

Land North of Chalfont Road

MAPLE CROSS

WELCOME

Thank you for joining us today.

Members of our project team are here today to discuss our proposals for Land North of Chalfont Road and answer any questions you may have. The proposals present an opportunity to provide up to 80 new homes, including affordable homes, within a high-quality and sustainable scheme with new vehicle access off Chalfont Road and enhanced pedestrian access to the wider existing walking network.

Your local knowledge, thoughts and suggestions will be invaluable and will help us to further design and shape the emerging proposal to ensure the very best scheme is brought forward.

All your comments and suggestions will be taken into consideration as we progress towards submitting our Outline Planning application.

We will be keeping the project website updated with the latest information about our proposals and you will also be able to find a digital copy of the information on show today.

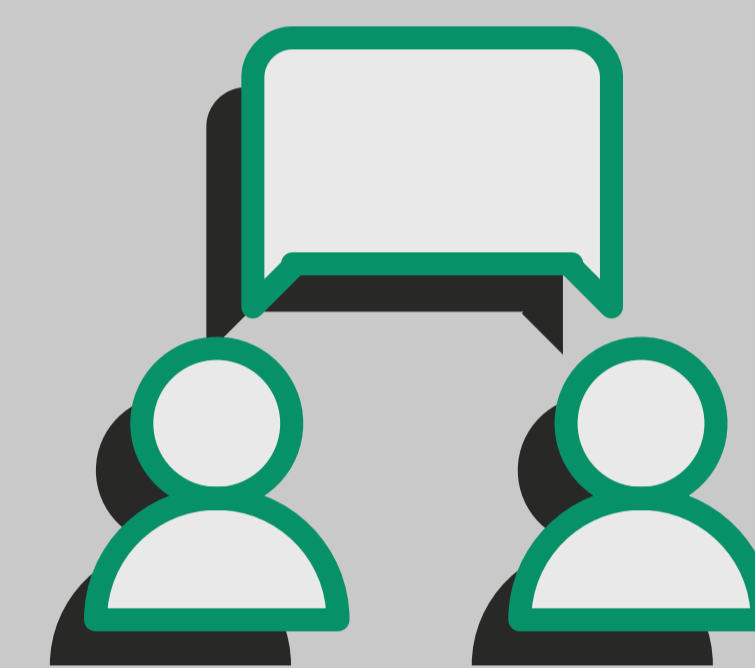


Scan with your smartphone camera or visit our website using the link below.



Please let us know what you think...

After looking through the information on display today, please complete a feedback form to let us know your thoughts. If you don't have time today, you can complete the form online or by post. Please return your form to us by **Friday 28th February** to allow us time to collate and consider all feedback received.



Members of the project team are here today, so please do ask them any questions and of course chat about any of the information we are sharing with you today.



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SITE LOCATION AND CONTEXT

The site is located on the northwestern edge of the village of Maple Cross and to the north of Chalfont Road.

It is bounded to the south and west by Chalfont Road, to the east by the rear gardens of the homes along Oakhill Road, and to the north by agricultural land. The site measures approximately 3.9 hectares and is currently used as arable farmland. Access to the site is currently provided via Chalfont Road.

Two public rights of way (PRoW) run to the south of the site, connecting it to other parts of the village and the adjacent countryside. The village centre can be reached in approximately a 10-minute walk or a two-minute cycle ride.

View across the site from the western boundary, looking towards the rear gardens of homes on Oakhill Road



View across the site from the southern boundary, looking towards the rear gardens of homes on Oakhill Road

View across the site looking south, towards the boundary with Chalfont Road

The Planning Process

In due course, we will be submitting an Outline Planning application for Land North of Chalfont Road. We know that sometimes the planning process can be confusing, so we thought it might be helpful if we briefly explained the Outline Planning application process.

An Outline Planning permission establishes the principle of development subject to it meeting certain parameters. The detailed design will then need to adhere to the parameters approved and be subject to a separate Reserved Matters approval at a later date. Three Rivers District Council as the Local Planning Authority will therefore maintain control over any subsequent detailed design Reserved Matters applications.

Our Outline Planning application will seek to agree the following parameters:

- Maximum extent of developable footprint/no build zones.
- Maximum heights of buildings.
- Landscape and open space strategy and buffer zone.
- Density.

Following approval of an Outline Planning consent, detailed design proposals (in compliance with the parameters) will be prepared and submitted - known as a Reserved Matters application - for approval by Three Rivers District Council.

The Reserved Matters application will cover the following elements in full detail:

Final design

- Site layout.
- Massing.
- Appearance and materiality.
- Boundary treatment e.g. fencing and lighting.
- Scale.
- Height.

Amenity

- Car parking.
- Cycle parking/storage.
- Bin storage/refuse strategy.
- Landscaping and open space/play area design.
- Detailed access and street road design.
- Design of Pedestrian and cycle routes.



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EMERGING MASTERPLAN

We are still in the design stage, but this illustrative masterplan shows how we think the new homes, vehicle and pedestrian access routes and open space could be delivered on the site.



Framework Masterplan Plan. Not to scale. Aerial photograph © Google Earth



Up to 80 new high-quality and energy efficient new homes.



A mix of house types and tenures to meet the needs of households looking to enter the housing market, buy a family home, or right size.



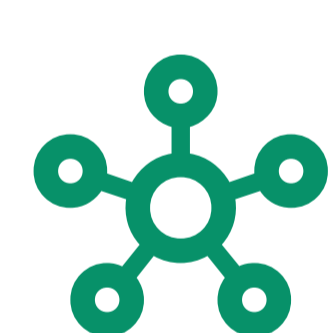
Up to 40 new affordable homes (50% of the total homes delivered on the site).



Policy compliant on-site car parking, including visitor and reduced mobility spaces.



New vehicle and pedestrian access from Chalfont Road.



Enhanced connections to the wider amenities of Maple Cross via Chalfont Road.



New publicly accessible green spaces, including a 'play on the way' trail alongside the footpaths.



Retention and protection of existing good quality trees and boundary planting.



New tree and hedgerow planting with more than a 10% Biodiversity Net Gain uplift.



New pedestrian links to the existing Public Rights of Way.



LANDSCAPE - GREEN SPACES, RECREATION AND ECOLOGY

Promoting healthy lifestyles and wellbeing through connection with nature are key drivers behind the proposed landscape design.



- 01** Retention of existing vegetation with removals kept to a minimum to facilitate access.
- 02** New hedgerow, woodland, scrub and tree planting to western boundary to filter views of new housing and enhance wildlife corridor.
- 03** New hedgerow, scrub and tree planting to northern boundary to create a robust boundary to the Green Belt, filter views of new housing and create a new wildlife corridor.
- 04** Establish new species-rich meadow swards throughout the open space areas to contribute towards BNG.
- 05** Create a new feature at the entrance to the development, with SuDS features forming a focal point.
- 06** Recreational footpaths within open space areas that connect to existing footpaths and Public Rights of Way.
- 07** Opportunities for informal play.
- 08** Swales.
- 09** Hornhill play area.



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ACCESS AND TRANSPORT

Vehicle Access

- Access to the site is proposed via a new priority junction onto Chalfont Road located at the south-eastern corner of the site.
- The new access point will comprise a 5.5 metre wide carriageway, which has been designed in accordance with Hertfordshire's Highways Place & Movement Planning & Design Guide.
- A Stage 1 Road Safety Audit will be undertaken for the site access arrangements as part of the planning application.

Public Transport Links

- Bus stops are located in close proximity to the site on Chalfont Road and Longcroft Road. There are several bus routes operating (320, 322, W1, R1, R2, 951 and 724), which provide connections to Hemel Hempstead, Watford Junction, Borehamwood, Northwood Vernon Hospital and Garston.

Parking

- Car and cycle parking will be provided in accordance with Three Rivers District's parking standards, set out within Three Rivers District Council's Development Management Policies DPD (July 2023).
- One active electric vehicle charging (EVC) point will be provided for each new home.

Cycle and Pedestrian Route

- A two metre footpath is proposed to connect the site with the existing footpath along Chalfont Road.
- The existing footpath on Chalfont Road will be widened to two metres and dropped kerbs and tactile paving will be incorporated in the design to ensure safe pedestrian access to and from the site.
- New pedestrian links will be provided to the existing Public Right of Ways (PROWs), which can be accessed from the southern side of Chalfont Road at the south-western corner of the site.
- A Travel Plan will be prepared as part of the application to encourage sustainable travel, including cycling and walking.



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DRAINAGE & FLOODING

Surface Water Drainage

- Surface water disposal will be managed via SuDS (sustainable drainage systems) that will mimic the site's existing, pre-development response to rainfall.
- SuDS features will be designed to accommodate the design rainfall event (i.e. the 1 in 100 year event with an additional 40% allowance for climate change) to ensure flood risk will not increase either on-site or elsewhere because of the development.
- Sufficient space for SuDS will be incorporated within the proposed design.
- Working closely with the landscape strategy, the development will have SuDS including swales, basins and ponds, benefiting the amenity, biodiversity and water quality of the development's local environment.

Flood Risk

- The site is located entirely within Flood Zone 1, which is the most suitable zone for all development types in terms of fluvial flood risk.
- The site is also at very low risk from all other potential sources of flooding – tidal, reservoir, surface water, groundwater and sewer.
- There is an overland surface water flow path running west to east along the southern boundary of the site adjacent to Chalfont Road. This will be considered within the design to ensure flood risk does not increase as a result of the development.

Foul Water Drainage

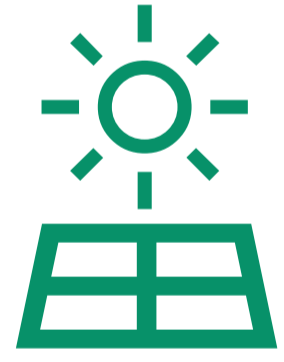


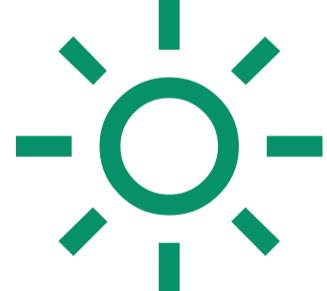


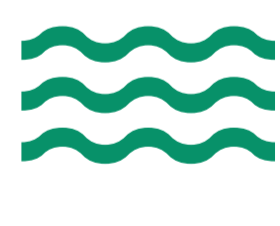

- It is proposed that foul water that flows from the development will discharge via Chalfont Road.
- There will be no significant difficulty in connecting the new development to the existing foul water infrastructure.
- Thames Water have confirmed there is capacity in their foul water public network to accommodate the development's discharge.



SUSTAINABILITY

Our high sustainability standards ensure that the new homes and spaces we build today are fit for the future.

We will aim to achieve this through:

-  Water and energy efficient homes including the use of low and zero carbon technology (e.g. solar panels and heat source pumps).
-  Provision of waste and recycling storage.
-  Secure cycle storage and routes to encourage alternative modes of transport.
-  Good levels of daylight/sunlight, air quality and acoustic performance.
-  Responsible sourcing of materials.
-  The sustainable and efficient management of waste during construction.
-  Minimising surface water run-off and provision of SuDS.
-  Biodiversity enhancements and a minimum 10% Biodiversity Net Gain (BNG) through soft landscaping and habitat enhancement throughout the Site.



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All images, maps, drawings and figures shown are still being refined and could be subject to change.








OBSIDIAN
STRATEGIC

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DEVELOPMENT BENEFITS

-  **Provision of up to 80 new high-quality homes** – including a mix of house types and tenures to meet the needs of households looking to enter the housing market, buy a family home, or rightsize.
-  **Delivering up to 40 much-needed new affordable homes** – 50% policy compliant.
-  **New publicly accessible and biodiverse green spaces** – including a ‘play on the way’ trail alongside the footpaths.
-  **Retention and protection of existing good quality trees and boundary planting.**
-  **New tree and hedgerow planting** – creating an enhanced green western boundary to the village.
-  **Promoting walking and cycling routes** – incorporating new pedestrian links to the existing Public Rights of Way network.
-  **New vehicle and pedestrian access from Chalfont Road.**
-  **Policy compliant car parking provision** – including visitor and reduced mobility spaces.
-  **Use of Sustainable urban Drainage Systems (SuDS)**
-  **A natural extension of the village** – avoiding sprawl, remaining close to the village and the existing settlement of Maple Cross.
-  **Sustainable and energy efficient new homes.**
-  **Achieving a minimum of 10% Biodiversity Net Gain.**
-  **Landscape and visual impact mitigation strategy** – a carefully considered design to reduce the likely landscape and visual effects resulting from residential development.
-  **Creating jobs** for local businesses and people during construction.



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FEEDBACK AND NEXT STEPS

Thank you for joining us today and we hope you have found this Public Exhibition informative.

Do come and talk to us, we are here to answer any questions you have and would very much like to hear your views.

Please let us have your comments on our proposals by completing the feedback form and posting it in the boxes provided. If you do not have time today, you can also complete the feedback form on our website or return the form via post. Please ask a member of the project team for a stamped addressed envelope.

In order for us to be able to consider all the feedback received, we kindly ask that your comments are with us by **Friday 28th February 2025**.

After the consultation period closes, we will analyse and discuss all your comments and suggestions with the wider project team. These will be considered as we finalise the scheme and progress to the submission of our Outline Planning application.



Scan with your smartphone camera or visit our website using the link below.

Next steps

Thursday 20th February 2025 - We're Here!
Public Exhibition.

Friday 28th February 2025
Close of consultation period.

Spring 2025
Submission of Planning Application to Three Rivers District Council.

Autumn 2025
Expected determination of Planning Application by Three Rivers District Council.

Contact us

You can contact the engagement team using the details below:



By Email

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By Phone

0207 446 6837

(from 9.30am to 5pm, Mon-Fri)



By Post

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