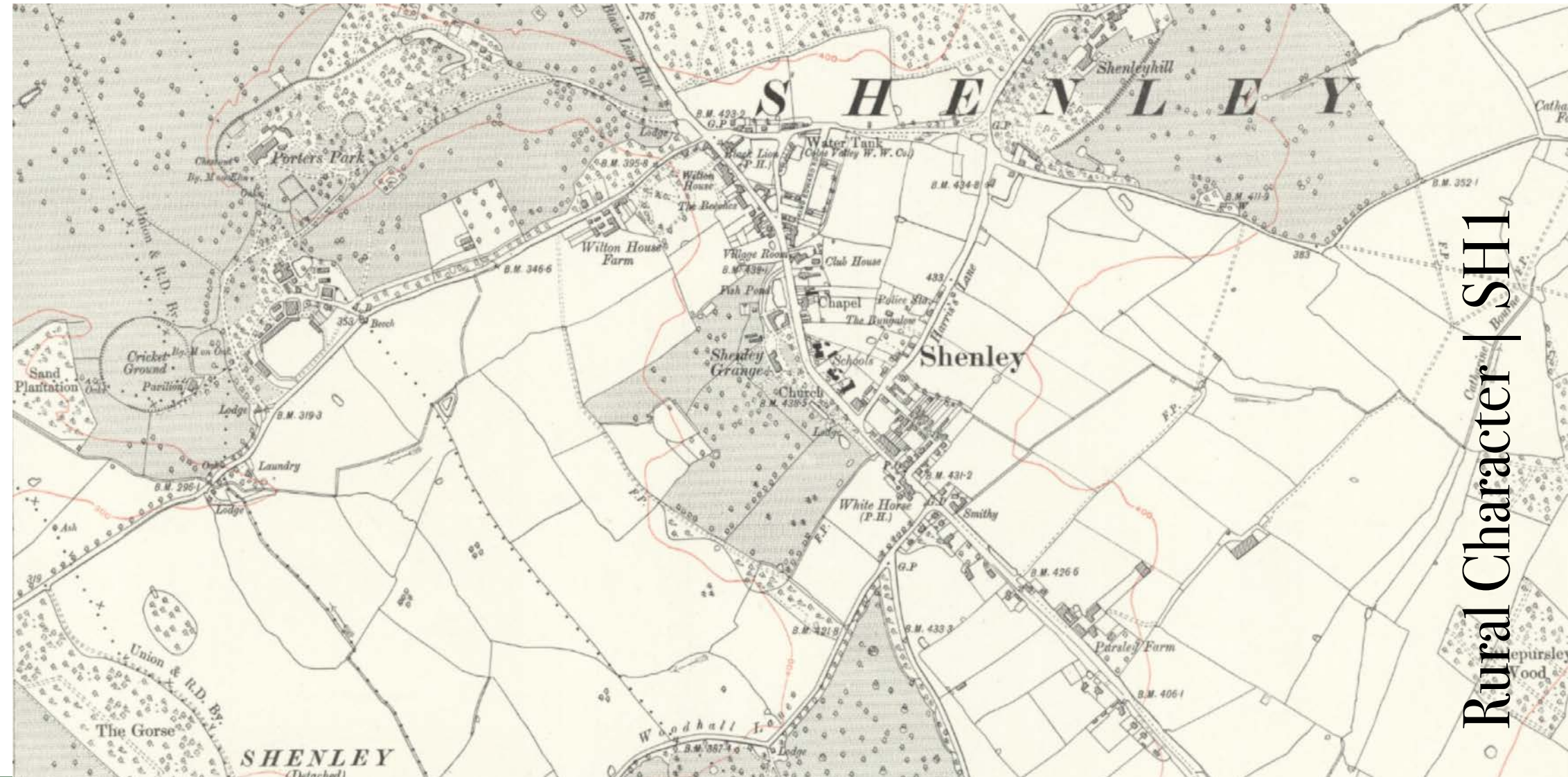
1.24 Apart from the areas of recent housing north of Porters Park Mansion and east of Harris Lane, the conservation area [...and Porters Park Estate] is bordered on all sides by open countryside. The close proximity of farmland to the village and the views into the countryside through gaps between building frontages, between trees and hedges along the lanes in Old Shenley are characteristic features”

1.25 In the Conservation Area Appraisal, page 16, it further states, “the core of the conservation area encompasses the parts of the village closest to either side of London Road. Up until the coming of the railway in 1868, village life in Shenley was focussed along London Road, where scattered buildings consisted of a number of inns, the parish church and schools as well as various shops, workshops and houses. Despite the presence of heavy traffic and the loss of local shops and trades to out of town shopping, much of the historic character – and thereby the significance – of London Road has been retained. The area breaks down into further sub-areas: The historic centre of the conservation area formed by the triangular space – originally the village green – between London Road, Rectory Lane and Pound Lane, retains an appealing character heightened by the informal layout of the buildings within and around it, by elements of open space and the pond at the southern tip. The quaint 18th and 19th century brick and rendered cottages along Pound Lane and Rectory Lane retain a sense of vernacular charm that reflects the rural scale of Shenley as it appeared before the end of the 19th century. The cottages are spaced widely apart and offer attractive views to back gardens and the surrounding countryside through the gaps between the buildings.”

1.26 In the following we provide photographic evidence as well as mapping illustrating the intact rural character of Shenely Village as well as the rural landscape surrounding the old village and Porters Park. This is substantially detailed by a study of building typologies, typical materials and landscape and streetscape features presented in Part C of the Plan covering the Shenley Design Code & Principles.

“Craftsmen including tailors, weavers, shoemakers, cordwainers, brickmakers, blacksmiths and carpenters were recorded in the Shenley Quarter Session Rolls from 1658-1833. Shenley had no tradition of industry, but abundant supplies of suitable clay made the village a local centre for brick and tile production dating back to the 13th century. The Drury and Andrews map indicates a brickmaking works east of the village between Mimms Lane and Rectory Lane. - CAA, page 9)

Figure 3: Shenley Village in 1913 Hertfordshire XL.SW (includes: Aldenham; Ridge; Shenley.)
Revised: 1913, Published: 1916 | Reproduced with the permission of the National Library of Scotland







Nursery Close,
Southern end of the village



Pursley Farm edge of the village,
South-eastern edge of the village



Footpath and ditch along London Road,
Southern end of the village



The White Horse Public House,
London Road



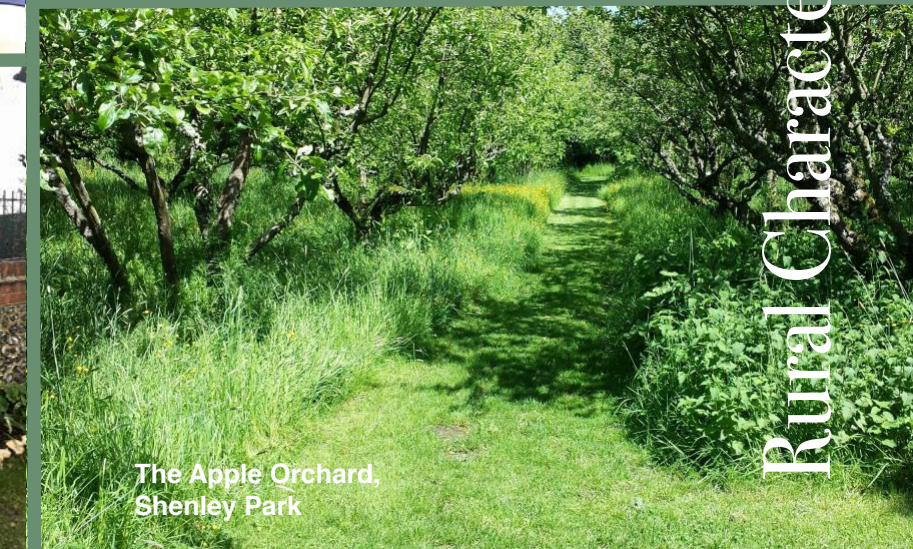
Pursley Farm, Large barn , London Road
Southern end of the village



Pursley Farm Cottages
London Road



London Road,
Southern part of Shenley Old Village



The Apple Orchard,
Shenley Park



Pair of cottages, Pound Lane



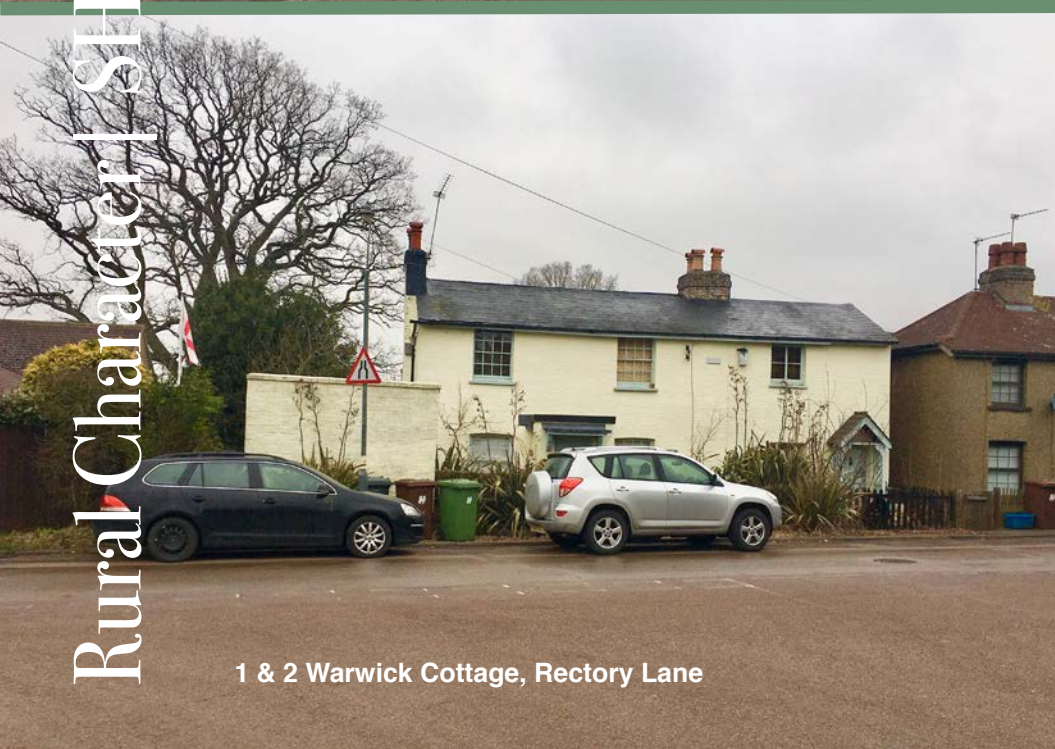
House, former stables, London Road



Former Gatehouse/lodge to Shenley Grange, London Road



Thatched Cottage, Woodhall Lane



1 & 2 Warwick Cottage, Rectory Lane



Village Hall, London Road



Stable flats at Shenley Park



Woodhall Lane

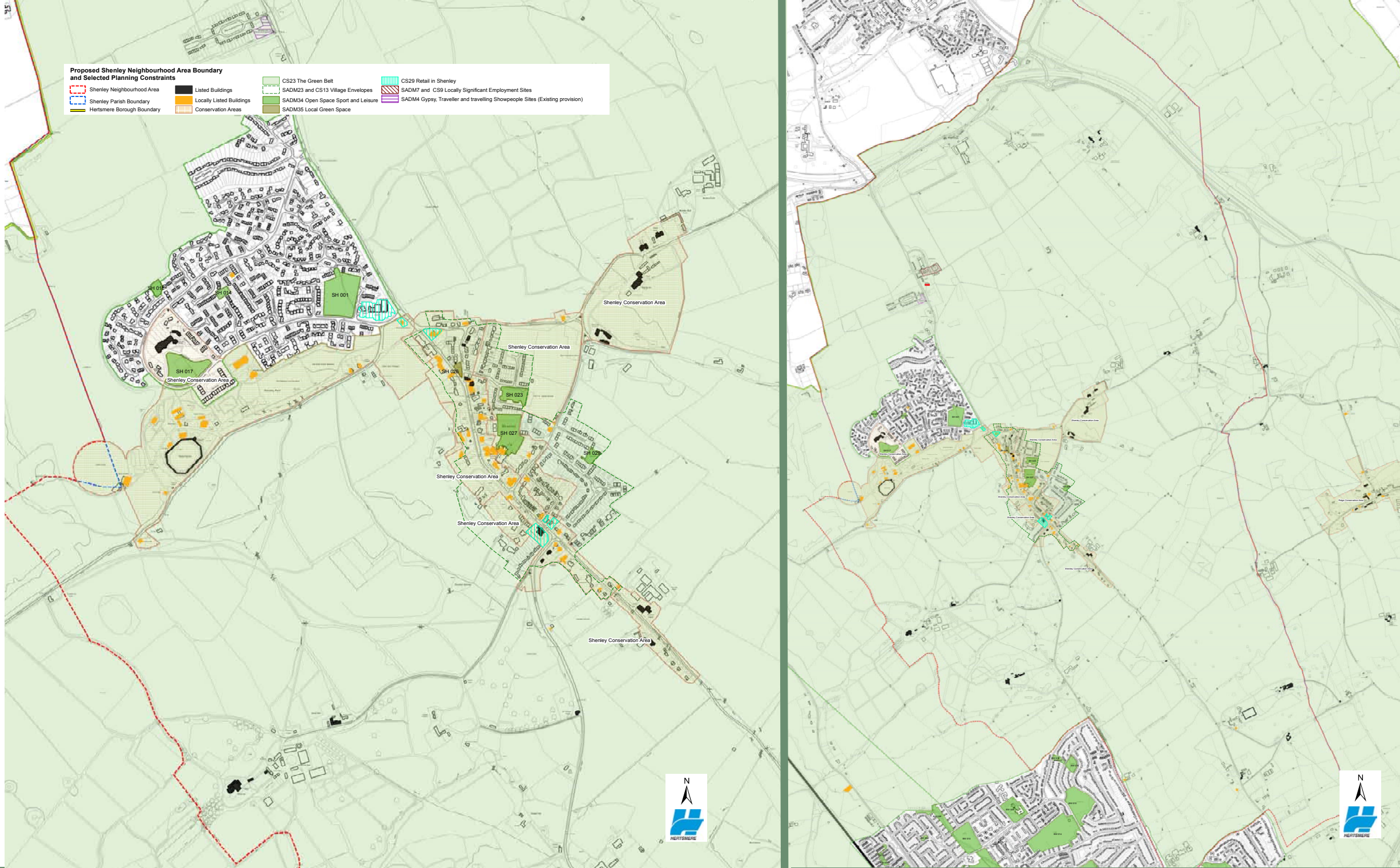


1. 27 The maps to the right illustrate the impressive number of Statutory Listed Buildings within and outside the Conservation Area marked in black: (Map provided by HBC). St Botolphs Church, Shenleybury is Grade II* Listed an added in red. Significant archaeological remains dating particularly from the medieval period are present within the area covered by the Neighbourhood Plan, including moated manor houses at Shenleybury, Salisbury Hall, Shenley Hill, Green Street Farm and Wild Farm. Shenley itself was a medieval village and the church of St Botolph has medieval origins.

SHENLEY		GRADE
London Road	The White Horse PH, no. 37 London Road	II
	Church of St Martin, London Road	II
	No. 114 London Road	II
	No. 118 London Road	II
Mimms Lane	The Cage on The Pond, London Road	II
	Shenley Hill Farm House, Mimms Lane	II
Porters Park	Barn at Shenley Hill Farm House, Mimms Lane	II
	The Mansion, Porters Park	II
Pound Lane	The Gardens Cottage & Kitchen Garden Wall, Porters Park	II
	No.1 Pound Lane	II
Rectory Lane	Nos. 4 & 5 Pound Lane	II
	Shenley Hall, Rectory Lane	II
Woodhall Lane	Nos. 1, 2 and 3 Manor Cottages, Rectory Lane	II
	Elliotts Farmhouse, Rectory Lane	II
	Nos. 1 & 2 Thatched Cottages, Woodhall Lane	II
	No. 4 Thatched Cottage, Woodhall Lane	II

1.28 The maps also show all Locally Listed Buildings and Structures in the Conservation Area. Most are shown on the map opposite in amber.

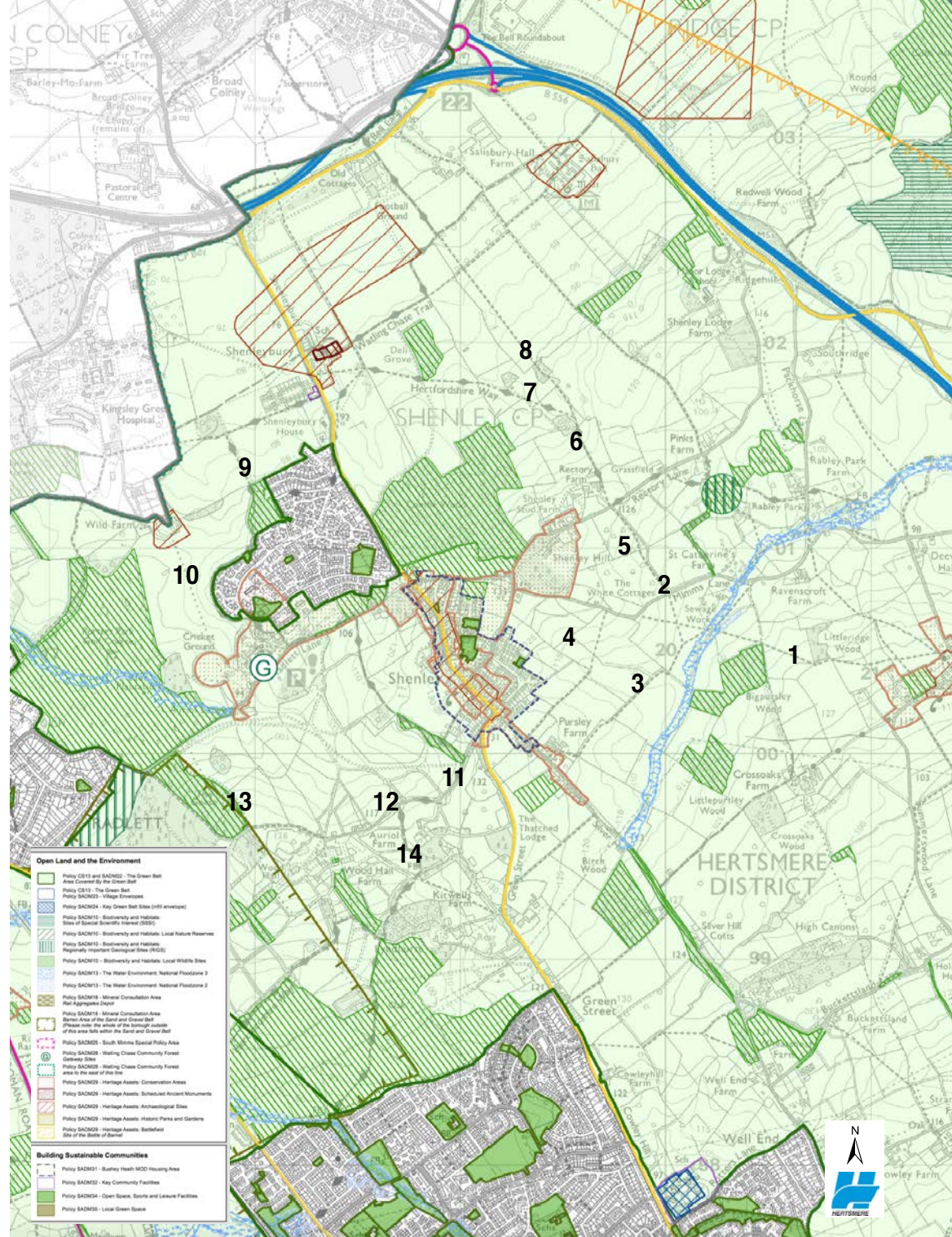
For more detail please access this document:
> <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Building--Tree-Conservation/Local-List-Appendix-6-Ridge-SMimms-Shenley-June-2016.pdf>



Landscape Character: Ridge, rolling fields, woodlands, veteran trees, hedgerows, ponds and water courses

1.29 The countryside to the North East, East and South East of Shenley is open with views to Potters Bar and Barnet. This is an area with unparalleled 360 degree panoramic views with very limited, if any development in the vicinity of the old village beyond the historical farms (Pursley Farm, Cross Oaks Farm, Ravenscroft farm, Shenley Stud, Rectory Farm and Pinks Farm. There is a network of footpaths, notably footpaths 19, 18 and the Cross Oaks foot path which start from the village around Pursley farm and Cross Oaks Farm and provide circular paths around to Mimms Lane, the hamlet of Ridge and the South Mimms area. These are regularly used by walkers including Shenley's own village walking group and provide a 'treasure trove' of areas to explore on foot. Two very distinctive features of this open countryside include the large number of veteran trees, many planted circa 17th century, which have been around for generations and the hedgerows and ditches marking the boundaries of the surrounding fields-the latter providing a natural habitat for a wide range of flora and fauna. There are also a number of streams running across the land providing further natural habitats for wildlife. The land is used for a variety of purposes-including arable agricultural land, paddocks for horses and even a small flock of sheep. Another distinctive feature of the east side of Shenley is the network of country lanes. From London Road and Harris Lane, villagers can access Rectory Lane, Packhorse Lane, Mimms Lane, Deeves Hall Lane, Summerswood Lane and Bucketsland. These are quiet, country lanes and well used by walkers, runners, cyclists and horse riders providing a number of circular routes near to the village and surrounding area.





Landscape Character: Rolling fields, woodlands, trees, hedgerows, ponds and water courses

1.30 The map on page 46 shows the extent of protected landscapes and habitats and flood risks areas as environment constraints in the current Local Plan Proposal Map. A detailed key for the this Map is provided in the Appendix for further review. Photographic evidence is provided to illustrate the rural character of the open countryside and agricultural fields. The Conservation Area Appraisal has highlighted significant trees within the Conservation area. There are many more scattered across the Parish. It is also worth reiterating and noted in HCC's response to the Shenley Neighbourhood Plan consultation the area falls entirely within the sand and gravel belt. HCC as Minerals Planning Authority (MPA) would raise concerns with regard to unnecessary sterilisation of minerals from non-mineral development, and would support reference to 'Minerals Policy 5: Mineral Sterilisation' from the Minerals Local Plan (adopted March 2007), in order to prevent this.

1.31 All of Shenley Parish lands with the exception of Porters Park are currently designated as Green Belt and have as such a great degree of planning controls attached to them as and when development is proposed.

1.32 We have explained that parts of Shenley parish might in future lose their Green Belt status as a result of the allocation of land for housing development through Hertsmere Borough Council's new Local Plan process.

1.33 Hertsmere Council's 'Planning for Growth' engagement on 'Potential Sites for Housing and Employment' in Autumn 2018 identified a number of sites within the parish that have been promoted by landowners and developers. It is anticipated that Hertsmere's draft new local plan will be published in 2021.

Further reading: <https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/New-Local-Plan-Planning-for-Growth.aspx>



Rural buildings and groupings of buildings

1.34 Traditionally, structural timber framed and clad and/or stone walled halls, barns and sheds of different uses (living, stable, barn, granary, byre, smithy, dairy et al), scale and vernacular, were held together by one or a series of multi-use and shared (court) yards. The (court) yards and buildings are typically loosely arranged and formed productive groupings/clusters and units in the landscape lying off country roads, junctions and access to fresh water. The outside spaces functioned as ‘expansion space’ of the productive activity in the buildings. The close relationship between the function of the building and (court) yard is a key characteristic as is the buildings’ adaptability which is closely related to the sheer volume of a one room hall, barn, stable or shed. The arrangement of outbuildings around the farmhouse can today inspire ways of breaking down the bulk and scale of development and ownership. There are great examples of doing this successfully in the Parish of Shenley which are presented in this Plan document. Overall, the impression of openness is maintained while smaller and larger ‘groups’ of buildings combined with trees are anchored in the landscape. From within the groupings of buildings glimpses into the open countryside are afforded. (See local precedent study in this section and the Shenley Design Code and Principles in Part C of this document.)

Nature and landscape

1.35 The curtilage around the lived-in main house has/had traditionally different functions, scale and appearances depending for example on the means and social standing of the landlord or tenant (from workers cottage to farm and manor house with large estate). Those spaces between groupings of buildings and at the edges of villages were often highly productive and closely related to the owners’ or tenants’ economic fortunes. Fields, woodlands, pasture, meadows, orchards, kitchen/ cottage and medicinal gardens, outdoor work/ feeding or herding yards and grounds are still important building blocks of rural character.

1.36 Today, economic activities in villages have doubtless changed with a less or very little reliance of the dweller on the surrounding land. However, an aging community requiring local services and the increasing numbers of people working from home at times and/or in micro businesses have brought more economic activity back to smaller villages such as Shenley. This is undoubtedly helped by the digital connectivity rural areas like Shenley afford today. There does need to be further improvement in Shenley. Whilst being located close to larger cities, the steep prices of office space, workshops and land in London means that more people are working from home aided by readily available low cost distribution networks for goods and services offered by Amazon and others. Improved digital connectivity is an important part of basic rural infrastructure provision. The role of the land has shifted for many from primary source of income to a needed and desired source of balance for a hectic life and incorporating nature’s innate capacity to support well-being. There is an increasing number of elderly in our community who have more free time and children are increasingly deprived of the knowledge of where food comes from. Consideration should be given how perhaps some of those productive land uses could be brought back and integrated as part of a strategy of building local communities in new development.





1.37 The ‘exposure’ to nature and land is an integral part of rural life and part of our vision for Shenley. Retaining mature trees and hedges on sites as well as planting new native fruit-bearing trees is important. Seasonal and edible planting are considered not just a nod to the productive legacy of the land, its biodiversity and seasonal variety and beauty. It also facilitates local food production, healthy living, mental health, community building and social interaction across age groups. Further, natural low engineered, local and/or reused building materials for surfaces, open front gardens and informal outdoor meeting places such as benches, outdoor gyms, healthy walking trails, or ponds for dogs to swim in etc. are considered important elements of building local rural character and building an active relationship between residents, nature and the land. We therefore designate the Spinney and adjacent woodland and hedge system as Local Green Space.

1.38 On a plot level, rural character for mundane demands such as car parking, utilities, bins, storage and cycle parking is achieved by keeping it simple and natural. There are many good examples around Shenley's listed and valued buildings from which one can learn. They are illustrated throughout this plan document. The approach for soft and hard landscape is to ensure 21st century buildings and spaces can still make a positive contribution to the rural character and setting by being firmly anchored in local fauna and flora, landscape and geology.

1.39 In summary, for some time now, although the nature of work in rural areas has changed for the vast majority of rural dwellers the appreciation of living and working in buildings and spaces with rural qualities is very much desired. This is also reflected in prices for such buildings and spaces in Shenley.

1.40 Living and working in rural settlements is associated with:

- a) peacefulness of location
- b) feeling supported by neighbours and being part of a local community life
- c) exposure to nature and seasons, fresh air, sunlight, wind and weather
- d) less noise
- e) good active outdoor infrastructure
- f) access to gardens, orchards and allotments and rural wildlife.

1.41 The making of traditional rural architecture was and is shaped by a rigorous following of the principles of an ‘economy of means’ where ‘less is really more’. We live in an era where we seek to use less natural resources while at the same time more affordable homes and workspaces are needed.

1.42 The Steering Group is of the view that many of the traditional and well practised rural building principles are more than ever relevant. They include siting a building within the landscape and within sheltered, flexible adaptable built form, using natural local materials with solid to void proportions allowing for passive solar gain, multi-purpose spaces, natural/ green/ soft/ irregular boundary structures which are easy to repair by local labour and with local material.

1.43 In that sense the relatively new concept of a ‘circular economy, zero carbon homes and sustainable drainage systems’ were well practised in rural communities for centuries. This was out of necessity in the often harsh realities of day to day life and not out of choice.

Our vision to strengthen Shenley

1.44 Addressing the needs of an aging local population as well as those of families by making home ownership more affordable are the chief challenges facing the residents in Shenley, the borough, region and country. These needs must be considered when developing designs for new development. A child-friendly Shenley as well as one that makes moving around for people of reduced mobility easy is part of the design vision for Shenley. The Covid 19 Public Health crisis has brought the importance of access to local shops, community facilities and nature into sharp relief. The expected increase in home working will further add to this with design implications for both internal house layouts and people’s relationship with outdoor spaces. It also accelerates the need for improved and reliable digital connectivity for all homes not just businesses.

1.45 Shenley’s early evolution as a rural settlement is illustrated in this section. Unusually, much of its medieval settlement core and pattern is still recognisable as are the workers cottages, rural farmsteads and large country houses.

1.46 Agriculture and the reliance on working the land as means of income is still a reality for larger farms and equestrian businesses.

1.47 In Shenley, a large number of businesses are co-located on former farms and in country houses due to requiring large amounts of space for their operation. Many also benefit from the beautiful mature landscapes and vistas surrounding the buildings. Business and community uses are to be supported and where possible expanded. Those current clusters of work and services are marked in orange in Policy Map SH4.

1.48 Learning from the listed and valued buildings and their settings as well as protecting and enhancing Shenley’s rural character and setting in the future, is as much about the buildings as it is about the spaces in between those buildings and how they relate to the wider landscape.

1.49 As previously indicated, it is likely that the new Local Plan currently in preparation by Hertsmere Borough Council will result in the allocation of land within Shenley parish for new development, including contributing to meeting the future housing needs of the borough. This neighbourhood plan however has to be in general strategic conformity with the current development plan which designates the entire parish except Porters Park as lying within the Green Belt; development other than that which is appropriate in Green Belt terms is not acceptable within this area at the present time.

1.50 In view of the potential need for Shenley parish to accommodate growth in future however, and the overriding concern of the local community to ensure the retention of the rural character it so values, consideration has been given to how such growth could be achieved in a manner consistent with the vision, objectives and design codes of the neighbourhood plan. Our conclusion is that the strengthening of London Road as the historic, economic and social heart of village life would be the right approach to planning for growth in Shenley should this be indicated in the new Hertsmere Local Plan.

1.51 Whilst this version of the Shenley Plan cannot include policies supporting growth or identifying sites within the Green Belt of the Parish, representations supporting the area west of Shenley Road (‘Shenley Grange’) as a potential village location for growth were made to Hertsmere Borough Council’s engagement on ‘Potential Sites for Housing and Employment’ held at the end of 2018. The emerging vision was explored through the testing of some of our draft design codes during a public Design Day held in July 2018. Details are available on the Parish council’s website. An Artist’s Impression, for illustrative purposes only, is provided in the Appendix.

1.52 The allocation for development of this and/or any other site within the neighbourhood plan area is a matter for the emerging new Hertsmere local plan. Landowners and prospective developers are encouraged to carry out early and meaningful engagement with the local community in line with policy SH6 Local Knowledge for Good Design in relation to new development. Design Days, Design Workshops, Design Charrettes, Development Briefs and working together to formulate planning applications or Neighbourhood Development Orders are examples of collaborative working supported by the Parish Council and Neighbourhood Plan Steering Group.





POLICY INTENT

- 01 Retaining and enhancing the distinct rural character of the village and surrounding landscapes: Its rural building types and spaces, openness and landscape setting.
- 02 Protecting the Green Belt including many hectares of arable farming land from inappropriate development and reversing the loss of biodiversity in our rural landscapes.
- 03 Protecting, conserving and enhancing the networks of rural landscapes aspects such as green spaces, open spaces, hedges, trees and woodlands as well as water courses and other biodiverse habitats within and around the village and in the Parish as a whole.
- 06 Supporting appropriate development to allow local community, retail, business and commercial activities to meet changing needs. We have identified three central areas where community facilities and services and improvements to the public realm shall be focused on, subject to compatibility with Green Belt policy.
- 08 Encouraging and guiding landowners towards working positively with the Parish Council and the local community in the pre-application phase to ensure well designed places including where relevant investigating the potential use of Neighbourhood Development Orders.
- 09 Creating a new rural edge to the western part of village in keeping with the village and bringing the community together.
- 10 Providing needed health and medical facilities within easy walking distance of all residents and that our education establishments are inspiring places and fit for purpose.
- 12 Maintaining all existing rights of way, footpaths, bridleways and cycleways and creating new ones to establish a convenient, attractive and safer linked-up network.

**POLICY SH1
RURAL CHARACTER**

SH1.1 Rural Character

Development within the Green Belt areas of the neighbourhood plan will be expected to ensure that the design of the development relates positively to its surroundings and enhances the existing distinctiveness of the rural character of Shenley, by reflecting the special and valued features that are unique to the locality, the heritage assets and architectural features that contribute to that local character.

SH1.2 Shenley Parish Design Principles & Code

Development proposals in the Neighbourhood Plan Area and located within the Green Belt on January 1st 2019 should have regard to the Shenley Parish Design Principles and Code.



PART B | SHENLEY PLAN

SH2 LOCAL GREEN SPACE

CONTEXT AND REASONED JUSTIFICATION

2.1 In support of the 25 Year Environment Plan, 'A Green Future: Our 25 Year Plan to Improve the Environment.' and the National Planning Policy Framework, §100, Shenley Plan designates The 'Spinney Woodland and connected hedge system' as a 'Local Green Space'. We demonstrate how it satisfies the criteria set by government across all three requirements, highlighted in green in the following. The full Residents Survey results, reflective of those criteria, can be accessed here: <http://shenlevillage.org/plan/questionnaires/>

Over 92% of the 167 respondees support Policy SH2.

a) It is in reasonably close proximity to the community it serves.

2.2 It is located to the west of the edge of the village of Shenley along Bridleway No.10 and Footpath No.10 marking parts of the western boundary.

b) The Local Green Space is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;

Historic significance: Recreational value

2.3 For at least two thousand years, travellers from London to the north have been following the line of the Watling Chase Timberland Trail. The landscape has changed considerably over time but reminders of the past still exist and an abundance of wildlife occurs along the Trail's entire length. Journey through time and across fine landscapes as the trail follows medieval tracks and drovers roads and passes the sites of coaching turnpikes and grand houses from bygone days.

2.4 The Spinney and adjacent woodland and hedge system are part of this The Watling Chase Timberland Trail. The trail is a 10.5 mile footpath in the Watling Chase Community Forest in Hertfordshire. It starts at Elstree & Borehamwood railway station, where it links with the London Loop, and goes mainly through farmland and parks. It passes through Shenley, London Colney and Colney Heath, finishing in Smallford near St Albans, where it links with the Alban Way. Much of the designated Local Green Space to the west and north forms the historic outer precinct boundary of Shenley Grange, one of the significant Estates in Shenley. The historic significance can further be drawn from a network of listed pill boxes which were built in 1940 as part of the antitank defence of North London. The pill boxes in the Woodhall Spinney are the most common type 22, a hexagonal plan with slots suitable for rifles or light machine guns.

Beauty, biodiverse richness: Recreational value

2.5 The beautiful and biodiverse rich flora indicate that there are areas of the wood that are ancient. These include Bluebell (*Hyacinthoides non-scripla*), Wood Sedge, Three Nerved Sandwort (*moehringia trinerva*) and Garlic Mustard (*alliarica petiolate*). A large proportion of the world's Bluebells are found in Hertfordshire. As part of careful management of the Spinney dead wood is left standing and in small piles to provide habitat for small insects, small mammals and birds such as the Greater Spotted Woodpecker.

The Countryside Management Service helps to look after them. The Spinney Woodland is characteristic of the Shenley area with a natural mix of trees such as Oak, Hazel and Hornbeam. Historically the woodland would have been coppiced (cut down and allowed to naturally regrow) for firewood and stakes and a few Hazel coppice stools remain today.

2.6 The related area supports a good range of animals, birds and insects including the Speckled Wood Butterfly, and birds such as the Greater Spotted Woodpecker (*Dendrocopos major*), Nuthatch and Treecreeper. There are two small ponds in Woodhall Spinney each with different characteristics and supporting different types of wildlife. This includes the Great Crested Newt (*Triturus cristatus*) the largest species of British newt, protected by law, which can grow to up to 16cm long. In spring the male develops the high (wavy) crest. Amongst the insects to be found in Woodhall Spinney are the beautiful Speckled Wood Butterfly (*parge aegeria*) which is brown speckled with white and feeds on the honeydew secreted by greenfly and the Orange-Tip Butterfly (*anthocharis cardamines*).

2.7 The hedge system towards the northern edge of the proposed Local Green Space as well as the small wood around the creek form part of this biodiversity rich habitat and are part and parcel of this special place.

2.8 The Spinney, woodland and hedge system form part of Bridleway No 10 and they are also part of the Woodhall Circular Walk which is another popular local walk. This circular walk goes along Bridleway No 10 through the Spinney down Woodhall Lane to the bottom of Woodhall Stud and it then runs along the footpath, going through the wood down to Radlett Lane. It then runs up the footpath next to Radlett Lane towards the Cricket Centre and Shenley Park and then it crosses the road again back to Bridleway No 10 which leads up the Spinney.

2.9 On a day to day basis many local people use the Trail rather than walking along busy London Road to get to the Andrew Close shops, Shenley Park, Orchard Tea Rooms, The Chapel in Shenley Park, Gateway Surgery in Andrew Close, Gingerbread Dental Centre. Conversely Porters Park residents use the trail to walk to the Shenley Convenience Store & Post Office, St Martin's Church, Shenley Primary School, Shenley Garage and the White Horse gastro pub.

2.10 The publically accessible footpath is part of the route of regular walkers, runners and dog walkers. (See Survey results)

c) The Local Green Space is local in character and is not an extensive tract of land

2.11 The Spinney Woodland and connected hedge system is important to local landscape character and is not an extensive tract of land.



Source: <https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/countryside-management-service/walking-and-cycling-routes/watling-chase.pdf>

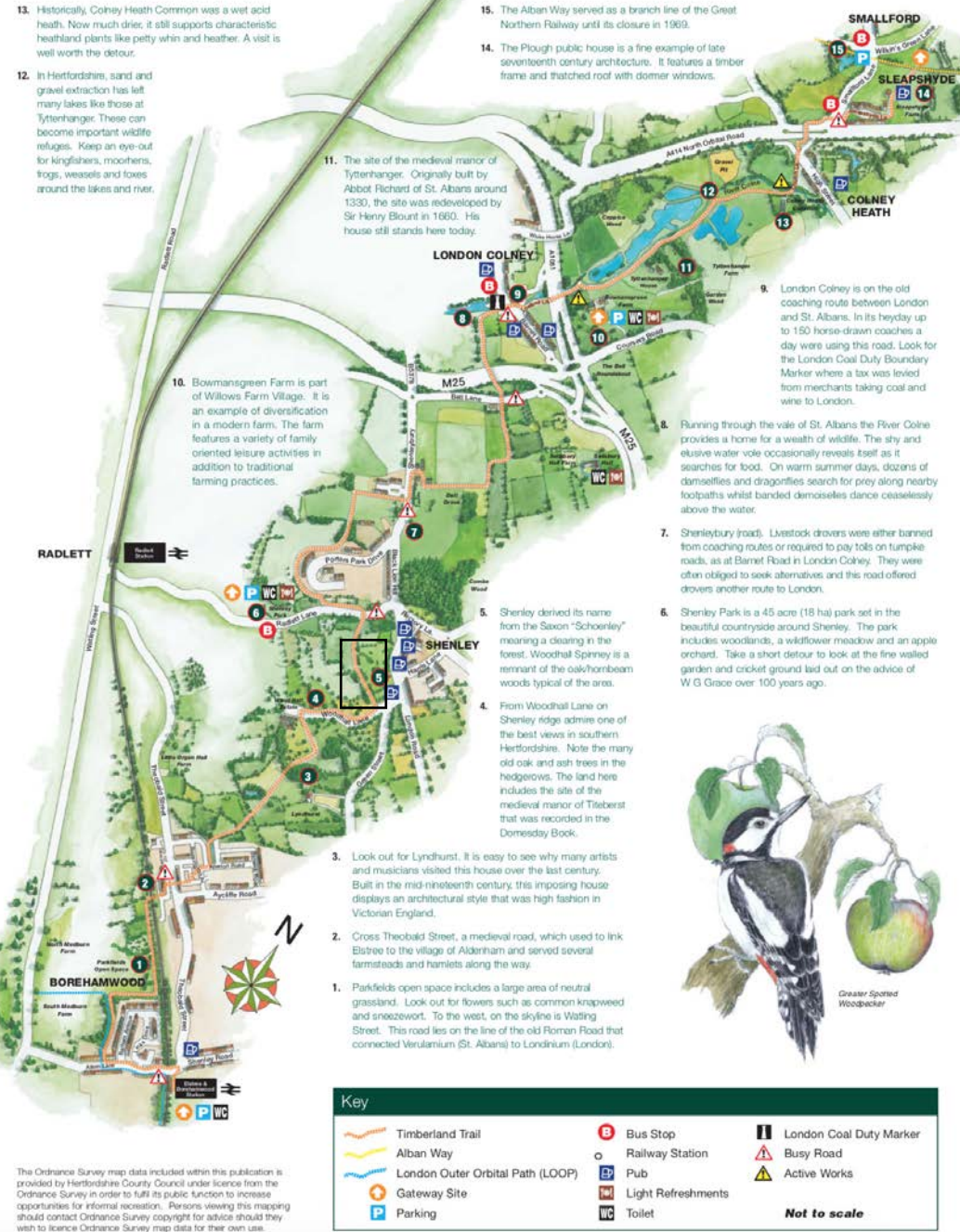


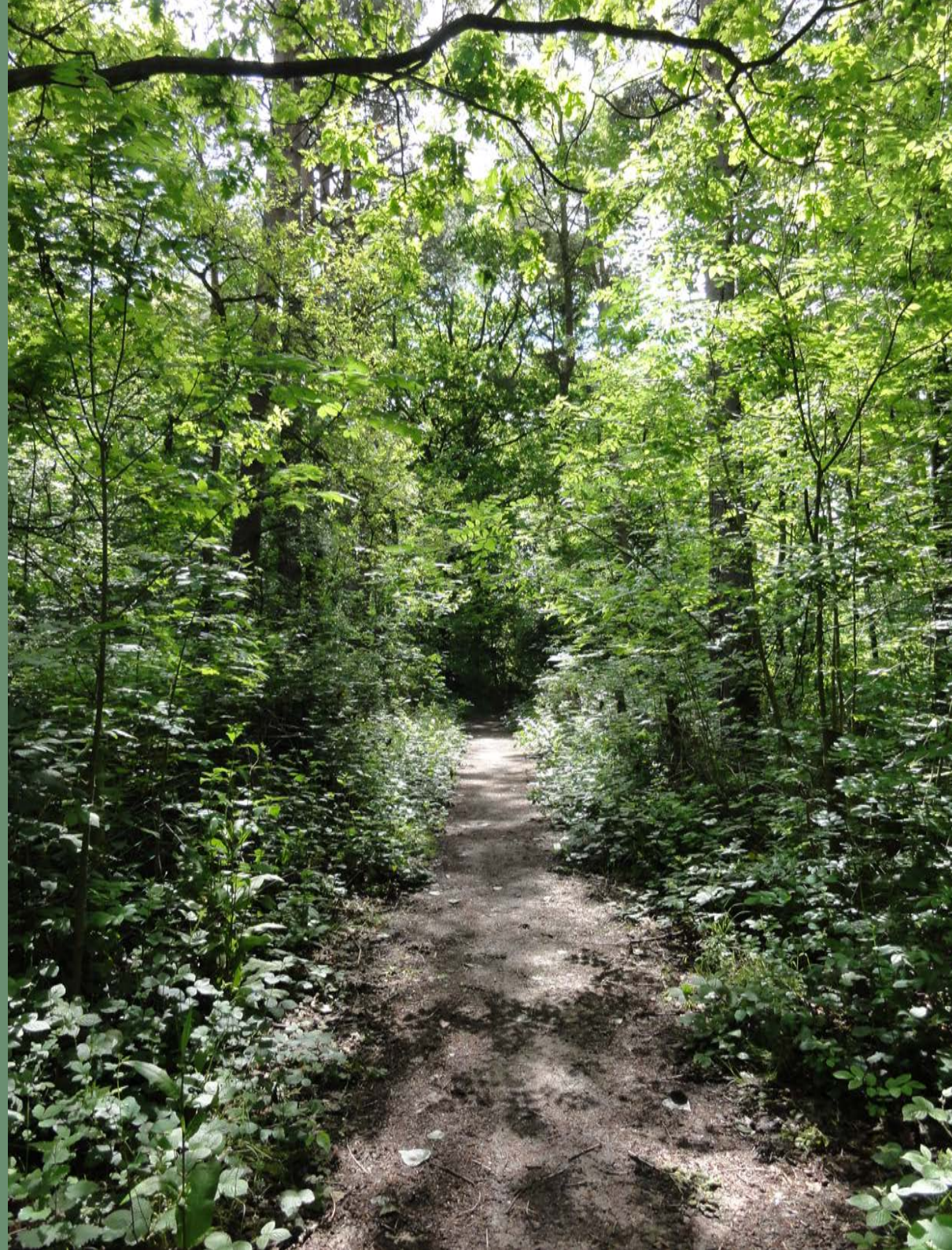
Speckled Wood Butterfly



Orange -Tip Butterfly

The Watling Chase Timberland Trail





POLICY SH2 LOCAL GREEN SPACE

SH2 Local Green Space

The Spinney Woodland and connected hedge system as marked up in Policy Map SH2 is designated as Local Green Space where inappropriate development will not be approved except in very special circumstances.



Policy Map SH2:
Spinney Woodland
and connecting
hedge system



PART B | SHENLEY PLAN

SH3 HOUSING MIX & CHOICES

CONTEXT AND REASONED JUSTIFICATION

3.1 Results from the two residents' surveys in 2016 and 2017 consistently suggest the largest area of concern is the lack of availability of suitable affordable homes for young people, and smaller homes for older people to downsize. (www.shenleyvillage.org/plan/questionnaires/launch-questionnaire-2016/ and www.shenleyvillage.org/plan/questionnaires/housing-and-development-2017/). Residents are concerned about recent developments in the Village which have consisted of larger, high spec. smart properties. They therefore continue to fail to provide opportunities for older villagers to downsize or affordable homes for Shenley's young wanting to get on the housing ladder/young families needing extra space. Local Estate Agents have confirmed that the demand for smaller homes including bungalows and sheltered accommodation is greater than the stock currently available. The independently carried out Shenley Housing Needs Analysis 2018 confirms and details the housing needs for later life and starter homes (www.shenleyvillage.org/plan/questionnaires/housing-and-development-2017/). The South West Hertfordshire Strategic Housing Market Assessment, 2016, indicates that the number of residents aged over 65 is expected to grow substantially, by 65%, between 2013-36, with 60% growth in those aged between 75-84 and 137% growth in those aged over 85 – principally as a result of improving health and life expectancy.

3.2 The National Planning Policy Framework demands that Local Authorities plan for and deliver a wide choice of high quality homes, widens opportunities for home ownership and create sustainable, inclusive mixed communities. It is hoped that this will be achieved

through delivering a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. This is not limited to but may include families with children, older people with disabilities, service families and those wishing to build their own homes. According to Land Registry price paid data between 2007 and 2016 the house prices on average increased in Shenley from £357,982 to £560,418, an increase of around 57%; Hertsmere district on the other hand has seen an increase over the same period of average house prices from £270,507 to £468,487, an increase of around 73%.

Housing waiting list

3.3 As of 1st September 2015, there were 811 households on Hertsmere's housing register (a 7.4% increase since January 2015). This represents the number of households with identified housing need at that time and is made up of families and vulnerable people. The people on this list require social and affordable rented homes. Approximately 90% reside in Hertsmere and all are required to have a connection with Hertsmere. The lack of affordable housing in Shenley is exacerbated by:

1. Over the last 25 years small infill made up the majority of new development;
2. The five+ property threshold before triggering affordable housing requirement;
3. The high cost of 'affordable market housing', in an extremely affluent area which is set by national policy at 80% of the market value;
4. The high price of development land.

Age structure, tenure and future shifts

3.4 In considering the expected changes to the age-profile of Shenley over the next 20 years the Shenley Plan Steering Group acknowledges that the general lack of homes with three or fewer bedrooms, providing step-free living environments for more mature often less-able residents is a major issue that needs to be addressed through new development. Delivering well-designed

homes near local amenities and services for downsizers needs to be considered more comprehensively and should be addressed in any future new housing provision. This will require taking account of the large proportion of 4+ bedroomed properties in Shenley, the needs of an ageing population, young people's access to housing, low residential densities and high local property prices and land values. (See Figures 11,12 and 13)

3.5 Shenley's Community wishes to try and maintain a good balance of ages of residents and are concerned that young people will continue not to be able to afford to remain in the village. Shared ownership and the provision of Self-build and custom house plots are supported as part of major developments.

3.6 This consideration is part and parcel of promoting more local and affordable housing choices for the elderly thus respecting their desire not to have to move away from the area, supporting the stability of local informal social support networks – friends, family, local clubs, whilst maintaining and enhancing the character of the natural and built environment.

3.7 The age structure of the neighbourhood shows both contrasts and similarities with the district. Firstly, the proportion of adults in early and late middle-age broadly corresponds with trends in the wider district. It is notable that well over 50% of the population is aged between 25 and 64, roughly 55%. This supports the notable contrast within the wider area - that of the higher proportion of the population falling into the 0-15 age category than the district (some 24% as against 20%). This suggests the high proportion of adults of parental age is reflected in the age category of children of school age. For those aged between 65 and 84, the reverse is true, with 10% coming into this group, as against around 14% for the wider Hertsmere district. For those aged 85 and over, the figures are broadly comparable.

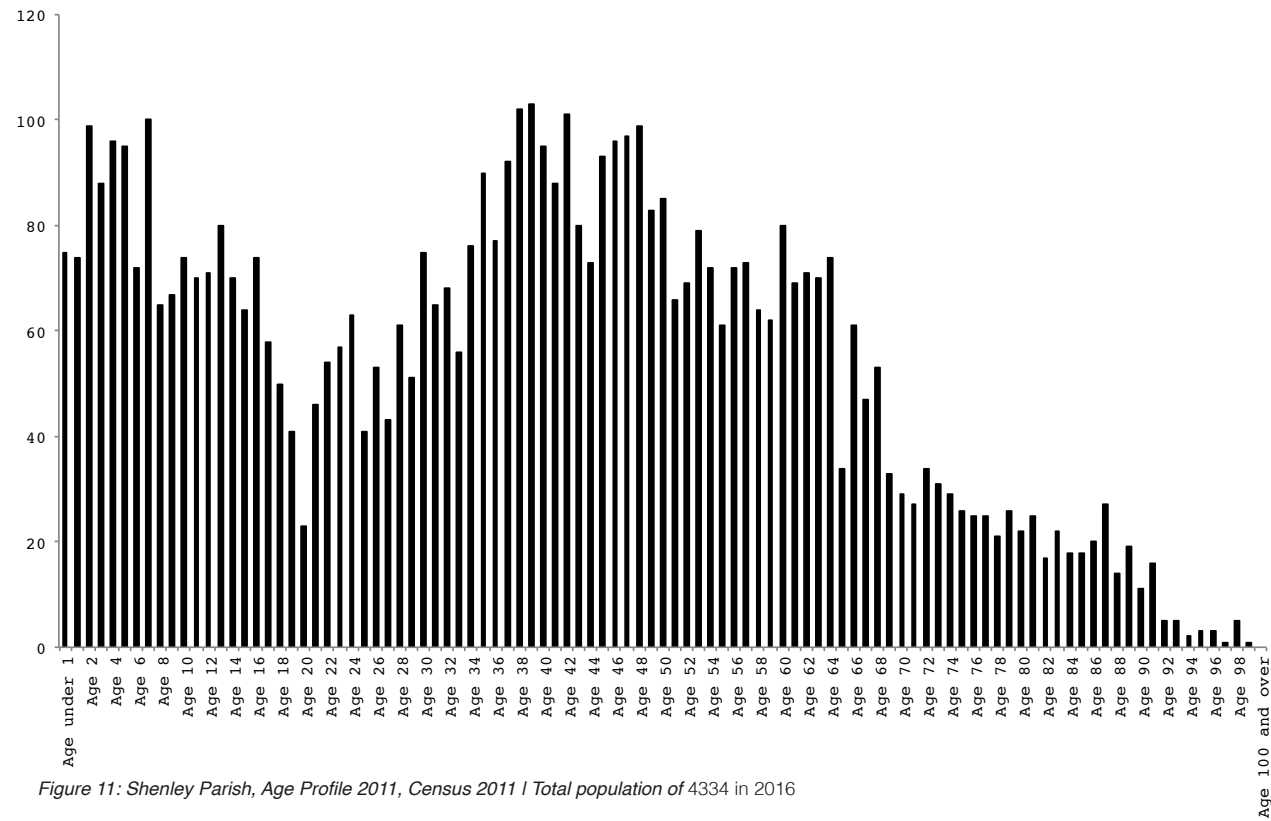


Figure 11: Shenley Parish, Age Profile 2011, Census 2011 | Total population of 4334 in 2016

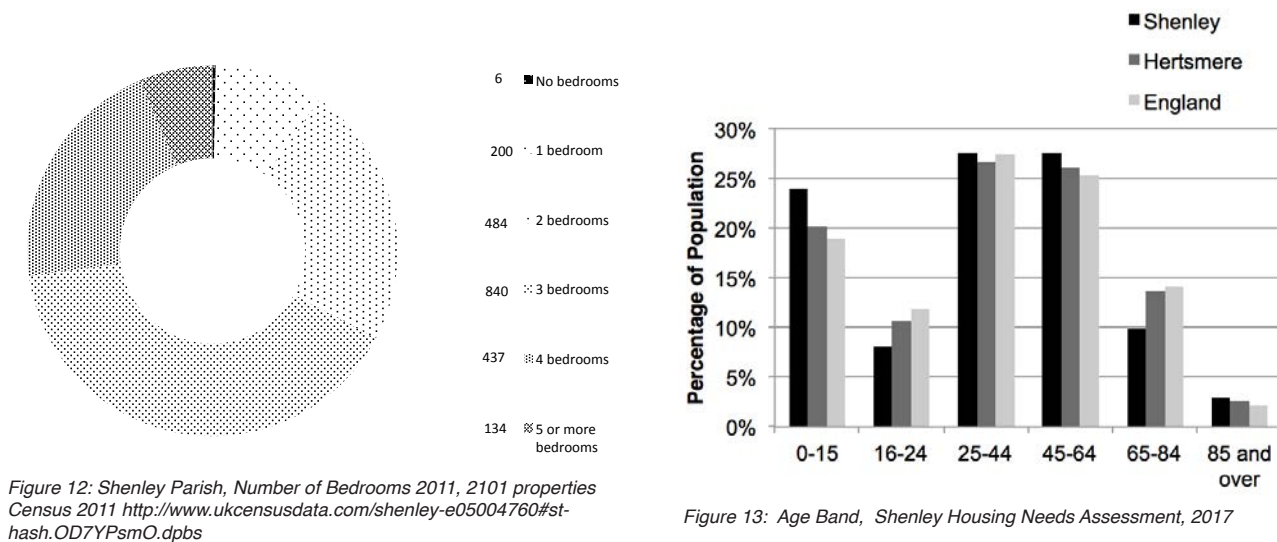


Figure 12: Shenley Parish, Number of Bedrooms 2011, 2101 properties
Census 2011 <http://www.ukcensusdata.com/shenley-e05004760#st-hash.OD7YPsmO.dpbs>

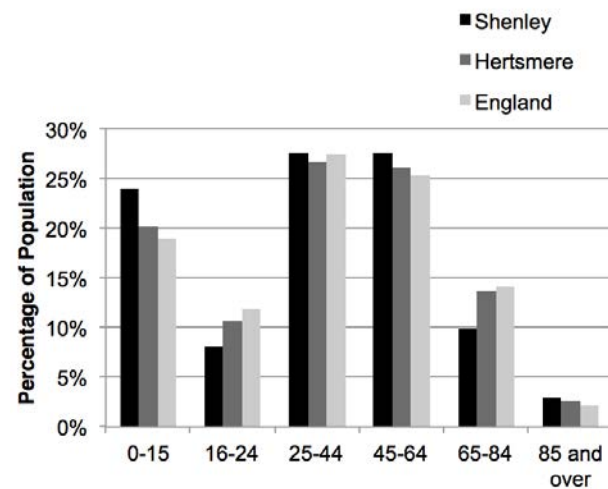


Figure 13: Age Band, Shenley Housing Needs Assessment, 2017

3.8 Figure 13 illustrates how the age structure has changed over the course of the inter-censual period. Firstly, there has been a substantial decline in the number of adults in early middle age bracket (25-44) in Shenley; while this follows a trend in the wider district; the fall in numbers in the Shenley is much greater. A fall of 27.4% from 1703 to 1237 individuals can be observed.

3.9 In contrast, older adults have increased from 890 to 1237 individuals, an increase of 39%. This is in line with trends in the wider district, but this more pronounced in the NA. This phenomenon is repeated in the older age bracket, namely people of between 65-84 years of age; here, the increase in the NA is recorded as 16.4%, (an uplift of 62 individuals) whereas the district reports an upward change of 2.5%.

3.10 It is also notable that both geographies report a substantial increase in the elderly, by 25% in the case of Shenley, and 30.4% in the district as a whole.

3.11 We note that Census data should at the this point be treated with some caution given that it is now 7 years old. Data for the Parish level is not readily available but given the similarity in the trends that have been observed between Shenley and Hertsmere since the last Census and within the Census 2011 data itself, it is worth considering how the age structure of the wider district has altered between 2011 and 2016, and is projected to shift further over the Plan period, 2017-34.

3.12 For the district over the period 2011-2016, there are two changes that stand out. Firstly those residents of parental age have fallen in number by roughly 3%, from 55% observed in 2011, to 52% in 2016. In contrast, the combined total of the two older age groups, 65-84 and 85+, have increased from around 13% to 18%. Considering the changes projected to 2034, a continued expansion of older people is forecast, rising to 23% of the population for these two groups together with a broadly commensurate fall in those of parental age, from 52% to 47%, which falls below the 50% mark over the course of the period.



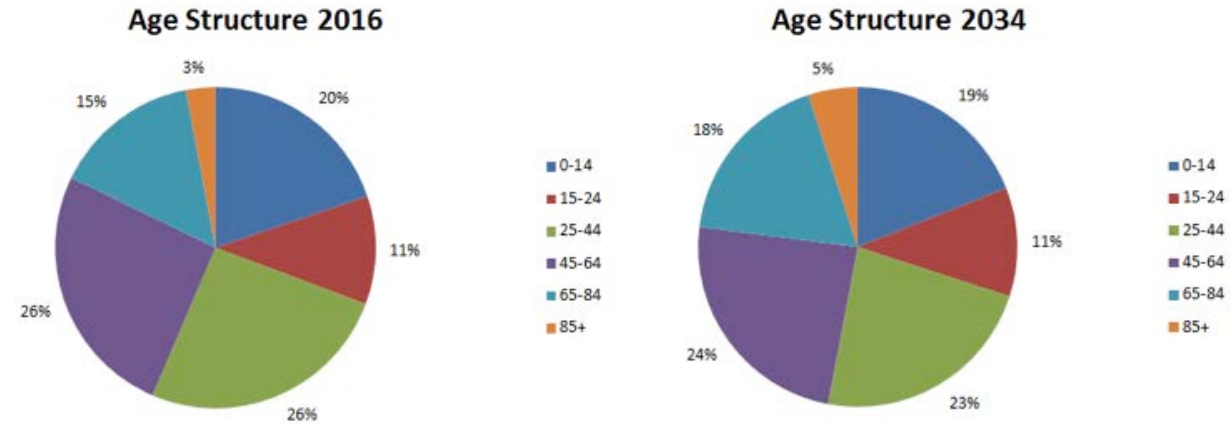


3.13 Bringing together the findings related to age structure, the data reveals both contrasts and similarities with the district geography. Within Hertsmere, a fall in adults of younger middle age (25-44 age bracket) has been identified over the period 2016 to 2036; given similarities that have been identified, it is not unreasonable to assume a similar trend in Shenley, indeed it may be more pronounced given the substantial fall in this age group over the inter-censal period, where a fall of 27.4% was recorded. This is significant given the important role this age group plays in the community on account of having dependent children, in that they are likely to make more use of local services such as primary schools, play spaces and local shops than other age groups.

Figure 14 : Rate of change in the age structure of the population of Shenley, 2001-2011

Age group	Shenley	Hertsmere	England
0-15	-3.2%	3.0%	1.2%
16-24	-1.6%	16.4%	17.2%
25-44	-27.4%	-3.9%	1.4%
45-64	39.0%	16.2%	15.2%
65-84	16.4%	2.5%	9.1%
85 and over	25.0%	30.4%	23.7%

Figure 15 : Age Structure in Hertsmere district, 2016 and 2034, Nomis, Shenley Housing Needs Assessment 2017



3.14 A contrast appears to exist with the district level data in respect of adults in older middle age; during the inter-censal period, this group increasing substantially in Shenley. The data for Hertsmere District suggests this group is in long term decline across the District as a whole. However, in contrast, the picture as regards older residents in Shenley and Hertsmere, is a similar one. Whilst data that is specific to Shenley is not available between 2017-34, it is reasonable to assume the changes recorded in age groups 65-84 and 85 and over for Hertsmere will apply to a greater or lesser degree in Shenley, resulting in an increase both in number and share of the over-all population.

Current Tenure

3.15 Consultations with local residents and with local estate agents support the view that the most sought after homes are accessible, smaller homes which are more affordable homes for a range of tenures (rented, shared equity, housing association etc.) important for key workers e.g. teachers, nurses and carers required to live close to their places of work.

3.16 In Figure 16 Census data from 2011 that shows trends broadly in line with the wider district of Hertsmere. However, private rented dwellings constitute a smaller proportion of all dwellings, 9% as against 12.5%. For those dwellings in owner occupation and socially rented the numbers show a small difference of 1.5% and 1% respectively.

Figure 16: Tenure (households) in Shenley, 2011

	Shenley	Hertsmere	England
Owned; total	69.1%	67.6%	63.3%
Shared ownership	2.0%	1.2%	0.8%
Social rented; total	18.4%	17.4%	17.7%
Private rented; total	9.0%	12.5%	16.8%

Source: Census 2011, AECOM Calculations

3.17 Figure 17 below shows changes in tenure profile during 2001-2011. In contrast with the snapshot taken above, there have been some changes in Shenley that present a contrasting picture with that of the district. Firstly, there has been a substantial fall in the number of dwellings in shared ownership from 56 to 34, a fall of 39.3%. This differs from Hertsmere which has seen a growth in this tenure. In common with Hertsmere however, there has been an increase in socially rented dwellings by 54 dwellings, and increase of 21.3%, and a very substantial uplift in the numbers of dwellings in private rent, an increase of 66 homes, translating into growth of 78.6% in Shenley.

While these trends follow those of the district, the increase in socially rented dwellings has been greater in Shenley, while that of private rented homes has been less. A further shift, in line with trends in Hertsmere itself, is the drop in the number of homes in owner-occupation by 5.5%.

Figure 17: Rates of tenure change in Shenley, 2001-2011

	Shenley	Hertsmere	England
Owned; total	-5.5%	-4.0%	-0.6%
Shared ownership	-39.3%	5.4%	30.0%
Social rented; total	21.3%	13.9%	-0.9%
Private rented; total	78.6%	155.7%	82.4%

3.18 The Housing Needs Assessment concludes that Shenley is a relatively popular place to bring up a family. Notwithstanding this strong representation, the proportion of households accounted for by this group has declined between 2001 and 2011 in Shenley (4.8%). Reflecting a fall in the number of adults aged between 25-44 in Shenley picked up in the age structure data, the number of households with dependent children fell by 5.2% over the period. There is a long term trend, apparent in both geographies, towards an increase in the older population.

3.20 As regards forecast trends in newly forming households, taking the evidence as a whole, it is fair to conclude that Shenley shows signs that younger households are struggling to find suitable accommodation in the area.

POLICY INTENT

06 Supporting appropriate development to allow local community, retail, business and commercial activities to meet changing needs. We have identified three central areas where community facilities and services and improvements to the public realm shall be focused on, subject to compatibility with Green Belt policy.

07 Ensuring that housing development includes smaller and affordable properties for first time buyers and our ageing population thus helping to keep more young people and older people in the village. Including supporting downsizing local households in releasing properties for growing families.

08 Encouraging and guiding landowners towards working positively with the Parish Council and the local community in the pre-application phase to ensure well designed places including where relevant investigating the potential use of Neighbourhood Development Orders.

KEY REFERENCES

- ✓ Shenley Neighbourhood Plan Surveys: www.shenleyvillage.org/plan/questionnaires/launch-questionnaire-2016/ and www.shenleyvillage.org/plan/questionnaires/housing-and-development-2017/
- ✓ Shenley Housing Needs Survey, Aecom, 2018
- ✓ Hertsmere Borough Council Local Plan Core Strategy
- ✓ South West Hertfordshire Strategic Housing Market Assessment, 2016 Strategy Objective 3 and 4
- ✓ Building Regulations Part M: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf

POLICY SH3 HOUSING MIX & CHOICES

Development proposals for new homes or alterations to existing buildings for residential use will be supported where they increase supply in the neighbourhood area of:

- One to three bedroom homes; and
- Financially more affordable homes including starter homes, shared ownership, and/or social rented family homes; or
- Affordable housing provided in a tenure blind mix and;
- Self-build and custom-build homes; and
- Homes and developments for more mature households (55+), elderly living alone and young families within walking distance of local amenities and community facilities; and
- Homes meeting Building Regulations Requirement Part M4 (Category 2)* and Wheelchair user dwellings as defined by Building Regulations Requirement Part M4 (Category 3)*.

*Reference to Best Practice Guidelines, Wheelchair Housing Design Guide: 3rd Edition, Habinteg, RIBA Publishing.



SH4 CONNECTING SHENLEY VILLAGE

CONTEXT AND REASONED JUSTIFICATION

4.1 In 1991, the Census recorded 2390 people living in Shenley Parish. By 2001, after the Porters Park development had been completed the Census showed that the number of people living in the Parish of Shenley had increased by about 80% in the ten years to 4,306. The population has stabilised since then (estimated to be about 4334 in 2016). It is worth noting that in 1951, and including the contained population in the then still operational Mental Health Hospital, Census data shows Shenley's population at 4258. Back then journeys to work generally were made mostly by foot or bicycle hence through-traffic was minimal compared to today's levels.

4.2 Porters Park Estate and Manor has a long history and has had many different owners in its time. More recently and during the First World War, part of the land at Porters Park was requisitioned and used as an aerodrome. In 1924, the land was sold to Middlesex County Council for the purpose of building a Mental Health Hospital.

4.3 Today, Porters Park is home to nearly 3000 local residents and a number of businesses. Most of Shenley's residents live in Porters Park. Most of the local facilities are located in the old village.

4.4 The physical separation between the old village and Porters Park has a long tradition and unhelpful topography. Parts of Porters Park lies lower than the old village, located on the ridge. However, today the barriers are mostly due to planning the settlement more for the car user and not for those on foot or bike. In addition, making more of Shenley Park which is located in the most central location between Porters Park and the old village, Gingerbread House Green, has also a strategic role in connecting Porters Park and the old village. Important local community facilities and places of work, marked in orange in the Policy Map SH4 opposite, can then be reached by foot or bike more safely, more easily and the journey made more attractive. Car parking around those facilities is very limited and improved pedestrian and cycling environments will also help local businesses and community facilities.

4.5 Most facilities and destinations are located less than a mile from the majority of residents. This is illustrated through the circle on Policy Map S4 overleaf. Hertfordshire County Council's traffic and transport data report 2017, page 49,

states that nearly 80% of journeys under 1 mile are made on foot or bicycle in the county. This proportion is expected to be much lower for Shenley. The Parish Plan from May 2005 states that "1.7 Traffic and transport issues represent some of the biggest challenges to quality of life in Shenley." The issues associated with speeding and with the sheer amount of motorised traffic rolling through the village also result in air and noise pollution.

4.6 The Steering Group holds the view that the degree of disconnect - due to poor and unattractive pedestrian and cycling connections between Porters Park and Shenley Old Village and the lack of sufficient and shared community amenities within a safe and pleasant walking and cycling distance - are a key issue governing the quality of life in Shenley. This together with local businesses health, vitality and well-being. Inviting and encouraging more local people of all ages to walk and cycle to and between local facilities in the village and to nearby towns is one of the Shenley Plan's chief strategic ambitions.

4.7 Shenley's lack of pedestrian crossings in light of the high traffic volumes and speeding combined with the thinly spread alternative walking and cycling routes required 'to avoid' London Road compound the poor conditions for people on foot and on bicycles. (Ref. toHCC surveys as part of the supporting documents)

4.8 Improvements for pedestrians and cyclists along London Road, to Radlett, St Albans and Borehamwood and between the older village, Porters Park, Shenleybury and Borehamwood will have significant environmental and health benefits for all residents.

4.9 The Policy Map SH4 opposite illustrates the location of Shenley's local facilities and key places of work (in orange). As shown key facilities are located along the main spine and over a distance of about a mile. This can by and large be explained through the settlement history, historic land ownership patterns and the more recent major traffic engineering interventions such as Porters Park Drive and shopping centre. In spatial terms, Shenley Park is sandwiched in between the two parts of the village and as such carries a critical role in connecting Shenley. Currently, it does not fulfil this role or function to its full potential.

4.10 It has taken many years for old and new village to come together. This is possibly most alive in our only primary school and the activities organised around it. And this is despite the increasing traffic and poor pedestrian and cycling environments between the different parts of the village. A new rural edge to Shenley located to the west of London Road is expected to plan for and deliver better pedestrian and cycle connections and to strengthen three

locations identified in the village for improved community services and facilities and associated local employment. Historically, there always has been a footpath 'behind' London Road connecting Shenley Grange with the centre of the village. The layout and design of development is further required to strengthen the role of London Road by supporting community services and facilities including public amenities, play areas, and outdoor health facilities. They are shown on the policy map overleaf. (Ref. Planning Policy Guidance, Planning should promote efficient use of natural resources Planning should promote cohesive and vibrant neighbourhoods).

4.11 As a rural village with poor public transport connections it is important to support improved digital connectivity and upgrades for residents, businesses and visitors. Current provision is poor and new development needs to address this need not addressed by the Local Plan. The Parish Council will also pursue this objective via a 'Digital Connectivity Project' directing funding towards a network of boosters for much improved mobile phone reception until fibre optic becomes an option.

POLICY INTENT

13 Creating a safer and healthier London Road, Black Lion Hill, Porters Park Drive, Radlett Lane, Woodhall Lane and Green Street for all, identifying and implementing measures which are sensitive to the needs of our young and those less able. We want to achieve that by managing traffic speed, volume, noise and poor air quality generated by the large number of through traffic.

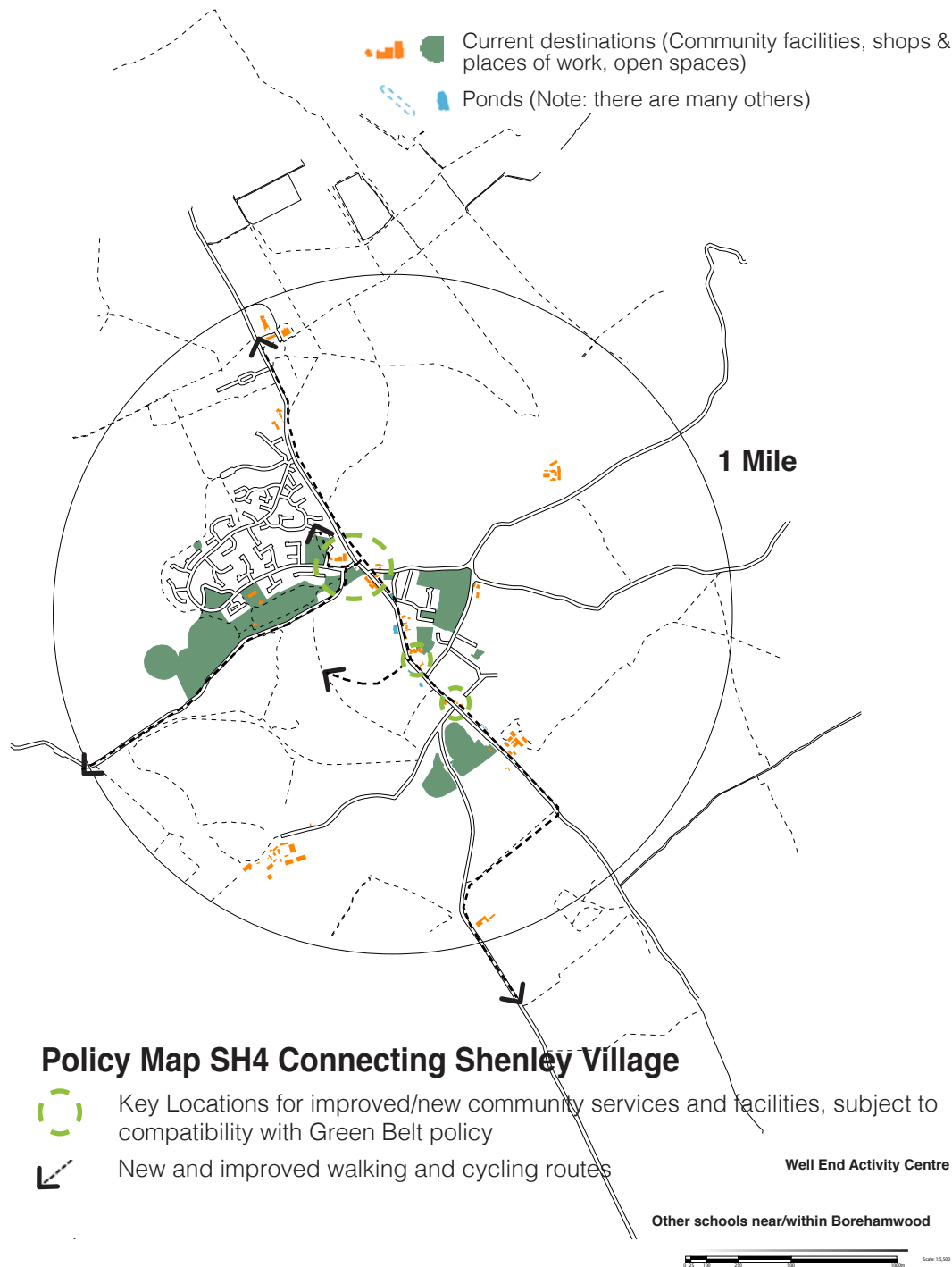
12 Maintaining all existing rights of way, footpaths, bridleways and cycleways and creating new ones to establish convenient, attractive and safer linked-up network.

06 Supporting appropriate development to allow local community, retail, business and commercial activities to meet changing needs. We have identified three central areas where community facilities and services and improvements to the public realm shall be focused on, subject to compatibility with Green Belt policy.

11 Providing an effective public transport service seven days a week and commuter shuttle services to nearby train stations.

KEY REFERENCES

- ✓ [http://webmaps.hertfordshire.gov.uk/row/row.htm?layers=\[1:0,1,2,3,4](http://webmaps.hertfordshire.gov.uk/row/row.htm?layers=[1:0,1,2,3,4)
- ✓ <https://www.hertfordshire.gov.uk/media-library/documents/highways/transport-planning/transport-and-accident-data/ttdr/hertfordshire-traffic-and-transport-data-report-2017.pdf>



POLICY SH4 CONNECTING SHENLEY VILLAGE

SH4.1 Development proposals should, where appropriate:

a.Support delivery of improved walking, cycling and public transport accessibility identified in Map SH4, including walking and cycling routes through the land west of London Road and Porters Park, and between Radlett, Borehamwood, Shenleybury and Shenley.

b. Reinstate and contribute to the maintenance of water features such as ponds located within the application site area and make water features a fully accessible public amenity wherever possible.

SH4.2 Development proposals will be supported for either residential and/or business, that makes provision to connect the Internet by the installation of the necessary broadband ducting and infrastructure.



PART B | SHENLEY PLAN

SH5 COMMUNITY INFRASTRUCTURE FACILITIES

CONTEXT AND REASONED JUSTIFICATION

5.1 The presence of community facilities and amenities makes a significant contribution to the well-being of residents and community spirit in Shenley. The demise of the hospital did not just result in the loss of many local jobs but also in the loss of its shared facilities such as the Social Club, swimming pool and small injuries unit. No doubt it had a detrimental impact on the level of community infrastructure provision and community spirit.

5.2 The experience of significant population growth and broken promises related to inadequate infrastructure provision as part of the Porters Park development has left the community extremely wary of future significant growth in the village. Residents are determined to resist being forced to have further large scale developments - as is proposed by the emerging Local Plan - without the upgrading of basic community infrastructures prior to major development commencing. The current population of over 4300 people is still lacking in community infrastructure facilities whilst having to cope with increased traffic and other associated negative impacts on safety, namely noise and air quality. Local residents are having to access basic services such as schools, GP and NHS Dental services in other communities. The Core Strategy 2013, at the time anticipating no significant growth in the Parish, outlines six specific objectives for Shenley Parish. All of those in a 'no growth population projection' are closely related to improving access to community infrastructure facilities.

They are:

- to maintain and enhance existing local services;
- to provide more play areas and facilities for young people;
- to address localised anti-social behaviour problems;
- to address local housing affordability;
- to work with Shenley Park Trust to provide enhanced visitor facilities for Shenley Park.

5.3 In the following, we describe some of the key community infrastructures in the village.

Primary and secondary school provision

5.4 There are two maintained Primary Schools in Shenley catering for children aged from 4 to 11 years and no secondary school. Shenley Primary School (infant and junior) and Clore Shalom (Jewish faith school, infant and junior) in Shenleybury, the oldest settlement in the Parish located north of the village.

5.5 Our local schools are often oversubscribed and also used by children residing in Borehamwood. Currently, Shenley Primary School has over 268 children on roll and takes pride in its village school character. There are 12 classes including a part-time Nursery, which has morning and afternoon sessions. In terms of facilities the school lacks a separate dining hall resulting in a limited usability of the sports hall/gym facilities which are used as dining hall with two sittings. There is an annual entry limit of 45 children. Shenley Primary's Head Teacher confirmed that currently about two thirds of her pupils are from Shenley and one third from other areas with most being from Borehamwood. Last years intake at Shenley Primary was half of the usual intake which resulted in reduced funding for the school. In September the intake is expected to be 40+. The possible future provision of a new Primary School in the south of the Parish, bordering

Borehamwood may result in Borehamwood children going to the new school closer to their home in time.

5.6 Clore Shalom is a voluntary aided Primary Day School that serves the local and wider Jewish community. The school opened in September 1999 and is a one form entry Primary School. There is one class for each year group (8 in all) with up to 30 children in each class, a Nursery and popular afternoon playgroup for the nursery children. The school is supported by the Reform, Liberal and Masorti Jewish Movements.

5.7 There is also a large private school, Manor Lodge, a Prep and Junior school for 4 to 11 year olds, located less than 2 miles to the south east of Shenley Village.

5.8 As part of the the evidence for the New Local Plan and Infrastructure Plan, it is expected that a feasibility of extending Shenley Primary School or rebuilding Shenley Primary school within walking distance and on suitable Green Belt land is carried out. This in order to ensure increased need for pupils is provided in walking distance to the village. The school with have up-to date facilities and a multi-purpose sports hall/ facility that could be used by the community is supported.

5.9 The Shenley Plan Steering Group holds the view that 'very special circumstances' need be explored. The land occupied by Shenley Primary School could be used for much needed sheltered accommodation for elderly residents wishing to downsize and move into accommodation that meets the needs of our ageing population at a central location in the village. However, the process of selling public land (the school grounds are owned by HCC) is a long and uncertain process with the need to demonstrate 'Best Value' for the achieved sale.

This puts constraints on the delivery of affordable homes and sheltered accommodation on this centrally located site on this eastern side of London Road.

5.10 Hertfordshire County Council is currently (summer 2020) reviewing the need for additional secondary school provision across the borough, including specifically in the Borehamwood and Bushey areas.

Shenley Children's Centre, Shenley Primary Road, London Road

5.11 Hertsmere Leisure Children's Centres are funded by Sure Start and managed by Hertsmere Leisure, registered charity number 1093653. Potters Bar B1, Furze field and Shenley's Children's Centres provide places where the under-5s can get involved in a range of both play and early learning activities. It's a free service for 5s and under. The doors are open 5 days a week. (www.hertsmere-children.co.uk/childrenscentres/shenley-childrens-centre/)

Health/GP Services

5.12 The Gateways Surgery, the only surgery in Shenley, is located at No.17 Andrew Close and is part of the Red House Group with surgeries in Radlett (main) and Park Street. The Red House Group (www.theredhousegroup.com) is part of the Herts Valley Clinical Commissioning Group (HVCCG) There is a broad spectrum of services provided in the surgery including a 'medical emergency' appointment services on the day. A quote from a local resident underpins some of the challenges the local GP service and patients face: "Even the Gateways Surgery services is not up to standard. It takes 3 weeks to get an appointment with my own doctor. Access to a nurse for such things as stitches being taken out after an operation the only way to get this is by going to the Red House or Park Street. I am lucky I have my own transport, others don't." The books of the surgery are closed.

Dentist | Gingerbread House Dental and Health Centre (private services only)

5.13 Located on Gingerbread House Green and established since 2001, the Gingerbread House Dental and Health Centre provided initially private dental services only. Following a restoration and expansion in 2004 the services now include:

- Medical incl. flu vaccinations
- Physiotherapy
- Acupuncture
- Podiatry
- Sports Massage

5.14 Appointments are available from 8am until 9pm Monday and Thursday and 8am to 8pm Tuesday and Wednesday and 8am to 2pm on Fridays. (Link: www.oasisdentalcare.co.uk/platinum/gingerbread-dental/our-services/)

Sports and Play Areas

5.15 Shenley benefits from having Shenley Park with its famous Walled Garden, historic Apple Orchard, Tennis Courts, Wild meadow and Cow Bank Wood as well as the Orchard Tea Rooms and Chapel Hall. Half of the old Chapel is used as a Synagogue. The Park has many visitors from surrounding areas.

5.16 Our survey work indicated that many residents feel that more should be made of the sports and play areas to provide facilities for young people and widen the range of healthy activities. This can be achieved through a range of measures incl. turning the third subsided tennis court in Shenley Park into an outdoor five a side/basket ball court or building new tennis courts on the Andrew Close Green/Old School Site. Many people have complained about the shrubs planted all over the Andrew Close Green as it restricts its use for children's activities and the Summer Holiday camps sessions there have stopped.

5.17 Harris Lane Playing Field and Rookery Field are owned by Shenley Parish Council. In Harris Lane Playing Field there is a fenced off young children's play area. Next to it is some adult outdoor gym equipment. There is also a newly installed basket ball/netball hoop and five a side size football goal in the middle of one side of the field. It has been noted that the wooden pavilion needs to be replaced with a more suitable building, ideally with a refreshment hatch to encourage greater community use of the field. An annual village Fête is held on the field with parking in Rookery Field. Recently goal posts were installed in Rookery field. The Well End Scout Activity Centre is another much valued amenity and place for young people from the local area and beyond (<http://www.wellend.org.uk>)

Parish Council and community meeting space

5.18 Since 2013, the public face/office of the Parish Council is located in the refurbished former public toilet. It is located at a central location, but too small to function adequately. Most days, the Parish Office is open between 8.30am and 12noon and manned by the Parish clerk. There is no meeting space in the 24 m² sized building half of which includes a public toilet. The Steering Group is of the view that a new centrally located community hub potentially with co-working spaces for people often working from home, parcel pick-up service, cafe and a multi-functional meeting space could provide much needed flexible space and would support local micro-businesses in our community of currently 4300 local residents.



Allotments

5.19 Shenley allotments are officially called Fern Field Allotments, Green Street, Shenley, Hertfordshire. There are 98 plots on the Green Street allotments; these vary in size from 5 pole plots to 10 pole plots. These are all rented out and there is currently a waiting list of 6 for the allotments. The waiting list varies between 2 – 8 people, with the longest wait for a plot having been about a year. The rental for a standard 10 x pole plot is £32 for the year and £16 for a 5 x pole half-plot. People over 65 years qualify for a 50% reduction of the standard price. People have requested a 2.5 pole plot, however it was previously agreed that this would result in too many issues. There is water available through various water stands at the allotments. Issues at the allotments continue to be the lack of cultivation of some plots which can have a major impact on neighbouring plots. There have been issues regarding breaking into sheds, so sensor lights and warning posters are used as a deterrent. The active allotment committee meets quarterly and work tirelessly to ensure the Green Street Allotments are well run.

Public Houses, local eateries and cricket club grounds

5.20 There is one pub left in Shenley and together with the Orchard Tea Rooms they form cornerstones of the social infrastructure of Shenley. The White Horse restaurant pub, the Orchard Tea Rooms, and L'Italiana (the former Black Lion Hill pub), provide eateries and social spaces for residents and visitors from further afield. Shenley Top Wok/Shenley Traditional Fish & Chips, located in the Andrew Close parade, provides a much needed takeaway food service..

5.21 London Shenley Club holds about 100 events per year on the grounds located at the edge of Shenley Park. There are a range of function rooms available catering for 10 to 300 people. Events include corporate away days, cricket matches, weddings, conferences and Bar Mitzvahs.

Public Transport - Local bus services and railway station shuttle

5.22 There is no train station in Shenley and bus services to key destination are patchy during the day and poor in the morning and evening hours, particularly for commuters and weekend travelling. There are no bus lanes as such and during peak travel times buses get caught up in traffic making journey times unreliable. This is particularly relevant for commuters dependant on onward connections into London and St Albans and younger people with no access to a motor car.

5.23 Bus lines 602, 658, 358 serve Shenley. Bus 602 takes 6 minutes from Andrew Close to Radlett Centre and Radlett Station. It operates twice an hour services between 6am and 7pm and a two-hourly service between 7pm and 10pm. A taxi takes about 3 minutes for the 3km journey (Andrew Close to Radlett Centre and Station). Also, Radlett Station is part of the TfL Oyster scheme but not part of the London Travelcard zones hence making Elstree and Borehamwood Station a much more financially attractive commuter choice although it is further away (5km) and takes longer to reach.

5.24 Elstree and Borehamwood town centre and its mainland station is reached from Shenley via Bus No 658 in 19 minutes but the bus stops near the Tesco Extra not at the station necessitating a 10 minute walk along the high street to the station. The bus to Potters Bar station takes 33 mins with Bus 658 and 84. Bus No 658 and 107 (change in Borehamwood) connects Shenley with the Hospital in High Barnett (52 min) and St Albans (15min) hourly during the day.

5.25 Porters Park is poorly served by public transport. Given the number of residents and distances within Porters Park, attractive and safe walking and cycle routes to central locations in Shenley is seen to be a critical aim to improve access to services. This includes good lighting as well as safe and weather protected cycle parking and indeed bus shelters. The 2017 survey highlighted that already 24% of respondees cycle regularly.

5.26 The steering group is of the view that improving local cycle infrastructure will support people in making more healthy travel choices independent from public transport or the motor car.

Monday Market

5.27 Shenley has the right to hold a market on Mondays and a fair on the vigil, feast, and morrow of St. Botolph. This market right was granted to Adam de Stratton on 15 May 1268 but there is no record of a market or fair ever having been held. If there is interest and a feasible business case can be made, the Steering Group would like to explore this opportunity further as part of improving the quality of life in Shenley.

Figure 19: Shenley Parish Council Hub, London Road (24 m² gross floor area including accessible public toilet)





POLICY INTENT

04 Providing and maintaining leisure and recreation facilities that meet the requirements of the population including sporting activities and outdoor activity exercise areas. This to include the replacement of the old sports pavilion in Harris Lane and projects other identified as Community Priority Projects.

05 Securing new Parish Council offices and co-working space for local people providing suitable sized offices, storage and meeting room/ community facilities to better serve the needs of the growing community.

06 Supporting appropriate development to allow local community, retail, business and commercial activities to meet changing needs. We have identified three central areas where community facilities and services and improvements to the public realm shall be focused on, subject to compatibility with Green Belt policy.

03 Protecting, conserving and enhancing the networks of rural landscapes aspects such as green spaces, open spaces, hedges, trees and woodlands as well as water courses and other biodiverse habitats.This within and around the village and in the Parish as a whole.

KEY REFERENCES

- National Planning Policy Framework (§92)
- Hertsmere Local Plan, Policy on Open Space, Sports and Leisure Facilities

POLICY SH5
COMMUNITY INFRASTRUCTURE
FACILITIES

SH5.1 Existing community infrastructure facilities

Development proposals which retain or improve existing local community infrastructure facilities shall be supported subject to compliance with Green Belt policy. Where planning permission is required, development proposals which would have a significantly detrimental impact on or result in the loss of existing local community infrastructure will demonstrate that:

- a. there is no longer any significant need or demand for the existing community facility; or
- b. the existing community facility; is no longer economically viable; or
- c. the proposal makes alternative provision for the relocation or reprovision of the community infrastructure to an equally or more appropriate and accessible location within the Parish which complies with other plan policies (Policy Map SH4).

The existing local community infrastructure addressed in this policy includes:

- The White Horse, pub/restaurant
- L’Italiana Restaurant
- Orchard Tea Rooms, Shenley Park
- Shenley Park Facilities, the Walled Garden and Tennis Courts
- The Post Office

- Pond area and Pound Green near the Pond
- Shenley Primary School
- Clore Shalom School
- Gateway Doctors Surgery
- Gingerbread Dental Practice
- The Chapel, Shenley Park
- Shenley United Synagogue, Shenley Park
- Shenley Methodist Church
- St Martin Church (Church of England)
- Church of the Good Shepherd (Roman Catholic)
- The Village Hall
- St Winifreds Hall
- Shenley Cricket Club

SH5.2 New community infrastructure facilities

Development proposals that improve the quality and range of community infrastructure, particularly for young people and/or located in any of the Key Locations identified in Map SH4, shall be supported where it is compatible with Green Belt policy and the development:

- a. has appropriate regard to the Shenley Parish Design Code and Principles, and
- b. will not result in unacceptable traffic movements or impact on residential amenity, and
- c. will not generate a need for car parking that cannot be adequately catered for, and
- d. is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle.

Specifically, development leading to the improvement of the quality or additional provision of the following community infrastructures should be looked at favourably:

- a Community Service Hub;
- additional health services and facilities;
- additional education services and facilities;
- places to socialise, learn and celebrate and measures that support making community spaces more attractive and used more often;
- outdoor play, leisure and sports facilities supporting healthy lifestyles and measures that help us make better use of our current outdoor amenities; and
- a step change in public transport provision incl. a high frequency public bus/shuttle service to Radlett, Borehamwood, Potters Bar and St Albans.



PART B | SHENLEY PLAN

SH6 LOCAL KNOWLEDGE FOR GOOD DESIGN

CONTEXT AND REASONED JUSTIFICATION

6.1 To achieve good design the use of expert advice from appropriately skilled in-house staff or consultants may sometimes be required. But design should not be the preserve of specialists, it is also important to seek the views of local communities (NPPG 2019). As a local community, we recognise our role in supporting good design in our built environment and our role in speeding up the planning process by working pro-actively, constructively and positively with landowners and developers. Therefore, we wish to have a greater and earlier involvement in forthcoming planning applications for larger and/or significant sites (Ref: NPPF 2019, §39, §128, §129).

6.2 A ‘Design and Development Briefs’ are a recognised tool to achieve better design and resolve possible issues early on. Applicants set out their proposals for new development schemes with sufficient detail to allow the local community to understand opportunities and constraints and what is being proposed better and engage in a meaningful consultation process.

6.3 A ‘Design and Development Briefs’ are part of an iterative design process through which local views and knowledge can be incorporated into the evolution of the design of the development and form part of the Design and Access Statement in the Planning Application.

- 6.4 Our policy SH6 aims to encourage better sharing of local knowledge with developers and landowners earlier in the design process for significant sites in the Neighbourhood Plan Area. It further aims to allow the landowners and developers to take into account possible issues and opportunities the community is concerned about. These include for instance:
- Ensuring necessary infrastructure is put in place to support the proposed development – especially parking, pedestrian and cycle routes and open spaces.
 - Proposed development designs are of high quality, enhancing both the natural and built environment.
 - Proper consideration is given to the need to increase capacity for schools and/or health services.

The steering group is of the view that the Shenley Plan vision and its objectives can only be achieved effectively by engaging with the local community early, meaningfully and continuously in designing, scrutinising and delivering good development in the local built environment.

POLICY INTENT

08 Encouraging and guiding landowners towards working positively with the Parish Council and the local community in the pre-application phase to ensure well designed places including where relevant investigating the potential use of Neighbourhood Development Orders.

KEY REFERENCES

- ✓ National Planning Policy Framework and Guidance (NPPF §39 to §44, §128 to §130)
- ✓ Planning Practice Guidance, Paragraph: 032 Reference ID: 26-032-20140306 - Good masterplans and briefs
- ✓ Hertsmere Borough Council Local Plan Statement of Community Involvement, November 2017 (up-date underway)
- ✓ The ‘Gunning principles’ established by the Supreme Court (October 2014 the Supreme Court in R (Moseley) v Haringey LBC [2014] 1 WLR 394) endorsed the basic requirements of a “fair” consultation process
- ✓ Adopted Ascot, Sunninghill and Sunningdale Neighbourhood Development Plan, 2015, (6.2.1 Policy NP/H1)
- ✓ Adopted Kentish Town Neighbourhood Development Plan, 2016 (Policy CC1 Pre Application Consultation & CC2 Statement of Community Consultation)
- ✓ Adopted Bognor Regis Neighbourhood Development Plan, 2015 , (Policy 8 Pre-Application consultation)
- ✓ The Environmental Information Regulations 2004 (‘EIR’) cover access to ‘environmental information’ held by public authorities including local planning authorities. ‘Environmental information’ for these purposes includes information relating to development viability. Under the EIR there is a presumption in favour of disclosure of environmental information. The EIR recognise that there are certain circumstances (‘exceptions’) where environmental information may not to be disclosed. In most cases, a balancing exercise has to be carried out to decide whether the exception should outweigh the presumption in favour of disclosure.

POLICY SH6 LOCAL KNOWLEDGE FOR GOOD DESIGN

SH6.1 Good Design

Planning applications for major development are encouraged to demonstrate how they have addressed the quality of design by:

- a. providing a statement of how they have had regard to the Shenley Plan Policies; and
- b. Shenley Design Principles and Code; and
- c. making appropriate use of tools and processes for assessing and improving the design of development throughout the design process.

SH6.2 Design and Development Briefs (DDBs)

Design and Development Briefs for Major Development proposals are supported.

A Design and Development Brief should include all relevant information and be considered helpful in facilitating an informed and meaningful assessment of design quality, including, but not limited to:

- a. A site map showing the location of the site and its context within its immediate neighbourhood – including any areas of Green Belt, flood zones, the location of any protected habitats or species, environment and heritage assets, landmark buildings, views and other key site constraints and opportunities.

- b. A statement of how the development proposal contributes to achieving Shenley Plan Objectives, Vision and ‘Connecting Shenley Programme’
- c. An illustrative layout that shows how the proposed development could be accommodated on the site
- d. Scale, footprint, bulk and height of buildings
- e. Mix of dwelling types and tenure
- f. Design codes and guidelines
- g. Improvements to infrastructure and facilities
- h Access, parking, cycle and pedestrian ways and any required traffic impact and parking assessments
- i. Landscaping and publicly accessible open spaces
- j. The location of category 1,2 and 3 trees and hedge rows any that may be affected by the development
- k. Indicative timing and phasing of the proposed development including infrastructure and public transport access
- l. Community benefits to be provided and when they occur in the phasing and delivery
- m. All relevant factual information explaining proposed dwelling and tenure mix, infrastructure provision and community benefits from a financial viability point of view to understand the ability of the development to deliver affordable housing.

SH6.3 Statement of Community Consultation & Neighbour Involvement

Planning applications for major development that can demonstrate early, proactive and effective engagement with the community by providing the following information within their Design and Access Statement will be looked on more favourably than those that cannot:

- a. An explanation of how a broad cross-section of local people, both in the immediate and the wider neighbourhood are likely to be affected by the development proposals;
- b. A record of the views expressed by local people and Shenley Parish Council; and
- c. An explanation of how the proposals have addressed the views, ideas and any issues or concerns raised by local people and the Parish Council.

SH6.4 Early Proposal Presentations

Shenley Parish Council encourages applicants to present their proposals for sites at an early stage and throughout the design development process.



SH7 BUILDING FOR LIFE 12

CONTEXT AND REASONED JUSTIFICATION

7.1 Paragraph 129 in the NPPF supports the application of design processes for assessing and improving the design of development in order to achieve well-designed places. The Building for Life 12 design assessment method is mentioned specifically.

7.2 Building for Life 12 (BfL12) is a government-endorsed industry standard for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live in. Building for Life 12 (BfL12) is led by three partners: CABE at the Design Council, Design for Homes and the Home Builders Federation, supported by Nottingham Trent University.

7.3 In the following, we provide an extract of the latest BfL12 guide which can be reviewed in full here: https://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_0.pdf

7.4 BfL12 is designed to help local planning authorities assess the quality of proposed and completed developments; it can be used for site-specific briefs and can also help to structure design codes and local design policies.

7.5 Based on BfL12’s ‘traffic light’ system, developments that achieve 9 ‘greens’ are eligible for ‘**Built for Life™**’ accreditation.

Who decides what is a green, amber, or red outcome for each question?

7.6 BfL 12 is designed to be used in all stages of the development process, guiding design related discussions with the local community, local authority and other stakeholders. Through this process, all parties should understand what needs to be done in local circumstances in order to achieve as many green lights as possible, whilst minimising ambers and avoiding reds. Any ambers and reds should be identified early so that a suitable design solution can be found where possible. Applicants should show evidence of how their development performs against each question, justifying either a green or amber outcome. Any ambers should be those where sub-optimal solutions are unavoidable owing to particular circumstances of the scheme beyond the control of the applicant and indicating where there is evidence to support this. It’s important that applicants score their schemes robustly. The purpose of the questions is to enable a conversation about the design of new schemes between the applicant, the local planning authority and the community and thereby arrive at a mutually supported result using BfL12.

7.7 ‘**Built for Life™**’ accreditation is a quality mark available immediately after planning approval, offering developers the opportunity to promote the quality of their developments during sales and marketing activity. It will also help those seeking a home to find a place to live which has been designed to have the best possible chance of becoming a popular and desirable neighbourhood. A development achieving ‘green’ on all 12 of the Building for Life questions will be eligible to be awarded **Built for Life™** ‘Outstanding’, and the best new housing across the country will be recognised at events organised by the Building for Life Partnership.

7.8 **Built for Life™** quality mark is the sign of a good (or better) place to live but the ambition of the Built for Life partnership is to encourage hundreds of developments built across the country to use this standard for their design. Some of these will be good enough to achieve 12 greens or the Built for Life ‘Outstanding’ and these will form the basis for an awards programme honouring the ‘best of the best’.

BfL12 Assessment Built for Life™

7.9 **Built for Life™** accreditations are awarded through an independent assessment process, guaranteeing impartiality and helping to ensure developments in all parts of the country are judged by the same high quality standards. Assessments are undertaken by **Built for Life™** Forums of experts local to the scheme, helping to make each assessment sensitive to its context, history and future need.

POLICY INTENT

08 Encouraging and guiding landowners towards working positively with the Parish Council and the local community in the pre-application phase to ensure well designed places including where relevant investigating the potential use of Neighbourhood Development Orders.

06 Supporting appropriate development to allow local community, retail, business and commercial activities to meet changing needs. We have identified three central areas where community facilities and services and improvements to the public realm shall be focused on, subject to compatibility with Green Belt policy.

KEY REFERENCES

- ✓ NPPF, NPPG + Design Manual ‘Achieving well designed Places’, §129, §39, §128
- ✓ Local Transport Plan 4 (LTP4) 2018 – 2031, HCC

POLICY SH7 BUILDING FOR LIFE

SH7 Building for Life

Major development proposals should, where appropriate, demonstrate in their Design and Access Statement how it has had regard to the following:

1. Connections - Does the scheme integrate into surroundings?
2. Facilities & Services - Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafés?
3. Public transport - Does the scheme have good accessibility to public transport?
4. Meeting local housing need - Does the development have a mix of housing types and tenures that suit local requirements?
5. Character - Does the scheme create a place with locally inspired distinctive character?
6. Working with the site and its context - Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?
7. Creating well defined streets and spaces - Do buildings enclose streets and spaces and turn corners well?
8. Easy to find your way around - Is the scheme designed to make it easy to find your way around?
9. Streets for all - Are streets designed to encourage low vehicle speeds?
10. Car Parking - Is resident and visitor parking sufficient and well integrated?
11. Public and private spaces - Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?
12. External storage and amenity - Is there adequate external storage for bins, recycling and cycles?



Part C |
Shenley Parish
Design Principles & Code
incl. Precedent Study



Why Design Principles and Code for Shenley?

The Porters Park development and more recently granted planning permissions for unsympathetic new development and landscape design in the Conservation Area illustrates that the current planning policy framework fails to achieve well-designed places which make a positive contribution to our rural village character and setting (See extract from Conservation Area Appraisal 2012 for further detail in 1.7). Local case studies, a range of photographic evidence as well as the precedent study in this Part C of the Plan exemplify common physical aspects. Those aspects supporting the distinct rural, heritage and much valued character of Shenley as well as new development which has made a positive contribution, some to a considerable lesser degree than others (Note examples to the right).

The National Planning Practice Guidance states: ‘Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last long, are socialable and will adapt to the needs of future generations.

- Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term. It outlines:
- + Planning should promote local character (including landscape setting)
 - + Planning should promote safe, connected and efficient streets
 - + Planning should promote a network of greenspaces (including parks) and public places
 - + Planning should promote efficient use of natural resources
 - + Planning should promote cohesive and vibrant neighbourhoods

The presented Design Principles and Code aim to guide developers without being overly prescriptive.

Pond House, Mimms Lane (detailed case study provided in Precedent Study Section, p. 96/97)



Queen Adelaide Mews, London Road



Charrington Close, London Road



SC1 Local Patterns

Principle |

A detailed understanding of local settlement patterns, natural materials, local vernacular and good quality modern materials providing for the 21st century needs of rural dwellers of all ages is expected. Development proposals can take design cues from traditional and successful building typologies, streetscape, landscape and productive planting demonstrated in the immediate vicinity and within Shenley village, the Conservation Area as a whole and in Listed Buildings in the Parish specifically. It is important to achieve a balance of allowing new design and innovation to flourish whilst protecting the existing defined character of the surrounding built development and rural landscape. They shall be adapted where necessary so they fit 21st century rural living and working requirements without introducing urban overly formal features, places, spaces and edges. The design should reference local characteristics with careful attention given to the proportions, overall composition and massing of Shenley’s best buildings and spaces.

Code |

- a. Any development should take the opportunities available for protecting and enhancing the local rural character, setting, natural and built environment quality including archaeology. Proposals for development within or close to Shenley village should respond positively to and enhance the distinct and recognised rural character of the listed and valued buildings and spaces in the Conservation Area, village and the neighbourhood plan area. They should demonstrate a thorough understanding of Shenley’s built and natural environment, and the often defining spaces in-between buildings and the wider landscape setting.
- b. A **comparative precedent study** of existing positive local examples and innovation in 21st century rural forms of sustainable development could be presented in the Design and Access Statements and/ or Heritage Statements.

See Local Precedent Study as provided and starting point.

SC2 Design Scrutiny

Principle |

To enhance the existing distinctiveness of the rural character of Shenley the identification of the special and valued features that are unique to the locality, the heritage assets and architectural features contributing to the local character, is expected. Where a Design and Access Statement is required to be submitted, it should explain the design principles and concepts and demonstrate how the design has taken into account the local distinctiveness and the rural character of Shenley parish in the design and it is encouraged to demonstrate how the design has had regard to these Shenley Design Principles and Code.

Code |

- a. The Design and Access Statement should provide text and illustrations showing the justification for the proposed layout, height, bulk, typical elevations with façade details and roofscape drawings to illustrate the design principles adopted, along with an indication of the proposed materials to be used on the exterior of the building.

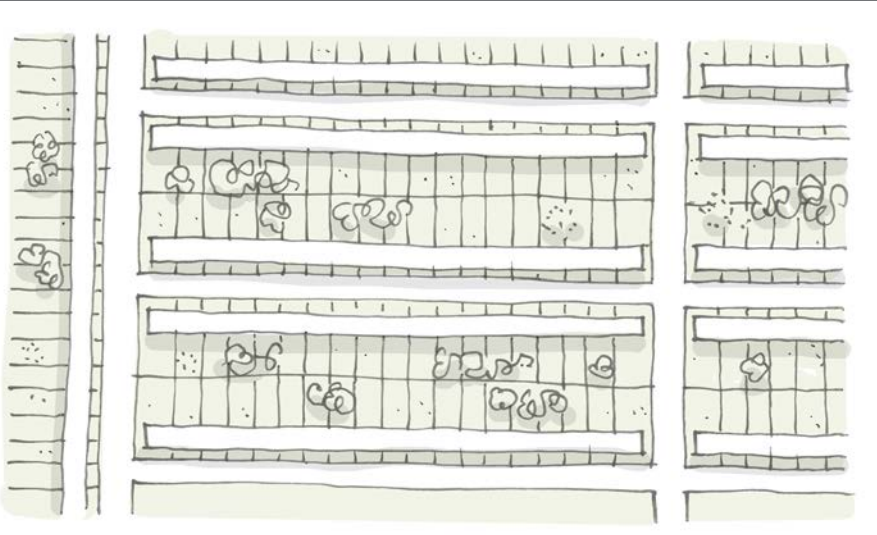
Rural Settlement Pattern | Shenley Village Centre



Rural Settlement Pattern Irregular and responsive plot size pattern (acceptable via SC3)



Suburban or urban settlement Pattern | Regular and linear plots of equal sized plot (not acceptable under SC3)



SC3 Layout | Rural Settlement Pattern

Principle |
Major development will be expected to adopted a settlement pattern that reflects the existing pattern of development which has been shaped by topography, landscape, views and vistas, sun path, wind and weather exposure, 'in situ' mature trees and hedges, watercourses and other natural features such as ponds and geology.

Code |
Major Development proposing regular and linear plots of equal size typical of suburban developments and unresponsive to site context, landscape and need for public spaces is not supported. The creation of a range of well designed and attractive public spaces will be expected, in appropriate locations.

Proposals are expected to demonstrate a positive response to the site context. Due consideration should be given to quality of indoor and outdoor living environment, public spaces and potential environmental performance of the development, including, but not limited to:

- i. Orientation
- ii. Natural light levels
- iii. Indoor air quality
- iv. Thermal comfort
- v. Water consumption

See Local Precedent Study on page 86 as a starting point.



Row of cottages, London Road



Inspiration for rural courtyards of buildings, Almar Woods, Durham Large eco-friendly buildings with opportunities for subdivision, Project by Trivselhus.

SC4 Buildings | Less is More. Simplicity

Principle |
Creating simplicity in form, purposefulness of each element of architectural detail demonstrating modesty and great restraint in expression, scale and proportion is encouraged. The restraint exhibited in the appearance of individual and grouped rural buildings is considered fundamental to building rural character in new buildings.

Code |
Development to demonstrate simple, restraint and refined detailing with specific reference to Shenley’s statutory and locally listed buildings and spaces.

See Local Precedent Study as provided on page 86 as a starting point.

SC5 Buildings | Massing & Roofs

Principle |
The ability of using roof space of existing and new buildings is an important principle creating space for bedrooms, studies, bathrooms and private outdoor amenity while supporting open plan layout with natural daylight from two directions (dual aspect).

Code |
Buildings sited at important corners or in mixed use centres could have a greater mass and height than the prevailing wider context suggests to emphasis their significance.
Using and maximising the space in roofs through creative design solutions are allowable. This within an architectural language and form that is restrained and modest, celebrating valued rural roof forms and bringing generous amounts of daylight into spaces.

See Local Precedent Study as provided on page 86 as a starting point.



SC6 Boundaries & Edges

Principle |
Development proposals are to demonstrate careful consideration of the spaces around the buildings and structures. Specifically, boundaries and edges to the open countryside, neighbouring properties and the streets and lanes they frame.
Rural character shall be demonstrated in those interfaces between public and private and shared spaces. They are best addressed from the start of the design work and not as an afterthought. The integration and transition between the settlement area and open countryside and public and private spaces determines much of the rural character as does the informality of rural lanes, verges, front gardens and courtyards.



Code |
SC6a. New build development will be expected to incorporate appropriate landscaping that has regard to the following principles:
1. Informality and the use of simple, natural, low level engineered, robust and well weathering materials.
2. Use of typical planting often found in cottage gardens, kitchen gardens, orchards, allotments and the open countryside.
With increasing proximity to the settlement boundary an increase in natural/wild flora is required. (with use of provided reference list)
3. A simple palette of a few materials for street surfaces and structures in new streets and lanes
4. A shared surface approach without kerbs supporting a step-free environment for wheelchair users is considered appropriate for all residential streets and lanes. The concept of a ‘play street’ where pedestrians and children have priority over slow moving cars and other motorised vehicles should be considered, where it is appropriate to do so.
5. ‘A rigorous approach to soft boundaries delivered through principally flush transitions between the semi-private, shared and public spaces and a restrained use of green hedges combined with less than 1.50m high see-through modestly proportioned fencing and /or picket timber fencing.

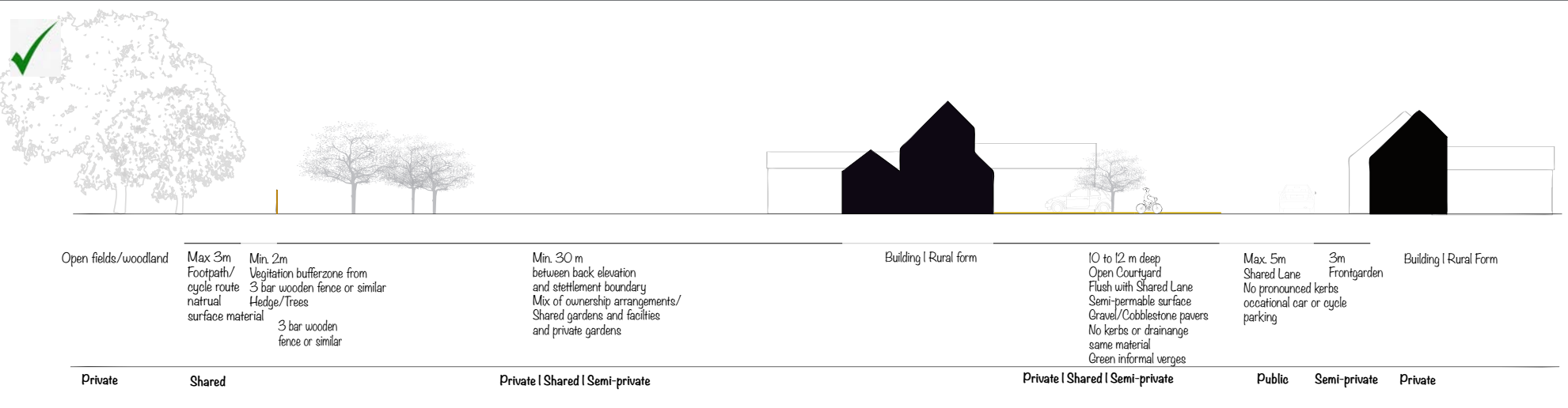
SC6b. There are two principle rural edges to the open countryside which are to shape detailed design approaches on specific sites. They are described below and illustrated opposite:

Type 1: Backing onto countryside
Generally, a minimum of 30m between boundary/ open countryside and back elevation of a building should be maintained. Narrow in plan or single storey gable ended buildings are permitted closer to the boundary.
Type 2: Front elevation onto countryside
Generally, a minimum of 10m between the boundary/ open countryside and front elevations of gable ended buildings should be maintained. The design and materiality of the access lane is informal (no tarmac, kerbs or street lights) and can only be achieved by an unadopted private access status. (Local precedent: Nursery Close)

SC6c. Following re-development the prevailing approach to highway boundaries and use of hard features such as railings, walls and fences to define boundaries should be avoided where the prevailing approach is for green and flush front and side boundaries. Where the predominant nature of front boundaries is green hedging this is be retained, or re-planted in an appropriate rural style to make a positive contribution to the rural character, biodiversity and local flood risk prevention. Where fencing is required then hedging should be planted to soften the effect.

Use local Precedent Study as provided and starting point incl. the list of new planting for rural character as made available in this document.

Principle Type 1: Backing onto open countryside



Principle Type 2: Front elevation onto open countryside





SC7 Rural Landscape

Principle | Maintaining and enhancing rural landscape character and visual amenity is an expectation. A successful integration of development within the rural landscape by applying great care in how the development and associated infrastructures is sited in the land- and street- and townscape must be given highest consideration. Considerations such as prominence, shelter, wind and weather exposure, passive solar gain, landscape and flooding impacts are issues addressed at an initial stage of the design to avoid poor design decisions at a later stage.

Code | Providing spaces and buildings that maximise opportunities for greening to create attractive resilient places that can also help the management of surface water (Sustainable Drainage Systems) are a requirement. Sustainable Drainage Systems (SuDS) are a natural way of managing drainage, especially around properties incl. rainwater harvesting, rain gardens, permeable surfaces and green roofs.

The relative informality of rural streets, edges and front gardens is important in making a positive contribution to rural character. Local varieties for seasonal planting suitable for site and soil conditions with informal /green transitions between boundaries; self-maintaining, biodiverse and/or productive (edible) planting are a requirement. Development must avoid highly engineered urban boundary treatments, planting and street furniture. The material palette for streets, street furniture and vertical street elements such as the traditional lamp posts, timber bollards and benches commonly used in Shenley's Conservation Area are to be used in new development and/or are replaced 'like for like' as and when improvement works are carried out in Shenley Parish.

Use local Precedent Study as provided and starting point incl. the list of new planting for rural character as made available in this document.

SC8 Healthy Trees & Hedges

Principle | Proposals must avoid cramped over-development by retaining significant and healthy trees and hedge systems, supporting beauty, biodiversity and flood risk prevention.

Code | Development proposals are to retain healthy trees, woodland, hedge systems and ponds in the neighbourhood area. Exceptionally, if development is approved which would result in their removal equivalent and appropriate replacement planting will be required on site based on a replacement landscaping assessment as of BS 5837:2012 Trees in relation to design, demolition and construction and HBC's corresponding Supplementary Planning Guidance. Use local Precedent Study as provided and starting point incl. the list of new planting for rural character as made available in this document.





Precedent Study

Context
Shenley Parish and Shenley Village is home to a great array of significant rural building typologies in beautiful rural settings, many of them statutory and locally listed.

In light of the need to accommodate new homes, employment and community facilities, good examples of new development in the village from single homes to whole new streets demonstrate that beautiful rural homes and landscape can be delivered. Appropriate new development close to the main settlement is expected to take place mostly at the western edge of the old village. This to avoid further loss of openness and rural character in the village through inappropriate infill or ill definition of an expansion.

The amount of affordable homes or indeed smaller homes built in Shenley over last two decades was negligible. And the house price levels are of concern for those with or without family who would like to stay in Shenley.

The Shenley Housing Needs Assessment 2018 has highlighted the most pressing needs. It is clear that the challenge is not just about more homes, it is also about making rural housing more affordable to younger people, average income households and also to allow elderly to remain in the Shenley. The Shenley Plan also recognises its responsibility in only supporting new rural homes in Shenley when they enable improvements including access to community facilities, services and public transport.

Density is a challenging word in rural settlement development. The Steering Group takes the view that excellent rural character can only be achieved at a reasonable density akin of the pattern of the current village. The village centre of old Shenley and the exhibited diversity of rural agricultural architecture / does provide much local precedent and inspiration.

The already identified importance of the simplicity and the purposefulness of each element of new development and the overall restraint in design expression when working towards building up rural character should allow for lower building costs per sq.m. building.

Rural Buildings and Setting in Shenely
In the following, we provide a selection of Shenley's best rural buildings, groupings of rural buildings showing how they relate to the landscape and streets. This to inform design codes and policies aimed at shaping new buildings that sit well in Shenley's landscape in a rural settlement context. They also demonstrate how to break down larger footprints and massing to achieve dwellings of all sizes from 50sq.m. to 600 sq.m ground floors.

Today, many of these buildings are in residential or office type use but have been used for many different purposes over time. They have evolved, expanded and shrunk again. Technology has and does change how we use our homes and places of work. Digital technologies allow for productive work to be carried out almost anywhere. That is a trend that will help to increase the 'daytime population' in villages such as Shenley and reduce the need to commute on a daily basis.

The examples demonstrate that contemporary rural living and working - often taking place in open plan ground floor layouts - is achievable without difficulty within traditional rural form. Traditional rural building types such as barns, halls, farm houses and cottages are often relatively narrow in plan but large in internal volume.

They are also flexible which can create beautiful airy contemporary spaces. The relatively narrow plan allows for good connections with outside spaces. Creating small communities in groupings of buildings sharing a larger courtyard and common garden spaces is considered a key ingredient for creating rural living, play, working and retirement environments in Shenley. Open Plan living and working are in that sense also an ancient traditional way of living and working intrinsically linking to living, working and socialising in the same adaptable spaces attractive to all generations.

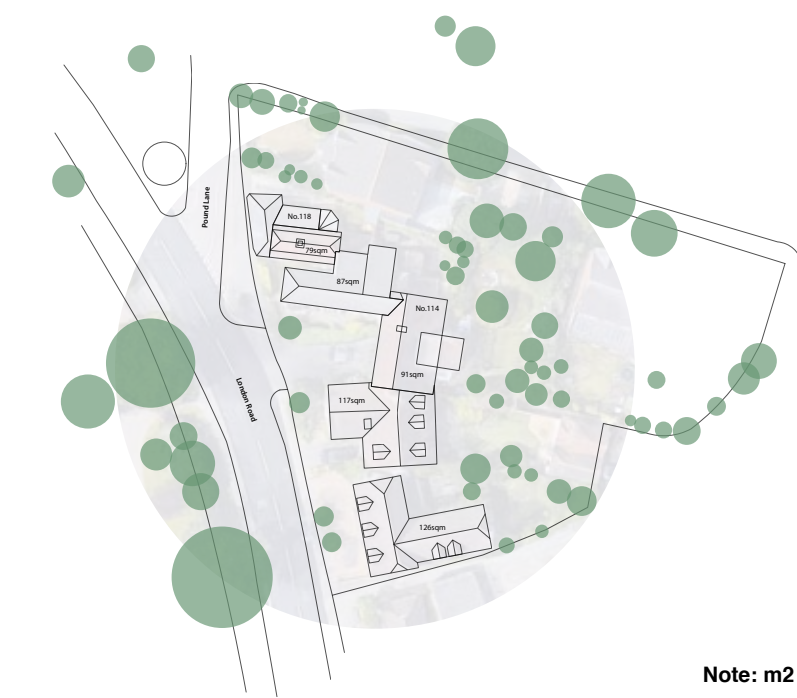
Porters Park Stables Flats & Dairy



Note: m2 estimate for ground floor only



Shenley Hill Farm



Note: m2 for ground floor only



Elliott's Farm



Village Centre I Former Shops



Pair of Cottages I Pound Lane





Nursery Close, London Road



Salisbury Hall & Farm



Salisbury Farm



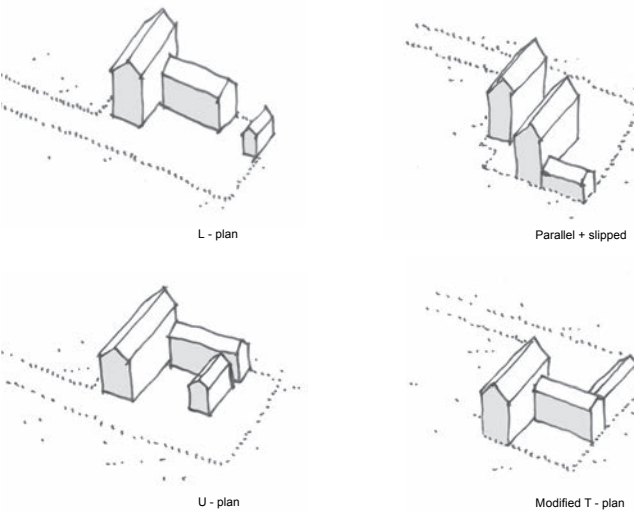
Note: m2 for ground floor only



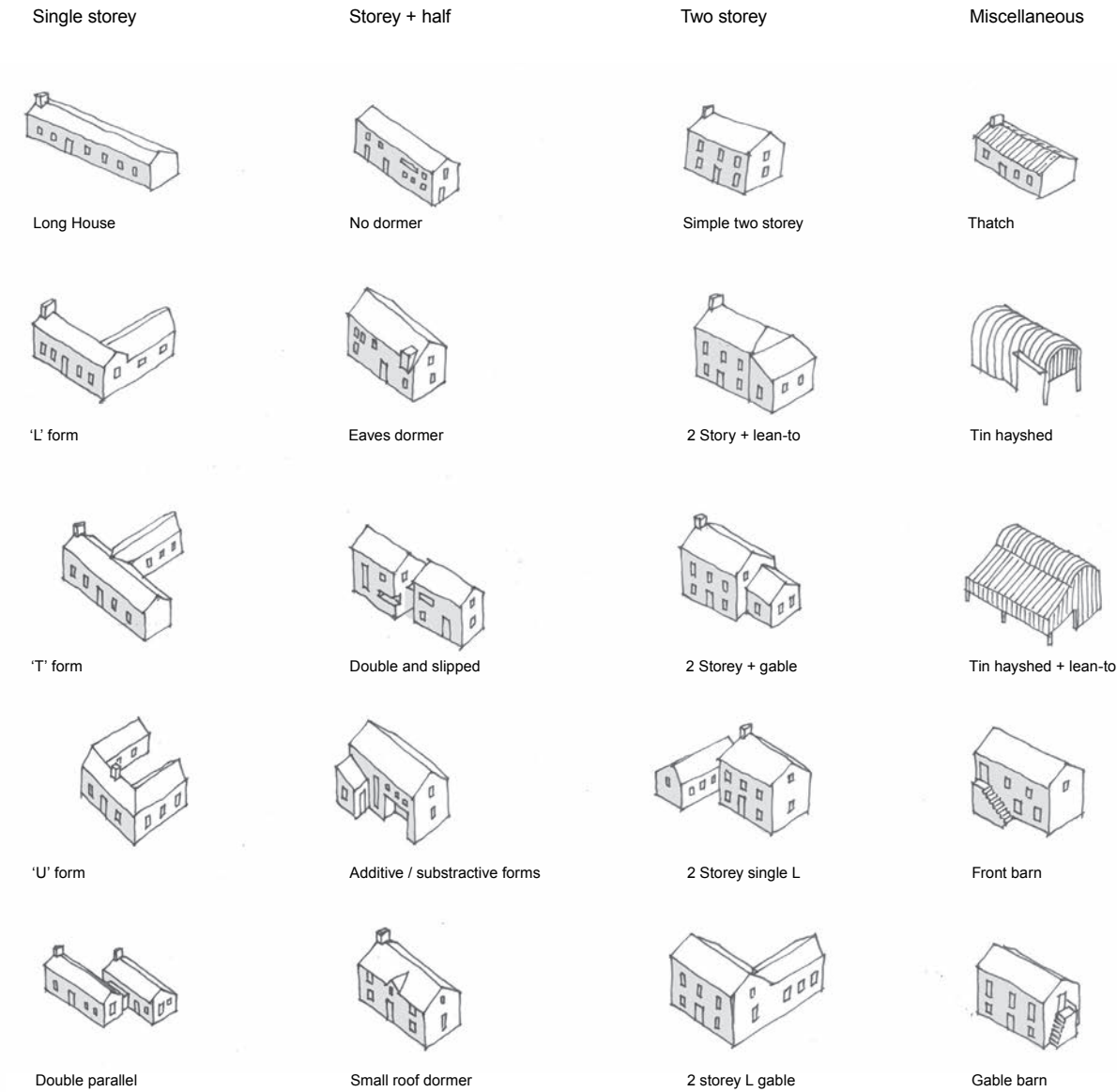
The Steering group holds the view that rural agricultural building types, particularly those found around (court) yards and around the village green, can serve us as a precedent and setting the bar for new development in Shenley.

On this page we provide guidance on how the basic form can be adapted, extended and broken up thus framing individual and shared external spaces of different degrees of privacy. The illustrated variety, flexibility and adaptability allows for an appropriate response with a wide variety of options. In other words building within the natural site opportunities and constraints in harmony with the landscape, roofscape and streetsscape.

Rural massing strategies avoiding oversized bulky buildings, allowing for generous amounts of natural daylight, multi-purpose (court)yards, a number of dwellings and supporting a varied streets scene



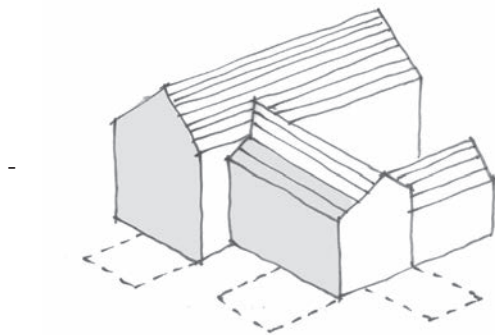
Rural Building typologies and forms (main building types and possible extensions)



Source: Design Guidelines for the Single Rural House, Galway County Council, 2005 (Redrawn)

Massing for 'Loose Fit - Long Life'
“The ‘one room deep’ cellular plan allows spatial diversity with opportunities for future expansion with minimum intervention to the existing floor layouts. Dual aspect rooms provide great natural daylight. Contemporary open plan layouts with traditional form characteristics.”, *Design Guidelines for the Single Rural House, Galway County Council, 2005*

The Figure below illustrates massing principles for extensions with the potential to grow, shrink and undergo subdivision overtime. Ancillary wings have simple forms that are well proportioned and allow for future expansion with minimum change to the existing layout. It also demonstrates the principle of a deeper plan building being best framed by a more shallow building to break down the massing and allow for an interest in the roofscape. The case study overleaf of Pond House illustrates a local example of executing these principles in a recent development in Shenley.



Massing principles for extensions

Space in the roofs & daylight (Ref. 29 to 32)
The Neighbourhood Plan surveys carried out in 2017 highlight the need for local affordable homes to downsize to as well the need for family accommodation. Making the most of the space on the upper floors and roofs of existing and new buildings is an important design objective creating space for bedrooms, studies, bathrooms and private outdoor amenity while supporting open plan layout with natural daylight from two if not three directions and with access to the outside. The provision of good levels of daylight in roof spaces can be achieved through a range of solutions (see pictures 29 to 32). They should also allow for views and vistas of surrounding rural settlement and countryside. Flush rooflights of different size, position and shape, windows in full gable, half-hipped and hipped roofs are more restrained solutions.



Dormer windows and roof terraces need to be carefully considered regarding their position, scale, proportional relationship with the roof and elevation and privacy.



CASE STUDY: POND HOUSE, SHENLEY
AN EXEMPLARY CONTEMPORARY RURAL BUILDING

- ✓ Breaks down the considerable volume
- ✓ Harmonious proportions
- ✓ Receding windows, 1st floor windows meet eaves typical of cottages
- ✓ Modest roof size, staggered.
- ✓ Restrained, natural materials and colour palette
- ✓ Simplicity in good detailing: restrained ornamental detail
- ✓ White painted weatherboarding (timber) & white washed render
- ✓ - Adaptable form to accommodate different uses and users over time



Location: Pond House, Mimms Lane, Shenley,
Radlett, Hertfordshire, WD7 9AP

Planning Application No: 16/0370/HSE

Estimated Gross Floor Area:
Ground Floor: 190sqm
First Floor: 126sqm
Loft: 62sqm
Estimated Total: 378sqm



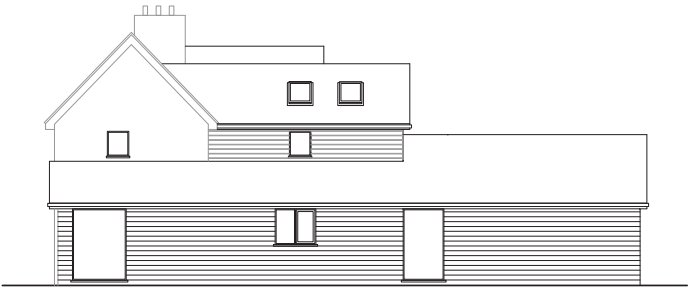
1:500
0 1 2.5 5 10 25m



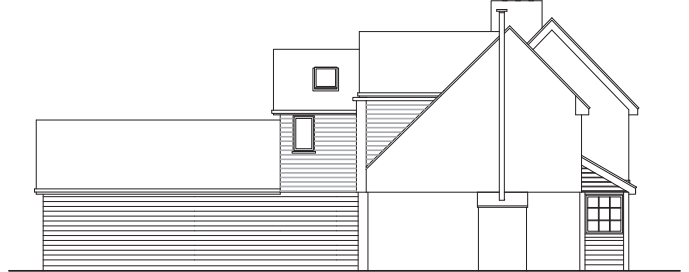
Front Elevation



Rear Elevation



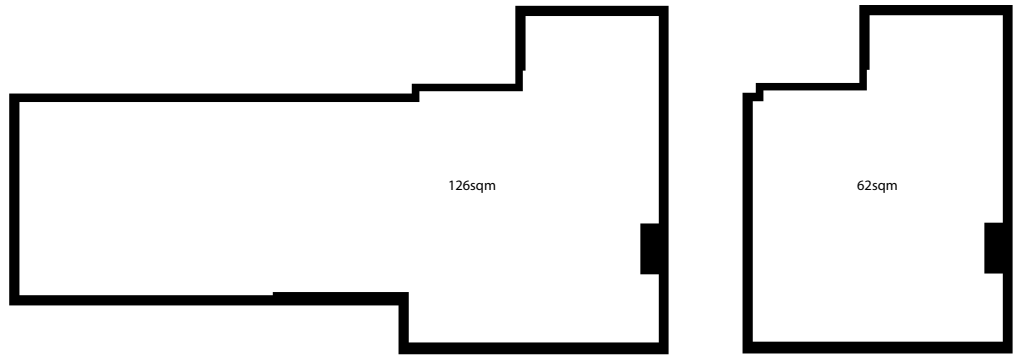
Side Elevation



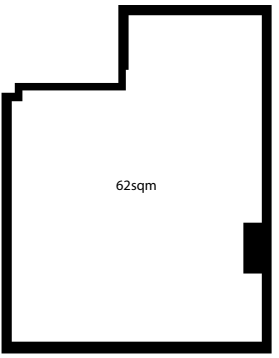
Side Elevation



Ground Floor



First Floor



Second Floor

NOTE: DRAWINGS SIMPLIFIED by ImaginePlaces

1:200
0 1 2.5 5 7.5 10m



45 Simple detailing on facade & colour palette



47 Restrained natural material & colour palette

“The ‘devil’ is in the detail. This is true in the sense that good design is only as good as an accumulation of many constituent parts which form the overall composition. The characteristics which form a regional identity were usually expressed by the detail, which in the past were not decided by personal taste but by local context and climatic conditions, such as those houses located in exposed coastal locations which had minimal eaves and verges to minimize exposure to wind and rain. Strong traditional detailing offers a strong clarity and honesty along with a robustness and proportion unique to the west of Ireland. A careful use of colour and quality of indigenous materials and craft define the substance of traditional detailing. Avoid white plastic and unnecessary ‘add-on-frills.’”
Design Guidelines for the Single Rural House, Galway County Council, 2005



46 Restrained natural material & colour palette



48 Restrained natural material & colour palette

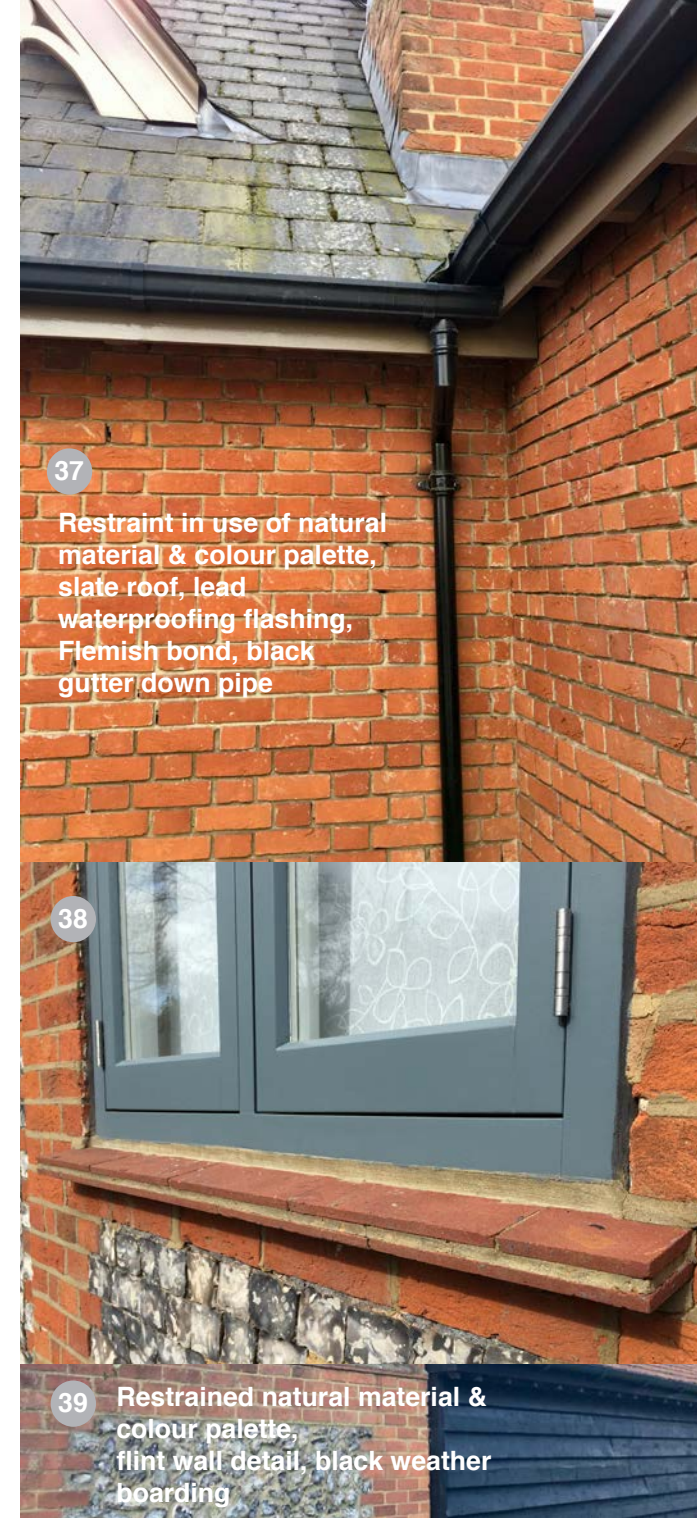
Building materials and colour palette (See local precedents to the right)

A more detailed local precedent study is expected from applicants to demonstrate a good understanding of Shenley’s listed and/or valued buildings’ materials and typical colour palettes. The restraint exhibited in the appearance of individual and grouped buildings is considered fundamental to building rural character in new buildings.

The majority of a building and its mass is made of bricks, making a fundamental difference to the finished effect, yet they typically account for less than 5% of the total building cost. Flemish Bond and the ‘Reds’, local to Shenley and the region, are used in Shenley’s best rural buildings. New building designs and finishes need to demonstrate careful attention to detail and craftsmanship. The restrained palette should allow for higher quality and a degree of hand-made and recycled materials.

The best of our buildings are made of red and orange stock bricks, black and white weather boarding or white washed rendered walls which are complemented with delicate handmade clay roof tiles or reds or blue-grey shaded slate. Flush verges, plaster verges, rainwater gutter, window frames, sills and doors are kept within a colour and material palette rarely involving more than three different elements. Ornamental detail such as local broken up flint nodules in the now superbly restored Old School on London Road are rarely found in building walls but more often so in garden and perimeter walls. The numerous lodges and main manor houses provide the local exception to this rule.

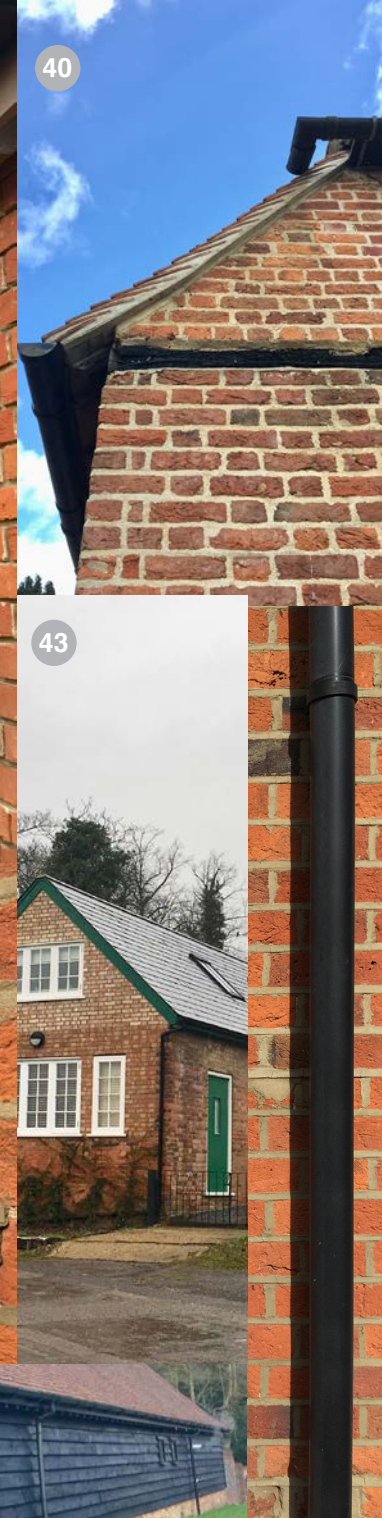
The level of craftsmanship demonstrated in local restorations and new builds (picture 45 to 48) is to be matched by all development and Building Control is expected to maintain the appropriate level of scrutiny at the planning stage and throughout the construction and sign-off process. As our ‘Economy of Means’ evolves - so too will the advances in materials and technology. Our buildings are a record of this material evolution which should register these advances yet retain a sense of rural identity.



37 Restraint in use of natural material & colour palette, slate roof, lead waterproofing flashing, Flemish bond, black gutter down pipe



39 Restrained natural material & colour palette, flint wall detail, black weather boarding



40



41



42

44

34



21st century chimneys

Examples of rural chimneys are illustrated opposite and are noticeable on many of the local buildings referenced in this document. They are an iconic element of building rural character in that traditionally they are anchored to the ground yet project beyond the ridge connecting the ground, through the dwelling with the landscape. Today, the use of renewable and smokeless fuels and highly efficient contemporary fireplaces can play an important part in making buildings - built to 'PassivHaus Standard' or similar energy efficient buildings - sufficiently heated in cold periods of the year. They add a positive ambience to any home. Open plan living and working in larger rooms can provide a good reason to invest in a central fireplace. Technology and required specifications of fireplaces and chimney design have significantly changed in the last few decades. Hence the once perhaps considered redundant chimney and fireplace have reinstated their purpose as part of 21st century rural roofscapes and sustainable living. Traditionally, chimneys were located along the ridge either flush at gables or within the plan. In Shenley there are a range of chimney types found. Chimneys project proud of the gable but care must be given to their proportions so as to avoid weak or over-scaled looking stacks. To the left (Ref. 34) a good example standing at a recently refurbished London Road dwelling. More contemporary chimneys are often slimmer and made of steel (see picture 35). Care needs to be taken in their positioning, their proportion and overall impact.



Shenley's recent new edges



Boundaries and edges (Ref 1 to 12)

A key attribute to a rural setting of buildings, the village and distinctiveness is shaped by the design and nature of edges between properties, the highway and the edge of the village to the open countryside. The referenced pictures illustrate the local patterns and detail the design. These shall be applied when designing new rural edges in the Parish in principle. It is important to recognise that all new development in Shenley is taking place in the Green Belt and must as such adhere to Green Belt policies as stipulated in the latest national policies and guidance. If land gets taken out of the Green Belt via the Local Plan production process, development needs to consider its edge to the Green Belt and how its permanence is provided. **Design Code SC6b** 'Boundaries and Edges' provides the two principle types normally acceptable. As part of this section we also provide an expansive list of specific local 'New planting for rural character'.



2 Line of brick as boundary

1

Shared residential Lane, bound gravel on tarmac, not delineation, central drainage



3

Loose Gravel



4

Cobblestone, green verge, no drainage and no delineation



5

Slim/low granite kerb, bound gravel, black/white posts, beech hedge



6

Untreated Weatherboarding Fence atop low brick wall



7

Picket Panel Fencing Cottage garden rough sawn, timber, growing into lane

12

Loose gravel, timber post and pole fence, open front garden



11

Shared space, no kerbs



8



9



10



Rural Building Sequence of spaces, landscape elements and details / BACKS



Rural Building Sequence of spaces, landscape elements and details / FRONTS





New planting for rural character (kindly provided by local residents Jane and Erik of Hudson de Maeijer, landscape and garden designers)

COUNTRYSIDE EDGES

Buffer planting and potential screening
ALL INDIGENOUS (NATIVE) PLANTING

Trees

- Acer campestre FIELD MAPLE
- Quercus robur OAK
- Fraxinus excelsior ASH (subject to movement restriction)
- Taxus bacatta YEW
- Fagus sylvatica BEECH
- Alnus glutinosa ALDER
- Carpinus Betulus HORNBEAM
- Prunus padus BIRD CHERRY
- Prunus avium WILD CHERRY
- Sorbus aria ROWAN

Countryside Edges Understorey and Small trees (mainly indigenous (native) Planting)

- Acer campestre FIELD MAPLE
- Crataegus monogyna HAWTHORN
- Crataegus oxyacantha HAWTHORN
- Crataegus persimilis prunifolia BROAD-LEAVED COCKSPUR
- Prunus spinosa BLACKTHORN
- Amellanchier lamarkii SNOWY MESPIILUS
- Coryllus avelana HAZEL
- Crataegus monogyna HAWTHORN
- Malus sylvestris WILD CRAB APPLE
- Salix caprea GOAT WILLOW
- Cornus sanguinea DOGWOOD
- Sambucus nigra ELDER
- Viburnum opulus GUELDER ROSE
- Euonymus europaea SPINDLE
- Salix viminalis OSIER WILLOW
- Rhamnus frangula ALDER BUCKTHORN
- Viburnum lantana WAYFARING TREE

Hedgerow Species For Buffer Planting

- Crategus monogyna HAWTHORN
- Rosa canina DOGWOOD
- Cornus sanguinea DOGWOOD
- Acer campestre FIELD MAPLE
- Coryllus avellana HAZEL
- Rosa rubiginosa SWEET BRIAR
- Ligustrum vulgare WILD PRIVET
- Lonicera periclymenum WILD HONEYSUCKLE

PERIPHERAL/PARKLAND TREES

More ornamental and interesting leaf colours seasonal interest and form mixed with some indigenous species.

- Acer x freemanii Autumn Blaze FREEMAN MAPLE
- Acer ginalla MAPLE
- Acer Platanoides Debora MAPLE
- Acer platnoides Princeton Gold MAPLE
- Acer rubrum October Glory MAPLE
- Carpinus betulus HORNBEAM
- Castanea sativa SWEET CHESTNUT
- Cornus mas DOGWOOD
- Crataegus x prunifolia Splendens HAWTHORN
- Fraxinus angustifolia Raywood (subject to movement restrictions) ASH
- Juglans regia WALNUT
- Malus Evereste CRABAPPLE
- Malus Evereste Rudolph CRABAPPLE
- Prunus avium WILD CHERRY
- Betula pendula BIRCH
- Quercus robur OAK
- Sorbus aria Lutescens WHITEBEAM
- Street Trees (Narrow upright habit not too big)
- Malus baccatta Street Parade ORNAMENTAL APPLE
- Acer campestre Elegant MAPLE
- Acer x fremanii Armstong MAPLE
- Acer platanus Columnare MAPLE
- Acer platanoides Princeton Gold MAPLE
- Carpinus betulus Frans Fontaine HORNBEAM
- Alnus incana Aurea ALDER
- Crataegus monogyna Stricta HAWTHORN
- Ginko biloba Lakeview GINKO
- Sorbus aucuparia MOUNTAIN ASH

NOTE: This list was kindly provided by local residents Jane and Erik of Hudson de Maeijer, landscape and garden designers)

SPECIAL ORCHARD TREES (Productive

Apple trees new varieties bullet proof good crop disease resistant hardier better faster)

- Malus Katy
- Malus Red Falstaf
- Malus Fiesta
- Malus Red Windsor
- Malus Rajka
- Malus Sunset
- Malus Red Devil
- Malus Discovery
- Malus Kidd’s Orange Red
- More traditional Malus species Apple trees (not necessarily easy)
- Adams Pearmain (also located in Shenley Orchard- well known traditional)
- Ashmead’s Kernel (also located in Shenley Orchard -old traditional)
- Blenheim Orange (also Located in Shenley Orchard- English Heritage)
- Egremont Russet (also located in Shenley Orchard)
- Evereste (as a pollinator)
- Greensleeves (also located in Shenley Orchard)
- Idared
- Laxton’s Superb (also located in Shenley Orchard)
- Lord Lambourne (also located in Shenley Orchard)
- Worcester Pearmain
- Other suggested fruit trees Plums
- Avalon Plum
- Edda Plum
- Denniston’s Superb Plum (like a green gage)
- Jeferson Plum (yellow gage)

NEW PLANTING for rural character

VERGE/ Internalplanting near houses and public spaces more ornamental in style.

- Malus Rudolf CRAB APPLE
- Malus evereste CRAB APPLE Amelanchier arborea
- Robin Hill SNOWY MESPIILUS
- Sorbus x thuringiaca Fastigiata WHITEBEAM
- Sorbus commixta Embley JAPANESE ROWAN
- Tilia cordata Greenspire LIME
- Crataegus oxyacantha PINK HAWTHORN

LOW MAINTENANCE Ornamental extensive landscape planting large Shrubs 100-300cm high

- Amelanchier lamarkii SNOWY MESPIILUS
- Viburnum opulus GUELDER ROSE
- Berberis thunbergii Green carpet BERBERIS
- Buddleia White Ball BUDDLEJA
- Buddleia Lochinch BUDDLEJA
- Cornus alba Kesselringii DOGWOOD
- Cornus alba Sibirica DOGWOOD
- Cornus sanguinea Winter Beauty DOGWOOD
- Cornus sericea Flaviramea DOGWOOD
- Cotinus coggygria Royal Purple SMOKE BUSH
- Cotoneaster suecicus Coral Beauty
- COTONEASTER
- Euonymus alatus Compactus BURNING BUSH
- Osmanthus burkwoodii OSMANTHUS
- Philadelphus Belle Etoile MOCK ORANGE

NOTE: This list was kindly provided by local residents Jane and Erik of Hudson de Maeijer, landscape and garden designers)

LOW SHRUBS 40-100cm

- Ceanothus thyrsiflorus va. Repens CEANOTHUS
- Cornus sericea Kelseyi LOW DOGWOOD
- Cotoneaster radicans Eichholz
- Chaenomeles superba Crimson and Gold QUINCE
- Chaenomeles superba Jet Trail QUINCE
- Hypericum Cornflakes ST JOHN’S WORT
- Lonicera nitida Maygreen LONICERA
- Pruus laurocerasus Cherry Brandy LAUREL
- Pyracantha coccinea red Cushion PYRACANTHA
- Sarcococca hookeriana var. Humelis
- Spiraea cinereal Grefsheim
- Viburnum opulus Compactum GUELDER ROSE (small)
- Vinca minor PERIWINKLE
- Formal Hedges Clipped
- Carpinus betulus HORNBEAM
- Ligustruim vulgare atrovirens PRIVET
- Prunus lusitanica PORTUGUESE LAUREL

GROUNDCOVER ROSES

- Rosa rugosa Frau Dagmar Hastroop
- Rosa rugosa Bokratrack
- Rosa Grouse
- Rosa Partridge
- English shrub Roses David Austin Repeat flowering disease resistant
- Lady Emma Hamilton
- Princess Anne
- Queen Of Sweden
- Vanessa Bell
- Desdemona

SOME SUITABLE PERENTIAL PLANTS

- Geranium macrorrhizum Spessart
- Luzula sylvatica
- Nepeta junior walker
- Verbena bonariensis
- Persicaria amplexicaulis
- Deschampsia cespitosa Goldtau

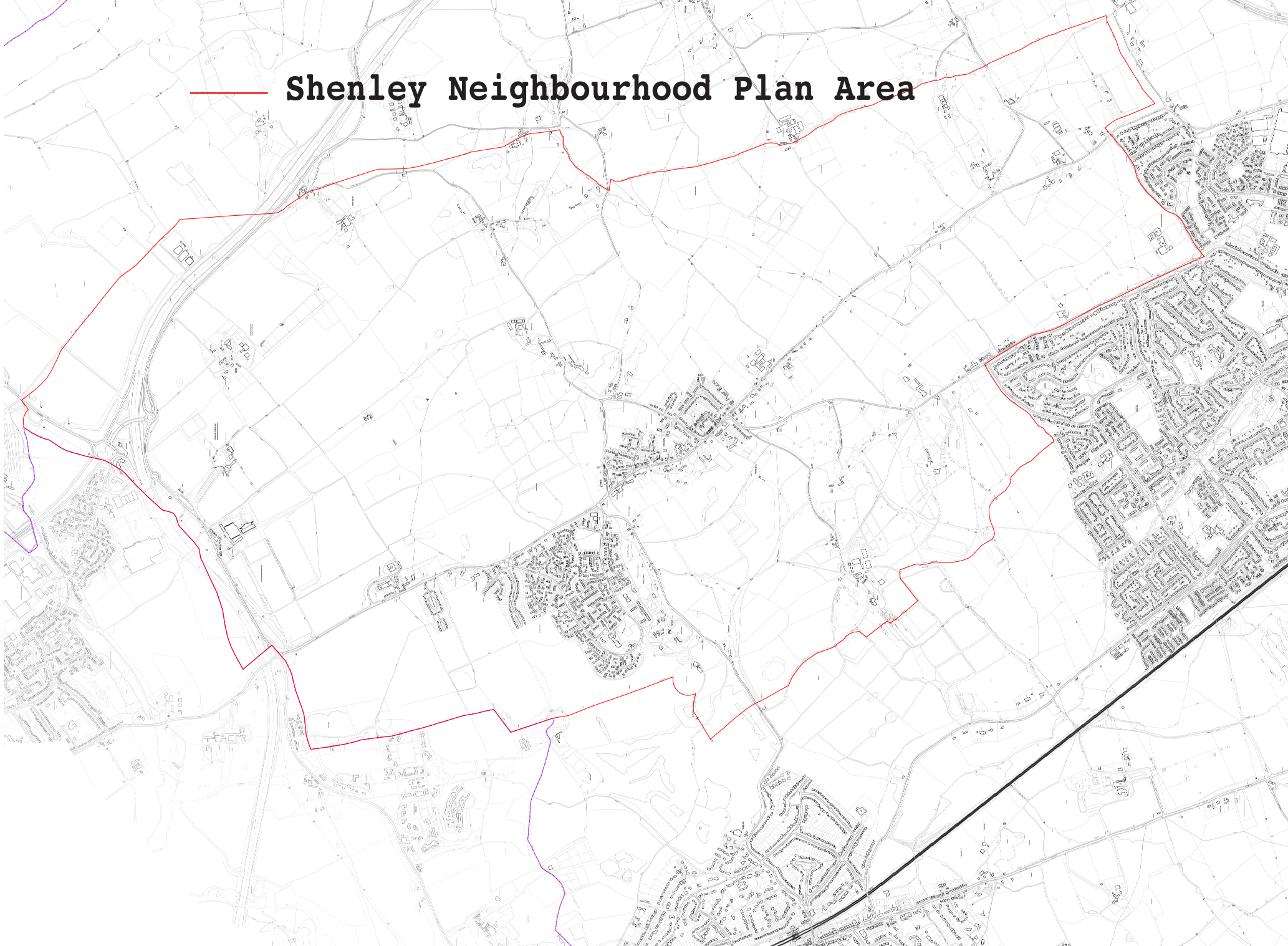




NEW PLANTING for rural character
APPLE VARAITY LIST
(kindly provided by local residents Jane and Erik of Hudson de Maeijer, landscape and garden designers)

Acme	Lane’s Prince	Seedling	Norfolk Royal
D’Arcy Spice	Bountiful	Madresfield Court	Washington
Ingrid Marie	Five Crowns	Coulon Reinette	Old Permain
Adam’s Permain	Albert	Hereford Cross	Wayside
Dawn	Bramley Seedling	Margil	Orlean's Reinette
Irish Peach	Flower of Kent	Cox’s Orange	Wealthy
Arthur Turner	Laxton Superb	Herring’s Pippin	Peacemaker
Devonshire	Brownless Russet	McIntosh Red	Weisser Klarapfel
James Grieve	Fortune	Pippin	Reverend W Wilks
Ashmead’s Kernel	Laxton’s Advance	High View Pippin	Wellington
Quarenden	Bushey Grove	Merton Russet	Ribston Pippin
Jester	Gascoyne’s Scarlet	Cox’s Orange	White Joaneting
Baron De Berlspch	Laxton’s Exquisite	Hoary Morning	Rival
Discovery	Calville Rouge	Michaelmas Red	William Crump
John Standish	Gavin	Queen	Rosemary Russet
Baron Wolesley	Laxton’s Fortune	Holstein	Winter
Domino	Preioce	Miller’s Seedling	Royal Jubilee
Jonagold	Gladstone	Cox’s Pomona	Greening(French
Baumann’s Reinette	Laxton’s Reward	Howgate Wonder	Sam Young
Dr Thurston	Canadian Reinette	Minister Von	Crab)
Kerry’s Pippin	Gloucester Cross	Crimson Queening	Scarlet Nonpariel
Baxter’s Pearmain	Laxton’s Royalty	Hubbard’s Pippin	Worcester
Duchess’s	Cellini	Hamerstein	Schoner Von
Kidd’s Orange Red	Golden Delicious	Mr Allen's Large	Pearmain
Beauty of Kent	Laxton’s Superb	Tower of Glamis	Nordhausen
Favourite	Charles Ross	Mr Allen's Red	Yorkshire BeautySchoolmaster
King of Tompkin’s	Golden Noble	Twenty Ounce	Seabrook Pearl
Beeley Pippin	Lemon Pippin	Mrs Phillimore	Seedling REY/S
Duke of Devonshire	Chelmsford Wonder	Tydeman's Early	Sheep's Nose
County	Golden Reinette	New Hawthornden	Spartan
Bismark	Lord Burghley	Worcester	Sr John Thornycroft
Duke of Devonshire	Claygate Permain	Newton Like (Mr	St Albans Pippin
Lady Henniker	Granny Smith	Tydeman's Late	St Augustine's
Blenheim Orange	Lord Lambourne	Allen)	Orange
Egremont Russet	Coeur de Boeuf	Orange	Summer Golden
Lane’s Prince	Greensleeves	Norfolk Beaufin	Pippin
Blue Permain	Lord Stradbroke	Tyler's Kernel	Sunrise
Emporer Alexander	Cornish Aromatic	Norfolk Beauty ?	Tom Putt
Albert	Hambling’s	Unknown	
Bohnapfel	Macoy	Norfolk Coleman	
Falstaff	Coronation		

Appendix



Hertsmere Local Plan
2012-2027
Policies Map

November 2016

Housing

- Policy SADM1 - Housing Allocations
- Policy SADM2 - Safeguarded Land for Housing
- Policy SADM4 - Gypsy, Traveller and Travelling Showpeople Sites Existing provision
- Policy SADM4 - Gypsy, Traveller and Travelling Showpeople Sites New provision

Employment and Economy

- Policy CS8 - Scale and Distribution of Employment Land
- Policy SADM5 - Employment Areas
- Policy CS8 - Scale and Distribution of Employment Land
- Policy SADM6 - Key Employment Site
- Policy CS9 and SADM7 - Local Significant Employment Sites
- Policy SADM9 - Safeguarded Land for Employment Development

Open Land and the Environment

- Policy CS13 and SADM22 - The Green Belt Area Covered By the Green Belt
- Policy CS13 - The Green Belt
- Policy SADM23 - Village Envelopes
- Policy SADM24 - Key Green Belt Sites (infill envelope)
- Policy SADM10 - Biodiversity and Habitats: Sites of Special Scientific Interest (SSSI)
- Policy SADM10 - Biodiversity and Habitats: Local Nature Reserves
- Policy SADM10 - Biodiversity and Habitats: Regionally Important Geological Sites (RIGS)
- Policy SADM10 - Biodiversity and Habitats: Local Wildlife Sites
- Policy SADM13 - The Water Environment: National Floodzone 3
- Policy SADM13 - The Water Environment: National Floodzone 2
- Policy SADM18 - Mineral Consultation Area
- Policy SADM18 - Mineral Consultation Area
- Policy SADM25 - South Mimms Special Policy Area
- Policy SADM28 - Watling Chase Community Forest Gateway Sites
- Policy SADM28 - Watling Chase Community Forest area to the east of this line
- Policy SADM29 - Heritage Assets: Conservation Areas
- Policy SADM29 - Heritage Assets: Scheduled Ancient Monuments
- Policy SADM29 - Heritage Assets: Archaeological Sites
- Policy SADM29 - Heritage Assets: Historic Parks and Gardens
- Policy SADM29 - Heritage Assets: Battlefield Site of the Battle of Barnet

Building Sustainable Communities

- Policy SADM31 - Bushey Heath MOD Housing Area
- Policy SADM32 - Key Community Facilities
- Policy SADM34 - Open Space, Sports and Leisure Facilities
- Policy SADM35 - Local Green Space

Transport and Parking

- Policy CS24 - Development and Accessibility to Services and Employment
- Policy SADM38 - The Road Hierarchy
- Motorway (Not part of Hierarchy)
- Trunk Road (Not part of Hierarchy)
- Principal A Road (Primary Distributor, Inc DeTrunked)
- Principal A Road (Main Distributor)
- Classified B Road (Secondary Distributor)
- Classified C Road (Secondary Distributor)
- Highway Authority Hierarchy
- Policy CS25 and SADM39 - Transport Development Areas
- SADM41 - Aviation Safeguarding: Heathrow Safeguarding zone (SW of this line)
- For Elstree Aerodrome safeguarding, please see separate Elstree Aerodrome Safeguarding plan within the Policies Map document.

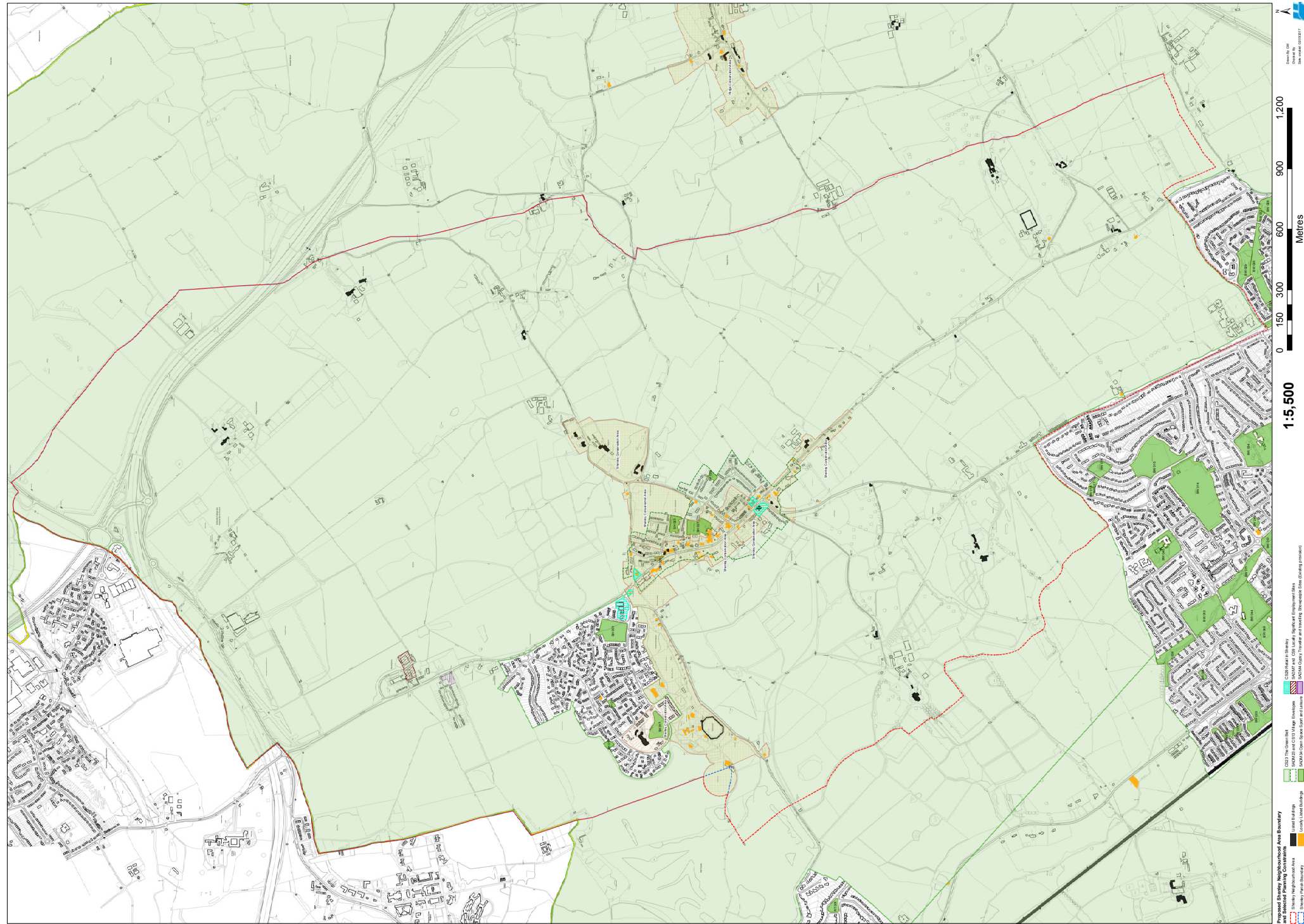
Town Centres and Shopping

- Policy SADM42 - Town and District Centres Development Proposals

Elstree Way Corridor Area Action Plan (EWCAAP): Boundary of the Elstree Way Corridor (refer to EWCAAP for detailed allocations within the boundary shown)

Hertsmere Borough Council borough boundary

Please note that any designations that fall outside of or overlap the borough boundary are designated by other bodies and are shown on this map for information purposes only.



Proposed Strategic Neighbourhood Area Boundary
and Selected Thematic Corridors
Legend:
Green Belt
SSSI
RIGS
Local Nature Reserve
National Floodzone 3
National Floodzone 2
Mineral Consultation Area
South Mimms Special Policy Area
Watling Chase Community Forest
Heritage Assets: Conservation Areas
Heritage Assets: Scheduled Ancient Monuments
Heritage Assets: Archaeological Sites
Heritage Assets: Historic Parks and Gardens
Heritage Assets: Battlefield Site of the Battle of Barnet
Bushey Heath MOD Housing Area
Key Community Facilities
Open Space, Sports and Leisure Facilities
Local Green Space
CS24 The Green Belt
SADM22 and CS13 Village Envelopes
SADM23 Local Green Space
CS24 The Green Belt
SADM22 and CS13 Village Envelopes
SADM23 Local Green Space
CS24 The Green Belt
SADM22 and CS13 Village Envelopes
SADM23 Local Green Space





Plan showing streets, lanes, landscape and land parcels which reflects the work done by participants testing some of Shenley Plan's draft design codes and developing our Vision for Shenley's future at Design Day #1 at Shenley Grange (for illustrative purposes only).

Plan showing streets, lanes, landscape and land parcels which reflects the work done by participants testing some of Shenley Plan's draft design codes and developing our Vision for Shenley's future at Design Day #1 at Shenley Grange (for illustrative purposes only).



- KEY
- 1 Pond
 - 2 Village Square with Community Centre, Cafe and Co-working Space
 - 3 Homes, Terraced
 - 4 Homes, Farmstead
 - 5 Orchard Walk
 - 6 Green Space, Play and Views
 - 7 Spinney Footpath, Open Green Space Protection

0m 50m 100m



Credit: Ask Sakula Architects

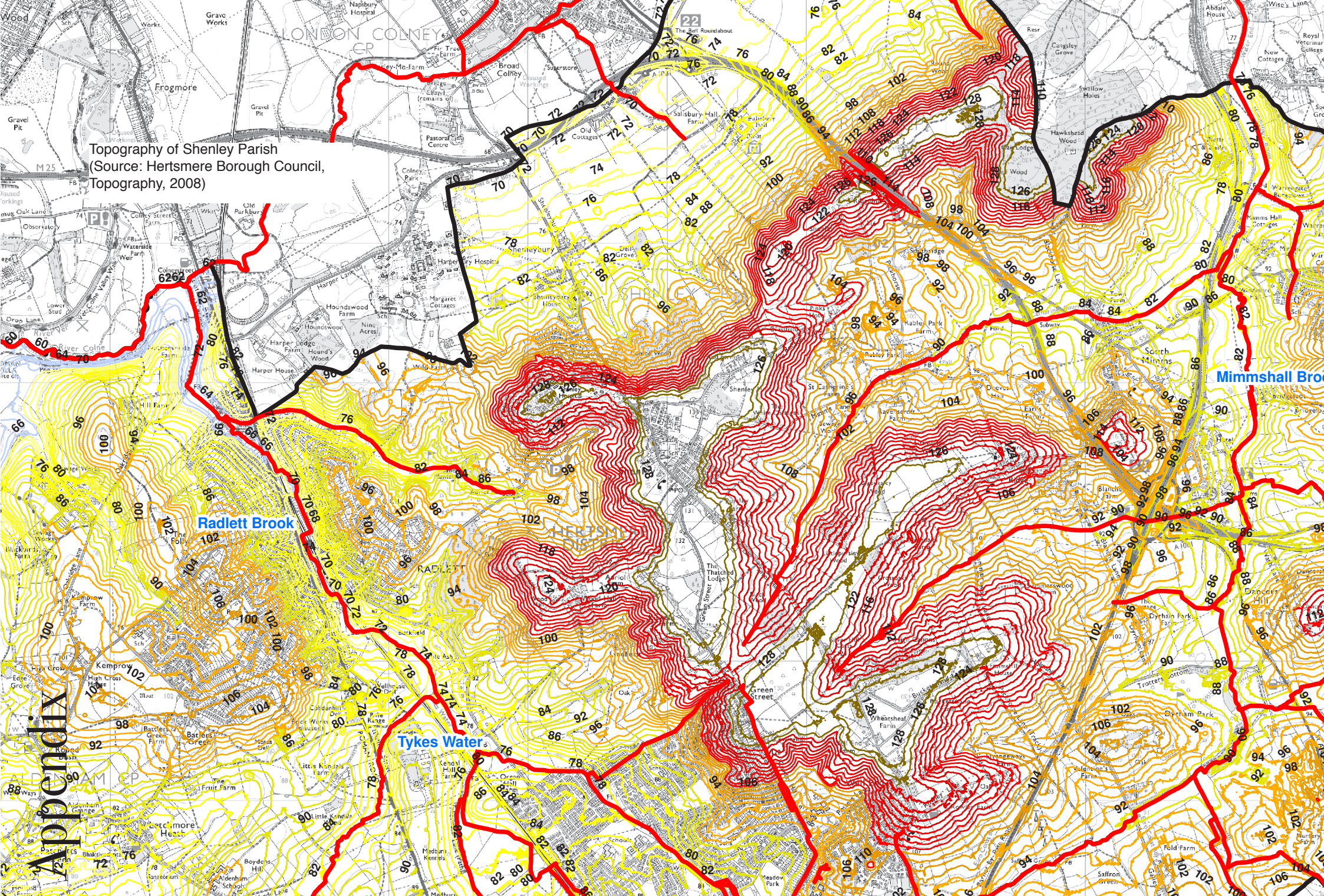
NOTE: This is not nor does it contain a site allocation
Source: <http://shenleyvillage.org/hertsmere-plan/developer-submissions/>

Plan showing streets, lanes, landscape and land parcels which reflects the work done by participants testing some of Shenley Plan's draft design codes and developing our Vision for Shenley's future at Design Day #1 at Shenley Grange (for illustrative purposes only).



Note: This is not nor does it contain a site allocation

Credit: Ask Sakula Architects



Please Note: Affordable housing term when used in town planning contexts

The NPPF puts in place the revised definition of Affordable housing envisaged in the Housing White Paper as 'housing that is provided for sale or rent to those whose needs are not met by the market (this can include housing that provides a subsidised route to home ownership and/or is for essential local workers; and which complies with one or more of the following definitions':

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of plan preparation or decision-making. Income restrictions should be used to limit a household's eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London)

c) Discounted market sales housing: is that housing sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

In paragraph 65 of the NPP, Government introduces a recommendation that 'where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership'. In line with PPG, the assumption should be that 'major housing development' can be defined as sites of more than 10 units, and that affordable home ownership includes starter Homes, shared ownership homes and homes available for discount market sale.



*"Planning our future
together"*

THE SHENLEY PLAN 2019 to 2036

Shenley Neighbourhood Development Plan

www.shenleyvillage.org/neighbourhood-plan/
@ShenleyVillage #PlanforShenley