



Quod

Environmental Statement Volume I

North Hemel Hempstead

December 2025

Q240503

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1 Introduction

1.1 Purpose

- 1.1.1 This Environmental Statement (ES) was prepared by Quod and a team of technical specialists on behalf of Bloor Homes Limited and Pigeon (Hemel Hempstead) Ltd ('the Applicant'). The ES accompanies an outline planning application (with all matters reserved apart from access from the B487) submitted to St Albans City and District Council (SADC) for a residential-led mixed-use development (the 'Development') on land to the north of the B487 (Hemel Hempstead Road / Redbourn Road) ('the Site'). The proposals will provide up to 1,500 new homes, other uses, green infrastructure and access and are known as the 'Development' or 'North Hemel Hempstead'.
- 1.1.2 The development Site is located adjacent to the north eastern edge of Hemel Hempstead, approximately 4 km north east of Hemel Hempstead town centre, north of Hemel Hempstead Road and comprises 105.59 ha of land (the 'Site'). The Site is within the administrative area of SADC although is immediately south and east of the administrative boundary of Dacorum Borough Council (DBC). The Site location is shown on Figure 1.1. A description of the Site and its surrounds, together with a figure showing the planning application boundary, is provided in Chapter 2: Site and Setting.
- 1.1.3 The purpose of the ES is to provide information to decision-makers, stakeholders and the public about the likely significant effects of the Development. The ES identifies measures required to prevent, reduce or offset any significant adverse environmental effects, together with any monitoring that may be necessary, to help inform the planning application decision-making process. The ES also identifies enhancement measures that would result in a betterment to the environment of the Site and its surrounding area.

1.2 Overview of the Development

- 1.2.1 The ES accompanies an outline planning application with all matters reserved (apart from access from the B487 (Hemel Hempstead Road / Redbourn Road) and is defined as:

‘Outline application for residential-led mixed use development comprising up to 1,500 new dwellings (including residential accommodation and specialist accommodation for older people) (Use Class C3), a care home (Use Class C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre, mobility hub, open space, amenity space, allotments, green infrastructure, sustainable drainage systems, vehicular and active travel routes, and supporting infrastructure and works. All matters reserved save for access from the B487.’

- 1.2.2 The proposals are referred to as the ‘Development’. A description of the Development is provided in Chapter 5: Description of the Development.

1.3 Planning Context

SADC Local Plan

- 1.3.1 The Site is identified as a ‘Broad Location’¹ for development in the Draft SADC Local Plan 2041¹ which was submitted to the Secretary of State on 29 November 2024 and is currently undergoing Examination. The Draft SADC Local Plan is expected to be adopted in 2026. The Site is proposed to be removed from the Green Belt in the SADC Draft Local Plan and only the eastern part of the Site will remain in the Green Belt.
- 1.3.2 The Site forms part of a larger site allocation referred to as *‘Site H1 – North Hemel Hempstead Broad Location’* which is identified in the Draft SADC Local Plan to provide a major urban extension of Hemel Hempstead to deliver primarily residential uses with an indicative 1,500 new homes. Site H1 – North Hemel Hempstead is also identified as being able to provide a range of other uses including supporting uses, including specialist accommodation for older people, 3FE primary school, green infrastructure, childcare facilities and other community infrastructure. The draft Site H1 – North Hemel Hempstead Broad Location policy states the development will also be required to deliver strategic and local public open space, high-quality transport network, and a significant publicly accessible area of green space.
- 1.3.3 Four Broad Locations are identified in the Draft SADC Local Plan which together comprise the Hemel Garden Communities (i.e. Sites H1, H2, H3 and H4), as described below, which is planned to the east and north of Hemel Hempstead to deliver a significant contribution to SADC’s housing targets.

Hemel Garden Communities

- 1.3.4 Hemel Hempstead was awarded ‘Garden Town’ status by the Government in 2019 and a grant awarded to help develop garden communities of the future. The HGC Programme

¹ Broad Locations are site allocations defined as large urban extensions of 250 homes or strategic scale employment.

area covers the town of Hemel Hempstead, within the borough of Dacorum, as well as proposed growth areas straddling both Dacorum and St Albans district to the north and east of the town and wider movement routes beyond. The Site is part of the Hemel Garden Communities (HGC) Growth Area.

- 1.3.5 The mission statement of the HGC is: *‘Supported by the Town and Country Planning Association (TCPA) Garden City Principles, Hemel Garden Communities (HGC) will take the best of the New Town heritage into the 21st Century. This includes over 11,000 homes, 10,000 jobs, and with Hertfordshire Innovation Quarter (Herts IQ) at its heart, anchoring the transformation of Hemel Hempstead and the wider area.’*²
- 1.3.6 Within SADC, the HGC development programme plans to deliver at least 4,300 new homes by 2041, and 5,500 homes in total by 2050, through a network of new garden communities to the north east and east of Hemel Hempstead.
- 1.3.7 A Hemel Garden Communities Framework Plan and HGC Delivery Statement (March 2025) were prepared to test and inform the emerging policies for the HGC Growth Area within the SADC and DBC draft Local Plans. Two Supplementary Planning Documents (SPDs) focused on Hemel Garden Communities are being prepared alongside the Local Plan Examination: HGC Framework & Transformation SPD, and HGC Stewardship & Placemaking SPD. It is expected that they will be adopted by SADC alongside the adoption of the Local Plan.
- 1.3.8 An assessment of the Development in the context of relevant national, regional and local planning policy is provided in the Planning Statement which accompanies the planning application.

1.4 Environmental Impact Assessment Process

- 1.4.1 In view of the nature and scale of the Development, the Applicant voluntarily committed to undertake an EIA and prepare an ES to accompany the planning application. The ES was prepared in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017³ (as amended^{4,5}) (the ‘EIA Regulations’).
- 1.4.2 The ES reports on an Environmental Impact Assessment (‘EIA’) process, which is a systematic assessment of the likely significant effects of the Development. The EIA process is required by UK law for certain types of development projects.
- 1.4.3 A scoping study was undertaken as the first stage of the EIA process to determine the scope of the ES. Assessments for each environmental discipline scoped into the EIA were then undertaken and an ES was prepared to report the methodology and results of the assessments. Further information on the scope of the ES is provided in 3: EIA Methodology.

1.5 Environmental Statement Preparation

- 1.5.1 The ES is based on an EIA Scoping Opinion provided by SADC on 23 May 2025 and contains such information required by the EIA Regulations, i.e. that referred to in Regulation 18(3)-(5) and Schedule 4 of the EIA Regulations as is reasonably required to assess the likely significant environmental effects of the Development. Appendix 3.1 sets out how the

ES is compliant with the requirements of the EIA Regulations and signposts to the location of relevant information within the ES.

- 1.5.2 The ES reports on the existing and future baseline conditions and provides an assessment of the likely environmental effects of the Development and their significance. The ES considers the effects of all stages of the Development including construction and operation. Assessments are reported in topic-based chapters which also consider the potential for cumulative effects which may arise from the Development when considered alongside other relevant development proposals ('cumulative effects'). The ES also includes an assessment of the combined effects of individual effects resultant from the Development upon a single receptor ('effect interactions'). Where significant adverse effects on the environment are identified, the ES proposes ways to prevent, reduce and, where possible, offset these effects ('mitigation measures').

1.6 ES Structure and Project Team

- 1.6.1 The project team, authors of ES chapters and structure of the ES are set out in Table 1.1.

Table 1.1: Consultant Project Team

Consultant Role / Input	Organisation
Applicant	Pigeon (Hemel Hempstead) Ltd and Bloor Homes Limited
Planning Consultants EIA Co-ordinator	Quod
Architect	Mosaic
Landscape Architects	FPCR
<i>ES Volume I (ES Chapters)</i>	
Chapters 1 – 6: Introduction; Site and Setting; EIA Methodology; Alternatives; Description of the Development; Construction.	Quod
Chapter 7: Socio-Economics	
Chapter 8: Human Health	Savills
Chapter 9: Transport and Access	i-Transport
Chapter 10: Air Quality	Redmore Environmental
Chapter 11: Noise and Vibration	Professional Consult
Chapter 12: Water Resources, Flood Risk and Drainage	RPS-Tetrattech
Chapter 13: Biodiversity	FPCR
Chapter 14: Cultural Heritage	RPS-Tetrattech
Chapter 15: Climate Change	Savills Earth
Chapter 16: Agricultural Land and Soil	Kernon Countryside Consultants Ltd.
Chapter 17: Landscape and Visual Impact Assessment	FPCR

Consultant Role / Input	Organisation
Chapter 18: Effect Interactions	Quod
Chapter 19: Summary of Mitigation, Monitoring and Significant Effects	
<i>ES Volume II – Appendices</i>	Various
<i>ES Non-Technical Summary</i>	Various

1.6.2 As defined by paragraph 18(5)(a) of the EIA Regulations, the ES must be prepared by 'competent experts'.

1.6.3 Quod is the lead editor of this ES and author of certain chapters as identified in Table 1.1. Quod is a member of the Institute of Sustainability and Environmental Professionals² EIA Quality Mark Scheme, an accreditation scheme which sets high standards for EIA practice and demonstrates a commitment to excellence in EIA activities.

1.6.4 Each member of the project team is a suitably qualified professional and details of the professional competency of the technical author is provided in each technical chapter. The Applicant has also provided the following statement confirming that it considers the experts to be competent.

"In accordance with EIA Regulations, the Applicant can hereby confirm that the technical consultants appointed to contribute and author this Environmental Statement are competent experts and have demonstrated evidence of sufficient expertise to carry out robust assessment and reporting. This is evidenced in the technical chapters of the Environmental Statement."

1.7 Environmental Statement Availability

1.7.1 The ES and all application documents are available online on the SADC Planning website. Additional copies of the ES can be provided on request (at a reasonable fee). Alternatively, a memory stick of the ES is available for a fee of £15 from Quod. The Non-Technical Summary can be obtained free of charge upon request in hard copy or electronic copy. All ES documents are available by calling Quod at 020 3597 1000 quoting Reference No. Q240503 or emailing reception@quod.com.

1.7.2 Comments on the planning application can be made online during the applicable consultation period via <https://www.stalbans.gov.uk/view-and-track-planning-applications>. Alternatively, comments can be addressed to:

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

² Formerly Institute of Environmental Management and Assessment (IEMA).

References

- ¹ SADC, (2024). Draft Local Plan 2041 (Regulation 19). November 2024.
- ² HGC, (2025). Hemel Garden Communities (HGC) Delivery Statement. March 2025.
- ³ HMSO, (2017). The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Stationary Office. April 2017.
- ⁴ HMSO, (2018). The Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018. The Stationary Office. October 2018.