

THE SHENLEY PLAN (DRAFT)

2019 TO 2036

SHORT VERSION



This document is designed to help people who have limited time to read the key parts of the Draft Shenley Plan, and promote wider awareness of its vision and policies. It contains the Plan Vision and Objectives, plus the individual policies and their intent. The wording of the Plan Vision and Objectives, and of the policies, is exactly as it is in the Draft Plan.

Please note: This document is **not** designed to replace reading the full Draft Plan, We invite you to read the full document, which includes supporting text for policies and useful background information.

The full Draft Plan, and access to the online survey, are available online at <http://shenleyvillage.org/neighbourhood-plan/>. It is really important that we get your feedback, so please take time to complete the survey.

Paper copies of the Draft Plan are available to read at The Hub, the Post Office, Gingerbread Dental Surgery, Gateways Surgery and The Orchard Tea Rooms. Additional copies are also available to borrow from The Hub and The Post Office. We will also be holding drop-in sessions at The Hub to discuss the Plan, you can email clerk@shenleyvillage.org or call 01923 855865 to get further details.

Shenley Plan Vision and Objectives

The presented vision and objectives guided the development of the Neighbourhood Plan Policies, potential Shenley Neighbourhood Development Order and our identified Community Priority Projects. The objectives were shaped by what was learnt from engaging with residents and businesses, 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 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 the rural village character, its openness and setting.
02. Protecting the Green Belt including many hectares of arable farming land from inappropriate development and loss of biodiversity.
03. Protecting, conserving and enhancing green and open spaces, trees and woodlands within and around the village.
04. Providing and maintaining leisure and recreation facilities that meet the requirements of the population including sporting activities and open 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 meeting the changing needs as the village grows. We have identified three central areas where community facilities and services and improvements of the public realm shall be focused on.

07. Ensuring that housing development includes smaller and affordable properties for first time buyers and our aging 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. Creating a new rural edge to the western part of village in keeping with the village and bringing the community together.
09. 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.
10. Providing an effective public transport service seven days a week and commuter shuttle services to nearby train stations.
11. Maintaining all existing rights of way, footpaths, bridleways and cycleways and creating new ones to establish a convenient, attractive and safer linked-up network.
12. Creating a safer and healthier London Road, Black Lion Hill and Porters Park Drive 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.

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

Policy S1: Rural Character

POLICY INTENT

This policy intends to help fulfil the following objectives:

- 01, 02, 03, 10, 11 & 12

POLICY

S1 Rural Character

- a. This policy must be read in close conjunction with Policy S9 Rural Buildings and Policy S8 New Rural Edges.
- b. Major development is expected to provide **a comparative detailed precedent study** of existing positive local examples and innovation in 21st century rural place-making from elsewhere as part of the Design and Access Statement documentation. The precedent study shall make reference to the examples in this document but must go beyond the detail and examples presented in this document. Development proposals must take design cues from traditional and successful building typologies, streetscape, landscape and productive planting. 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.
- c. Development that fails to take the opportunities available for **protecting and enhancing the local rural character, setting and built environment quality** of the area and the way it functions will not be supported. Development proposals must demonstrate this in the design of buildings and spaces which follow the principles of simplicity, proportion, restrained palette of materials, refinement and quality of materials and by studying and embracing the site specific natural and built characteristics unique to the site context.

- d. A successful **integration of development within the rural landscape** is a requirement of the priority. Great care is to be demonstrated in how the development and associated infrastructures is sited in the land- and streetscape. 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. 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 expected.
- e. Major Development at the edge of the village must subdivide parcels of land into plots in a manner that responds to the **prevailing and rural plot size pattern** shaped by topography, views and vistas, sun path, wind and weather exposure, in situ mature trees and hedges, watercourses and other natural features such as ponds and site conditions. Major Development **must avoid regular and linear plots of equal size typical of suburban developments and unresponsive to site context and landscape.**
- f. The **relative informality of rural streets, edges and frontgardens** is important in making a positive contribution to rural character. Development that promotes 'off-theshelf', 'highly engineered' and 'standardised' building typologies, boundary treatments, landscaping and street furniture are considered inappropriate for Old Shenley
- g. **Adaptable buildings:** Development proposals must respond positively to and enhance the rural character and setting of Old Shenley while enabling the accommodation of different uses over time through more generous floor to ceiling heights at ground floor level. Provision above the Building Regulation minimum space standards are promoted and supported.
- h. 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 Conservation Area are to continued in new development and are replaced 'like for like' as and when improvement works are carried out in Shenley Parish.
- i. In compliance with the **Design and Access Statement and the Local Validation List** development is expected to demonstrate S1a to S1h through to scale illustrations, layout, height, mass, bulk, elevations and facade detail and roofscape. Building material choices and finishes of proposed development including supporting infrastructures and utilities are expected as part of the documentation.
- j. Major Development is required to produce a **Construction Management Plan** as part of the planning application documentation demonstrating how the construction of new development is managed so that environmental impacts during construction including noise and water contamination are avoided and minimised as much as possible.

S2: Village Envelope

POLICY INTENT

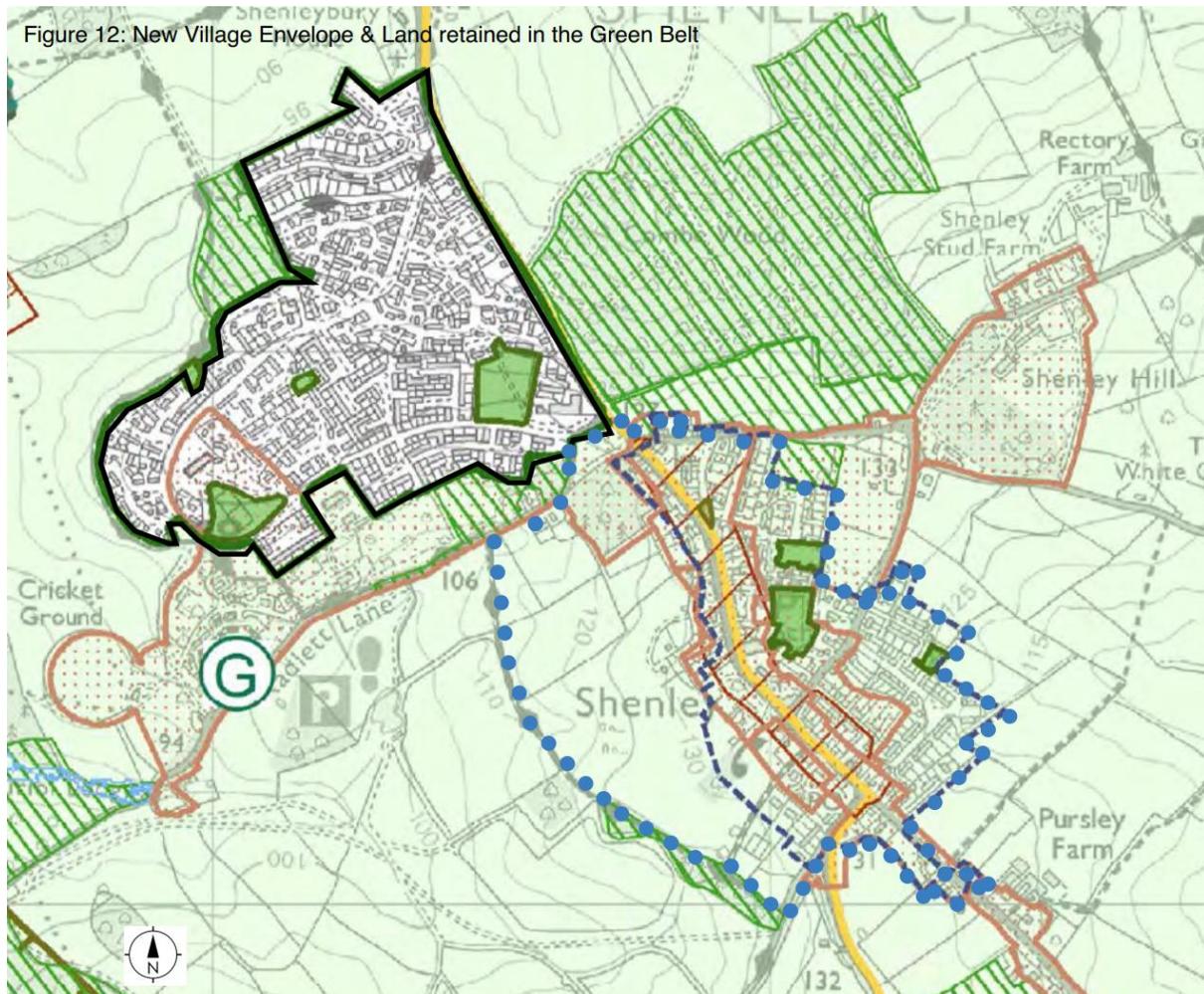
This policy intends to help fulfil the following objectives:

- 01, 02, 03, 08, 04 & 06

POLICY

Policy Map S2: New Village Envelope (Land retained in the Green Belt)

Figure 12: New Village Envelope & Land retained in the Green Belt



-  Porters Park Area's adopted Settlement Boundary as of Hertsmere Local Plan (Note: Porters Park is located outside the Green Belt since 2016)
-  **Proposed new extended Village Envelope boundary with land retained in the Green Belt (Note: Maximum size and not all build on. Design qualities of new development as of policies in this draft plan and higher level plans)**

S2.1 Extended Village Envelope

The spatial focus of new development in and near Shenley Village shall take place within the shown Village Envelope boundary (dotted blue line on Policy S2 Map). The changes to the Village Envelope boundary must not alter the Green Belt boundary within the plan period in Shenley Village and surrounding countryside. Development proposals outside the Settlement Boundary (Porters Park, marked by a black solid line on Policy S2 Map) will not be permitted unless:

- a. they are in evidenced compliance with Local and National Planning policies in respect of appropriate uses in the open countryside and Green Belt; or
- b. they relate to necessary infrastructure and where no reasonable alternative location is available and satisfy the 'exceptional circumstance' test; or
- c. they are concerned with small scale mix of uses or permitted development on existing isolated agricultural farms.

S2.2 Neighbourhood Development Order

First priority for the delivery of identified and justified local housing need and associated infrastructures via the route of a Neighbourhood Development Order on the land west of London Road and within the Village Envelope is strongly supported.

S3: Housing Mix & Choices

POLICY INTENT

This policy intends to help fulfil the following objective:

- 07

POLICY

S3.1 Housing Mix & Choices

Development for new dwellings or alterations and extensions to existing buildings is strongly supported where it increases the local supply of:

- a. 1 to 3 bedroom homes
- b. Financially more affordable homes including starter homes, shared ownership, social rented family homes and later life homes meeting Building Regulations Requirement Part M4 (Category 2)*.
- c. 'Wheelchair user dwellings' as defined by Building Regulations Requirement Part M4 (Category 3)*.
- d. Homes and developments which specifically addresses the amenity needs of more mature households (55+), elderly living alone and young families.
- e. Self-build homes and buildings. S3.2 Development must demonstrate how it meets local housing need and how it provides for people with local connections with a preference to Self-build plots to go to people with local connections.

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

S4: Community Infrastructure Facilities

POLICY INTENT

This policy intends to help fulfil the following objectives:

- 06, 09, 04, 11, 05, 10 & 12

POLICY

S4a Retention of community infrastructure facilities & amenities

Development leading to the loss of an existing community infrastructure or development which detrimentally impacts on an existing community infrastructure in such a way that it loses its amenity value will not be supported unless it can be demonstrated that:

- there is no longer any need or demand for the existing community facility; or
- the existing community infrastructure is no longer economically viable; or
- the proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

Specifically, development leading to the loss of the following community infrastructures is strongly resisted:

- The White Horse, pub/restaurant
- The King William IV, pub
- Novita, Italian restaurant
- Orchard Tea Rooms in Shenley Park
- Shenley Park Facilities the Walled Garden and Tennis Courts
- Pond area and Pound Green near the Pond
- Shenley Primary School
- Clore Shalom School
- Gateway Doctors Surgery
- Gingerbread Dental Practice
- The Chapel, Shenley Park
- The Village Hall
- St Winifreds Hall
- Cricket Club
- London Colney Cricket Club
- Well End Scout Activity Centre
- Arsenal Football Club Training grounds
- UCL, University College London Sports Ground and Soccer Fields in Shenley
- Pursley Fields used currently by Borehamwood 2000 Football Club

S4b New or improved community infrastructure facilities & amenities

Proposals that improve the quality and range of community infrastructures, particularly those for young people, and placed in the three key locations identified in Policy S7, are strongly supported. These will be supported provided that the development:

- adheres to the design ethos and rules in this plan, and
- will not result in unacceptable traffic movements or other impairments to residential properties, 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, and
- is demonstrably sustainable financially and managerially.

Specifically, development leading to the improvement of the quality or additional provision of the following community infrastructures is strongly supported:

- 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.

S5: Local Knowledge For Good Design

POLICY INTENT

The steering group is of the view that the Shenley Plan vision and its 12 objectives can only be achieved effectively by engaging with the local community early, meaningfully and continuously in designing and delivering changes in the local built environment.

POLICY

S5.1 Design and Development Briefs (DDBs)

- a. Major Development proposals are expected to produce a Design and Development Brief, prior to submitting a planning application. A Design and Development Brief shall include all relevant information as a minimum and defined by the Local Requirement List and considered helpful in facilitating an informed and meaningful consultation, 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 style 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 trees and 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.
- b. In preparing a Design and Development Brief, and prior to any planning application being submitted, the promoter/developer is expected to actively engage with Shenley Parish Council and the local community as part of the design development process. For Major Development the Shenley Plan strongly encourages the preparation of the Design and Development Brief through a collaborative, independently facilitated, multi-day design

workshop engaging a cross-section of the local community early in the design process (Royal Institute of British Architects work stage 0 to 3).

S5.2 Statement of Community Consultation & Neighbour Involvement

In line with the National Planning Policy framework §66 ‘Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably’.

An underlying principle of the Shenley Plan is to have local people actively involved in ongoing consultation on important planning issues.

Planning applications for Major Developments must be accompanied by a Statement of Community Consultation. It must as a minimum include the following:

- 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;
- 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.

S5.3 Early Proposal Presentations

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

Policy S6: Building For Life 12

POLICY INTENT

All plan objectives have relevance, especially:

- 01, 02, 03, 09, 10, 11, & 12

POLICY

S6 Building for Life 12 Quality Mark

- a. Major Development proposals are expected to achieve a BfL12 ‘Outstanding’ rating at outline and detailed planning application stage. Applicants are required to 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 the particular circumstances of the scheme beyond the control of the applicant and where there is evidence to support this.
- b. Major Development proposals must achieve a minimum of 9 ‘greens’. Developments that achieve 9 ‘greens’ are eligible for ‘Built for Life TM’ accreditation. The BfL12 Assessment is expected to be carried out by the independent Design Review Panel as part of the pre-application process and published as part of the planning application.
- c. BfL 12 is designed to be used by anyone with an interest in development to frame conversations about good design. The Shenley Plan expects through Policy S5 an early and meaningful engagement in the design process. The BfL12 Quality Mark is expected to assist applicants in gauging and improving the level of local support afforded by the development proposals. Specifically, Major Development proposals must adhere to the design policies and guidance and respond positively and creatively to the supporting information provided in this plan document.

S7: Connecting Shenley Village

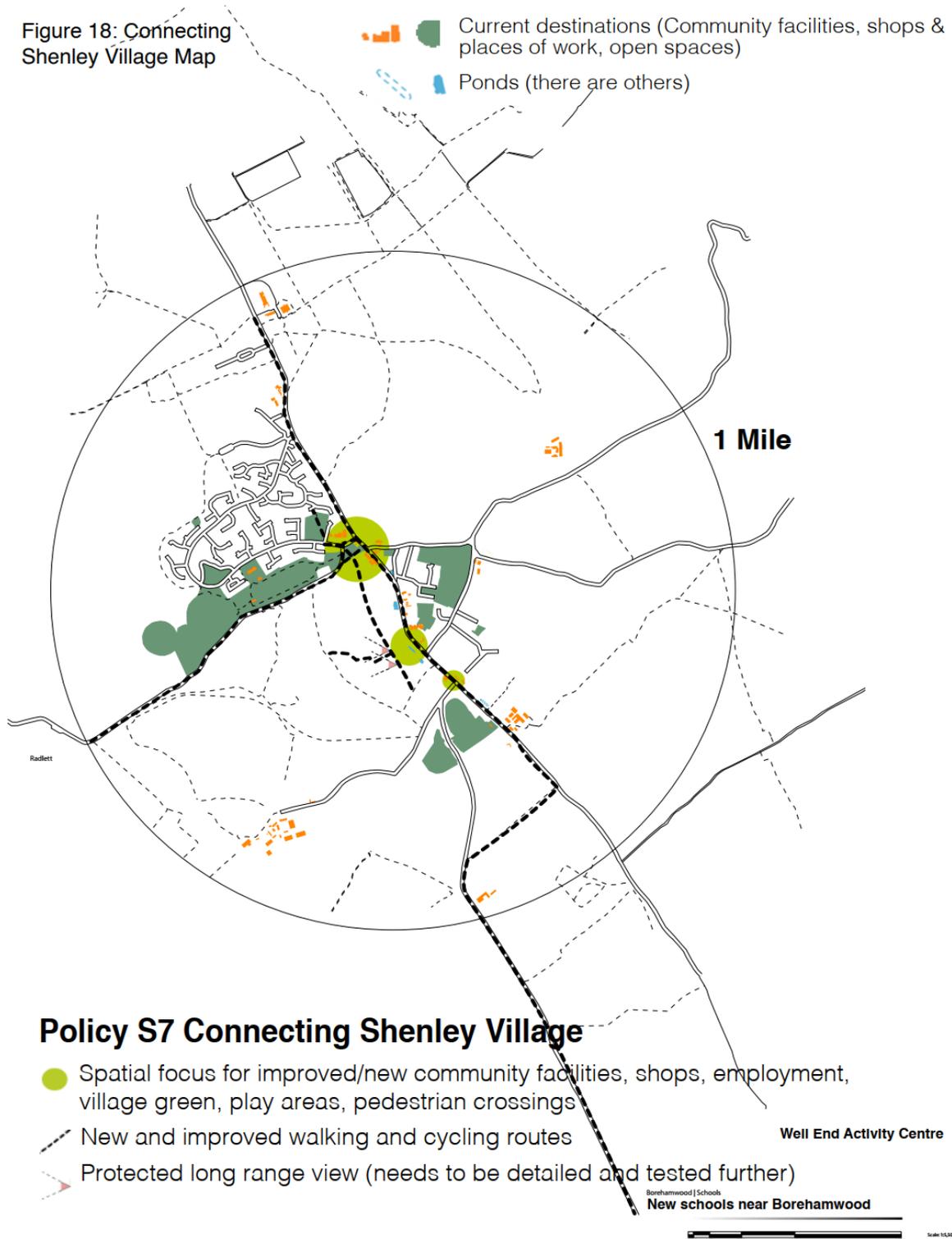
POLICY INTENT

This policy intends to help fulfil the following objectives:

- 06, 08, 11 & 12

POLICY

Figure 18: Connecting Shenley Village Map



S7 Connecting Shenley Village

- a. Major Development shall plan for and contribute financially to the indicated improved walking, cycling and public transport accessibility environments in and around Shenley. Priorities are marked on Policy Map S7 and include walking and cycling routes through the land west of London Road and Porters Park, and between Radlett, Borehamwood, Shenleybury and Shenley.
- b. Major Development is required to enable the development and /or improvement of community facilities at identified key locations including green/ open space spaces and the creation of a new village green with pond and play facilities.
- c. Major Development must 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, managed by the Parish Council.
- d. Major Development must not impede on identified uninterrupted protected views and panoramas.
- e. The measures under this Policy S7 shall be delivered via a range of mechanisms including planning conditions and obligations. A fully costed, funded and ring-fenced budget for the delivery of the 'Connecting Shenley Programme' is required as part of the pre-application consultation (Policy S5) planning application documentation or Development Order.

S8: New Rural Edges

POLICY INTENT

This policy intends to help fulfil the following objectives:

- 01, 02 & 03

POLICY

S8 New rural edges for the village

- a. Major Development proposals located at the edge of the village must demonstrate careful consideration of the spaces between the new buildings. Specifically boundaries and edges to the open countryside, neighbouring properties and the streets and lanes they frame. Rural character and openness must be demonstrated in those interfaces between public and private and shared spaces. They need to be addressed from the start of the design work and not as an after thought. 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, fronts gardens and courtyards. Adherence to the following principles must be demonstrated and detailed through landscape and maintenance plans produced by a suitably experienced landscape architect at outline and detail planning application stage:
 1. Informality and the use of simple, natural, low level engineered and weathering materials.
 2. Use of typical local planting often found in local 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. (refer to presented Type 1 sequence)
 3. A simple palette of a few materials for street surfaces and structures in new public streets and lanes. A shared surface approach without kerbs supporting a step-free environment for wheelchair users is considered the default design approach to all new public streets and lanes. The concept of a 'play street' where pedestrians and

children have priority over slow moving cars and other motorised vehicles is expected.

4. '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 1.30m high see-through modestly proportioned black painted iron wrought fencing and /or picket timber fencing.
- b. 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 (Figure 19):

Type 1: Backing onto countryside

A minimum of 30m between the Village Envelope boundary/ open countryside and back elevation of a building must be maintained. Narrow plan or single storey gable ended buildings are permitted closer to the settlement boundary.

Type 2: Front elevation onto countryside

A minimum of 10m between the Village Envelope boundary/open countryside and front elevations of gable ended buildings must 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)

S9: Rural Buildings

POLICY INTENT

This policy intends to help fulfil the following objectives:

- 01, 02, 03, 06, 07 & 08

POLICY

- a. Policy S9 Rural Buildings must be read in close conjunction with this Policy S1 Rural Character and Policy S8 New Rural Edges. All development proposals must respond positively to and enhance the distinct and recognised rural character of the best buildings in the neighbourhood plan area and the region. They are to demonstrate a thorough understanding of Shenley's built and natural environment, buildings and spaces in-between buildings.

'Long life Loose fit'

- b. Buildings shall be designed so that they are adaptable and flexible enough to support changing needs and uses over decades. The fundamental principle of this 'loose fit long life' principle is the ability of buildings and infrastructure to respond and adapt to the changing needs of their inhabitants and users. Applicants shall demonstrate that the building types they propose to be built are designed for living and working on the ground floor and allow for access to shared courtyards, gardens and also access to the outdoors spaces more generally.

'Rural building types'

- c. Major Development is required to deliver the affordable homes proportion as set by the Local Plan on site and as such is expected to deliver a range of unit sizes within groupings of rural buildings in the varied built form in tradition of local farm complexes, barn-houses, cottages and mews buildings. Detailed massing strategies aimed at breaking down the required volume of development and creating private, semi-private, shared and public spaces are expected to be carried out on a site by site and plot by plot basis. They must be responsive to site context not limited to but including sun path, topography, mature trees and hedges, exposure to the elements, views and vistas into and from the site.

‘Roofs’

- d. Only a few new buildings will be able to justify more than 2.5 floors in height. Maximising the space in roofs through creative design solutions is strongly encouraged. This within an architectural language and form that is restrained and modest and therefore celebrating the best of rural roofs and bringing generous amounts of daylight into living spaces in the roof.

‘Less is More. Simplicity’

- e. Development must demonstrate in ‘to scale’ drawings how proportions and elevations of proposed buildings, colour and material specification compare with the best of Shenley’s rural buildings and spaces. Simple, refined and robust detailing is expected with specific reference examples illustrated in this plan.

‘Natural materials’

- f. UPVC or PVC windows, doors and structures used for the exterior of the building and in spaces around buildings are not encouraged. This includes utilities and infrastructures related to the building’s operational aspects. Simple rules for material selection shall be adopted, such as low volatile organic compounds (VOC) paints and finishes, no Polyvinyl chloride (PVC), sustainably sourced timber (FSC certificate), no insulants with a Global Warming Potential (GWP) of > 5.

Resource strategy (Energy, Water, Biodiversity)

- g. Development shall produce a utilities and services strategy aimed at maximising renewable energy sourcing and resource distribution systems, resource efficiency and monitoring applications including Sustainable Urban Drainage Systems such as swales/ surface water retention ponds.