

www.townsendlaneconsultation.co.uk



Welcome

Welcome to Hill Residential's consultation on their emerging proposals for development of land to the south of Townsend Lane, Harpenden.

Our aspiration for the development in Harpenden is to deliver and create a vibrant and sustainable community that encourages economic growth and social interaction through the highest design standards and provision of infrastructure that will benefit both existing and new residents.

As our plans develop, we will continue to work closely with local stakeholder, St Albans City & District Council and the community to ensure this scheme is designed to be the best possible for the local community.

After looking at the materials on display, please fill in a feedback form and leave it with us or return it using our Freepost address. Members of the project team are at hand to discuss the proposals with you and answer any questions you may have.



Scan to find out

more or visit the

website listed

above

About Hill Residential

Hill Residential is an award-winning 5-star housebuilder, creating a range of beautiful, sustainable and award-winning new homes across southern England.

For over twenty-five years, Hill Residential's values have been rooted in delivering quality, distinctive places to live. Hill Residential's vision is to be the UK's leading and most trusted housebuilder creating exceptional homes and delivering sustainable placemaking. This is the vision Hill Residential aspires to deliver at Townsend Lane, Harpenden.



Our recent awards include the 2023 WhatHouse? Housebuilder of the Year and WhatHouse?

Development and have been awarded a five-star housebuilder status for the seventh consecutive year from The Home Builders Federation #HBF New Homes Customer Satisfaction Survey.





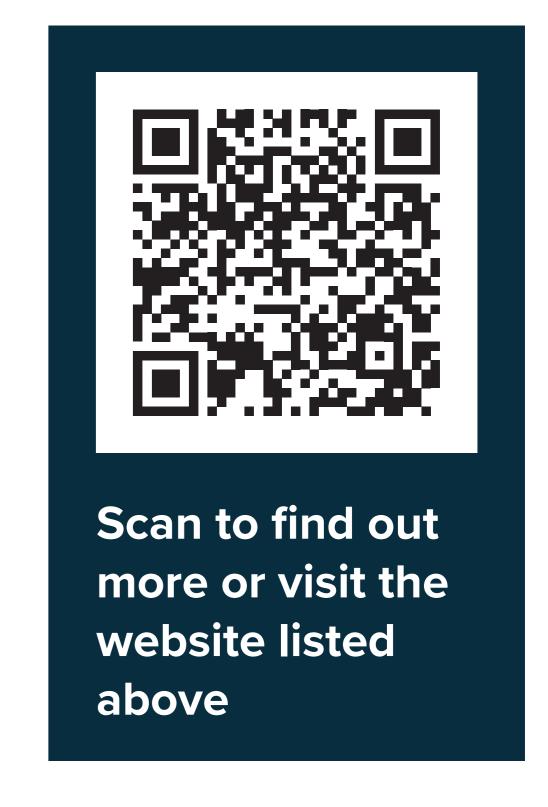
Site location

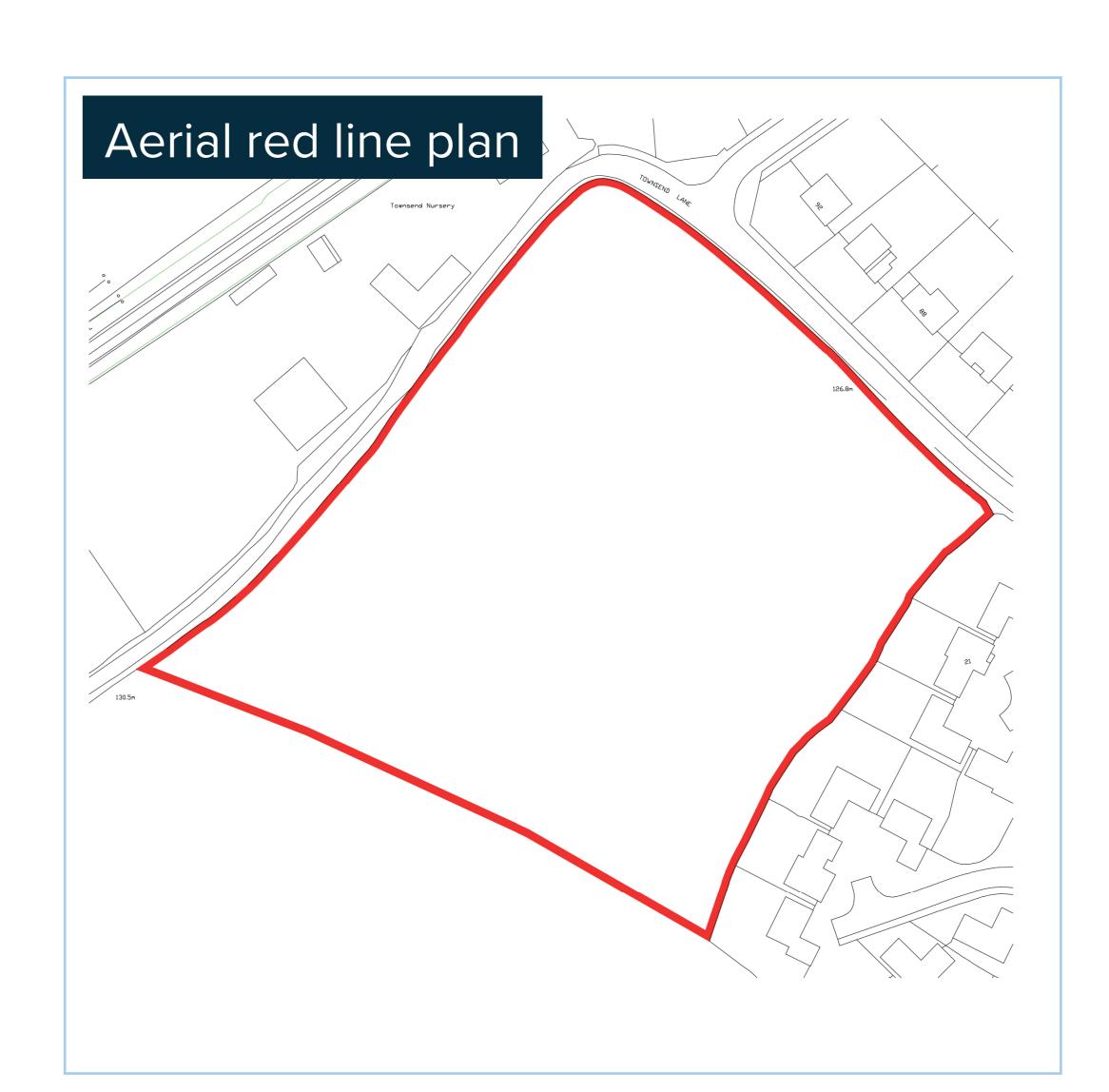
The site is situated on the western edge of Harpenden off Townsend Lane and comprises a square parcel of circa 1.88 hectares.

The site consists of an arable field surrounded by hedgerows and trees. It is bordered by existing residential housing on two of its boundaries on Townsend Lane and Hartwell Gardens, with commercial use to its northwest boundary and provides a key link to Nickey Line cycleway. To the southwestern boundary, the site adjoins open countryside.

The site benefits from a sustainable location and access to the wider public transport network including the Harpenden railway station which provides connections to London and Bedford, and local bus stops along Luton Road. The site is also well connected to the wider strategic road network with the M1 and M25 in close proximity.

Additionally, the site is well integrated with local walking and cycling routes, including the Nickey Line, which will further enhance sustainable transport choices. The site also benefits from being within a walking distance of Roundwood Park Secondary School, Roundwood Primary School and the amenities of Luton Road.



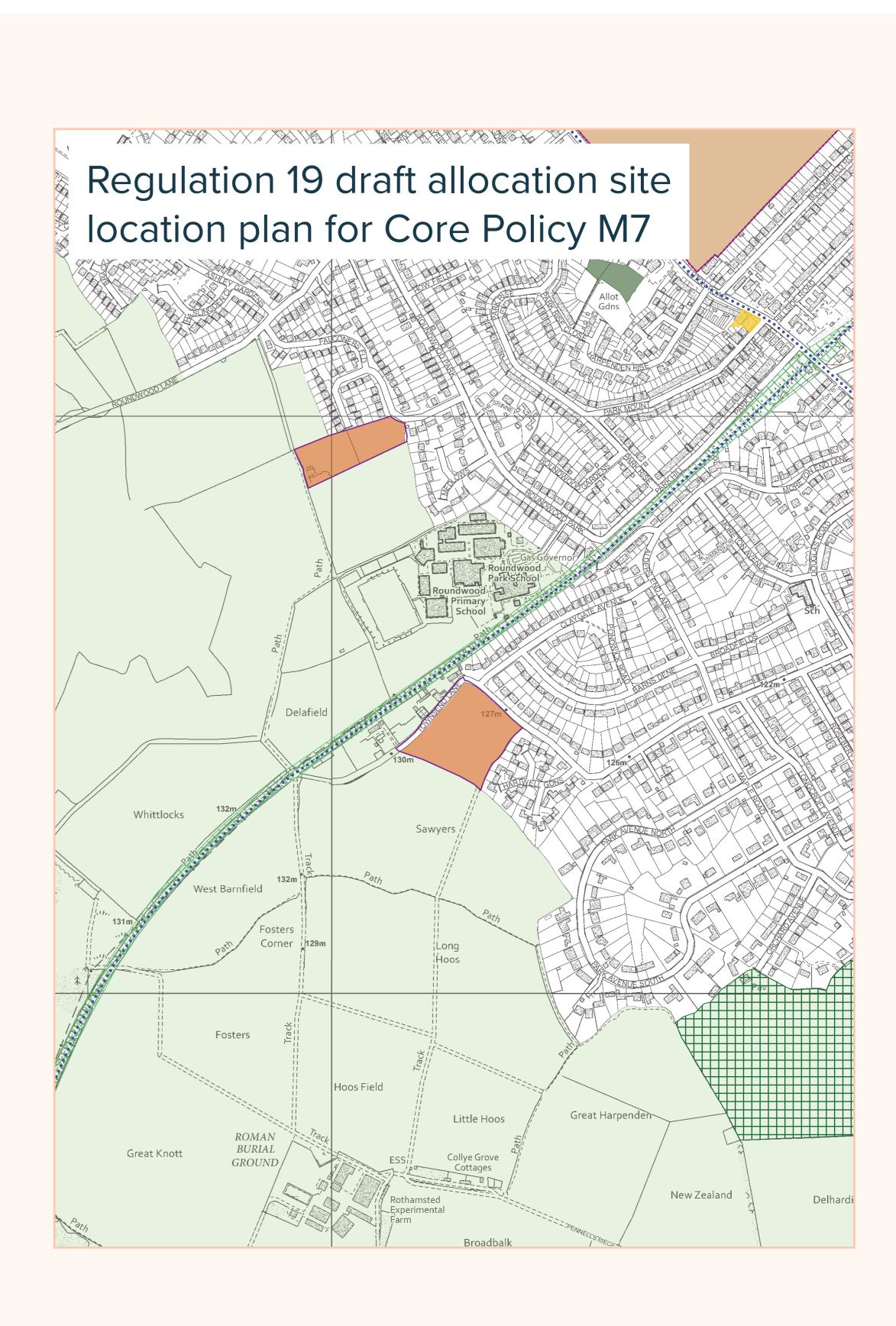


Site context

The site is draft allocated in St Albans City & District Council's draft Local Plan 2041 under Core Policy M7 deeming the site suitable for residential development.

The draft allocation identifies that an indicative figure of 65 homes could be delivered on the site. As part of our considered design approach, Hill Residential has tested different densities on the site to ensure that any development is sympathetic to its surroundings and the local context.

From this review, it is considered that circa 56 homes would provide a more sympathetic development, reflective of local character, whilst providing a mix of homes to meet local needs and increase the opportunity to provide larger open spaces on site.

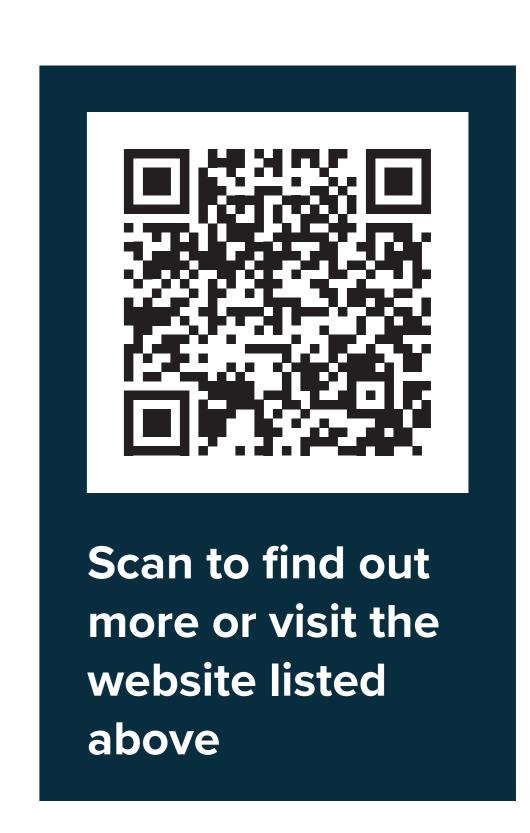




Proposals

Our aspiration for the development in Harpenden is to deliver and create a vibrant and sustainable community that integrates into the local area, providing additional high-quality new homes and associated infrastructure that will benefit both existing and new residents.





Key features

The development will deliver a number of key benefits including:



Homes

A mix of circa 56 high-quality new homes, including circa 23 affordable homes and a mix of house types to help address local housing needs.

Implementing a traditional architectural style with design cues from the local area.

The homes will be designed to integrate with the existing local vernacular and architectural style.



Sustainability

Landscaping and biodiversity improvements, providing at least 10% biodiversity net gain.

All homes will be heated by Air Source Heat Pumps rather than gas.

Sustainable drainage principles will be utilised on site, improving the current on-site drainage.



Community

Provision of high-quality public open spaces for recreation, play and enjoyment.

Promotion of active travel through the site's sustainable location, offering easy walking or cycling access to the Nickey Line, Harpenden Town Centre, schools, shops and the railway station.



New homes and affordability

Scan to find out more or visit the website listed above

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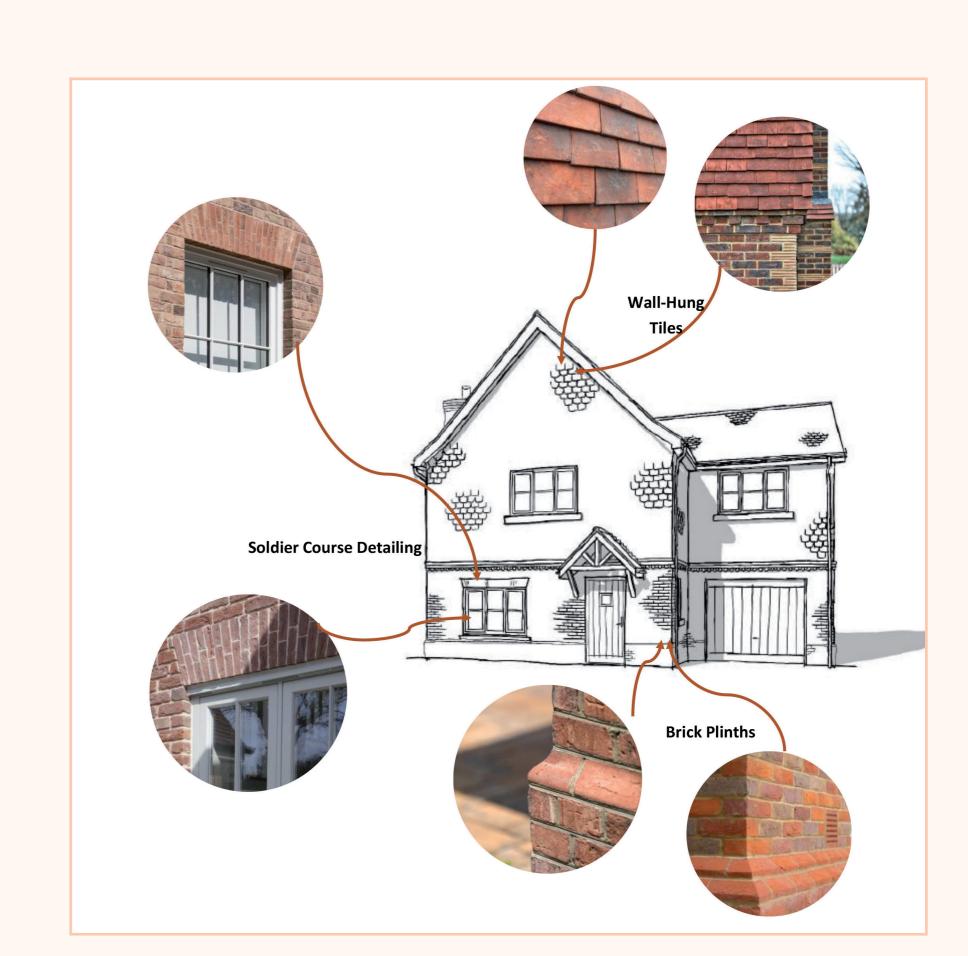
The scheme encompasses a range of houses and low-rise apartment blocks, including circa 23 affordable housing units and circa 33 market housing units. This will enable more residents to get onto the housing ladder, including first-time buyers, families looking to upsize, or residents looking to downsize.

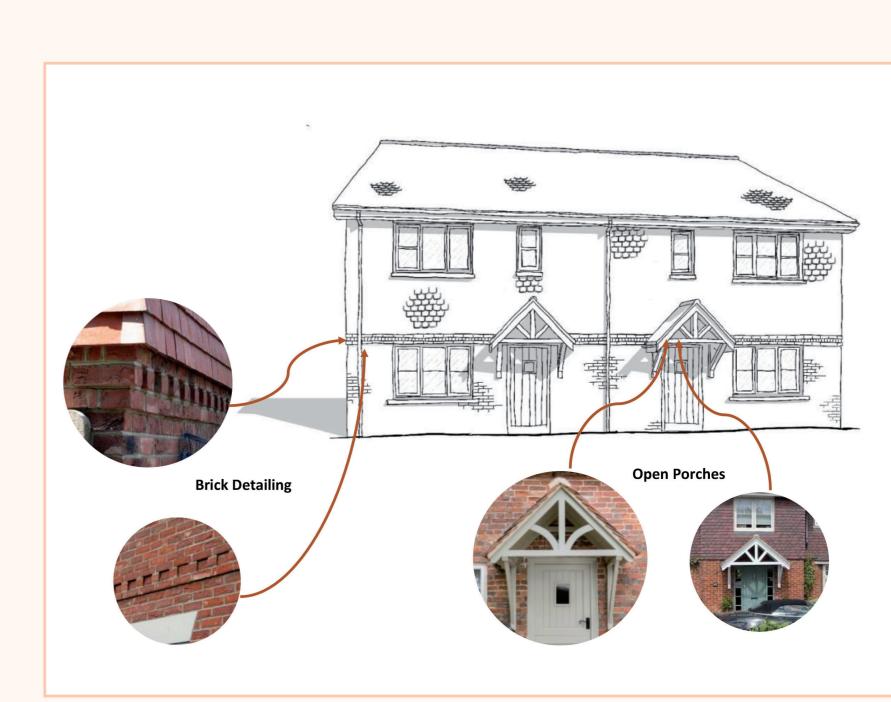
Design of new homes

The proposals will provide a mixture of housing ranging from family housing to apartments, specifically a mix of 1 and 2 bed flats, and 2, 3 and 4/5 bed homes, with a maximum storey height of 2.5.

The design of the scheme is to have a traditional architectural expression with design cues taken from the local vernacular and inspiration taken from the immediate surrounding context.

Key architectural features will include gable end roof forms, tile hanging details, non-grounded chimney stacks, red & decorative brick, composite bay and dormer window types, and open porches.







Access and connectivity

The development will be accessed via one primary vehicular access point off Townsend Lane.

The proposed road would be 5.5 metres wide and visibility at the junction has been planned in line with the 30 mph speed limit. The entrance is designed to allow refuse trucks to access the site, without needing to create an unnecessarily large junction.

The layout of road network within the site has been designed to reflect the existing street pattern along Townsend Lane, with organic internal roads to creating a softer, more informal character, encouraging a pedestrian-first approach.

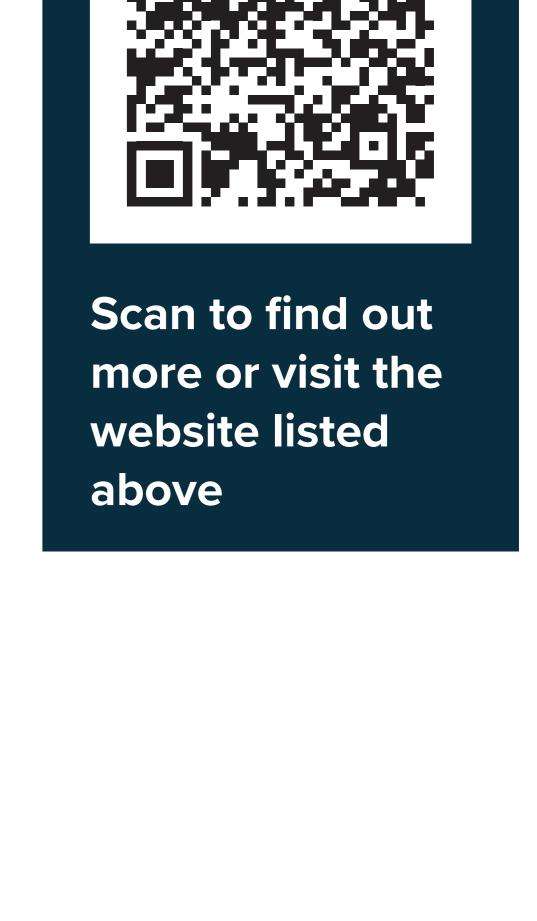
Hill Residential have consulted with Hertfordshire County Council (HCC) on the proposed access arrangement into the site, HCC have confirmed that the Townsend Lane access is accepted in principle.





Additionally, residents will be able to access the site through the creation of a new walking and cycling link from Townsend Lane to the southwest of the site. This access point will be for pedestrians and cyclists only and will allow for connection to the Nickey Line improving connectivity to the wider area and encouraging active travel.

These access points are proposed along the northwest boundary of the site to enhance connectivity and encourage the use of active travel.

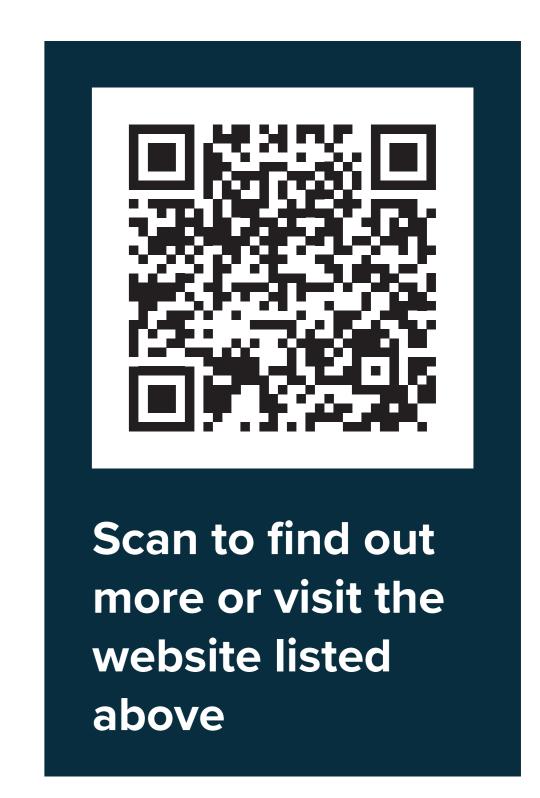








Green spaces and landscaping



We are committed to having a positive environmental impact on our developments, which also conforms to St Albans City & District Council's sustainability goals.

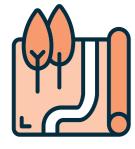
As part of the proposals, the new development will deliver landscaped green open space for both new and existing residents to enjoy alongside the retention and enhancement of existing biodiversity through the following methods:



A green space at the heart of the scheme to create a central community focus.



A new natural play area.



Retention of all existing hedgerows, other than limited areas required for safe vehicular access and connections to the Nickey Line, provide natural visual screening from the open countryside.



All existing trees to be retained on site including those under existing Tree Preservation Orders (TPO's).



Landscaping enhancement, particularly to northern and southern hedgerows.



A minimum 10% biodiversity enhancement.



- (1) Central greenspace
- (2) Foot / cycle connections to the Nickey Line
- (3) Vehicular access from Townsend Lane (selective hedgerow removal/thinning) to ensure sufficient visibility)
- (4) Augmented vegetation on the southern boundary (supplementary mixed native hedgerow planting and hedgerow trees)

Landscape buffer / green edge—additional tree planting and long

- (5) Rainwater attenuation basin
- (6) Existing structural planting retained
- (7) Flowering lawn verges
- (9) Low order, green streets(10) Permeable block paving

grass margins



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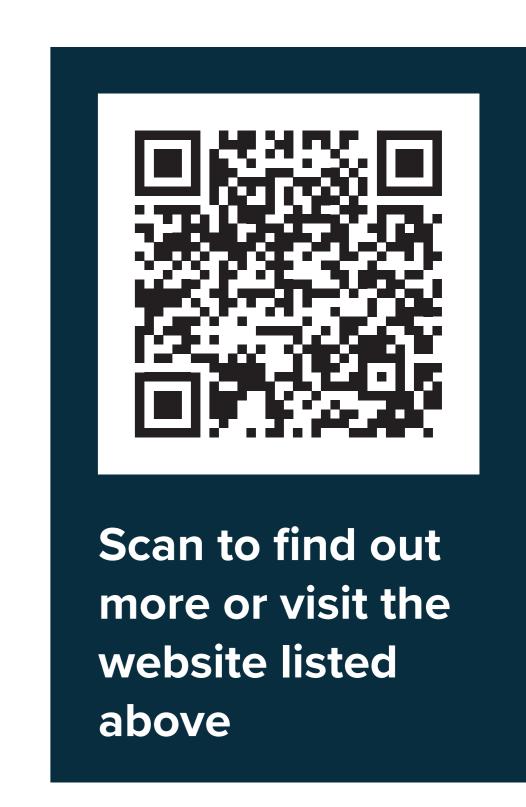


Drainage

The proposals have been designed to effectively manage surface water. The proposed surface water drainage strategy will use sustainable urban drainage systems (SuDS) to capture, control and release water generated on-site, mimicking the current natural drainage with infiltration back into the ground in accordance with the drainage hierarchy.

The system will be designed to manage severe weather that happens very rarely, such as a 1-in-100-year storm event and to account for climate change and potential urban creep on the development.

The proposed SuDS features will be designed to also promote biodiversity and provide amenity benefits through an attractively planted detention basin, which will include new rich planted habitats.



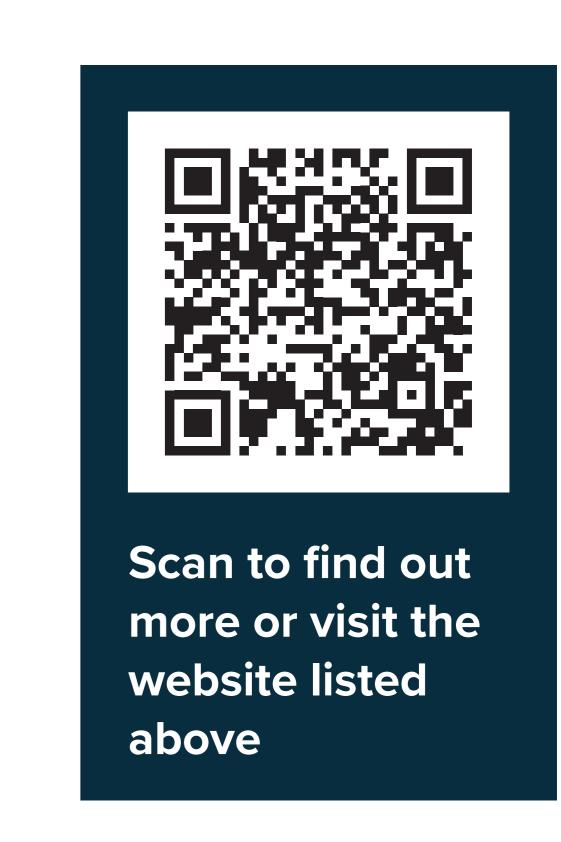


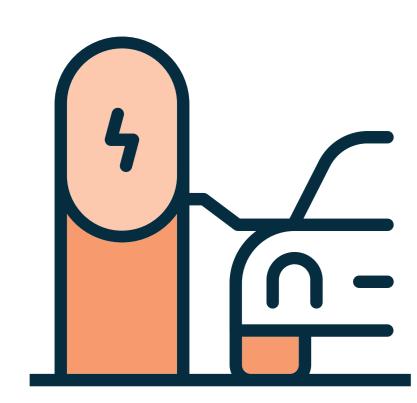
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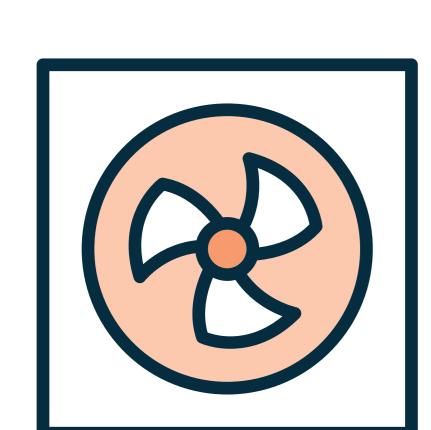
Sustainability

Sustainability will be at the heart of these proposals, and Hill Residential will use the following measures to meet St Albans City & District Council's sustainability goals:





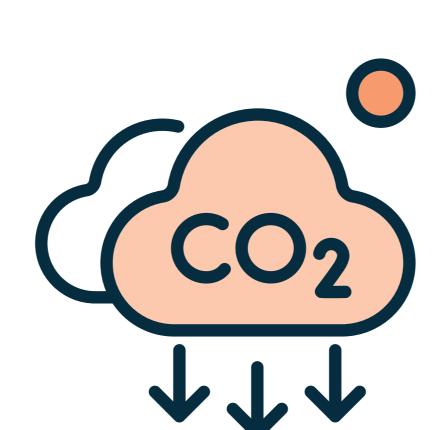
All homes will have access to one Electric Vehicle (EV) charging point each and there will be provision for cycle storage to encourage the use of alternative modes of transport to the car.



The development will be entirely gas-free and will incorporate renewable energy such as Air Source Heat Pumps.



Promote sustainable travel and transport through enabling the use of public transport, with access to the existing local walking and cycle route network for enhanced sustainable transport connectivity.



Utilise a 'Fabric First' approach to new homes with u-values that exceed Building Regulations targets and will minimise carbon emissions.



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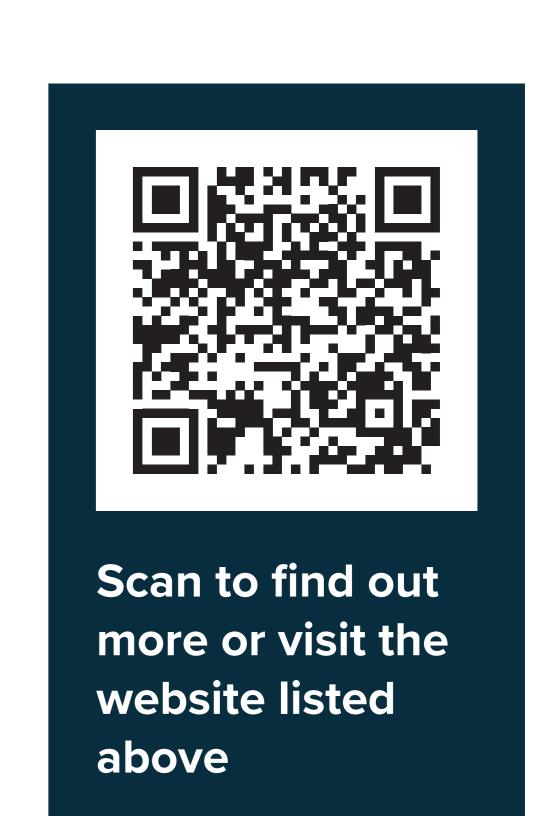
Next steps

Thank you for attending our community engagement event to view the proposals for land to the south of Townsend Lane, Harpenden.

We appreciate you taking the time to visit and hear more about the site and sharing your suggestions for the proposals. Please fill out our feedback form and either hand it to a member of staff or leave it in the box provided.

Alternatively, you can take it with you and return it via our Freepost address (see below) or fill out the online version on the project website.

We will consider all feedback provided during the consultation and will take on board comments wherever possible in evolving the proposals.



Timeline

Please see below the proposed timeline for the proposals:

Q3 2025

Launch of consultation

Q4 2025

Targeted submission of planning application

Q3 2026

Targeted determination of planning application

Get in touch

If you have any questions regarding the development, please do contact us using the details below:



0800 148 8911 (freephone) (Monday – Friday, 9:00am – 5:00pm)



info@townsendlaneconsultation.co.uk



Freepost MEETING PLACE CONSULTATION (no stamp required)



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