

© this drawing and the building works depicted are the copyright of idp and may not be reproduced or amended except by written permission. no liability will be accepted for amendments made by other persons.
all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
do not scale.
any and all elements relating to the fire safety of the building will require separate confirmation and approval by a fully accredited fire engineering consultant who has to be appointed by the Client.

notes:

rev: date: comment(s): name: check:



ARCHITECTS.
URBAN DESIGNERS.
PROJECT MANAGERS.
LANDSCAPE ARCHITECTS.
WE ARE IDP.

status: **PLANNING** RIBA Stage: **2**

client: **Crest Nicholson**

job: **Lower Luton Road, Harpenden**

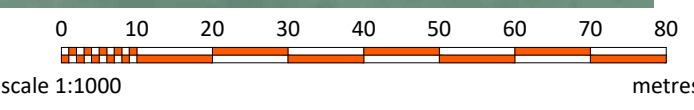
title: **Illustrative Concept Masterplan**

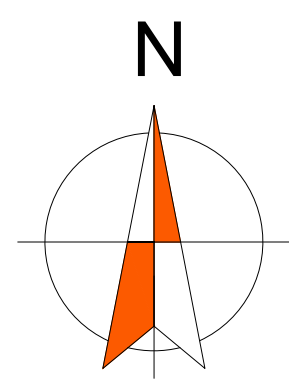
drawn: **TKB** date: **24.04.2025**

checked: **TKB** scale @ a0: **1:1000**

job no: **C6017** drg no: **MA001** rev: **-**

IDP GROUP 27 SPON STREET COVENTRY CV1 3BA
T: +44 (0)24 7652 7600 E: info@idpgroup.com
www.weareidp.com



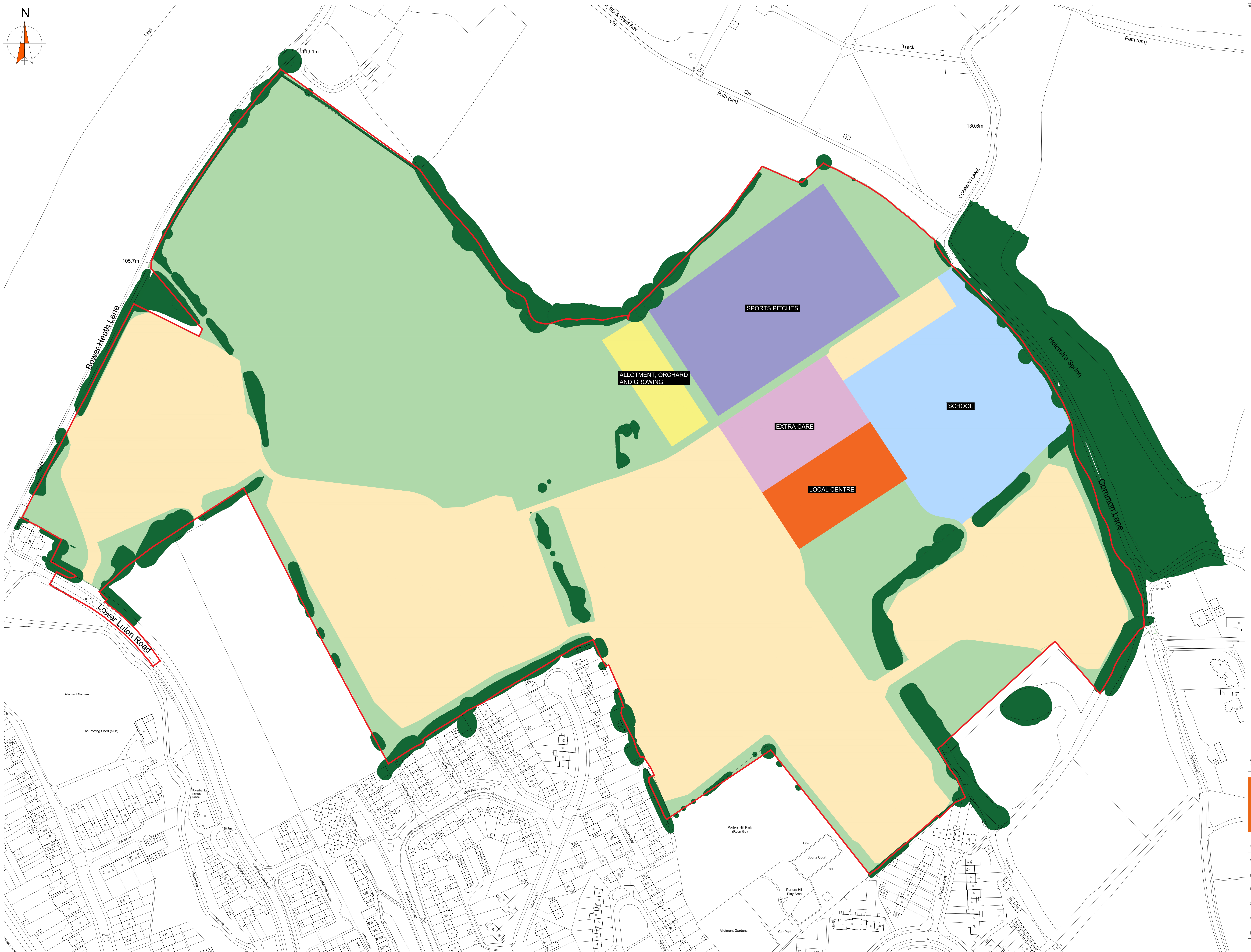


© this drawing and the building works depicted are the copyright of idp and may not be reproduced or amended except by written permission. no liability will be accepted for amendments made by other persons.
all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
do not scale.

any and all elements relating to the fire safety of the building will require separate confirmation and approval by a fully accredited fire engineering consultant who has to be appointed by the Client.

notes:

- Red line boundary
- Residential Development Area (includes streets)
- Public Open Space
- Local Centre
- Extra Care
- School
- Existing Trees and Vegetation
- Allotments, Orchard and Growing
- Sport Pitches



A	18.02.2026	Red line updated	TKB	TKB
rev:	date:	comment(s):	name:	check:



status: **PLANNING** RIBA Stage: **2**

client: **Crest Nicholson**

job: **Lower Luton Road, Harpenden**

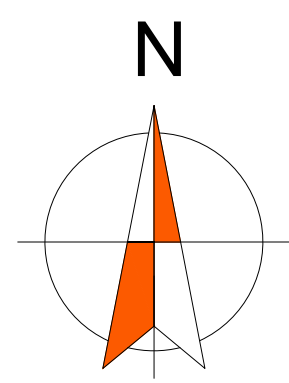
title: **Land Use Parameter Plan**

drawn: **SM** date: **13.11.2025**

checked: **TKB** scale @ a0: **1:1000**

job no: **C6017** drg no: **PP02 Rev A**

IDP GROUP 27 SPON STREET COVENTRY CV1 3BA
T: +44 (0)24 7652 7600 E: info@idpgroup.com
www.wearedp.com



© this drawing and the building works depicted are the copyright of idp and may not be reproduced or amended except by written permission. no liability will be accepted for amendments made by other persons.
all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
do not scale.

any and all elements relating to the fire safety of the building will require separate confirmation and approval by a fully accredited fire engineering consultant who has to be appointed by the Client.

notes:

- Red line boundary
- Public Open Space
- Existing Trees and Vegetation
- Development Area
- Primary Street
- Extension of Bower Heath Lane
- Indicative Secondary Streets
- Indicative Perimeter Streets
- Active Travel
- Bower Heath PRoW
- New Track
- Wider Pedestrian Access Points
- Primary Access

A 18.02.2026 Red line updated
rev: date: commenting: TKB TKB
name: check:

ARCHITECTS.
URBAN DESIGNERS.
PROJECT MANAGERS.
LANDSCAPE ARCHITECTS.
WE ARE IDP.

status: **PLANNING** RIBA Stage: **2**

client: **Crest Nicholson**

job: **Lower Luton Road, Harpenden**

title: **Access and Movement Parameter Plan**

drawn: **SM** date: **13.11.2025**

checked: **TKB** scale @ a0: **1:1000**

job no: **C6017** drg no: **PP05 Rev A**

IDP GROUP 27 SPON STREET COVENTRY CV1 3BA
T: +44 (0)24 7652 7600 E: info@idpgroup.com
www.wearedp.com

0 10 20 30 40 50 60 70 80
scale 1:1000 metres



Making Sustainability Happen



School Travel Plan

Land North East of Harpenden between Lower Luton Road, Bower Heath Lane and Common Lane

Crest Nicholson

Prepared by:

SLR Consulting Limited

3rd Floor, Summit House, 12 Red Lion Square,
London, WC1R 4QH

SLR Project No.: 141499

23 February 2026

Revision: 2

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1	12 December 2025	TD	ID	ID
2	23 February 2026	TD	ID	ID
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			

Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Crest Nicholson (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.



Table of Contents

1.0	Introduction	1
2.0	Baseline Transport Conditions	4
3.0	School Travel Plan Objectives and Targets	14
4.0	Travel Plan Strategy	17
5.0	Measures and Initiatives	19
6.0	Monitoring and Review	22
7.0	Action Plan	23
8.0	Summary.....	25

Tables in Text

Table 2.1 - Lower Luton Road Bus Services	11
Table 2.2 - Westfield Road Bus Services	11
Table 2.3 - Harpenden Railway Station Services	13
Table 3.1 - Baseline Modal Split & Indicative Targets.....	15
Table 7.1 - Action Plan.....	23

Figures in Text

Figure 2.1 - Site Location	4
Figure 2.2 - HCC PRow Map Extract.....	6
Figure 2.3 - 2km Walking Isochrone.....	7
Figure 2.4 - Cycle Route Map	8
Figure 2.5 - 8km Cycling Isochrone.....	9

Appendices

Appendix A Proposed Site Parameter Plans



1.0 Introduction

Background and Site Overview

- 1.1 Crest Nicholson has retained SLR Consulting Ltd (SLR) to prepare a School Travel Plan (STP) for a two-form entry (2FE) primary school. This will form part of the proposed development of Land North East of Harpenden between Lower Luton Road, Bower Heath Lane and Common Lane.
- 1.2 The applicant seeks outline planning consent with all matters reserved except for access, for the following:
- “Outline Application for demolition of existing buildings and structures and construction of a mixed-use development comprising residential dwellings (including affordable housing), children’s home, elderly extra care facility, local centre (flexible retail/ health/ community use), sports pitches and associated building, green infrastructure and landscaping works (to include public open space and community growing space); primary school with early years provision, vehicular and active travel infrastructure (including pedestrian and cycle access) and diversion of Bower Heath Lane; drainage works; and related infrastructure. All matters reserved save for access from Lower Luton Road.”*
- 1.3 Supporting parameter plans are provided at **Appendix A** along with an illustrative masterplan that shows how the development could come forward.
- 1.4 St Albans City and District Council is preparing a new emerging draft Local Plan. The NE Harpenden area has been allocated for development within the Regulation 19 draft St Albans District and City Council Local Plan 2041. The application site forms part of this allocation.
- 1.5 The emerging new Local Plan includes the Site within the North East Harpenden Broad Location B2 allocation for:
- A comprehensive mixed-use development;
 - Residential (circa 750 homes, plus Extra Care provision);
 - 2 Form Entry Primary School (inc. Early Years);
 - Local Centre;
 - On-site sports provision;
 - Other green infrastructure; and
 - Improvements to transport infrastructure, including links to Katherine Warrington Secondary School.
- 1.6 The Local Planning Authority is St Albans City & District Council (SADC) and the Local Highways Authority is Hertfordshire County Council (HCC).
- 1.7 The application is seeking outline permission with all matters reserved except for access. The outline permission seeks to secure permission for the principle of the on-site primary school. The details of the school will come forward in a future reserved matters application.



School Operation

- 1.8 The 2FE primary school is proposed to be built as a facility to meet the primary education needs of the local community of the proposed development. The school will also provide for nursery aged students.
- 1.9 For the purposes of this STP, it is expected that the 2FE primary school will have 420 pupils (i.e., 30 pupils per class, 2 classes per year and 7 years in total including the reception year). The school is expected to employ up to 67 full-time equivalent members of staff.
- 1.10 The exact operational details of the school are yet to be confirmed, but it is envisaged that the standard school day will commence by 09:00 and finish between 15:00-16:00 hours. Wrap around care will be provided by the offer of a breakfast club available for early arrivals. After school clubs will also run from the end of the school day to approximately 18:00. The pre-school and post-school clubs will stagger the arrival and departure profile of pupils.
- 1.11 The school is likely to offer service to both new residents and existing residents of Harpenden.

Aims of the Travel Plan

- 1.12 The aim of this STP is to put in place the management tools that are necessary to enable teachers, administration staff, parents, and schoolchildren to make informed decisions about their travel to the school. This will in effect minimise the adverse impacts of their travel to/from the school on the environment. The aim is achieved by setting out a strategy for eliminating the barriers of sustainable transport.
- 1.13 The site will benefit from good access by road, bus, cycle and on foot. Given its location there will be a significant proportion of schoolchildren and teachers who could take advantage of the access to public transport, and will be encouraged and supported to do so, as well as the opportunity to cycle and walk to the school.
- 1.14 It is important that the proposals are developed in a sustainable manner. As such, emphasis will be put on active mode travel to and from the school site.
- 1.15 Sustainable transport in this case is the favouring of multi-occupancy and active methods of travel in a hierarchy of modes that prioritises walking, scooting and cycling first, followed by public transport, then car sharing, and then single household cars.

Scope

- 1.16 This STP will form the basis upon which the School's Sustainable Transport Strategy is developed and implemented. A full STP will be submitted at the Reserved Matters stage.
- 1.17 This document is a standalone document and contains all the information required to implement and monitor the STP.
- 1.18 The remainder of this document is structured as follows:

- **Section 2:** Baseline Transport Conditions;



- **Section 3:** School Travel Plan Objectives and Targets;
- **Section 4:** School Travel Plan Strategy;
- **Section 5:** Measures and Initiatives;
- **Section 6:** Monitoring and Review;
- **Section 7:** Action Plan; and
- **Section 8:** Summary.

