

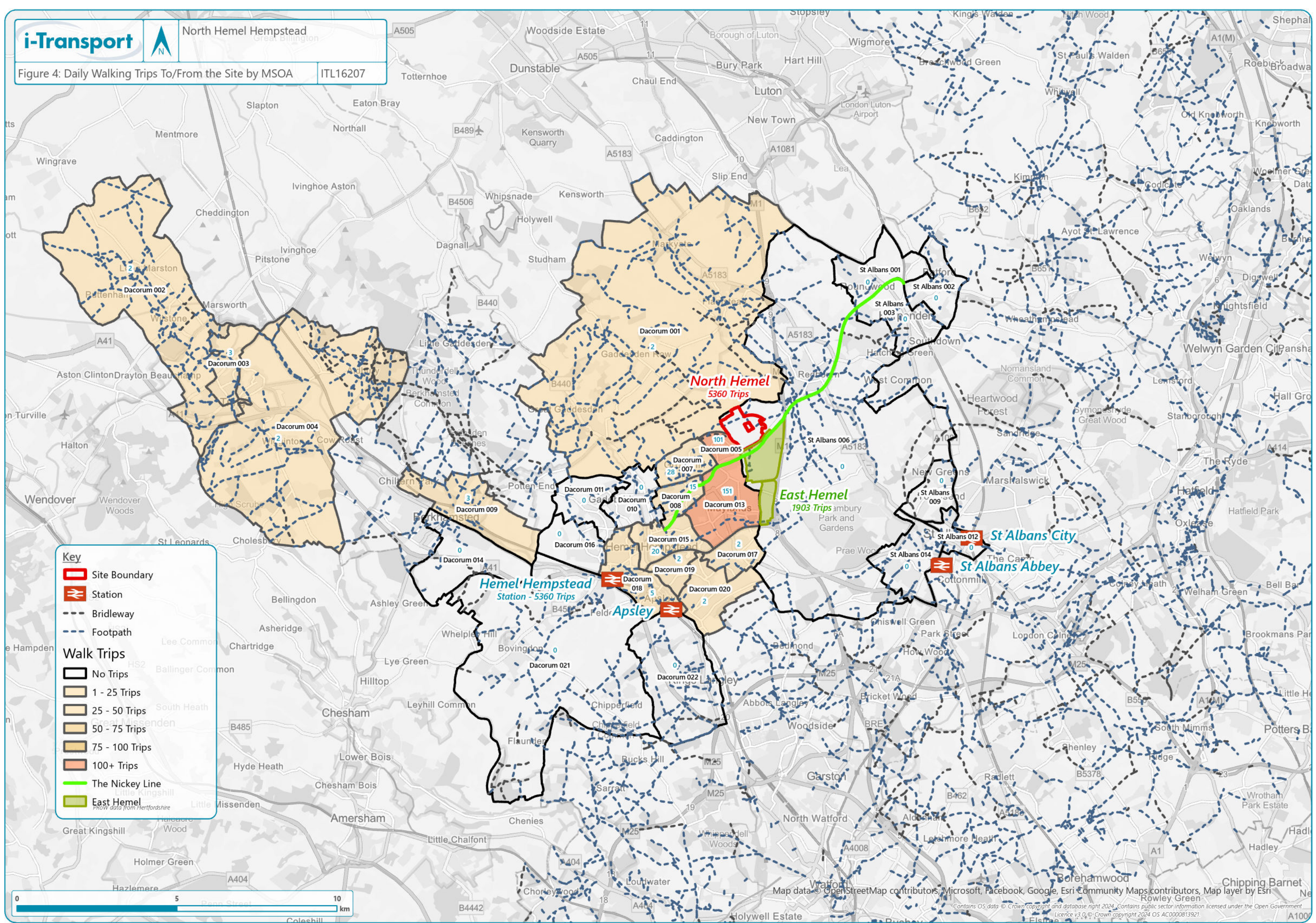




Figure 2: Daily Cycling Trips To/From the Site by MSOA

ITL16207

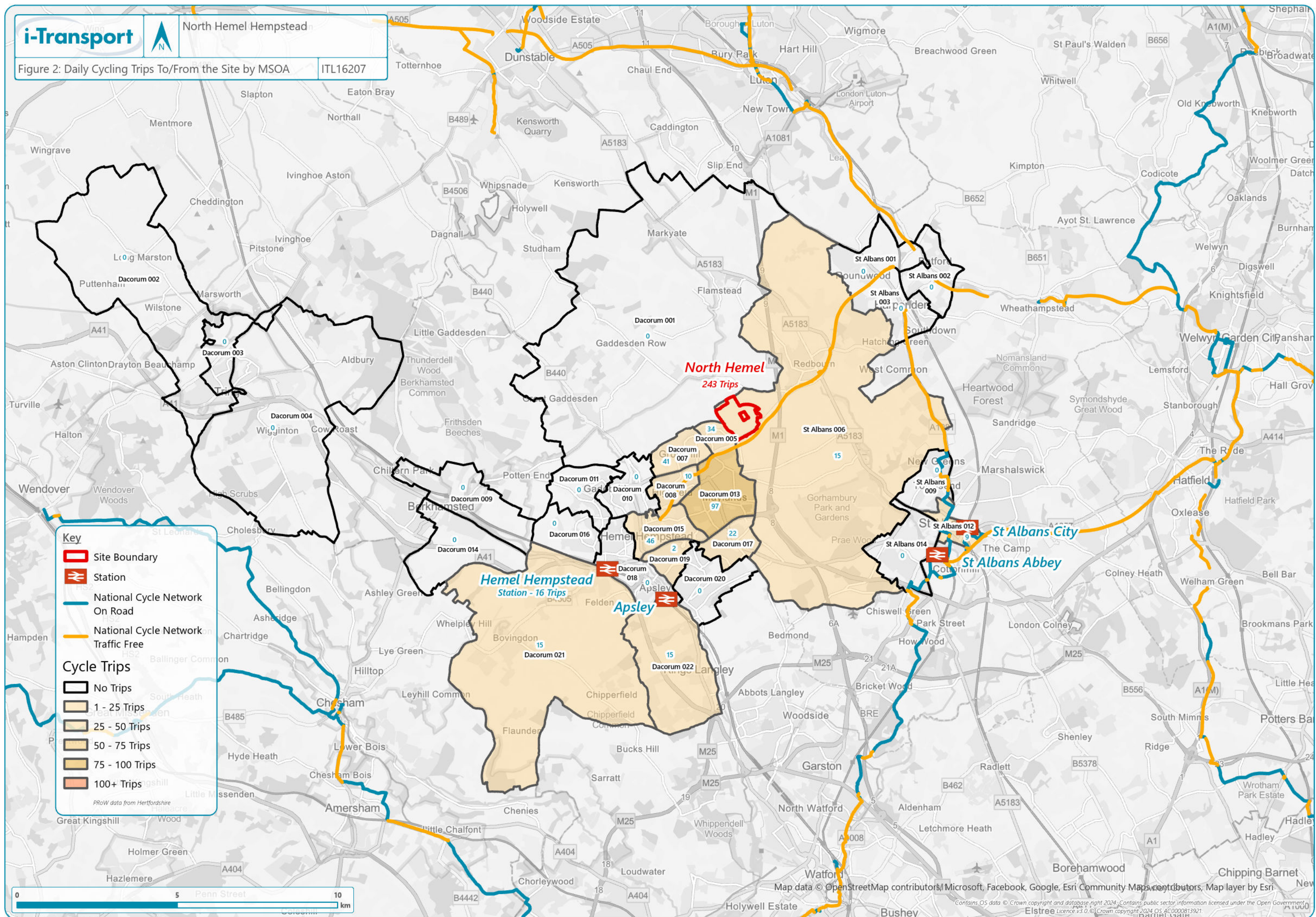
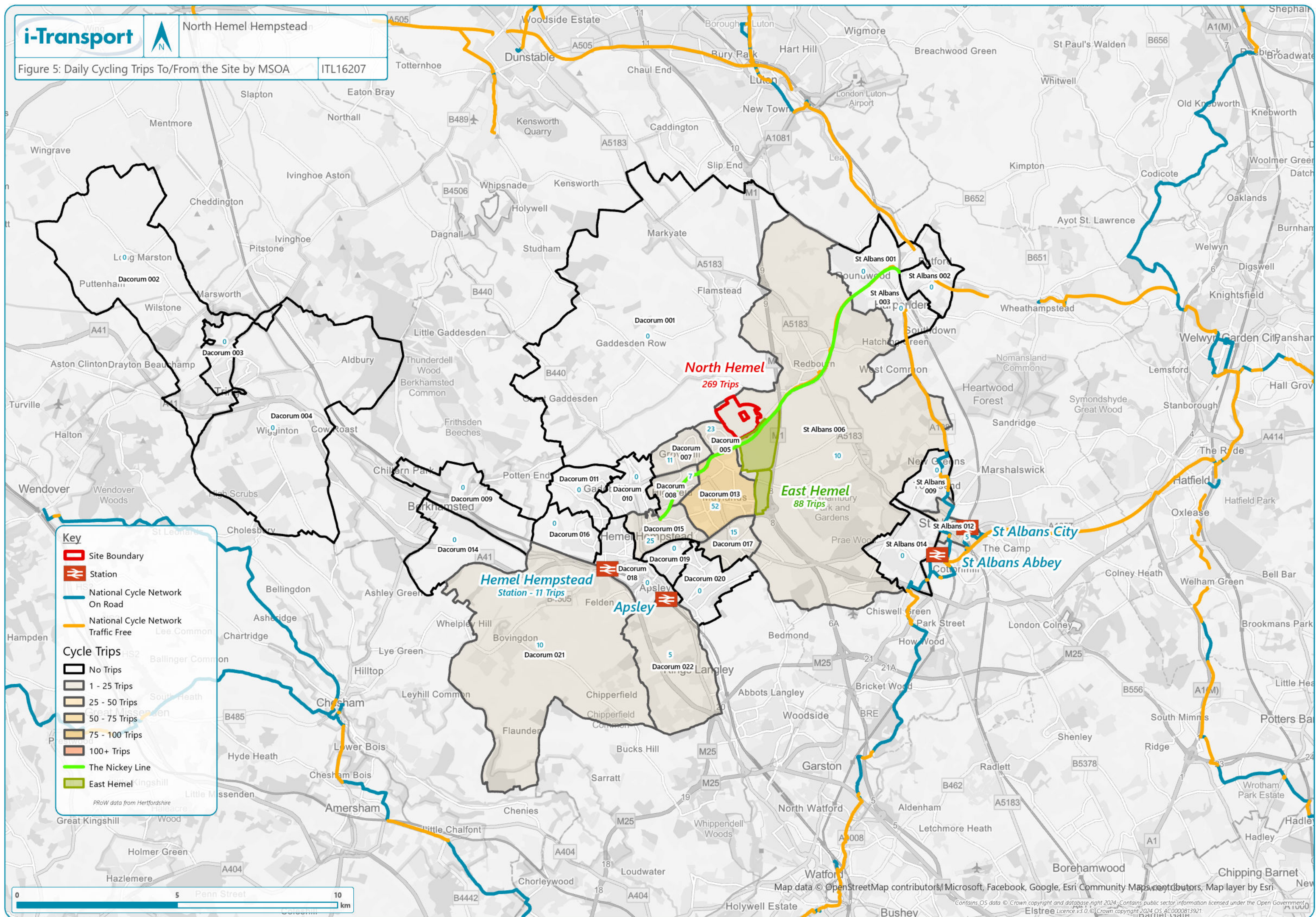
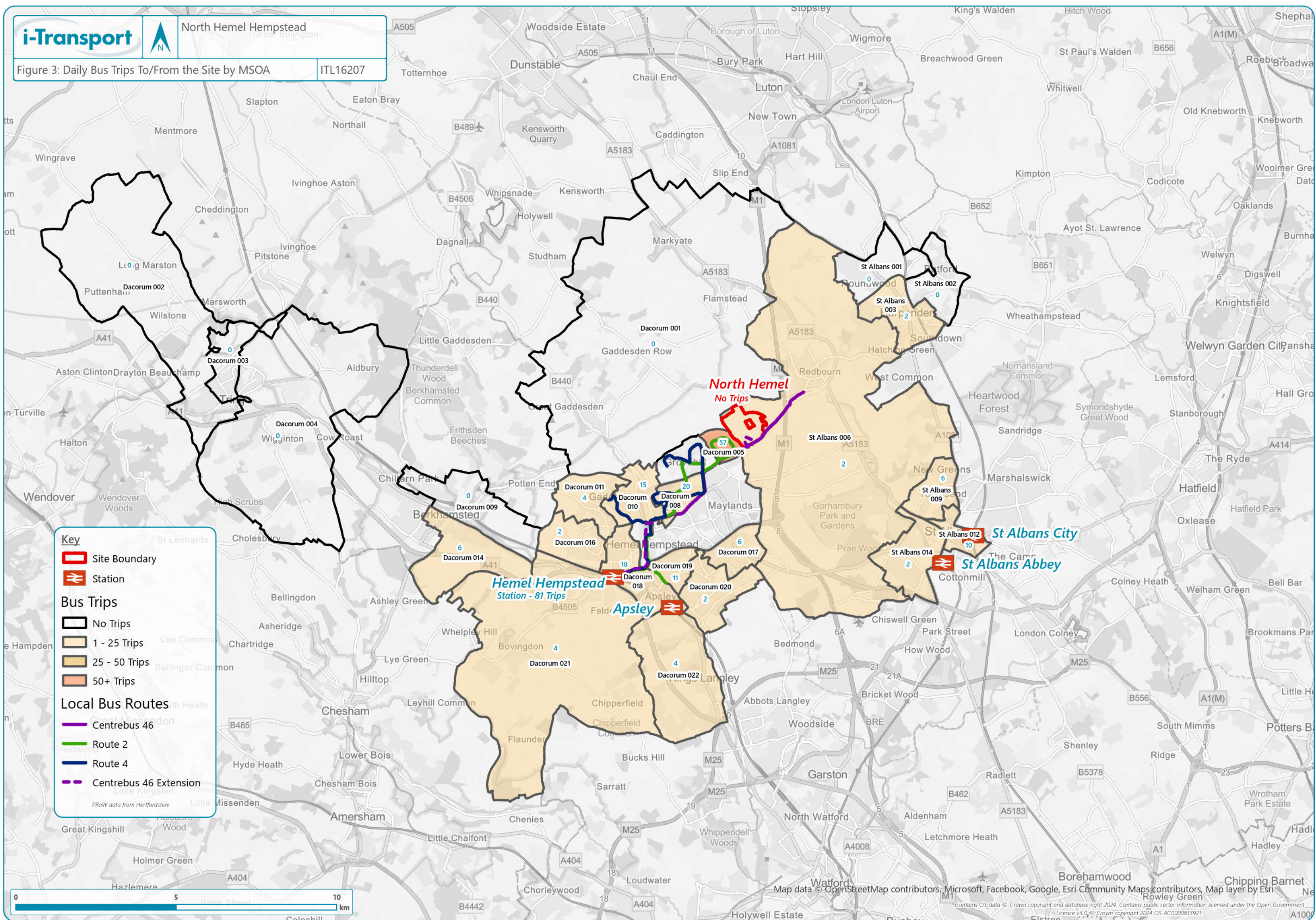


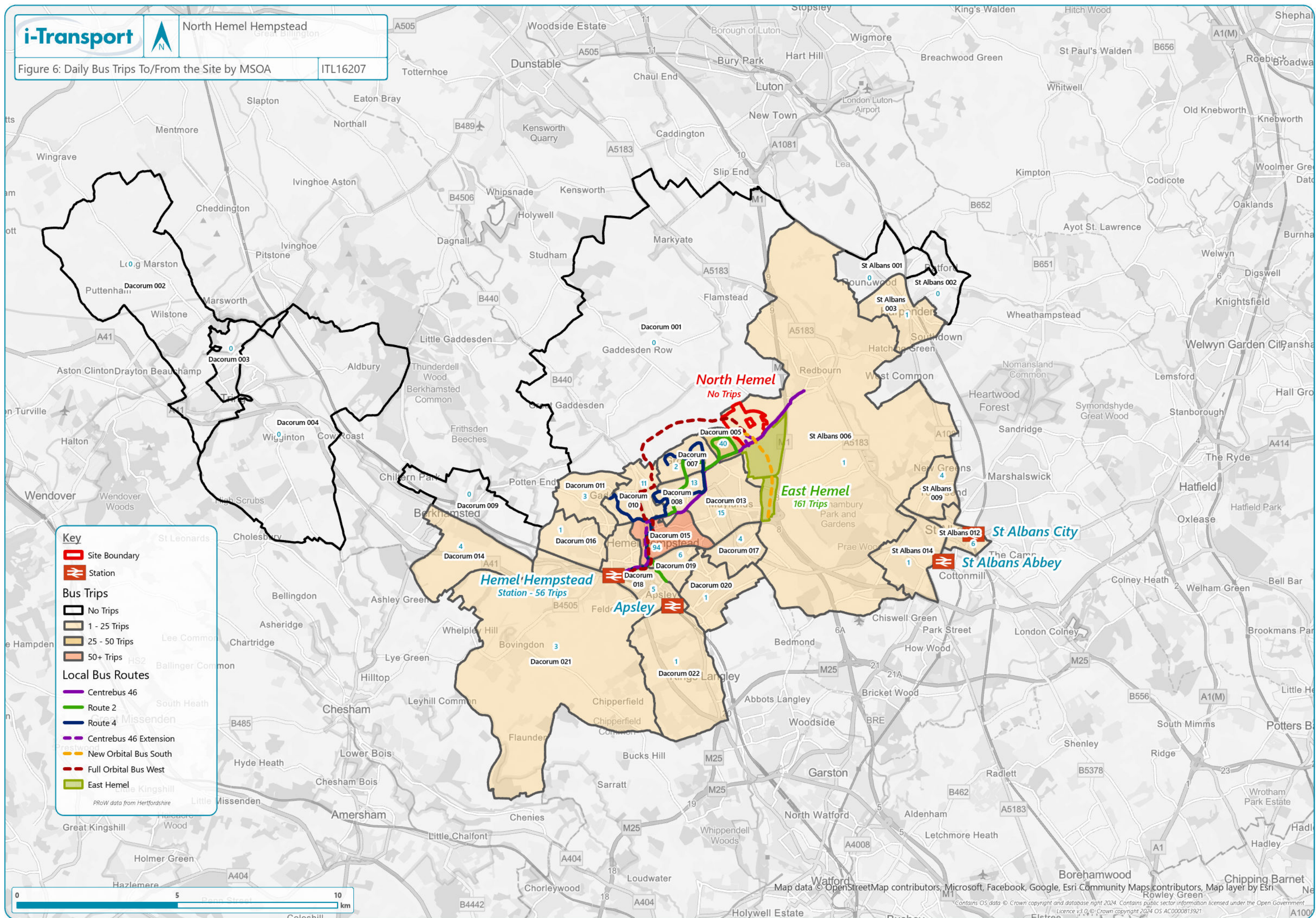


Figure 5: Daily Cycling Trips To/From the Site by MSOA

ITL16207







APPENDIX A. Personal Injury Accident (PIA) Data

Short Non Confidential Accident Report

Date Produced: 28-Oct-25

Set Name (if saved) : 27594

Set Total : 11

acc ref:	date: day of week: Time:	Acc Severity: 1st Road: 2nd Road:	parish: district:	speed_limit: jun_detail: jun_control:	weather: light: road_surface:	pedestrian x: spec_conditions: c/way hazard	cwy_type: Num Vehicles:	Casualty Type:	Num Casualties:
2024- 411527631	06-Dec-24 Fri 07 38	Slight B487/130 NONE	Dacorum	30mph Notjunct Notjunct	Fine Day Dry	Npercntr None None	Single 2	Car Users	1
B487 Redbourn Road Hemel Hempstead Approx 40m Ne J/w U1283 Shenley Road									
Easting: 508205		Northing: 209774							
2024- 411487526	31-Aug-24 Sat 14 10	Slight B487/130 6U115/10	Dacorum	40mph Crossrd Giveaway	Fine Day Dry	Npernox None None	Single 2	Cyclists	1
B487 Redbourn Road Hemel Hempstead Xrds J/w U1115 Holtsmere End Lane Redbourn									
Easting: 508385		Northing: 209931							
2023- 411345136	09-Aug-23 Wed 22 13	Serious B487/310 NONE	StAlbs	60mph Notjunct Notjunct	Fine Darknone Dry	Npernox None None	Single 2	Pedestrians Motorcyclists	1 1
B487 Hemel Hempstead Road Redbourn Approx 95m Ne J/w U101 Little Revel End Lane									
Easting: 509285		Northing: 210655							
2023- 411337393	22-Jul-23 Sat 13 23	Serious B487/130 NONE	Dacorum	40mph Notjunct Notjunct	Rain Day Wet	Npernox Oildies None	Single 2	Car Users	2
B487 Redbourn Road Hemel Hempstead Approx 100m Sw Xrds J/w U116 Cherry Tree Lane Redbourn									
Easting: 508323		Northing: 209856							

Set Name (if saved) : 27594

Page 1 of 3

acc ref:	date: day of week: Time:	Acc Severity: 1st Road: 2nd Road:	parish: district:	speed_limit: jun_detail: jun_control:	weather: light: road_surface:	pedestrian x: spec_conditions: c/way hazard	cwy_type: Num Vehicles:	Casualty Type:	Num Casualties:
2022-411204884	08-Jul-22 Fri 12 17	Slight B487/130 2U1622/10	Dacorum	40mph T Giveway	Fine Day Dry	Npernox None None	Single 2	Car Users	5
B475 Redbourn Road Hemel Hempstead Approx 10m Sw J/w U1622 Birch Leys									
Easting:	508094	Northing:	209724						
2022-411146057	07-Feb-22 Mon 22 00	Slight B487/130 B487/310	StAlbs	40mph Crossrd Giveway	Finewind Darklit Dry	Npernox None None	Single 2	Car Users	2
B487 Redbourn Road Hemel Hempstead J/w B487 Hemel Hempstead Road Redbourn									
Easting:	508383	Northing:	209930						
2021-411136175	03-Dec-21 Fri 12 03	Slight B487/310 B487/130	StAlbs	60mph Crossrd Giveway	Fine Day Wet	Npernox None None	Single 1	Car Users	2
B487 Hemel Hempstead Road Redbourn Xrds J/w B487 Redbourne Road Hemel Hempstead									
Easting:	508403	Northing:	209943						
2021-411060370	07-Jun-21 Mon 08 20	Slight B487/110 NONE	Dacorum	40mph Notjunct Notjunct	Fine Day Dry	Npernox None None	Single 2	Car Users	1
B487 Redbourn Road Hemel Hempstead Approx 45m Sw J/w B487 Three Cherry Trees Lane Rbt									
Easting:	507558	Northing:	209458						
2021-411047239	29-Mar-21 Mon 16 18	Serious 2U1283/10 B487/120	Dacorum	30mph R/bout Giveway	Fine Day Dry	Npercnr None None	Single 1	Pedestrians	1
U1283 Shenley Road Hemel Hempstead Approx 15m Ne J/w B487 Redourn Road Rbt									
Easting:	507588	Northing:	209526						

acc ref:	date: day of week: Time:	Acc Severity: 1st Road: 2nd Road:	parish: district:	speed_limit: jun_detail: jun_control:	weather: light: road_surface:	pedestrian x: spec_conditions: c/way hazard	cwy_type: Num Vehicles:	Casualty Type:	Num Casualties:
2021-411018441	27-Jan-21 Wed 08 59	Slight 2U91/10 NONE	Dacorum	40mph Notjunct Notjunct	Fine Day Dry	Npernox None None	Single 2	Other Vehicle Types	1
U91 Three Cherry Trees Lane Hemel Hempstead Approx 30m Se J/w B487 Redbourn Road Rbt									
Easting:	507611	Northing:	209459						
2020-411013288	17-Dec-20 Thu 18 33	Slight B487/120 2U1283/10	Dacorum	40mph R/bout Giveway	Other Darklit Wet	Npercntr None None	R/bout 2	Motorcyclists	1
B487 Redbourn Road Rbt Hemel Hempstead J/w U1283 Shenley Road									
Easting:	507601	Northing:	209516						
Total Accidents:			11	Set Name (if saved) : 27594					

APPENDIX B. Illustrative Masterplan



Key

- Site Red Line
- 01 Vehicular and pedestrian access point
- 02 Bus only access
- 03 Sustainable drainage system(SuDS)
- 04 Retained hedgerow planting
- 05 HGC Green loop - pegasus crossing
- 06 Active travel: cycle and pedestrian route
- 07 Three form entry primary school
- 08 Local Centre (with mobility hub)
- 09 Care
- 10 Play area
- 11 Sport pitches
- 12 Allotments
- 13 Community orchard
- 14 Future access links
- 15 Changing rooms and car park for SANG and sports provision
- 16 Extents of proposed highways works along B487
- 17 Understorey vegetation and hedgerow
- High voltage overhead power line
- Indicative bus stop

STC (Sustainable Transport Corridor)

Indicative primary connections

Existing roads

PRoW

Land Uses

- Residential
- Local Centre & Mixed Use
- Wider HGC Development Areas

CLIENT:
Bloor Homes / Pigeon

PROJECT:
North Hemel, Hemel Hempstead

DRAWING:
Illustrative Framework Masterplan

PROJECT NUMBER:
1117

DRAWING NUMBER:
005-1

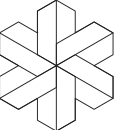
CHECKED BY:
MR / SR

REVISION:
R

STATUS:
Final

DATE:
24/11/2025

SCALE:
1:5000 A3

 MOSAIC
Urban Design & Masterplanning

APPENDIX C. Access Junctions