Introduction

Welcome to the latest exhibition about The Crown Estate's proposed East Hemel development.

It shows the detailed work that has been progressed since the community design workshop in January 2025, and community drop-ins in February 2025. This is the last opportunity to give your feedback before the submission of an Outline Planning Application in Autumn 2025, after which St Albans City and District Council (SADC) will undertake formal public consultation.

Background

The East Hemel site lies within a wider area known as Hemel Garden Communities (HGC). It has been allocated as a development opportunity in the draft SADC Local Plan, looking to provide:

- Up to 4,000 new homes
- Up to 1.8 million sq ft of employment space
- New green and open spaces
- Areas supporting ecological diversity
- A range of supporting infrastructure including schools, local centres, play spaces and parks, as well as active and vehicular travel routes

The Crown Estate has already undertaken two stages of community engagement (shown below) that have helped shape the approach to the masterplan. The exhibition today shows how this work has developed into the illustrative masterplan (a plan showing what could come forward on the site but without specific design details).

Engagement programme

Oct - Dec '24	Dec - Mar '25	Apr - Jul '25	Aug - Oct '25
Stage 1	Stage 2	Stage 3	Stage 4
Scoping Issues & Opportunities	Emerging Masterplan	Detailed Masterplan Review	Pre-Submission Preview
Stakeholder	Cambridge Study Tour Site Visit	Briefing Workshops	Community Dron-in



Community Design Workshop Community Drop-ins Community Drop-ins





You can also view the material on the website at www.easthemel.co.uk or scan the QR code here.

The Crown Estate team thanks you for your participation in this important project.





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East Hemel Engagement

The Crown Estate team has undertaken two stages of community engagement on East Hemel to date.

Many ideas from the Stage 2 design workshops were shared at the community drop-ins in February 2025 and were broadly supported by people who responded to the feedback survey. A range of ideas were shared including:

- The creation of new neighbourhoods which are distinctive from existing neighbourhoods, characterful and diverse in the types of homes, architecture, and spaces they offer
- Re-use of historic farm buildings for community amenities
- Creation of a network of green spaces including a Country Park
- Community stewardship of local amenities, with a range of models to be explored
- A north-south Sustainable Transport Corridor (STC) linking the East Hemel site together with a walking and cycling bridge over the A414
- Neighbourhood centres that contain important services and community facilities

Stage 1 community drop-ins









Cambridge study visit





East Hemel site visit









Community design workshop









Stage 2 community drop-ins









THECROWN **ESTATE**

Illustrative Masterplan

Spencer's Park

Development

Woodhall Farm

REDBOURN ROAD

The work on the masterplan has progressed following earlier community engagement and reviews with local authorities and statutory consultees such as Highways England. A clearer picture is emerging of the long-term plan, with the main elements comprising:

 A Country Park and a network of smaller parks and publicly accessible open spaces encouraging access to nature

 Two distinctive residential neighbourhoods to the north and south, building on Hemel Hempstead's established neighbourhood structure, with a central employment area between

 Local centres
Community cores
Primary schools
Secondary school
Wood End Farm
Wood End Farm
Westwick Row Farm
Neighbourhood parks
Sports hub
Sports pitches
Community growing
Sustainable Transport Corridor

(13) Primary multi-modal transport interchange

 A range of different types of homes to support people at all stages of life with vibrant local centres at the heart of daily life – bringing community, schools, services and commercial uses together

 A main employment area with a mix of buildings to support a range of business types and sectors

 A Sustainable Transport Corridor, connecting East Hemel into the wider town, with new connections stitching neighbourhoods together to encourage walking and cycling

 Repurposed farmsteads as community anchors, bringing local heritage to life



COUNTRY

PARK

9

PUNCHBOWLL

IND LANE

Leverstock Green

East Hemel

10

A4147 HEMEL HEMPSTEAD ROAD

A414

THE CROWN Bunker's Parker ESTATE

A4147 HEMEI

Country Park & Open Spaces



Country Park

A new Country Park in the Upper Ver Valley will conserve the naturalistic character of the valley, while providing a landscape buffer between East Hemel and Redbourn.

There will be new and enhanced Nickey Line connections, and new walking, cycling and equestrian loops. Repurposed historic buildings at Wood End Farm will act as a gateway to the park. Converted barns and cottages will provide community uses and amenities, including environmental education and a landscape management hub.



The Country Park (Illustration for context only)

Valley Park

To the south, a Valley Park will provide a linear green park of floodable meadows, woodlands, wetlands, and trees of value to wildlife. A range of habitats will be created using native species, with management targeted to benefit protected species and provide biodiversity gains into



the future.

Breakspear Park \bigcirc

The Valley Park (Illustration for context only)

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East neme

Novement & Sustainable Transport Corridor

East Hemel will be wellconnected with high quality walking, cycling and public transport options that meet local need, alongside private vehicles. The aim is to reduce congestion and rat-running and emissions locally, and plan for newer methods, such as e-bikes and automated delivery systems.

Sustainable Transport Corridor (STC)



The STC will provide a safe, direct, high-quality route through East Hemel that links the residential areas, to the north and south, and the central employment area. A key bridge, serving people walking and cycling, will cross the A414 near M1 Junction 8 access, serving as a landmark and gateway into Hemel Hempstead.

The STC will provide protected pavements and cycle lanes along its length, with signalised crossings at major junctions and priority indicated at side streets. The design will vary along the length of the route, dependent on the character of the area it is passing through.

Indicative Movement Map



Typical Residential Section



Typical Parkland Character Section





Public transport

Bus use along the STC will be prioritised, including at junctions, to make bus journeys as quick as possible. Bus routes will aim to link to Hemel Hempstead town centre, local railway stations, and nearby towns and villages.

Nickey Line



Neighbourhoods 8 FOUSING

Neighbourhoods & density

Hemel Hempstead New Town was modelled on a series of distinctive neighbourhoods, each served by a local centre. East Hemel will continue this legacy with its two new neighbourhoods.

At the core of each

Highest density / mixed use (closer together and taller)







neighbourhood will be a mixed use local centre, where the greatest intensity of development is supported by vibrant, walkable services and reliable public transport. Where East Hemel adjoins existing neighbourhoods, its scale and density will be reduced and planting introduced to create a clear transition between different neighbourhoods.

Housing types

East Hemel will provide a broad range of house types and tenures to help meet the needs of local people at different stages of their lives. This will create a varied, intergenerational community with architectural interest and a distinctive sense of place. By exploring new materials and construction methods we are aiming to reduce the cost of occupation to make homes as affordable as possible.























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Indicative Housing Density Map

Northern Neighbourhood

The northern residential neighbourhood is shaped by its landscape, where a flat plateau descends into the steeper slopes of the Ver Valley.

The new neighbourhood will wrap around an expansive Country Park, with the historic Wood End Farm re-purposed for new uses. Mature trees and historic hedgerows are protected and naturally link together communities.

This neighbourhood will form a new gateway into Hemel Hempstead and into the **Country Park**, a haven for play and adventure. It will be urban in character, adjacent to a vibrant local centre. Towards the rural edges, where there are parks and lanes, **sports facilities and schools** will support the area.

The local centre will be located at the intersection of two key strategic routes:

- North-South along the Sustainable Transport Corridor, and
- East-West into Spencer's Park, supporting its use by residents both within and outside of East Hemel. At the centre of the East-West route will be a pedestrianised local centre that will link a community hall, shops, services, GP surgery and two schools.

Indicative Northern Neighbourhood Map

Housing

Neighbor



- (2) Community cores
- (3) Primary school
- (4) Secondary school
- 5 Community hall
- 6 Country Park
- 7 Wood End Farm
- (8) Nickey Line
- Neighbourhood park (9)
- Green links (network of (10)natural spaces)

(11) Sports hub



(6)



Southern Neighbourhood

The southern residential neighbourhood is defined by its landscape of rolling valleys and hills, where distinct new communities will be formed on the slopes, separated by green valleys below. Protected mature trees, historic hedgerows and woodlands will form green links between neighbourhoods.

Less dense in character than the northern neighbourhood, this will be composed predominantly of mid and low density housing, descending in density towards the edges with Leverstock Green.

The local centre will be located to interface with both Westwick Row farmstead as well as the Valley Park. It will open on to the Valley Park, which at this location will be activated by children's play areas and growing spaces. It will be visible and accessible to and from the North-South pedestrian and cycle route on the STC, as well as a key East-West pedestrian route, connecting via Westwick Row towards Leverstock Green. The local centre will be anchored by a primary

school, alongside shops, services and a community hall.



Indicative Southern Neighbourhood Map

THE CROWN CLOCKED ESTATE

Central Employment Area

East Hemel's commercial area will attract new businesses to the area and create thousands of local jobs in UK growth sectors. It will form an eastward extension of Maylands, taking advantage of its location in the Hertfordshire Enviro-Tech Enterprise Zone to support the economic growth and prosperity of both Hemel Hempstead and Hertfordshire.

This area will become a high-quality, mixed-use employment location, where a wide range of building types and spaces will support a mix of employers and sectors, with three main areas of focus to the North, West and South.

North & East

Larger industrial buildings in the north and alongside the M1 will create a buffer and provide space for larger occupiers close to the strategic road network, looking to attract major national or international businesses to the area, to provide new jobs and support the local economy. The STC link into the northern residential neighbourhood will be tree-lined and have segregated walking and cycling routes.

West

West of the STC route, smaller buildings will be located to provide an ecosystem of smaller spaces to support local businesses and SMEs, employers and the local economy while complying with density requirements related to Buncefield.

South

The southern part will become an innovation hub, forming a new gateway into Hemel Hempstead. Higher density uses will look over a central square which will provide much needed offices and lab space to support research, start ups and scale ups, including in the agri-tech and clean-tech sectors. A transport hub hosting buses, cycle parking, shared bikes, eBikes and eScooters, car clubs and other amenities will support the innovation hub.

Innova

Indicative Central Employment Area Map

(1)

(2)

4



) Pedestrian / cycle bridge over the A414

Sustainable Transport Corridor

- 3 Multi-modal transport interchange
 - Innovation hub for Research & Development, lab space, offices, studios etc.
- 5 Smaller units providing growth space for local and SME businesses
- 6 Larger units along the M1 corridor
- 7 Central square
- 8 Habitat park with limited public access as a buffer to Buncefield



Community Facilities & Services

The community has been clear about the importance of ensuring the new development is designed so that residents have easy access to facilities and services in the neighbourhood, ideally with facilities clustered together to reduce the need to travel to multiple locations. We have considered a number of ways to work this into our evolving proposals:

Centres

Two local centres will be accessible to most within a 15-20 minute walk. Several community cores, within a 5-10 minute walk, will provide a network of local spaces, facilities and services that support a vibrant community life and creates opportunities for community stewardship.









Community core 5-10 min catchment

Inspired by the village greens of Hertfordshire, a community space to gather. A flexible community room, a swap shop, a mobility hub, play space, arts club, or a community growing space will activate a central open space



Community core + school 10-15 min catchment

Community core with a primary school anchor, supporting a small shop or cafe

Local centres 15-20 min catchment

Commercial and community activity hub of north and south neighbourhoods, providing a range of community and commercial uses to support daily life within easy walking distance of most residents



Revitalise Westwick Row and Wood End Farms for community uses such as cafe, brew pub, farm shop, events, community space and education









Health

A new health hub in the northern neighbourhood, with other facilities such as dentists and pharmacies located across East Hemel. We will also look to support health facilities across the wider HGC Growth Areas.

Education

Early Years, nurseries, and three new primary schools co-located at the heart of communities, easily and safely accessible. There will also be an 8 form entry secondary school in the northern neighbourhood.

Community

Historic Westwick Row and Wood End Farm will be revitalised to create accessible hubs for community, learning and culture. Other spaces could include community halls, food growing spaces, orchards, and play spaces.

Shops and services

Two local centres providing a range of day to day shops and services, which could include food stores, cafes, pharmacies, food and beverage, gym, local shops like bakeries and florists and services like hairdressers, bike shops or yoga studios.

Sports

Two sports areas are proposed, in the north and in the south, including provision for football, hockey, rugby, cricket and tennis, as well as looking at opportunities to introduce other sports such as padel and pickleball.

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Sustainability, Energy

Sustainable development

East Hemel is planned with long-term goals of being an environmentally and socially positive development. The design team are progressing these goals through the masterplan design. The grid of images summarises the vision and key activities.

Energy

The key features of the energy strategy

35% total area to become publicly accessible open space



Finvestigating options for a stewardshipvehicle, with community participation

5 1



are:

- Energy efficiency: Reducing energy demand through passive design and fabric specifications.
- Zero carbon heat: Supplying non fossil fuel heat using a combination of heat pumps, with a mix of standalone, communal and network solutions.
- Low-carbon electricity: De-carbonising the electricity supply, including through onsite renewable energy generation and sharing opportunities (e.g. solar panels, energy hubs, smart-grids).

Sustainable drainage systems, rainwater harvesting **& water efficiency**



Homes designed for comfort, resilience, health & wellbeing



Valley Park cross section illustration

HOUSES



The key features of the water strategy are:

Sustainable drainage: Developing a sustainable drainage strategy that reduces flood risk and diffuses urban pollution, while maximising benefits for biodiversity and public use (e.g. a swimming pond).

• Water management: Embedding water efficiency measures and smart rainwater harvesting options into the design to support water conservation across the neighbourhoods.



Noise & Pollution

East Hemel is located close to the M1 motorway. To address this, we have developed a number of strategies for air quality and acoustics to address and mitigate against any associated risks.

Acoustic mitigation

An acoustic mitigation strategy seeks to ensure that noise sensitive areas of the development, such as where schools and houses will be, are protected from traffic noise on the M1 motorway and joining A-roads.

A north-south noise bund with an acoustic barrier is proposed along the M1, to the east of the site, to protect East Hemel from noise and pollution, creating a green buffer which will also visually screen the motorway from the new development, and vice versa.



Air quality strategy

Following guidance from the Department for Environment, Food and Rural Affairs, the development at East Hemel will be offset by at least 55 metres from the M1/A414. When combined with the effect of the noise bund and supporting vegetation and planting, we have been able to demonstrate that acceptable air quality levels can be achieved at more sensitive locations.

Acoustic analysis



THE CROWN CLOCKED ESTATE

Stewardship

All the public open spaces and community facilities at East Hemel will need to be looked after to a high standard, in line with TCE's long-term vision. This includes the Country Park, public realm, food growing spaces, sports facilities and community buildings.

Stewardship goes beyond basic maintenance of community assets. It includes the thoughtful management and activation of community assets to foster a sense of belonging, ownership and wellbeing, for the benefit of residents and the wider community. It includes those who use community spaces, how they engage with them, and how they can contribute towards an inclusive and cohesive community at East Hemel.

The Crown Estate is committed to ensuring these Key Principles of Stewardship are applied at East Hemel:

Ensure public

access & social

benefit

High quality community spaces

Community participation in decision making & management

Financial sustainability

governance

Environmental sustainability











Create & promote opportunities to **improve health &** wellbeing



The Stewardship approach at East Hemel will embed opportunities for placemaking. This will entail facilitating community development with activities that meet local needs and aspirations, activating a sense of place and fostering integration, both with neighbouring communities and across East Hemel.

There will be opportunities for community members to get involved with the development of the Stewardship model as the project progresses.



Phasing & Implementation

The delivery of homes, community facilities and commercial space will be carefully phased over 15 - 20 years. This will include:

- Early delivery of infrastructure to facilitate transport and green space connections
- Promotion of local centres, community facilities and services
- A range of homes provided using a number of different delivery partners, including SMEs
- Proactive construction management to minimise disruption to existing and new residents
- Phased implementation of stewardship
- Early job creation from both the employment sites and construction process

Within each phase, The Crown Estate will deliver common infrastructure alongside new homes, including key streets, green spaces and site utilities, local centres, and a network of walking and cycling routes. We will make land available for housebuilding, and work with the local education authority to deliver schools.



Considerate construction





Meanwhile use including













pop-ups & temporary spaces



Early delivery of green space & transport









Phased development







THECROWN ESTATE

East femel

Planning Application & Next Steps

Outline Application

The Crown Estate is preparing an Outline Planning Application for East Hemel, to be submitted in Autumn 2025. The application will:

- Set out the land uses being applied for.
- Establish guiding principles to enable the coordination of development over time.
- Include an illustrative masterplan showing the key open spaces and different types of development uses (housing, schools etc).
- Provide an assessment of the impacts of development on the environment, highway network and local services, and the necessary



mitigation measures to be confirmed through a S106 legal agreement.

St Albans City and District Council and Dacorum Borough Council will consult on this application, and will consider any representations made when they determine the application.



Future planning stages

If the Outline Planning Application is approved, design codes and future applications will come forward as 'Reserved Matters' once Key Phases are established, covering the detailed design of streets, spaces and buildings for each phase of development. The Crown Estate and its partners will also continue to engage with local communities throughout these detailed planning stages.



Your views

This Stage 3 engagement is an opportunity to give your views on the plans that will be included in the Outline Planning Application. Please provide feedback on a paper form or online at easthemel.commonplace.is, or using the QR code here.

The Crown Estate team would like to thank the community for their invaluable contributions and participation.

