

Haresfoot Farm Berkhamsted

Find out more...

Scan the QR code with your mobile phone camera or visit www.haresfootfarm-consultation.co.uk



Welcome

Welcome to Haresfoot Limited’s public consultation event on the proposals for high quality new homes on land at Haresfoot Farm, Berkhamstead.

As our plans develop, we will continue to work closely with Dacorum Borough Council to ensure this scheme is designed to be the best possible development. Dacorum Borough Council need to demonstrate they have a five-year housing land supply (which they are unable to do), and this site would greatly contribute towards this.

A new use is needed for the site, and we believe that residential is the most appropriate.

Haresfoot Limited is keen to consult with key local stakeholders, groups and the wider public about the future of this important site and your feedback is important to us.

We value your feedback



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 on hand to discuss the proposals with you and answer any questions you may have.

Feedback we receive will be taken into consideration wherever possible, prior to an application being submitted to Dacorum Borough Council.

Aerial view of the site



Photos of the existing site



www.haresfootfarm-consultation.co.uk

Haresfoot Farm Berkhamsted

Find out more...

Scan the QR code with your mobile phone camera or visit www.haresfootfarm-consultation.co.uk



About us

Haresfoot Limited

Highest quality through expertise

The Site is owned by Haresfoot Limited which is a joint venture led by Griggs Homes and partners. Griggs Homes has a long track record of delivering high-quality housing developments in Hertfordshire.

Griggs Homes was established in 1968 as John E. Griggs & Sons, a building contractor based in Borehamwood, Hertfordshire. Now in its third generation of family directorship, the company has evolved to become a leading developer, contractor, operating within the northern home counties commuter belt. Griggs has built an enviable reputation for delivering the highest quality construction and has significant expertise that spans residential and commercial development, construction, planning and architectural and interior design.

For more information please visit:
www.griggshomes.co.uk



Ascot Design

Thought-provoking architectural solutions

The Architect for the scheme is Ascot Design who are an award-winning architects and masterplanners who have a vision to create strong and distinctive developments.

For over 20 years, Ascot Design have worked on a wide range of projects from bespoke single homes to new communities where people are proud to live and work.



www.haresfootfarm-consultation.co.uk

Haresfoot Farm Berkhamsted

Find out more...

Scan the QR code with your
mobile phone camera or visit
www.haresfootfarm-consultation.co.uk



Masterplan

These proposals will deliver a mix of approximately 90 high quality new homes incorporating a high quality, sustainable design with new landscaping and significant improvements to the visual amenity of the site.

The proposals seek to reflect the historic character of the local area and of Berkhamsted and have been designed appropriately. To view the site layout, please see the Masterplan below:



www.haresfootfarm-consultation.co.uk

Find out more...

Scan the QR code with your mobile phone camera or visit www.haresfootfarm-consultation.co.uk



Proposals

A vibrant and sustainable community.

Our aspiration is to create a vibrant and sustainable community that encourages economic growth, social interaction and the highest quality design which will not only benefit the local community but will also feel a natural evolution of the current site.

The existing site comprises unattractive buildings, and the proposals will enable the re-development for a high quality and sensitively designed farmstead scheme to come forward and deliver benefits for the community.

Key benefits



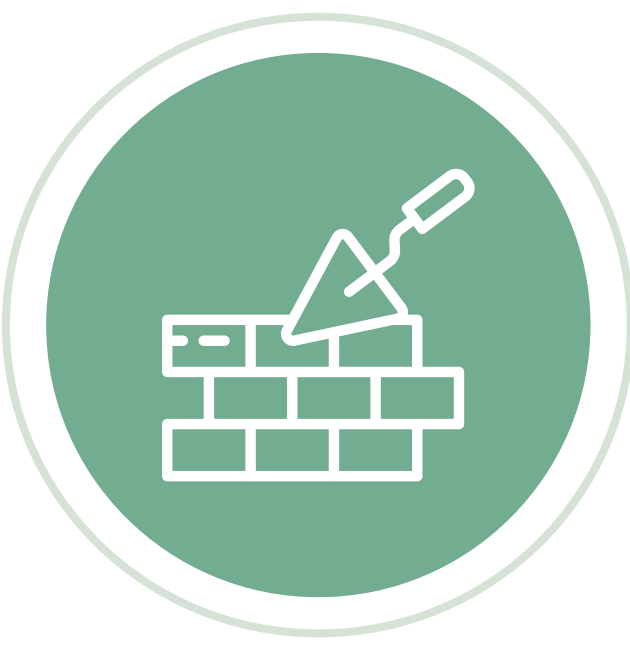
Approximately 90 high quality new homes



40% provision of much needed affordable homes in excess of existing policy



Significant off-site highway and sustainable transport improvements



Reuse of a previously developed site incorporating a reduction in built footprint, volume and hardstanding



High quality design



Significant improvement to the visual appearance of the site



Community hub for those living on the development



Approximately 35% increase in green space and improvements to existing biodiversity



New landscaping, including significant tree planting



Reduction of large onsite vehicle movements



Air source heat pumps, meaning no gas boilers on site



Electric vehicle charging points



Significant biodiversity net gain



Provide much-needed homes across a range of types and tenures in Dacorum to help the Council reach its five-year housing land supply

Haresfoot Farm Berkhamsted

Find out more...

Scan the QR code with your mobile phone camera or visit www.haresfootfarm-consultation.co.uk



Site context

The site is located south of Berkhamsted on the southern side of the A41, with the vehicular access point off White Hill to the development.

The development is well located to existing local amenities including local schools, approximately 1.6km (1 mile) or a 20-minute walk to Berkhamsted Town Centre, access to the A41, and close to a nearby train and bus stations for more convenient travel.

Haresfoot Farm is around 12 hectares in size and was formerly a cattle farm. It currently has a mix of different uses, including light industrial, film and television production storage and equestrian and has been used for these purposes rather than in farm use for a number of years.

The site contains several large buildings with significant hardstanding and external storage. The existing site amongst other uses is primarily used for storage purposes for the film and entertainment industry. Recent economic conditions have been challenging for the industry and ongoing issues have led to a reduction in demand for the site’s industrial storage spaces.

The proposed development includes the demolition of existing buildings, meaning a reduction in noise and pollution levels, and a reduction of heavy vehicles due to the ending of the existing commercial use on site.



www.haresfootfarm-consultation.co.uk

Haresfoot Farm Berkhamsted

Find out more...

Scan the QR code with your mobile phone camera or visit www.haresfootfarm-consultation.co.uk



New homes and design

A mix of approximately 90 high quality new homes will be delivered on site which includes 2,3,4/5-bedroom houses and 2 bed apartments.

A proportion of these will be designated as affordable (40%) which is above the current policy requirements and will enable more residents to get onto the housing ladder including first time buyers, families looking to upsize or residents looking to downsize.

The proposals seek to reflect the historic character of the local area and of Berkhamsted. Assessments of the design principles of a high-quality farmstead have been undertaken to understand the characteristics of the layout, building sizes and distinctive features in order to incorporate them into the proposals. This includes architectural elements such as barn-inspired structures, open spaces, and natural materials.

Illustrative street scenes



www.haresfootfarm-consultation.co.uk



Sustainability and Landscape

The proposed development will provide sustainability benefits and enhance biodiversity.

Our vision is to provide a sustainable development that:

- **Tackles carbon emissions.**
- Reduces initial demand through **passive and active design measures**, such as the materials used to build the homes.
- Incorporates measures to **limit heat loss through passive solar gain** and cooling through the orientation and layout of the development, careful detailing to avoid thermal bridging and setting good air-tightness targets.
- **Incorporates renewable energy** such as air source heat pumps and solar panels.
- **Minimises the use of water**
- **Promotes sustainable travel and transport** through enabling the use of public transport, cycle storage and parking and Electric Vehicle (EV) charging points.
- **Provides a community hub for those living on the development** which could be used as an office for residents to hot desk and as a community centre.
- **Adapts to future climate change scenarios** by designing to mitigate overheating risk and incorporating sustainable drainage features such as SuDS.
- **Minimises waste** during construction.

Homes previously delivered by Griggs Homes



Homes previously delivered by Griggs Homes



Haresfoot Farm Berkhamsted

Find out more...

Scan the QR code with your mobile phone camera or visit www.haresfootfarm-consultation.co.uk



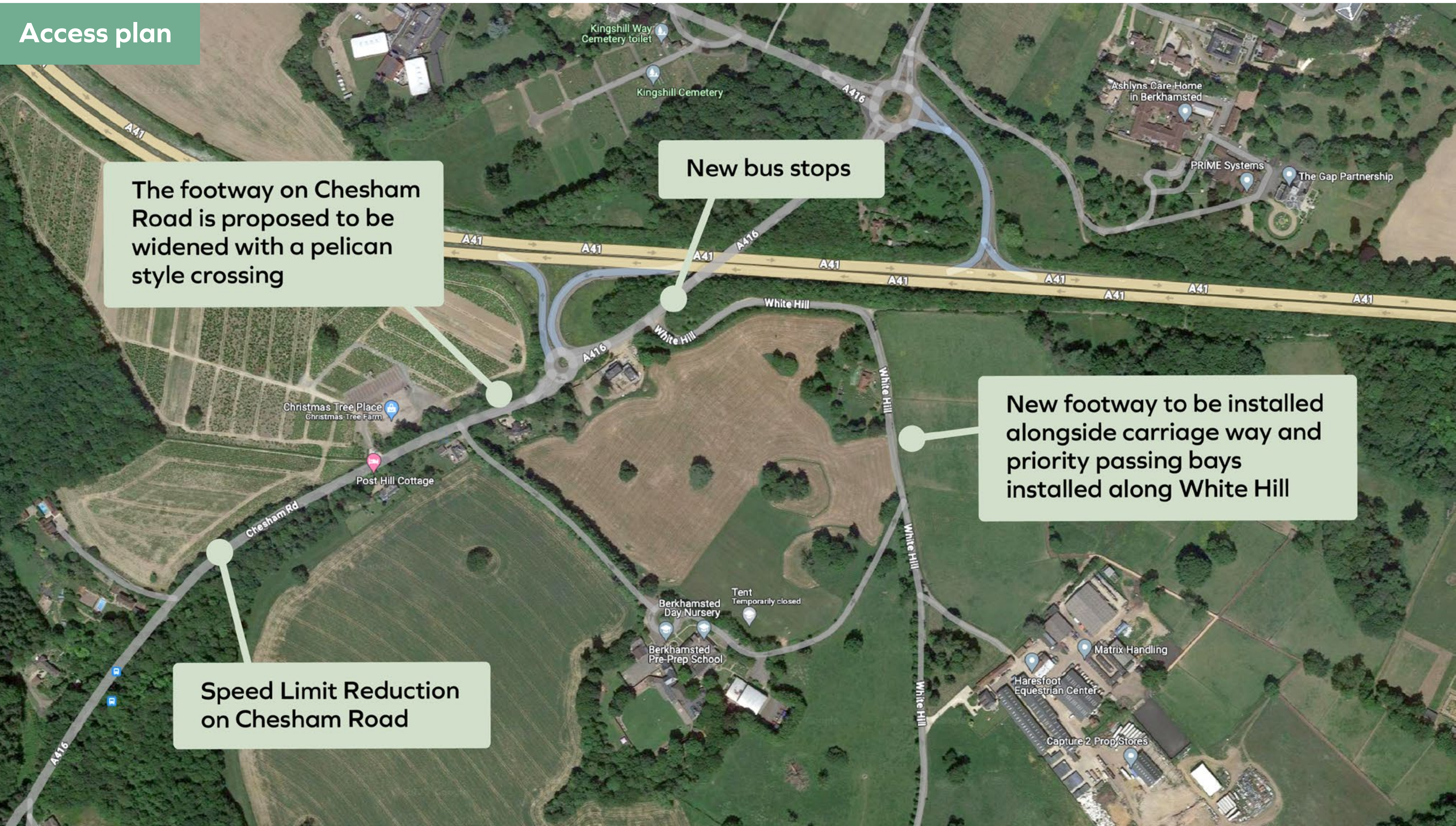
Highways and access

The main vehicular access to the development will be from White Hill, leading into the proposed development.

The existing access will be re-modelled to allow safer access and egress onto White Hill. As part of the proposals, significant off-site highways works will be undertaken which will help mitigate traffic congestion in Berkhamsted as follows:

- White Hill will be improved by installing alternate priority passing spaces between the site and the A416 (Chesham Road). This will also allow for a footway to be installed all the way along White Hill from the site to the existing footway on the Chesham Road. The alternate priorities on White Hill will naturally slow and clarify vehicle traffic movements, making the route more attractive to cyclists.
- The footway on Chesham Road is proposed to be widened with a pelican style crossing also installed.
- The speed limit on this section of Chesham Road will be reduced to 40mph. This will make for a wider and safer walking route all the way from the site to Ashlyns School and also further into Berkhamsted.
- New bus stops are planned to be implemented on Chesham Road near to the junction with White Hill. These will have shelters and seating and allow access to bus routes running between Berkhamsted and Chesham so that further transport links can be accessed (Rail and Underground).

The design of the scheme also focuses on promoting pedestrian and cycling activity within the site while also connecting it to the surrounding pedestrian network. This includes connecting to the public right of way to the north part of the site, which provides a link to Berkhamsted.



www.haresfootfarm-consultation.co.uk

Haresfoot Farm Berkhamsted

Find out more...

Scan the QR code with your mobile phone camera or visit www.haresfootfarm-consultation.co.uk



Timeline

Following careful consideration of the responses received through the public consultation, as well as discussions with key stakeholders and Dacorum Borough Council, we hope to work towards the proposed timeline below:



Late 2023
Submission



Spring 2024
Determination of application



Mid-2024
Condition Discharge Submission



Mid / Late 2024
Discharge of Conditions



Late 2024
Start on Site



Mid / Late 2025
Completion of first phase of development

Next steps

Thank you for attending our consultation event. We appreciate your feedback, so please fill out a feedback form and either hand it to a member of staff or leave it in the box provided. Alternatively, take it with you and return it via our Freepost address (no stamp needed).

We will consider all feedback provided during the consultation and take onboard comments wherever possible before the submission of an application to Dacorum Borough Council.

How to get in touch

If you have any questions, feedback, or wish to be kept in touch please contact us using the information below:

Call us on our dedicated Freephone line:
0800 148 8911
(Monday-Friday 9am-5:30pm)

Email us at:
info@haresfootfarm-consultation.co.uk

Write to us at:
Freepost
MEETING PLACE CONSULTATION
(no stamp is needed!)

For further information please visit our website:
www.haresfootfarm-consultation.co.uk

Or scan the QR code using your mobile phone camera:



www.haresfootfarm-consultation.co.uk