



This masterplan is designed on the belief that new development can be beautiful, green, and meaningful.

"Our next generation of New Towns will build homes fit for the future. Creating places where people want to live... inspired by garden suburbs [...] with family-friendly parks and playgrounds."

— Angela Rayner, speech at UKREiF

We've taken a design-led approach — placing people, landscape, and community at the heart of every decision. With new homes, health and care spaces, community facilities, and green routes for walking, cycling, and horse riding, this masterplan is shaped not just by need, but by care.

Guided by the core principles of good planning, the design prioritises safe, inclusive, and well-connected spaces that support biodiversity and enhance local character.

This is more than a development. It's a place designed to grow with Chorleywood — respectful of the surrounding landscape, rooted in local character, and made to last for people and planet.

We invite you to explore the proposals, understand the ideas, and share your thoughts.

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WELCOME & VISION

A Thoughtful Vision for Chorleywood's Future

01



- Key**
- Road Networks
 - Railway / Underground Line
 - Bus Routes
 - Pedestrian Routes
 - Green spaces
 - Forest areas
 - Residential / built up areas.
 - Colne Valley Park

This site boasts exceptional connectivity - both locally and regionally. Situated next to the M25 and just a 15-minute walk from Chorleywood railway and Underground station, it provides seamless access to London and beyond.

A number of local bus routes serve the area, and early conversations are underway with Hertfordshire County Council to explore enhancements to public transport and pedestrian infrastructure. This includes not only integrating existing routes through the site but also improving wider connectivity across the area.

As part of the masterplan, we're delivering dedicated footpaths, cycleways, and a new bridleway—ensuring safe, inclusive, and accessible movement for all, whether traveling by foot, bike, horseback, car, or public transport.



MOVEMENT & CONNECTIVITY

Walkable, Cycleable, Connected: A Healthy Way to Move

www.catlipsfarm.co.uk

02

Key Principles

A Sustainable & Attractive Community
Deliver a high-quality place to live that supports a full lifecycle of residents—from young families to older adults—through accessible, sustainable, and adaptable design.

Diverse & Inclusive Housing Provision
Provide a range of housing types, tenures, and sizes to meet the needs of all demographics, including affordable, family, and accessible homes.

Delivery of Core Community Facilities
Incorporate key amenities and shared spaces that serve both the new neighbourhood and the wider community, fostering connection and inclusion.

Connecting Neighbourhoods
Establish strong physical and social links with surrounding neighbourhoods through well-designed walking, cycling, and public transport routes that encourage movement, cohesion, and a sense of place.

Protection of Existing Vegetation
Retain mature trees, hedgerows, and natural features where possible, incorporating them into the design to maintain local ecological value and identity.

Integration with the Rural Setting
Ensure the development harmoniously blends with the existing rural landscape, preserving the character and visual quality of its surroundings.

Respect for Local Wildlife
Design with sensitivity to existing wildlife corridors and habitats, ensuring minimal disruption and long-term support for biodiversity.

Biodiversity Across the Site
Go beyond protection by actively increasing biodiversity through new planting, habitat creation, green corridors, and nature-friendly design interventions.



THE MASTERPLAN EXPLAINED

A Place That Connects - Within & Beyond



THE MASTERPLAN

Where Green Spaces, Homes & People Come Together

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04



Balancing Ponds & Bio-Diversity

Balancing ponds and a planted swale have been carefully integrated across the site to manage rainwater in a natural and beautiful way. Together, they form a sustainable drainage system (SuDS) that helps to control surface water, reduce flood risk, and build long-term landscape resilience. The swale will run through the central boulevard, directing rainwater through a gently planted channel, while the ponds collect and filter water at key locations. Planted with wetland species, wildflowers, and native vegetation, these features also create rich habitats for birds, insects, and amphibians — turning essential infrastructure into living, biodiverse landscapes.



Linear Parks

Linear Parks will form green corridors around the edges of the new neighbourhood — creating beautiful, accessible routes for walking, cycling and connecting with nature. More than just paths, these spaces will be planted with trees, wildflowers and native species, helping to reintroduce biodiversity and support pollinators and local habitats. For residents and the wider community, they offer safe, leafy alternatives to roads — places to walk the dog, ride a bike, or simply enjoy the changing seasons. By wrapping the site in green infrastructure, the Linear Parks help soften the transition to the surrounding landscape and make everyday journeys greener, healthier, and more enjoyable.



Park spaces

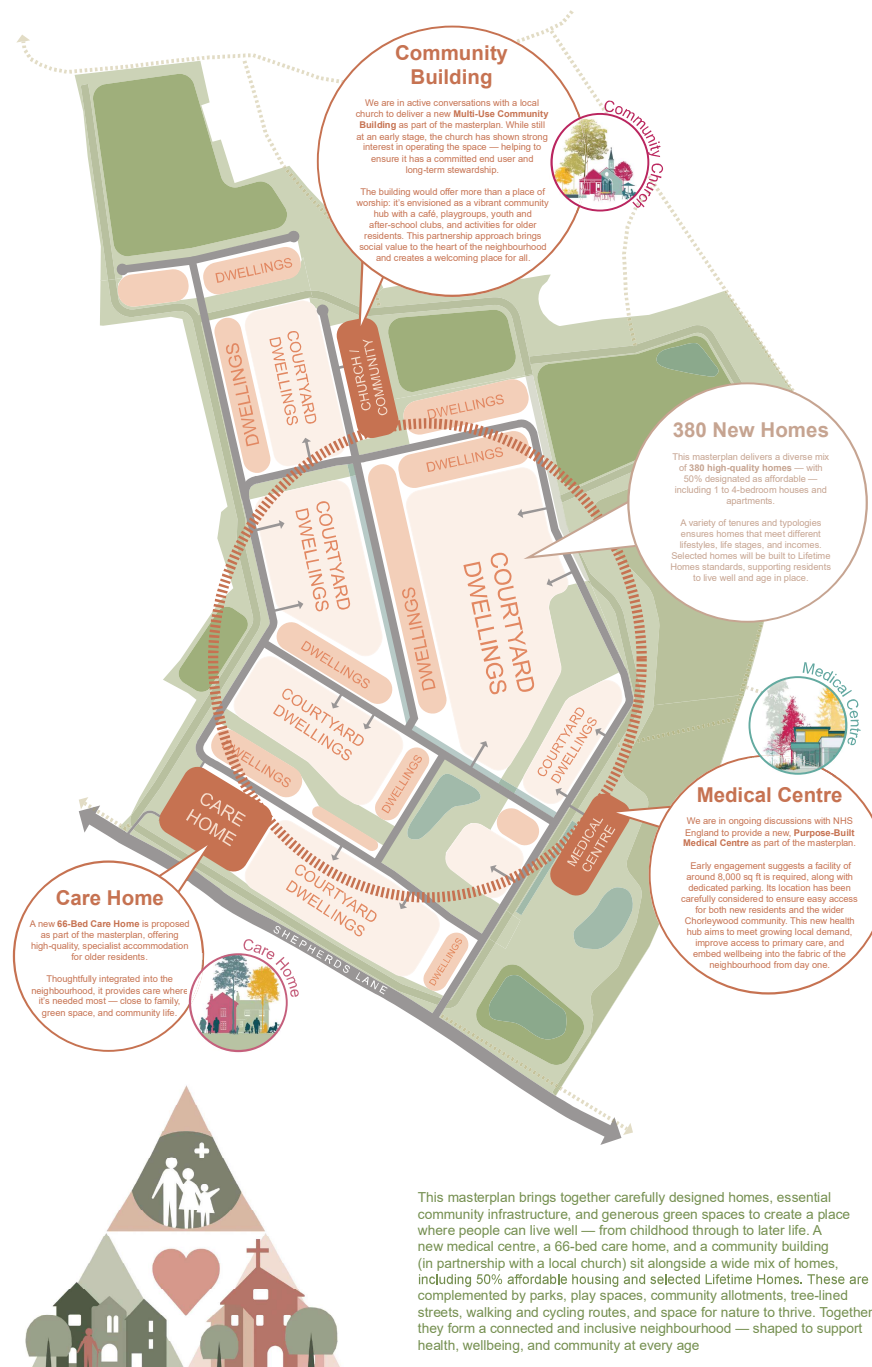
Green park spaces will be at the heart of the neighbourhood — open, welcoming, and designed for all ages. These spaces will provide room to walk, rest, and play, with generous tree planting, seating, and thoughtfully designed paths that link across the site. As part of a wider re-wilding approach, the parks will include areas of naturalised planting and meadow-style landscapes, encouraging biodiversity and creating a wilder, more seasonal character. Children will enjoy imaginative play in nature-led spaces, while everyone can benefit from the fresh air, movement, and sense of shared community these green spaces bring.

A GREENER PLACE TO LIVE

A Green Network Where Life, Nature & Neighbourhood Thrive Together.

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05



HOMES & COMMUNITY

Homes for All, Community for Life

The green spaces in this masterplan don't just sit on the edges — they're woven through the daily fabric of life. A tree-lined central boulevard creates a leafy, walkable spine through the neighbourhood, complete with a swale and rich biodiversity. Community allotments encourage growing and gathering. A bridle path loops the perimeter, celebrating local character and offering a greener way to explore. Together, these planted features create an active, calming, and restorative environment that supports social life, climate resilience, and individual wellbeing.



Community Allotments

Community allotments will be provided within shared courtyards, offering residents a space to grow food, connect with neighbours, and enjoy time outdoors. These green pockets encourage sustainable living and healthy lifestyles, while creating opportunities for people of all ages to garden, share skills, and build a sense of community. Surrounded by planting and easily accessible from nearby homes, the allotments will bring life and activity to the heart of each courtyard.



Tree Lined Central Boulevard

At the heart of the neighbourhood will be a green, tree-lined boulevard — a generous central route that brings together movement, nature, and water. Designed for walking, cycling, and limited vehicle access, this space will include a planted swale to manage rainwater sustainably, alongside trees, wildflowers, and layered vegetation that support local biodiversity. More than just a street, the boulevard will feel like a linear park — a calm, leafy spine that connects homes, green spaces, and community buildings while adding beauty, ecological value, and a strong sense of place.



Bridle Paths

The site has a long-standing connection with horses, and we wanted to reflect that in the new neighbourhood. A dedicated bridleway loop will run around the site, creating a safe, off-road route for local riders to enjoy. This path celebrates the site's rural heritage while enhancing accessibility for the equestrian community. By integrating it alongside pedestrian and cycle links, the bridleway adds to the network of green, shared spaces — connecting people with the landscape in a way that respects its past and enriches its future.

A LANDSCAPE FOR LIVING

Tree-lined Routes, Active Edges & Planted Pockets For A More Liveable, Walkable Neighbourhood.

Timeline



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Have Your Say

Help shape the future of this neighbourhood

We hope this consultation has given you a clear sense of the care, ideas, and ambition behind this masterplan. It's a place designed not just for new homes, but for community, nature, and long-term wellbeing — and now we want to hear from you.

This is an early stage in the planning process, and your feedback is vital. Whether you live nearby, work locally, or are simply interested in how Chorleywood grows, your perspective will help guide the next steps. We are still shaping the detail — from how the green spaces will be used, to the types of community facilities included, to how people move through and around the site. Your insights can help us make it better.

How to share your views:

- ☐ Leave a comment today using the feedback forms or speaking with one of the team
- ☐ Visit the project website to view the boards online and complete the feedback form at www.catlipsfarm.co.uk
- ☐ Scan the above QR code which will take you straight to the website

Thank you for taking the time to engage with this project. We're committed to building not just a neighbourhood, but a lasting part of Chorleywood — shaped by local voices, and made with care.

What you can comment on:

- ☐ What you **value most** about the proposals?
- ☐ Any **concerns or questions** you may have?
- ☐ **Ideas** for the community spaces, walking routes, planting or play areas?
- ☐ **Suggestions** to improve connections to surrounding neighbourhoods?
- ☐ **Features** you'd like to see included in the final designs?

All feedback is welcome — whether it's a big idea or a small detail. We'll take all comments into account before moving forward and will provide updates on how public input has influenced the design.

Thank You!



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SMARTPHONE

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