Welcome

GRANGE FARM

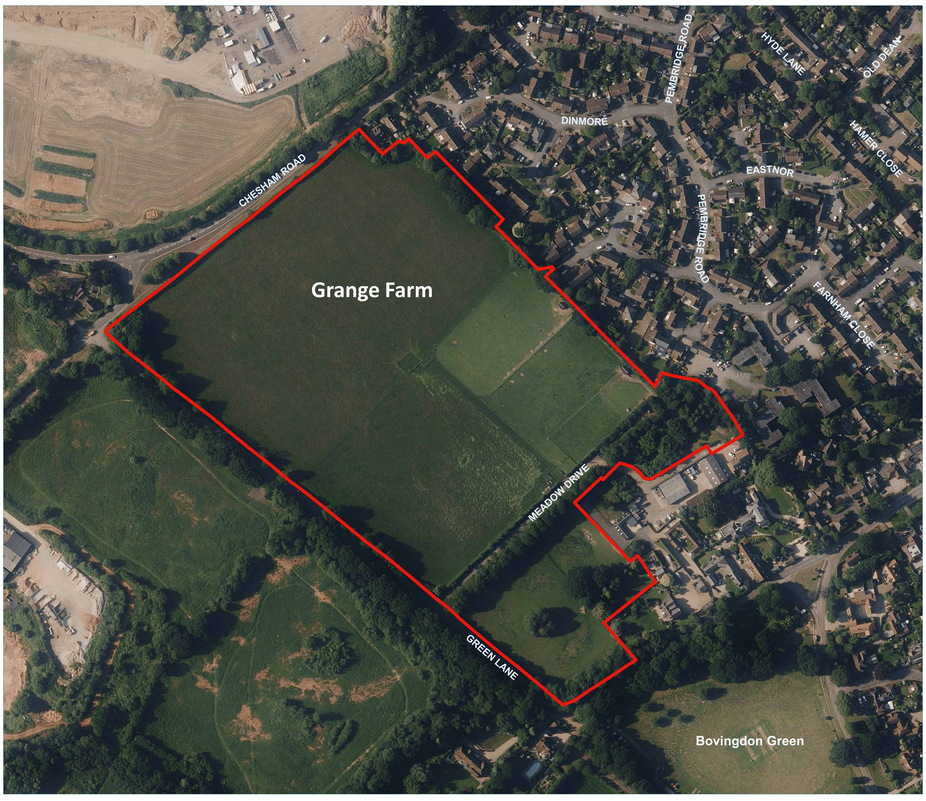
Thank you for taking the time to attend our consultation today to view our emerging proposals for land at Grange Farm, Bovingdon.

The information on display has been prepared to give you an understanding of our current thinking for the site, before we submit a planning application. Today we are showing two options for the site and we welcome your thoughts on the proposals shown.

If you have any questions, there are members of the project team here today who would be happy to help, so please don't hesitate to ask.

We value your feedback, so please do take the time to fill in a feedback form to let us know what you think.

Site Location Plan



Taylor Wimpey

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Meet the Team

GRANGE FARM

Whiteacre Ltd have supported the promotion of Grange Farm for a number of years and have worked alongside the parish council, neighbourhood plan group and local community to ensure a high-quality development, which will make a lasting positive contribution to Bovingdon.

Our Partners

Taylor Wimpey

Taylor Wimpey is one of the UK's largest residential developers, building and selling over 14,000 homes each year. Divided into individual regions, our teams focus on local needs to ensure each development prioritises a high-quality and bespoke approach to the environment and community in which it would sit.



Also, as a responsible developer, we are committed to working with local people and communities, and we make a positive contribution to the communities in which we work.



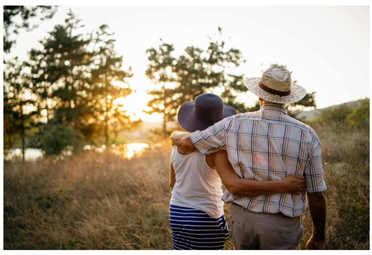
At Taylor Wimpey we are focused on continual improvement and innovation; in 2021, we launched our environment strategy, setting out how we will help protect our environment for future generations, partner with suppliers to reduce the impact of the homes and developments we build, and make it easier for our customers to live a sustainable lifestyle. Taylor Wimpey are also proud to be a 5* house builder (HBF) and members of the New Homes Quality Board.

McCARTHY STONE
Life, well lived

McCarthy Stone is the UK's leading developer and manager of retirement communities, operating 487 developments across the UK for more than 21,000 people. This includes 377 Retirement Living and 110 Extra Care schemes.



We are dedicated to supporting and championing the role, wellbeing and happiness of older people in society and providing vibrant communities to enable them to continue to be fulfilled in later life.



Our customers maintain their independence within a beautiful, secure, contemporary private home, while enjoying the peace of mind that help is always on hand.

Our retirement communities bridge the gap between family housing and care, removing concerns about home maintenance, and enriching the lives of our customers.

Why Grange Farm?

GRANGE FARM

We believe that this site is ideal for helping to meet Bovingdon's needs in a responsible way. The site is in a sustainable location which integrates well with the existing village and community.

The proposals presented today have been carefully informed by recently prepared technical studies and reports.



Public Consultation Timeline

2017
Public consultation was carried out by Dacorum Borough Council on its Issues and Options Local Plan document.

2018
The design team attended a public exhibition of proposed housing sites. Organised by Bovingdon Neighbourhood Plan Steering Group, Grange Farm was voted the most favoured site for Bovingdon.

2019
Grange Farm included as a draft allocation in the emerging Dacorum Local Plan (2020 - 2038) Emerging Strategy for Growth document.

2020
Design team launch a project website and leaflet the village to share the masterplan and key benefits of the development.

2021
The development team are undertaking technical work and seeking views from stakeholders regarding the benefits of early delivery of these proposals. We will also review all of the comments received through our consultation and where appropriate make changes to our proposals ahead of submission of a planning application (Spring 2023)

2023

Thank you to those that took part in our early discussions, sharing your local knowledge and expertise. The feedback received to date has contributed to our emerging designs.

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Vision and Benefits

GRANGE FARM

Our vision is to create beautiful, high quality and affordable homes that are healthy and comfortable to live in and economic to run, and which residents are proud to call home. Carefully designed green spaces will enhance biodiversity and will provide recreational opportunities for people to come together from across Bovingdon. The development will be centred around careful integration with the surrounding community whilst enhancing available community benefits for both future and existing residents of Bovingdon.

The following significant benefits will help achieve this vision:



Quality new homes with 40% affordable housing and a diverse mix of housing size and type.



Extra Care accommodation for older people meeting an identified critical national and local need.



Land for a new primary school or community uses, to facilitate High Street improvements.



Opportunities for wildlife enhancements, including bird and bat boxes, bug hotels, seed mixes and pollinators to benefit bees and hedgehog highways.



Substantial financial contributions to support local infrastructure.



New public open spaces, including equipped play areas.



Creation of off-site walking areas designed as an alternative to the sensitive Chiltern Beechwoods Special Area of Conservation.



Surface water drainage improvements to mitigate existing flooding in Bovingdon.



Improved connectivity, providing new links between existing green spaces and existing facilities within Bovingdon.



Additional tree planting and retention of existing good quality trees / hedges.

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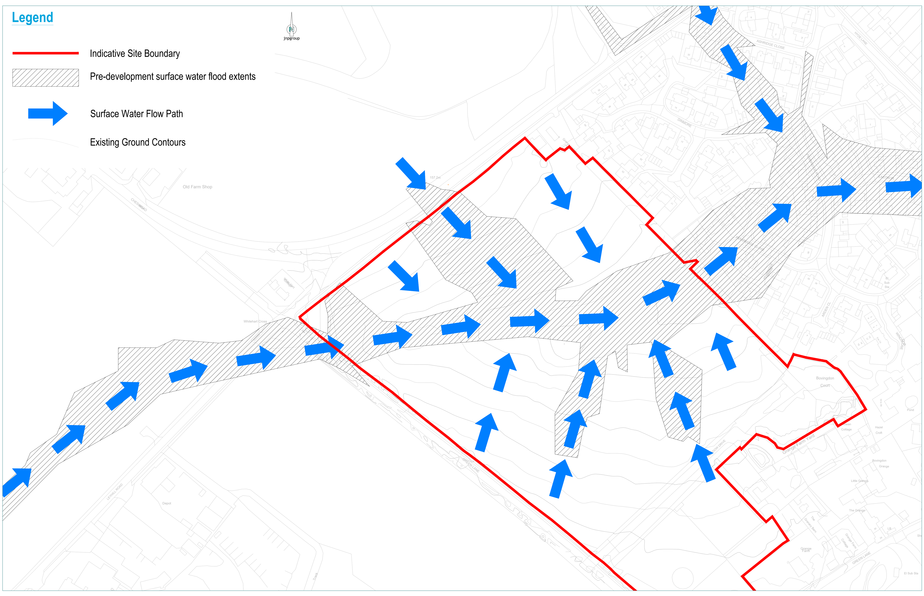
Drainage and Flooding

GRANGE FARM

The two sources of flooding are from rivers and surface water. Whilst the site is in Flood Zone 1 and at low risk from river flooding, we are aware that overland flooding is a pre-existing concern for local residents and our proposals have been carefully designed to alleviate this.

Existing Surface Water Flooding Overland Flows

The local ground levels create a gentle valley across the site. This leads to overland flows from the Green Lane / Leyhill Road junction.



Proposed Drainage Solutions

As shown below, the proposals incorporate drainage solutions in the new linear and central green spaces to intercept and manage existing surface water flows.



- Basins in the north-west and the centre of the site will be dry landscaped areas except during and immediately following storms when they will collect runoff, intercepting surface water overland flows and relieving off-site flooding by infiltrating water into bedrock below.
- Proposed drainage strategy retains green field surface water runoff rates following the proposed development and contributes towards biodiversity net gains.
- Sustainable drainage features in the Central Green will attenuate surface water, designed to allow for 1 in 100 year storm events including built in allowances for climate change.

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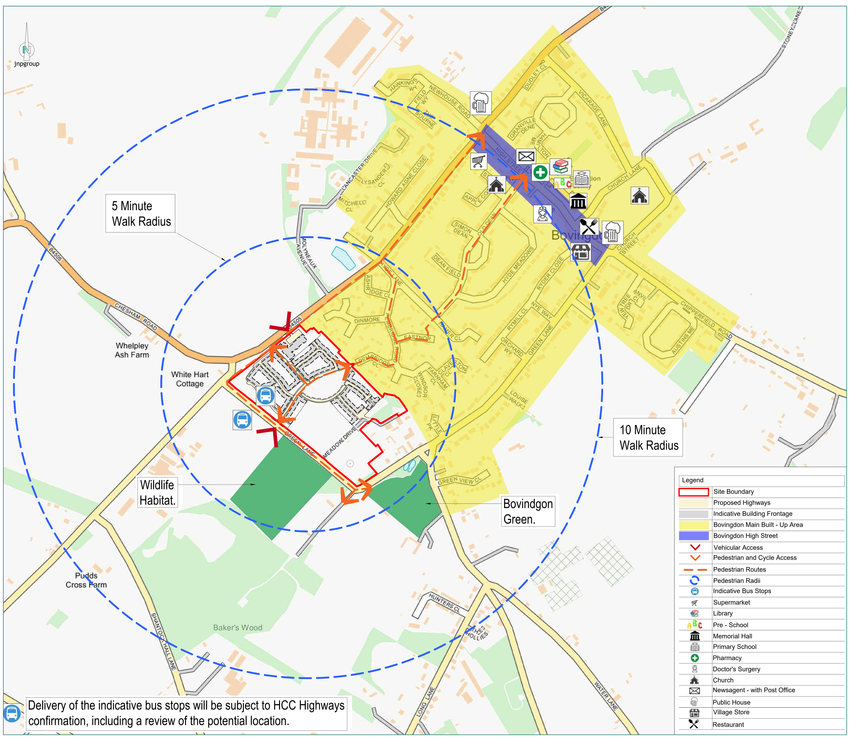
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Transport Connectivity

GRANGE FARM

Grange Farm is a very well-connected site adjoining the Moody Estate. Our proposals aim to support sustainable transport choices and encourage the use of local services and facilities within a convenient 10-minute walk on Bovingdon High Street including the Post Office, Bovingdon Library, the Primary School and the village stores.

Bovingdon Green lies immediately to the south on the opposite side of Green Lane providing access to an existing local green space. The location will give priority to pedestrians and cyclists and provide safe and convenient vehicle access.



Key Elements of the Proposals:

- The proposed development will include new accesses from Green Lane and for the Extra Care element from Chesham Road.
- Access to existing land uses will be retained initially via Meadow Drive and subsequently provided by proposed new roads.
- Priority will be given to pedestrians and cyclists through the use of shared surfaces and a comprehensive network of footway/cycleways. It is also proposed that a connection via a footway / cycleway will be provided to Pembridge Close, to the north-east. The connection will be for pedestrians and cyclists only, with no access for vehicles.





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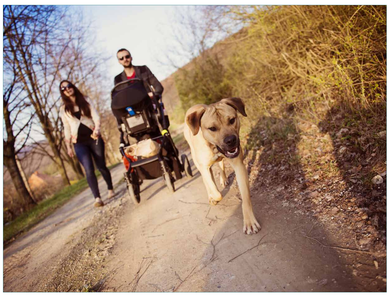
Landscaping and Ecology

GRANGE FARM

Enhancing the landscape and adding to the amount of usable open space in the area is important to those who will call the new development home, our neighbours and for the environment. The provision of high-quality landscaped spaces and play areas will provide multifunctional amenity spaces which improve biodiversity benefits and contribute to the important drainage infrastructure required for the site.

Chilterns Beechwoods Special Area of Conservation (SAC)

The proposals for Grange Farm will support the delivery of a new bespoke off-site Suitable Alternative Natural Greenspace (SANG) solution close to the site, providing for outdoor recreation and new walking trails. This is in response to the site's location within the Chilterns Beechwoods Special Area of Conservation (SAC) 12.6km 'Zone of Influence' as designated by Natural England. The new facilities will make a positive contribution towards wider mitigation for visitor pressure impacts on the SAC.



Key Elements of the Grange Farm proposals



Provision of play areas and new trim trails



Improving habitats for birds and bats



Habitat creation to enhance ecological value



Perimeter track to edge of hedge line contributing to circular walking routes and existing green spaces in Bovingdon

Central green space to provide open high-quality landscape and drainage features within the centre of the site

Densely planted trees to boundary

New green links which use pathways to connect green spaces throughout the site and provide integrated seating and play areas.

New planting throughout the site



Retention of existing boundary features





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Sustainability

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Sustainable development is meeting the needs of the present without compromising the ability of future generations to meet their own needs (United Nations). There are three overarching objectives of sustainable development within planning, economic, social and environmental.



We are committed to delivering a sustainable neighbourhood at Grange Farm.

The Grange Farm development will promote sustianable development by limiting its environmental impact through high quality design, enhanced landscape setting, improved local community facilities and supporting the local economy through the construction of the development, provision of employment and local spend by future residents in the local area. The sustainability aspects of the proposals that relate to drainage / flooding, transport connectivity, landscaping and ecology can be seen on separate banners.

Grange Farm sustainable construction - innovative solutions



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Housing for Older People

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As the UK's leading developer and manager of retirement communities, McCarthy Stone aims to deliver new developments that meet the needs of an ageing population.

National Planning Policy for older and disabled persons' accommodation tells us that it is "critical" to meet the housing needs of the UK's ageing population. Providing specialist retirement accommodation is vital to cohesive local communities. It is tailored to meet the requirements of local older people and is proven to reduce social care costs, easing the acute burden on strained council budgets. The development of specialist retirement accommodation has significant knock-on effects, with downsizers moving into a McCarthy Stone apartment often releasing family-sized housing into the local property market. This shift then, in turn, helps first-time buyers and renters to join the housing ladder.

On-site Communal Facilities

McCarthy Stone developments are carefully designed with the needs of older people in mind, with step-free access throughout the building as well as on-site communal facilities, including:

- Residents' lounge
- Bistro (with catering kitchen)
- Internal refuse room
- Guest suite for family members
- Staff accommodation to allow for 24 hour staffing
- Car provided on site 24 hours a day 7 days a week
- Lift access to all levels
- Internal storage and charging for mobility scooters





McCarthy Stone works hard to ensure that its developments blend well with the areas in which they are built, and follow detailed assessment of the surrounding local context.

The Benefits of Retirement Communities

CONTRIBUTING TO WIDER HOUSING NEEDS - CHAIN REACTION

A high percentage of over-65s own their own home. Enabling them to move makes a significant contribution to unlocking the housing market, freeing up under-occupied accommodation and much needed local family housing.

- Most of McCarthy Stone's customers move from within a 5-mile radius and free-up large family-sized houses
- Around 3 million people in the UK over 65 would like to downsize
- Each move to a retirement property prompts a further two to three moves further down the housing chain
- Every 2 in 3 moves result in a first-time buyer purchasing their first home
- 90% of our retirement developments are brownfield sites, reducing the demand for greenfield development

ECONOMIC BENEFITS - SILVER SAVIOURS

The benefits of retirement communities are not only about enjoying a new community, with less worries about maintenance and long-term care and support, there are also financial benefits both for customers, and the wider economy.

- The average retirement scheme delivers £13 million in an area over the lifetime of the development
- Residents of an average McCarthy Stone scheme spend £555,000 in the local economy each year
- £347,000 of this spending is on the local high street
- Reduced running costs by around £1,200 per year, as a result of lower heating water and utility bills
- An average of 85 jobs created during construction
- An average of 6 jobs created on the high street through additional local spending

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Feedback and Next Steps

GRANGE FARM

How you can be involved

Thank you for taking the time to attend our consultation today. We hope you found it useful.

We are now running a period of consultation for two weeks until the 6th of March, so that residents and others can have their say on the plans at this stage.

The views of the local community are important to us. We would appreciate it if you could take the time to let us know what you think. Once we have reviewed the feedback, we will finalise our plans and submit a proposal to Dacorum Borough Council.

You can let us know what you think in the following ways:

Cast your vote on the two site options shown

Fill in a form today and leave it with us

Take away a form and return it in a pre-paid envelope, addressed to:

DLP Planning Ltd
4 Abbey Court
Fraser Road
Priory Business Park
Bedford, MK44 3WH

Email us at grange.farm@dlpconsultants.co.uk

Give us your feedback online at

https://grangefarm-bovingdon.co.uk/





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Delivery of New Homes

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Whilst the final design of the homes is not yet complete, we are keen to hear your feedback on the appearance, materials, and type of homes which should be delivered on the site.



1. Grange Farm, Bovingdon - First Residential Phase
Illustrative view looking across the central green towards Phase 1



2. Grange Farm, Bovingdon - First Residential Phase
Illustrative view of the proposed Green Lane frontage looking across the linear green towards the proposed primary access



3. Grange Farm, Bovingdon - First Residential Phase
Illustrative view looking along a well defined shared surface street

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Help us shape the plans
Community Facilities option

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This option provides 200 new homes, plus land for new community uses on site. Land will be made available in the southern extent of the site for new community facilities the site, which could free up land in the High Street, alleviate parking and traffic concerns and provide for possible future expansion of the existing Primary School.

This option, with the additional 50 homes, will provide further fully costed developer contributions in the region of £4m, consistent with the delivery of this option plus additional Community Infrastructure Levy (CIL) funding which would also allow the Parish Council to fund much needed improvements to the High Street.

Concept Master Plan Community Facilities Option



Preliminary Proposed Site Layout, Community Use



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School Site option

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This option will deliver 150 dwellings and as outlined in the emerging Dacorum Local Plan ‘safeguards’ three hectares of the site for a new primary school.

Initially this land will be vacant, but if a new school is developed, the current primary school on the High Street would be relocated to this site. The relocated school would be able to support the existing community and relieve transport pressure on the High Street.

Concept Master Plan School Site Option



Phase 1 - In Detail



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Help us shape the plans

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We are speaking to the Parish Council and other local groups to better understand how this land should be used to deliver wide ranging benefits for the community.

Shown are two options and we would like to hear what you think.

Key proposals provided by both options

- High quality new homes with 40% affordable housing
- 60 unit extra care living accommodation
- The development will provide high quality landscape and ecological enhancement and will retain existing hedgerows and trees on site.
- Surface water drainage measures
- Optional floorspace for a GP Surgery
- Safe and attractive pedestrian and cycle routes llinking to the village and open spaces
- Enhancements to ecology and open space at Orchard Green
- Central Green provides a focal space at the heart of the new community



Please cast your vote on the two site options shown

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