

VALE AVENUE, BOREHAMWOOD

Welcome



Today’s event is about the potential development of **Land to the west of Vale Avenue, Borehamwood**

We are here today to listen to your views and comments on our current proposal. If you would like to find out more, please take a read of the materials at this exhibition, or ask a member of the project team who would be happy to help you. We will be here until 7:00pm to answer any questions.

Taylor Wimpey

“Our aim is to be the nation’s leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes”

For more information, visit:
taylorwimpey.co.uk



ILLUSTRATED AERIAL VISUAL OF THE PROPOSED SITE



SITE OPPORTUNITIES & INFLUENCES



OPPORTUNITIES

- Development of the site offers an opportunity to enhance existing links between the settlement edge and the newly located Village Green, improving accessibility and safety as well as delivering new housing in a landscaped setting with direct access to high quality public open space
- The site adjoins the southern edge of Borehamwood, located between existing residential development and the relocated Woodcock Hill Village Green
- Mature woodland defines the site's western and southern boundaries
- A category B oak tree is located in the centre of the site with the balance of trees located in the proposed development area being of category C
- Existing children's play facilities adjoin the site's northern corner
- Existing pedestrian links exist with Byron Avenue in the west and along Vale Avenue to the north east, providing direct links to the nearby bus stops and train station
- SuDS attenuation will need to be located towards lowest points of the site, in the western and northern corners
- No formal public rights of way exist on the site but there are a number of informal footpaths which are currently used for recreation and link to the relocated Woodcock Hill Village Green



COMBINED OPPORTUNITIES AND CONSTRAINTS PLAN (1:1000)

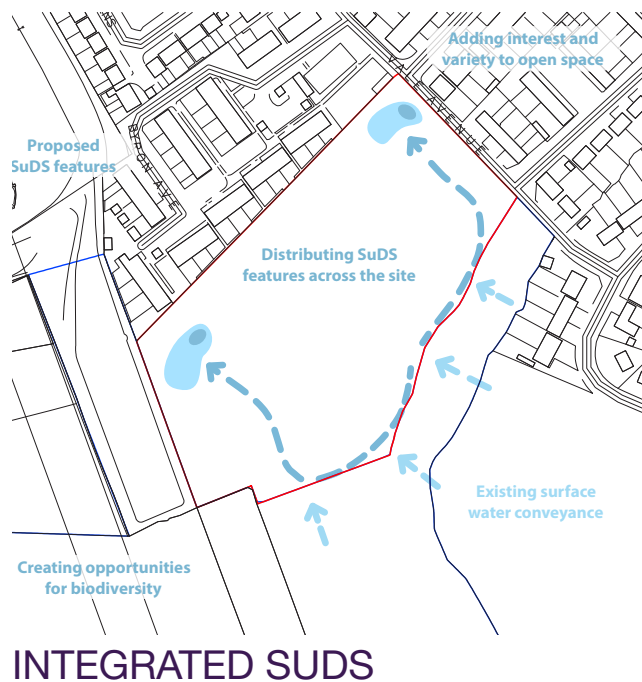
INFLUENCES

- Surrounding development comprises a predominance of 2 storey housing , rising to 3 storeys in height to the north of Byron Avenue and around Wordsworth Green, with bungalows along Tennison Avenue
- Existing development backs on to the site's north west boundary
- Vehicular access will be taken from Vale Avenue approximately half way between Tennison Avenue and Milton Avenue to provide sufficient offsets from existing junctions and minimise impact on existing residential windows
- The site rises approximately 7m across its width from north west to south east

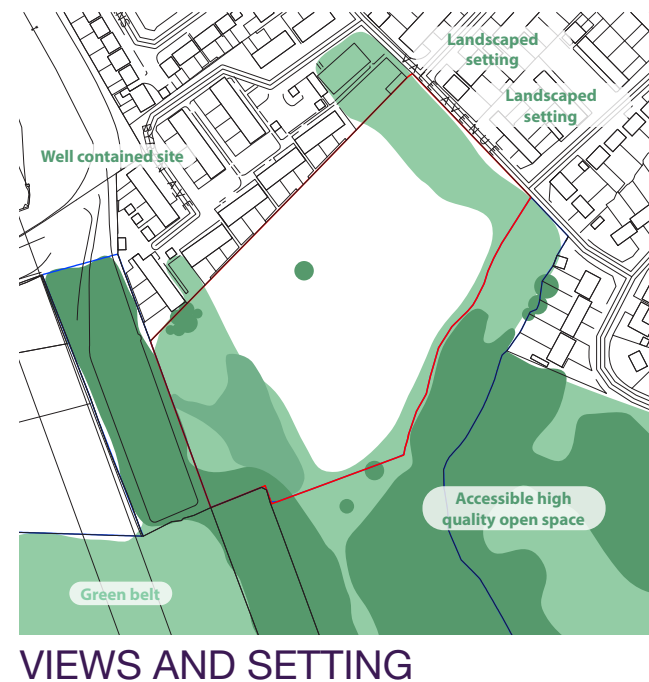
VALE AVENUE, BOREHAMWOOD

Taylor Wimpey Architects
Mark Reeves DAVIES MURCH
DEVELOPMENT | STRATEGY | PLANNING

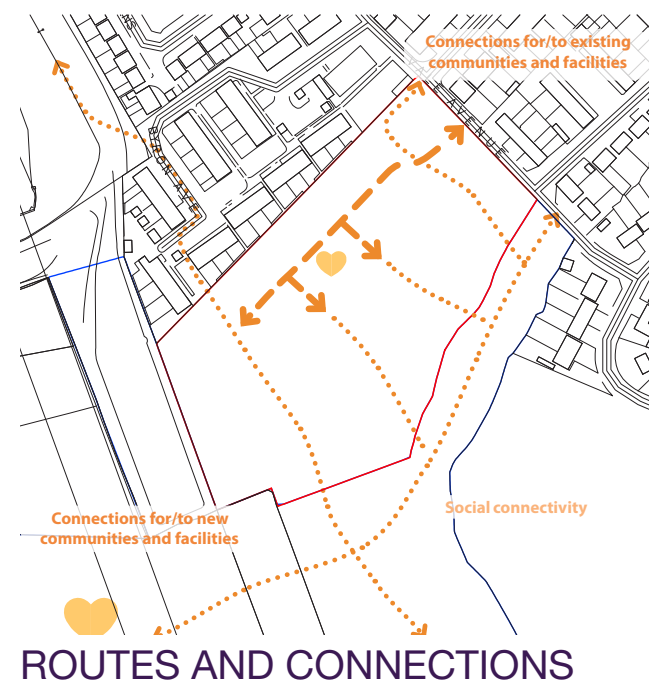
CONCEPT DIAGRAMS



INTEGRATED SuDS



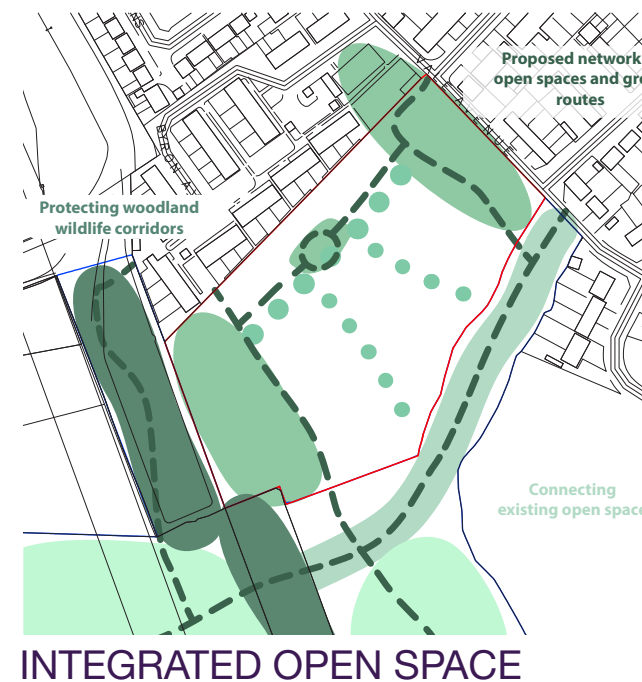
VIEWS AND SETTING



ROUTES AND CONNECTIONS



COHESIVE COMMUNITIES



INTEGRATED OPEN SPACE



STITCHING NEIGHBOURHOODS

ILLUSTRATIVE MASTERPLAN

- Proposed dwellings comprise a mix of 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses
- 50% affordable housing is proposed in a range of dwelling sizes and tenures
- Perimeter block** provides well defined streetscape and public realm space
- Proposed housing backs on to existing rear gardens along the Byron Avenue edge to **complete perimeter block**, secure boundaries and minimise instances of poorly surveilled areas of open space
- Positive outward facing frontage is proposed to the remaining development edges to provide **high levels of surveillance** and security to surrounding routes and open space
- Proposals retain and enhance the **green character of Vale Avenue**
- Provides a landscaped gateway to **Woodcock Hill Village Green**, incorporating SuDS features, biodiversity opportunities, and 'play on the way'
- Safe and attractive **pedestrian and cycle routes** link with existing development, Woodcock Hill Village Green, existing amenity routes and onward routes to the nearby bus stops and train station
- A variety of well connected **public open spaces** provide play on the way and naturalistic play to compliment the more formal play at Byron Avenue and existing outdoor amenity
- A semi-wild area of public space is proposed at the site's south-western edge to protect the character of the **existing woodland** beyond, accommodate SuDS features, biodiversity opportunities and existing water features
- SuDS** features are proposed along the site's south-eastern edge to intercept existing overland water conveyance, treat highways run-off, and provide an attractive tree planted edge alongside the main access to Woodcock Hill Village Green
- Swales link to landscaped attenuation basins with permanent water features and mixed planting to maximise biodiversity opportunities
- Soft landscaping around the **existing oak tree** will preserve this valuable asset and enhance the character of the proposed development
- A proposed **tree lined primary street** is taken from Vale Avenue, linking the two principle open spaces with a central landscaped corridor
- Shared surface streets serve more intimate groupings of housing and serve the development edge with broken green lanes linked with pedestrian/cycle connectivity
- A higher density core comprising three storey apartments with adjoining medium density housing proposed along inner streets and lower density detached housing fronting open space and Woodcock Hill Village Green



ILLUSTRATIVE MASTER PLAN (1:1000)

VALE AVENUE, BOREHAMWOOD

DESIGN PRINCIPLES & CHARACTER



The site is nestled at the base of a slope leading up to Woodcock Hill and the Armada Beacon. These proposals offer an opportunity to provide safe and attractive links between the existing development edge and the newly located Village Green as well as delivering new housing in a landscaped setting with direct access to high quality public open space



ILLUSTRATIVE VIEW - ENTERING THE SITE FROM WOODCOCK HILL

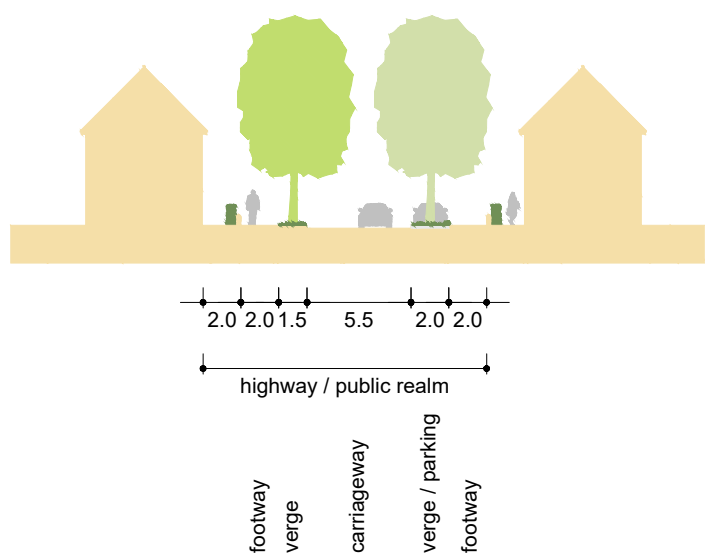


ILLUSTRATIVE VIEW - LOOKING NORTHWEST ALONG THE FRONTAGE THAT FACES OUT ONTO VALE AVENUE

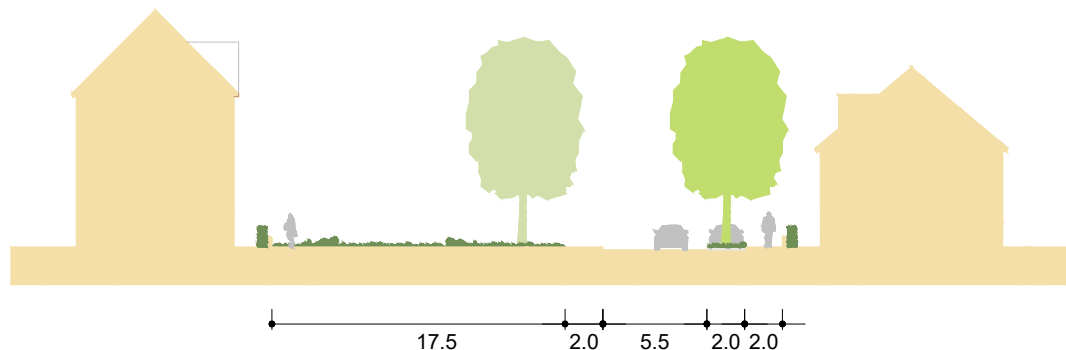


ILLUSTRATIVE VIEW - LOOKING DOWN THE TREE LINED PRIMARY STREET AVENUE WITH RETAINED OAK TO THE LEFT

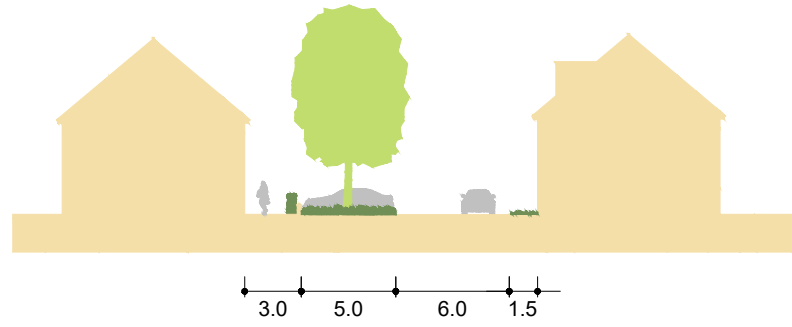
STREET SECTIONS



TREE-LINED PRIMARY STREET AVENUE

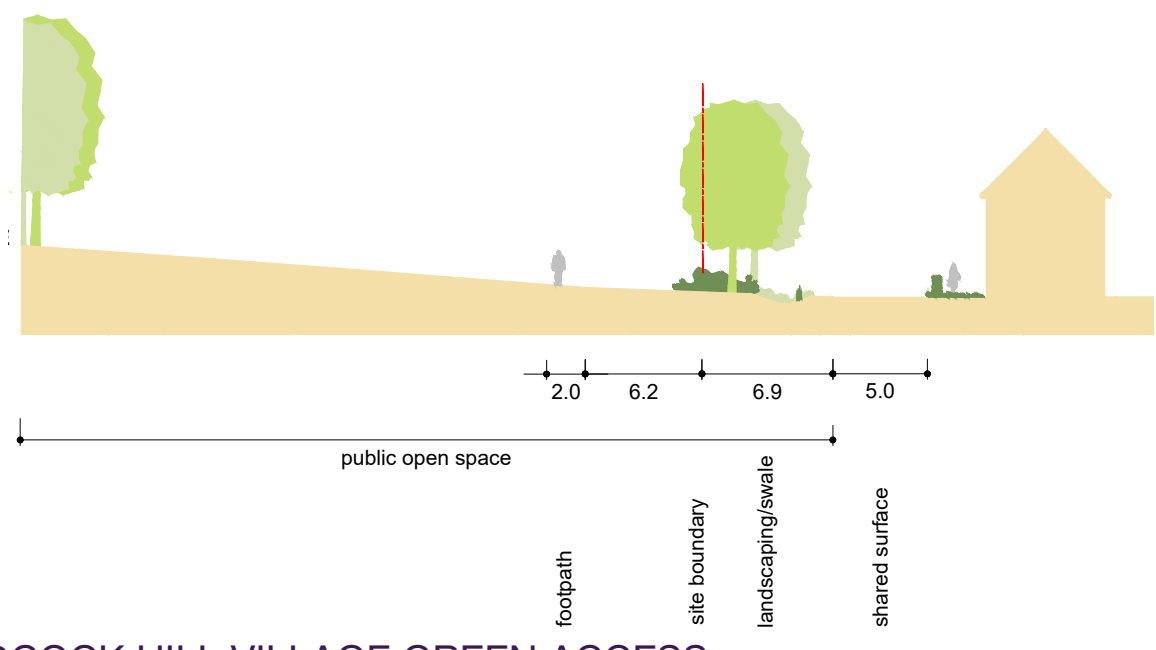


TREE-LINED PRIMARY STREET AVENUE & OAK GREEN

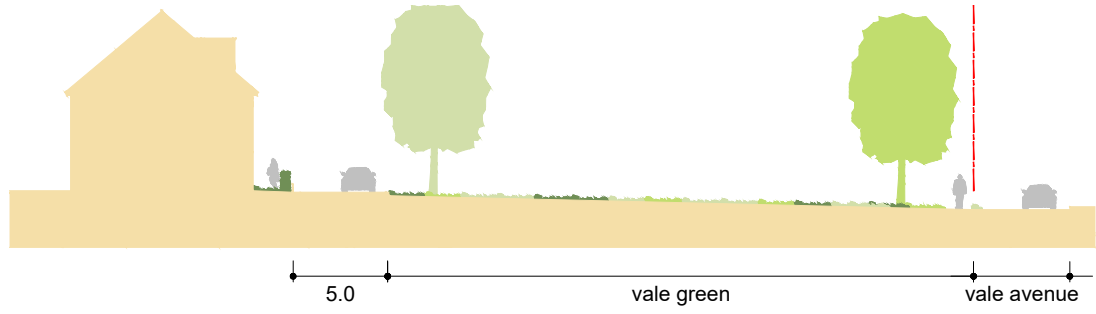


SECONDARY SHARED SURFACE STREET

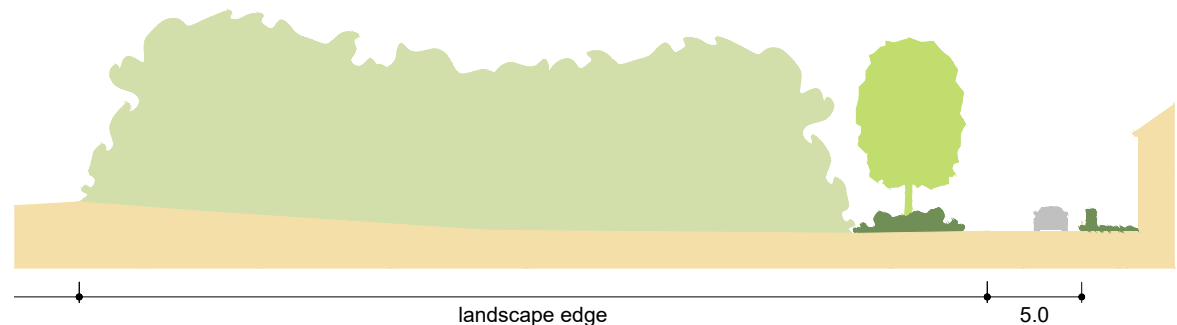
EDGE SECTIONS



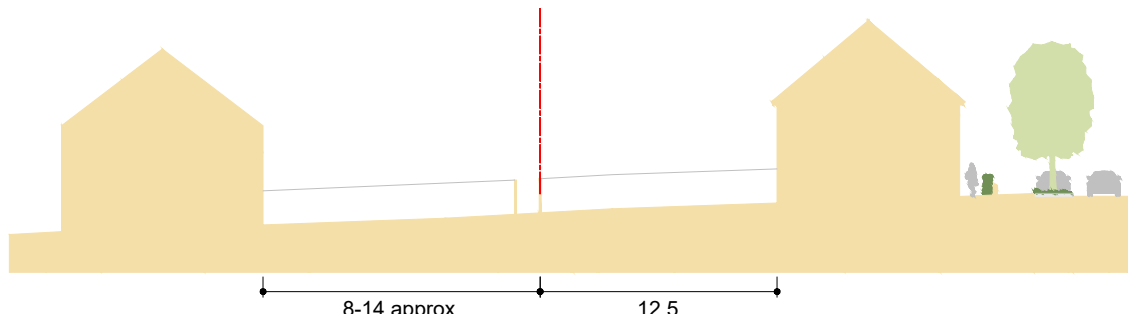
WOODCOCK HILL VILLAGE GREEN ACCESS



VALE GREEN FRONTAGE



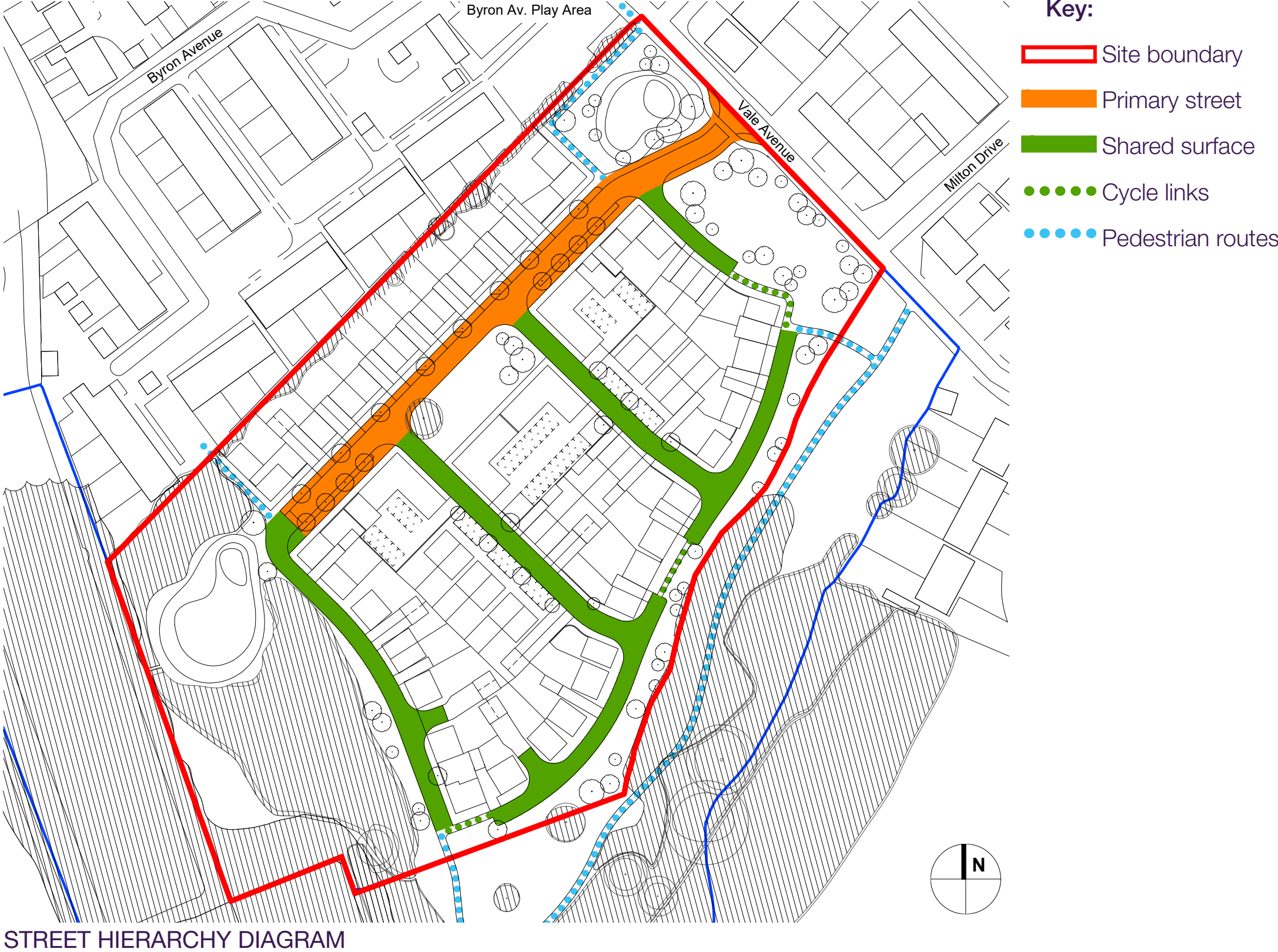
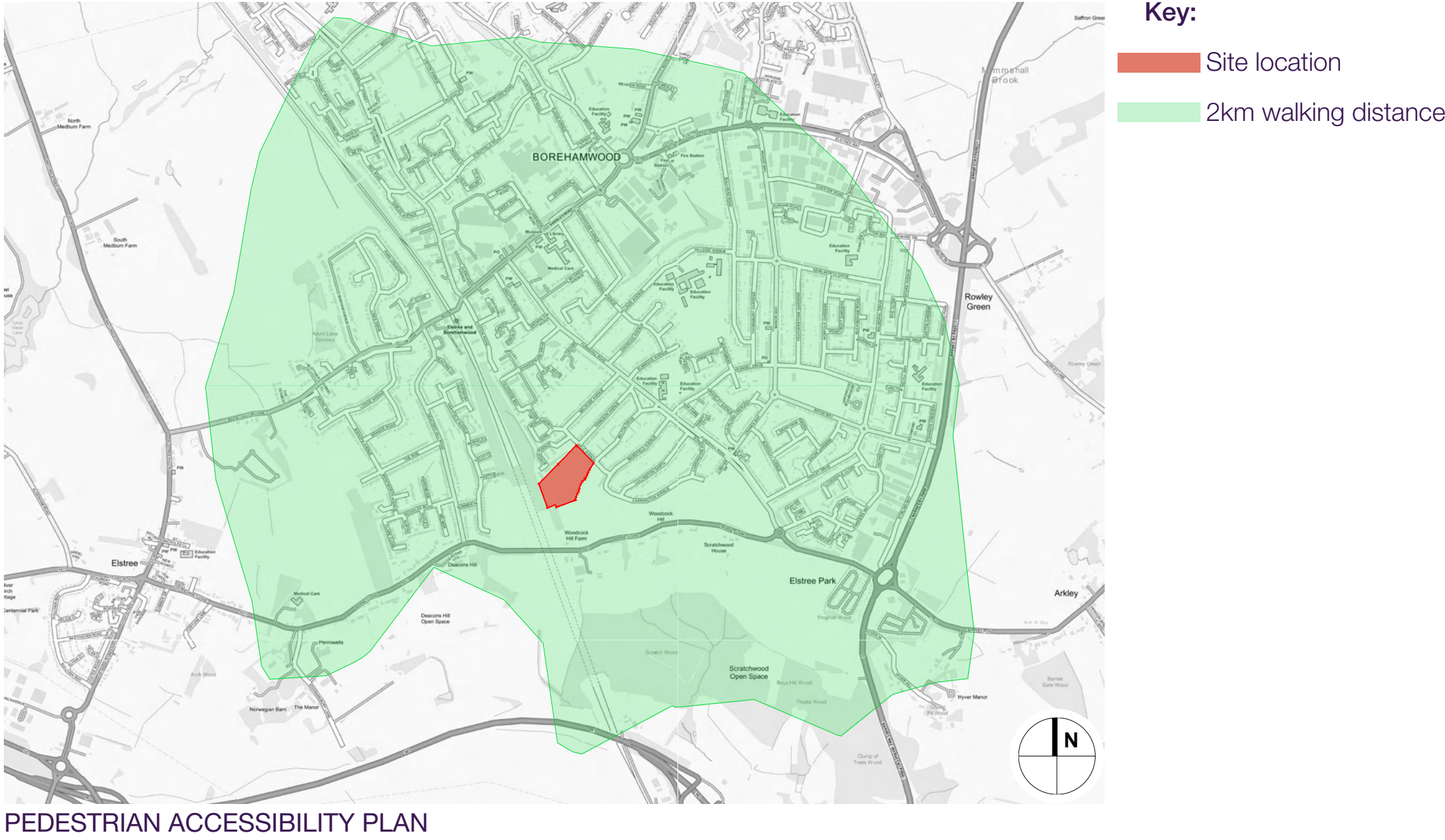
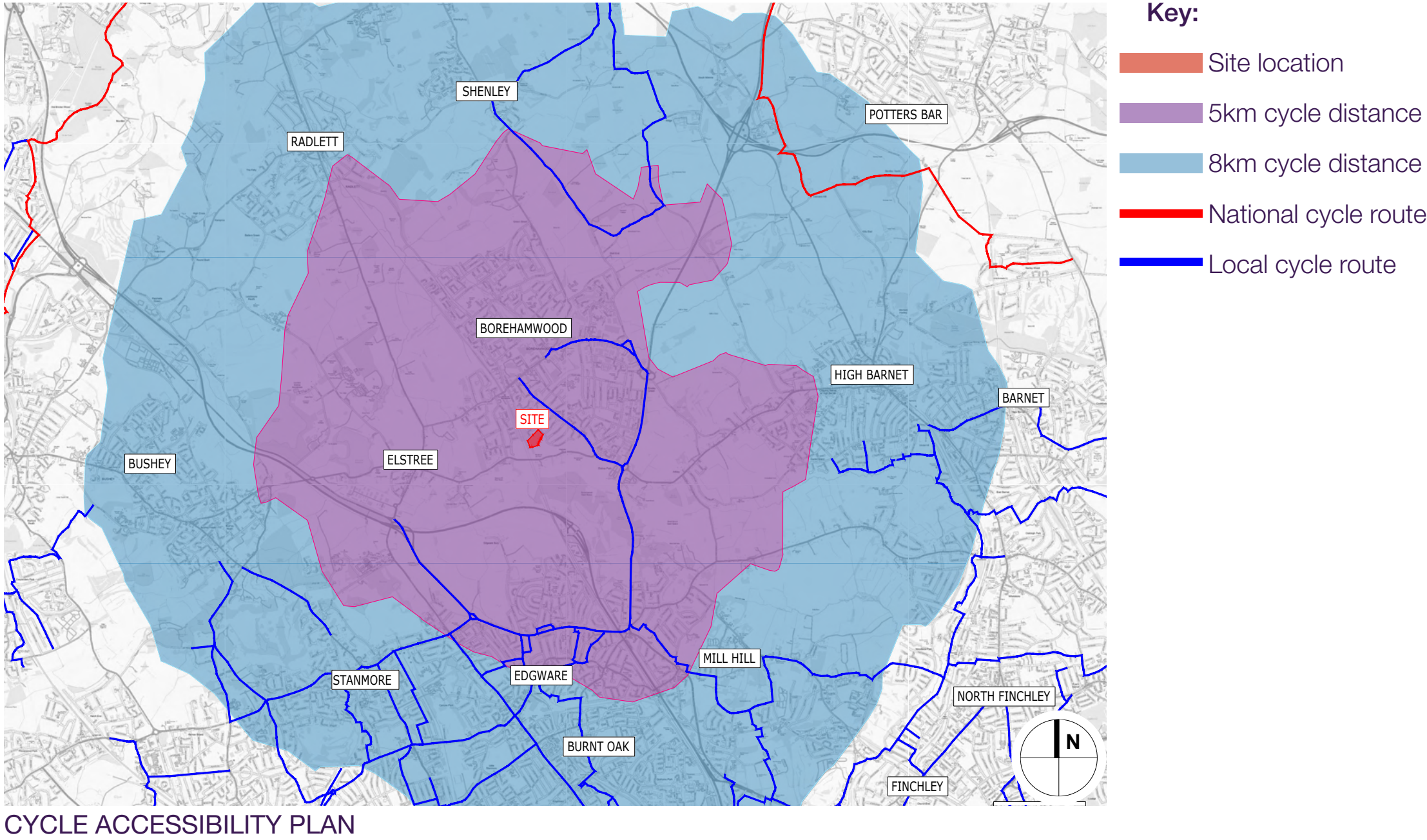
EXISTING WOODLAND FRONTAGE



BYRON AVENUE BOUNDARY

TRANSPORT & CONNECTIVITY

The proposed layout will be designed in accordance with Hertfordshire County Council’s ‘Highways Place and Movement Planning and Design Guide’ which seeks to create places which are well-designed, sustainable and serve the needs of all users.



PARKING

- Vehicle parking will be **provided in line with current guidance**, with a mix of on plot spaces serving houses and some small parking courts serving flats.
- Parking will generally be located behind building frontage to minimise the impact of the parked car on public realm space. There will be limited parking in front of buildings, interspersed with tree planting and soft landscaping. **EV charging** will be available for each home.
- Cycle parking** will be provided in accordance with local parking standards, with additional visitor parking provided within the public realm.

OFF-SITE IMPACT

- Based on the trip generation assessment under taken, it is likely that the proposed development could generate up to **74 total vehicle trips in the busiest peak hour** (morning peak hour). An assessment of the development’s impact on local junctions is to be undertaken as part of the outline planning application, with the scope of junctions to be reviewed to be agreed with Hertfordshire County Council.

ACCESS

- Pedestrian and vehicular access to the site will be taken from Vale Avenue. The main vehicular access has been designed to incorporate a ‘Copenhagen’ crossing, which provides a continuation of the pavement along the frontage in order to reduce vehicular approach and turning speeds and **prioritise pedestrian movement**. It will also be **step-free** to ensure accessibility for all.
- There will be multiple pedestrian links into the site from the wider area which **enhance permeability** and **encourage walking trips** in all directions. The connections include links through to Byron Avenue, Byron Playground, Vale Avenue, Woodcock Hill and the relocated Woodcock Hill Village Green. It is also proposed to provide additional southerly connections towards the A411 Barnet Lane to further enhance permeability to the surrounding area.

SUSTAINABILITY

- The site’s location within Borehamwood means local amenities and services are available to cater for the day-to-day needs of local residents, supported by good existing pedestrian infrastructure.
- The site is within **easy walking distance** of a wide range of amenities in Borehamwood town centre, accessible within an approximately 15-minute walk. The high street provides a wide variety of facilities including supermarkets, pubs, restaurants, banks, a Post Office and many more.
- With regards to public transport, **Elstree & Borehamwood Railway Station** is an approximately 11-minute walk from the site. The station is served by Thameslink-operated trains which provide northbound connections to St Albans (with some continuing on to Luton) and southbound services to Sutton, via Central London.
- The site is also well served by **bus**, with the nearest stops situated an approximately 5-minute walk from the site along Furzehill Road. These stops provide frequent services to destinations within Borehamwood and the wider area, as well as designated school services. There are additional stops provided at Elstree & Borehamwood railway station which provide additional and more frequent services.

ECOLOGY

ECOLOGICALSURVEYSANDFEATURES

We are undertaking a full range of ecological surveys to understand what wildlife is using the site, and to confirm its current ecological status. The results will help us identify how we can best accommodate wildlife within the new development. New houses will contain a wide range of features such as integrated bird nesting bricks to attract wildlife into the new development, wild flower planting and hedgehog highways.



Integral Nest Bricks

A range of species rely on the use of nooks and crannies within the built environment to nest, integral nest bricks provide a space for our bird and bat population to thrive.



Hedgehog Highways

Hedgehog highways create access through sites, to avoid fragmentation of hedgehog habitats, keeping populations healthy and connected.



Beehives

Protecting the population of our native pollinators is crucial, bee hives and bee bricks create safe habitat for colonies or solitary bees.



Bug Hotels

Bug hotels are not only create great habitats for butterflies, woodlice, ladybirds, snails and more, but are also a great tool for engaging and educating children.

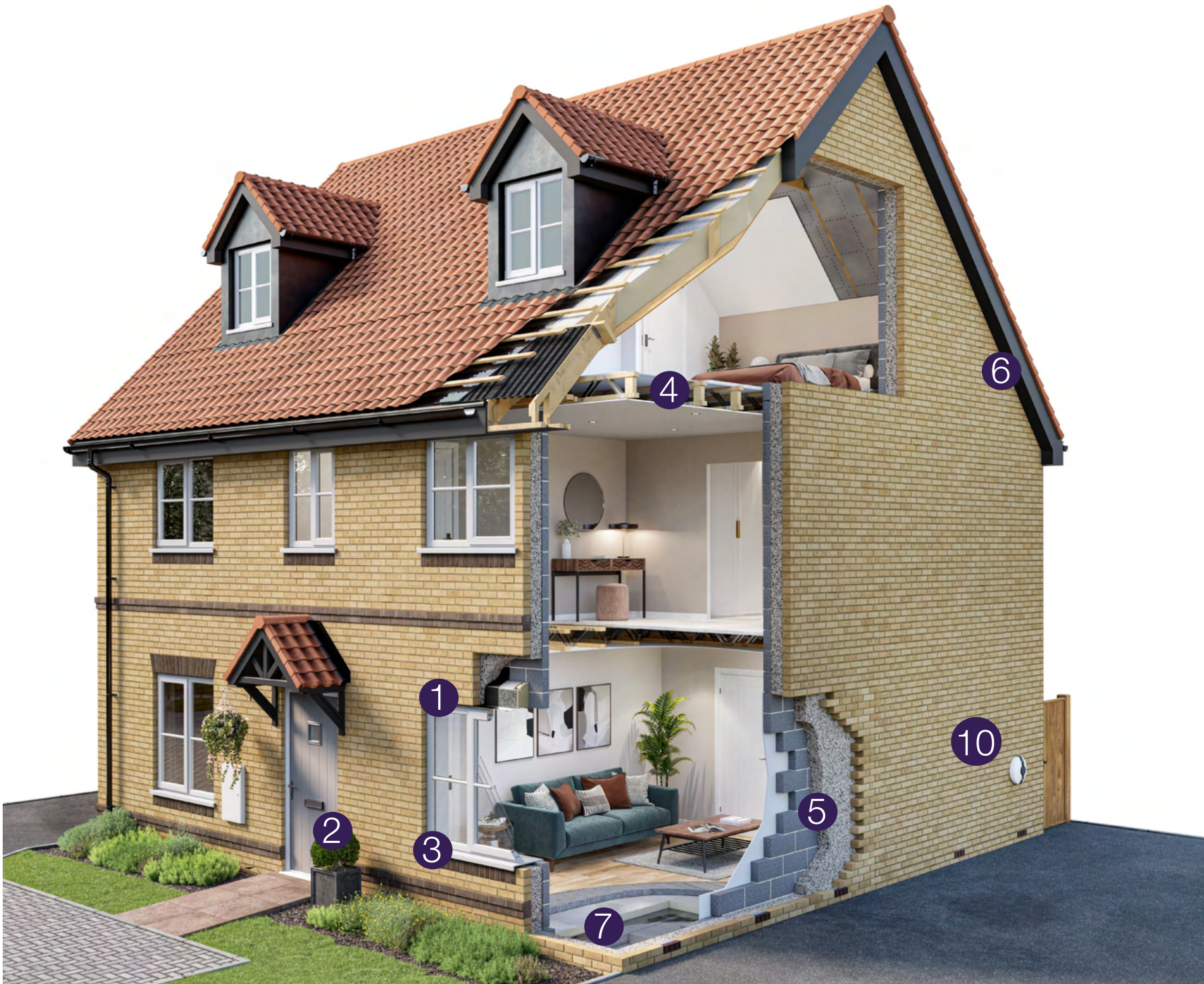


Taylor Wimpey North Thames is committed to delivering ambitious wildlife targets on all new development sites, as standard, beyond local and national policy requirements. In addition to these targets, Taylor Wimpey North Thames has partnered with charity Buglife and is committed to the inclusion of pollinator-friendly planting to achieve B-Line approved planting schemes. B-Lines is Buglife’s concept that seeks to map and provide a series of ‘insect pathways’ that run throughout the country. To achieve this Taylor Wimpey North Thames planting specifications will identify pollinator friendly species and RHS award winning species for Buglife to seal approval following a grant of planning permission.

SUSTAINABILITY

ENERGY EFFICIENT NEW HOMES

- The development will provide Borehamwood with **high quality sustainable new homes**. The homes will be energy efficient and have considerable carbon emission reductions beyond current building regulations requirements.
- Energy efficient new homes apply a fabric first approach.
- **Zero-carbon ready**, all electric energy strategy, incorporates **air source heat pumps** complimented by **PV panels** where necessary.
- User friendly systems and guidance to get the most out of new technology.



- 1 Thermal Lintels
- 2 A-Rated Front Door
- 3 Triple Glazing
- 4 Insulated “Smart Roof” System
- 5 Block Build with Enhanced Walls
- 6 Reduced Thermal Bridging and Air Tightness
- 7 Insulated Beam and Block Floor
- 8 Waste Water Heat Recovery
- 9 Air Source Heat Pump
- 10 Electrical Vehicle Charging
- 11 Therma Skirt
- 12 Mechanical Ventilation Heat Recovery (where required)



SUSTAINABLE COMMITMENTS

- Committed to delivering **ambitious wildlife targets**, as standard, beyond local and national policy requirements.
- Ecological enhancement comprise: 80% bird boxes, 5% bat boxes, 20% bug hotels and bee bricks, bee hives and hedgehog highways (based on % of total dwelling numbers).
- Partnered with Buglife, committing pollinator-friendly planting to provide ‘insect pathways’ that run throughout the country.
- Wild flower grasslands, native tree planting and hedges will **enhance biodiversity** and **preserve ecological corridors**.
- **SuDS features** will include permanent water features and a mix of wetland planting and native grass mix to create attractive and **biodiversity habitats**.
- Peripheral swales connect with multifunctional attenuation features which will be sensitively integrated into the landscape
- A naturalistic approach to play is proposed to bring children and families into closer contact with nature.
- Seating and amenity walks will be distributed throughout open spaces to promote the **intrinsic health and well being benefits**.

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

LANDSCAPE AND DRAINAGE

The design will take a considered approach to planting design, species selection and habitat creation to help the development sit comfortably within this sensitive context, contributing positively to the appearance and character of the wider neighbourhood.



Integrated SuDS



Permanent Water Bodies



Wetland Meadow Grass



Naturalistic Play



Seating in Nature



Play on the way

LANDSCAPE

- Across the proposal, landscape treatments will vary, depending on the character area:
- A **tree-line primary street avenue** creates an idyllic gateway into the development, fostering a sense of pride and identity for the residents
- New trees will be chosen to suit the scale and character of the open space or streetscape
- Soft landscaping around the **existing oak tree** will preserve this valuable asset and enhance the character of the proposed development
- A **landscaped boundary edge** to the southeast, will be largely retained and supplemented to merge the development with the newly relocated Woodcock Hill Village Green. Providing appealing access between the site and the countryside beyond
- **Vale Green** will retain the open green character of Vale Avenue and offer opportunities for children's play and amenity
- Within the proposed Vale Green and retained woodland area to the southwest, SuDs will be planted with native grass mixes that can withstand periodic flooding. While **permanent water bodies** will incorporate marginal planting species, to add diversity for both amenity and ecology.
- The **woodland area** will compliment the existing informal, semi-rural character, offering variety, learning in nature and naturalistic play.
- Areas located for children's play will be planted with species with colour and fragrance, offering movement in breezes and varied forms to create multi-sensory spaces which encourage wonder and wellness.

DRAINAGE

- **Integrated SuDS** features are proposed both within the Vale Green and southeast woodland area to reduce surface water run-off, with swales incorporated to treat highways run-off. SuDS features will be designed to provide attractive and varied landscapes features which aid biodiversity.
- **Permanent water bodies** will provide year-round water features, creating an opportunity for habitats and wetland planting which will differ from the majority of the development. Designs will be developed to deliver spaces of intrigue, which benefit native wildlife.



ILLUSTRATIVE MASTERPLAN (1:1000)

COMMUNITY BENEFITS

The proposed development offers many community benefits, both in the form of on-site opportunities and contributions:



Delivery of much needed homes in Borehamwood, including 50% Affordable Housing



New landscaping, including mixed planting, ponds and new trees, alongside the translocation of recently planted trees



Creation and contributions towards biodiversity enhancements to achieve minimum 10% net gains



Contribution towards local health care infrastructure



Creation of areas of play, in the form of on-the-way play, naturalistic play, and extensions to the existing Byron Avenue play area



Contributions towards local education infrastructure



Enhanced walking and cycling routes to the new village green

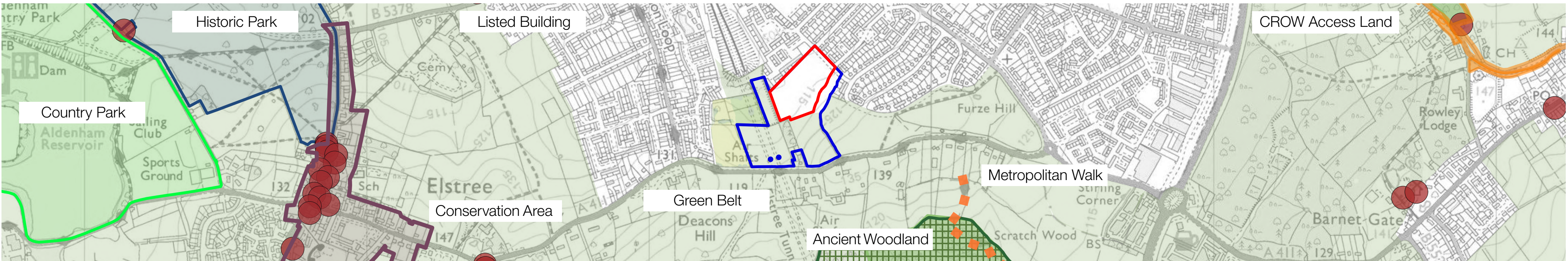


Construction phase of the development will provide direct employment in the area and economic output as a result



Contribution towards local sustainable transportation

UNDERSTANDING GREEN BELT & GREY BELT



Under the previous NPPF, proposals for development in the Green Belt were required to demonstrate Very Special Circumstances (VSC). Now, with the introduction of ‘Grey Belt’ land and a set of ‘Golden Rules’, this has been revised to ensure development in the green belt is only supported where it is genuine justified, sustainable and sensitive to its context.

NPPF

- The National Planning Policy Framework sets out the government’s planning policies for England and how they should be applied.
- In December, 2024, the NPPF was updated to reflect the Government’s aspirations to deliver more homes and to generate new economic growth
- A more balanced approach to Green Belt land was introduced which brought in a new definition of Grey Belt Land
- One of the most significant changes in the introduction of ‘Grey Belt’, is a planning concept that recognises not all Green Belt land serves the same purpose. Where appropriate, certain sites may now be considered appropriate for development if they help to meet pressing local housing needs, especially for affordable homes

‘GREY BELT’


- The term ‘Grey Belt’ refers to areas or sites within the Green Belt that:
 - Present opportunities to address identified local housing needs, particularly the provision of affordable homes.
 - The site does not contribute strongly to three (parts a, b and d) of the five purposes of Green Belt, which means that it has the potential to be Grey Belt
- Are in sustainable locations, such as near existing infrastructure and public transport
- Have potential to be sensitively developed without undermining the overall integrity and strategic function of the wider Green Belt
- Within Grey Belt planning legislation, the “Golden Rules” are used to determine whether development can be justified on Grey Belt,

GOLDEN RULES

- Paragraph 158 of the new NPPF states: A development which complies with the ‘Golden Rules’ should be given significant weight in favour of the grant of permission.
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RULE 1

 - “Affordable housing which reflects 15% above the existing affordable housing requirement which would otherwise apply - capped at 50%”



RULE 2

 - “Necessary improvements to infrastructure”



RULE 3

 - “The provision of new, or improvements to existing, green spaces that are accessible to the public”

VALE AVENUE, BOREHAMWOOD

Thank you for your time today,



Your views are important to help us develop our scheme and are very much appreciated, so please ensure you fill out our feedback form before you leave today. As we finalise our plans, we will review any comments received.

FOR ANY FURTHER INFORMATION PLEASE GO TO OUR WEBSITE:

www.taylorwimpey.co.uk/new-homes/borehamwood/land-west-of-vale-avenue

Or email: info@valeavenue.co.uk