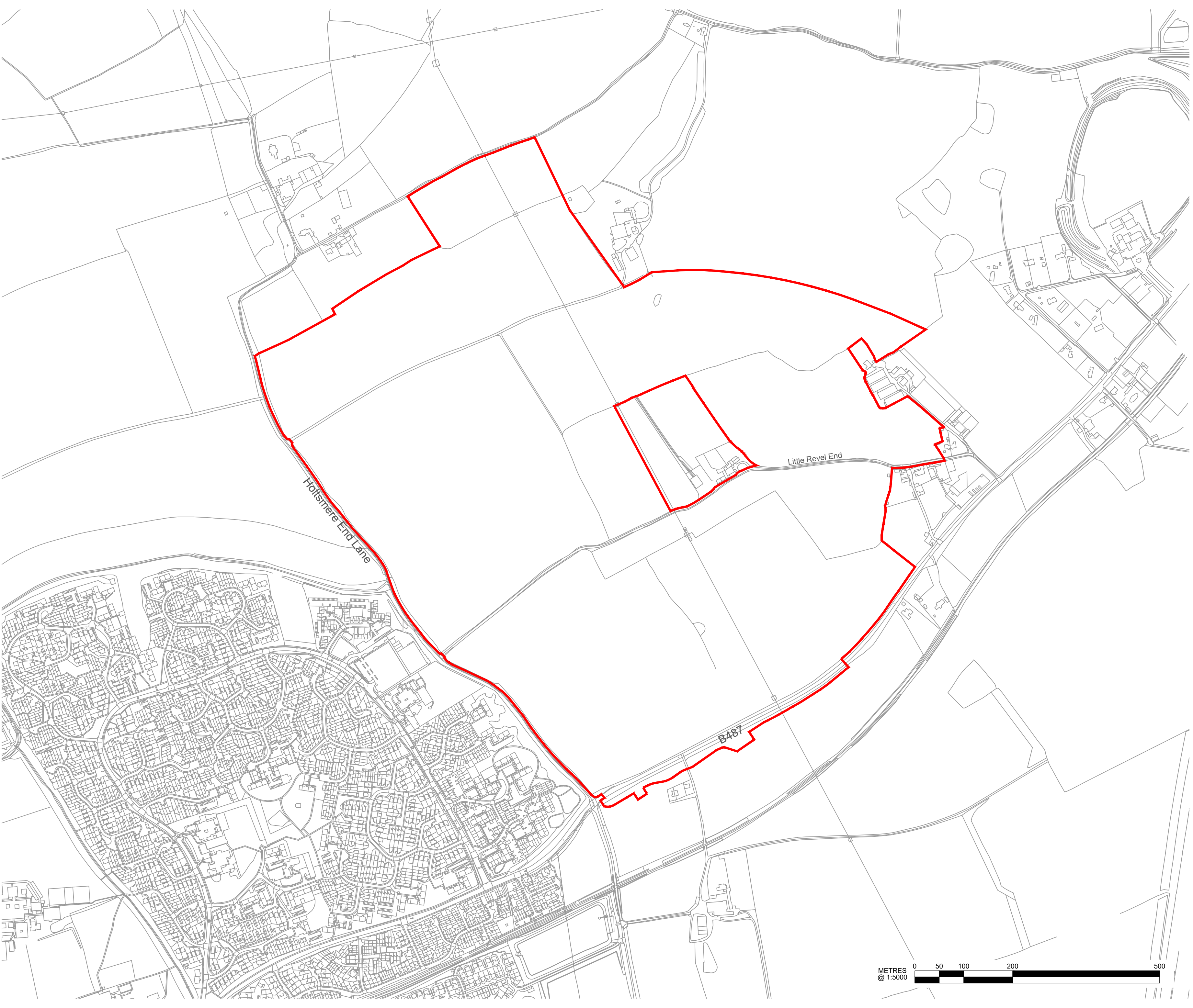




Appendix 5.1

Parameter Plans



Site boundary



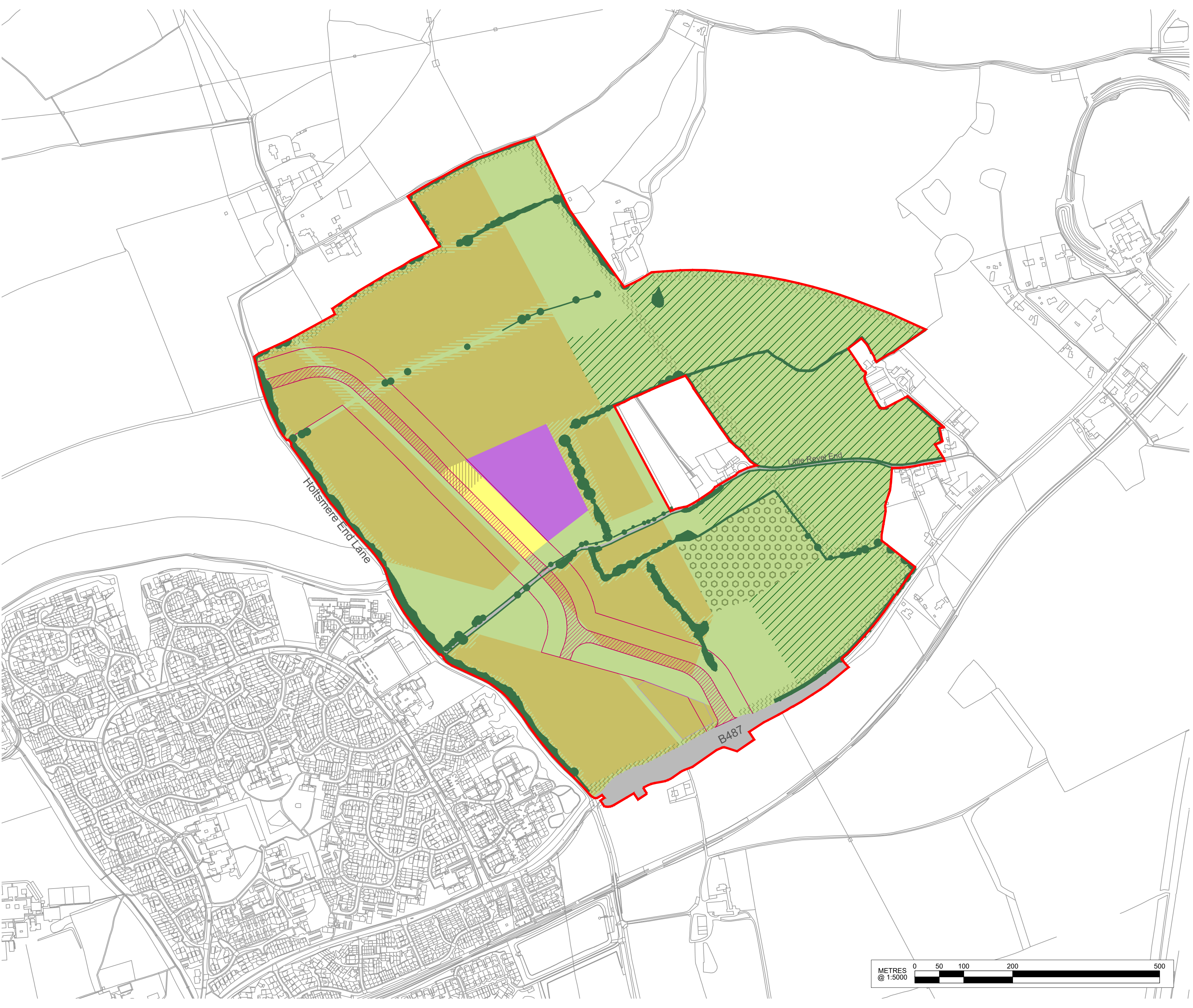
Project
North Hemel Hempstead

Drawing Title
Site Location Plan

Date	Scale	Drawn by	Check by
14/11/2025	1:5,000 at A2	MR	SR
Project No	Drawing No	Revision	
1117	001	E	



Mosaic



- Site boundary
- Residential including care (1)
- Residential (including care) or green infrastructure
- Primary school
- Mixed-use area (1)
Area to include mobility hub and local centre facilities
- Mixed-use area or residential including care (1)
- Green infrastructure (2)
- Sustainable Transport Corridor
Indicative alignment within the hatched zone. Limit of deviation within outer lines
- Existing vegetation (3)
- Suitable Alternative Natural Greenspace (SANG)
- New strategic planting - broad location shown*
- Sports pitches and changing facilities - broad location shown*
- Highways infrastructure and B487 road improvements / junctions

* Details to be shown as part of future Reserved Matters applications

(1) Includes access, private gardens, SuDS, utilities, incidental open space, local play, and retained vegetation, trees and hedgerows (min. 10m corridors within development areas and 5m from development edges).

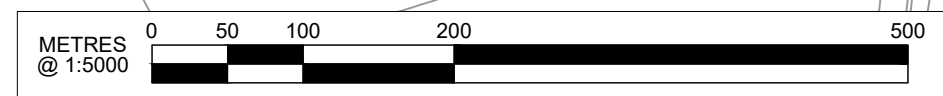
(2) Green infrastructure includes play facilities, lighting, drainage, open space, structural landscaping, habitat creation, existing public rights of way, and new recreational routes, grassland, retained vegetation, allotments, parks and gardens, access, pedestrian/cycle links, and all necessary infrastructure. Whilst the majority of buildings will be limited to the areas of built development, ancillary buildings may be required to serve the areas of landscape and utilities strategy - such as wildlife huts, small pavilions, substations.

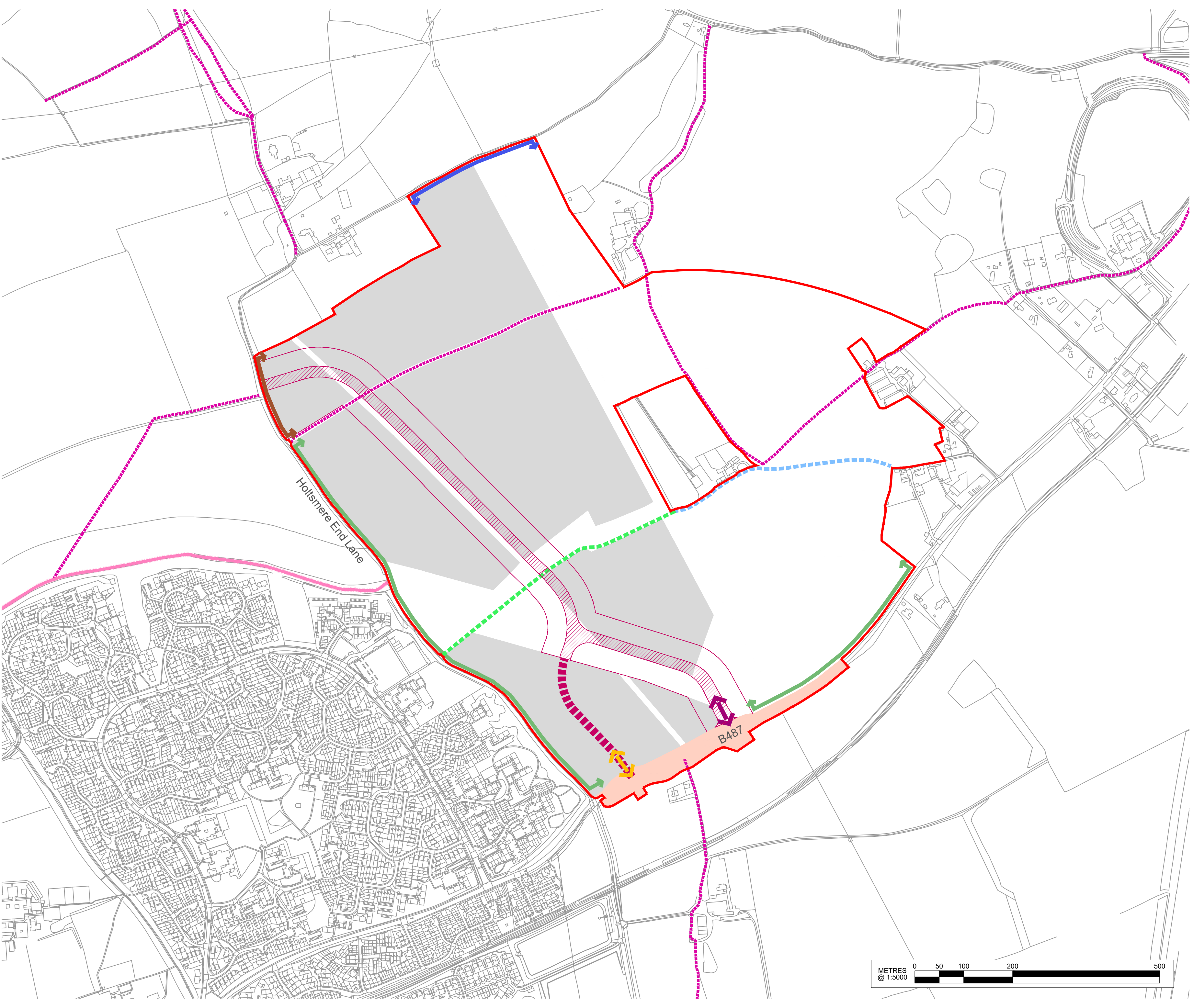
(3) The plan shows where existing vegetation is proposed to be retained, with allowances for breaks of approximately 10m in width to provide access, public rights of way and street connections. Within the STC corridor, wider breaks of approximately 25m have been allowed for.

Parameter Plan to be read alongside Development Specification Document.

Project
North Hemel Hempstead

Drawing Title			
Parameter Plan: Land use and green infrastructure			
Date	Scale	Drawn by	Check by
02/12/2025	1:5,000 at A2	MR	SR
Project No	Drawing No	Revision	
1117	006	G	





- Site boundary
- Public Right of Way: Footpath
- Public Right of Way: Bridleway
- Sustainable Transport Corridor
Indicative alignment within the hatched zone. Limit of deviation within outer lines
- Indicative bus route
- Access - all modes
- Access - bus and pedestrian only
- Flexible access - all modes
- Flexible access - vehicular, pedestrian and cycle access
- Flexible access - pedestrian and cycle access
- Existing all modes access
- Proposed Little Revel End pedestrian and cycle route*
- B487 road improvements and junctions

*the proposed closure of this route to vehicles will be subject to a separate Traffic Regulation Order that sits outside of this planning application

Public Rights of Way and Bridleways shown outside of the site boundary are shown for context only.

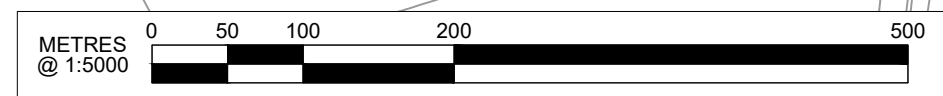
Parameter Plan to be read alongside Development Specification Document. Please refer to detailed access plans for further information.



Project
North Hemel Hempstead

Drawing Title
Parameter Plan:
Access and movement

Date	02/12/2025	Scale	1:5,000 at A2	Drawn by	MR	Check by	SR
Project No	1117	Drawing No	007	Revision			G



Mosaic