

EAST HEMEL COMMUNITY NEWSLETTER

WWW.EASTHEMEL.CO.UK

SUMMER 2026



Welcome to the East Hemel community newsletter!

Welcome to the first edition of the East Hemel community newsletter! This newsletter will be an opportunity to keep up to date on the latest information, activities and milestones for East Hemel as it progresses through the planning stages.

We want to say a massive **'thank you'** from The Crown Estate for your input and ideas over the last 18 months as we've engaged closely with the local community on the East Hemel proposals. As many of you will be aware, we submitted an Outline Planning Application (OPA) for East Hemel to both St Albans City & District Council (SADC) and Dacorum Borough Council (DBC) at the end of 2025.

This followed over 18 months of close engagement with the community, including through public events, community design workshops, site visits and study tours.

The insight gathered from local knowledge has been incredibly valuable in helping us to shape, refine and finalise the OPA for East Hemel. Throughout the the project so far, over 1,300 people attended one or more of our events and over 4,500 people visited the project website.

We'll be working with both councils as we progress through the planning process – and we want to bring the wider community on that journey with us, too.

In this edition, we'll be sharing an overview of the OPA for East Hemel, including a 'spotlight on transport' that looks at the improvements proposed as part of our approach.

We also have an update on the community garden at Cherry Tree Lane, which we're delivering in partnership with Sunnyside Rural Trust.

We're keen to shape these newsletters so they work best for local people. If you have any feedback, please do let us know at Hemel.Enquiries@thecrownestate.co.uk.

Warm regards,

The Crown Estate team

Outline Planning Application Overview

East Hemel is a once-in-a-generation opportunity to deliver up to 4,000 high-quality new homes, four new schools, health and community facilities, thousands of jobs, new transport links and significant green spaces that support the natural environment, including a country park.

It's planned for a 975-acre site which lies between Redbourn Road and Hemel Hempstead Road to the east of Hemel Hempstead – and forms a key part of the Hemel Garden Communities (HGC) programme.

HGC itself is a long-term commitment to transform Hemel Hempstead, aiming to deliver up to 11,000 new homes and thousands of new jobs by 2050.

What's included in the Outline Planning Application (OPA)?

The Crown Estate has submitted a wide range of supporting documents as part of the OPA which summarise the comprehensive technical work that has been undertaken, and how that has informed our proposals. These range from environmental and transport assessments to waste management plans, the Design and Access Statement and the Statement of Community Involvement.

The purpose of an OPA is to determine whether a development is acceptable 'in principle' before more detailed plans are agreed.

OPAs are often used on large, strategic sites like East Hemel for the purpose of fixing the key elements of the proposals (known as 'parameters'), including the scale of development as well as the location of different uses across the site and how to deliver key infrastructure that is required to support the new development (through a legal 'Section 106' agreement).

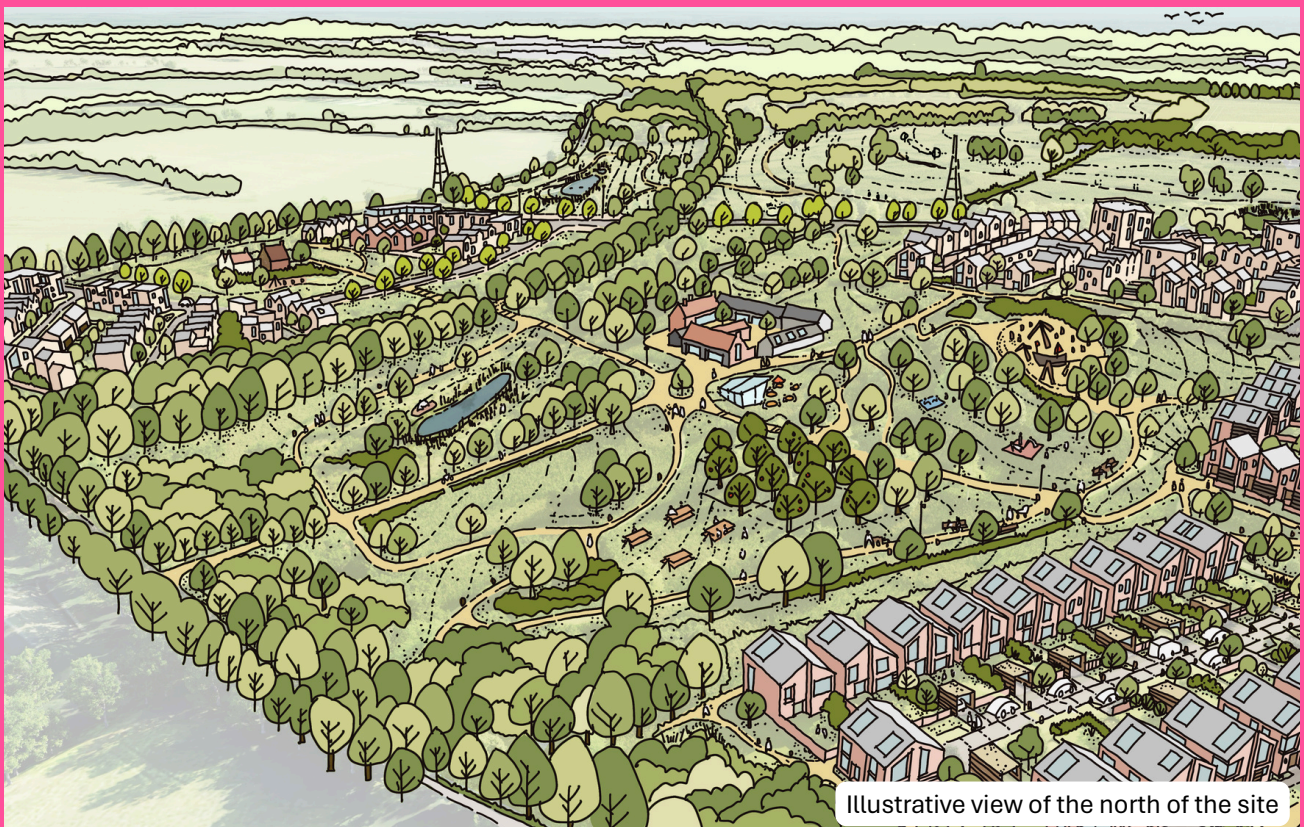
The OPA will also demonstrate how the proposals align with local plan requirements.

What isn't included in the OPA?

The OPA does not include detailed design work such as the appearance of new homes and the exact locations and design of individual buildings and landscaping; this will come forward through detailed planning applications if the OPA is approved.

We'll continue to update you as we progress through the planning process and there will be further opportunities for the local community to get involved with future proposals, including the 'reserved matters' applications which look at detailed designs for the layout, buildings, landscape, open space and infrastructure in each part of the site.

To view the documents submitted as part of the OPA, please visit the link on the St Albans City & District Council planning portal [here](#).



Illustrative view of the north of the site

We know traffic is one of the biggest concerns locally, that's why transport has been a key focus of our plans from the start. As part of our proposals for East Hemel, we'll be making a series of improvements to the road network and transport infrastructure around the east of Hemel Hempstead. This will help to address long-standing traffic issues in the area, while also creating new routes and corridors to promote healthy, active travel including cycling, walking and horse-riding.

How will East Hemel deal with the traffic it creates?

A range of mitigations have been designed to deal with the increase in people and traffic movements associated with East Hemel. These include:

The Strategic Transport Corridor (STC)

The STC is a tree lined north-south corridor that will run through East Hemel. It will be the main route for travel throughout the site, linking the B487 (Redbourn Road), the A414 and the A4147 (Hemel Hempstead Road), and connecting new neighbourhoods with existing roads.

The STC will prioritise low carbon forms of travel including walking, cycling and public transport, while also catering for other vehicle movements at low speeds (30mph or less), including cars. It will connect into a wider network of walking and cycling routes across the East Hemel site, linking to other local routes such as the Nickey Line, and complementing the existing rights of way on the site.

Improvements to A414 and M1 J8

Within the HGC programme, it's envisaged that there will be improvements to the A414 Green Lane junction and M1 Junction 8.

Subject to outline planning approval, early works are likely to include a full rebuild of the A414 / Green Lane roundabout into a large, traffic light-controlled junction, which will be designed to increase capacity. These improvements will also benefit the northbound offslip of the M1.

The upgrades to the A414 / Green Lane roundabout include: creating two right-turn lanes on the northern section of Green Lane; increasing capacity on northbound offslip of the M1; providing more lanes to widen the A414; and adding in dedicated lanes for turning movements to the East Hemel site and existing Maylands area.

Alongside this, a new active travel bridge will be provided over the A414 (east of Green Lane) to ensure that pedestrians and cyclists can cross safely without using the new junction.

These upgrades are designed to manage traffic more effectively and efficiently and to address a long-standing bottleneck within Hemel Hempstead.

Quietways

A series of quietways will be formed along the western boundary of the East Hemel site, using existing streets at Cherry Tree Lane, Buncefield Lane and Westwick Row, that are proposed as part of HGC's Green Loop, as well as along Punchbowl Lane and Hogg End Lane. These routes will have restricted access, with vehicles only allowed for local properties (including agricultural fields) and emergency services.

How will traffic impact be mitigated at Junction 8 and Breakspear Way?

To ensure we're providing the right road improvements at the right time, we're proposing a "Monitor and Manage (M&M) Strategy" which allows us to check the traffic impacts of development while it is being built out.

M&M will apply to at least three main areas, which are:

- Achieving mode share targets (goals for how people travel);
- Implementation of transport interventions; and
- Car parking provision.

Travel behaviour and the performance of the transport system can evolve over time, so flexibility is essential. Through structured monitoring, dynamic management, and stakeholder collaboration, this approach helps promote sustainable, safe, and efficient travel for the local community.

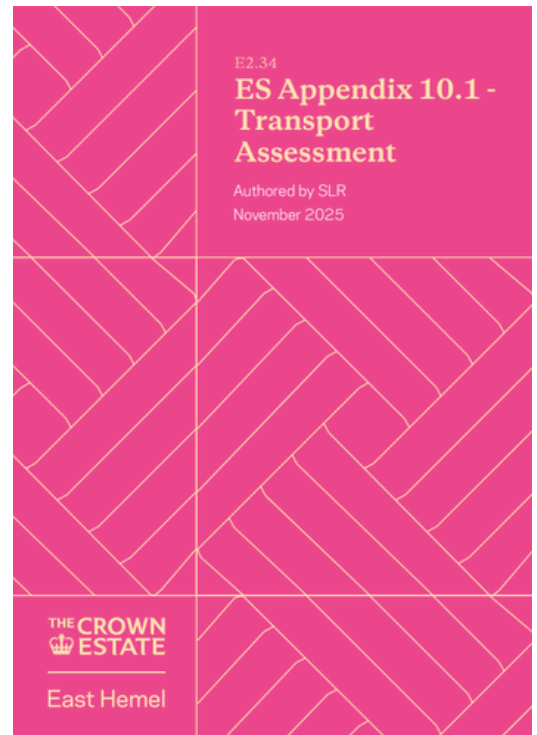


Illustrative view of Redbourn Road

As part of the M&M Strategy, we've proposed a Sustainable Transport Strategy, which has also been submitted in the OPA. This includes measures such as mobility hubs, improved bus services and improved active travel connections alongside a wide range of facilities (schools, shops, employment and leisure facilities) within the site which will enable trips to be undertaken sustainably.

We're also proposing improvements outside the East Hemel site, which will prioritise the area immediately surrounding the proposed development and key routes where we expect traffic to be focused (Redbourn Road / Link Road and A414).

If you would like to learn more about our approach to transport, you can view the Transport Assessment as part of the documents submitted with the application. It can be found in Chapter 10 of the Environmental Statement.



USEFUL CONTACTS:

East Hemel

Project team contact: Hemel.Enquiries@thecrownestate.co.uk

East Hemel website: www.easthemel.co.uk

East Hemel planning application: <https://www.stalbans.gov.uk/land-east-hemel-hempstead-application-520251964>

The Crown Estate

Website: <https://www.thecrownestate.co.uk/>

Hemel Garden Communities

<https://www.hemelgardencommunities.co.uk/>

St Albans City & District Council Planning Portal

<https://www.stalbans.gov.uk/view-and-track-planning-applications>

Dacorum Borough Council Planning Portal

<https://www.dacorum.gov.uk/home/planning-development/planning-applications/>

Cherry Tree Lane Community Garden

We're pleased to share that work on Cherry Tree Lane Community Garden has recommenced.

The garden has been designed and developed in partnership with Sunnyside Rural Trust – a local charity and social enterprise offering training and work experience for over 170 vulnerable people.

Work being conducted over the coming months includes further planting, with 5 new cherry trees already planted, and installation of access ramps and pathways to bring the formerly private land into community use.

The garden will open to the public by Autumn 2026 - and will be a place for local residents to enjoy, providing new habitats for local wildlife and improving biodiversity.

For more information on the community garden at Cherry Tree Lane including progress updates, please visit our dedicated web page at <https://www.easthemel.co.uk/our-proposals/cherry-tree-lane-community-garden>.



Thank you for reading!

Thank you for reading our first community newsletter. If you have any feedback on the newsletter, please drop us an email at hemel.enquiries@thecrownestate.co.uk.