



Appendix 3.3

EIA Scoping Opinion (May 2025) and Consultation Responses

PLANNING & BUILDING CONTROL
Development Management

Elin Fradgley
Quod
21 Soho Square
London
W1D 3QP

Our Ref: 5/25/0645
Case Officer: Leanne Pogson
Extension:
Fax No 01727 845658
E-mail: planning@stalbans.gov.uk
Date: 23 May, 2025

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

**North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn
Hertfordshire**

Scoping Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane

I refer to your Environmental Impact Assessment Scoping Report dated March 2025, prepared by Quod including its Appendices.

Thresholds and Criteria

The Scoping Report at paragraph 1.5 confirms the proposed development, which is expected to comprise of a residential led mixed-use development with up to 1500 residential dwellings (including specialist accommodation for older people), a 3 Form Entry primary school, mixed use local centre, mobility hub, open space, amenity space, allotments, green infrastructure, sustainable drainage systems, vehicular access travel routes and supporting infrastructure.

It is noted that the Applicant intends to submit an Environmental Statement (ES) voluntarily. The "Thresholds and Criteria for the identification of Schedule 2 development requiring Environmental Impact Assessment and indicative values for determining significant effects" as set out in the National Planning Practice Guidance indicates that in relation to development falling under Part 10(b), Schedule 2 of the EIA regulations that:

*“(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
(ii) the development includes more than 150 dwellings; or
(iii) the overall area of the development exceeds 5 hectares”.*

It is considered that the proposals would be far in excess of these thresholds and therefore expected to constitute EIA development. Should you wish to submit a request for a screening opinion in the interest of completeness, the local planning authority can provide its formal view on the matter.

Turning to the scoping report, this has been the subject of consultation in accordance with the Environmental Impact Assessment (EIA) Regulations.

It is considered that the scope of the EIA proposed by you is acceptable, in that no additional topics are required to be scoped in, and those topics scoped out are agreed. The scope proposed for each topic is considered broadly acceptable as set out in your submitted Scoping Report and Appendices, **subject to** the comments made in consultation responses any additional comment or clarification contained within this letter.

Consultation responses are enclosed with this letter and as noted above you are required to have regard to these in full. Where clarifications to the consultee comments are provided (for example where they raise matters not relevant to EIA), the comments in this letter take precedence over the relevant comment in the consultee response. Please ensure that all the points raised are included in your EIA and addressed in your subsequent ES.

LANDSCAPE AND VISUAL EFFECTS

Scoped in.

The proposed scope of the EIA is considered acceptable with regard to Landscape and Visual Effects. The comments made in the consultation response from HCC Landscape dated 30 April 2025 must be taken into account, particularly with regard to the phasing for the site and how this would impact Green Infrastructure delivery and, by proxy, mitigation proposals.

The comments of SADC Arboricultural Officer should also be taken into consideration.

ECOLOGY AND NATURE CONSERVATION

Scoped in.

Ecology is supportive of the EIA provided that their comments outlined in their full response are addressed. These comments request that when available local information and circumstances are considered such as through the use of Herts own environmental records centre and local designations such as Ashridge SAC.

In addition, consideration should be given to BNG baseline surveys, the impacts of artificial lighting, provision of blue and green infrastructure which supports biodiversity and specific species as well as contributing towards the emerging Local Nature Recovery Strategy Comments of Hertfordshire Ecology must be taken into account.

The comments of Natural England must also be taken into account.

HERITAGE AND ARCHAEOLOGY

Scoped in.

The proposed methodology is broadly appropriate in relation to above ground heritage assets but would need modification to consider the historic settings of designated heritage assets, including the potential impact of building heights. Details of the impact to the setting of designated heritage assets, including changes to their historic setting and acoustic environment would need to be provided. A Zone of Theoretical Visibility should also be provided.

In respect of archaeology, given the site's size and proximity to both the Scheduled Monument of The Aubreys Iron Age fortified settlement and the Roman industrial settlement at Three Cherry Trees Lane it is recommended that this is 'Scoped-In' and the site is subject to an appropriate archaeological evaluation and the results included with the Environmental Statement.

Richard Havis, Senior Historic Environment Consultant has concerns regarding the interpretation given to the evidence within the DBA. There is concern that a full assessment of the impact on the Scheduled Monument has not been completed.

The results from the geophysical survey have shown limited features which have been identified as of an archaeological nature. There is also concern with this report in that the survey does not seem to have identified the numerous former field boundaries and a probable track way visible on the earlier cartographic evidence, bringing into question the potential success of this method of assessment. If the survey has failed to locate relatively modern features (medieval or later) it seems unlikely it would have identified earlier deposits. The Scheduled Monument has also not been considered in detail within the proposed landscape viewpoints, as this is an important feature within the landscape it should be assessed as part of the landscape chapter.

It is therefore recommended that further discussion and further evaluation will be required to provide a sufficient level of archaeological assessment.

The full comments of Richard Havis must be taken into account.

The Aubreys Camp and its setting is an important consideration and the comments of Historic England must be taken into account.

Please note the comments by HCC regarding archaeology should be disregarded as they do not advise SADC.

TRANSPORT AND ACCESS

Scoped in.

The scope is acceptable. The comments of the Highway Authority and National Highways must be fully taken into account.

It is noted that a Transport Assessment (TA) will be prepared with the application. It is also advised that a Residential Travel Plan (RTP) is submitted with the application.

The Public Rights of Way team recommend that the Scoping Opinion reviews the current Right of Way network, Rights of Way Infrastructure Plan and pending Rights of Way applications.

AIR QUALITY

Scoped in.

With regards specifically to the air quality chapter of the 'Environmental Impact Assessment (EIA) Scoping Report, North Hemel Hempstead, March 2025 prepared by Quod, the scope of the proposed air quality assessment appears proportionate to the nature and scale of development, as does the overview of the proposed assessment methodologies.

Reference to the relevant three IAQM Guidance documents is welcomed. The scope is broadly acceptable subject to the detailed comments on the Dispersion Modelling Methodology, which must be fully taken into account. A detailed air quality methodology must be agreed with the Council before the assessment is carried out.

The comments from David Webb, Environmental Health Manager must be taken into consideration.

NOISE AND VIBRATION

Scoped in.

With regards specifically to the noise and vibration chapter of the 'Environmental Impact Assessment (EIA) Scoping Report, North Hemel Hempstead, March 2025 prepared by Quod, the scope of the proposed noise assessments appear appropriate for the development, as does the overview of the proposed assessment methodologies.

The comments from David Webb, Environmental Health Manager must be taken into consideration.

AGRICULTURAL LAND

Scoped in.

The scope is considered to be acceptable.

WATER RESOURCES AND FLOOD RISK

Scoped in.

The scope of the Water Resources and Flood Risk chapter is considered broadly acceptable.

The Environment Agency comments must be taken into consideration.

It should be noted that Affinity Water have no comments to make.

The requirements listed by Thames Water should be noted, and taken account of as part of the ES or the Planning Application

The Comments of the Local Lead Flood Authority and the SADC Contaminated Land Officer must be taken into account in full.

Comments made by Hemel Garden Community, referenced in "other matters" below should be taken into account.

CLIMATE CHANGE AND GREENHOUSE GASES

Scoped in.

The scope is acceptable.

SOCIO ECONOMICS

Scoped in.

The scope is acceptable. It is considered that effects on existing Local Centres at completion should be added to the 'scoped in effects'.

The following documents comprise Evidence Base to the St Albans District Local Plan and contain useful baseline information:

1. HGC Socio-Economic and Demography Study (Hatch 2024)
2. Higher Learning and Research Opportunities Study (Hatch 2024)
3. HGC Green Infrastructure Strategy

HEALTH

Scoped in

The scope is considered acceptable. Public Health requests that a Health Impact Assessment (HIA) is undertaken to accompany an EIA to assist in meeting human health requirements. The comments of HCC Public Health must be taken into consideration.

LIGHTING

Scoped out.

It is considered acceptable to scope this topic out, in line with the Applicant's Scoping Report, on the understanding that qualitative effects of artificial lighting will be addressed in other ES chapters as appropriate.

MINERALS AND WASTE

Scoped out

It is considered acceptable to scope this topic out, in line with the Applicant's Scoping Report.

As waste is scoped out a Site Waste Management Plan can be secured as part of the outline planning permission.

MICROCLIMATE

Scoped out.

It is considered acceptable to scope this topic out, in line with the Applicant's Scoping Report.

MAJOR ACCIDENTS AND DISASTERS

Scoped out.

The conclusions of the assessment in the Scoping Opinion based on the IEMA Primer are considered reasonable and in particular it is noted that the HSE Zones represent embedded mitigation in respect of the potential risk associated with proximity to Buncefield and the BP oil terminal.

It is considered acceptable to scope this topic out, in line with the Applicant's Scoping Report

GROUND CONDITIONS AND CONTAMINATION

Scoped out.

This is considered acceptable. It is agreed that the risk to human health would be low. It is also noted that an intrusive investigation of the land contamination risk will be implemented at a later stage through the planning process and further reports will be submitted with the planning application.

CUMULATIVE EFFECTS

It is advised that table 4.1 includes the H2, H3 and H3 East Hemel sites as these are referred to within the document but not included within the table.

The recent DCO for Luton Airport must also be assessed with regards to potential cumulative effects with regards to transport/traffic.

This list must be reviewed regularly to ensure it remains up to date.

The comments of Natural England on cumulative effects should be noted taken into account.

The criteria for relevant cumulative schemes set out in paragraph 4.49 of the Scoping report is considered to be appropriate and acceptable.

OTHER MATTERS

The following comments from HGC must be taken into consideration:

Chalk Streams are protected through the EU Water Framework Directive and wider Government Regulations/Act. There are two Chalk Streams in Hemel Hempstead, The Rivers Gade and Bulbourne that should be referenced, considered and mitigation considered.

Effects on adjacent Local Centres at completion should be considered and mitigation proposed.

Baseline assessments should reflect the following reports (all published) to support mitigation opportunities - HGC Socio-Economic Study (Hatch 2024), Higher Learning Opportunities Study (Hatch 2024), HGC Health and Wellbeing Strategy, HGC Green Infrastructure Strategy and HGC Transport Vision and Strategy and Dacorum's Hemel Hempstead Transport Study (an updated version is expected in June/July).

This scoping opinion is based on the description of development as provided. If additional or different development is proposed in future, this may lead to a requirement for another request for a scoping opinion to be submitted.

The following topics were scoped out by the applicant, however as they are not factors that require assessment under Regulation 4(2) of the EIA Regulations, they are agreed to be scoped out. Energy and Sustainability; Utilities; Aviation; Electromagnetic Fields.

Comments have been received from the following consultees, which have not raised any concerns regarding the EIA scope, or only raise issues not relevant to the EIA scope:

- Active Travel England
- Sport England
- Hertfordshire Constabulary (Crime Prevention Officer)
- Police and Crime Commissioner
- HSE
- British Pipeline Association
- UK Power Networks
- East of England Ambulance Service NHS Trust.
- Hertfordshire and West Essex ICB
- Strategic Housing (SADC)
- Design Officer (SADC)
- Forestry Commission

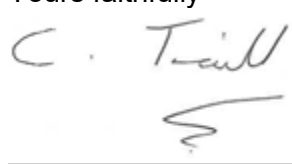
These comments are appended for completeness.

SUMMARY

The scope of the EIA must reflect the comments outlined in this Scoping Opinion and the accompanying consultation responses.

You are reminded that detailed comments on the matters scoped in contained within this letter and the appended scoping responses must be taken into account in full in the EIA.

Yours faithfully



Christine Traill
Strategic Director – Community and Place Delivery
St Albans City & District Council

Encl responses from:

Active Travel England
Affinity Water
Arboricultural Officer
Archaeology (included in HCC Composite response)
British Pipeline Association
Contaminated Land (SADC)
Crime Prevention Officer (Hertfordshire Constabulary)
Dacorum Borough Council

East of England Ambulance Service NHS Trust
Environment Agency
David Webb, Environmental Health Manager SADC (Noise & Vibration and Air Quality)
Forestry Commission
Hemel Garden Communities Group
HCC Growth and Infrastructure Unit
HCC Public Rights of Way (included in HCC Composite response)
HCC Public Health (included in HCC composite response)
HCC Minerals and Waste
Hertfordshire Ecology (included in HCC composite response)
HCC Highways
HCC Landscape
HCC Local Lead Flood Authority
HSE
Hertfordshire and West Essex ICB
Historic England
Listed Buildings and Conservation Officer
National Highways
Natural England
Sport England
Strategic Housing
Thames Water
UK Power Networks

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Officer **Leanne Pogson**

Section 65 Parties

Plans on website http://planning.stalbans.gov.uk/Planning/Ig/GFPlanningSearch.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Author: **Leanne Pogson**

Date: **23/05/2025**

Yours Faithfully

Leanne Pogson



Dominic Bateman
St Albans City and District Council
St Peters Street
St Albans
Hertfordshire
AL1 3JE

Date: 15th April 2025

Specialist Archaeological Advice

Dear Dominic

5/2025/0645- North Hemel Hempstead Development Site, Hemel Hempstead Road, Redbourn, Hertfordshire

Scoping Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane

RE: North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

The application is for 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane

The designated monument of Aubreys (NHLE 1003520), located to the east of the proposed development area, is a partly single, partly double ditched enclosure of late Prehistoric date. The monument is an old number on the NHLE list and does not have a designation description however, the Hertfordshire Historic Environment Record (HHER) states that it 'is a substantial defended enclosure, classed as a 'plateau fort', and most probably Iron Age in its extant form. It is enclosed by a partly single, partly double, rampart and ditch with a well-marked entrance to the west, and a smaller entrance to the north-west. The interior is raised above the level of the surrounding land. Its position at the end of a shallow east-west valley and close proximity to a small tributary of the river Ver indicate that it functioned as a focal point

rather than a strategic site'. Any development in this area needs to consider the setting of this monument and identify the impact of the development. It should also consider any management or enhancement potential there is for the monument.

A desk-based assessment (DBA) has been submitted with this application which provides a summary of the known archaeology and also indicates that a geophysical survey has been undertaken. Although the geophysical survey document has not been submitted with the application a copy of it has been provided to this office by the heritage consultant. The DBA contains background information from the (HHER), cartographic and lidar data as well as a walk over survey. The DBA considers that there is no impact to the setting of the monument from the proposed development. It also concludes that the site is considered to have a low potential for the majority of periods apart from the prehistoric and Roman agriculture features which have been previously recorded on the site.

At this stage this office has concerns regarding the interpretation given to the evidence within the DBA. There is concern that a full assessment of the impact on the Scheduled Monument has not been completed. Archaeological assessment within the Heritage Impact Assessment for the Hemel Garden Communities (Place Services 2024) indicates that previous archaeological evaluation and excavation undertaken on the East Hemel Development area and the M1 have shown occupation being present in the area dating to all periods. It is stated within the revised DBA submitted with this application that the setting of the Scheduled Monument is to be discussed in a separate meeting this month with Place Services and Historic England.

The results from the geophysical survey have shown limited features which have been identified as of an archaeological nature. This office also has concern with this report in that the survey does not seem to have identified the numerous former field boundaries and a probable track way visible on the earlier cartographic evidence, bringing into question the potential success of this method of assessment. If the survey has failed to locate relatively modern features (medieval or later) it seems unlikely it would have identified earlier deposits.

The Scheduled Monument has also not been considered in detail within the proposed landscape viewpoints, as this is an important feature within the landscape it should be assessed as part of the landscape chapter.

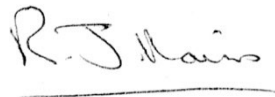
At present I would recommend that further discussion and further evaluation will be required to provide a sufficient level of archaeological assessment prior to the submission of an outline application. The submitted DBA does state that this will be discussed in a forthcoming meeting in April however, this is yet to be arranged.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Richard Havis MCIfA FSA
Senior Historic Environment Consultant
Place Services
Email: HistoricEnvironment@essex.gov.uk

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. J. Havis', written over a thin horizontal line.

Richard Havis
Principal Historic Environment Consultant
St Albans Archaeological Advisor
Telephone: 03330136849
Email: richard.havis@essex.gov.uk

NOTE : This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter

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OFFICIAL

ATE reference: ATE/25/00492/PREX

Dear Roasalind,

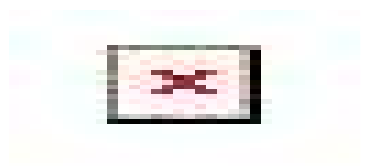
In relation to the above planning consultation, Active Travel England (ATE) is currently offering a limited pre-application service for developments comprising at least 1,000 homes and/or a new school, where we are approached by the relevant local planning authority (LPA).

As such we are keen to understand more about this development and would like to propose an introductory one-hour meeting via Microsoft Teams, which may include the applicant's project team if the LPA considers this helpful. Following this ATE will provide a summary of its initial views and/or request further information as agreed. ATE requests that any further meetings should include the local highway authority if not also attending the first meeting.

If an introductory meeting can be accommodated, please contact us at Planning-Consultations@activetravelengland.gov.uk with available times and dates for all attendees at least two weeks in advance and we will allocate this to one of our planning team to confirm by response.

In the meantime, we have produced a [standing advice note](#) that summaries some of the key active travel criteria that ATE will assess when consulted on a formal application. We have also published a [planning application assessment toolkit](#) that helps to gather evidence and assess the active travel merits – walking, wheeling and cycling – of a development proposal. ATE requires the applicant's design/transport consultants to submit a completed toolkit ahead of any engagement with them on this development.

Regards,



**Development Management Team
Active Travel England**

2nd Floor, West Offices, Station Rise, York, YO1 6GA

OFFICIAL

From: Rosalind Monk <Rosalind.Monk@stalbands.gov.uk>

Sent: 01 April 2025 15:39

To: 'TownPlanningLNE@NetworkRail.co.uk' <TownPlanningLNE@NetworkRail.co.uk>; Planning-

Consultations <Planning-Consultations@activetravelengland.gov.uk>;
'eandem@forestrycommission.gov.uk' <eandem@forestrycommission.gov.uk>;
'consultations@naturalengland.org.uk' <consultations@naturalengland.org.uk>; 'planning@hmwt.org'
<planning@hmwt.org>; 'planning@affinitywater.co.uk' <planning@affinitywater.co.uk>;
'devcon.team@thameswater.co.uk' <devcon.team@thameswater.co.uk>;
'planning.east@sportengland.org' <planning.east@sportengland.org>; 'gerry.brophy@herts.police.uk'
<gerry.brophy@herts.police.uk>; 'PlanningSE@highwaysengland.co.uk'
<PlanningSE@highwaysengland.co.uk>; 'e-east@HistoricEngland.org.uk' <e-
east@HistoricEngland.org.uk>

Subject: Planning application Ref: 5/2025/0645 at North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

ST ALBANS CITY & DISTRICT COUNCIL
Development Management

TOWN AND COUNTRY PLANNING ACT 1990

Planning ref: 5/2025/0645

Case Officer: Please see website

Location: North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

As part of the Council's digital transformation drive, we have moved to a fully online process for submitting comments on planning applications. This means you should submit your comments using the [contact form](#) on our website.

Proposal: Scoping Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane

We have received an application for the above proposal and would welcome any comments you may have. You may view the application details via our website. Please use the following link:

<https://planningapplications.stalbans.gov.uk/planning>

Click on the Documents tab and you will be able to view the plans and other supporting material. Please submit your comments using the [contact form](#) on our website.

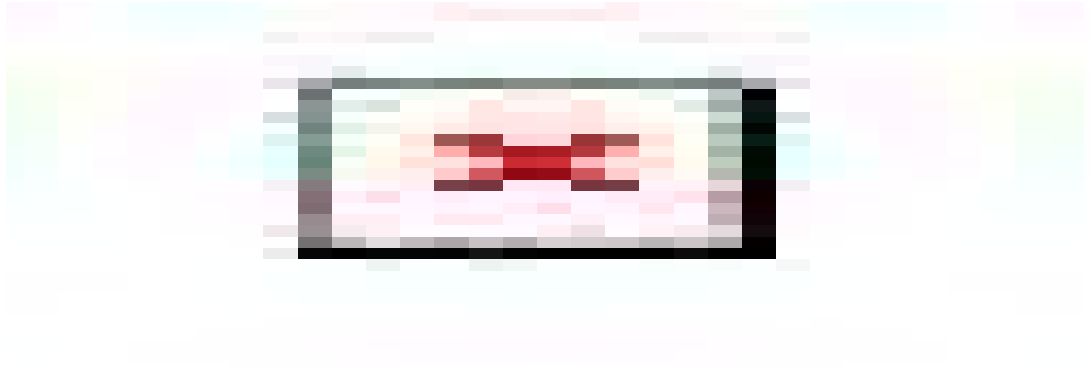
Please note that the Council has a statutory duty to determine all applications within 8/13 weeks and unless we receive your response within the next 21 days we may assume you have no objections to the proposal and will proceed to a determination on this basis. The final date for receipt of all consultations is Friday 25th April 2025.

Please try and restrict your comments/advice to no more than half a side of A4, including a clear recommendation (unless you have no objections). Suggested conditions/reasons

for refusal can be additional to the comments. By suggesting conditions/reasons for refusal you are committing your service to enforcing them on behalf of/supporting them at appeal for the Local Planning Authority.

Development Management
St Albans City & District Council

Please think before you print this email.



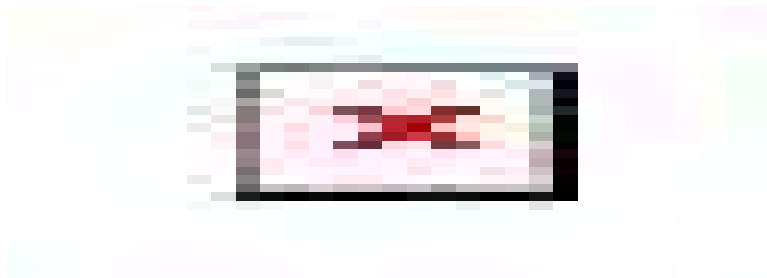
To vote in elections in England this May, you will need to show acceptable photo ID.

No ID? You can apply for free voter ID now.

Find out what ID will be accepted and how to apply for free voter ID at

www.electoralcommission.org.uk/voting-and-elections/voter-id or www.stalbans.gov.uk/elections-act-and-voter-id.

Do you have a 'MyStAlbans' District Account?



St Albans City & District Council have created an online portal for residents to be able to access a range of services online 24 hours a day, 7 days a week, 365 days of the year. Visit: <https://www.stalbans.gov.uk/do-it-online> to sign up.

St Albans Greener Together

We are working with the community to create a more sustainable District

Let's work together! Join us at [St Albans Greener Together](#)



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Leanne Pogson

From: Leanne Pogson
Sent: 23 May 2025 09:07
To: Leanne Pogson
Subject: FW: 5/2025/0645 - North Hemel Development Site - Scoping Opinion

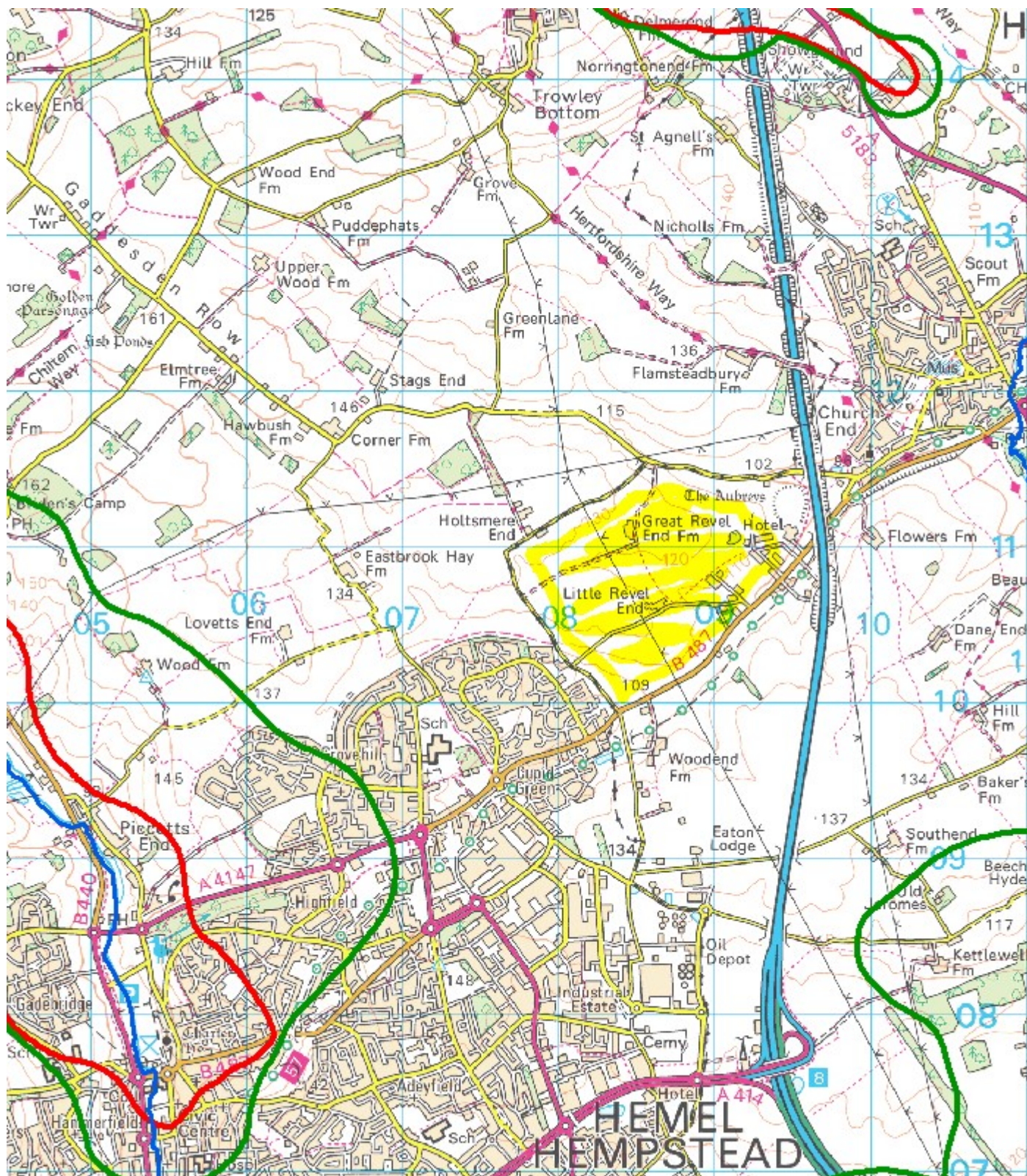
From: Chalk, Laurence <Laurence.Chalk@affinitywater.co.uk>
Sent: 22 May 2025 16:44
To: Leanne Pogson <Leanne.Pogson@stalbans.gov.uk>; Gallacher, David <David.Gallacher@affinitywater.co.uk>
Cc: Planning <planning@affinitywater.co.uk>
Subject: RE: 5/2025/0645 - North Hemel Development Site - Scoping Opinion

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Hi Leanne,

Apologies, I didn't realise David was off sick at the time of my email, so I've just looked at the application now.

Our team assess from a source/abstraction point of view and for this scoping opinion application I can confirm we have no comments.



Kind regards

Laurence

Laurence Chalk
Catchment Adviser
Catchment Management

Affinity Water Limited
Tamblin Way, Hatfield, Hertfordshire AL10 9EZ
Email: laurence.chalk@affinitywater.co.uk

For Catchment Management: catchmentmanagement@affinitywater.co.uk
For Planning Applications: planning@affinitywater.co.uk

www.affinitywater.co.uk || www.facebook.com/affinitywater || www.twitter.com/affinitywater || www.linkedin.com/company/affinity-water



PLANNING COMMENT FOR APPLICATION REF: 5/2025/0645

Zoe May

Hammond Road, Bedford, MK41 0RG

East of England Ambulance Service NHS Trust

Thank you for consulting East of England Ambulance Service NHS Trust (EEAST) on the above scoping opinion. This letter outlines the impact on emergency ambulance healthcare infrastructure.

A Health Impact Assessment should include the impact on emergency ambulance services.

This development would generate another 3,300 residents and an anticipated additional 759 incidents per annum on already constrained ambulance services.

A s106/CIL contribution will be requested to support relocation and expansion of Hemel Hempstead Ambulance Hub.

The following support physical, mental health and wellbeing and help develop community cohesion:

- Provide adequate room size and layout to facilitate at least one person working from home with access to fresh air.
- Developers' inclusion of community gardens, allotments, orchards, meadow flower and woodland planting areas. Balconies, roof gardens and terraces also provide green space opportunities in apartment buildings. Replacing fencing with living walls also provided additional green space. Consideration of all senses in the planting plan and use of local flora and fauna and wildlife corridor connection.
- In central open space developers should establish of seating in open spaces and along walkways to provide the opportunity for residents to meet and supports those who have limited mobility to rest and enjoy the surrounding green space. Ideally some of the seating should include Mental Health Benches to support those in need.

Care Homes

Parking space - for at least one emergency ambulance and one patient transport

vehicle is provided close to the entrance ideally with 2 EV charging points.

Corridor Space - turning points into room/stairs transferring patient by stretcher and accompanied by 2 medical personnel alongside

Lifts - should be of a suitable size to enable a patient to be safely transported by stretcher and accompanied by 2 medical personnel alongside the stretcher. The lift should be fire-proofed to the appropriate standard to ensure evacuation during a fire or other emergency situation.

Care homes should not be built in Flood Zone 2 or 3 areas unless effective flood proofing and evacuation plans which do not rely on emergency services are in place.

Ensure the following equipment is provided with at least one per building with a preference of one per floor:

- Automated External Defibrillator
- Emergency lifting device – enables care home staff to aid uninjured residents back into their chair/bed and thereby reduce the number of attendances from ambulance service.

Flood Assessments

Flooding significantly affects residents physical and mental health in both the short and long term. Developers to utilise the catchment of clean/grey water to include underground storage tanks or multiple water butts (ie garage and house) to help reduce the risk of localised flooding post development. There is the potential for residents to reuse water for gardens, car washing and in community gardens instead of entering main sewers.

The use of sustainable urban drainage through permeable paving in driveways and parking areas to accommodate surface water run-off is welcomed and should be suitable for use by wheelchairs, mobility scooters and pushchairs.

In Flood Zones 2 and 3 EEA request the appropriate the use of swales and other drainage measures to absorb any flood waters and would urge developers ensure measures are taken to minimise the risk of flooding in surrounding areas as well as flood proofing homes, garages and other infrastructure.

Flood Zones 2 and 3 – care homes should not be built in Flood Zone 2 or 3 areas unless effective flood proofing and evacuation plans which do not involve emergency services are in place.

Ambulance stations can not be located in Flood Zone 2 or 3.

Emergency services, including emergency ambulance services, are often called

out to support residents in the event of a flood. For emergency ambulance services, specialist Hazardous Area Response Team (HART) are activated as staff must wear a life jacket 3 meters from water and these are not provided on standard ambulances/rapid response vehicles.

Transport, Design and Access

Cycle parking should allow for different types of cycles (eg trike, electric bike or mobility scooter) to be stored, covered, secure and well lit.

Blue light emergency services would request developers support the Vision Zero/Safe System approach to design out road accidents for vehicle occupants, motorcyclists, bicyclists and pedestrians by utilising clear lines of sight, use of appropriate street/road lighting, use the of village gateways on approach to the junctions/roundabout and other opportunities to support speed reduction. Clear lines of sight are retained close to properties and walkways to support the reduction and fear of crime whilst also minimising the impact of artificial light.

Design and Conservation Notes – Version 1

These notes relate to the conservation implications of the proposal. As such they form part of the overall assessment of the proposal.

Please note that these comments are made on the basis of the information submitted by the applicant.

Application Reference: 5/2025/0645

Address: Proposed North Hemel Hempstead Development Site, Hemel Hempstead Road, Redbourn

Proposal:

Scoping Opinion - 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 and C2), a 3FE primary school (including

Summary of Advice:

The proposed methodology is broadly appropriate in relation to above ground heritage assets but would need modification to consider the historic settings of designated heritage assets, including the potential impact of building heights.

Conservation Observations:

Section 13 of the Scoping Report notes that the site contains a single designated heritage asset: Great Revel End Farm (LEN: 1102957). In addition to this designated asset, the Barn at Great Revel End Farm was listed in its own right at Grade II (LEN: 1295569), but is no longer extant.

The Scoping Report correctly identifies the designated heritage assets either within the site or within a reasonable buffer of the site.

The Scoping Report correctly identifies that no designated above ground heritage asset would be altered by the proposed development. However, the proposal would have impacts to the setting of these heritage assets, and particularly those within the red line site boundary.

The scoped in effects include the construction and completed development phases, including the effects on heritage assets within the 1km buffer zone, and the approach to this is appropriate.

The Built Heritage Statement (Appendix 13.2) indicates the likely changes to the significance of designated heritage assets within the site and its periphery. This includes the provision of a green corridor to the west of Great Revel End Farmhouse and the retention of agricultural fields to its north, south and east (which would form part of its historic agricultural setting).

The assessment in the Built Heritage Statement is appropriate, as is the assessment of the harm to both designated and non-designated heritage assets.

Internal inspections of Great Revel End Farm should be included, together with a noise assessment in relation to the existing heritage assets.

.

Mitigation in the form of building recording, where relevant, should be included and would need to be disseminated in an appropriate manner.

The viewpoints identified in Figure 6 of Appendix 14.1 are appropriate.

The Landscape and Visual Impacts section in the Scoping Report (Section 14) is appropriate.

A Zone of Theoretical Visibility should be provided, but it is noted that at this stage building heights have not been finalised.

At this stage there are no clear building parameters, and it is noted that these would be provided for the outline application.

Conclusion

The proposal is broadly acceptable in relation to above ground heritage. Details of the impact to the setting of designated heritage assets, including changes to their historic setting and acoustic environment would need to be provided.

Building recording of affected assets should be considered, where appropriate.

A Zone of Theoretical Visibility should be provided.

Gerard Livett
Design and Conservation Officer (Heritage)
29/04/2025



A new case has been submitted, please see details below:

Contact Information

Name: Gerry BROPHY

Home Address: Unknown Location

Details

Comment on a Planning Application

Area: Planning Application

Application reference number: 5/2025/0645

Resident or Consultee: Other

Support or Object Proposal: Neither

Further Comments: Given the stage of this application, I would confine my comments to the very strong desire to ensure that security and crime prevention be a major feature of the future designs for this location. This application forms one of others in the area and I know that the desire to build to the police preferred minimum security standard of Secured by Design (SBD), has been offered up. I would argue that a development of this size has such a potential for crime, that SBD should be a necessary part of any future application. Its proven crime reduction figures are well proven and must be incorporated here. The size of the development will also have an impact on the local police service, which will be addressed by a separate communication from the police.

Any files attached to the case will either be attached to this email or appear in links below.

Hi Ros,

Given that this is a Scoping Opinion, I will not be providing any design comments.

Kind regards,

Varsha

From: Rosalind Monk <Rosalind.Monk@stalbans.gov.uk>

Sent: 01 April 2025 15:22

To: LDR Environmental (SADC) <Environmental@stalbans.gov.uk>; Planning Enforcement (SADC) <planningenforcement@stalbans.gov.uk>; David Reavill <David.Reavill@stalbans.gov.uk>; Philip Bruce-Green <Philip.Bruce-Green@stalbans.gov.uk>; Jane Parker <Jane.Parker@stalbans.gov.uk>; Parking Planning <parking.planning@stalbans.gov.uk>; Chris Briggs <Christopher.Briggs@stalbans.gov.uk>; Listed Buildings <Listed.Buildings@stalbans.gov.uk>; Varsha Raji <Varsha.Raji@stalbans.gov.uk>

Subject: Planning application Ref: 5/2025/0645 at North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

MEMORANDUM

FROM: Ros Monk

OUR REF: 5/2025/0645

DATE: 1 April 2025

PLEASE RESPOND TO statutoryconsultees@stalbans.gov.uk

RE: 5/2025/0645

North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

Scoping Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and
Holtsmere End Lane

Further to the above application, I would be grateful if you could
supply your comments on the information submitted.

You may view the application details via our website. Please use the following
link:

<https://planningapplications.stalbans.gov.uk/planning>

Click on the Documents tab and you will be able to view the plans and other
supporting material. You may submit your comments online via our website by
clicking on the 'Comment on this application' tab or via email to
statutoryconsultees@stalbands.gov.uk

I would be grateful if you could respond within 21 days from the
date of this memo.

Regards

Ros Monk

Leanne Pogson
St Albans District Council
Development Control
Civic Centre St. Peters Street
St. Albans
Hertfordshire
AL1 3LA

Our ref: NE/2025/138195/01
Your ref: 5/2025/0645

Date: 21 May 2025

Dear Leanne,

North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane

Thank you for consulting us on the above application on 17 April 2025.

Based upon a review of the submitted information, the proposed development raises no environmental concerns within our remit. We therefore have **no comments** to make. Please take note of the advice outlined below.

Use of Sustainable Drainage Systems (SuDS)

Support for the use of SuDS to ensure development does not increase flood risk elsewhere is set out in paragraph 181 of the National Planning Policy Framework.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SuDS). SuDS manage surface water run-off by simulating natural drainage systems. Whereas traditional drainage approaches pipe water off-site as quickly as possible, SuDS retain water on or near to the site. As well as reducing flood risk, this promotes groundwater recharge, helps absorb diffuse pollutants, and improves water quality. Ponds, reedbeds and seasonally flooded grasslands can also be particularly attractive features within public open spaces.

SuDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. As such, virtually any development should be able to include a scheme based around these principles. In doing so, they'll provide multiple benefits and will reduce costs and maintenance needs.

Further information on SuDS can be found in:

- the CIRIA C697 document SuDS manual
- HR Wallingford SR 666 Use of SuDS in high density developments
- CIRIA C635 Designing for exceedance in urban drainage – good practice
- the Interim Code of Practice for Sustainable Drainage Systems – the Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SuDS

Water Resources

Increased water efficiency in new developments potentially enables more growth to be realised without an increased availability of water resources. Developers can highlight responsible water use as a positive corporate social responsibility message that will boost the commercial appeal of the development. For the homeowner/tenant, lower water usage also reduces water and energy bills.

We endorse the use of water efficiency measures in all developments, particularly in those that are new. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be all considered as an integral part of new developments and/or refurbishments. The technology used to achieve improved water efficiency (e.g. efficient fittings, greywater recycling, etc) is also an attractive feature for many prospective building owners and tenants.

Residential developments

The supply of water in the area is under serious water stress (as identified in our report: [Water stressed areas – 2021 classification](#)). All residential developments must therefore achieve the higher water consumption efficiency standard of 110 litres per person per day, as set out within [the Building Regulations &c. \(Amendment\) Regulations 2015](#). This standard **or higher** may already be a requirement of the local planning authority.

Commercial/Industrial developments

We recommend that all new non-residential developments of 1000sqm gross floor area or more (i.e. 'major' developments) should achieve the [BREEAM 'excellent' standard](#) for water consumption (category 'WAT 01'), or equivalent. This standard may already be a requirement of the local planning authority.

We also recommend you contact your Local Planning Authority for more information.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Lauren Clayton-Spencer
Planning Advisor

Email: HNL.SustainablePlaces@environment-agency.gov.uk

creating a better place
for people and wildlife

Direct Dial: 020 3025 0962



PLANNING COMMENT FOR APPLICATION REF: 5/2025/0645

Zoe May

Hammond Road, Bedford, MK41 0RG

East of England Ambulance Service NHS Trust

Thank you for consulting East of England Ambulance Service NHS Trust (EEAST) on the above scoping opinion. This letter outlines the impact on emergency ambulance healthcare infrastructure.

A Health Impact Assessment should include the impact on emergency ambulance services.

This development would generate another 3,300 residents and an anticipated additional 759 incidents per annum on already constrained ambulance services.

A s106/CIL contribution will be requested to support relocation and expansion of Hemel Hempstead Ambulance Hub.

The following support physical, mental health and wellbeing and help develop community cohesion:

- Provide adequate room size and layout to facilitate at least one person working from home with access to fresh air.
- Developers' inclusion of community gardens, allotments, orchards, meadow flower and woodland planting areas. Balconies, roof gardens and terraces also provide green space opportunities in apartment buildings. Replacing fencing with living walls also provided additional green space. Consideration of all senses in the planting plan and use of local flora and fauna and wildlife corridor connection.
- In central open space developers should establish of seating in open spaces and along walkways to provide the opportunity for residents to meet and supports those who have limited mobility to rest and enjoy the surrounding green space. Ideally some of the seating should include Mental Health Benches to support those in need.

Care Homes

Parking space - for at least one emergency ambulance and one patient transport

vehicle is provided close to the entrance ideally with 2 EV charging points.

Corridor Space - turning points into room/stairs transferring patient by stretcher and accompanied by 2 medical personnel alongside

Lifts - should be of a suitable size to enable a patient to be safely transported by stretcher and accompanied by 2 medical personnel alongside the stretcher. The lift should be fire-proofed to the appropriate standard to ensure evacuation during a fire or other emergency situation.

Care homes should not be built in Flood Zone 2 or 3 areas unless effective flood proofing and evacuation plans which do not rely on emergency services are in place.

Ensure the following equipment is provided with at least one per building with a preference of one per floor:

- Automated External Defibrillator
- Emergency lifting device – enables care home staff to aid uninjured residents back into their chair/bed and thereby reduce the number of attendances from ambulance service.

Flood Assessments

Flooding significantly affects residents physical and mental health in both the short and long term. Developers to utilise the catchment of clean/grey water to include underground storage tanks or multiple water butts (ie garage and house) to help reduce the risk of localised flooding post development. There is the potential for residents to reuse water for gardens, car washing and in community gardens instead of entering main sewers.

The use of sustainable urban drainage through permeable paving in driveways and parking areas to accommodate surface water run-off is welcomed and should be suitable for use by wheelchairs, mobility scooters and pushchairs.

In Flood Zones 2 and 3 EEA request the appropriate the use of swales and other drainage measures to absorb any flood waters and would urge developers ensure measures are taken to minimise the risk of flooding in surrounding areas as well as flood proofing homes, garages and other infrastructure.

Flood Zones 2 and 3 – care homes should not be built in Flood Zone 2 or 3 areas unless effective flood proofing and evacuation plans which do not involve emergency services are in place.

Ambulance stations can not be located in Flood Zone 2 or 3.

Emergency services, including emergency ambulance services, are often called

out to support residents in the event of a flood. For emergency ambulance services, specialist Hazardous Area Response Team (HART) are activated as staff must wear a life jacket 3 meters from water and these are not provided on standard ambulances/rapid response vehicles.

Transport, Design and Access

Cycle parking should allow for different types of cycles (eg trike, electric bike or mobility scooter) to be stored, covered, secure and well lit.

Blue light emergency services would request developers support the Vision Zero/Safe System approach to design out road accidents for vehicle occupants, motorcyclists, bicyclists and pedestrians by utilising clear lines of sight, use of appropriate street/road lighting, use the of village gateways on approach to the junctions/roundabout and other opportunities to support speed reduction. Clear lines of sight are retained close to properties and walkways to support the reduction and fear of crime whilst also minimising the impact of artificial light.

Forest Services

East & East Midlands
Santon Downham
Brandon
IP27 0TJ

Tel 0300 067 4574
eandem@forestrycommission.gov.uk

Area Director: Richard Pearce

Development Management
St Albans City & District Council
Civic Centre
St Peter's Street
St Albans
Hertfordshire
AL1 3JE

Re: North Hemel Hempstead Development Site, Hemel Hempstead Road, Redbourn, Herts – 5/2025/0645

Thank you for consulting the Forestry Commission on this proposal.

As a Non-Ministerial Government Department, the Forestry Commission provide no opinion supporting or objecting to an application. Rather we provide advice on the potential impact that the proposed development could have on trees and woodland including ancient woodland.

We note there are no ancient woodlands either within the site or adjacent to it.

However there is one small area of Traditional Orchard within the site.

There are also a number of individual trees within the site, particularly on the site boundary and within hedgerows.

It is expected that there will be a thorough assessment of any loss of all trees within the proposed site with the development of mitigation measures to minimise any risk of net deforestation because of the scheme.

With the Government aspiration to increase tree and canopy cover to 16.5% of land area in England by 2050, The Forestry Commission is seeking to ensure that tree planting is a consideration in every development not just as compensation for loss.

Paragraph 136 of the National Planning Policy Framework (December 2024) states:

"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible."

Tree planting may also be particularly beneficial in areas of the site with a higher risk of flooding, as part of a package of nature based solutions to reduce potential flood risk.

The species and provenance of new trees and woodland needs to be considered to ensure a resilient treescape which can cope with the full implications of a changing climate. The biosecurity of all planting stock also needs to be considered to avoid the introduction of pests and diseases.

Plans should also be in place to ensure the long term management and maintenance of new and existing trees and woodland.

We hope these comments have been useful to you. If you require any further information, particularly on woodland creation or urban tree planting and management, please don't hesitate to contact me.

Yours sincerely

Sandra Squire
Local Partnership Advisor



St Albans City & District Council
St Peters Street
St Albans
Hertfordshire
AL1 3JE

Hertfordshire County Council
Growth & Infrastructure Unit
Environment & Infrastructure Department
County Hall
Hertford
Hertfordshire
SG13 8DN

Respond to: growth@hertfordshire.gov.uk

Planning Application: 5/2025/0645
Date: 9 May 2025

Dear Planning Officer

Hertfordshire County Council (HCC) Growth & Infrastructure Unit response to the EIA Scoping Opinion Request for Screening Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane at North Hemel Hempstead Development Site, Hemel Hempstead Road, Redbourn, Hertfordshire

Thank you for providing us with an opportunity to comment on the above mentioned EIA Scoping Opinion Report. The comments within this representation reflect the areas within the county council's Environment & Infrastructure Department.

This response comprises HCC comments in relation to the EIA Scoping Report and accompanying evidence, on behalf of:

- Public Health
- Public Rights of Way
- Ecology
- Historic Environment

Lead Local Flood Authority, Landscape and Minerals and Waste have issued their own separate response on the scoping report and supporting evidence. Therefore, these representations will not be repeated here.

A summary of comments and the detailed comments have been provided as part of this response and are appended below as appendix 1.

Summary of comments

Public Health

Public Health requests that a Health Impact Assessment (HIA) is undertaken to accompany an EIA to assist in meeting human health requirements.

Public Rights of Way

The Public Rights of Way team recommend that the Scoping Opinion reviews the current Right of Way network, Rights of Way Infrastructure Plan and pending Rights of Way applications.

Ecology

Ecology is supportive of the EIA provided that their comments outlined in their full response (please see below) are addressed. These comments request that when available local information and circumstances are considered such as through the use of Herts own environmental records centre and local designations such as Ashridge SAC.

In addition, consideration should be given to BNG baseline surveys, the impacts of artificial lighting, provision of blue and green infrastructure which supports biodiversity and specific species as well as contributing towards the emerging Local Nature Recovery Strategy.

Historic Environment (Archaeology)

Due to the proximity of the site to Scheduled Monuments in the area the Archeology service recommend that this is scoped in.

We would be grateful if you could keep us informed of the progress of the planning application. Should you have any queries, please contact the Growth & Infrastructure Unit.

Yours faithfully

Jonathan Wellstead
Garden Community Lead - Hemel Hempstead
Growth and Environment
Hertfordshire County Council

Appendix 1: Detailed comments

Public Health

Following changes to Environmental Impact Assessment (EIA) regulations in 2017, all EIAs are now required to consider impact on human health. The regulations are not prescriptive on how impact on human health is assessed, however it is our opinion that to meet the requirement of the EIA regulations, consideration must also be given to the wider determinants of health, not solely limited to environmental public health concerns.

Regardless of the use of EIA, the Public Health position is that a Health Impact Assessment (HIA) should be used to assist all significant commercial development applications in meeting the human health requirements.

The nature of HIA differs to EIA in that it seeks to identify positive outcomes and, crucially, does not solely focus on environmental factors but also socio-economic and cultural influences a development may have on the health and wellbeing of new and existing communities. A HIA should demonstrate that a development will not have negative implications for the physical health and mental wellbeing of new and existing communities, and can also be a tool through which to demonstrate how a development has been positively planned.

In November 2019, Herts County Council adopted a HIA Position Statement including guidance on the quality assurance framework that will be used to assess HIAs that are submitted with planning applications. The HIA Position Statement and supporting appendices can be downloaded from the weblink below: The role of Public Health in planning | Hertfordshire County Council

We request that HCC Public Health is consulted at the scoping stage of the HIA via HealthyPlaces@hertfordshire.gov.uk to help ensure it focusses on the 'wider determinants of health' and 'health inequalities'. We are happy to discuss baseline information, data and intelligence that the HIA will need to utilise.

Ecology

Thank you for seeking our advice on the scope of the Environmental Statement (ES) and information required for the Environmental Impact Assessment (EIA), for which we have the following comments:

Overall recommendation:



Application can be considered following the ecological requirements outlined below:

1. Information that should be provided within the EIA includes the following:
 - A description of the development

- Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation etc.) resulting from the operation of the proposed development
- An assessment of alternatives and clear reasoning as to why the preferred option has been chosen
- A description of the aspects of the environment likely to be significantly affected by the development including biodiversity, land take, soil, water, air, climate
- A description of the likely significant effects of the development on the environment – direct and indirect
- A description of the measures to prevent, reduce and where possible offset any significant adverse environmental effects

2. Cumulative and in-combination effects

Identify, describe, and evaluate the effects that are likely to result from the project in combination with other projects and activities, whether existing, ongoing, proposed or projected.

3. Environmental data

National (e.g. MAGIC) and locally (Herts Environmental Records Centre) available sources should be used to fully inform background understanding of the site and its immediate environs.

4. Biodiversity and Geodiversity

Information provided consistent with the provisions of NPPF and the Environment Act 2021, including following the mitigation hierarchy seeking Biodiversity Net Gain (BNG).

5. Consideration for the implications and consequences for:

- Internationally important sites (Ashridge SAC and SANG provision)
- Nationally important sites (other SSSIs)
- Local Wildlife Sites and RIGS
- Site habitat features and ecological functionality
- Protected species. This would include Great crested newt District Level Licensing available in Hertfordshire if appropriate.
- Priority Habitats and Species.
- Ancient Woodland, veteran trees and any other irreplaceable habitats.

6. In relation to BNG, sufficient survey information to properly inform baseline habitat distinctiveness and conditions (including all quadrat data where species-richness and species composition are defining characteristics), habitat map and fully completed metric baseline is required. Where possible, proposals as to how BNG can be delivered using a combination of onsite And offsite measures would also be supported.

7. Impacts of artificial lighting - to include:

- features of importance
- provision of dark corridors
- luminaires proposed and design control measures to avoid:
 - excessive light levels (anticipated lux levels)

- light spill
 - glare
 - light reflection
 - timing of use
8. Provision of Green (open spaces / wildspaces etc) and Blue Infrastructure (SUDS), (GI and BI) where this is expected to provide biodiversity benefits. This will include consideration for species – which as provision of bird and bat boxes, reptile hibernacula, hedgehog highways etc.
 9. Proposed outline management of GI and BI where this is expected to provide long term biodiversity benefits, including onsite BNG and or SANG provisions.
 10. Contribution to and relationship with, local environmental initiatives and priorities such as local strategies or supplementary planning documents, landscape strategies, green infrastructure strategies, tree and woodland strategies, biodiversity strategies or biodiversity opportunity areas. This would include the emerging Local Nature Recovery Strategy (LNRS), as appropriate.

Historic Environment (Archaeology)

Given the site's size and proximity to both the Scheduled Monument of The Aubreys Iron Age fortified settlement and the Roman industrial settlement at Three Cherry Trees Lane Historic environment recommend that this is 'Scoped-In' and the site is subject to an appropriate archaeological evaluation and the results included with the Environmental Statement.



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

St Albans City & District Council
St Peters Street
St Albans
Hertfordshire
AL1 3JE

District ref: 5/2025/0645
HCC ref: SA/24513/2025
HCC received: 1 April 2025
Area manager: James Dale
Case officer: Oliver Sowerby

Location

North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

Application type

Screening/Scoping Opinion

Proposal

Scoping Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane

Recommendation

OTHER

EIA Scoping Request

The Local Planning Authority (Saint Albans District Council), has consulted the Highway Authority (Hertfordshire County Council, HCC), regarding a request for a scoping opinion for an Environmental Impact Assessment (EIA) for a proposed development as set out below:

North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire
Scoping Opinion - 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 and C2), a 3FE primary school

The Highway Authority note the submission of an EIA Scoping Report, dated March 2025 which sets out information pertaining to the site, the documentation that would be prepared to accompany a planning application and the applicant's view on the need for an EIA.

Separate to any EIA the Highway Authority would expect a Transport Assessment (TA) and Residential Travel Plan (RTP) to accompany the planning application for the site in order to allow the highways and transport impacts of the development to be considered. The Highway Authority note that the letter accompanying the application states that a TA will be prepared.

It is recommended that a TA is prepared in alignment with pre-application advice that can be provided by HCC and also in compliance with HCC's Local Transport Plan 4 (LTP4) (May 2018). Reference may be made to the following weblink to HCC's Development Management page where information on a variety of highways and transportation matters may be found:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

The Highway Authority seeks that TA's are prepared in accordance with the LTP4 document, which includes the following key policies.

LTP 4 Policy 1 (Transport User Hierarchy) considers that 'To support the creation of built environments that encourage greater and safer use of sustainable transport modes, the county council will in the design of any scheme and development of any transport strategy consider in the following order:

- Opportunities to reduce travel demand and the need to travel;
- Vulnerable road user needs (such as pedestrians and cyclists);
- Passenger transport user needs;
- Powered two wheeler (mopeds and motorbikes) user needs; and
- Other motor vehicle user needs.

LTP 4 Policy 5 (Development Management) states that 'The county council will to work with development promoters and the district and borough councils to:

- a) Ensure the location and design of proposals reflect the LTP Transport User Hierarchy and encourage movement by sustainable transport modes and reduced travel demand;
- b) Ensure access arrangements are safe, suitable for all people, built to an adequate standard and adhere to the county council's Highway Design Standards;
- c) Consider the adoption of access roads and internal road layouts where they comply with the appropriate adoption requirements and will offer demonstrable utility to the wider public. Where internal roads are not adopted the county council will expect suitable private management arrangements to be in place;
- d) Secure developer mitigation measures to limit the impacts of development on the transport network, and resist development where the residual cumulative impact of development is considered to be severe;
- e) Require a travel plan for developments according to the requirements of 'Hertfordshire's Travel Plan Guidance';
- f) Only consider new accesses onto primary and main distributor roads where special circumstances can be demonstrated in favour of the proposals;
- g) Resist development that would either severely affect the rural or residential character of a road or other right of way, or which would severely affect safety on rural roads, local roads and rights of way especially for vulnerable road users; and
- h) Ensure new developments provide facilities for charging plug-in and other Ultra Low Emission vehicles, as well as shared mobility solutions such as car clubs.

Further information can be found at:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/transport-planning/local-transport-plan.aspx>

Given that the applicant should deal with all relevant Highways and Transportation matters via any forthcoming Transport Assessment and Travel Plan, the Highway Authority wishes to make no further comment on the requirement for an EIA. It is noted that the applicant should take into account the relevant HCC policy documents, such as LTP4 and the recently updated design guidance, Highways Place and Movement Planning and Design Guide

The applicant may wish to engage the Highway Authority using the pre-application advice service which would cover all highways and transportation matters which may be sought using the above link (to HCC's Development Management pages), as contained within this note.

Signed
Oliver Sowerby

17 April 2025

St Albans City & District Council
Civic Centre
St Peters Street
St Albans
Herts AL1 3JE

Herts Landscape Planning Advisory Service
Growth & Environment Unit
Hertfordshire County Council
Postal Point CHN 217
County Hall
Pegs Lane
Hertford
Herts SG13 8DF
www.hertfordshire.gov.uk

TEL: 01992 555205
EMAIL: Landscape@hertfordshire.gov.uk
REF: 5/2025/0645
DATE: 30 APRIL 2025

Dear Case Officer,

REFERENCE: 5/2025/0645
PROPOSAL: Scoping Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane.
ADDRESS: North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

Thank you for consulting the Herts landscape service on the above proposal. The following comments are given with regards to landscape matters in line with national and local policy requirements, British Standards, and industry accepted good practice guidance.

NATIONAL PLANNING POLICY FRAMEWORK¹

The National Planning Policy Framework² (NPPF) confirms that decisions should contribute to and enhance the natural environment by protecting and enhancing **valued landscapes**,³ and recognising the intrinsic character and beauty of the countryside.

¹ Note: The list of national and local policies and guidelines is not comprehensive, refer to the national planning policy framework, planning practice guidance, local development plan, and other relevant strategies and guidance documents for all relevant policies and guidelines

² Ministry of Housing, Communities and Local Government, July 2021

³ In a manner commensurate with their statutory status or identified quality in the development plan

Decisions should also ensure that new developments, are sympathetic to **local character** and history including the surrounding built environment and **landscape setting**, support healthy lifestyles through the provision of safe and accessible **green infrastructure** and an appropriate amount and mix of green and other **public space**, and are visually attractive as a result of good architecture, layout, and appropriate and **effective landscaping**.

The NPPF recognises that **trees** make an important contribution to the character and quality of urban environments and serves to ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the **long-term maintenance** of newly planted trees, and that existing trees are retained wherever possible.

LOCAL DEVELOPMENT PLAN

- Policy 1 Metropolitan Green Belt
- Policy 69 General Design and Layout
- Policy 70 Design and Layout of New Housing
- Policy 74 Landscaping and Tree Preservation
- Policy 75 Green Space within Settlements
- Policy 80 Floodlighting
- Policy 143A Watling Chase Community Forest

Design Advice Leaflet No.1 – Design and Layout of New Housing

Redbourn Neighbourhood Plan 2020 – 2038

Chilterns & Beechwoods SAC

Conservation Area / Listed Building / Scheduled Ancient Monument / Registered Park & Garden – **2 Grade II Listed Buildings on site**

LANDSCAPE CHARACTER ASSESSMENT, STRATEGY & GUIDELINES⁴

The site lies within landscape character area 95 – Revel End Plateau.

The landscape character is described as an area of gently undulating upland with a discontinuous field pattern bordering the M1 corridor. Discrete woodland blocks help to screen the motorway. Surrounding gentle slopes define the character area boundary. The limit of the settlement of Redbourn coincides with the edge of the plateau to the east. Arable farmland and isolated patches of pasture linked to the farmsteads are the predominant land uses. A nursery, recreation ground and school playing fields influence the area's character on the northern edges of Redbourn and the M1 corridor interrupts the area's unity.

The condition is assessed as Moderate and the strength of character is assessed as Moderate, the overall strategy for managing change is to Improve and Conserve.

The site lies within landscape character area 96 – Upper Lea Valley

The landscape character is described as a broad, open river valley with gentle slopes and extensive views. Riverine vegetation is confined to a narrow, linear strip along the meandering

⁴ Landscape Character Assessment and Guidelines for Southern Hertfordshire, The Landscape Partnership 2001
<http://webmaps.hertfordshire.gov.uk/environmentpublic/index.htm>

watercourse. Large arable fields on the valley's gentle slopes are characteristic and contrast with the small fields of wetland pasture along the river banks in the lower stretches between Redbourn and St. Albans. The course of the river is reinforced by the straight Roman road of Watling Street. Mature plantations of willow and poplar border the river around Pre Mill House and hotel, creating a more enclosed character. A continuous strip of pasture tracks the base of the dry valley from Redbourn along the Hempstead road. The main valley is also marked by a disused railway line now used as a way-marked footpath, the Ver Colne valley walk.

The condition is assessed as Good and the strength of character is assessed as Moderate, the overall strategy for managing change is to Conserve and Strengthen.

LANDSCAPE & VISUAL IMPACT ASSESSMENT⁵

It is acknowledged that there is limited visibility between the Site and the National Landscape due to intervening screening features of landform and vegetation.

We acknowledge that the final study area will be informed by a Zone of Theoretical Visibility Plan (ZTV) which will be based on the maximum building heights and extent parameters. This information may result in the potential for additional viewpoints to be identified and as such there should be some flexibility to include those additional viewpoints.

It is noted that the Landscape and Visual Impact Assessment will be prepared as an ES Chapter. A detailed baseline appraisal for assessment purposes is proposed to be informed through a review of landscape characterisation works, together with field surveys of the site and the surrounding landscape. This is a supported approach.

We note the submission of the Viewpoint Location Plan; this was agreed prior and we are accepting that the proposed viewpoints are representative of the surrounding area and the potential visual receptors and locations that could be impacted by the proposed development. We also note that the applicant has undertaken Winter Photography to provide a 'worst case scenario' Summer Photography has also been undertaken and as such the LVIA will be able to comment on seasonal variation. This is a supported approach.

We are supportive of the proposals to assess cumulative impact on the site and the surrounding area. The inclusion of the other Hemel sites is supported as they will have significant impact on the proposed development both in regard to visual impact but also in relation to screening of the potential impact from surrounding locations.

The proposed Methodology is supported.

The Mitigation Approach is supported in principle, understanding how the phased approach to the scheme would impact the mitigation proposals should be highlighted within the LVIA. A Plan showing the phased approach and how this would impact the Green Infrastructure delivery as this will ultimately impact the visual impact of the site as it comes forward for delivery.

SUMMARY & CONCLUSION

The submitted information is supported and the information that is suggested to be included within the LVIA is acceptable. As mentioned above as part of the LVIA it would be beneficial to

⁵ Comments are given in line with Guidelines for Landscape and Visual Impact Assessment Third edition,' Landscape Institute and Institute of Environmental management and Assessment (GLVIA3)

understand how the Phasing for the site would impact the Green Infrastructure Delivery and by proxy the Mitigation proposals.

Yours sincerely,

Adam Rumble
Landscape Officer
Herts LEADS (Landscape Ecology Archaeology Design Sustainability)

Leanne Pogson
St Albans District Council
Development Control
Civic Centre St. Peters Street
St. Albans
Hertfordshire
AL1 3LA



**Creating a greener more connected
New Town**

Your ref: 5/2025/0645

Date: 22 May 2025

Dear Leanne,

North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), mobility hub, open space, amenity space, allotments, green infrastructure, sustainable drainage systems, vehicular and active travel routes, and supporting infrastructure and works.

Please take note of some high level comments below.

1. Chalk Streams are protected through the EU Water Framework Directive and wider Government Regulations/Act. There are two Chalk Streams in Hemel Hempstead, The Rivers Gade and Bulbourne that should be referenced, considered and mitigation considered.
2. Effects on adjacent Local Centres at completion should be considered and mitigation proposed.
3. Baseline assessments should reflect the following reports (all published) to support mitigation opportunities - HGC Socio-Economic Study (Hatch 2024), Higher Learning Opportunities Study (Hatch 2024), HGC Health and Wellbeing Strategy, HGC Green Infrastructure Strategy and HGC Transport Vision and Strategy and Dacorum's Hemel Hempstead Transport Study (an updated version is expected in June/July).

Nathalie Bateman MRTPI
Hemel Garden Communities Programme Manager
Tel: 01442 228592
The Forum | Marlowes | Hemel Hempstead | HP1 1DN



Creating a greener more connected New Town

Visit our website for more information, news and events – www.hemelgardencommunities.co.uk



Historic England

Ms Laura Pogson
St Albans City & District Council
Civic Centre
St Peter's St
St Albans
Herts
AL1 3JE

Direct Dial: 07867 902 092

Our ref: PL00798560

1 May 2025

Dear Ms Pogson

Re: 5/2025/0645 - Scoping Opinion - 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 and C2), a 3FE primary school etc.

Thank you for consulting Historic England on the above EIA Scoping Opinion case. I apologise for the delay in replying but hope that my comments can still be taken into account.

The Aubreys camp Scheduled Monument (National Heritage List no. 1003520) is a designated heritage asset and lies to the immediate east of the application site. Potential harm to its setting will be created by the proposals and I recommend that archaeology and cultural heritage be scoped in to any EIA process.

An understanding especially of the extent to which Aubreys camp relates to the open ground of the pre-application site to its west is likely to be a key part of assessing its significance, alongside understanding the relative importance of its location being also between the valleys of the Gade and the Ver.

I recommend that the impact of the proposals on the setting of this designated asset is at the forefront of the EIA process and that a detailed and informed assessment grounded in an understanding of the monument type, contemporary undesigned archaeology and the local landscape is included in the Scoping material and any arising ES.

The Aubreys lacks a detailed scheduling description, and so the applicants should consult HER-signposted information as well as draw on specialist understanding of the site type and the local topography to try to assess its significance and setting, especially in its role as a possible defensive work with a strong relationship to its surroundings, even from afar.

Mitigation proposals around heritage (beyond archaeological fieldwork and possible preservation in situ) should be carefully considered and treated as positive gains for inclusion in the ES. On current understanding, the effects of unavoidably destructive harm of development could be addressed in a way that more positively impacts the lives of future residents and visitors.



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



Historic England

I recommend that the applicants take a holistic approach and identify ways to sustain and enhance local heritage significance through improving the settings, public understanding and appreciation of important assets. This philosophy should form part of the landscaping, placemaking and, health and wellbeing and public benefit design process and should extend to improving the access to, and understanding of, other nearby sites that may be affected such as Gorehambury Park and the Romano Celtic temple at Wood Lane End. A unified heritage and public presentation strategy shared with the applicants for the proposed large schemes to the south could be very beneficial.

I would be pleased to provide Historic England pre-application advice to the applicants, in compliance with our Extended Pre-Application Advice Service process:

<https://historicengland.org.uk/advice/planning/our-planning-services/enhanced-advisory-services/extended-pre-application-advice/>

Yours sincerely,

Adam Single
Inspector of Ancient Monuments
adam.single@HistoricEngland.org.uk

cc: Richard Havis, EPS



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk

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Dear Ms Monk,

Thank you for your EIA scoping opinion request reference 5/25/0645 for a mixed use development at North Hemel Hempstead site, Redbourn.

HSE's Land Use Planning advice team is responding on account of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Regulation 4(4) - the vulnerability of the proposed development to major accidents relevant to the development

- HSE's response is limited to our role in the land use planning system for the control of major industrial hazards involving hazardous substances.
- HSE is not responding in our regulatory role in the health and safety system

Unfortunately we are not able to provide our comments by online submission. We would be grateful if you could forward our comments (below) to the case officer, Leanne Pogson:

1. The proposed development, being a residential led development does not appear to be of a type that would store or process hazardous substances in quantities relevant to the potential for industrial major accidents with respect to The Planning (Hazardous Substances) Regulations 2015
2. The development is not located within a safeguarding zone of an explosives site licensed under the Explosives Regulations 2014 or the Dangerous Goods in Harbour Area Regulations 2016.
3. The development is not located within HSE's land-use-planning consultation zones for major-accident-hazard pipelines and hazardous substances consented sites (licensed explosives sites are covered in the previous paragraph).

Due to the above 3 points, there appears to be no need to consult HSE and we have no comments to make.

We hope that this takes your assessment forward.

Yours sincerely

Richard Lomax | Land Use Planning advice team

Health and Safety Executive | Chemical Explosives Microbiological Hazards Division 5B
richard.lomax@hse.gov.uk



Please send enquiries on Land Use Planning to lupenquiries@hse.gov.uk and enquiries on hazardous substance consents to hazsubcon.cemhd5@hse.gov.uk

HSE's Land Use Planning web app is at <https://pa.hsl.gov.uk/>

From: Rosalind Monk <Rosalind.Monk@stalbans.gov.uk>

Sent: 01 April 2025 15:42

To: LUP enquiries <lupenquiries@hse.gov.uk>; 'ConsentsEnquiries@ukpowernetworks.co.uk' <ConsentsEnquiries@ukpowernetworks.co.uk>; 'lands@bpa.co.uk' <lands@bpa.co.uk>

Subject: Planning application Ref: 5/2025/0645 at North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

ST ALBANS CITY & DISTRICT COUNCIL
Development Management

TOWN AND COUNTRY PLANNING ACT 1990

Planning ref: 5/2025/0645

Case Officer: Please see website

Location: North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

As part of the Council's digital transformation drive, we have moved to a fully online process for submitting comments on planning applications. This means you should submit your comments using the [contact form](#) on our website.

Proposal: Scoping Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane

We have received an application for the above proposal and would welcome any comments you may have. You may view the application details via our website. Please use the following link:

<https://planningapplications.stalbans.gov.uk/planning>

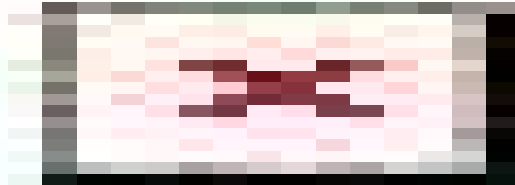
Click on the Documents tab and you will be able to view the plans and other supporting material. Please submit your comments using the [contact form](#) on our website.

Please note that the Council has a statutory duty to determine all applications within 8/13 weeks and unless we receive your response within the next 21 days we may assume you have no objections to the proposal and will proceed to a determination on this basis. The final date for receipt of all consultations is Friday 25th April 2025.

Please try and restrict your comments/advice to no more than half a side of A4, including a clear recommendation (unless you have no objections). Suggested conditions/reasons for refusal can be additional to the comments. By suggesting conditions/reasons for refusal you are committing your service to enforcing them on behalf of/supporting them at appeal for the Local Planning Authority.

Development Management
St Albans City & District Council

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Find out what ID will be accepted and how to apply for free voter ID at

www.electoralcommission.org.uk/voting-and-elections/voter-id or www.stalbans.gov.uk/elections-act-and-voter-id.

Do you have a 'MyStAlbans' District Account?

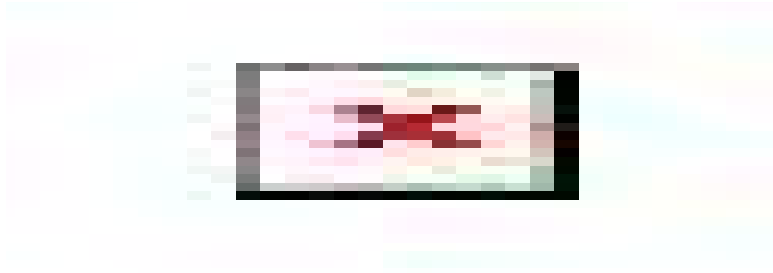


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St Albans Greener Together

We are working with the community to create a more sustainable District

Let's work together! Join us at [St Albans Greener Together](http://www.stalbans.gov.uk/greener-together)



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The Forum
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1DN
25th April 2025

rachael.donovan2@nhs.net
<https://hertsandwestessex.icb.nhs.uk>

By email: Planning.Applications@stalbans.gov.uk

St Albans City and District Council
Civic Centre
St Peters Street
St Albans
Hertfordshire AL1 3JE

Dear Sir/Madam,

Re: 5/2025/0645 EIA Scoping opinion - North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

Thank you for consulting the Hertfordshire and West Essex Integrated Care Board (HWE ICB) on the above-mentioned EIA Scoping Opinion.

The HWE ICB became a statutory body on 1 July 2022 and is the health commissioner responsible for delivering joined up health and social health care to a population of c1.5m. in Hertfordshire and west Essex.

The HWE ICB works in partnership with health providers, local authorities, and other organisations to:

- improve the general health and wellbeing of Hertfordshire and west Essex residents and improve health care services in the area.
- tackle the inequalities which affect people's physical and mental health, such as their ability to get the health services they need, and the quality of those services help tackle health and wider inequalities.
- get the most out of local health and care services and make sure that they are good value for money.
- help the NHS support social and economic development in Hertfordshire and west Essex.

Dr Jane Halpin, Chief Executive

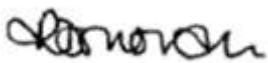
Rt. Hon. Paul Burstow, Chair

In reviewing the EIA Scoping Report, the HWE ICB is satisfied that the report has identified the priority health topics and matters that need to be addressed. The HWE ICB welcomes the intention to scope in 'human health' and is in full agreement that 'health and social care services and facilities' is 'scoped in' at the construction and completed development stage.

Please note the NHS HWE ICB and system partner response to both the St Albans and Dacorum Local Plan Regulation 19 consultations, included an assessment of the impact on primary care capacity arising from developments coming forward within the Hemel Garden Community programme. To mitigate the cumulative impacts on existing health services and facilities, the HWE ICB identified a clear need for an onsite medical facility, to be located in either the site allocation subject of this EIA scoping opinion consultation, or at SADC site allocation land to the east of Hemel Hempstead North, with the location dependent on which of these strategic sites come forward first.

Whilst the HWE ICB is not providing a detailed response at this stage, the HWE ICB requests the involvement of the NHS in pre application discussions with the Council and the applicant over the health infrastructure required to mitigate the impacts arising from this development.

Yours faithfully,



Rachael Donovan
Town Planning Policy Manager
NHS Hertfordshire & West Essex ICB

Hi Ros

I have inspected the scoping opinion for the above and as far as there being any significant risk from land contamination, I agree with their initial reasoning that the risk to human health would be low.

I also note that further, intrusive investigation of the land contamination risk will be implemented at a later stage through the planning process.

I am in agreement with this decision and anticipate inspecting further reports in due course.

Kind regards

John Hines

From: Rosalind Monk <Rosalind.Monk@stalbans.gov.uk>

Sent: 01 April 2025 15:17

To: LDR Environmental (SADC) <Environmental@stalbans.gov.uk>; John Hines <John.Hines@stalbans.gov.uk>

Subject: FAO Contaminated Land Officer - Planning application Ref: 5/2025/0645 at North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

MEMORANDUM

FROM: Ros Monk

OUR REF: 5/2025/0645

DATE: 1 April 2025

PLEASE RESPOND TO statutoryconsultees@stalbans.gov.uk

RE: 5/2025/0645

North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

Scoping Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane

Further to the above application, I would be grateful if you could supply your comments on the information submitted.

You may view the application details via our website. Please use the following link:

<https://planningapplications.stalbans.gov.uk/planning>

Click on the Documents tab and you will be able to view the plans and other supporting material. You may submit your comments online via our website by clicking on the 'Comment on this application' tab or via email to statutoryconsultees@stalbands.gov.uk

I would be grateful if you could respond within 21 days from the date of this memo.

Regards

Ros Monk

Leanne Pogson
Local Planning Authority
St Albans City & District Council
Civic Centre
St Peter's Street
St Albans
Hertfordshire
WD6 1WA

**Lead Local Flood Authority
Growth and Environment
Hertfordshire County Council
Post Point CHN 215
Farnham House
Six Hills Way, Stevenage
HERTFORDSHIRE, SG1 2ST
www.hertfordshire.gov.uk**

Contact: Flood Risk Management Team
Email: FRMConsultations@hertfordshire.gov.uk

Date 16 April 2025

Dear Leanne

RE: 5/2025/0645 – North Hemel Hempstead Development site Hemel Hempstead Road Redbourn

Thank you for consulting the LLFA in relation to development proposals for the residential-led redevelopment of approximately 154 hectares of land to the north-east of Hemel Hempstead. We also note that it is intended to be a Hybrid application.

The LLFA would not wish to make any comments on whether an EIA report is, or is not, required for this development, however we would like to offer some guidance in relation to the flood risk and drainage that may concern the proposed site.

The LLFA have reviewed the EIA Scoping report, undertaken by Quod, dated March 2025. A surface water drainage assessment should be carried out to demonstrate that the proposed development will not create an increased risk of flooding from surface water to the development site and the surrounding area for the critical storm up to and include the 1% AEP plus climate change event. This should be done in accordance with the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) along with the Hertfordshire LLFA guidance.

Since the site is over 1 hectare in size, a comprehensive Flood Risk Assessment (FRA), in line with Hertfordshire Lead Local Flood Authority guidance and the current NPPF and PPG guidance, would be required to be submitted as part of the planning application. The FRA should demonstrate that any existing areas of surface water flood risk, any ordinary watercourses with the risk of flooding from them defined and groundwater flood risk are managed within the site without increasing flood risk elsewhere. We would expect any submitted documents to support a planning application to demonstrate the proposed surface water drainage system is designed to include the four pillars of SuDS within the site and the post development surface water runoff rates and volumes for its lifetime for all rainfall events up to and including the 1% AEP plus climate change rainfall event.

The Environment Agency's Surface Water Flood Risk mapping indicates that the part of the site (centre & east boundary of proposed site) is located in areas at high risk of flooding. This would need to be incorporated into the drainage network. The surface water flood map highlights three flow paths impacting the site. These are located on the northern boundary; through the middle of the site and towards the southern end of the site and all of them flow from west to east. These must be investigated and avoided, and mitigation or management measures should be incorporated where required.

Other sources of flooding, such as from groundwater, should also be investigated. The FRA must demonstrate that the sequential test and sequential approach has been applied in accordance with NPPF and PPG along with flood mitigation measures without any adverse flood risk off-site. The FRA must demonstrate that any development has safe access and egress for the 1% AEP plus climate change rainfall event in accordance. Avoidance is the most sustainable form of flood risk management and hence surface water flow paths must be investigated and avoided.

The latest climate change allowances are required to be applied at the time of the assessment and ordinary watercourses (less than 3km²) that need to be assessed for flood risk can use the appropriate rainfall climate change allowances.

The latest FEH rainfall data (FEH13 or FEH22) should be applied in all hydraulic modelling calculations at the time of any calculations and assessment (flood risk or surface water drainage).

Sustainable Drainage Strategy should be considered at an early stage of the planning. The drainage system should consider the four pillars of sustainable drainage (SuDS) of Water Quality, Water Quantity, Amenity, and Biodiversity. We would expect that above-ground green SuDS such as water reuse solutions, source control, green roofs, bio-retention area, wetlands, ponds, basins, swale, to be used frequently and as a priority within the proposed surface water design. Sufficient space to provide these multifunctional SuDS must be evidenced at an outline stage of development or masterplan development to support any parameter plan or drawing. For example, a strip of 5 to 10m next to a main link road may be required to include swales and multi-use footpaths.

The LLFA expects the application of the surface water discharge hierarchy to the development of the sustainable drainage solution. We would expect that ground investigations into the viability of infiltration to be undertaken using the methods in accordance with the BRE 365 methods across the whole site but in more detail in any area being applied for Full Planning Permission (i.e. at the proposed location and depth of any infiltration feature). However, if unfavourable infiltration testing results are obtained, any existing greenfield runoff rates / volumes be released at pre-development rates / volumes and a discharge location on a watercourse proved to be positively connected to the wider watercourse network.

All SuDS must demonstrate that there will be sufficient surface water quality treatment by implementing an appropriate amount of water quality treatment stages using SuDS. An appropriate water quality assessment specific to and for each of the proposed surface water drainage networks is required to demonstrate the suitable water quality management arrangements are in place to prevent pollution from any potential

contaminants. The site is in Groundwater Source Protection Zone III (Total Catchment Zone); and hence surface water quality runoff should be considered in the proposed drainage for the site, potentially requiring measures to prevent pollutants prior to any discharge to ground.

For any supporting surface water drainage modelling, the following must be used; up to date FEH; climate change allowances on any rainfall modelling scenarios; the CV value of 1; and allowance for urban creep within any SuDS conveyance and storage features.

Phasing of the development should match any phasing of the supply of flood risk mitigation and drainage infrastructure. So, each phase can be completed with an independent flood risk mitigation and drainage strategy. This includes the consideration for how any phases e.g. schools, strategic link roads or other civic infrastructure will be constructed by a specific developer but rely on connection to the housing development areas to discharge surface water runoff. A high-level assessment of a timeline of how each flood mitigation or drainage scheme needs to be implemented prior to the phasing of each development parcel should be provided.

Details of the required maintenance of any blue green infrastructure for flood risk management or SuDS features / structures and who will be adopting these features for the lifetime of the development must be provided in accordance with NPPF. Early engagement with adopting authorities is highly recommended to consider any specific requirements which may not be immediately apparent in the planning process e.g. easements to allow for maintenance along linear or pond features. We recommend that multifunctional designs are included e.g. roads and pavements / cycle tracks separated with swales or linear bio-retention areas.

The LLFA also requires the applicant to submit information and drawings for full planning applications which clearly shows the exceedance flood flow routes for all areas of the development. These plans should include the finished floor levels of all buildings, the finished ground levels and the potential exceedance flow routes.

Details of the construction phase temporary drainage arrangements are required by the LLFA to ensure there will be no increase in flood risk due to the construction works of the development either onsite or elsewhere. Furthermore, the applicant will also need to submit the proposed construction phasing plans for the development to demonstrate that prior to completing the site there will be no increase in flood risk due to the interim development phases either onsite or elsewhere.

For further advice on what we expect to be contained within the FRA to support an outline planning or full planning application, please refer to our Proforma and Checklist on our surface water drainage webpage <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/surface-water-drainage/surface-water-drainage.aspx> this link also includes HCC's policies on SuDS in Hertfordshire.

Yours sincerely

Ritesh

Ritesh Jaiswal

SuDS and Watercourses Support Officer
Growth and Environment

**Mark Doran, Director of Growth
and Environment**



**Leanne Pogson
Development Control
St Albans City & District Council
Civic Centre
St Peter's Street
St Albans
Hertfordshire AL1 3JE**

**Spatial Planning Unit
Minerals and Waste Policy Team
CHN216
County Hall
Pegs Lane
Hertford, Herts SG13 8DF
www.hertfordshire.gov.uk**

**Tel: 01992 555318
Email: MineralsandWaste@hertfordshire.gov.uk
My ref: SPEU/FW
Your ref: 5/2025/0645
Date: 17/04/2025**

Dear Leanne Pogson,

Location: North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

Proposal: Scoping Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane

Application Number: 5/2025/0645

I am writing in response to the above screening opinion insofar as it raises issues in connection with minerals and waste matters.

Minerals

In relation to minerals, the site is not located within the 'Sand and Gravel Belt' or a Mineral Resource Block, as identified in Hertfordshire County Council's adopted Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. The Minerals Resource Blocks are regarded as the most viable areas for future mineral extraction in the county.

British Geological Survey (BGS) data does not identify any potential superficial sand/gravel deposits beneath the application site. Given the lack of deposits beneath the site, the Minerals Planning Authority does not have any mineral sterilisations concerns.

Waste

As per the requirements of Paragraph 1(d) of Schedule 3 (Selection Criteria for Screening Schedule 2 Development) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the characteristics of development must be considered with particular regard to the production of waste.

Paragraph 3 of Schedule 3 states that the likely significant effects of the development on the environment must be considered in relation to the criteria set out in paragraphs 1 and 2 (of Schedule 3), with regard to the impact of the development on the factors specified in regulation 4(2), taking into account—

(a)the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);

(b)the nature of the impact;

(c)the transboundary nature of the impact;

(d)the intensity and complexity of the impact;

(e)the probability of the impact;

(f)the expected onset, duration, frequency and reversibility of the impact;

(g)the cumulation of the impact with the impact of other existing and/or approved development;

(h)the possibility of effectively reducing the impact.

Given the scale of the proposal, it is essential that waste management is thoroughly considered and planned for. When considering waste production against the criteria of Schedule 3, Paragraph 3, the Waste Planning Authority considers that waste arisings from the development (specifically waste arisings from enabling works, demolition and construction) can be appropriately managed through the implementation of a Site Waste Management Plan (SWMP).

Table 14.1 in the EIA Scoping Report states that a SWMP will be secured through the outline Construction Environmental Management Plan (CEMP). The council welcomes this commitment.

The Waste Planning Authority would like to take this early opportunity to inform the applicant that a SWMP will be required to support this development and request that the Local Planning Authority inform the applicant of this requirement.

Waste Policy 12: Sustainable Design, Construction and Demolition requires all relevant construction projects to be supported by a SWMP.

The Waste Planning Authority would expect to see a SWMP prepared to support the planning application. The SWMP must be prepared and agreed in consultation with the Waste Planning Authority prior to commencement of the project. The SWMP must be implemented throughout the duration of the project, from initial site preparation works to final completion of the construction phase.

By preparing a SWMP prior to commencement, early decisions can be made relating to the management of waste arisings and building supplies made from recycled and secondary materials can be sourced, to help alleviate the demand for primary materials such as virgin sand and gravel. The County Council is committed to promoting the use of alternative materials to primary land-won aggregates. Adopted Minerals Local Plan Policy 7: Secondary and Recycled Materials, states that the County Council will seek, encourage and support the increased use of secondary and recycled materials in place of primary land-won aggregates in development proposals.

Early planning for waste arisings will help to establish what types of containers/skips are required for the project and when segregation would be best implemented for various waste streams. It will also help in determining the costs of removing waste from the site.

As a minimum, the SWMP should include the following:

Project and People

- Identification of the client
- Identification of the Principal Contractor
- Identification of the person who drafted the SWMP
- Location of the site
- An estimated cost of the project
- Declaration that the client and contractor will comply with the requirements of Duty of care that materials will be handled efficiently and waste managed appropriately (Section 34 of Environmental Protection Act 1990 and Environmental Protection (Duty of Care) Regs 1991)

Estimating Waste

- A description of the types of waste that are expected to arise on site (recorded through the use of 6-digit European Waste Catalogue codes) and an estimated quantity for each of the types (in tonnes)
- Waste management actions for each waste type (i.e., will the waste be re-used or recycled (on-site or off-site?), recovered or disposed of)

Space for Later Recordings

- Space for the recording of actual figures against the estimated figures
- Space for the recording and identification of those responsible for removing the waste from site and details of the sites they will be taking it to
- Space to record explanations for any deviations from what has been set out in the SWMP, including explanations for differences in actual waste arisings compared to the estimates

If a SWMP is not produced at the planning application stage, the Waste Planning Authority would request the following pre-commencement condition be attached to any approved planning application:

Condition: No development shall take place until a Site Waste Management Plan (SWMP) for the site has been submitted to the Local Planning Authority and approved in consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of waste produced on site and should contain information including estimated types and quantities of waste to arise from construction and waste management actions for each waste type. The development shall be carried out in accordance with the approved SWMP.

Reason: To promote the sustainable management of waste arisings and contribution towards resource efficiency, in accordance with Policy 12 of the Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document (2012).

Yours sincerely,

Freya Ward



Planning Officer- Minerals and Waste Policy

Our ref: NH/25/10640

Your ref: 5/2025/0645

Rosalind Monk

By Email: Rosalind.Monk@stalbans.gov.uk

Matt Lewis

Spatial Planner - East Region

Woodlands

Manton Lane

Bedford

MK41 7LW

www.nationalhighways.co.uk

25 April 2025

Dear Ms Monk,

North Hemel Hempstead Development Site, Hemel Hempstead Road, Redbourn, Hertfordshire

Thank you for consulting National Highways on the Environmental Impact Assessment Scoping Report dated March 2025 in support of the proposed development located in the North Hemel Hempstead Development Site, Hemel Hempstead Road, Redbourn, Hertfordshire.

We have undertaken a review of the proposed development, and our thoughts are outlined below. This response provides sufficient details of National Highways' requirements to enable the developer's consultants to prepare the relevant documents in support of any future planning application for the site.

The Proposal

The proposal is to consist of 1,500 residential dwellings, 3-form entry primary school, mixed-use local centre, mobility hub and active travel infrastructure.

Policy Context

It appears that no reference is made to DfT Circular 01/2022, which provides guidance regarding how the impact of the proposed development on the SRN should be assessed together with 'The Strategic Road Network and the Delivery of Sustainable Development (National Highways and the Strategic Road Network)'. This should be included in any future assessment.

Study Area

Whilst specific locations are not referenced, the SRN is included in the potential impact receptors. National Highways would request modelling be undertaken on any SRN junction which has an increase of 30 two-way trips. The Transport Assessment Flow diagrams should show all SRN junctions.

Committed Developments

The applicant should consider any other committed developments in the area and undertake a cumulative assessment of the impact on the SRN.

Road Safety

National Highways request Personal Injury Accident (PIA) data is provided for the latest five-year period in order to assist in the analysis of the condition of highway safety on the local network surrounding the development. This should be included in the Transport Assessment.

National Highways would recommend obtaining the PIA data from the local highway authorities based on the study area which should be agreed beforehand and include the relevant junctions linking to the SRN. The data should be inclusive of the full STATS-19 dataset including locations, timings and causation, and it is important to note that the assessment year of 2020 (this includes the period from March 2020 until August 2021 (inclusive)) will not be accepted due to the COVID-19 pandemic.

I trust this advice is useful at this stage. Please contact me if you require any further information.

Yours sincerely,

Matt Lewis

Spatial Planner

Planning and Development

National Highways | Woodlands | Manton Lane | Bedford | MK41 7LW

Tel: 0300 470 7564

Email: Matthew.Lewis@NationalHighways.co.uk

Date: 08 April 2025
Our ref: 508533
Your ref: 5/2025/0645



St Albans City & District Council

BY EMAIL ONLY

Consultations
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 900

Dear Sir/Madam

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town and Country Planning EIA Regulations 2017): Scoping Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane

Location: North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in the consultation dated 01 April 2025, received on 01 April 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

A robust assessment of environmental impacts and opportunities based on relevant and up to date environmental information should be undertaken prior to a decision on whether to grant planning permission. Annex A to this letter provides Natural England's advice on the scope of the Environmental Impact Assessment (EIA) for the proposed development.

Further guidance is set out in Planning Practice Guidance on [environmental assessment, natural environment and climate change](#).

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

Please note that Natural England must be consulted on Environmental Statements.

Please send any new consultations or further information on this consultation to consultations@naturalengland.org.uk.

Yours faithfully

James Thorp
Consultations Team

Annex A – Natural England Advice on EIA Scoping

General Principles

[Schedule 4](#) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, sets out the information that should be included in an Environmental Statement (ES) to assess impacts on the natural environment. This includes:

- A description of the development – including physical characteristics and the full land use requirements of the site during construction and operational phases
- Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation etc.) resulting from the operation of the proposed development
- An assessment of alternatives and clear reasoning as to why the preferred option has been chosen
- A description of the aspects of the environment likely to be significantly affected by the development including biodiversity (for example fauna and flora), land, including land take, soil, water, air, climate (for example greenhouse gas emissions, impacts relevant to adaptation, cultural heritage and landscape and the interrelationship between the above factors
- A description of the likely significant effects of the development on the environment – this should cover direct effects but also any indirect, secondary, cumulative, short, medium, and long term, permanent and temporary, positive, and negative effects. Effects should relate to the existence of the development, the use of natural resources (in particular land, soil, water and biodiversity) and the emissions from pollutants. This should also include a description of the forecasting methods to predict the likely effects on the environment
- A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment
- A non-technical summary of the information
- An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information

Further guidance is set out in Planning Practice Guidance on [environmental assessment](#) and [natural environment](#).

Cumulative and in-combination effects

The ES should fully consider the implications of the whole development proposal. This should include an assessment of all supporting infrastructure.

An impact assessment should identify, describe, and evaluate the effects that are likely to result from the project in combination with other projects and activities that are being, have been or will be carried out. The following types of projects should be included in such an assessment (subject to available information):

- a. existing completed projects;
- b. approved but uncompleted projects;
- c. ongoing activities;
- d. plans or projects for which an application has been made and which are under consideration by the consenting authorities; and
- e. plans and projects which are reasonably foreseeable, i.e. projects for which an application has not yet been submitted, but which are likely to progress before completion of the development and for which sufficient information is available to assess the likelihood of cumulative and in-combination effects.

Environmental data

Natural England is required to make available information it holds where requested to do so. National datasets held by Natural England are available at <http://www.naturalengland.org.uk/publications/data/default.aspx>.

Detailed information on the natural environment is available at www.magic.gov.uk.

Natural England's SSSI Impact Risk Zones are a GIS dataset which can be used to help identify the potential for the development to impact on a SSSI. The dataset and user guidance can be accessed from the [Natural England Open Data Geoportal](#).

Natural England does not hold local information on local sites, local landscape character, priority habitats and species or protected species. Local environmental data should be obtained from the appropriate local bodies. This may include the local environmental records centre, the local wildlife trust, local geo-conservation group or other recording society.

Biodiversity and Geodiversity

General principles

The [National Planning Policy Framework](#) (paragraphs 192-196) sets out how to take account of biodiversity and geodiversity interests in planning decisions. Further guidance is set out in Planning Practice Guidance on the [natural environment](#).

The potential impact of the proposal upon sites and features of nature conservation interest and opportunities for nature recovery and biodiversity net gain should be included in the assessment.

Ecological Impact Assessment (EclA) is the process of identifying, quantifying, and evaluating the potential impacts of defined actions on ecosystems or their components. EclA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal. [Guidelines](#) have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM).

Local planning authorities have a [duty](#) to conserve and enhance biodiversity as part of their decision making. Conserving biodiversity can include habitat restoration or enhancement. Further information is available [here](#).

Designated nature conservation sites

International and European sites

The development site is within or may impact on the following **European/internationally designated nature conservation site(s)**:

- Chilterns Beechwoods Special Area of Conservation

European site conservation objectives are available at <http://publications.naturalengland.org.uk/category/6490068894089216>

The ES should thoroughly assess the potential for the proposal to affect nationally and internationally designated sites of nature conservation importance, including marine sites where relevant. European sites (Special Areas of Conservation (SAC) and Special Protection Areas (SPA) fall within the scope of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'). In addition paragraph 187 of the National Planning Policy Framework (NPPF) requires that potential SPAs, possible SAC, listed or proposed Ramsar sites, and any site identified or required as compensatory measures for adverse effects on habitat (European) sites, potential SPAs, possible SACs and listed or proposed Ramsar sites have the same protection as classified

sites (NB. sites falling within the scope of regulation 8 of the Conservation of Habitats and Species Regulations 2017 are defined as 'habitats sites' in the NPPF). Under Regulation 63 of the Habitats Regulations, an appropriate assessment must be undertaken in respect of any plan or project which is (a) likely to have a significant effect on a European site (either alone or in combination with other plans or projects) and (b) not directly connected with or necessary to the management of the site. The consideration of likely significant effects should include any functionally linked land outside the designated site. These areas may provide important habitat for mobile species populations that are qualifying features of the site, for example birds and bats. This can also include areas which have a critical function to a habitat feature within a designated site, for example by being linked hydrologically or geomorphologically.

Should a likely significant effect on a European/Internationally designated site be identified (either alone or in-combination) or be uncertain, the competent authority (in this case the Local Planning Authority) may need to prepare an appropriate assessment in addition to the consideration of impacts through the EIA process. Further guidance is set out in Planning Practice Guidance on appropriate assessment

<https://www.gov.uk/guidance/appropriate-assessment>

This should also take into account any agreed strategic mitigation solution that may be being developed or implemented in the area to address recreational disturbance, nutrients, or other impacts.

Regionally and Locally Important Sites

The ES should consider any impacts upon local wildlife and geological sites, including local nature reserves. Local Sites are identified by the local wildlife trust, geoconservation group or other local group and protected under the NPPF (paragraph 192 and 193). The ES should set out proposals for mitigation of any impacts and if appropriate, compensation measures and opportunities for enhancement and improving connectivity with wider ecological networks. Contact the relevant local body for further information.

Protected Species

The conservation of species protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 is explained in Part IV and Annex A of Government Circular 06/2005 [*Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System*](#).

The ES should assess the impact of all phases of the proposal on protected species (including, for example, great crested newts, reptiles, birds, water voles, badgers and bats). Natural England does not hold comprehensive information regarding the locations of species protected by law. Records of protected species should be obtained from appropriate local biological record centres, nature conservation organisations and local groups. Consideration should be given to the wider context of the site, for example in terms of habitat linkages and protected species populations in the wider area.

The area likely to be affected by the development should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES. Surveys should always be carried out in optimal survey time periods and to current guidance by suitably qualified and, where necessary, licensed, consultants.

Natural England has adopted [standing advice](#) for protected species, which includes guidance on survey and mitigation measures. A separate protected species licence from Natural England or Defra may also be required.

District Level Licensing for Great Crested Newts

District level licensing (DLL) is a type of strategic mitigation licence for great crested newts (GCN) granted in certain areas at a local authority or wider scale. A [DLL scheme for GCN](#) may be in place at the location of the development site. If a DLL scheme is in place, developers can make a financial contribution to strategic, off-site habitat compensation instead of applying for a separate licence or carrying out individual detailed surveys. By demonstrating that DLL will be used, impacts on GCN can be scoped out of detailed assessment in the Environmental Statement.

Priority Habitats and Species

Priority Habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Lists of priority habitats and species can be found [here](#). Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. Sites can be checked against the (draft) national Open Mosaic Habitat (OMH) inventory published by Natural England and freely available to [download](#). Further information is also available [here](#).

An appropriate level habitat survey should be carried out on the site, to identify any important habitats present. In addition, ornithological, botanical, and invertebrate surveys should be carried out at appropriate times in the year, to establish whether any scarce or priority species are present.

The Environmental Statement should include details of:

- Any historical data for the site affected by the proposal (e.g. from previous surveys)
- Additional surveys carried out as part of this proposal
- The habitats and species present
- The status of these habitats and species (e.g. whether priority species or habitat)
- The direct and indirect effects of the development upon those habitats and species
- Full details of any mitigation or compensation measures
- Opportunities for biodiversity net gain or other environmental enhancement

Ancient Woodland, ancient and veteran trees

The ES should assess the impacts of the proposal on any ancient woodland, ancient and veteran trees, and the scope to avoid and mitigate for adverse impacts. It should also consider opportunities for enhancement.

Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. The [wood pasture and parkland inventory](#) sets out information on wood pasture and parkland.

The [ancient tree inventory](#) provides information on the location of ancient and veteran trees.

Natural England and the Forestry Commission have prepared [standing advice](#) on ancient woodland, ancient and veteran trees.

Biodiversity net gain

Paragraph 193 of the NPPF states that decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Biodiversity Net Gain is additional to statutory requirements relating to designated nature conservation sites and protected species.

Proposals for mandatory biodiversity net gain should be in line with the Environment Act 2021 and supporting regulations. Further information on biodiversity net gain, including [draft Planning Practice Guidance](#), can be found [here](#)

The statutory [biodiversity metric](#), together with ecological advice, should be used to calculate the change in biodiversity resulting from proposed development and demonstrate how proposals can achieve a net gain.

The metric should be used to:

- assess or audit the biodiversity unit value of land within the application area
- calculate the losses and gains in biodiversity unit value resulting from proposed development
- demonstrate that the required percentage biodiversity net gain will be achieved

Biodiversity Net Gain outcomes can be achieved on site, off-site or through a combination of both. On-site provision should be considered first. Delivery should create or enhance habitats of equal or higher value. When delivering net gain, opportunities should be sought to link delivery to relevant plans or strategies e.g. Green Infrastructure Strategies or Local Nature Recovery Strategies.

Opportunities for wider environmental gains should also be considered.

Landscape

Nationally Designated Landscapes

The development site is within or may impact on the Chilterns Area of Outstanding Natural Beauty.

The NPPF (paragraph 189) provides the highest level of planning protection for these nationally designated landscapes.

Public bodies have a duty to seek to further the statutory purposes of designation in carrying out their functions (under section 245 of the Levelling Up and Regeneration Act 2023). This duty also applies to proposals outside the designated area but impacting on its natural beauty.

Consideration should be given to the direct and indirect effects on this designated landscape and in particular the effect upon its purpose for designation. The management plan for the designated landscape may also have relevant information that should be considered in the EIA.

Landscape and visual impacts

The environmental assessment should refer to the relevant [National Character Areas](#). Character area profiles set out descriptions of each landscape area and statements of environmental opportunity.

The ES should include a full assessment of the potential impacts of the development on local landscape character using [landscape assessment methodologies](#). We encourage the use of Landscape Character Assessment (LCA), based on the good practice guidelines produced jointly by the Landscape Institute and Institute of Environmental Assessment in 2013. LCA provides a sound basis for guiding, informing, and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character.

A landscape and visual impact assessment should also be carried out for the proposed development and surrounding area. Natural England recommends use of the methodology set out in *Guidelines for Landscape and Visual Impact Assessment 2013* ((3rd edition) produced by the Landscape Institute and the Institute of Environmental Assessment and Management. For National Parks and AONBs, we advise that the assessment also includes effects on the 'special qualities' of the designated landscape, as set out in the statutory management plan for the area. These identify the particular landscape and related characteristics which underpin the natural beauty of the area and its designation status.

The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. This should include an assessment of the impacts of other proposals currently at scoping stage.

To ensure high quality development that responds to and enhances local landscape character and distinctiveness, the siting and design of the proposed development should reflect local characteristics and, wherever possible, use local materials. Account should be taken of local design policies, design codes and guides as well as guidance in the [National Design Guide](#) and [National Model Design Code](#). The ES should set out the measures to be taken to ensure the development will deliver high standards of design and green infrastructure. It should also set out detail of layout alternatives, where appropriate, with a justification of the selected option in terms of landscape impact and benefit.

Heritage Landscapes

The ES should include an assessment of the impacts on any land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific, or historic interest. An up-to-date list is available at www.hmrc.gov.uk/heritage/lbsearch.htm.

Connecting People with nature

The ES should consider potential impacts on access land, common land, public rights of way and, where appropriate, the England Coast Path and coastal access routes and coastal margin in the vicinity of the development, in line with NPPF paragraph 105. It should assess the scope to mitigate for any adverse impacts. Rights of Way Improvement Plans (ROWIP) can be used to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

Measures to help people to better access the countryside for quiet enjoyment and opportunities to connect with nature should be considered. Such measures could include reinstating existing footpaths or the creation of new footpaths, cycleways, and bridleways. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Access to nature within the development site should also be considered, including the role that natural links have in connecting habitats and providing potential pathways for movements of species.

Relevant aspects of local authority green infrastructure strategies should be incorporated where appropriate.

Soils and Agricultural Land Quality

Soils are a valuable, finite natural resource and should also be considered for the ecosystem services they provide, including for food production, water storage and flood mitigation, as a carbon store, reservoir of biodiversity and buffer against pollution. It is therefore important that the soil resources are protected and sustainably managed. Impacts from the development on soils and best and most versatile (BMV) agricultural land should be considered in line with paragraphs 187 and 188 of the NPPF. Further guidance is set out in the Natural England [Guide to assessing development proposals on agricultural land](#).

As set out in paragraph 223 of the NPPF, new sites or extensions to sites for peat extraction should not be granted planning permission.

The following issues should be considered and, where appropriate, included as part of the Environmental Statement (ES):

- The degree to which soils would be disturbed or damaged as part of the development
- The extent to which agricultural land would be disturbed or lost as part of this development, including whether any best and most versatile (BMV) agricultural land would be impacted.

This may require a detailed Agricultural Land Classification (ALC) survey if one is not already available. For information on the availability of existing ALC information see www.magic.gov.uk.

- Where an ALC and soil survey of the land is required, this should normally be at a detailed level, e.g. one auger boring per hectare, (or more detailed for a small site) supported by pits dug in each main soil type to confirm the physical characteristics of the full depth of the soil resource, i.e. 1.2 metres. The survey data can inform suitable soil handling methods and appropriate reuse of the soil resource where required (e.g. agricultural reinstatement, habitat creation, landscaping, allotments and public open space).
- The ES should set out details of how any adverse impacts on BMV agricultural land can be minimised through site design/masterplan.
- The ES should set out details of how any adverse impacts on soils can be avoided or minimised and demonstrate how soils will be sustainably used and managed, including consideration in site design and master planning, and areas for green infrastructure or biodiversity net gain. The aim will be to minimise soil handling and maximise the sustainable use and management of the available soil to achieve successful after-uses and minimise off-site impacts.

Further information is available in the [Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites](#) and

The British Society of Soil Science Guidance Note [Benefitting from Soil Management in Development and Construction](#).

Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue. For example, approximately 85% of protected nature conservation sites are currently in exceedance of nitrogen levels where harm is expected (critical load) and approximately 87% of sites exceed the level of ammonia where harm is expected for lower plants (critical level of 1µg) ^[1]. A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The Government's Clean Air Strategy also has a number of targets to reduce emissions including to reduce damaging deposition of reactive forms of nitrogen by 17% over England's protected priority sensitive habitats by 2030, to reduce emissions of ammonia against the 2005 baseline by 16% by 2030 and to reduce emissions of NO_x and SO₂ against a 2005 baseline of 73% and 88% respectively by 2030. Shared Nitrogen Action Plans (SNAPs) have also been identified as a tool to reduce environmental damage from air pollution.

The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly, or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The ES should take account of the risks of air pollution and how these can be managed or reduced. This should include taking account of any

^[1] [Report: Trends Report 2020: Trends in critical load and critical level exceedances in the UK - Defra, UK](#)

strategic solutions or SNAPs, which may be being developed or implemented to mitigate the impacts on air quality. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System (www.apis.ac.uk).

Information on air pollution modelling, screening and assessment can be found on the following websites:

- SCAIL Combustion and SCAIL Agriculture - <http://www.scail.ceh.ac.uk/>
- Ammonia assessment for agricultural development <https://www.gov.uk/guidance/intensive-farming-risk-assessment-for-your-environmental-permit>
- Environment Agency Screening Tool for industrial emissions <https://www.gov.uk/guidance/air-emissions-risk-assessment-for-your-environmental-permit>
- Defra Local Air Quality Management Area Tool (Industrial Emission Screening Tool) – England <http://www.airqualityengland.co.uk/laqm>

Water Quality

The planning system plays a key role in determining the location of developments which may give rise to water pollution, and hence planning decisions can have a significant impact on water quality, and land. The assessment should take account of the risks of water pollution and how these can be managed or reduced. A number of water dependent protected nature conservation sites have been identified as failing condition due to elevated nutrient levels and nutrient neutrality is consequently required to enable development to proceed without causing further damage to these sites. If your planning application is affected by Nutrient Neutrality, the ES needs to take account of any strategic solutions for nutrient neutrality or Diffuse Water Pollution Plans, which may be being developed or implemented to mitigate and address the impacts of elevated nutrient levels. These solutions or plans should be relevant to the specific planning consultation site. Further information can be obtained from the Local Planning Authority.

Climate Change

The ES should identify how the development affects the ability of the natural environment (including habitats, species, and natural processes) to adapt to climate change, including its ability to provide adaptation for people. This should include impacts on the vulnerability or resilience of a natural feature (i.e. what's already there and affected) as well as impacts on how the environment can accommodate change for both nature and people, for example whether the development affects species ability to move and adapt. Nature-based solutions, such as providing green infrastructure on-site and in the surrounding area (e.g. to adapt to flooding, drought and heatwave events), habitat creation and peatland restoration, should be considered. The ES should set out the measures that will be adopted to address impacts.

Further information is available from the [Committee on Climate Change's \(CCC\) Independent Assessment of UK Climate Risk](#), the [National Adaptation Programme \(NAP\)](#), the [Climate Change Impacts Report Cards](#) (biodiversity, infrastructure, water etc.) and the [UKCP18 climate projections](#).

The Natural England and RSPB [Climate Change Adaptation Manual](#) (2020) provides extensive information on climate change impacts and adaptation for the natural environment and adaptation focussed nature-based solutions for people. It includes the Landscape Scale Climate Change Assessment Method that can help assess impacts and vulnerabilities on natural environment features and identify adaptation actions. Natural England's [Nature Networks Evidence Handbook](#) (2020) also provides extensive information on planning and delivering nature networks for people and biodiversity.

The ES should also identify how the development impacts the natural environment's ability to store and sequester greenhouse gases, in relation to climate change mitigation and the natural environment's contribution to achieving net zero by 2050. Natural England's [Carbon Storage and Sequestration by Habitat report](#) (2021) and the British Ecological Society's [nature-based solutions report](#) (2021) provide further information.

Contribution to local environmental initiatives and priorities

The ES should consider the contribution the development could make to relevant local environmental initiatives and priorities to enhance the environmental quality of the development and deliver wider environmental gains. This should include considering proposals set out in relevant local strategies or supplementary planning documents including landscape strategies, green infrastructure strategies, tree and woodland strategies, biodiversity strategies or biodiversity opportunity areas.

MEMORANDUM

To:	Development Control	From:	David Webb Environmental Health Manager
Our Ref:		Your Ref:	5/2025/0635
Date:	30th Apr 2025		
Re:	North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire – EIA Scoping Report, Comments relating to the Noise & Vibration and Air Quality Chapters		

Introduction

Pigeon (Hemel Hempstead) Ltd and Bloor Homes (the 'Applicant') has submitted a request for an Environment Impact Assessment (EIA) Scoping Opinion in respect of the proposed development at North Hemel Hempstead. It is proposed that the Environmental Statement will include all technical disciplines for which there is a potential significant environmental effect. This response relates to the Noise and Vibration and Air Quality topics.

Noise and Vibration

With regards specifically to the noise and vibration chapter of the 'Environmental Impact Assessment (EIA) Scoping Report, North Hemel Hempstead, March 2025 prepared by Quod, the scope of the proposed noise assessments appear appropriate for the development, as does the overview of the proposed assessment methodologies. Notwithstanding that, the following comments should be taken into account and scoped into the EIA:

1. Potential significant noise effects on sensitive receptors associated with development have been identified, including temporary construction effects and permanent effects from the completed development, as below:
 - Noise and vibration from construction activities, including earthworks;
 - Noise and vibration from construction traffic,
 - Permanent noise effects from on-site and off-site commercial, education and other uses on existing and future receptors;
 - Permanent noise effects from road traffic movements, including those generated by the development

It is noted that an assessment of operational vibration has been scoped out due to the likely absence of new sources of significant vibration. It is also noted that the Scoping Report explicitly identifies future noise sensitive receptors within the development, including residential properties, as sensitive receptors to be assessed as part of the EIA. This is welcomed as the EIA process and design development should inform each other in order to avoid and mitigate any potential significant effects, especially during these important formative early stages. At this early stage of the EIA process proposed assessment of effects is deemed appropriate.

2. It is noted that baseline noise surveys of varying duration have already been undertaken at a number of locations around the proposed site. In carrying out the EIA, the adequacy of this data should be confirmed - in consultation with SADC - considering whether the time periods and locations are suitably representative of the potential impacts and effects. Where necessary additional, baseline surveys may be required.
3. The proposed summary of assessment methodology submitted within the noise and vibration chapter appears sound in principle. A more detailed noise assessment methodology report is required to be submitted and agreed in advance to ensure clarity of process and the specific assessment criteria to be adopted. The report should cover assessment of impact magnitude, classification of receptor sensitivity and effect levels and subsequent overall assessment of significance. The report should include the proposed methodologies of the Noise Impact Assessment and take account of the following comments:
 - a. The Scoping Report states that construction noise and vibration impacts will be evaluated in line with the methodologies set out in BS5228-1:2009+A1:2014 and BS5228-2:2009+A1:2014, respectively. Construction traffic and operational traffic noise will be evaluated in accordance with the method identified in Design Manual for Roads and Bridges, LA111 'Noise and Vibration' (DMRB). These methods are considered appropriate for the relevant assessments. It is noted that in relation to construction traffic noise, DMRB suggests that significant observed adverse effect levels (SOAELs) are based on threshold levels determined as per BS5228-1, Section E3.2 and Table E.1.
 - b. The Scoping Report states the suitability of the site for the proposed residential uses will be *"assessed in accordance with the NPPF, the associated PPG and the Noise Policy Statement for England. The Development will be designed in line with BS8233:2014. BS4142:2014 is the appropriate standard for assessing any commercial noise effects upon the closest*

proposed dwellings. Predicted noise effects at the proposed residential dwellings due to pupils at the adjacent school will be assessed against the existing ambient noise climate.”

Further clarification is required regarding the significance of effects, with no specific criteria having been set out at this stage. Significance levels corresponding to the adverse effect levels (NOEL, LOAEL, SOAEL, as defined in the Noise Policy Statement for England, 2010), should be defined for each of the various sensitive receptor classes or source types. A matrix representation of each of the effect levels should be derived, along with discussion of other contextual factors that may be considered in assessing the overall significance of effects (e.g. magnitude and number of receptors affected, particular character or features of the specific sound or baseline sound climate etc).

- c. In the context of national planning policy to which the Scoping Report refers, the statement that “*the Development will be designed in line with BS8233:2014*” provides some concern. It is essential that a ‘Good Acoustic Design Process’ is followed from the outset and not just compliance with recommended internal and external noise exposure standards. The recommended approach detailed in the ‘Professional Practice Guidance on Planning and Noise - New Residential Development’ (ANC, IOA, CIEH, May 2017) and its extended guidance relating to BS8233 should be followed.
 - d. Design Criteria of the educational NSR (proposed primary schools) is required to be based on ‘Acoustic design of schools: performance standards, Building bulletin 93, February 2015.’
4. It is noted that mitigation for construction of the scheme will be addressed in an Outline CEMP, with related construction traffic impacts considered in the Framework CTMP. This is welcomed and the CEMP should include adoption of best practicable means in line with BS5228-1 / 2, as appropriate. The CTMP should also address the control of potential vibration arising from construction traffic, including remedy of road defects on the construction traffic route, which might give rise to elevated levels of vibration.
 5. It is noted that in consideration of permanent effects, the EIA process will be used to inform primary mitigation measures, such as the siting of new noise sensitive uses and inform design principles for secondary mitigation. This approach is considered in line with the principles of a ‘Good Acoustic Design Process’ and is essential to complying with the requirement of the NPPF to “*mitigate and reduce to a minimum*

potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life”. In this regard, the Applicant is pointed towards the Professional Practice Guidance on Planning and Noise - New Residential Development’ (ANC, IOA, CIEH, May 2017) and its extended guidance.

Air Quality

With regards specifically to the air quality chapter of the ‘Environmental Impact Assessment (EIA) Scoping Report, North Hemel Hempstead, March 2025 prepared by Quod, the scope of the proposed air quality assessment appears proportionate to the nature and scale of development, as does the overview of the proposed assessment methodologies. Reference to the relevant three IAQM Guidance documents is welcomed. Notwithstanding that, the following comments should be taken into account and scoped into the EIA:

1. A more detailed air quality assessment methodology report is required to be submitted and agreed in advance with SACDC to ensure clarity of process and the specific assessment methodologies and criteria to be adopted. The report should cover baseline studies, assessment of impact magnitude including dispersion modelling methodology, classification of receptor sensitivity and effect levels and subsequent overall assessment of significance. A matrix representation of each of the effect levels should be derived, along with discussion of other contextual factors that may be considered in assessing the overall significance of effects (e.g. magnitude and number of receptors affected).
2. Potential significant air quality effects on sensitive receptors (both human and ecological) associated with development have been identified, including temporary construction effects and permanent effects from the completed development, as below:
 - *The effects of construction of the Development on dust soiling and concentrations of PM₁₀;*
 - *The effects of construction traffic on concentrations NO₂, PM₁₀ and PM_{2.5},*
 - *The effects of operation of the Development on concentration of NO₂, PM₁₀ and PM_{2.5} from road traffic emissions in the opening year.*

The Scoping Report states, ‘*Receptors for the assessment will be sensitive [Human] receptors surrounding the Site boundary, and additional receptors located nearby road links where a potentially significant change in traffic is predicted.*’ These ‘additional receptors’

should explicitly include both existing human receptors and future (initial) occupants of the development.

3. The absence of a project specific local baseline monitoring exercise is noted. Ideally a monitoring exercise, at least 1 year's duration given the scale of development as part of the Hemel Growth Area would've been implemented. The Scoping Report states, "*baseline conditions at the Site will be determined using local authority monitoring data and mapped background concentrations provided by Defra*". This data will also be used for dispersion model verification. The use of monitoring data from both SACDC and DBC is stated on Page 49, albeit suitable (roadside) sites may be some distance away. For model verification a combination of continuous monitoring and diffusion tubes is recommended (LAQM, TG22). For information, a short-term diffusion tube study during 2024 was undertaken to inform the East Hemel Hempstead EIA Air Quality Assessment, currently underway. Albeit only a 6 month survey it may supplement the local authority monitoring data to be used and check that background Defra maps are representative of the study area, if the results can be obtained from the respective applicant.
4. The proposed construction dust assessment methodology using the IAQM Guidance, 2024 'Guidance on the Assessment of Dust from Demolition & Construction', is considered appropriate. It is noted in Section 4.20 of the Scoping Report that '*the assessment of construction effects will rely on cautious 'worst-case' assumptions*'. This precautionary approach to the assessment is welcomed and should be applied when considering cumulative construction effects, (see additional comments below).
5. The stated 'non-significant effects' are noted and agreed.
6. It is noted embedded mitigation for construction of the scheme includes a Construction Environmental Management Plan (CEMP), with related construction traffic impacts considered in the Framework CTMP. This is welcomed and the CEMP should include adoption of industry good practice. In addition, considering the proposed construction programme could potentially extend to approximately 12 years at scale the CEMP should also challenge current industry practice, explicitly targeting adoption of new technologies and innovative practices, for example, minimum plant emission standard (Stage V) and transitioning to alternative / zero emission plant or latest monitoring technologies when required.
7. The air quality cumulative assessment approach outlined on Page 50 and the overall EIA outline methodology and approach detailed in

section 4 of the Scoping Report is noted. Attention to the air quality cumulative effects should be given appropriate and proportionate consideration especially given the proximity, timing and scale of the neighbouring proposed developments, i.e. Land to the East of Hemel Hempstead (SADC Site Allocations H2, H3, H4); and the site allocation in the Dacorum Borough Council North Hemel Hempstead Growth Area (if information is available). Despite the separate studies being undertaken for the respective development areas they are inextricably linked, their impacts will overlap and cooperation on topic studies such as air quality would be welcomed, if not expected.

Supporting Context

The proposed scheme comprises 152 hectares to the northeast of Hemel Hempstead, identified as Site H1 within the draft SADC Local Plan. The site M1 motorway runs at a distance of approximately 280m to the east of the site, with minor roads (B487 Hemel Hempstead Road and single lane rural carriageways) bounding the site. To the west of the site lies a Sainsbury supermarket (including loading bay), Brockswood Primary School and extensive residential development. An electricity substation is located at the centre of the site.

Outline planning permission is sought for a mixed use scheme, potentially incorporating up to 1,500 dwellings along with supporting uses, including specialist accommodation for older people, a primary school, childcare facilities, green and community infrastructure.

Chapter 8 of the EIA Scoping Report sets out the proposed approach to Air Quality. Chapter 9 of the EIA Scoping Report sets out the proposed approach to Noise and Vibration. Identified ambient noise sources include noise from road traffic on the M1 motorway and the local road network, and some limited noise associated with the primary school and supermarket service yard to the west.

Signed: David Webb

for Community & Place Delivery

Date: 30th Apr 2025

David Webb
Environmental Health Manager (Env Protection)

PLANNING COMMENT FOR APPLICATION REF: 5/2025/0645

Kerry Macdonald, Estates Surveyor

c/o Hertfordshire Constabulary, Police Headquarters, Stanborough Road, Welwyn
Garden City, AL8 6XF

Police & Crime Commissioner for Hertfordshire

Police Response to EIA Scoping Submission relating to:
North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn
Hertfordshire

Scoping - Outline application for residential-led mixed use development
comprising up to 1,500 new dwellings (including residential accommodation and
specialist accommodation for older people), a 3FE primary school
Application reference number: 5/2025/0645 -

The proposed development is of a large size and adjoins the north-east of Hemel Hempstead and south-west of Redbourn village. The development will effectively result in an increase in the population of Hemel Hempstead. It will have an impact on the Police force and their ability to maintain a good service in Hemel Hempstead and St Albans District.

The 2021 census showed that the Hemel Hempstead population was 95,961. The size of this development could increase the population by 3,450 based on an average of 2.3 people per household in 1500 homes. This is a 3.6% increase in the Hemel Hempstead population for this development.

It is the Police & Crime Commissioner for Hertfordshire's (PCC) position that the impact of new development and population growth in Hertfordshire on policing services can only be mitigated and made acceptable in planning terms through the provision of infrastructure contributions to policing infrastructure. Such infrastructure broadly defined as including operational police facilities in the district, support services across the County such as (but not limited to) custody suites and Control Room and equipment such as police vehicles, IT systems and operational items.

The PCC would therefore be looking for funding through developer contributions towards policing infrastructure. This has been repeatedly accepted by Planning Inspectors in order to make developments acceptable in planning terms.

As this application relates only to EIA Scoping, we will look to work with the Council and Developer to secure financial contributions and would be grateful if we could be involved in discussions relating to developer contributions moving forward.

PLANNING & BUILDING CONTROL
Development Management

Elin Fradgley
Quod
21 Soho Square
London
W1D 3QP

Our Ref: 5/25/0645
Case Officer: Leanne Pogson
Extension:
Fax No 01727 845658
E-mail: planning@stalbans.gov.uk
Date: 23 May, 2025

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

**North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn
Hertfordshire**

Scoping Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane

I refer to your Environmental Impact Assessment Scoping Report dated March 2025, prepared by Quod including its Appendices.

Thresholds and Criteria

The Scoping Report at paragraph 1.5 confirms the proposed development, which is expected to comprise of a residential led mixed-use development with up to 1500 residential dwellings (including specialist accommodation for older people), a 3 Form Entry primary school, mixed use local centre, mobility hub, open space, amenity space, allotments, green infrastructure, sustainable drainage systems, vehicular access travel routes and supporting infrastructure.

It is noted that the Applicant intends to submit an Environmental Statement (ES) voluntarily. The "Thresholds and Criteria for the identification of Schedule 2 development requiring Environmental Impact Assessment and indicative values for determining significant effects" as set out in the National Planning Practice Guidance indicates that in relation to development falling under Part 10(b), Schedule 2 of the EIA regulations that:

*“(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
(ii) the development includes more than 150 dwellings; or
(iii) the overall area of the development exceeds 5 hectares”.*

It is considered that the proposals would be far in excess of these thresholds and therefore expected to constitute EIA development. Should you wish to submit a request for a screening opinion in the interest of completeness, the local planning authority can provide its formal view on the matter.

Turning to the scoping report, this has been the subject of consultation in accordance with the Environmental Impact Assessment (EIA) Regulations.

It is considered that the scope of the EIA proposed by you is acceptable, in that no additional topics are required to be scoped in, and those topics scoped out are agreed. The scope proposed for each topic is considered broadly acceptable as set out in your submitted Scoping Report and Appendices, **subject to** the comments made in consultation responses any additional comment or clarification contained within this letter.

Consultation responses are enclosed with this letter and as noted above you are required to have regard to these in full. Where clarifications to the consultee comments are provided (for example where they raise matters not relevant to EIA), the comments in this letter take precedence over the relevant comment in the consultee response. Please ensure that all the points raised are included in your EIA and addressed in your subsequent ES.

LANDSCAPE AND VISUAL EFFECTS

Scoped in.

The proposed scope of the EIA is considered acceptable with regard to Landscape and Visual Effects. The comments made in the consultation response from HCC Landscape dated 30 April 2025 must be taken into account, particularly with regard to the phasing for the site and how this would impact Green Infrastructure delivery and, by proxy, mitigation proposals.

The comments of SADC Arboricultural Officer should also be taken into consideration.

ECOLOGY AND NATURE CONSERVATION

Scoped in.

Ecology is supportive of the EIA provided that their comments outlined in their full response are addressed. These comments request that when available local information and circumstances are considered such as through the use of Herts own environmental records centre and local designations such as Ashridge SAC.

In addition, consideration should be given to BNG baseline surveys, the impacts of artificial lighting, provision of blue and green infrastructure which supports biodiversity and specific species as well as contributing towards the emerging Local Nature Recovery Strategy Comments of Hertfordshire Ecology must be taken into account.

The comments of Natural England must also be taken into account.

HERITAGE AND ARCHAEOLOGY

Scoped in.

The proposed methodology is broadly appropriate in relation to above ground heritage assets but would need modification to consider the historic settings of designated heritage assets, including the potential impact of building heights. Details of the impact to the setting of designated heritage assets, including changes to their historic setting and acoustic environment would need to be provided. A Zone of Theoretical Visibility should also be provided.

In respect of archaeology, given the site's size and proximity to both the Scheduled Monument of The Aubreys Iron Age fortified settlement and the Roman industrial settlement at Three Cherry Trees Lane it is recommended that this is 'Scoped-In' and the site is subject to an appropriate archaeological evaluation and the results included with the Environmental Statement.

Richard Havis, Senior Historic Environment Consultant has concerns regarding the interpretation given to the evidence within the DBA. There is concern that a full assessment of the impact on the Scheduled Monument has not been completed.

The results from the geophysical survey have shown limited features which have been identified as of an archaeological nature. There is also concern with this report in that the survey does not seem to have identified the numerous former field boundaries and a probable track way visible on the earlier cartographic evidence, bringing into question the potential success of this method of assessment. If the survey has failed to locate relatively modern features (medieval or later) it seems unlikely it would have identified earlier deposits. The Scheduled Monument has also not been considered in detail within the proposed landscape viewpoints, as this is an important feature within the landscape it should be assessed as part of the landscape chapter.

It is therefore recommended that further discussion and further evaluation will be required to provide a sufficient level of archaeological assessment.

The full comments of Richard Havis must be taken into account.

The Aubreys Camp and its setting is an important consideration and the comments of Historic England must be taken into account.

Please note the comments by HCC regarding archaeology should be disregarded as they do not advise SADC.

TRANSPORT AND ACCESS

Scoped in.

The scope is acceptable. The comments of the Highway Authority and National Highways must be fully taken into account.

It is noted that a Transport Assessment (TA) will be prepared with the application. It is also advised that a Residential Travel Plan (RTP) is submitted with the application.

The Public Rights of Way team recommend that the Scoping Opinion reviews the current Right of Way network, Rights of Way Infrastructure Plan and pending Rights of Way applications.

AIR QUALITY

Scoped in.

With regards specifically to the air quality chapter of the 'Environmental Impact Assessment (EIA) Scoping Report, North Hemel Hempstead, March 2025 prepared by Quod, the scope of the proposed air quality assessment appears proportionate to the nature and scale of development, as does the overview of the proposed assessment methodologies.

Reference to the relevant three IAQM Guidance documents is welcomed. The scope is broadly acceptable subject to the detailed comments on the Dispersion Modelling Methodology, which must be fully taken into account. A detailed air quality methodology must be agreed with the Council before the assessment is carried out.

The comments from David Webb, Environmental Health Manager must be taken into consideration.

NOISE AND VIBRATION

Scoped in.

With regards specifically to the noise and vibration chapter of the 'Environmental Impact Assessment (EIA) Scoping Report, North Hemel Hempstead, March 2025 prepared by Quod, the scope of the proposed noise assessments appear appropriate for the development, as does the overview of the proposed assessment methodologies.

The comments from David Webb, Environmental Health Manager must be taken into consideration.

AGRICULTURAL LAND

Scoped in.

The scope is considered to be acceptable.

WATER RESOURCES AND FLOOD RISK

Scoped in.

The scope of the Water Resources and Flood Risk chapter is considered broadly acceptable.

The Environment Agency comments must be taken into consideration.

It should be noted that Affinity Water have no comments to make.

The requirements listed by Thames Water should be noted, and taken account of as part of the ES or the Planning Application

The Comments of the Local Lead Flood Authority and the SADC Contaminated Land Officer must be taken into account in full.

Comments made by Hemel Garden Community, referenced in "other matters" below should be taken into account.

CLIMATE CHANGE AND GREENHOUSE GASES

Scoped in.

The scope is acceptable.

SOCIO ECONOMICS

Scoped in.

The scope is acceptable. It is considered that effects on existing Local Centres at completion should be added to the 'scoped in effects'.

The following documents comprise Evidence Base to the St Albans District Local Plan and contain useful baseline information:

1. HGC Socio-Economic and Demography Study (Hatch 2024)
2. Higher Learning and Research Opportunities Study (Hatch 2024)
3. HGC Green Infrastructure Strategy

HEALTH

Scoped in

The scope is considered acceptable. Public Health requests that a Health Impact Assessment (HIA) is undertaken to accompany an EIA to assist in meeting human health requirements. The comments of HCC Public Health must be taken into consideration.

LIGHTING

Scoped out.

It is considered acceptable to scope this topic out, in line with the Applicant's Scoping Report, on the understanding that qualitative effects of artificial lighting will be addressed in other ES chapters as appropriate.

MINERALS AND WASTE

Scoped out

It is considered acceptable to scope this topic out, in line with the Applicant's Scoping Report.

As waste is scoped out a Site Waste Management Plan can be secured as part of the outline planning permission.

MICROCLIMATE

Scoped out.

It is considered acceptable to scope this topic out, in line with the Applicant's Scoping Report.

MAJOR ACCIDENTS AND DISASTERS

Scoped out.

The conclusions of the assessment in the Scoping Opinion based on the IEMA Primer are considered reasonable and in particular it is noted that the HSE Zones represent embedded mitigation in respect of the potential risk associated with proximity to Buncefield and the BP oil terminal.

It is considered acceptable to scope this topic out, in line with the Applicant's Scoping Report

GROUND CONDITIONS AND CONTAMINATION

Scoped out.

This is considered acceptable. It is agreed that the risk to human health would be low. It is also noted that an intrusive investigation of the land contamination risk will be implemented at a later stage through the planning process and further reports will be submitted with the planning application.

CUMULATIVE EFFECTS

It is advised that table 4.1 includes the H2, H3 and H3 East Hemel sites as these are referred to within the document but not included within the table.

The recent DCO for Luton Airport must also be assessed with regards to potential cumulative effects with regards to transport/traffic.

This list must be reviewed regularly to ensure it remains up to date.

The comments of Natural England on cumulative effects should be noted taken into account.

The criteria for relevant cumulative schemes set out in paragraph 4.49 of the Scoping report is considered to be appropriate and acceptable.

OTHER MATTERS

The following comments from HGC must be taken into consideration:

Chalk Streams are protected through the EU Water Framework Directive and wider Government Regulations/Act. There are two Chalk Streams in Hemel Hempstead, The Rivers Gade and Bulbourne that should be referenced, considered and mitigation considered.

Effects on adjacent Local Centres at completion should be considered and mitigation proposed.

Baseline assessments should reflect the following reports (all published) to support mitigation opportunities - HGC Socio-Economic Study (Hatch 2024), Higher Learning Opportunities Study (Hatch 2024), HGC Health and Wellbeing Strategy, HGC Green Infrastructure Strategy and HGC Transport Vision and Strategy and Dacorum's Hemel Hempstead Transport Study (an updated version is expected in June/July).

This scoping opinion is based on the description of development as provided. If additional or different development is proposed in future, this may lead to a requirement for another request for a scoping opinion to be submitted.

The following topics were scoped out by the applicant, however as they are not factors that require assessment under Regulation 4(2) of the EIA Regulations, they are agreed to be scoped out. Energy and Sustainability; Utilities; Aviation; Electromagnetic Fields.

Comments have been received from the following consultees, which have not raised any concerns regarding the EIA scope, or only raise issues not relevant to the EIA scope:

- Active Travel England
- Sport England
- Hertfordshire Constabulary (Crime Prevention Officer)
- Police and Crime Commissioner
- HSE
- British Pipeline Association
- UK Power Networks
- East of England Ambulance Service NHS Trust.
- Hertfordshire and West Essex ICB
- Strategic Housing (SADC)
- Design Officer (SADC)
- Forestry Commission

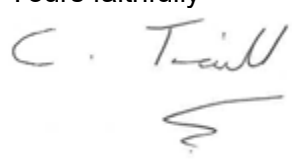
These comments are appended for completeness.

SUMMARY

The scope of the EIA must reflect the comments outlined in this Scoping Opinion and the accompanying consultation responses.

You are reminded that detailed comments on the matters scoped in contained within this letter and the appended scoping responses must be taken into account in full in the EIA.

Yours faithfully



Christine Traill
Strategic Director – Community and Place Delivery
St Albans City & District Council

Encl responses from:

Active Travel England
Affinity Water
Arboricultural Officer
Archaeology (included in HCC Composite response)
British Pipeline Association
Contaminated Land (SADC)
Crime Prevention Officer (Hertfordshire Constabulary)
Dacorum Borough Council

East of England Ambulance Service NHS Trust
Environment Agency
David Webb, Environmental Health Manager SADC (Noise & Vibration and Air Quality)
Forestry Commission
Hemel Garden Communities Group
HCC Growth and Infrastructure Unit
HCC Public Rights of Way (included in HCC Composite response)
HCC Public Health (included in HCC composite response)
HCC Minerals and Waste
Hertfordshire Ecology (included in HCC composite response)
HCC Highways
HCC Landscape
HCC Local Lead Flood Authority
HSE
Hertfordshire and West Essex ICB
Historic England
Listed Buildings and Conservation Officer
National Highways
Natural England
Sport England
Strategic Housing
Thames Water
UK Power Networks

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Officer Leanne Pogson

Section 65 Parties

Plans on website http://planning.stalbans.gov.uk/Planning/Ig/GFPlanningSearch.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

Author: Leanne Pogson

Date: 23/05/2025

Yours Faithfully

Leanne Pogson

Kind Regards

Priyanka Banerji
Technical Support - Customer Delivery Team
Customer, Business & Corporate Support
St Albans City & District Council

Council general home page: www.stalbans.gov.uk
Council contact details and address: www.stalbans.gov.uk/contact-us

From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of**
Planning.Central@sportengland.org
Sent: 14 April 2025 08:40
To: Planning Applications <Planning.Applications@stalbands.gov.uk>
Subject: 5/2025/0645 NORTH HEMEL HEMPSTEAD DEVELOPMENT SITE, HEMEL HEMPSTEAD ROAD, REDBOURN, ST. A...

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Thank you for consulting Sport England.

Sport England considers that the impact of a development on sports facilities or activities would be minimal. Consequently, we do not wish to comment on the Scoping Opinion consultation.

However, any subsequent planning application should consider the implications for sport in the area, including any strategic evidence set out in local playing pitch and/or built facilities strategies.

Sport England should be consulted on the planning application if it meets the statutory requirements (affecting playing fields) or the guidance for non-statutory consultation with Sport England contained in the Sports and Recreation Facilities (Paragraph: 003, Reference ID: 37-003-20140306).

General guidance on assessing the need to protect, enhance and provide sports facilities can be found at:

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning>

If you need any further advice, please do not hesitate to contact Sport England using the contact details above.

Yours sincerely,

Planning Technical Team

E: planning.central@sportengland.org



As this is a Scoping Opinion, the Housing department has no comments to make.

Kind Regards
David Reavill

Strategic Housing Manager
Community and Place Delivery

St Albans City and District Council

Direct: +44 (0)1727819382 Ext 9382

Council general home page: www.stalbans.gov.uk

Council contact details and address: www.stalbans.gov.uk/contact-us

From: Rosalind Monk <Rosalind.Monk@stalbans.gov.uk>

Sent: 01 April 2025 15:22

To: LDR Environmental (SADC) <Environmental@stalbans.gov.uk>; Planning Enforcement (SADC) <planningenforcement@stalbans.gov.uk>; David Reavill <David.Reavill@stalbans.gov.uk>; Philip Bruce-Green <Philip.Bruce-Green@stalbans.gov.uk>; Jane Parker <Jane.Parker@stalbans.gov.uk>; Parking Planning <parking.planning@stalbans.gov.uk>; Chris Briggs <Christopher.Briggs@stalbans.gov.uk>; Listed Buildings <Listed.Buildings@stalbans.gov.uk>; Varsha Raji <Varsha.Raji@stalbans.gov.uk>

Subject: Planning application Ref: 5/2025/0645 at North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

MEMORANDUM

FROM: Ros Monk

OUR REF: 5/2025/0645

DATE: 1 April 2025

PLEASE RESPOND TO statutoryconsultees@stalbans.gov.uk

RE: 5/2025/0645

**North Hemel Hempstead Development Site Hemel Hempstead Road
Redbourn Hertfordshire**

Scoping Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane

Further to the above application, I would be grateful if you could supply your comments on the information submitted.

You may view the application details via our website. Please use the following link:

<https://planningapplications.stalbans.gov.uk/planning>

Click on the Documents tab and you will be able to view the plans and other supporting material. You may submit your comments online via our website by clicking on the 'Comment on this application' tab or via email to

statutoryconsultees@stalbands.gov.uk

I would be grateful if you could respond within 21 days from the date of this memo.

Regards

Ros Monk

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

St Albans City & District Council Our DTS Ref: 75318
District Council Offices, Planning & Bldg Control Your Ref: 5/2025/0645
Civic Centre, St Peter's Street
St Albans
Herts
AL1 3JL

3 April 2025

Dear Sir/Madam

Re: NORTH HEMEL HEMPSTEAD DEVELOPMENT, HEMEL HEMPSTEAD ROAD,
REDBOURN , HEMEL HEMPSTEAD, HERTFORDSHIRE , HP2 7RG

Waste Comments

Thank you for giving Thames Water the opportunity to comment on the above application. Thames Water are the statutory sewerage undertaker for the area and would like to make the following comments: The EIA Regulations 2017 set out in Schedule 4 that water and wastewater issues may need to be covered in an EIA. Thames Water consider the following issues should be considered and covered in either the EIA or planning application submission: 1. The developments demand for Sewage Treatment and network infrastructure both on and off site and can it be met 2. The surface water drainage requirements and flood risk of the development both on and off site and can it be met. 3. Build – out/ phasing details to ensure infrastructure can be delivered ahead of occupation. 4. Any piling methodology and will it adversely affect neighbouring utility services. Should the developer wish to obtain information on the above issues they should contact our Developer Services department on 0800 0093921

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,

Rickmansworth,
WD3 9SQ
Tel:020 3577 9998
Email: devcon.team@thameswater.co.uk

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From: TreesDM <TreesDM@stalbans.gov.uk>
Sent: 12 May 2025 17:05
To: Rosalind Monk <Rosalind.Monk@stalbans.gov.uk>
Cc: Planning Applications <Planning.Applications@stalbans.gov.uk>
Subject: RE: Trees consultation Planning application ref: 5/2025/0645 at North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

Please find comments below

Regards – Roz

ST ALBANS CITY & DISTRICT COUNCIL TREES & WOODLAND RESPONSE

Planning application ref: 5/2025/0645

Location: North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

Proposal: Scoping Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane

Statutory Protection: Tree Preservation Order (N/A)
Conservation Area – N/A
Council owned tree - NA

Site Visit Made: No

Observations: -

The site is outside of any conservation area and there are no TPO's within the redline boundary.

The site appears from aerials to be under agricultural management with much of the treed vegetation concentrated to the boundaries. There is one woodland area (Pancake Wood) located to the west of 'Aubrey Park Hotel'.

Within the documents submitted there does not appear to be any details of the treed vegetation across the site.

Prior to any further comments an Arboricultural report following guidance in BS 5837 2012 tree in relation to demolition, design and construction – recommendations.

- Stage 1 – Tree survey, tree constraints plan
- Stage 2 – Arboricultural Impact Assessment (AIA) and tree protection/retention plan
- Stage 3 – Arboricultural Method Statement

An assessment of any hedgerows which may be impacted upon by any development need to be carried out following the hedgerow regulations

No further comments.

Roz Richardson
Arboricultural Officer

From: Rosalind Monk <Rosalind.Monk@stalbans.gov.uk>

Sent: 01 April 2025 15:18

To: TreesDM <TreesDM@stalbans.gov.uk>

Subject: Trees consultation Planning application ref: 5/2025/0645 at North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

ST ALBANS CITY & DISTRICT COUNCIL
Development Management

Date: 1 April 2025

PLEASE RESPOND TO statutoryconsultees@stalbans.gov.uk

To: TreesDM@stalbans.gov.uk

Planning application ref: 5/2025/0645

Location: North Hemel Hempstead Development Site Hemel Hempstead Road Redbourn Hertfordshire

As part of the Council's digital transformation drive, we have moved to a fully online process for submitting comments on planning applications. This means you should submit your comments using the [contact form](#) on our website.

Proposal: Scoping Opinion - 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 and C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre (Use Class E, F1 and F2), 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 except for access junctions to the B487 and Holtsmere End Lane

We have received an application for the above proposal and would welcome any comments you may have.

We are consulting you as this application is one of the following (indicated by X):

X Minor developments on sites where TPO or CA trees are impacted **and** specialist T&W advice needed;

Minor developments where specialist T&W advice is needed regarding an Arboriculture Report, tree protection measures or method statement

Click on the Documents tab and you will be able to view the plans and other supporting material. Please submit your comments using the [contact form](#) on our website

Please respond by: 25 April 2025

PLEASE RESPOND TO statutoryconsultees@stalbans.gov.uk

With kind regards
Ros Monk

PLANNING COMMENT FOR APPLICATION REF: 5/2025/0645

Planning Consents

UK Power Networks, Barton Road

Bury St Edmunds

UK Power Networks

We refer to the Planning Application for the above site. The proposed development is in close proximity to our substation and have the following observations to make:

If the proposed works are located within 6m of the substation, then they are notifiable under the Party Wall etc. Act 1996. The Applicant should provide details of the proposed works and liaise with the Company to ensure that appropriate protective measures and mitigation solutions are agreed in accordance with the Act. The Applicant would need to be responsible for any costs associated with any appropriate measures required. Any Party Wall Notice should be served on UK Power Networks at its registered office: UK Power Networks, Newington House, 237 Southwark Bridge Road, London SE1 6NP.

Our engineering guidelines state that the distance between a dwelling of two or more stories with living or bedroom windows overlooking a distribution substation should be a minimum of ten metres if the transformer is outdoor, seven metres if the transformer has a GRP surround or one

metre if the transformer is enclosed in a brick building. It is a recognised fact that transformers emit a low level hum which can cause annoyance to nearby properties. This noise is mainly airborne in origin and is more noticeable during the summer months when people tend to spend more time in their gardens and sleep with open windows.

A problem can also occur when footings of buildings are too close to substation structures. Vibration from the transformer can be transmitted through the ground and into the walls of adjacent buildings. This, you can imagine, is very annoying.

In practice there is little that can be done to alleviate these problems after the event. We therefore offer advice as follows:

1. The distance between buildings and substations should be greater than seven metres or as far as is practically possible.

2. Care should be taken to ensure that footings of new buildings are kept separated from substation structures.

3. Buildings should be designed so that rooms of high occupancy, i.e. bedrooms and living rooms, do not overlook or have windows opening out over the substation. Minimum distance for this should be at least 10m.

4. If noise attenuation methods are found to be necessary, we would expect to recover our costs from the developer.

Other points to note:

5. UK Power Networks require 24 hour vehicular access to their substations. Consideration for this should be taken during the design stage of the development.

6. The development may have a detrimental impact on our rights of access to and from the substation. If in doubt please seek advice from our Property and Consents team at Barton Road, Bury St Edmunds, Suffolk, IP32 7BG.

7. No building materials should be left in a position where they might compromise

the security of the substation or could be used as climbing aids to get over the substation surround.

8. There are underground cables on the site associated with the substation and these run in close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

9. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services. This document is available from local HSE offices.

10. We also note there are overhead cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

In the instance of overhead cables within the vicinity, GS6 guidelines (Avoiding danger from overhead power lines) would need to be adhered to and a copy can be obtained from the HSE website.

Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.