



Ryder Gardens, Bovingdon

Technical application that moved through
the planning system efficiently

Cala Homes (Chiltern)

September 2024



Computer generated image - The Fennel



Overview

In February 2024 Cala Homes (Chiltern) received consent for a site in Molyneux Avenue, Bovingdon. The site was designated within the Dacorum Core Strategy as part of the Local Allocation as well as being supported by the Bovingdon Master Plan. The 1.99-hectare site, until its allocation, was part of the Green Belt.

The application for 43 new homes - with 40% affordable and 51% enhanced accessibility standard - submitted to Dacorum Borough Council departed slightly from the original site allocation and therefore an extensive consultation was held beforehand.

There was also an agreement that Cala would contribute towards a 3G artificial pitch at Bovingdon Football Club, the redevelopment of Chipperfield Corinthians Football Club clubhouse and support to GP surgeries. A further commitment, going above and beyond planning regulations was made by Cala to establish a 'Community Pledge', with a programme of activity designed to address needs including financial support, volunteering and schools' programmes.

Following a planning submission to Dacorum Borough Council in September 2023, both Dacorum Borough Council and Bovingdon Parish Council supported the application following the positive community and stakeholder consultation.



Showhome interior photography



Local photography



Computer generated image -The Elder

The opportunity

When Cala acquired the site, the initial allocation had been designated for up to 60 dwellings and open space. The land allocation included an indicative layout and a series of development principles that should be followed for the site. Part of the principles outlined a clear expectation that any development would deliver an area of open space, which should include a local play area, between the housing and reservoir. It was expected that this open space would help to retain and enhance the biodiversity value of the site.

The site was acquired by Cala due to the housebuilder's prior success in delivering much-needed housing across Hertfordshire including the provision of 270 homes at its Roman Park development in Tring. The site therefore offered Cala the opportunity to further contribute to an area in which they had previously received positive engagement and had demonstrable delivery.



Local photography



Our approach

An initial sketch was drawn up following site analysis from Cala which identified new constraints and opportunities that were not previously noticed during the site allocation. It was this sketch which was presented to Dacorum Borough Council for an inception meeting in June 2023. From this meeting Cala were able to gain information on areas that needed greater detail. They also gained initial approval from the council that diversion from the site layout in the masterplan was necessary due to site constraints.

A more formal pre-application meeting was held in July 2023, followed by a Parish Council meeting. The feedback received across a two-month period of pre-application meetings with stakeholders along with opinions received during public consultation were then used to change the site plans, responding to the identified constraints and concerns.

To address the issues of car parking raised during consultation, the impact was reduced through the mixed provision of parking across

the site with a focus on plot parking on key routes. An enhanced provision of pedestrian and cycle connectivity was provided towards Hyde Lane following concerns that the provision was not substantial enough. The mix of affordable housing was also adapted to reflect stakeholder comments around the limited type of housing provision proposed.

Careful consideration was given to the amenity space provision which was reviewed during the pre-application process to bring the development in line with policy; this was to ensure that there was a seamless integration of amenities between the existing and proposed new homes. Where possible, plot orientation was leveraged to further reduce the impact on existing homes neighbouring the proposed development.

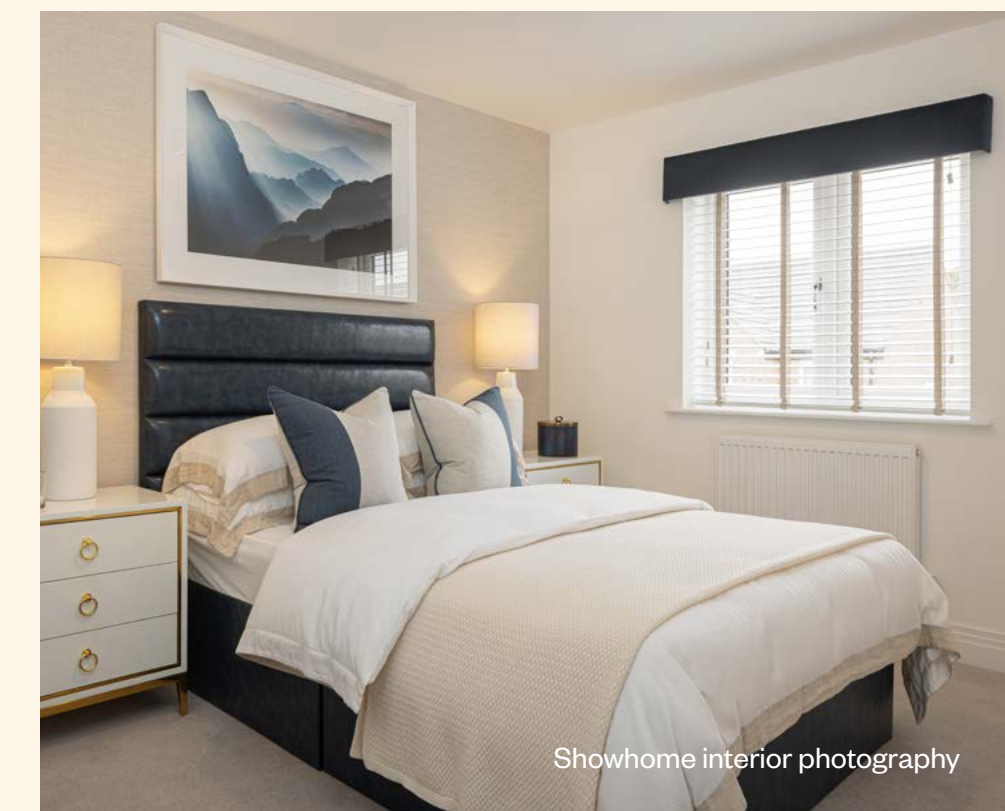
The positive pre-application engagement with the local authority and council helped to ensure a smooth planning process following submission which resulted in an efficient turnaround.



Computer generated image - The Chestnut



Local photography



Showhome interior photography



Where are we now?

Following approval of the site in February 2024, it is anticipated that the Ryder Gardens development will be launched in Autumn 2024.

Once complete, the site will have transformed areas of unusable land, resulting in 42% of the total development being open space, including a local play area for young children.

The homes are being developed along with a Community Pledge for the area which will go above and beyond planning regulations. In addition, the Community Infrastructure Levy contributions of over £270,000 are funding a 3G artificial pitch at Bovingdon Football Club, the redevelopment of Chipperfield Corinthians Football Club clubhouse and GP surgeries.





For more highlights from the
Cala Chiltern team visit:

cala.co.uk/chilternland

CALA.CO.UK



Computer generated image - The Laurel