

Welcome

Thank you for attending this exhibition on the proposals for North West Harpenden.

This exhibition is for L&G to provide you with information in relation to an outline planning application for North West Harpenden that we aim to submit to St Albans City & District Council (SACDC) later this year. We hope that you can provide us with your feedback on this emerging scheme.

The Site & Context



Site location & boundary

- The site is located off Luton Road north west of Harpenden within SACDC.
- The site was a draft allocation in the previous Local Plan for new housing by SACDC.
- King's School, Spire Hospital and The Oval are located north of Ambrose Lane.
- Shops, restaurants and other facilities are located along Luton Road which is a key approach into Harpenden.



Legal & General is investing in new homes for all ages, social groups and housing tenures.

Our mission is to better people's lives. Whether a first-time buyer, young couple, a growing family or a retired household, it's important that everyone has a safe and secure space to call their own.

For us, it is about far more than just houses; it is about providing sustainable new communities and making a real difference to the quality of people's lives. Our purpose is to build a better society, while improving the lives of our customers and creating value for shareholders.

To do this we're investing in long-term assets that benefit everyone from housing to renewable energy – we call it inclusive capitalism.

To find out more please go to our website –

www.legalandgeneral.com

Project Team

We have engaged some of the best consultants to bring our vision for North West Harpenden forward to make it a quality development.



LD&DESIGN



PRP

Glenn Howells Architects

The Story So Far

The site has been assessed through successive draft Local Plans and previously allocated for new housing.

Two years ago SACDC withdrew its draft Local Plan which allocated this site for release from the green belt in order to provide at least 580 homes. SACDC are now beginning work on a new Local Plan.

L&G will continue to engage in the Local Plan process but will be submitting a planning application in advance of the adoption of the Local Plan.

In early 2020 SACDC undertook an extensive consultation exercise on this site which has helped inform these proposals.

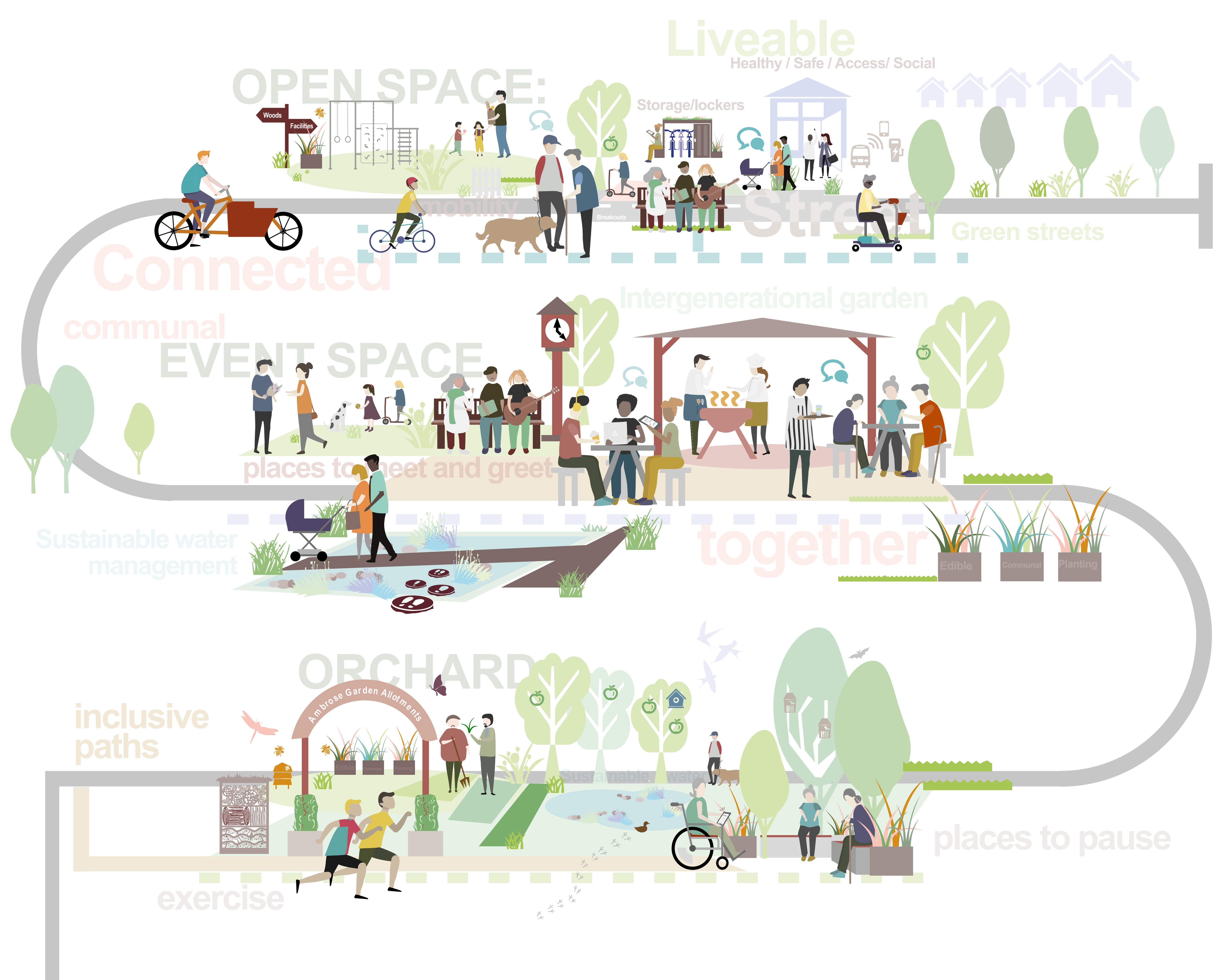
2020 Community Consultation:

These are some of the priorities identified by local residents:

- Creating a new community centre.
- New play areas for children.
- Space for walkers and dog walkers.
- Planting more trees.
- Enhancing cycle routes.

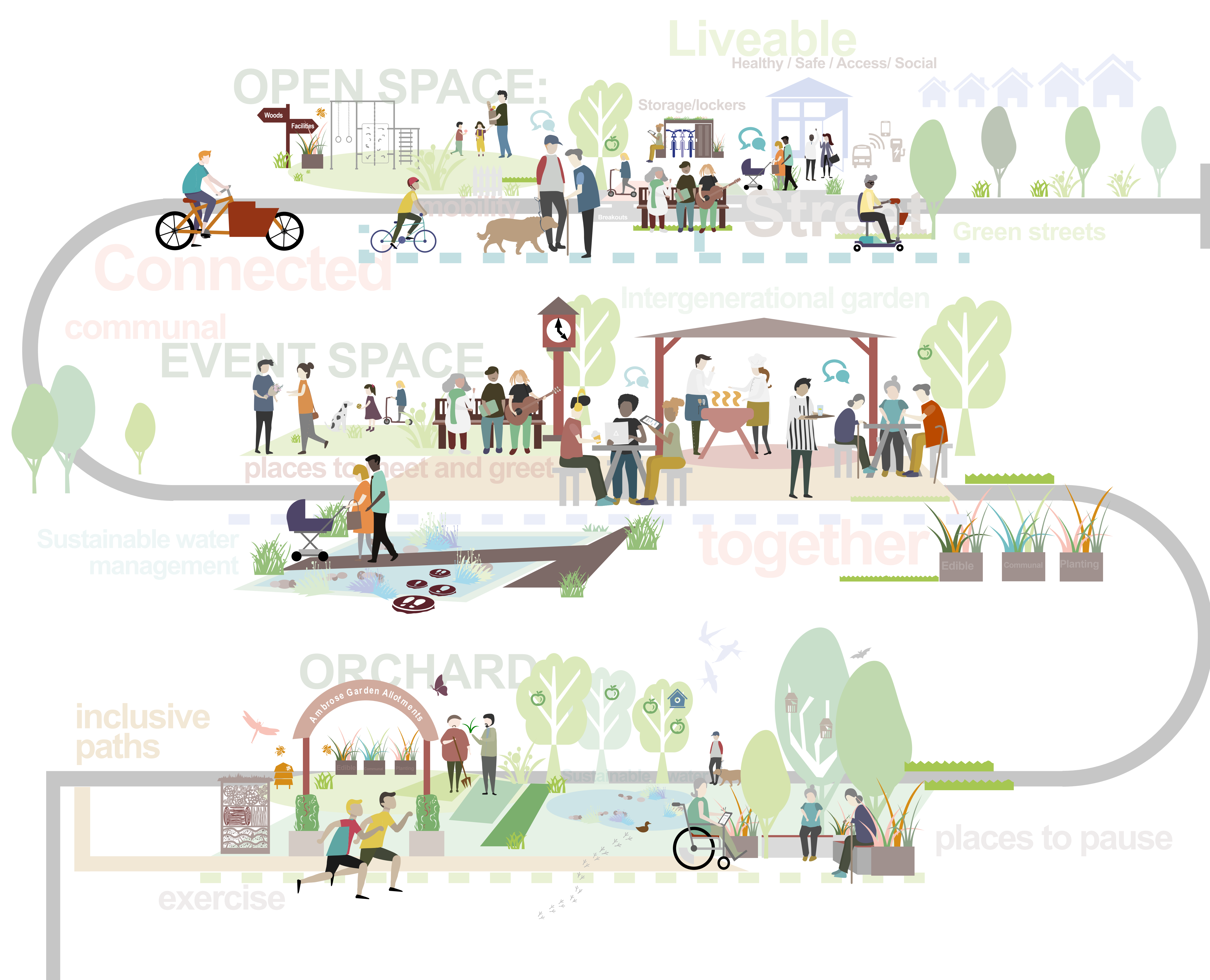
2022 Community Consultation:

This exhibition was preceded in July 2022 with a website consultation to begin engagement with the wider community.



Harpenden's Changing Needs

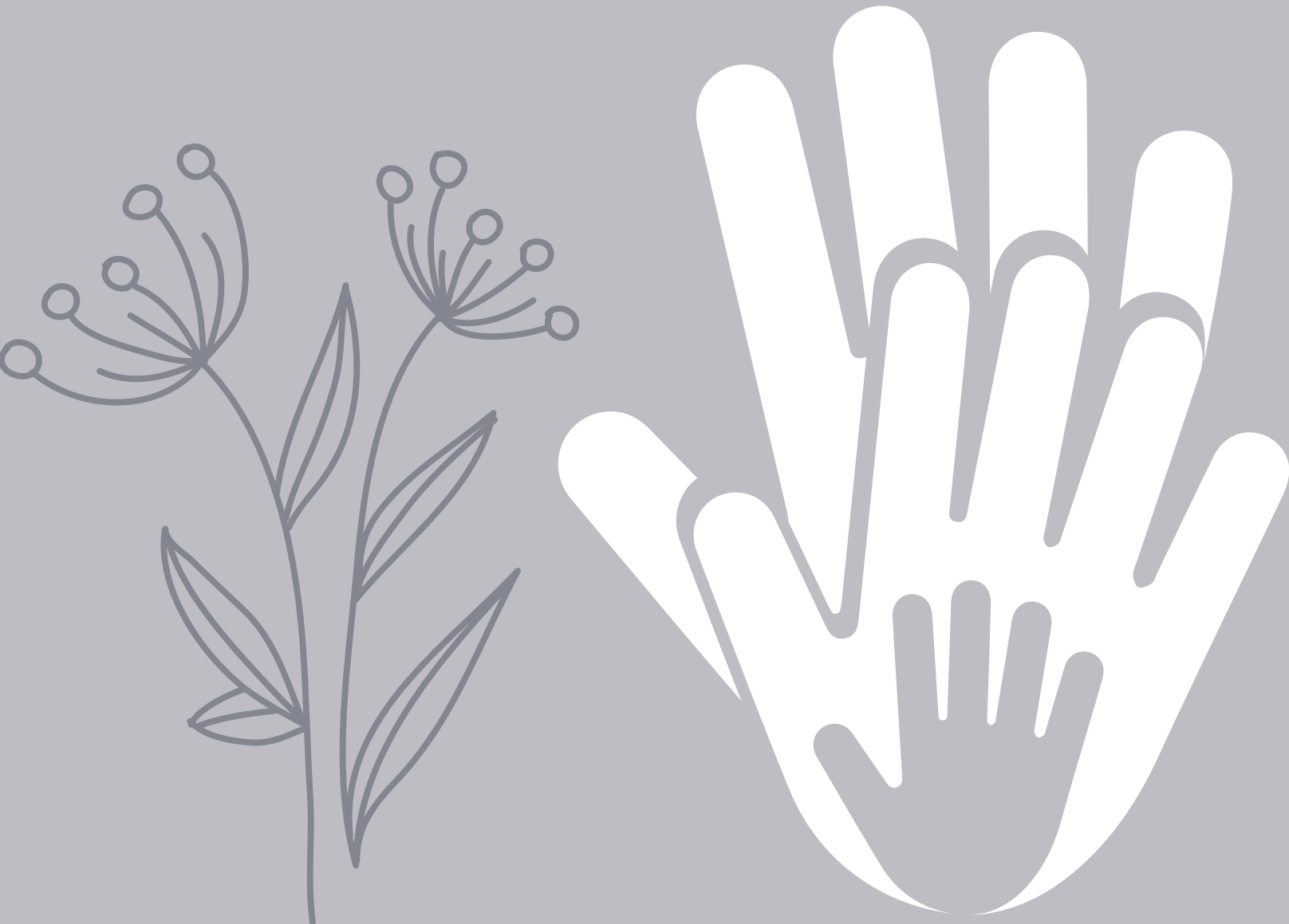





- Harpenden, like many towns, has an ageing population and younger families find it hard to get a foot on the property ladder. Harpenden needs good quality retirement living. Indeed, Hertfordshire County Council has identified that specialist housing for older people is a priority.
- Full time employees in St Albans can typically expect to spend around 17 times their earnings on buying a home. This compares to 13 times for Hertfordshire and 8 times for England.
- Two years ago Hertfordshire County Council said that a new school was needed on the site. Now they say that the local school rolls have been falling and a new school is no longer needed.
- In meeting this really important local housing need, older people whose homes are too large for their needs would have the opportunity to stay in Harpenden.
- New housing will help to support a younger, diverse and growing population and enhance the overall vitality of the town.
- Harpenden Town Council has committed to making Harpenden a Dementia Friendly Town, a place where those living with dementia are understood, respected and included.



A Place For All Ages

A beautiful new neighbourhood, securing amenities and services across all generations in Harpenden.

The following six design principles will shape the proposals through all stages of design from approvals, design coding and planning obligations to implementation and eventually to ownership and stewardship.

<div>Intergenerational Living</div> <div>Encouraging social interactions, cohesion and wellbeing</div> <div>Community Governance and Co-design</div> <div></div>	<div>Homes For Life</div> <div>Responding to the housing crisis</div> <div>A place for families, retirees and those needing care and support</div> <div></div>	<div>A Resilient Harpenden</div> <div>A new piece in Harpenden's jigsaw of neighbourhoods</div> <div>Responding to an ageing society</div> <div>Securing new and better jobs, services and amenities</div> <div>More fluid movement</div> <div></div>
<div>Health and Wellbeing</div> <div>Active Spaces</div> <div>Contact with nature</div> <div>Supporting mental health and well-being</div> <div>Age-friendly green spaces</div> <div></div>	<div>Living in Balance</div> <div>A climate resilient neighbourhood</div> <div>Electric vehicle charging and alternatives to gas boilers</div> <div>Achieving Biodiversity</div> <div>Supporting community food production</div> <div></div>	<div>Beautiful Places</div> <div>A Common Hug</div> <div>Going with the grain of the landscape</div> <div>Building in quality through design codes</div> <div>Green liveable streets</div> <div>Protecting our shared heritage</div> <div></div>



Our Masterplan

The Vision is a place for all ages.

Our draft masterplan:

- Up to 550 new homes including 168 affordable homes and 130 retirement homes.
- Community hub including cafe, gym and early years provision overlooking a public square.
- Over 11 hectares (c.30 acres) of new public open space including additional play areas to meet local need.
- 2 hectares (c.5 acres) for new junior sports pitches and a pavilion.
- Targeting over 40% biodiversity net gain.



Land Use plan



Community Hub

The community hub will be located at the entrance to the site and enhance existing facilities found along Luton Road including The Old Bell pub and shops.

The hub seeks to provide a focal point not only for the site, but for the wider Harpenden community to socialise, increase well-being and keep fit.



Community Hub

Community facilities overlooking the public square on the edge of integrated retirement providing for all ages.

Main access into site from Luton Road providing access and visibility of Hub.

Gardens within the public square for relaxation, play, nature and community events.



Pedestrian bridge over wetland feature creating gateway into Community Hub.



Integrated Retirement Community

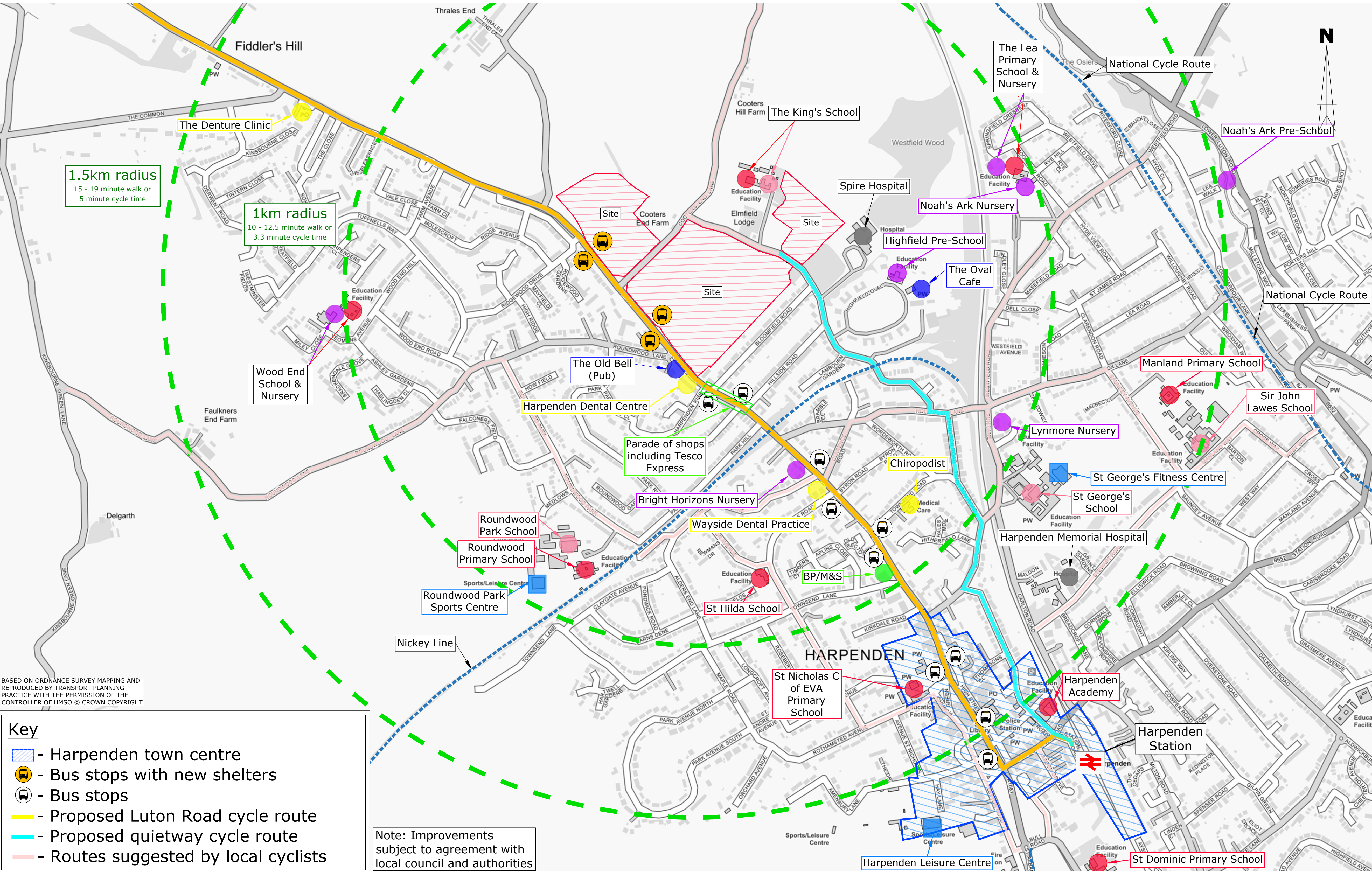
The Integrated Retirement Community (IRC) will comprise 100 one and two bed apartments and 30 cottages, centred around the Community Hub and village square.

The proposed IRC has many advantages:

- Foster a vibrant community and promote health and well-being amongst its residents.
- Residents own their own property, have their own front door, and are able to maintain their independence and privacy, or be as involved with the wider community as they would like.
- A central hub building which provides a range of activities and facilities for the residents and the wider community to use.
- Create a positive knock-on effect on the wider housing market by freeing up under-occupied family homes in the local area as well as smaller properties suitable for first time buyers further down the housing chain.
- Provide flexible care and support onsite, allowing residents to age in place and have a 'home for life', receiving increasing levels of support as their needs change over time.
- Deliver significant savings and efficiencies for the NHS and wider care system, preventing unnecessarily long stays in hospital.



Transport



Site location & local area



Access & Infrastructure Improvement Plan

- The site is located 1km from Harpenden Town Centre and 1.7km from Harpenden train station.
- Vehicle access to the southern plot would be from the signalised Luton Road/Roundwood Lane junction which will be provided with improved pedestrian and cycle facilities.
- Vehicle access to the northern plot would be from Cooters End Lane. Through traffic on Cooters End Lane will be discouraged.
- Support a cycle route along Luton Road and a ‘quietway’ cycle route towards Harpenden.
- Car and cycle parking will be provided in line with St Albans City & District Council standards to prevent overspill parking.



Sustainability

Energy Statement

- The development will align with Part L 2021 of the Building Regulations, which came into effect in June 2022 as well as the Future Homes Standard which is to be introduced by 2025.
- Current Part L 2021 target includes a 30% carbon reduction for new dwellings and 27% for non-dwellings above Part L 2013 standards. The Future Homes Standard is expected to reduce baseline carbon emissions by between 75-80% compared to Part L 2013 standards.
- Consideration will also be given to the local policy of St Albans City and District Council (SACDC), including Policy L25 (Energy and Environmental Performance of New Development) in the emerging draft Local Plan which encourages high energy standards.
- The development will follow the energy hierarchy reducing energy demands in the first instance with a fabric-first approach to building design, using energy efficiently and, only then, providing renewable and low carbon energy technologies, where appropriate.
- The development is likely to utilise an electric form of heating in line with uplifts in energy efficiency standards.
- Opportunities are being explored for potential use of multi-plot and building-specific renewable/low carbon technologies including solar photovoltaics, air source heat pumps and heat recovery.



Be Lean

- Use Less Energy

Be Clean

- Supply Energy Efficiently

Be Green

- Use Renewable Energy



Landscape-led

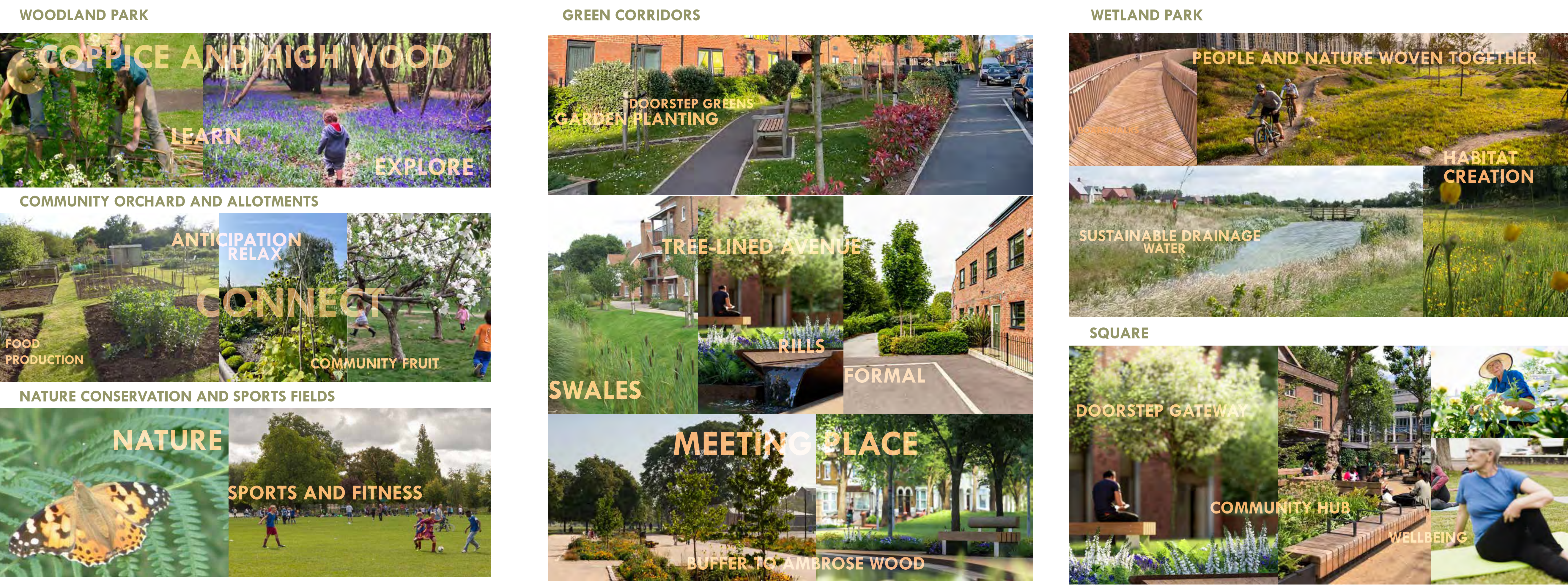
The scheme will bring forward a variety of significant green open spaces for people and wildlife to enjoy. These will be available for new and existing residents of Harpenden.

The masterplan has been designed with a landscape-led approach, responding to the lie of the land and opportunities for creating an attractive place to live. Green open spaces wrap around and weave through the site ensuring that people are only a few minutes walk from being in touch with nature and opportunities to meet their neighbours.

The plan below illustrates the broad landscape character areas across the site with the images underneath depicting what these areas would feel like.



Landscape character areas



Public Open Space

North West Harpenden will deliver two thirds more public open space than required by SACDC standards. It can also address the local deficiency in junior football/rugby pitches, childrens play and teenage areas as well as increased access to a variety of green spaces that encourage health and wellbeing.



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|--|--------------------------------|--|
| Amenity Green Space (2.26ha) | Allotments (1.05ha) | Natural Play Area / Trim Trail (contributing to Children's Play Space) |
| Natural and Semi Natural Green Spaces (3.77ha) | Children's Play Space (0.11ha) | |
| Parks and Gardens (2.00ha) | Teenage Area (0.03ha) | |
| | Sports Pitches (1.86ha) | |



Economic Impact

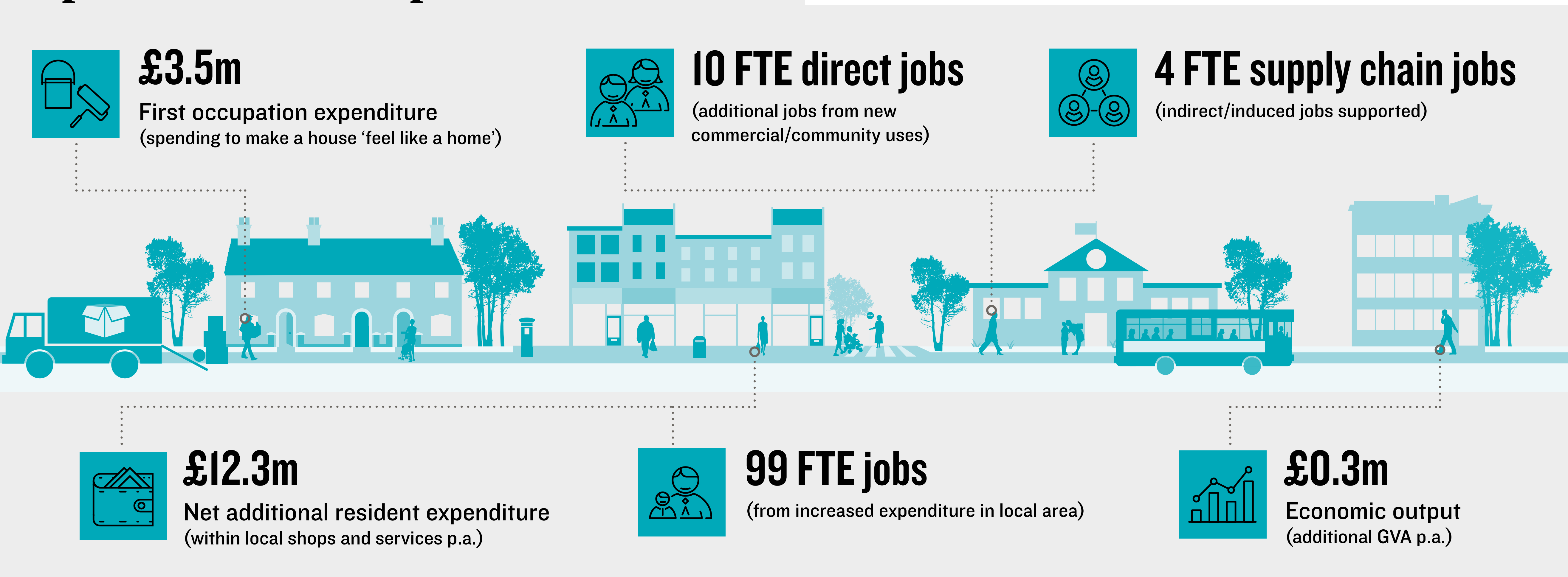
The proposed development will provide 550 new homes, stimulate economic growth, support housing delivery in St Albans, and add to the Council’s revenues.

Changes to working patterns post COVID have resulted in the local economy growing due to the significant increase in people working from home.

Construction benefits



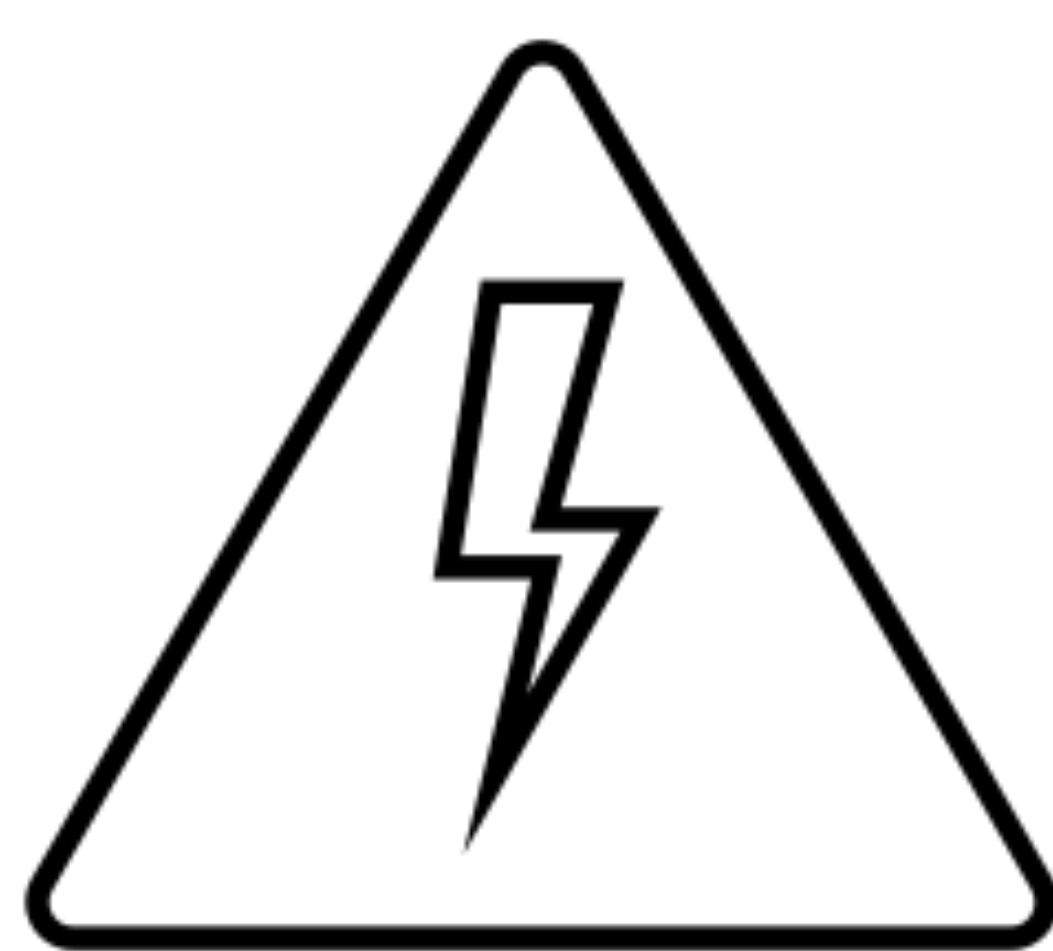
Operational and expenditure benefits



Local Authority revenue benefits



Site Infrastructure



Power

All new underground cabling and substations will be provided on site, providing capacity for modern homes using modern technologies including heat pumps and electric vehicle charging. New electricity supply cables will be laid from Harpenden central primary substation (near to Sainsbury's) which will mean that existing supplies in the area will be unaffected.



Drainage

Surface water will be managed by a comprehensive Sustainable Urban Drainage Strategy (SuDS).

Surface water will be collected in ponds at the bottom of the site adjacent to Luton Road. These ponds will store rainwater for a few hours whilst it is released into the ground. There will be other SuDS features such as porous car parking bays and rainwater butts.

The underlying ground is chalk which will act like a giant sponge, rather than using existing ditches, watercourses or drains.

Surface water will be managed to ensure that there is no increased risk of flooding.



Internet Connectivity

Fibre broadband connections to all units will be installed. Strong on-site mobile coverage will be available from multiple providers.



Feedback

Thank you for attending our exhibition. It would be really helpful if you would please provide us with some feedback.

- Fill in a survey today or take one home and post it back in the freepost envelope provided
- Visit www.landgharpenden.co.uk.
- Speak to one of our representatives
- Email consultations@chessengage.com

The deadline for feedback is 28th September. This is to enable us to consider all feedback before finalising the planning application.

Indicative timeline

We will submit an outline planning application to SACDC this autumn. The Council should then make a decision in the first half of 2023. If the principle of development is approved then we will undertake further consultation about the detailed design of the scheme on a phase by phase basis.

