# ntroduction

Welcome to this information session to help guide you through the planning application for East Hemel which is shortly to be submitted to St Albans City and District Council (SADC) and Dacorum Borough Council (DBC).

This session sets out what you can expect to see in the suite of plans and documents that will be submitted as part of the Outline Planning Application (OPA), including:

- the key elements of the OPA proposals
- the technical and design documents which have been prepared to support the application
- what documents are submitted for approval now and how details of the development will come forward in subsequent applications over time

This is an opportunity to learn about what happens once the application has been submitted and beyond. Thank you for your continued interest. We hope you find this preapplication update helpful.

### East Hemel Community and Stakeholder Engagement

Over the past 14 months, The Crown Estate has undertaken a comprehensive programme of engagement with the community and key stakeholder organisations to help shape proposals for East Hemel.

In parallel, over this period, a series of pre-application discussions have been held with SADC, DBC, Hertfordshire County Council (HCC) alongside Hemel Garden Communities (HGC) and technical stakeholders and national agencies such as National Highways, Natural England, the Health & Safety Executive, Environment Agency and Sport England. This has helped ensure that the application includes a robust assessment of the impacts of the development, and that our technical and design solutions will be acceptable to these organisations.

Advance Networking with community groups

Sept - Oct 2024



Drop-ins
Oct 2024

Stage 1

Study Visit to Cambridge
Dec 2024



Site Visit & Community Design Workshop Jan 2025





Drop-ins Feb 2025



Stage 2

Drop-ins & Briefing Sessions

July 2025





Information Drop-in Nov 2025

Stage 3

Stage 4



EastHemel

# Outline Planning Application

The application seeks outline planning permission for a wide range of land uses, open spaces and infrastructure that align with the requirements set out in the draft SADC Local Plan:



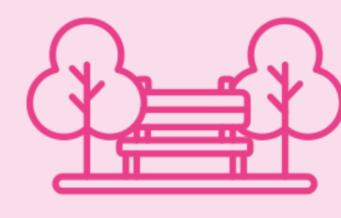
Up to 4,000 new dwellings, including extra care living, nursing homes and 40% affordable housing



Local centres for shops, services, and community uses (eg community centres, Medical Centre, and nurseries)



Three primary schools and one secondary school



A new Country Park in the north and new Valley Park in the south, totalling 77 ha



Sustainable Transport Corridor prioritising bus and active travel modes



Up to 53 ha of employment land



Allotments, orchards, and green corridors for movement, wildlife and ecology



Network of walking and cycling connections and mobility hubs



Informal greenspace and amenity spaces



Improvements to the local transport network



A new pedestrian/cycle bridge over the A414



Land for Gypsy and Traveller pitches

### What are we applying for now?

We are applying for **outline planning permission** for the development. An outline planning application seeks to set broad principles of a development such as the types of land uses needed and how much of each land use is required. It does not seek to determine what a development should look like - this comes in later more detailed design stages. At the outline stage:

- A suite of **Parameter Plans** have been prepared which set out the spatial distribution of land uses and open spaces within the application boundary.
- Written details of the land uses and the amount of development being applied for will be set out in the 'Development Specification'.

The Parameter Plans and Development Specification will be approved as part of any potential outline planning permission. The outline planning permission will also include:

- Planning Conditions, setting out what further details are required to be submitted before development can start; and
- A Section 106 Agreement a legal agreement which sets out a series of requirements ('obligations' and 'triggers') which the applicant is required to deliver as part of the development, such as schools, highway works and open spaces.

### What will follow?

If outline planning permission is granted for East Hemel, then before any development can start on site the planning conditions and s106 agreement will require further, more detailed, planning submissions to be made. These will be submitted on a 'phase by phase' basis and will allow the council to review and approve further material for each key phase before any detailed 'Reserved Matters' applications (RMAs) are submitted for approval.

Material for each phase will include a **Design Code** and more detailed **strategies** for that phase (such as Drainage, Green Infrastructure, Ecology, Travel Plans) which have to be in accordance with the material approved as part of the outline permission. Further community engagement will take place as part of the preparation of design codes and RMAs.

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# Key Documents

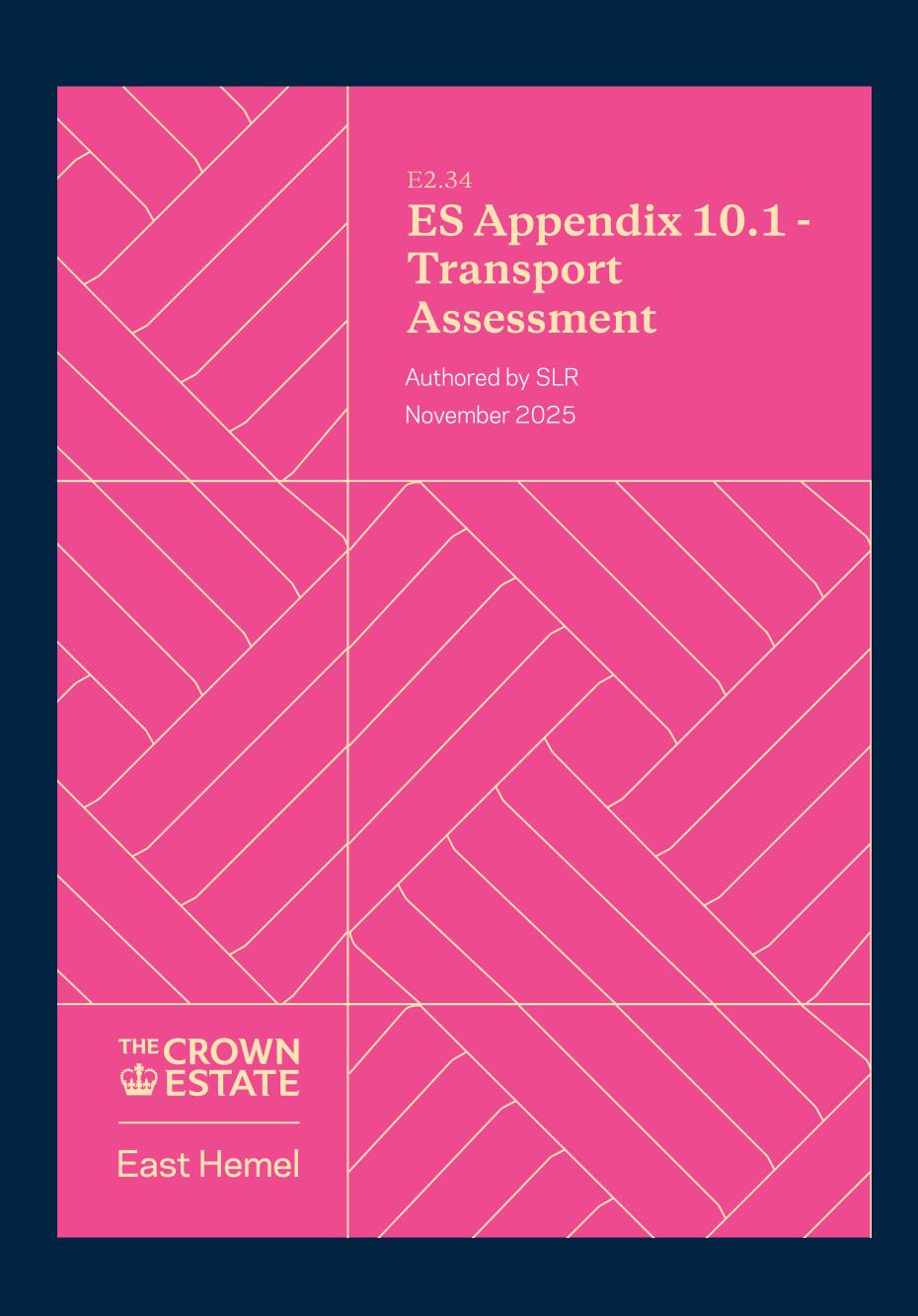
The Planning Application is made up of a significant number of documents, some of which are for approval, and others which are provided in support of the proposals. All the documents will be available to read once the application is available to view on the Council's website.

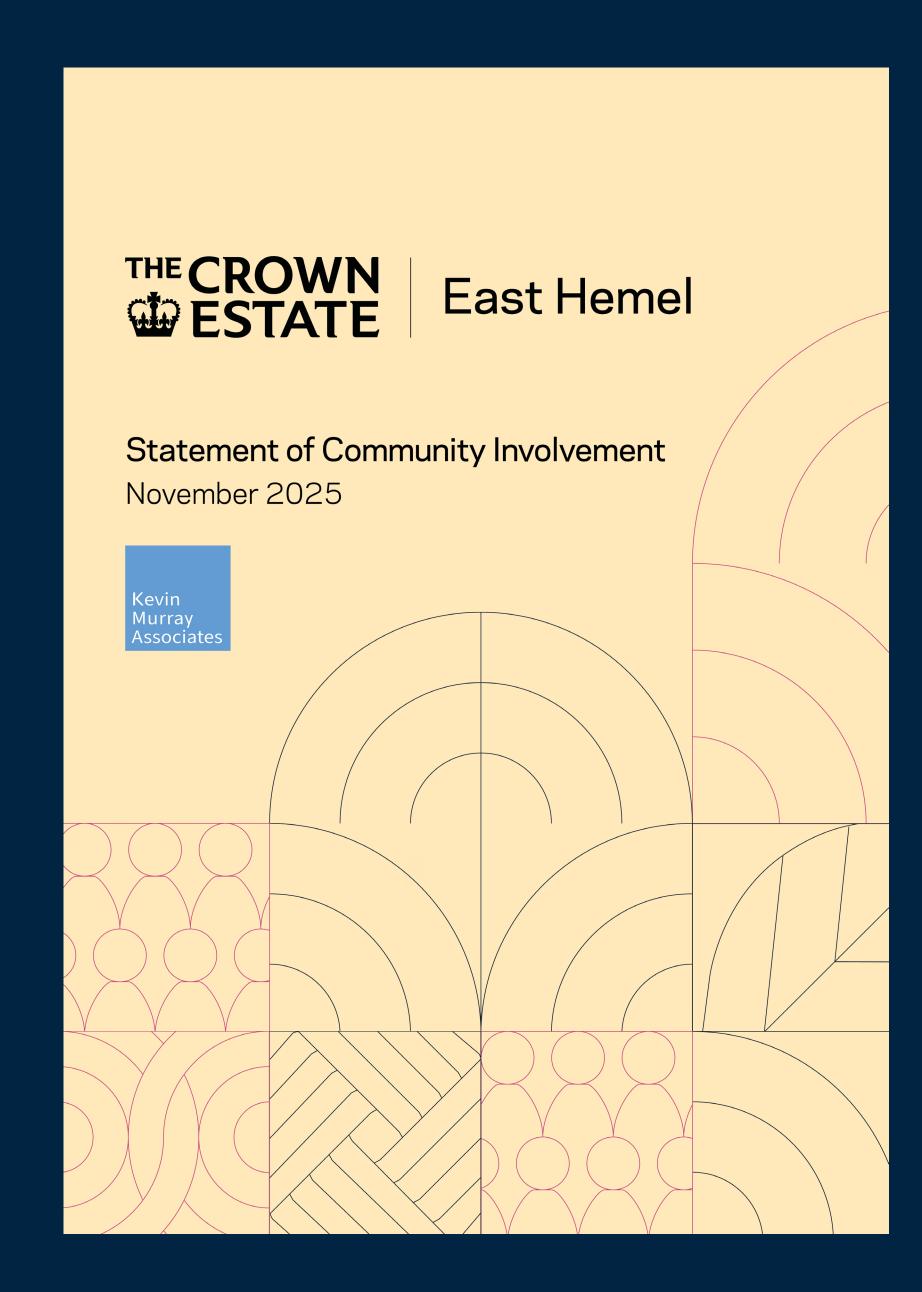
Key documents to help understand the application proposals include:

- The **Design and Access Statement** (DAS) this gives readers a good understanding of how the design of the proposed development has progressed and all the factors that have influenced it.
- The **Illustrative Masterplan** illustrates the way in which the development elements shown in the Parameter Plans could come forward at the detailed design stage.
- The **Planning Statement** evaluates the proposals against national and local planning policy, guidance and other material planning considerations.
- The Environmental Impact Assessment (EIA) identifies and assesses the impacts of the proposed development on the environment and explains how these impacts can be mitigated. It covers the following topics: Agricultural Land Use, Air Quality, Climate Change and Greenhouse Gases, Ecology and Nature Conservation, Health, Heritage and Archaeology, Landscape and Visual Impact, Noise and Vibration, Landscape and Visual Impact, Socioeconomics, Transport and Access, and Water Resources and Flood Risk. It includes a Non-Technical Summary which summarises key information.
- The Transport Assessment (TA) assesses the impact of the proposed development on the local and strategic transport network and identifies measures and strategies to mitigate this.
- The **Statement of Community Involvement** (SCI) sets out details of all the pre-application engagement undertaken to date and how the proposals have evolved in response.

Once the application is validated, a Guide to the Application will be provided to help people navigate through the application documents.











East Hemel

# Parameter Plans

Parameter Plans are formal application documents that along with the Development Specification fix parameters for layout and design. These plans are submitted for approval by the Local Planning Authority.

### Land Use

The Land Use Parameter Plan sets out where new homes, schools, shops, workplaces, and community facilities will go within the development. It provides reassurance that there will be enough space for all the key uses required by the emerging SADC local plan.

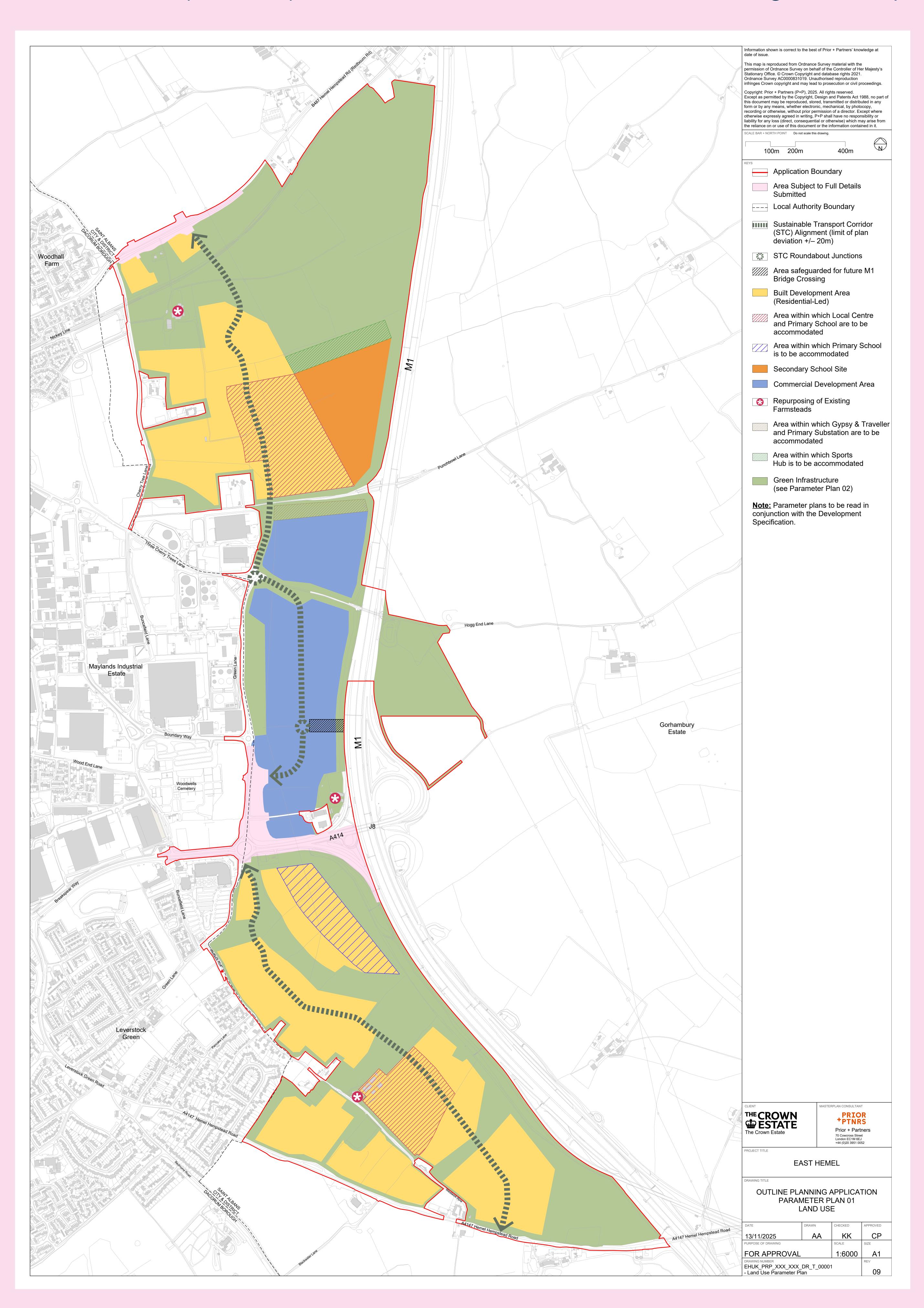
## Key features include:

**Homes and community spaces:** The extent of the built development area for new homes in the north and the south of the site, and indicative locations for supporting facilities such as play spaces.

Local centres: Space identified for local centres that could include amenities such as shops, cafes and community buildings.

**Primary and secondary schools:** Indicative locations for two primary schools in the south and one primary school in the north, along with a site for a secondary school in the north.

**Employment and business areas:** The location of the proposed commercial area which will provide space for business, offices, innovation and light industry.



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## Parameter Plans

#### Movement & Access

This Parameter Plan sets out how people will travel into and around the new development. It confirms the proposed main routes for cars, buses, cyclists, and pedestrians, and ensures the transport network can meet future needs in line with SADC, DBC, and HCC objectives.

### Key features include:

- The route of the proposed STC from the B487 in the north through the site to the A4147 in the south.
- Improvements to the Nickey Line will provide new crossings and links for walking and cycling.
- Quiet roads such as Hogg End Lane and Punchbowl Lane prioritising walking and cycling.
- Improvements to Cherry Tree Lane and Westwick Row to support sustainable travel methods.
- Location of the main vehicle access points across the site, including access to the commercial area.
- New walking and cycling routes providing sustainable connections across the site.
- Space safeguarded for potential future improvements to the M1.
- Retention of existing public footpaths and rights of way.

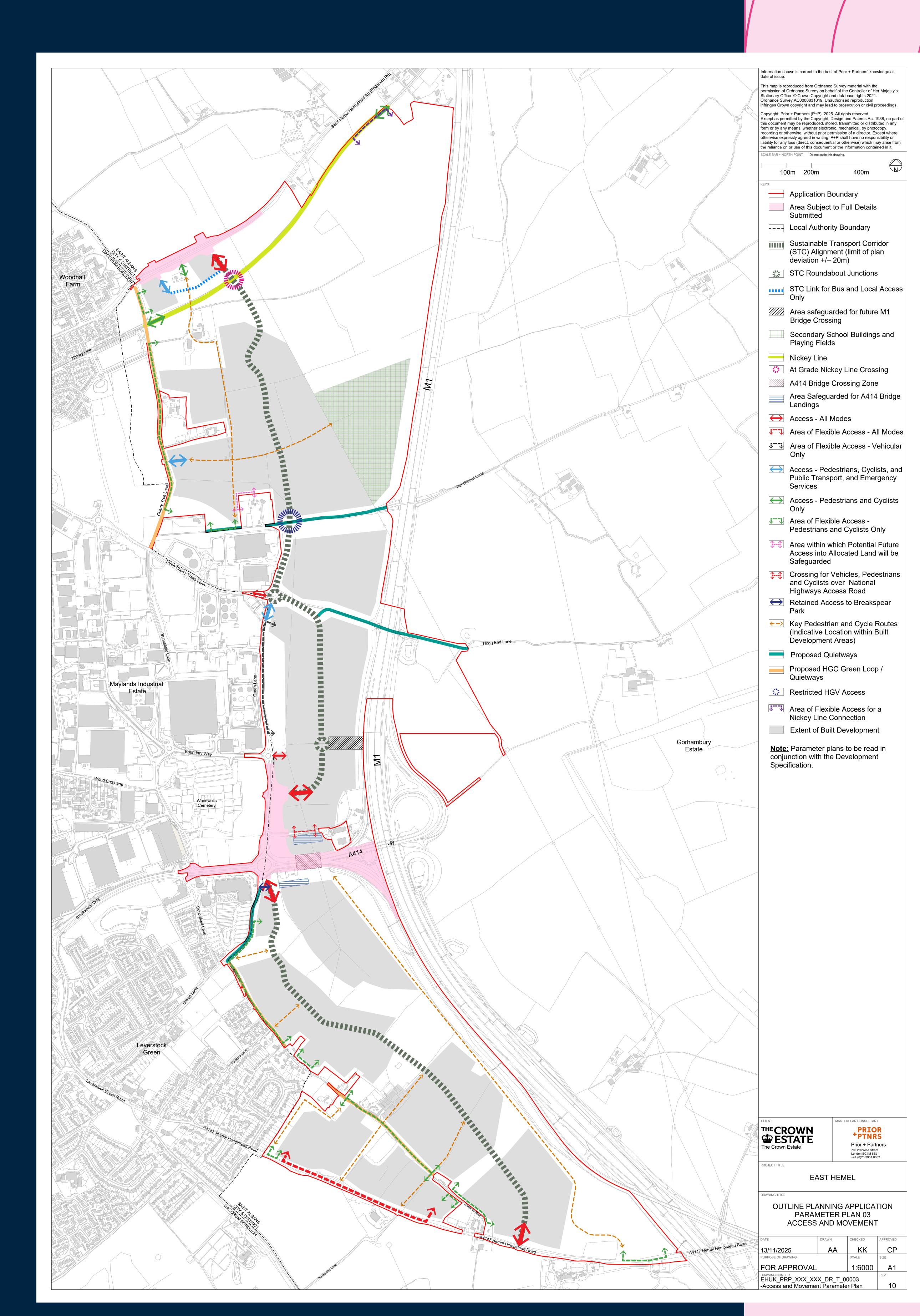




Illustration of mobility hub



East Hemel

# Parameter Plans

#### Green Infrastructure

The Green Infrastructure Parameter Plan sets out where parks, green spaces, and natural features will be located across the development. It ensures there is enough space for recreation, wildlife, and good drainage, while protecting existing habitats.

The five primary types of open space identified in the Green Infrastructure Parameter Plan are:

#### 1. Public open spaces

Including parks, play areas, allotments, and local green areas that meet SADC's Open Space Standards.

## 2. Country and Valley Parks (SANG areas)

Large natural spaces created to reduce pressure on nearby protected countryside, such as the Chilterns Beechwoods. Together they will cover around 77 ha.

#### 3. Sports areas

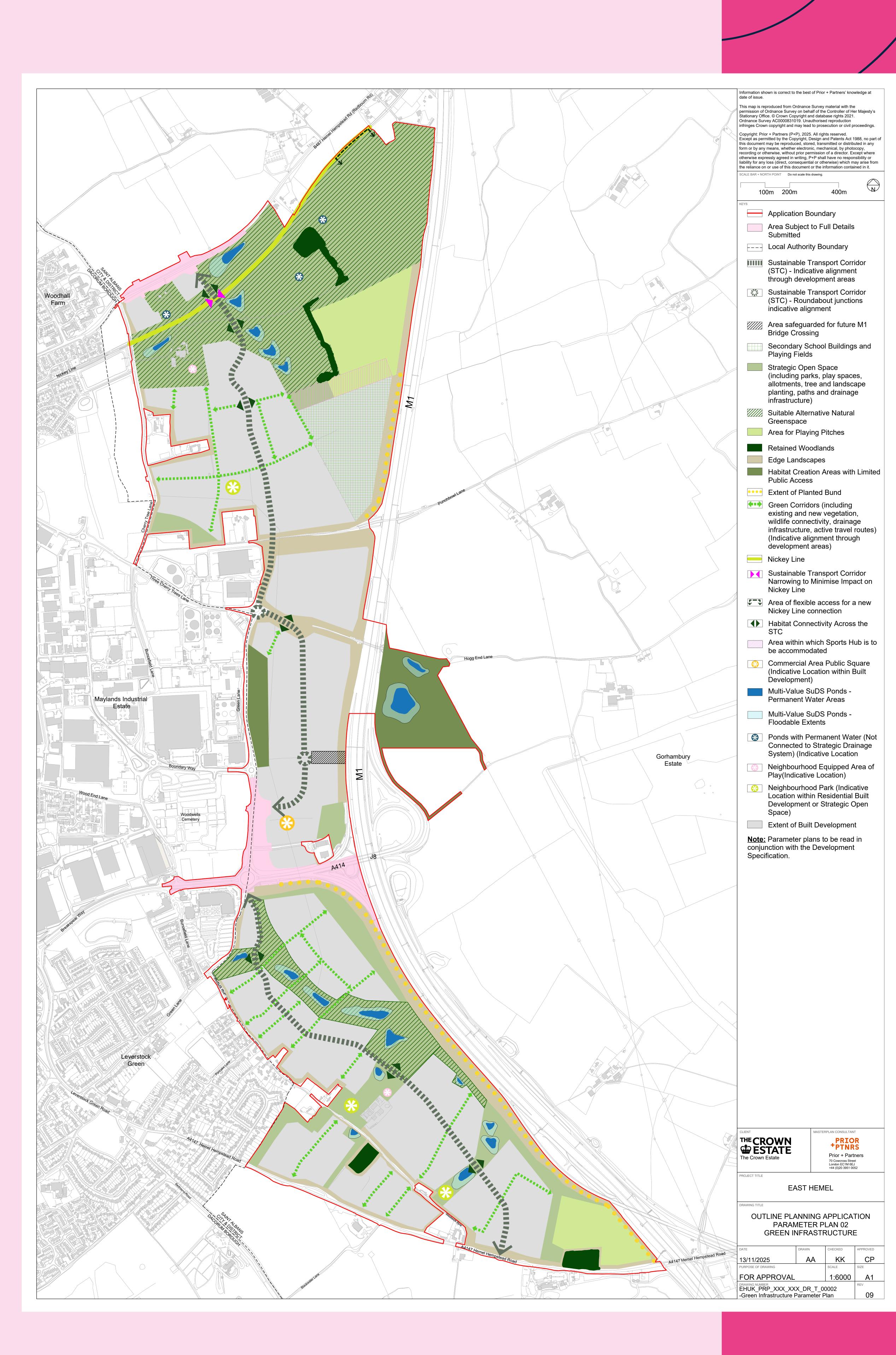
Proposed in the north and south which will include grass and artificial pitches, with a Sports Hub in the north providing indoor sports facilities.

#### 4. Edge landscapes

Planting and trees intended to screen views, reduce the impact of the M1, and help wildlife move between areas.

#### 5. Habitat creation areas


Spaces managed for nature conservation, with limited public access to protect wildlife.



### Key features include:

- Protection and improvement of existing woodlands.
- Green corridors that link habitats, provide paths for people, and manage rainwater.
- Planted bunds to reduce traffic noise from the M1 and A414.
- Protection of the Nickey Line as an important walking, cycling, and wildlife route.
- Ponds and wetlands that support both drainage and biodiversity.
- New parks and equipped play areas for all ages.
- A public square in the commercial area for social gatherings and community use.
- Safe crossing points and wildlife underpasses to maintain natural connections across the site.





# Next Steps

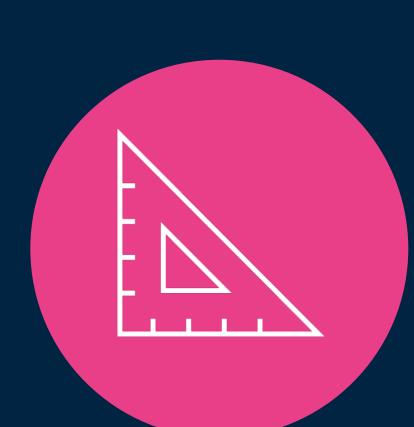
Following the submission of the application to SADC and DBC, the application will be checked by the Councils and subject to no further information being required, will be validated.

The application will then be subject to public consultation via a Site Notice (placed at points around the site boundary); in the local paper; and on the councils' websites.

The authorities will consult with a range of statutory bodies, such as the Environment Agency and Natural England as well as residents and local organisations who will be able to submit their views on the proposal. Views will be taken into account throughout the determination period.

The timeframe for determination set by Government for an application of this size is 16 weeks from the receipt of a valid application. However, it is anticipated that because of its complexity, this application may take a while longer to determine.

If outline planning permission is granted, the following stages will then come forward:



Submission of Design Codes and technical requirements on a Phase by Phase basis



Submission of Detailed (Reserved Matters) Applications



Early phase infrastructure works



First phase of construction



First occupations of homes & commercial space

There will be further opportunities for local engagement and consultation throughout these stages and beyond.



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

For further updates as the application progresses, please visit our website, www.easthemel.co.uk, or by scanning the QR code here.



East Hemel