

10 March 2026

Project/File: 33313518200/A3

VIA FILE TRANSFER

St Albans District Council
Civic Centre,
St Peter's Street,
St Albans
AL1 3JE

Dear Sir/Madam,

LAND NORTH-EAST OF HARPENDEN BETWEEN LOWER LUTON ROAD, BOWER HEATH LANE AND COMMON LANE OUTLINE PLANNING APPLICATION (LPA REF. 5/2026/0051)

On behalf of Crest Nicholson ('the Applicant'), we submitted a planning application in March 2026 (Planning Portal ref. PP-14238187) seeking Outline Planning Permission for residential-led development on Land North-East of Harpenden between Lower Luton Road, Bower Heath Lane and Common Lane ('the Site').

Site Context

The Site is located within the administrative area of St Alban's District Council ('SADC') in Hertfordshire ('HCC') and covers an area of 32.94 hectares. There is an Equestrian Centre located in the western corner of the Site, a number of the fields are used for horse grazing. A telecommunication mast and electrical substation are located near the centre of the Site. An unnamed track bisects the northern and southern areas running broadly through the middle of the Site from the west to east. The track links B652 Bower Heath Road and Common Lane.

The Site is located adjacent to the north-east built up boundary of Harpenden and is bounded by the B652/ Bower Heath Lane to the north west and fields directly north. Common Lane runs adjacent to the eastern boundary. To the south of the Site is Porters Hill Park and the residential area known as Batford. The B653 /Lower Luton Road and fields are located on the western boundary,

The Development Proposals

The outline application is submitted with all matters reserved with the exception of access for ('the Description of Development'):

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. An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended).

Planning Application Submission Documents

The Site has been the subject of an EIA Scoping Opinion (LPA Ref: 5/2024/1602) received November 2024. The application is thereby supported by a comprehensive Environmental Statement ('ES').

The full schedule of plans, documents and ES appendices submitted in support of the application are appended to this covering letter (Appendix A). This provides the definitive list of plans/documents that have been for submitted for formal determination, and those that have been submitted for illustrative purposes only.

Validation

The application was originally submitted in March 2026. SADC raised a number of validation queries. These have resulted in refinement of the application red line boundary which has required updates to all reports and the majority of drawings. Appendix A captures the updated plans and drawings and provides a complete re-submission of the application. The previously submitted documents and drawings are all superseded, save for the application form. The only update the application form is Certificate B which is enclosed and dated 10 March 2026.

Other validation queries addressed by this submission are set out in the schedule at Appendix B.

Application Fee

The application fee for the outline planning application was originally calculated as £73,236.00 (including Planning Portal service charge of £85.00) based on the original site area of 32.85ha and 'Construction of New Dwellinghouses'.

The fee has been re-calculated using the Planning Portal's fee calculator based upon the following criteria:

- Outline planning permission (some matters reserved)
- Type of development: 'Any mixed development (within more than one categories)'
- Site Area: 32.94ha.

This has resulted in a reduced fee of **£72,248.00** (including Portal service charge). The Applicant is, therefore, due a refund. We would be grateful for confirmation of process and timeframes for actioning the refund.

Next Steps

We trust this information is sufficient to enable the application to be validated, but please do not hesitate to contact me should you require any additional information at this stage.

Yours faithfully



STANTEC UK LIMITED

Alex Jones
Planning Director

Enc.

APPENDIX A

SCHEDULE OF PLANNING APPLICATION DRAWINGS AND DOCUMENTS

LAND NORTH-EAST OF HARPENDEN BETWEEN LOWER LUTON ROAD, BOWER HEATH LANE AND COMMON LANE

10 March 2026

Plans For Approval	Consultant / Date / Reference
Site Location Plan	IDP – Ref: 001_01 Rev A
Land Use Parameter Plan	IDP – Ref: PP02 Rev A
Storey Heights Parameter Plan	IDP – Ref: PP03 Rev A
Open Green Infrastructure Parameter Plan	IDP – Ref: PP04 Rev A
Access and Movement Parameter Plan	IDP – Ref: PP05 Rev A
Works to be delivered within Red Line Boundary (Access)	SLR – Ref: 141499/PD02
Supporting Illustrative Plans (submitted for information only)	Consultant / Date / Reference
Illustrative Concept Masterplan	IDP – Ref: C6017-MA001
Landscape Framework Plan	BMD – Ref: BMD.24.0039. DR.002 Rev. B
Works to be delivered as part of Section 278 Agreement	SLR – Ref: 141499/PD03
Proposed Highway Layout	SLR – Ref: 141499/SK20 Rev A

Documents & Technical Reports	Consultant / Date / Reference
Application Form, Certificates and Notices	Stantec Planning – March 2026
Covering Letter	Stantec Planning – March 2026
Planning Statement inc. Dwelling Mix Strategy, Affordable Housing Statement, Five Year Housing Land Supply Statement, and Draft s106 Head of Terms	Stantec Planning – March 2026
Design & Access Statement including Design Brief, Design Code and Landscape Strategy	IDP – March 2026 - Ref: C6017 DAS 01

Documents & Technical Reports	Consultant / Date / Reference
Agricultural Land Survey	Reading Agricultural Consultants – February 2026 – Ref: 10434
Air Quality Assessment	Create Consulting – February 2026 - TR_VL_P24-3257_01 Rev F
Archaeology Desk Based Assessment	RPS – February 2026 – Ref: Version 6
Geophysical Survey	RPS – April 2025 – Ref: 794-PLN-HER-00885
Biodiversity Net Gain Assessment	Aspect Ecology – February 2026 – Ref: 6818 BNGA vf7
Statutory BNG Calculation Tool (Excel)	6818 vf7
Flood Risk Assessment and Drainage Strategy with:	JPP – February 2026 – Ref: R-FRA-28236-01-F Revision F
Topographical Survey	Sheets 1-5: Refs: 65958BWLS-01; 65958BWLS-02; 65958BWLS-03; 65958BWLS-04; and 65958BWLS-05
HCC LLFA Validation List	JPP – v1
Surface Water Drainage Statement Form	JPP – v1
Harpenden SW Drainage Calculations	JPP – 2026 – Ref: 28961 NETWORK 1.PFD
Utility Statement	GCM Consultancy Services –March 2026 – Ref: v0.4
Heritage Statement	RPS – February 2026 – HER-00855
Preliminary Land Contamination Report	RPS – March 2026 – CAS-31270 (v6)
Preliminary Geotechnical Report	RPS – March 2026 – CAS-31270 (v6)

Documents & Technical Reports	Consultant / Date / Reference
Green Belt Review	BMD – February 2026 – Ref: BMD.24.0039. RP.GBR.002
Arboricultural Impact Assessment inc. Tree Protection Plan	Aspect Arboriculture – March 2026 – Ref: 12075_AIA.001 Rev E
Statement of Community Involvement	Chelgate – March 2026
Energy and Sustainability Statement	AES Sustainability Consultants – March 2026 – Ref: Rev 4
Outline Sustainable Waste and Resource Management Strategy	KaNect – March 2026 – Ref: V07
Health Impact Assessment	Stantec – February 2026 (v2.2)
Environmental Statement containing the following:	Stantec EIA – March 2026
ES Chapter 00 – Contents Page	
ES Chapter 01 – Introduction	
ES Chapter 02 – Site and Surrounding Area	
ES Chapter 03 – The Proposed Development	
ES Chapter 04 – Construction Methodology & Phasing	
ES Chapter 05 – Assessment Method	
ES Chapter 06 – Planning Policy and Context	
ES Chapter 07 – Population and Human Health	
ES Chapter 08 – Landscape and Visual	

Documents & Technical Reports	Consultant / Date / Reference
ES Chapter 09 – Biodiversity	
ES Chapter 10 – Transport and Access	
ES Chapter 11 – Noise and Vibration	
ES Chapter 12 – Air Quality	
ES Chapter 13 – Climate Change	
ES Chapter 14 – Materials and Waste	
ES Chapter 15 – Impact Interactions	
ES Chapter 16 – Schedule of Mitigation and Monitoring	
ES Chapter 17 – Statement of Significance	
EIA Non-Technical Summary	Stantec EIA – March 2026

ES Appendices and Figures	Consultant / Date / Reference
Appendix 1.1 – Site Location Plan	IDP – Ref: 001_01 Rev A
Appendix 1.2 – Parameter Plans	IDP
Land Use Parameter Plan	IDP – March 2026 – PP02 Rev. A
Storey Heights Parameter Plan	IDP – March 2026 – PP03 Rev A
Open Green Infrastructure Parameter Plan	IDP – March 2026 – PP04 Rev A
Access and Movement Parameter Plan	IDP – March 2026 – PP05 Rev A
Appendix 1.3 – Statement of Expertise	Stantec EIA – March 2026

ES Appendices and Figures	Consultant / Date / Reference
Appendix 3.1 – Illustrative Concept Masterplan	IDP – Ref. C6017-MA001
Appendix 5.1 – EIA Scoping Report	Stantec EIA – September 2025
Appendix 5.2 – Scoping Opinion	Stantec EIA – November 2025
Appendix 5.3 – Cumulative Scheme	Stantec EIA – August 2025
Appendix 7.1 – Population and Human Health Figures	Stantec EIA – July 2025
Appendix 8.1 – LVIA Glossary of Terms	BMD – August 2025
Appendix 8.2 – LVIA Methodology	BMD – August 2025
Appendix 8.3 – Planning Policy and Guidance	BMD – July 2025
Appendix 8.4 – Supporting Figures	BMD – July 2025
Appendix 8.5 – Viewpoint Photographs – Winter	BMD – January 2025
Appendix 8.6 – Viewpoint Photographs – Summer	BMD – January 2025
Appendix 8.7 – AVR Viewpoint Wirelines	Vista 3D – February 2026
Appendix 8.8 – LVIA Schedule of Likely Landscape Effects	BMD – July 2025
Appendix 8.9 – LVIA Schedule of Likely Visual Effects	BMD – November 2025
Appendix 8.10 – LVIA Discounted Viewpoints	BMD – July 2025
Appendix 8.11 – LVIA Landscape Framework Plan	BMD – Ref: BMD.24.0039. DR.002 Rev. B
Appendix 9.1 – Baseline Ecological Appraisal	Aspect Ecology – February 2026
Appendix 9.2 – Biodiversity Figures	Aspect Ecology – February 2026
Appendix 10.1 – Transport Assessment including (Appendix L):	SLR – February 2026
• Residential Travel Plan	SLR – February 2026 – Rev 2
• School Travel Plan	SLR – February 2026 – Rev 2
Appendix 11.1 – Glossary of Acoustic Terminology	Create – July 2025
Appendix 11.2 – Policy, Standards and Guidance	Create – July 2025
Appendix 11.3 – Acoustic Assessment	Create – February 2026 – Rev F

ES Appendices and Figures	Consultant / Date / Reference
Appendix 11.4 – Noise and Vibration Figures	Create – February 2026
Appendix 12.1 – Construction Phase Methodology	Create – July 2025
Appendix 12.2 – Operational Phase Methodology	Create – July 2025
Appendix 12.3 – Air Quality Policy	Create – July 2025
Appendix 13.1 – Climate Change Policy	Stantec EIA – August 2025
Appendix 13.2 – Climate Change Projections Data	Stantec EIA – August 2025

APPENDIX B

NE HARPENDEN – VALIDATION RESPONSE

No.	SADC COMMENTS	RESPONSE	ADDITIONAL/ AMENDED INFO
1.	Please confirm the application form has been completed correctly as follows:	-	-
	i. Proposed parking section	As an outline planning application, the final number of proposed parking spaces is not yet determined. These will be in line with latest standards at the time of the Reserved Matters (RM) applications and related to the number of homes and dwelling size mix to be determined at the RM stage.	N/A
	ii. Residential/Dwelling Units section - no reference to affordable housing, self-build or residential care provision	As this is an outline application it applies for 'up to' 500 homes and a 60-80 bed extra care facility. The exact numbers of homes and bedrooms within them will be determined at the detailed RM stage. The Planning Statement clarifies the proposed percentage of affordable homes and indicative dwelling size mix. However, it would be misleading to apply this to the total number of homes on the application forms as the final number at the RM stage may differ. Full details are included in the Planning Statement on the extra care facility, children's home, indicative mix and tenure split. Unfortunately, the application forms do not allow for this to be cross referenced, nor are they flexible enough to identify different tenures without putting a whole number of homes (rather than a percentage).	N/A
	iii. All Types of Development: Non-Residential floorspace – No indicative areas are provided apart from Class E	Again, as an outline application the exact split of floor areas between the different uses applied for has not yet been determined. The application seeks flexible permission for the use classes specified up to the total floor area provided on the forms.	N/A

No.	SADC COMMENTS	RESPONSE	ADDITIONAL/ AMENDED INFO
2.	There appear to be some issues with the base mapping used on the plans and this may require investigation and amendment. When the base maps are aligned with our in house plotting maps (which are provided by the OS), there appears to be encroachment by the red line to a number of the surrounding properties, particularly around the south of the site. Also, some of the surrounding properties are not shown correctly with current extensions. Screenshots are attached of the overlaid plans to illustrate. Please check the base mapping is up to date and ensure the red line is positioned accurately around the entire site.	The submitted site location plan is based on OS and the site survey, both of which align and are inserted at the correct global coordinates. Therefore, the red line as submitted is accurate. As separately discussed, it may be that copying the PDF into the Council's mapping system has resulted in these discrepancies. The red line has been updated to include the access from Lower Luton Road. Both the PDF and dwg versions can be shared to ensure accuracy for the Council's in house plotting.	Updated Site Location Plan (ref. 001_01 Rev A)
3.	The crossover land required for the access to the site from Lower Luton Road and the diversion from Bower Heath Lane does not appear to have been included within the red line on the site location plan. Please amend as the red line should include all works to provide the accesses to the site, and must be in accordance with the PPG Paragraph: 024 Reference ID: 14-024-20140306 (eg land required for access to the site from a public highway, visibility splays, etc). Other access works to the site from Common Lane and the Active Travel routes that are outside the red line may also need to be included.	The red line has been updated to include the access to the Site from Lower Luton Road and will be circulated as above.	Updated Site Location Plan (ref. 001_01 Rev A) and access plan (ref. 141499/PD02)
4.	Following any alterations to the red line and the base mapping as indicated above, please ensure all other plans are amended to correspond.	Red line updated in all relevant documents and drawings.	All relevant plans have been updated
5.	Following the amendments to the red lines, please serve Notice on any other owners not already notified and complete Certificate B	Notice will be served on all other owners not already notified (Highways and telecoms), as well as those previously notified to ensure completeness. Certificate B has been updated to reflect this.	Updated Certificate B and additional notices served 10/03/2026

No.	SADC COMMENTS	RESPONSE	ADDITIONAL/ AMENDED INFO
6.	As the land on which the sub-station and the telecoms mast are situated is included within the red line, please confirm Notice has been served on the owner if it does not belong to the applicant.	As above.	
7.	Provide the Topographical survey included in the FRA as a separate document	The topo has been separated from the FRA and is enclosed.	Sheets 1-5: Refs. 65958BWLS-01; 65958BWLS-02; 65958BWLS-03; 65958BWLS-04; and 65958BWLS-05
8.	Please provide the following reports that are missing from the submission:	-	-
	Confidential badger report	This was noted as available upon request within the original submission – enclosed on a CONFIDENTIAL basis (not to be published on the application webpage).	Confidential Annex: Badger Survey Results and Assessment vf3 to be shared separately
	Appendix 10.2 – Residential Travel Plan	Provided at Appendix L of the TA (ES Appendix 10.1) rather than separate ES Appendices – the ES Appendices Contents list has been amended accordingly.	N/A
	Appendix 10.3 School Travel Plan		N/A
9.	The Utilities statement also refers to two plans at Appendix A and B. Please confirm these have been provided.	GCM has provided updated Utilities Statement complete with appendices and updated red line.	Utilities Statement updated and with appendices included
10.	Major applications are obliged to address the management of surface water drainage for statutory assessment by the Lead Local Flood Authority (LLFA) prior to determination by the Local Authority. A Flood Risk Assessment and Drainage Strategy has been provided, but please also note the requirement by the LLFA that the two forms attached are completed. Further information can be found here	JPP has completed the 2 x forms based on the outline information available at this time. Drainage calculations accompany the forms.	HCC LLFA Validation List Surface Water Drainage Statement Form Harpenden SW Drainage Calculations