

Hadley Wood Neighbourhood Planning Forum

‘supporting sustainable development, preserving our local character’

Vision and Objectives

Draft 2 - Revised following the Forum meeting on 25 October 2017

The aim of this document is to provide a strategic and long-term plan for Hadley Wood – which is in accordance with the wishes of those living and working in the area, and which recognises the need for sustainable development.

This is set out in the following vision statement.

Development in Hadley Wood will enhance the local community by improving public spaces and facilities, sympathetically and appropriately altering existing buildings, and by the creation of high quality new homes. Hadley Wood has a distinct and widely appreciated character, important amenities, and a crucial rail link. This plan seeks to retain and protect these positive features whilst supporting sustainable growth.

The vision for the area will be achieved through the delivery of the following 7 objectives.

1. Housing

Development in Hadley Wood will provide a broader range of housing and housing types, including affordable housing, smaller family homes and downsizing options for older people.

With no ‘brown field’ sites and no large areas of undeveloped land, new housing is limited to incremental development within the existing residential area.

2. Design and character

Development will be of high-quality design and will need to reflect the existing styles of the area, not only within the Conservation Area.

The height and scale of new and extended buildings shall have regard to and respect the proportion, proximity, density and rooflines of existing buildings in their vicinity. In all development there shall be a clear presumption in favour of preserving the distinctive character and appearance of the area.

3. Public and Community Facilities

Development will support and contribute to public and community facilities in the area – bringing improvements to the local population.

Local services and community facilities – including the primary school, pre-schools, church, golf and tennis clubs, and the Hadley Wood Community Association Centre – are all highly important in delivering a sustainable community.

4. Transport

Development will support and contribute towards enhancing the provision of public transport, pedestrian and leisure footpaths, and cycle routes.

Sustainable travel enhancements and the impact of cars on the local environment (e.g. speeding and parking) will be a priority. Rail related developments will continue to be led and managed by the Hadley Wood Rail User Group.

5. Natural Environment

Development will protect and enhance the existing green/open space and the local environment.

Hadley Wood is a distinct community, separated from other built up areas by green belt farmland and historic common and woodland. The retention of these areas of open land is assumed in this plan.

Within the boundaries of Hadley Wood are a number of green, open spaces – the sports field at Bartrams Lane, the area beyond the tennis courts (both areas leased to the Hadley Wood Association), the Covert Way Nature Reserve and the golf course. The retention of (the vast majority of) these areas is assumed in this plan.

Street trees and grass verges are an important element of the natural environment and will be maintained and enhanced.

Front and rear gardens, with lawns, beds and mature trees are also important to the natural environment. Development will retain more of these natural assets.

6. The Crescent shopping parade

Development will promote and support our local retail businesses

The shopping parade and station are at the geographic centre of our community, providing a range of local services and employment. Further development of this area will be promoted.

7. Flood Risk

Future development will demonstrably manage rain water runoff and flood risk.

The retention of mature trees and greater vegetated space, and the use of more porous materials for driveways and patios, will mitigate the risk of more extreme weather.