

THE SHENLEY PLAN

2019 TO 2036



SUBMISSION PLAN

REGULATION 16 | OCTOBER 2019

SHORT VERSION

This document is designed to help people who have limited time to read the key parts of the 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 Submission Plan, Regulation 16.

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

The full Submission Plan, Reg. 16, and supporting documents are available online at <http://shenleyvillage.org/neighbourhood-plan/>

Paper copies of the Plan are available to read at The Hub, the Post Office, Gateways Surgery, Shenley Estates and Café in The Orchard. Additional copies are also available to borrow from The Hub and The Post Office. You can also email clerk@shenleyvillage.org or call 01923 855865 with any questions or for further information.

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, landowners, businesses and 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 and heritage 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 and enhancing the distinct rural village character of the village and surrounding landscapes: Its rural building types and spaces, openness and landscape setting.
02. Protecting the Green Belt including many hectares of arable farming land from inappropriate development and reversing the loss of biodiversity in our rural landscapes.
03. Protecting, conserving and enhancing the networks of rural landscape aspects such as green spaces, open spaces, hedges, trees and woodlands as well as water courses and other biodiverse habitats within and around the village and in the Parish as a whole.
04. Providing and maintaining leisure and recreation facilities that meet the requirements of the population including sporting activities and outdoor 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. Encouraging and guiding landowners toward working positively with the Parish Council and the local community in the pre-application phase to ensure well designed places. And to pursue Neighbourhood Development Orders as a new tool for growth and Green Belt land protection.
09. Creating a new rural edge to the western part of village in keeping with the village and bringing the community together.
10. 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.
11. Providing an effective public transport service seven days a week and commuter shuttle services to nearby train stations.
12. Maintaining all existing rights of way, footpaths, bridleways and cycleways and creating new ones to establish a convenient, attractive and safer linked-up network.
13. Creating a safer and healthier London Road, Black Lion Hill, Porters Park Drive, Radlett Lane, Woodhall Lane and Green Street 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 high volume of through traffic.

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

Policy SH1: Rural Character

POLICY INTENT

This policy intends to help fulfil the following objectives:

- 01, 02, 03, 06, 08, 09, 10 & 12

POLICY

SH1.1 Rural Character

Development proposals should ensure the design and delivery of development in the neighbourhood plan area addresses the following requirements:

- a. enhances the existing distinctiveness of the rural character of Shenley by identifying the special and valued features that are unique to the locality, the heritage assets and architectural features that contribute to the local character, and

- b. demonstrating a detailed understanding of local settlement patterns, natural materials, local vernacular and good quality modern materials providing for the 21st century needs of rural dwellers of all ages, and
- c. maintaining and enhancing landscape character and visual amenity, and
- d. creating simplicity in form, purposefulness of each element of architectural detail demonstrating modesty and great restraint in expression, scale and proportion, and
- e. providing an adaptable and flexible form of building and space over time, responding to changing needs, uses and users (ability to expand and shrink at low costs, adapt to new uses eg. 'Loose fit - Long life' buildings and spaces); and
- f. amount and variety of finishes is minimised, kept natural and have proven to be of robust materials which weather and mature well, and
- g. using local varieties for seasonal planting suitable for site and soil conditions with informal/green transitions between boundaries; self-maintaining, biodiverse and/or productive (edible), and
- h. using locally sourced building materials, where possible, and a locally anchored colour palette, and
- i. locally sourced expertise and labour for constructing and repairing buildings and structures are employed, where possible, and
- j. building energy efficient buildings and places working with site opportunities through sensible layouts dealing with exposure to wind and weather, topography and passive solar gain, and
- k. providing spaces and buildings that maximise opportunities for greening to create attractive resilient places that can also help the management of surface water.

SH1.2 SHENLEY PARISH DESIGN PRINCIPLES AND CODE

Development proposals in the Neighbourhood Plan Area and located within the Green Belt on January 1st 2019 must have regard to the Shenley Parish Design Principles and Code (at the end of this document).

The Shenley Parish Design Principles & Code will assist developers and promoters in achieving well-designed places and distinctiveness in Shenley. (Reference to Policy SH7, SH8 and National Planning Practice Guidance on achieving well-designed places and corresponding/forthcoming Design Manual)

Policy SH2: Shenley Village Special Policy Area (SSPA)

POLICY INTENT

This policy intends to help fulfil the following objectives:

- 01, 02, 03, 06, 08, 09, 10 and 12

POLICY

SH2.1 Development within the Shenley Village Special Policy Area, shown on Policy Map SH2, is supported provided it:

- a. is in accordance with relevant policies in the NPPF and the Hertsmere Local Plan, and
- b. is of exceptional design quality and complies with Policy SH1 Rural Character and all other relevant policies in this plan, and

- c. will strengthen the rural village function of Shenley village by providing appropriate high quality development within walking distance of key local facilities.

SH2.2 Development within the SSPA should prepare a statement setting out how it contributes to the objectives in this plan.

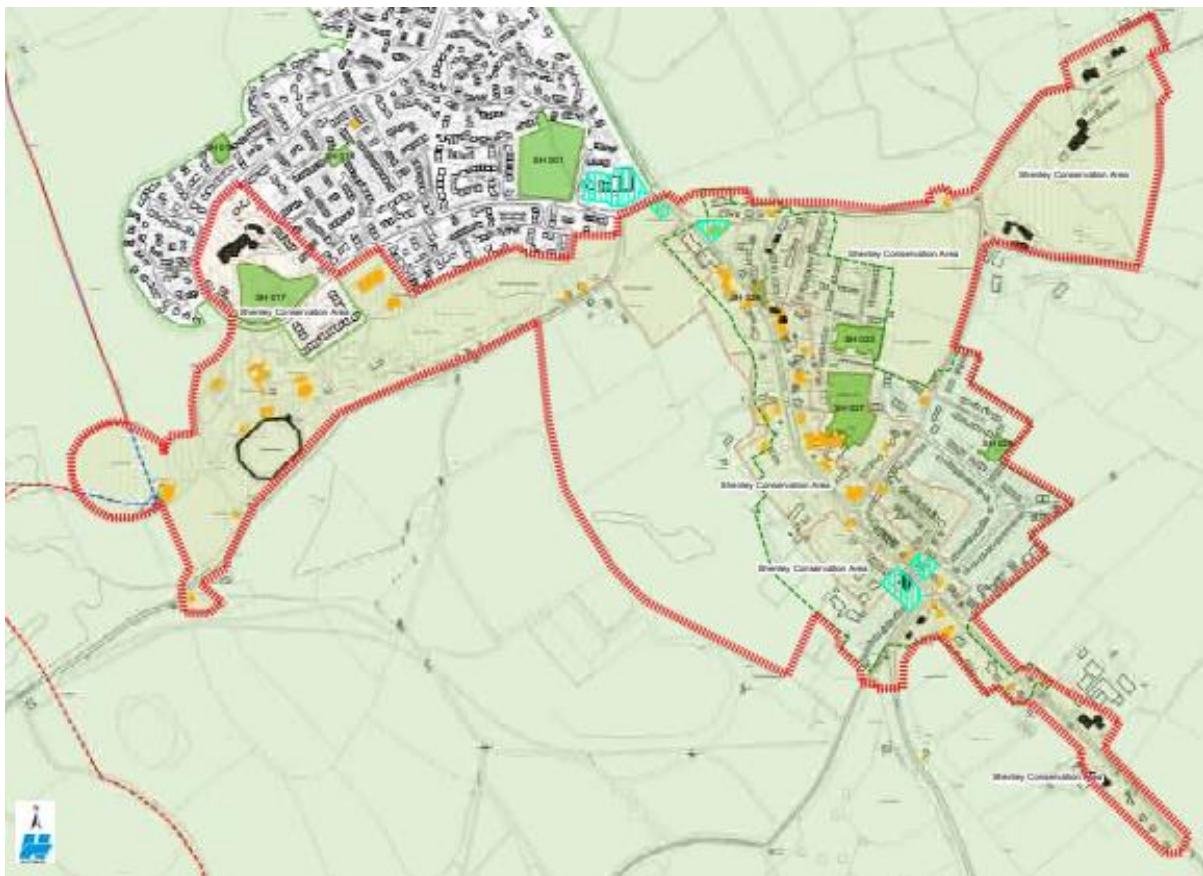
SH2.3 Where development is in accordance with the NPPF, Hertsmere Local Plan and other policies in this plan, the use of the Neighbourhood Development Order or Community Right to Build Order route to seeking area-wide planning permission is supported and shall be explored. Development in the Shenley Special Policy Area must be in accordance with national and local policies for: Green Belt; the natural environment; and the historic environment (including designated and undesignated assets).

The Parish Council will continue to work positively with the Local Planning Authority through production of the Local Plan (and future reviews). Community engagement undertaken through the production of this neighbourhood plan has identified that the land within the area west of London Road (South of Radlett Lane, east of the Spinney (Bridleway Shenley 010) and north of footpath Shenley 011) could be a potentially appropriate location for any future village expansion.

Should the need for changes to Green Belt and settlement boundaries be established through the Hertsmere Local Plan, the Parish Council will explore the possibility of addressing detailed amendments to Green Belt boundaries through non-strategic policies, including possible future updates to the neighbourhood plan (in accordance with paragraph 136 of the NPPF).

SH2.4 Community Land Trusts and comparable delivery mechanisms which lead to more genuinely affordable development in perpetuity are supported and encouraged.

Policy Map SH2: Shenley Village Special Policy Area



Policy SH3: Local Green Space

POLICY

The Spinney Woodland and connected hedge system as marked up in Policy Map SH3 is designated as Local Green Space where inappropriate development will not be approved except in very special circumstances as defined by National Planning Policy and regulations.

Policy Map SH3 – Spinney Woodland and connecting hedge system



Policy SH4: Housing Mix & Choices

POLICY INTENT

This policy intends to help fulfil the following objectives:

- 06, 07, 08

POLICY

Development proposals for new homes or alterations to existing buildings for residential use are particularly supported where they increase the local supply:

- a. One to three bedroom homes; and
- b. Financially more affordable homes including starter homes, shared ownership, and/or social rented family homes; or
- c. Homes for people with local connections, when affordable housing is built, which meets the criteria set by Hertsmere Borough Council and which is provided in a tenure-blind mix; and
- d. Self-build and custom-build homes; or

- e. Homes and developments for more mature households (55+), elderly living alone and young families within walking distance of local amenities and community facilities; and
- f. Homes meeting Building Regulations Requirement Part M4 (Category 2)* and Wheelchair user dwellings as defined by Building Regulations Requirement Part M4 (Category 3)*.

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

Policy SH5: Connecting Shenley Village

POLICY INTENT

This policy intends to help fulfil the following objectives:

- 06, 11, 12 & 13

POLICY

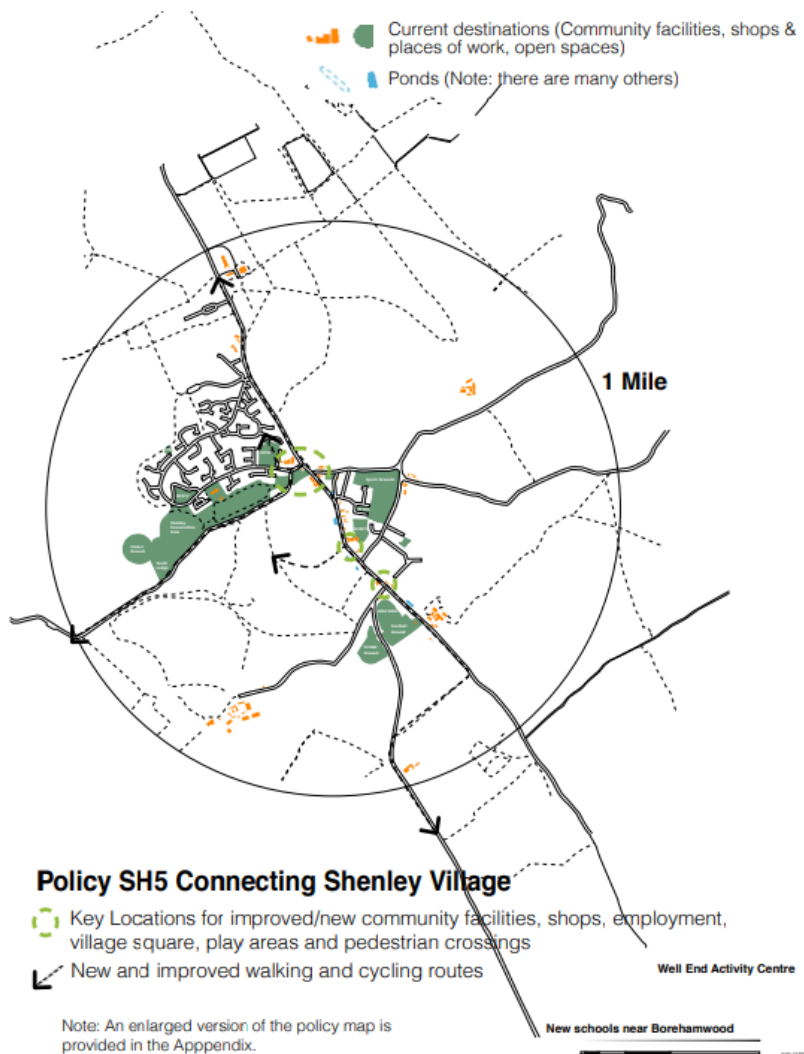
SH5.1 Development proposals should, where appropriate:

- a. Support delivery of improved walking, cycling and public transport accessibility identified in Map SH5, including walking and cycling routes through the land west of London Road and Porters Park, and between Radlett, Borehamwood, Shenleybury and Shenley.
- b. Focus and support development and /or improvement of community facilities, shops, offices and employment uses at the Key Locations identified in Policy Map SH5 and the associated provision of green/open space, a new village square with pond and play facilities.
- c. 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 wherever possible.

SH5.2 The delivery of improved walking, cycling and public transport accessibility and the strengthening of the Key Locations should be a priority for Community Infrastructure Levy expenditure.

SH5.3 Development proposals will be supported for either residential and/or business, that makes provision to connect the Internet with a minimum symmetric speed of 30Mbps and with realistic future-proof upgrades available (demonstrated through a 'Connectivity Statement' provided with relevant application) if it is in accordance with other policies in the Plan.

Policy Map SH5: Connecting Shenley Village



Policy SH6: Community Infrastructure Facilities

POLICY INTENT

This policy intends to help fulfil the following objectives:

- 03, 04, 05 & 06

POLICY

SH6.1 Existing community infrastructure facilities

Development proposals which retain or improve existing local community infrastructure facilities shall be supported. Development proposals which would have a significant impact or result in the loss of existing local community infrastructure will demonstrate that:

- a. there is no longer any significant need or demand for the existing community facility;
or
- b. the existing community facility; is no longer economically viable; or

- c. the proposal makes alternative provision for the relocation or reprovision of the community infrastructure to an equally or more appropriate and accessible location within the Parish which complies with other plan policies (Policy SH5).

The existing local community infrastructure addressed in this policy include:

- The White Horse, pub/restaurant
- The King William IV, pub
- Novita restaurant
- Cafe in the Orchard, Shenley Park
- Shenley Park Facilities, the Walled Garden and Tennis Courts
- The Post Office
- Pond area and Pound Green near the Pond
- Shenley Primary School
- Clore Shalom School
- Gateway Doctors Surgery
- Gingerbread Dental Practice
- The Chapel, Shenley Park
- Shenley United Synagogue, Shenley Park
- Shenley Methodist Church
- St Martin Church (Church of England)
- Church of the Good Shepherd (Roman Catholic)
- The Village Hall
- St Winifreds Hall
- Shenley Cricket Club
- London Colney Cricket Club
- Well End Scout Activity Centre
- Arsenal Football Club Training grounds
- University College London Sports Ground and Soccer Fields
- Pursley Fields

SH6.2 New community infrastructure facilities

Development proposals that improve the quality and range of community infrastructure, particularly for young people and/or located in any of the Key Locations identified in Map SH5, shall be supported where the development:

- a. has appropriate regard to the Shenley Parish Design Principles and Code, and
- b. will not result in unacceptable traffic movements or impact on residential amenity, and
- c. will not generate a need for car parking that cannot be adequately catered for, and
- d. is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle.

Specifically, development leading to the improvement of the quality or additional provision of the following community infrastructures should be looked at favourably:

- 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 train stations.

Policy SH7: Local Knowledge For Good Design

POLICY

SH7.1 Good Design

SH7.1 Planning applications for major development should demonstrate how they have addressed the quality of design by:

- a. providing a statement of how they have had regard to the Shenley Plan Policies; and
- b. Shenley Parish Design Principles and Code; and
- c. making appropriate use of tools and processes for assessing and improving the design of development, including collaborative, independently facilitated, design workshops, which engage a cross-section of the local community early in the design process and Design Review.

SH7.2 Design and Development Briefs (DDBs)

SH7.2 Design and Development Briefs for Major Development proposals are supported.

A Design and Development Brief should include all relevant information and be considered helpful in facilitating an informed and meaningful assessment of design quality, 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 codes 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 category 1, 2 and 3 trees and hedge rows 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 to understand the ability of the development to deliver affordable housing.

SH7.3 Statement of Community Consultation & Neighbour Involvement

SH7.3 Planning applications for major development that can demonstrate early, proactive and effective engagement with the community by providing the following information will be looked on more favourably than those that cannot:

- 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; and
- 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.

SH7.4 Early Proposal Presentations

SH7.4 Shenley Parish Council will expect applicants to present their proposals for sites at an early stage and throughout the design development process as part of complying with Policy SH8 as framework.

Policy SH8: Building For Life 12

POLICY INTENT

This policy intends to help fulfil the following objective:

- 08

POLICY

SH8 Built for Life™ Quality Mark

SH8.1 Major development proposals should, where appropriate, demonstrate how it has had regard to the following:

1. Connections - Does the scheme integrate into surroundings?
2. Facilities & Services - Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafés?
3. Public transport - Does the scheme have good accessibility to public transport?
4. Meeting local housing need - Does the development have a mix of housing types and tenures that suit local requirements?
5. Character - Does the scheme create a place with locally inspired distinctive character?
6. Working with the site and its context - Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?
7. Creating well defined streets and spaces - Do buildings enclose streets and spaces and turn corners well?
8. Easy to find your way around - Is the scheme designed to make it easy to find your way around?
9. Streets for all - Are streets designed to encourage low vehicle speeds?
10. Car Parking - Is resident and visitor parking sufficient and well integrated?

11. Public and private spaces - Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?
12. External storage and amenity - Is there adequate external storage for bins, recycling and cycles?

SH8.2 Development achieving 12 greens or the Built for Life™ 'Outstanding' quality mark is supported and looked at favourably.

Shenley Parish Design Principles & Code

SC1 LOCAL PATTERNS

Principle

A detailed understanding of local settlement patterns, natural materials, local vernacular and good quality modern materials providing for the 21st century needs of rural dwellers of all ages is expected. Development proposals will take design cues from traditional and successful building typologies, streetscape, landscape and productive planting demonstrated in the Conservation Area as a whole and in Listed Buildings in the Parish specifically. It is important to achieve a balance of allowing new design and innovation to flourish whilst protecting the existing defined character of the surrounding built development and rural landscape. 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 and spaces.

Code

- a. Any development must take the opportunities available for protecting and enhancing the local rural character, setting, natural and built environment quality including archaeology. Proposals shall respond positively to and enhance the distinct and recognised rural character of the listed and valued buildings and spaces in the Conservation Area, village and the neighbourhood plan area. They are to demonstrate a thorough understanding of Shenley's built and natural environment, and the often defining spaces in-between buildings and the wider landscape setting.
- b. A comparative precedent study of existing positive local examples and innovation in 21st century rural forms of sustainable development is expected to be presented in the Design and Access Statements and/ or Heritage Statements.

SC2 DESIGN SCRUTINY

Principle

To enhance the existing distinctiveness of the rural character of Shenley the identification of the special and valued features that are unique to the locality, the heritage assets and architectural features contributing to the local character is expected. A Design and Access Statement is to be submitted as part of major development proposals. They should provide relevant information to demonstrate the proposal meets the policies and requirements in the Shenley Plan, Shenley Principles & Codes, the Local Plan and National Planning Policy Framework and Planning Policy Guidance. Proposals are to provide sufficient levels of information (see SH7 for detail). Key design construction details are to be provided as part of the application documentation to ensure the quality of design can be scrutinised and maintained if the permitted scheme is subject to subsequent minor amendments.

Code

- a. Any development to provide to scale illustrations, full coloured layout, height, mass, bulk, typical elevations and facade details and roofscape drawings in a scale to be agreed with the conservation and/or case officer. Building material choices and finishes of proposed development including supporting infrastructures and utilities are expected as part of the Design and Access Statement documentation. Agreed samples are to be produced and signed off prior to commencement of the construction work by the conservation and/or case officer. This is aimed at enabling the necessary scrutiny of design proposals and performed craftsmanship to satisfy design quality requirements.

SC3 LAYOUT | RURAL PLOT SIZE PATTERNS

Principle

Major development must subdivide parcels of land into plots in a manner that responds to the rural plot size pattern shaped by topography, landscape, views and vistas, sun path, wind and weather exposure, 'in situ' mature trees and hedges, watercourses and other natural features such as ponds and geology.

Code

Major Development proposing regular and linear plots of equal size typical of suburban developments and unresponsive to site context, landscape and need for public spaces is not supported. The creation of a range of convivial and social spaces must be demonstrated.

Proposals are to demonstrate a positive response to the site context. Due consideration must be given to quality of indoor and outdoor living environment, public spaces and potential environmental performance of the development, including, but not limited to:

- i. Orientation
- ii. Natural light levels
- iii. Indoor air quality
- iv. Thermal comfort
- v. Fabric U-Values
- vi. Acoustics
- vii. Water consumption

The creation of a range of convivial and social spaces must be demonstrated.

SC4 BUILDINGS | SHENLEY'S RURAL BUILDING TYPES

Principle

Contemporary resource efficient rural living and working - often taking place in open plan ground floor layouts - is achievable without difficulty within traditional rural building form and provide a good choice of accommodation for mixed tenures and uses.

Code

A range of unit sizes within groupings of rural building types commonly framing courtyards in the tradition of local estate and farmsteads with associated barn-houses, cottages and mews buildings are expected to form the majority in the mix of proposed development. The creation of a range of convivial and social spaces must be demonstrated.

SC5 BUILDINGS | ‘LOOSE FIT - LONG LIFE’

Principle

Providing an adaptable and flexible form of building and space over time, responding to changing needs, uses and users is a requirement. 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 users. Applicants will demonstrate that the building types they propose are designed for living and home-working on the ground floor and allow for access to the outside such as gardens and courtyards.

Code

Floor to ceiling heights at street level are designed above building regulation standards along main routes and central/mixed use locations (> 2.70m) as a measure to allow buildings to accommodate the changing needs of the occupier.

SC6 BUILDINGS | LESS IS MORE. SIMPLICITY’

Principle

Creating simplicity in form, purposefulness of each element of architectural detail demonstrating modesty and great restraint in expression, scale and proportion is a requirement. The restraint exhibited in the appearance of individual and grouped rural buildings is considered fundamental to building rural character in new buildings.

Code

Development to demonstrate simple, restraint and refined detailing with specific reference to Shenley’s statutory and locally listed buildings and spaces.

SC7 BUILDINGS | MASSING & ROOFS

Principle

The ability of using roof space of existing and new buildings is an important principle creating space for bedrooms, studies, bathrooms and private outdoor amenity while supporting open plan layout with natural daylight from two directions (dual aspect). Access to usable private outside space is to be provided in addition.

Code

Buildings sighted at important corners or in mixed use centres are expected to have a greater mass and height than the prevailing wider context suggests to emphasis their significance. Using and maximising the space in roofs through creative design solutions are expected. This within an architectural language and form that is restrained and modest, celebrating valued rural roofs forms and bringing generous amounts of daylight into living spaces.

SC8 BUILDING FOR CLIMATE CHANGE & ENVIRONMENTAL PROTECTION

Principle

The amount and variety of materials and finishes is minimised, kept natural and have proven to be robust, weather and mature well. Natural materials are to be used as a first choice for building materials and having due regard to carbon neutral construction and climate change.

Using locally sourced building materials, where possible, and a locally anchored colour palette, and locally sourced expertise and labour for constructing and repairing buildings and structures are requirements.

Code

- a. Building energy efficient buildings and places which are working with site opportunities minimising the need for heating through sensible layouts dealing with exposure to wind and weather, topography and passive winter solar gain are a requirement. Achieving 'Passivhaus Standard' is considered a critical contribution to climate risk management, reducing costs of running a building and fuel poverty.
- b. UPVC windows, doors and structures used for the exterior of the building and in spaces around buildings are to be avoided where possible including utilities and infrastructures related to the building's operational aspects. Simple rules for material selection will be adopted, such as low volatile organic compounds (VOC) paints and finishes, sustainably sourced timber (FSC certificate), no insulants with a Global Warming Potential (GWP) of > 5.
- c. Major Development shall produce a utilities and services strategy aimed at maximising renewable energy sourcing, resource efficiency and recycling including Sustainable Drainage Systems such as swales/ surface water retention ponds.
- d. Major Development which provides a Construction Management Plan as part of the planning application documentation is supported. The Construction Management Plan demonstrates 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. This also is considered supportive in protecting the sand and gravel belt from contamination.

SC9 BOUNDARIES & EDGES

Principle

Development proposals are to demonstrate careful consideration of the spaces around the buildings and structures. Specifically, boundaries and edges to the open countryside, neighbouring properties and the streets and lanes they frame.

Rural character shall be demonstrated in those interfaces between public and private and shared spaces. They are best addressed from the start of the design work and not as an afterthought. 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, front gardens and courtyards.

Code

SC9a. Adherence to the following principles shall be demonstrated and detailed through landscape and maintenance plans produced by a suitably experienced landscape architect at planning application stage:

1. Informality and the use of simple, natural, low level engineered, robust and well weathering materials.
2. Use of typical planting often found in 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. (with use of provided reference list)
3. A simple palette of a few materials for street surfaces and structures in new streets and lanes

4. A shared surface approach without kerbs supporting a step-free environment for wheelchair users is considered appropriate for all residential streets and lanes. The concept of a 'play street' where pedestrians and children have priority over slow moving cars and other motorised vehicles should be considered.
5. '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 1.50m high see-through modestly proportioned fencing and /or picket timber fencing.

SC9b. There are two principle rural edges to the open countryside which are to shape detailed design approaches on specific sites:

Type 1: Backing onto countryside A minimum of 30m between boundary/ open countryside and back elevation of a building must be maintained. Narrow in plan or single storey gable ended buildings are permitted closer to the boundary.

Type 2: Front elevation onto countryside A minimum of 10m between the 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)

SC9c. Following re-development, consequential damage caused to verges and street trees is expected to be made good by the developer.

SC9d. Following re-development the prevailing approach to highway boundaries and use of hard features such as railings, walls and fences to define boundaries should be avoided where the prevailing approach is for green and flush front and side boundaries. Where the predominant nature of front boundaries is green hedging this is to be retained, or re-planted in an appropriate rural style to make a positive contribution to the rural character, biodiversity and local flood risk prevention. Where fencing is required then hedging should be planted to soften the effect.

SC10 RURAL LANDSCAPE

Principle

Maintaining and enhancing rural landscape character and visual amenity is a requirement. A successful integration of development within the rural landscape by applying great care in how the development and associated infrastructures is sited in the land- and street- and townscape must be given highest consideration. 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.

Code

Providing spaces and buildings that maximise opportunities for greening to create attractive resilient places that can also help the management of surface water (Sustainable Drainage Systems) are a requirement. Sustainable Drainage Systems (SuDS) are a natural way of managing drainage, especially around properties incl. rainwater harvesting, rain gardens, permeable surfaces and green roofs.

The relative informality of rural streets, edges and front gardens is important in making a positive contribution to rural character. 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 a requirement.

Development must avoid highly engineered urban boundary treatments, planting and street furniture. 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's Conservation Area are to be used in new development and/or are replaced 'like for like' as and when improvement works are carried out in Shenley Parish.

The creation of a range of convivial and social spaces must be demonstrated.

SC11 HEALTHY TREES & HEDGES'

Principle

Proposals must avoid cramped over-development by retaining significant and healthy trees and hedge systems, supporting beauty, biodiversity and flood risk prevention.

Code

Development proposals are to retain healthy trees, woodland, hedge systems and ponds in the neighbourhood area. Exceptionally, if development is approved which would result in their removal equivalent and appropriate replacement planting will be required on site based on a replacement landscaping assessment as of BS 5837:2012 Trees in relation to design, demolition and construction and HBC's corresponding Supplementary Planning Guidance.