

HASLAM FIELD & HARESFOOT

JANUARY 2026

Introduction

Laxton Properties & Team

Passion with Purpose

Founded in 2008, Laxton Properties is based in the heart of Berkhamsted and is firmly rooted within the local community.

The company is led by Chartered Surveyors Giles Holder and Ed Whetham, who share deep ties to the town and to Berkhamsted School.

We go beyond building houses. We create high quality, sustainable homes combined with landscape-led placemaking to leave a lasting, positive legacy.

Awards

We pride ourselves on quality and are proud to have received two recent awards:

- ✳ **Best Development** - 2025 Hertfordshire Residential Development Awards - Old Rectory Farm, Puttenham
- ✳ **Best Small Developer** - 2025 Hertfordshire Residential Development Awards

Sustainability

At Laxton Properties we are committed to building sustainability. All of our developments achieve the top EPC rating of A, driven by the use of Air Source Heat Pumps, solar energy, and high-performance insulation. For us, sustainability mean an ongoing commitment to innovation and improvement.

Core Team



Design: TateHindle



Planning: Smith Jenkins



Transport: SK Transport



Landscape: Aspect



Local Developments



Church Green, Aston Clinton



Old Rectory Farm, Puttenham



Eastgate, Longwick

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Site Location



Proposed Development

Laxton Properties, a Berkhamsted-based developer, has recently entered into agreement with Berkhamsted Schools Group in relation to the future purchase and development of its land at Haslam Field and the provision of replacement playing fields at Haresfoot. Laxton Properties has been developing the proposal in consultation with Dacorum Council and the proposals are in accordance with the **site allocations in the emerging Local Plan**. This Public Consultation provides a summary of the design evolution for bringing forward these proposals.

1

Haslam Field



Proposing approximately 100 dwellings including 40% affordable housing



Community building run by Sunnyside Rural Trust



Generous public open space with wildlife area, community orchard and growing space

2

Haresfoot



Replacement open sports pitches



New pavilion building housing changing rooms, WCs and central mixed-use space



Car parking for sport pitch users

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Haslam Field

Design Development

The core design principles for the proposal are a central green corridor and internal courtyards with a new publicly accessible green space to the south. Four quadrants of residential buildings are located in the north of the site surrounded by existing mature trees. The residential houses are a mix of semi-detached and detached housing with four blocks of apartments around the green corridor.



1. Create a connection to the nature area with a central axis focused on the water tower



2. Creation of a car-free central green space, for the benefit of the new residents as well as the wider community



3. Three and four storey apartment buildings define the corners and the heart of the proposal



4. Circular movement around the perimeter with homes overlooking the mature landscape and increasing permeability



5. Courtyards in the centre of parcels



6. Four clusters with central green space and views over landscape for everyone

Proposed Building Heights:



Height:



Proposed Building Tenure:



Market



Affordable



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Haslam Field

Illustrative Masterplan

The draft layout proposes approximately 100 homes from 1 to 5 bedrooms in a mix of private sale and affordable tenures, the residential homes are a mix of semi-detached and detached housing with four blocks of apartments around the green corridor.



Masterplan Key

- | | | | |
|---|---|----|--|
| 1 | New vehicular access via Shootersway | 8 | New wildlife area including new publicly accessible green space comprising green corridors, wildlife area and SuDS |
| 2 | New pedestrian and cycle access via Shootersway and Oak Wood | 9 | New community building including cafe to provide a gathering point for the neighbourhood |
| 3 | New central green corridor at the heart of the neighbourhood with views over the hills and towards the Water Tower | 10 | Community orchard and growing space to be maintained by the Sunnyside Rural Trust |
| 4 | Existing mature hedgerows and trees protected and enhanced where needed reducing impact of new homes on the existing street-scape | 11 | Balancing pond with reed beds and biodiversity enhancements |
| 5 | Streets looping around the neighbourhood, providing access to all homes and leaving the central green corridor car-free | 12 | Appropriate screening of A41 |
| 6 | Apartment buildings at the centre of neighbourhood to provide focal point and keep taller buildings in the centre | 13 | Play equipment |
| 7 | Intimate courtyards inspired by historic courtyards within the School and town. | | |

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Haslam Field

Artist Impressions

Inspired by the character of Berkhamsted, the development will incorporate familiar town features such as traditional street layouts, distinctive roof lines, and thoughtful architectural details. These elements, combined with generous, accessible green spaces, create an exciting opportunity to deliver a high-quality, sustainable, landscape and design-led scheme.



View through central green space towards water tower with children's play space, cycle path and seating areas.



View through landscaped shared surface street with modern mews-style homes.

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Haslam Field Sunnyside

We propose to partner with the fantastic local organisation, Sunnyside Rural Trust, in order to ensure that the open space associated with the development is a genuine community asset.

Sunnyside Rural Trust is a thriving charity and social enterprise offering training and work experience for vulnerable people. They train people with learning disabilities to acquire skills in a number of rural and horticultural activities.

In the UK, employing people with learning disabilities can generate significant financial savings by reducing welfare dependency, increasing tax contributions and lowering social care costs.

Sunnyside
Rural Trust

'We are really impressed with Laxton's track record of developing sensitive, beautiful and community minded living. Sunnyside would like to work in partnership to be a part of this exciting project to ensure the green space enhances the environmental benefits for nature and people.'

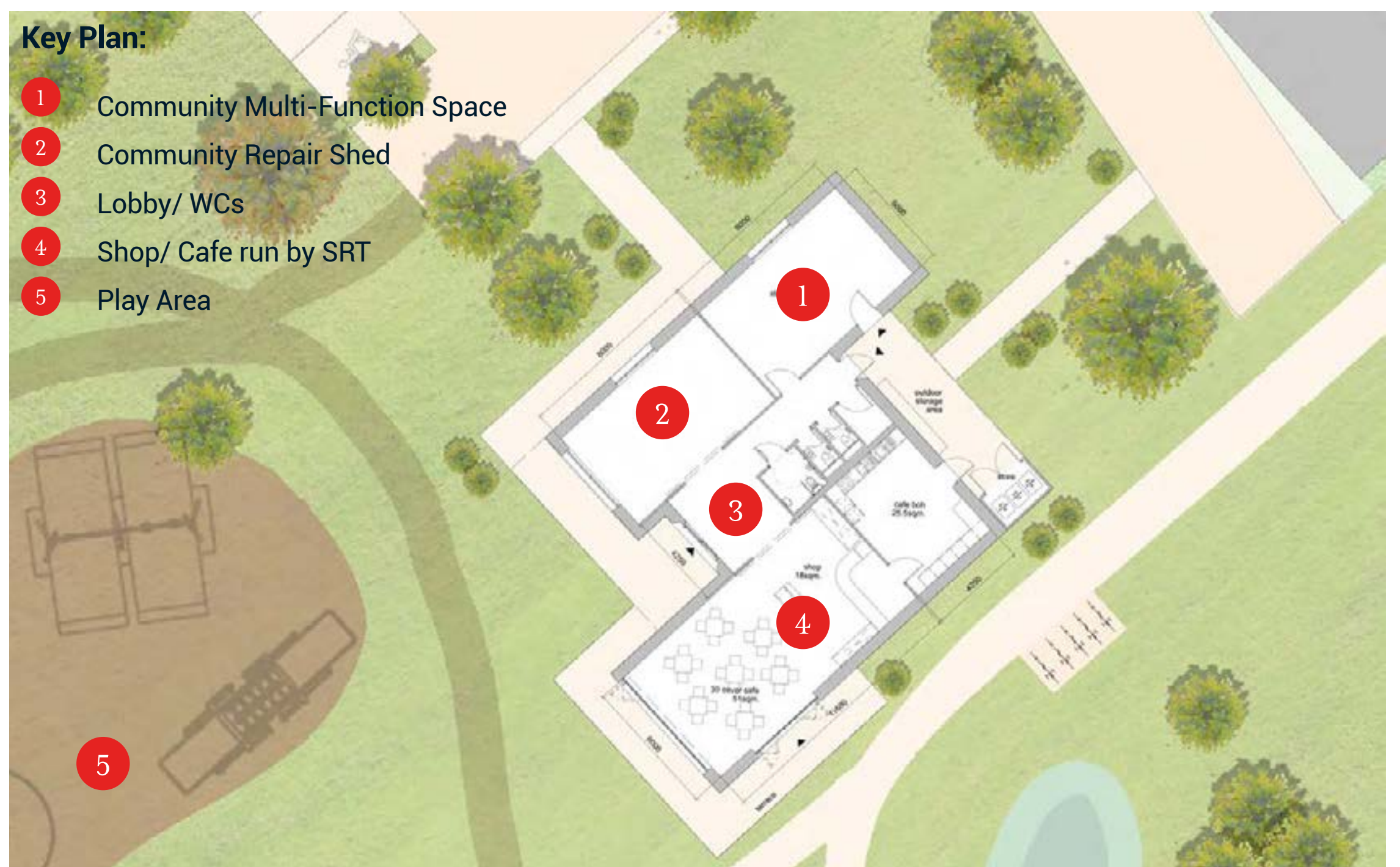
Keely Siddiqui Charlick, MBE, Chief Executive Sunnyside Rural Trust

The proposal includes the provision of a community building for Sunnyside Rural Trust



Key Plan:

- 1 Community Multi-Function Space
- 2 Community Repair Shed
- 3 Lobby/ WCs
- 4 Shop/ Cafe run by SRT
- 5 Play Area



View of Sunnyside building and green corridor beyond.

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Haslam Field

Transport

Working closely with Hertfordshire County Council Highway Officers, we have developed an access strategy that provides safe, attractive access for residents, and visitors/staff to Sunnyside Rural Trust.

The scheme will deliver a new simple priority junction onto Shootersway, tying into pedestrian and cycle improvements on this corridor that follow the principles of the 2024 Berkhamsted and Tring Sustainable Transport Study. We would like to widen the existing footway on the northeastern side of Shootersway and provide a new pedestrian crossing linking the site to this established route.

Active travel links for pedestrians and cyclists will link the site to Shootersway and Dennys Lane, connecting with existing pedestrian routes and Public Rights of Way.



The development site layout has been prepared to:

- Accord with local highway and planning authority design guidance
- Provide cycle and vehicle parking that accords with DBC adopted standards
- Ensure appropriate access for refuse collection and emergency vehicle access
- Deliver appropriate access and parking for Sunnyside Rural Trust

As part of the forthcoming planning application a full Transport Assessment and Travel Plan will be submitted, along with a Stage 1 Road Safety Audit for the site access and sustainable access works along the Shootersway corridor.



Existing Shootersway Photograph

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Haslam Field Landscape

The design has been landscape-led, with a strong focus on delivering a high-quality scheme. We firmly believe this approach contributes positively to place making.

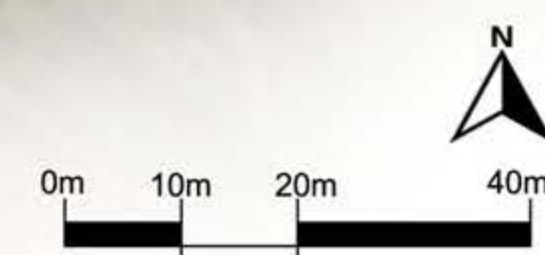
The design has been based upon the green corridor which leads to the generous public open space in the southern section of the site. The design aims to enhance ecological features with the inclusion of a wildlife area with wildflower meadows, woodland and a wildlife pond to enhance biodiversity across the development



- 1 **Residential Zones** – to include street trees and landscaped courtyards. Ornamental shrub planting to plot frontages will create an attractive and aesthetically pleasing environment. A focus on evergreen species with a variety of colour, shape and form ensures year-round interest. Feature shrubs complement the planting beds and provide height.
- 2 **Green Corridor** – central green space visually connecting the parkland to the water tower. This will create a green pedestrian link through the heart of the residential development. It will include rain gardens with incorporated play items to provide doorstep play opportunities. Amenity grass, tree and swale planting will create a usable connected space for both people and wildlife.
- 3 **Community Orchards & Growing Area** – these will be managed by Sunnyside and will provide opportunities for local engagement with residents and the wider community.
- 4 **Proposed Woodland Area** – this will strengthen the existing tree buffer with the A14 and create an opportunity for residents to connect with nature. Natural bark chipped footpaths will create a woodland walk complete with ecological enhancement such as bird & bat boxes and bug hotels that will allow further collaboration with Sunnyside. A proposed wildlife pond within the woodland area with native pond and marginal planting to support biodiversity and encourage interaction with wildlife for residents of all ages.

- 5 **Local equipped area for play (LEAP)** – natural timber play equipment surrounded by sensory planting to provide play opportunities for children of all ages in a natural setting.
- 6 **Species Rich Wildflower Grassland** – to provide biodiversity enhancements. Mown footpaths through the wildflower including a mown grass maze will provide an immersive experience for users and create a varied sense of space within the wider open space.
- 7 **Ecology Area** – Human activity will be discouraged here to create a wild area for biodiversity to thrive.
- 8 **Communal seating** – and outdoor dining areas.
- 9 **Amenity Green Space** – to provide recreational and play opportunities.

- Key:
- Existing / Retained Vegetation
 - Residential Zones
 - Green Corridor
 - Sunnyside Rural Trust building
 - Community Orchards & Growing Area
 - Proposed Woodland Area
 - Local equipped area for play (LEAP)
 - Proposed Wildlife Pond
 - Species Rich Wildflower Grassland
 - Ecology Area
 - Communal Seating area
 - Amenity Green Space



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Haresfoot Proposal

The replacement facilities at Haresfoot will be an improvement compared to what currently exists at Haslam Field - the sports pitches will be a higher standard and make provision for both winter and summer sports. A new pavilion building will house modern changing facilities and a dedicated car park will be provided for users.



Haresfoot - Summer Layout



- Vehicular access to sports pavilion car park taken from existing school driveway.
- C.50 space car park required for daytime sport pitch use, alongside existing school activities and parking needs.
- Sports pitch parking requirements based on detailed parking surveys
- Scheme designed to be sympathetic to its environment, being well screened, with low level lighting and gated to control use.
- Opportunities to enhance pedestrian accessibility to link with White Hill and Chesham Road.

Key Plan:

- 1 Club House
- 2 Car Park
- 3 Cricket Pitch
- 4 Cricket Nets
- 5 Running Track
- 6 Athletics
- 7 Rounders

● - - - - - Vehicular Access Direction

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Conclusion

Scheme Benefits



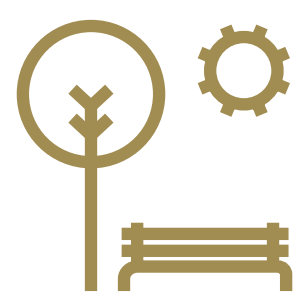
New Homes

Circa 100 new homes, including 40% affordable housing.



Sustainable Transport

Highway infrastructure and sustainable transport improvements.



Open Space

Significant open space, including play areas, wildlife area, community growing space and orchards.



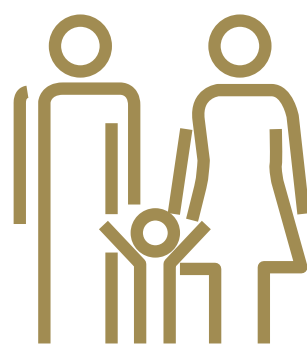
Sport facilities

High quality replacement sports pitches and new pavilion building.



Employment & Construction

Support the employment of approx 450 jobs during the construction period.



Local Community

Community building to support Sunnyside Rural Trust with cafe and shop.



Local Infrastructure

Over £3million in payments towards local infrastructure.



Community Jobs

Sunnyside Rural Trust will create jobs for vulnerable people equivalent to two full-time roles.

Have Your Say

Please speak to a member of the team if you have any queries and complete a questionnaire to give us your feedback. The content of today's exhibition will also be made available on our consultation website:

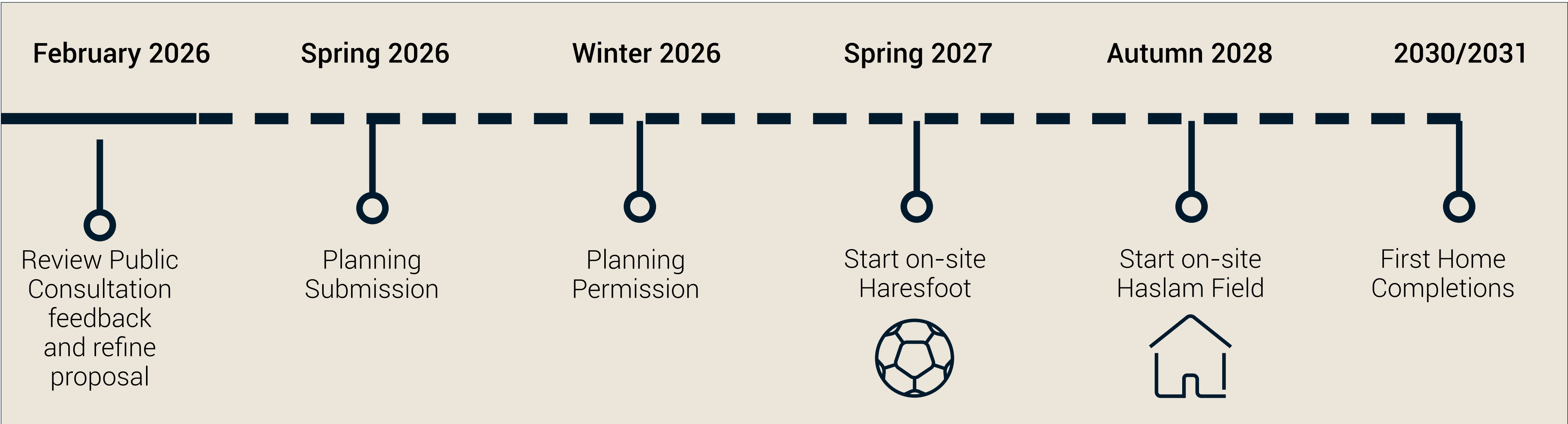
<https://www.laxtonproperties.co.uk/public-consultation> where you may also complete a copy of the feedback questionnaire if you would prefer.

You can also contact the team with any queries on consultation@smithjenkins.co.uk.

We will **close the consultation on the 12th February 2026** to allow for time to fully review and consider all responses ahead of preparing the planning applications later in the year.



Next Steps



As per the site allocation, replacement sport pitches at Haresfoot will be provided before extensive works at Haslam Field to ensure that there is continued sports provision and no loss of facilities.