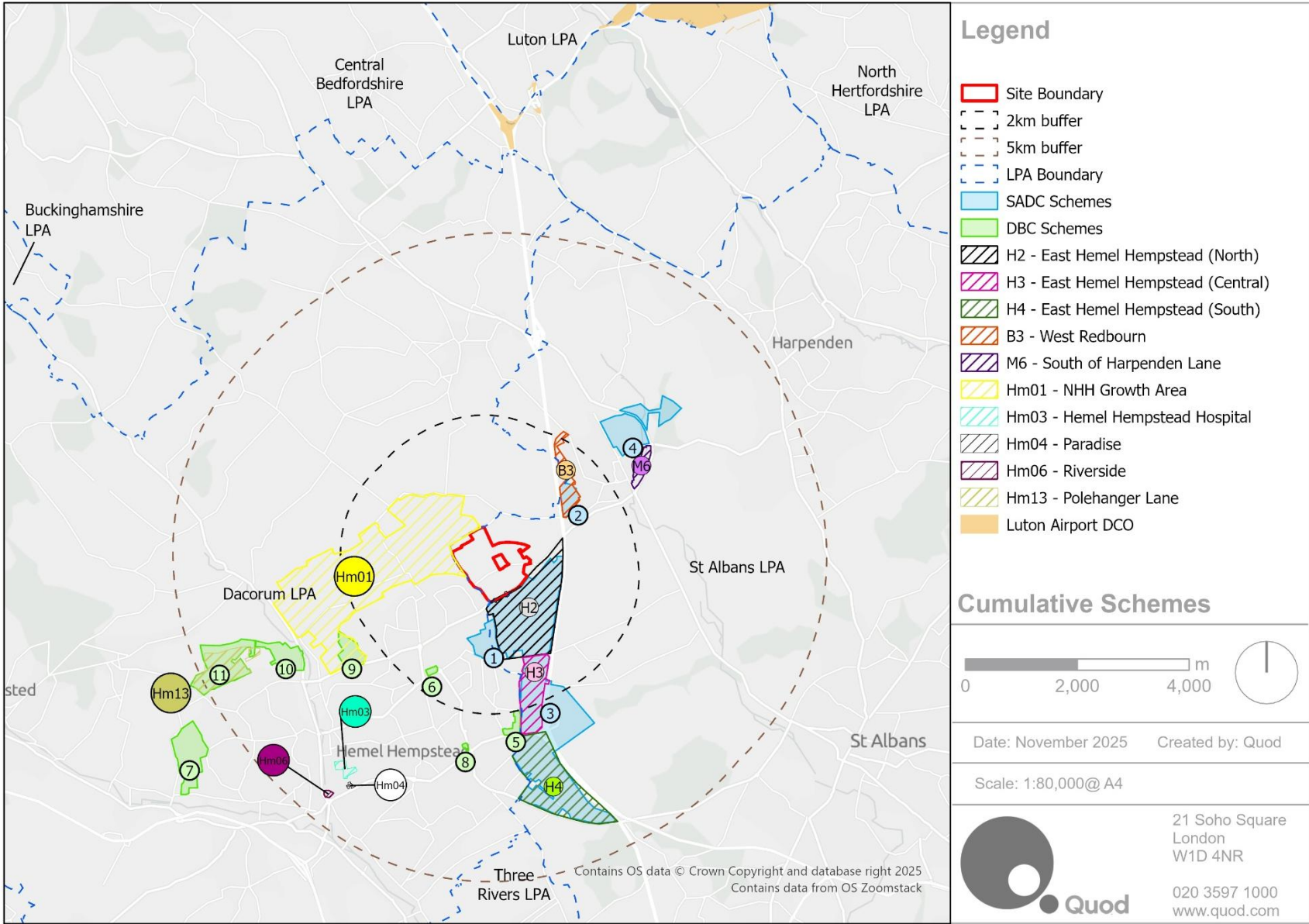


Appendix 3.4: List of Cumulative Schemes

Figure 1: Map of Cumulative Schemes





Note continued

Table 1: List of Cumulative Schemes

No.	Planning Ref:	Name	Description	Status	Distance to Site
St Albans District Council					
1	5/2016/2845	Land Between Three Cherry Trees Lane and Cherry Tree Lane, Hemel Hempstead	Phase 2 - Spencer's Park Phase 2 West Outline planning application to include up to 600 dwellings (C3), land for primary school (D1), land for local centre uses (A1, A3, A4, A5, D1, D2), land for up to 7,500 square metres of employment uses (B1, B2, B8), landscaping, open space and play area	Determined Under construction	260m south east
2	5/2021/3631	Land At Gaddesden Lane, Redbourn, Hertfordshire	Construction of up to 300 new homes including 35% affordable new homes, new landscaping, public open space and associated infrastructure works	Pending Determination	520m east
3	5/2024//2171	Land To East Of Hemel Hempstead, Hemel Hempstead Road, Redbourn	Construction of up to 4,000 new dwellings (to include 40% affordable housing, 5 extra-care facilities each comprising 70-80 self-contained units, 3 nursing homes (each of 70-80 beds) and 16 supporting living units); up to 53ha of employment. Construction Assumptions: ▪ Year of construction commencing – 2027; ▪ Year of first occupation – 2028;	Scoping Report submitted December 2024, Scoping Opinion issued Feb 2025	<10m south



Note continued

No.	Planning Ref:	Name	Description	Status	Distance to Site
			▪ Year of completion – 2044; ▪ Year of peak construction activity – 2029; ▪ Key Phasing Assumptions: ▪ 2027 – 2030 – Enabling works undertaken across entire Site (including earthworks, delivery of landscaping (outside of development plots), junctions, sustainable transport corridor and utilities). ▪ Employment uses (EHH Central) to be delivered in earlier phases. ▪ Schools and local centres to be delivered in a phased manner to serve future population demand. ▪ Residential units will be constructed in a phased manner between 2028 – 2044.		
4	5/2025/1946	Land Between Redbourn Bypass Dunstable Road And Harpenden Lane Redbourn Hertfordshire	Scoping Opinion - Mixed use development comprising approximately 1,000 new homes, a primary school, care home facility, community buildings, employment space and green infrastructure including SANG provision.	Scoping Report submitted October 2025 Pending Decision	2km east



Note continued

No.	Planning Ref:	Name	Description	Status	Distance to Site
<i>Dacorum Borough Council</i>					
5	21/03793/MOA	Land off Green Lane, Hemel Hempstead, Hertfordshire	Hybrid application for redevelopment of the site in 4 plots to provide up to 26,640 sqm of new commercial floorspace.	Approved	1.9km south
6	22/03812/MFA	Land At Eastman Way, Atlas Copco, Hemel Hempstead Industrial Estate, Swallowdale Lane, Hemel Hempstead	Demolition of existing building and redevelopment of the site to provide a commercial building (Flexible uses within Class E (g)(iii), B2 and/or B8 of the Use Class Order (including ancillary office provision)), with associated enabling works, access, parking, landscaping, and infrastructure.	Approved Under construction	1.5km south west
7	4/03266/18/MF	LA3, Land At West Hemel Hempstead	Hybrid planning application for mixed use proposed development at west Hemel Hempstead, pursuant to policy la3 of the adopted site allocations development plan document (2017) to provide for up to 1100 dwellings (with up to 40% affordable housing).	Approved Under construction	5.5km south west
8	21/04556/MFA	Plots 1 & 2 Maylands	Construction of 234 apartments and 1,486 sqm of commercial floor space, provided in three main buildings ranging from 5 to 9 storeys on two podiums,	Pending decision	2.5km south west



Note continued

No.	Planning Ref:	Name	Description	Status	Distance to Site
		Avenue, Hemel Hempstead	with associated car parking, landscaping, amenity space and service areas.		
9	19/02749/MOA	Land At Marchmont Farm, Piccotts End Lane, Hemel Hempstead	Outline planning for up to 350 dwellings, land for 5 gypsy & traveller pitches. Vehicular access from A4147, public open space including extension to Margaret Lloyd Park and associated landscaping, infrastructure and drainage. Detailed approval for access arrangements	Pending decision	2.4km west
10	21/04508/MOA	Land West Of Leighton Buzzard Road And North Of Galley Hill Leighton Buzzard Road Hemel Hempstead	Construction of up to 390 dwellings (C3 Use), including up to 40% affordable housing and 5% self build, a residential care home for up to 70-beds (C2 use), along with associated landscaping and open space with access from Leighton Buzzard Road.	Approved via Appeal 05 August 2025	3.3km west
11	25/01742/MOA 25/02145/SCE	Land North Of Polehanger Lane Berkhamsted Road Hemel Hempstead Hertfordshire	Outline Planning Application for up to 750 dwellings, a neighbourhood centre comprising up to 1000 sqm Class E/ F2 floorspace, two form entry primary school, Public Open Space, Suitable Alternative Natural Greenspace, associated infrastructure and engineering works with all	Pending Decision Screening Opinion Received September 2025	3.9km west



Note continued

No.	Planning Ref:	Name	Description	Status	Distance to Site
			matters reserved except for access to the site from Berkhamsted Road	(Positive Screening Opinion) Environmental Statement Pending	
<i>Development Consent Order (DCO)</i>					
12	DCO	London Luton Airport Expansion DCO	The Application would grant development consent for the expansion of London Luton Airport to enable an increase in overall passenger capacity to 32 million passengers per annum. The Application would involve the construction of a new passenger terminal and additional aircraft stands among further associated infrastructure works.	Approved	9.7km north east
<i>SADC Site Allocations</i>					
B3	West Redbourn		Resi-led scheme of approximately 545 units and a new 2FE Primary school.	N/A	520m east



Note continued

No.	Planning Ref:	Name	Description	Status	Distance to Site
M6		South of Harpenden Lane, Redbourn	Resi-led scheme of approximately 68 units.	N/A	1.9km east
<i>Dacorum Borough Council Site Allocations (draft DBC Local Plan)</i>					
Hm01		North Hemel Hempstead Growth Area	Around 1,500 dwellings by 2041, with up to 3,500 additional homes (to include provision for older people) to be delivered beyond the plan period subject to masterplanning; three 3FE and one 2FE primary schools (including nursery provision on three); and one 8FE secondary school. Gypsy and Traveller site for 8 pitches	N/A	<10m west
Hm03		Hemel Hempstead Hospital	Around 450 dwellings (to include provision for older people), subject to master planning and a 3FE primary school (including nursery provision).	N/A	3.9km south west
Hm04		Paradise	Around 350 dwellings, subject to masterplanning with Class E and F1 uses at ground floor level where viable.	N/A	4km south west
Hm06		Riverside	Around 500 Homes subject to masterplanning with main town centre uses appropriate at ground floor level and expansion of the car park.	N/A	4.4km south west
Hm13		Polehanger Lane	Around 750 homes including provision for older people, subject to master planning. A neighbourhood centre to	N/A	3.8km west



Note continued

No.	Planning Ref:	Name	Description	Status	Distance to Site
			include a community building. A 2FE Primary school (including nursery provision). Suitable Alternative Natural Greenspace (16ha).		