

9 LANGLEYBURY AND THE GROVE

- 9.1 Core Strategy Policy CP6 seeks to maintain and improve the economic performance of the District by making provision for future employment and economic development alongside housing growth and protection of the environment.
- 9.2 Proposals for employment sites are set out in chapter 4, but economic development may also include leisure and tourism uses.
- 9.3 Since opening in 2003, The Grove hotel has been a commercial success and has become a significant economic asset to the local area and region.
- 9.4 In 2007 Ralph Trustees Limited, the owners of The Grove, purchased part of the Langleybury Estate including the closed Secondary School and Langleybury House which is on the English Heritage Buildings at Risk register.
- 9.5 The Council consider that the future restoration and enhancement of the Langleybury Estate is best linked to the use and operation of The Grove, given the similar planning considerations, landownership, physical proximity and potential uses on the sites.
- 9.6 We are therefore preparing and consulting on a development brief that will guide the future development potential of both sites. The extent of the development brief area is shown below. It is proposed that both sites remain in the Green Belt.
- 9.7 The development brief assesses the sites, their context and development constraints, sets out development objectives and acceptable uses, identifies development guidelines and parameters and outlines an indicative development concept.
- 9.8 The main proposals for the Langleybury site include the removal of the old school buildings, refurbishment, extension and conversion of Langleybury House to hotel use and some residential (around 25 homes) and new hotel/leisure development in the least sensitive locations of the site.
- 9.9 The main proposals for The Grove site include a new conference facility, and limited extensions to the existing hotel facilities.
- 9.10 The draft development brief consultation is available on our website at www.threerivers.gov.uk.

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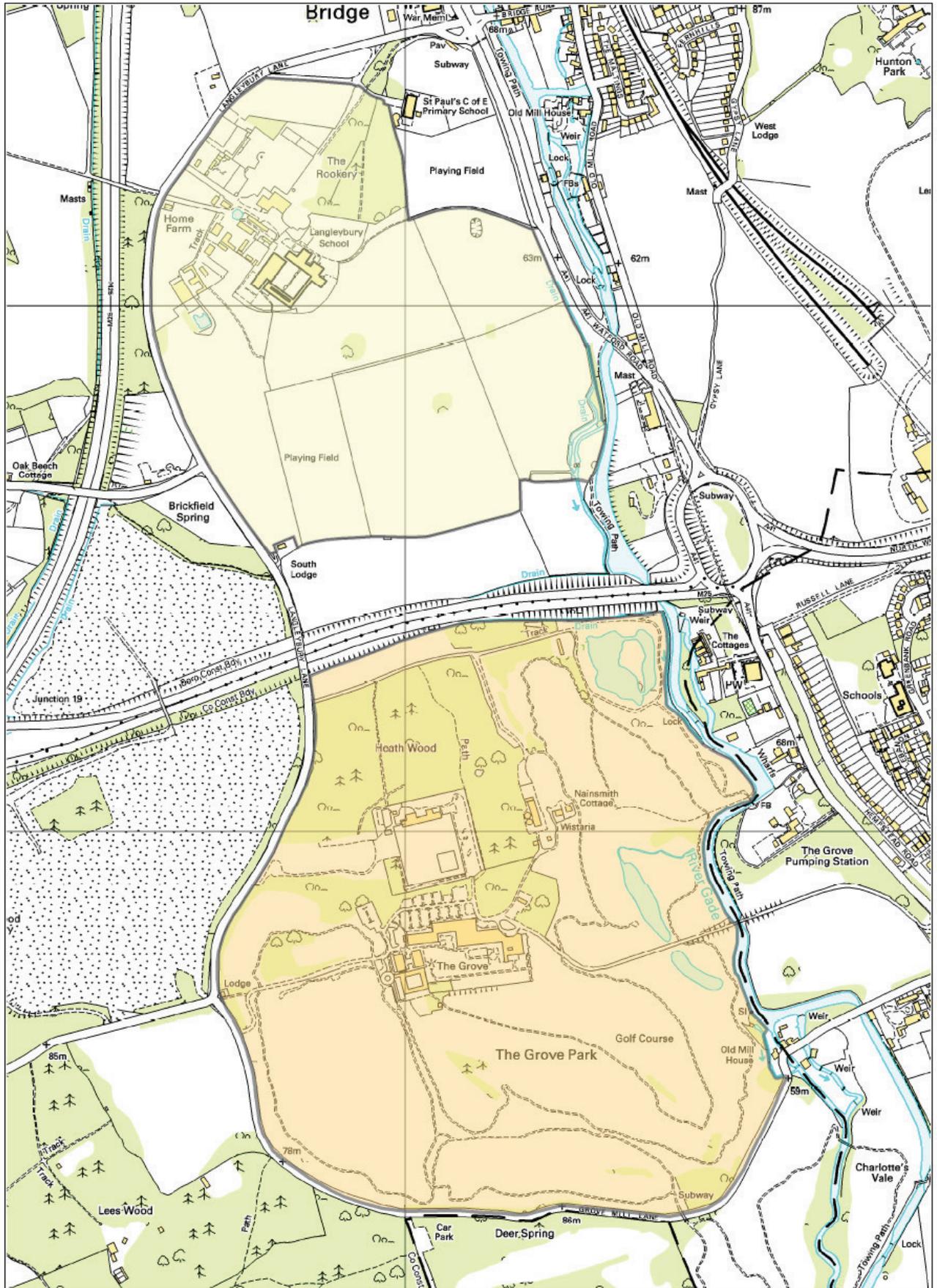
The Council acknowledges the need for change in these two areas.

Appropriate uses on the Langleybury site are hotel/leisure development and residential, and the continuation of agricultural uses remains appropriate.

Appropriate uses on The Grove site will be hotel/leisure use.

Detailed proposals will be set out in a development brief for the site.

Langleybury and The Grove Development Brief Area



- Langleybury
- The Grove



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