

## INTRODUCTION

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 30 years, developing high quality and sustainable residential, commercial and industrial schemes. The following pages illustrate our emerging outline proposals for a new residential development on the Site at Luton Road, Offley. The proposals include a further parcel of land to the south of Luton White Hill which is also within the control of the landowner.

The purpose of the public consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is lodged with North Hertfordshire District Council.

### The Site

The Site is located on the western edge of the village of Offley, north of Luton Road and south of the A505. Offley lies approximately 5km (3.1 miles) south west of Hitchin and 6.5km (4 miles) north east of Luton.

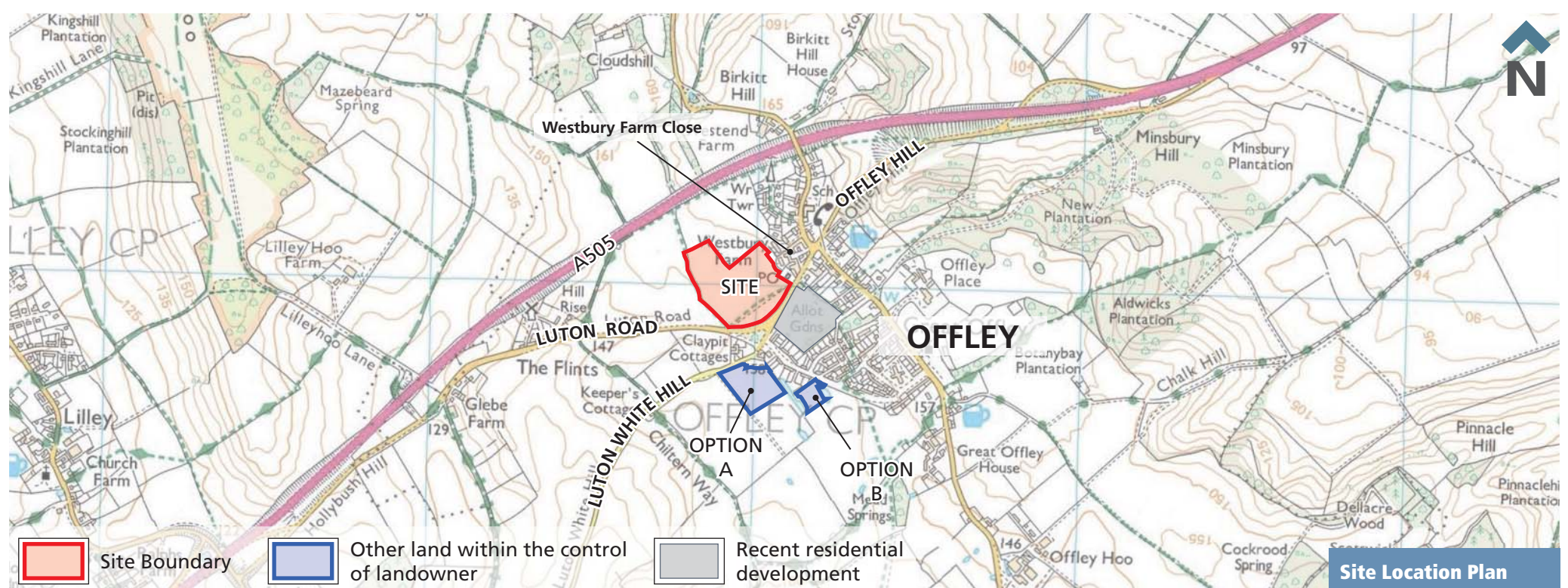
The Site comprises two parts: an area of allotments are located within the south east; and to the north and west it comprises an arable field. The eastern edge of the Site is bound by the rear gardens of properties on Westbury Farm Close and the Offley Stores. A recently built housing development lies opposite the Site, to the south of Luton Road.

There are two parcels of land to the south of Luton White Hill which are also within the control of the landowner which have the potential to accommodate the allotments. These are shown as options A and B on the map below.

### The Need for Housing

Every Council is required by Government to boost significantly the supply of housing and to make planning decisions in light of the presumption in favour of sustainable development.

The Council has a demonstrable need for more housing and additional deliverable sites are required in order to meet this demand and maintain a five year housing supply as required by National Policy.



### A Sustainable Location

The Site is located in a sustainable location with convenient access to the public transport network. There are bus stops located within walking distance of the Site on Luton Road to the east of the Site, which provide frequent bus services to Stevenage and Luton.

The majority of the village's existing community facilities are located within 400m of the Site, including the Offley Endowed Primary School, a public house, convenience store and a restaurant.

### The Application

Gladman Developments Ltd intends on submitting an outline planning application for up to 70 homes to North Hertfordshire District Council. This application will establish the principle of development and determine the access arrangements. All other details would form part of subsequent detailed applications if outline planning approval is granted. The outline proposals currently indicate the following:

- Up to 70 new homes of varying sizes, types and tenures.
- Vehicular access point off Luton Road.
- Potential for a new village shop/facility with suitable car parking spaces and space for deliveries.
- A new children's play area.
- Retention of the existing public footpaths that cross the Site and the creation of new recreational footways.
- Sustainable drainage basin designed to create new wildlife habitats.
- The creation of a new landscaped village gateway into Offley.



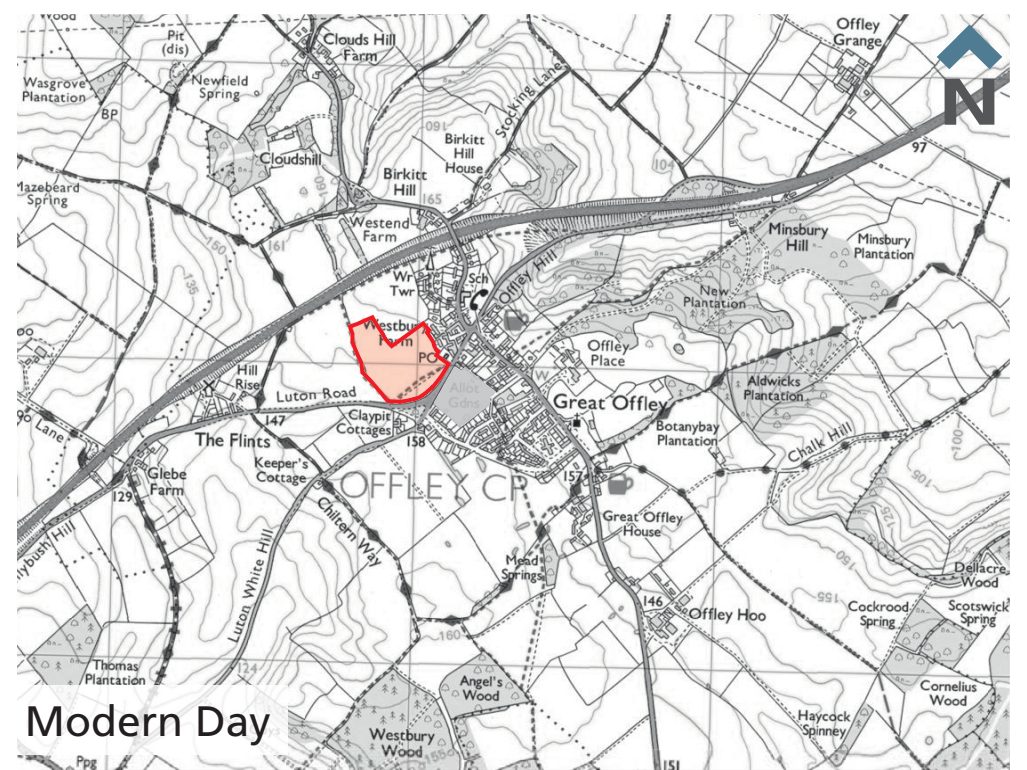
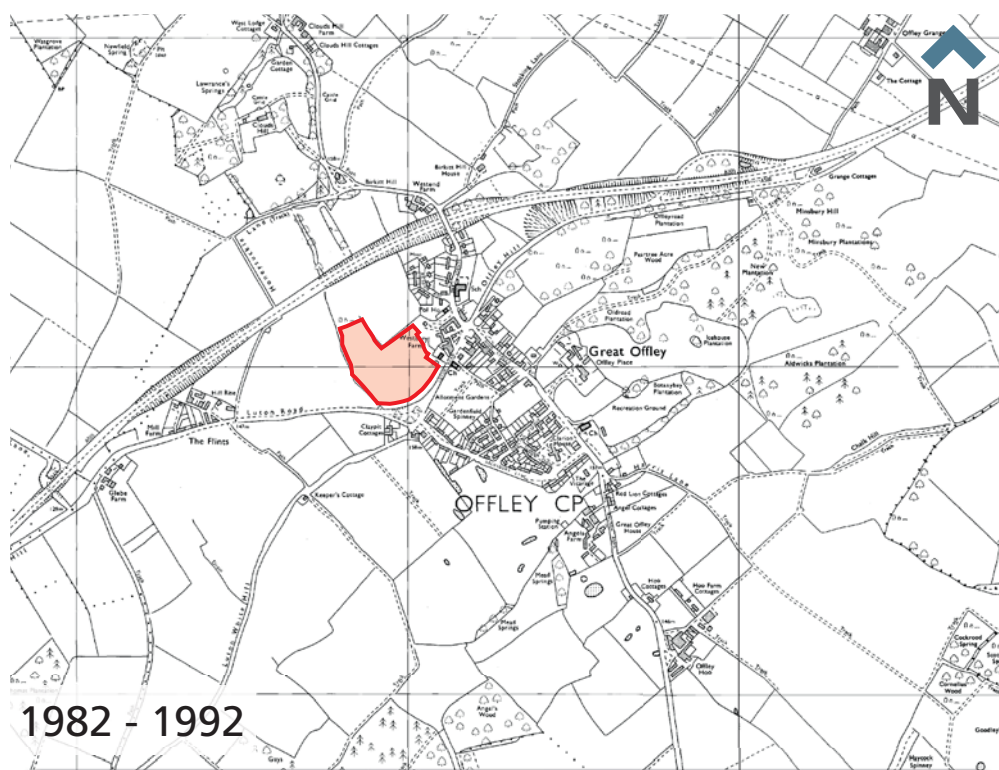
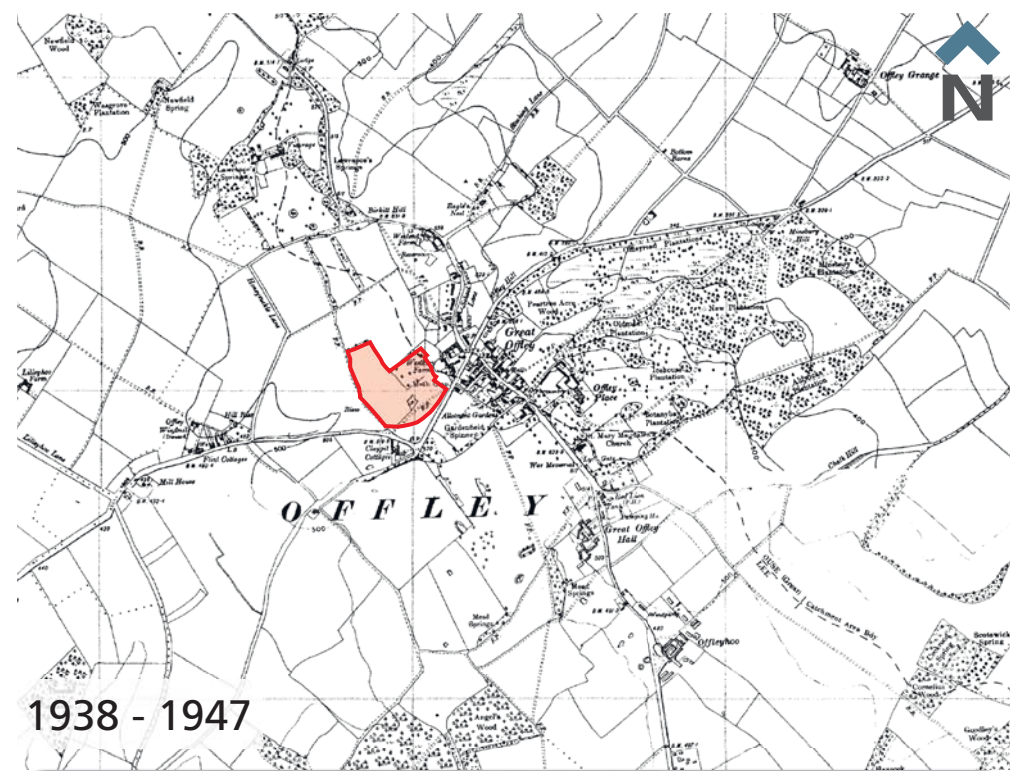
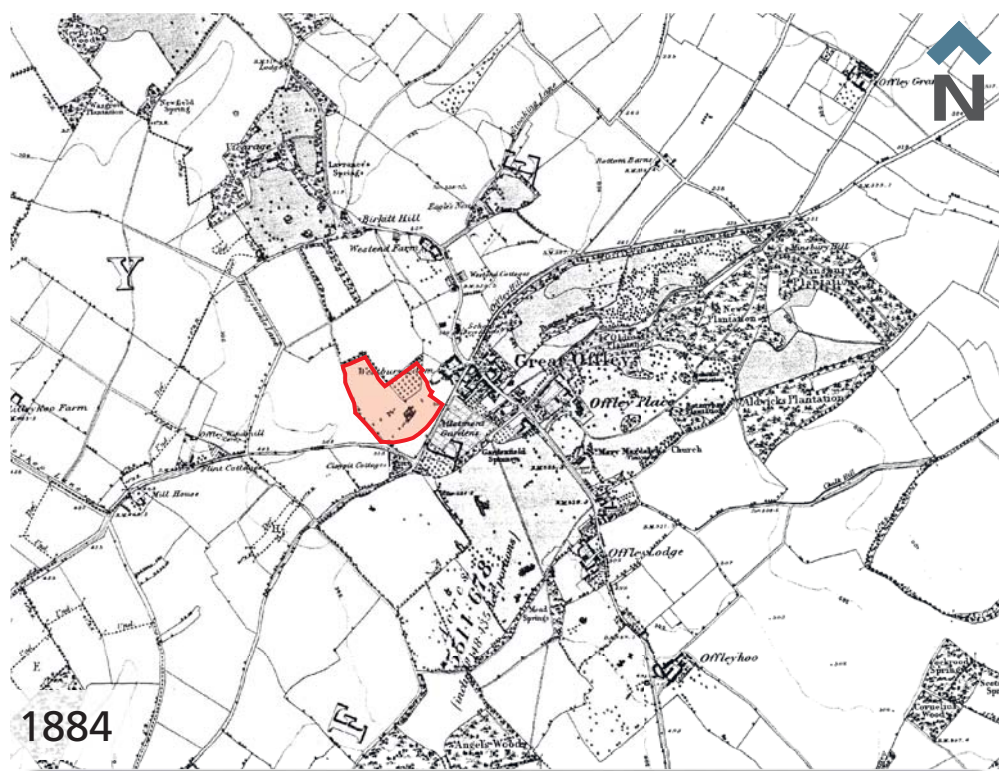
HISTORIC MAPS

The historic maps below show how Offley has grown over the past 133 years. Offley originally developed around the High Street and Kings Walden Road, as evidenced by the grouping of a number of older properties and the Grade I Listed Church of St Mary Magdalene. The historic core of the village is designated as a Conservation Area and encompasses a number of Listed Buildings.

The 1884 and 1938-1947 maps show how the village remained largely unchanged over the course of the late 19<sup>th</sup> Century and the early and mid

20<sup>th</sup> Century. However, the 1982-1992 map shows how Offley had begun to experience significant growth with the construction of a number of new housing areas in the south of the village. This map also shows the A505 dual carriageway to the north of Offley which was constructed during the 1970s to bypass the village.

The modern day map shows how Offley has continued to grow since the 1990s, with the construction of further residential development on a former allotment site to the south of Luton Road.





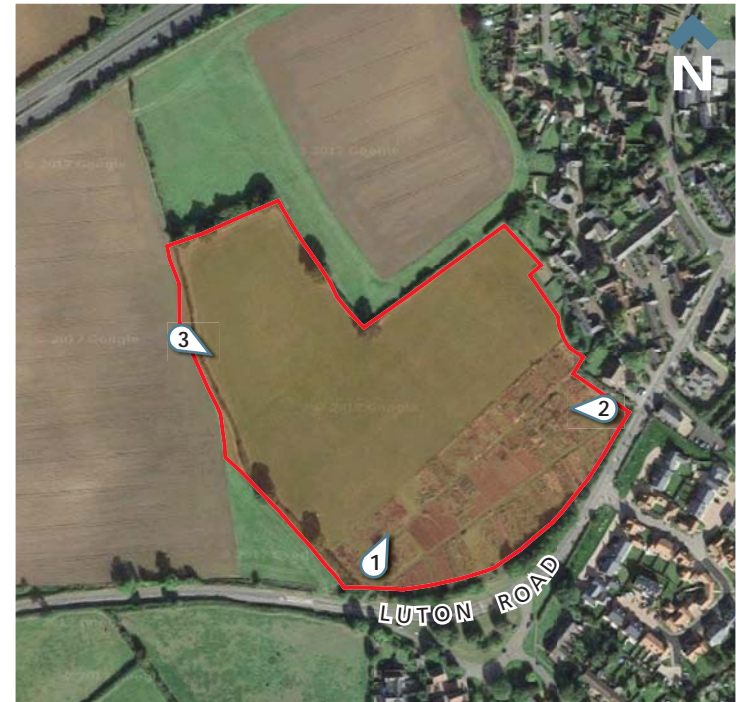
## SITE DESCRIPTION

The Site comprises one irregular shaped field. The southern part of the field comprises allotments and the remainder is in arable use.

The Site is bound to the east by existing housing, and to the south by a grass verge extending along Luton Road. Arable fields lie to the west and the north of the Site. A number of mature hedgerows and trees are located along the field boundaries.

The eastern boundary comprises the rear garden fences of the properties which adjoin the Site on Westbury Farm Close, with a small stretch of hedgerow on the boundary between the Site and Offley Stores. A wooden post and rail fence lies along the Site's south eastern boundary, beyond which is the wide grass verge stretching towards Luton Road. There are two entrances into the Site off Luton Road; one in the south east corner and one in the south west. A single mature oak tree is located within the southern part of the Site, within the allotment area.

Two public footpaths cross the Site. Public footpath OFFLEY 016 runs through the southern area of the Site in an east-west direction and Public footpath OFFLEY 017 runs in a north-south alignment, along the western edge of the Site, connecting Luton Road to another public footpath to the north of the Site, which runs along the southern edge of the A505.



Aerial view showing Site boundary and photo locations.



View from the south western corner of Site looking north east.



View from the south eastern corner of Site looking north west.



View from public footpath Offley 017 looking south along the western Site boundary.



# 04 EXISTING LOCAL CHARACTER

## VISUAL ENVIRONMENT

The Site, as well as the settlement at Offley, is situated on a plateau. The Chilterns Area of Outstanding Natural Beauty (AONB) lies to the north of the Site, and the A505 separates the AONB from the settlement of Offley.

The interior of the Site is undistinguished in landscape terms, with landscape features contained to the field boundaries, with the exception of a single mature oak tree located in the south western part of the Site.

The Site is visually fairly well contained by the vegetation along the field boundaries and the built form to the east and south, which together with the landform, limit long and medium distance views of the Site. The main public views are restricted to the properties immediately adjacent to the Site and the public footpaths within, and in close proximity to, the Site.

As a result, the proposals allow for the northern part of the Site to remain undeveloped as it is visually more sensitive.



Aerial view showing Site boundary and photo locations.



View from the junction of the public footpaths Offley 017 and Offley 021, looking south towards Site.

## LOCAL BUILDING STYLES

The historic core and Conservation Area of Offley contain a diverse range of building styles and ages, interspersed and prominently marked by larger scale buildings such as the Church of St Mary Magdalene and Offley Place.

Traditional materials and architectural features within the village include: red brick, white render and dark weatherboard facades, door porticos and plain dark roof tiles. The roofscape is rhythmically animated by red brick chimneys of varying heights and, occasionally, dormer windows.





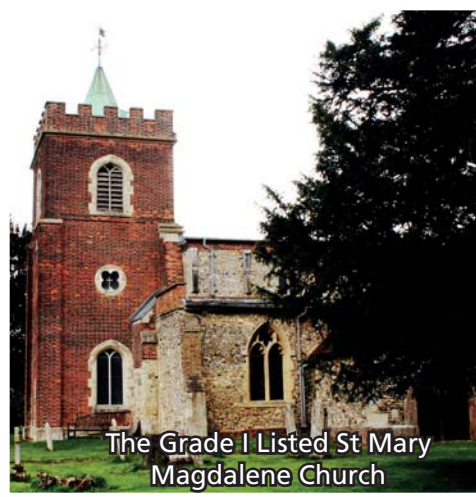
## LOCAL FACILITIES

Offley benefits from a number of services and facilities, including the Offley Endowed Primary School, a village hall, two public houses, a village store and a restaurant. The Site's location within the village allows walking and cycling to be a viable and attractive alternative to driving, with the majority of these facilities located within an easy walking distance of the Site.

The village is also well-located in terms of its proximity to both Hitchin and Luton, which are important local centres for employment, retail, leisure and education. The bus stops along Luton Road are served by frequent bus services to Hitchin, Luton and Stevenage.



Facilities Plan



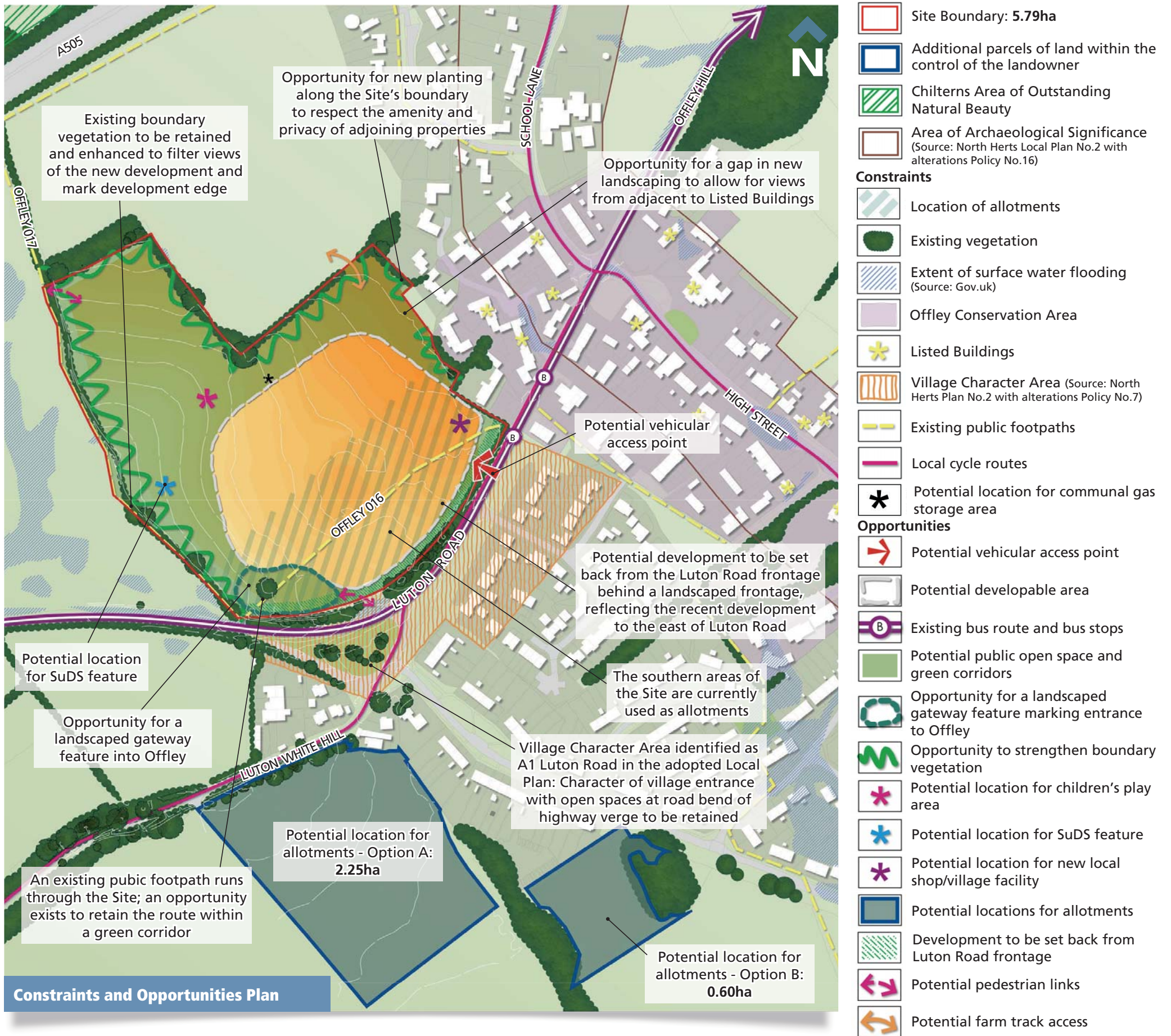


## KEY CONSIDERATIONS

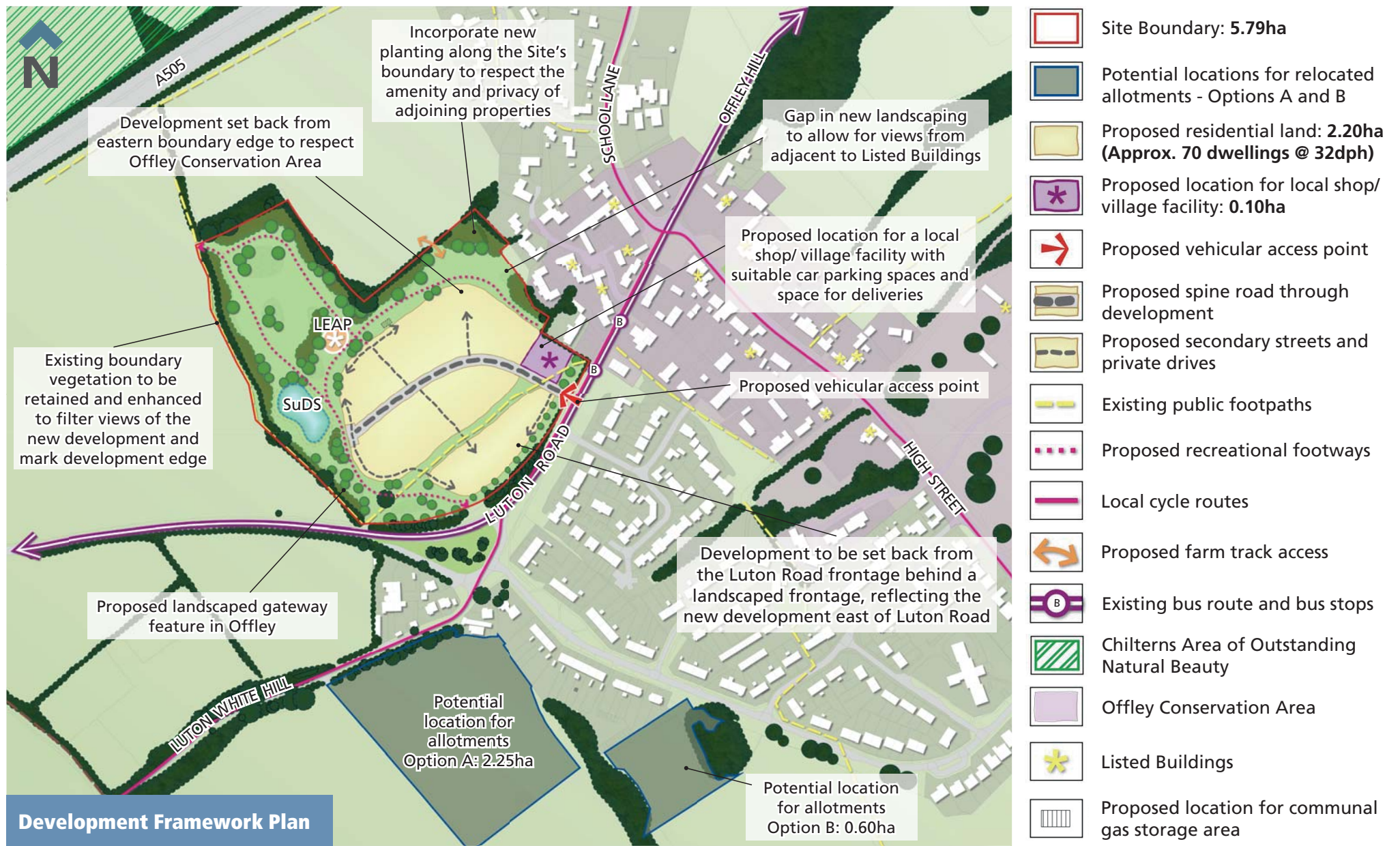
We have undertaken a thorough assessment of the Site and its surroundings in order to identify the features which should be protected, retained and enhanced as part of the development proposals. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Development Framework Plan.

The opportunity exists to create a carefully planned new residential development that is well-related to the existing settlement edge. The northern areas of the Site will remain free from development as they are visually more sensitive. The proposed built development will be set back from the southern Site boundary to create a green frontage which mirrors the development to the south of Luton Road. An opportunity exists to create a landscaped gateway feature into the village in the southern area of the Site. The existing public footpaths which cross the Site will be incorporated into the development proposals.

The existing allotments currently located on the Site have the potential to be relocated to one of the two potential site options south of Luton White Hill.







The assessment of the Site and its setting has helped to inform the preparation of the Development Framework Plan. The outline proposals provide for up to 70 new homes including a mix of house types, sizes and tenures. A number of design principles have influenced the development proposals for the Site. These principles are:

- The new homes will consist of a mix of detached, semi-detached and terraced homes. Most of the homes will be 2 storeys in height, although it is considered that a small number of 2½ storey dwellings could be accommodated to provide interest to the development's roofscape.
- The development will include substantial new areas of public open space which includes a large area of parkland in the north. In total, 60% of the total Site area will be public open space. The public open space will accommodate the existing public footpaths which cross the Site, as well as new recreational routes. The open spaces will also include a new children's play area, space for informal recreational activities such as picnicking and opportunities for wildlife enhancements.
- Vehicular access to the development will be from Luton Road. The loss of a small section of the hedgerow to allow for the vehicular access will be mitigated with new trees and hedgerow planting as an integral part of the development's landscape design.
- The development will include a shop/village facility along the Luton Road frontage, with suitable car parking spaces and space for deliveries.
- An attenuation basin will be provided as part of the development's green infrastructure. The basin will store water during periods of heavy or persistent rainfall in order to maintain run-off from the Site to present day conditions. The attenuation basin will be designed to create an attractive new landscape feature which complements the ecological objectives of the development's wider areas of public open space.

#### Open Space Provision

Proposed public open space: 3.49ha  
**approx 60% of Site to be public open space** (including new landscaping, children's play area, infrastructure and SuDS feature)

Potential location for children's play area

Existing vegetation

Proposed new structural vegetation

#### Flooding and Drainage

Proposed location for Sustainable Drainage (SuDS) features



## YOUR VIEWS

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted you will also be able to make further representations to North Hertfordshire District Council, who will take these into account before making their decisions on the planning application.

You can keep up to date on progress using our dedicated website which provides further information and includes an online feedback form for making comments.

Thank you for taking time to view our proposals.

## How do I comment?

Comments can be sent via:

[www.your-views.co.uk/offley](http://www.your-views.co.uk/offley)

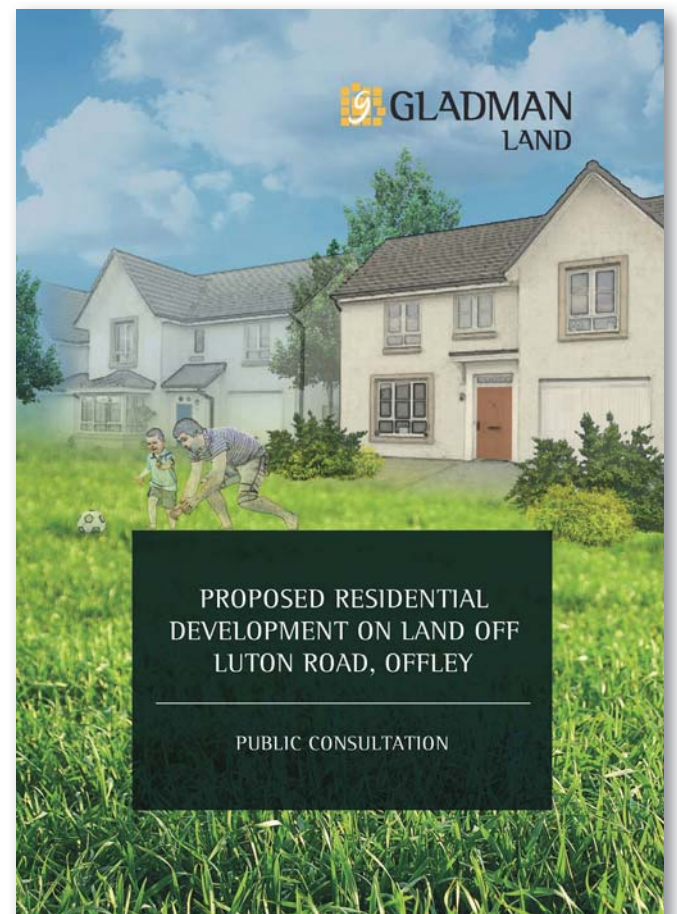
## You can respond by email:

[comments@your-views.co.uk](mailto:comments@your-views.co.uk)

(Using Offley as the subject line)

## Or by post:

Your Views - Offley  
Gladman Developments Ltd.  
Gladman House  
Alexandria Way  
Congleton  
CW12 1LB



Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.