



Quod

North Hemel Hempstead

Planning Statement

DECEMBER 2025

Q100390

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1 Introduction

- 1.1 This Planning Statement has been prepared by Quod to accompany an outline planning application ('the Application') (all matters reserved save for access from the B487) for residential-led development ('the Proposed Development') at land to the north of the B487 (Hemel Hempstead Road / Redbourn Road) ('the Site').
- 1.2 Bloor Homes ('Bloor') and Pigeon (Hemel Hempstead) Ltd ('Pigeon') are the joint Applicants ('the Applicant'). Bloor is the largest privately owned house builder in England and has significant expertise in delivering high quality sustainable residential developments, primarily across the south of England. Pigeon is an independent property and development company that specialises in land promotion, commercial and residential development, and property investment. Pigeon has significant experience and expertise in delivering high quality residential and mixed-use sustainable developments across the East and South East of England.
- 1.3 The Application seeks planning permission for the following:
- "Outline application for residential-led mixed use development comprising up to 1,500 new dwellings (including residential accommodation and specialist accommodation for older people) (Use Class C3), a care home (Use Class C2), a 3FE primary school (including early years provision) (Use Class F1), a local centre, mobility hub, open space, amenity space, allotments, green infrastructure, sustainable drainage systems, vehicular and active travel routes, and supporting infrastructure and works. All matters reserved save for access from the B487."*
- 1.4 The Site is proposed to be allocated in the St Albans City & District Council ('SACDC') Draft Local Plan ('LP')¹ under Policy H1 – North Hemel Hempstead, AL3 7AU, for 1,500 dwellings (indicative) and a range of other uses, including a mixed-use local centre, a 3FE primary school including early years provision, care facilities, flexible non-residential uses, areas of play, sport and leisure, allotments and areas of open space including a new Suitable Alternative Natural Green Space ('SANG'). The Site, and Draft Site Allocation H1, also forms part of the emerging Hemel Garden Communities ('HGC').
- 1.5 The Proposed Development presents an excellent opportunity to deliver a sustainable extension of Hemel Hempstead as part of the delivery of the wider HGC. The residential-led mixed-use development would comprise the following:
- up to 1,500 dwellings (Use Class C3), including affordable homes, specialist housing for older people, and a care home (Use Class C2);
 - provision for a three-form entry primary school with early years (Use Class F1);

¹ St Albans City & District Council – [Draft Local Plan 2041 Regulation 19 Publication Part B](#) (September 2024)

- flexible non-residential uses (Class E, Class F1, Use Class F2, Sui Generis), including a local centre to support the needs of new and existing residents of Hemel Hempstead and a mobility hub with facilities to encourage alternative modes of transportation beyond private cars;
- a Sustainable Transport Corridor ('STC') and active travel routes that are integrated with the wider HGC development;
- delivery of a new Community Park, including SANG providing significant publicly accessible open space for new and existing residents, as well as acting as a green buffer to Redbourn;
- multi-functional Green Space (amenity green space, natural and semi-natural green space, parks and gardens, children's play area, allotments);
- sports pitches and changing facilities;
- the provision of a +10% Biodiversity Net Gain ('BNG') through on-site biodiversity enhancements and preservation of key habitats (and suitable mitigation and enhancements where necessary) for key protected species;
- enhanced integration of a network of sustainable drainage features ('SuDS').

1.6 The Proposed Development is the culmination of extensive technical work and has evolved following community consultation, working closely with SACDC Officers, key stakeholders and statutory consultees.

1.7 The National Planning Policy Framework ('NPPF')² (December 2024) states that planning permissions are to be determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 49 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to *"a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given)"*.

1.8 The current SACDC LP³ was adopted in 1994. The Council has prepared a version of the adopted SACDC LP Review 1994 ('SACDC LP Review') that highlights the saved policies and deleted policies that remain in effect. The emerging SACDC Draft LP was submitted for Examination on 29 November 2024, and the Hearings are set to conclude by 11 December 2025. Significant weight should therefore be given to the emerging SACDC Draft LP. This Application has been prepared in accordance with the SACDC Draft LP, which is anticipated to replace the current SACDC LP Review when it is adopted, and in accordance with the NPPF.

Submission Documents

² Ministry of Housing, Communities & Local Government - [National Planning Policy Framework](#) (December 2024)

³ St Albans City & District Council - [Local Plan Review 1994 - Saved and Deleted Policies Version \(July 2020\)](#) (November 1994)

- 1.9 This Planning Statement describes the Proposed Development and considers it against the relevant planning policy framework. It should be read in conjunction with the accompanying plans and drawings submitted as part of the Application, and the suite of specialist technical reports which have been prepared to address the full range of material planning considerations listed in **Table 1-1** and **Table 1-2**.

Table 1-1 Accompanying Plans and Reports

Plan	Consultant	Reference/Date
<i>For approval</i>		
Site Location Plan	Mosaic	1117_001_E
Land Use and Green Infrastructure Parameter Plan	Mosaic	1117_006_G
Access and Movement Parameter Plan	Mosaic	1117_007_G
Development Specification	Quod	December 2025
Redbourn Road Overview Plan	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.1 Rev P01 02 September 2025
Redbourn Road Key Plan	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.2 Rev P01 14 October 2025
Redbourn Road General Arrangement Plan Sheet 1	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.3 Rev P01 14 October 2025
Redbourn Road General Arrangement Plan Sheet 2	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.4 Rev P01 14 October 2025
Redbourn Road Geometry Plan Sheet 1	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.5 Rev P01 14 October 2025
Redbourn Road Geometry Plan Sheet 2	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.6 Rev P01 14 October 2025
Redbourn Road Vehicle Tracking Plan Sheet 1	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.7 Rev P01 14 October 2025
Redbourn Road Vehicle Tracking Plan Sheet 2	SLR	NHUK_VEC_ZZZ_XXX_SK_CR_00082.8 Rev P01 14 October 2025

Redbourn Road Vehicle Tracking Plan Sheet 3	SLR	NHUK-VEC_ZZZ-XXX-SK-CR-00082.9 Rev P01 14 October 2025
Redbourn Road Visibility Plan Sheet 1	SLR	NHUK-VEC-ZZZ-XXX-SK-CR00082.10 Rev P01 14 October 2025
Redbourn Road Visibility Plan Sheet 2	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.11 Rev P01 14 October 2025
Redbourn Road Long Section Location Plan	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.12 Rev P01 14 October 2025
Redbourn Road Long Section Plan Sheet 1	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.13 Rev P01 14 October 2025
Redbourn Road Long Section Plan Sheet 2	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.14 Rev P01 14 October 2025
Redbourn Road Long Section Plan Sheet 3	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.15 Rev P01 14 October 2025
Redbourn Road Typical Cross Section Plan Sheet 1	SLR	EHUK-VEC-ZZZ-XXX-SK-CR-00082.16 Rev P01 14 October 2025
Redbourn Road Typical Cross Section Plan Sheet 3	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.17 Rev P01 14 October 2025
Redbourn Road Highway Boundary Plan	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.18 Rev P01 14 October 2025
<i>For information</i>		
Planning Statement	Quod	December 2025
Cover Letter	Quod	December 2025
Stewardship Statement	Quod	December 2025
Illustrative Masterplan	Mosaic	005-1-R
Illustrative Phasing Plan	Mosaic	1117_011
Design & Access Statement ('DAS')	Mosaic	Rev v1 - November 2025

Green Infrastructure Strategy	FPCR	
Heights Strategy Plan	Mosaic	1117_007_C
Statement of Community Involvement ('SCI')	Cavendish	November 2025
Land Contamination Assessment	EPS Strategies	November 2025
Phase I Geo-Environmental Desk Study	TDS	November 2025 – Issue 3
Utilities Strategy & Assessment	TDS	PS-01 - November 2025
Outline Energy and Sustainability Statement	Savills Earth	November 2025

- 1.10 The Proposed Development constitutes an Environmental Impact Assessment ("EIA") application for the purpose of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 1.11 An EIA Scoping Report was submitted to SACDC in March 2025 (application ref. 5/2025/0645) to determine the extent of the issues to be considered in the assessment and reported in the Environmental Statement. The Scoping Opinion, decided on 23 May 2025, confirmed that the proposals constituted EIA development and that the scope of the EIA proposed by the Applicant was broadly acceptable, subject to the comments made in consultation responses being taken into account.
- 1.12 **Table 1-2** below sets out the contents of the Environmental Statement and supporting documentation. The Environmental Statement submitted with this Application has been prepared in accordance with the Scoping Opinion.

Table 1-2: Environmental Statement

Chapter No.	Technical Chapter
Volume 1: Main Text	
1	Introduction
2	Site and Setting
3	EIA Methodology
4	Alternatives
5	Description of the Development
6	Construction
7	Socio Economics
8	Human Health
9	Transport and Access
10	Noise and Vibration
11	Air Quality
12	Water Resources, Flood Risk and Drainage
13	Biodiversity
14	Cultural Heritage
15	Climate Change

16	Agricultural Land and Soils
17	Landscape and Visual Impact Assessment
18	Effects Interactions
19	Summary of Significant Effects
N/A	Non Technical Summary
Volume 2: Appendices	
3.1	Location of Specified Information in the ES
3.2	EIA Scoping Report
3.3	EIA Scoping Opinion and Consultation Responses
3.4	Schedule of Cumulative Schemes
5.1	Parameter Plans
5.2	Development Specification
5.3	Access Drawings
6.1	Outline Construction and Environmental Management Plan (CEMP)
7.1	Socio-economic Policy Summary
7.2	Extract from St Albans City & District Council, September 2024. Infrastructure Delivery Plan – Stage 3 Infrastructure Delivery Plan
8.1	Legislation Policy and Guidance
8.2	Community Baseline
8.3	Health Impact Assessment
9.1	Transport Assessment
9.2	Framework Travel Plan
9.3	Framework Construction Traffic Management Plan
10.1	Legislation Policy and Guidance
10.2	Measured Noise Level Data
10.3	Noise Survey Methodology
10.4	St Albans City & District Council Correspondence
10.5	Road Traffic Forecast Link Flows and Link Plan
11.1	Legislation Policy and Guidance
11.2	Construction Phase Fugitive Dust Emissions Methodology
11.3	Baseline Information and Assessment Input Data
11.4	Air Quality Method Statement
11.5	Dispersion Modelling Input Data
12.1	Legislation, Policy and Guidance
12.2	Flood Risk Assessment and Drainage Strategy
12.3	Site Visit Photographs
13.1	Bat Survey Report
13.2	Reptile Survey Report
13.3	Great Crested Newt Survey Report
13.4	Badger Survey Report
13.5	Dormouse Survey Report
13.6	Breeding Bird Survey Report
13.7	Winter Bird Survey Report
13.8	Biodiversity Net Gain Assessment Report
13.9	Shadow Habitat Regulation Assessment
13.10	Arboricultural Assessment
14.1	Archaeological Desk-Based Assessment
14.2	Built Heritage Statement

14.3	Archaeological Evaluation
15.1	Legislation and Policy
15.2	Greenhouse Gas Emissions Assessment
15.3	Climate Risk Assessment
15.4	Climate Change Inter-Related Effects
16.1	ALC Report, MAFF (1996)
16.2	ALC Report, Amet Property Ltd (2025)
17.1	Planning Policy Context
17.2	LVIA Methodology and Assessment Criteria GLVIA3
17.3	Landscape Effects Table (LET)
17.4	Visual Effects Table (VET)
17.5	Outline Landscape and Ecological Management Plan (LEMP)
Volume 3: Environmental Statement: Non Technical Summary	

1.13 The remainder of this Planning Statement is structured as follows:

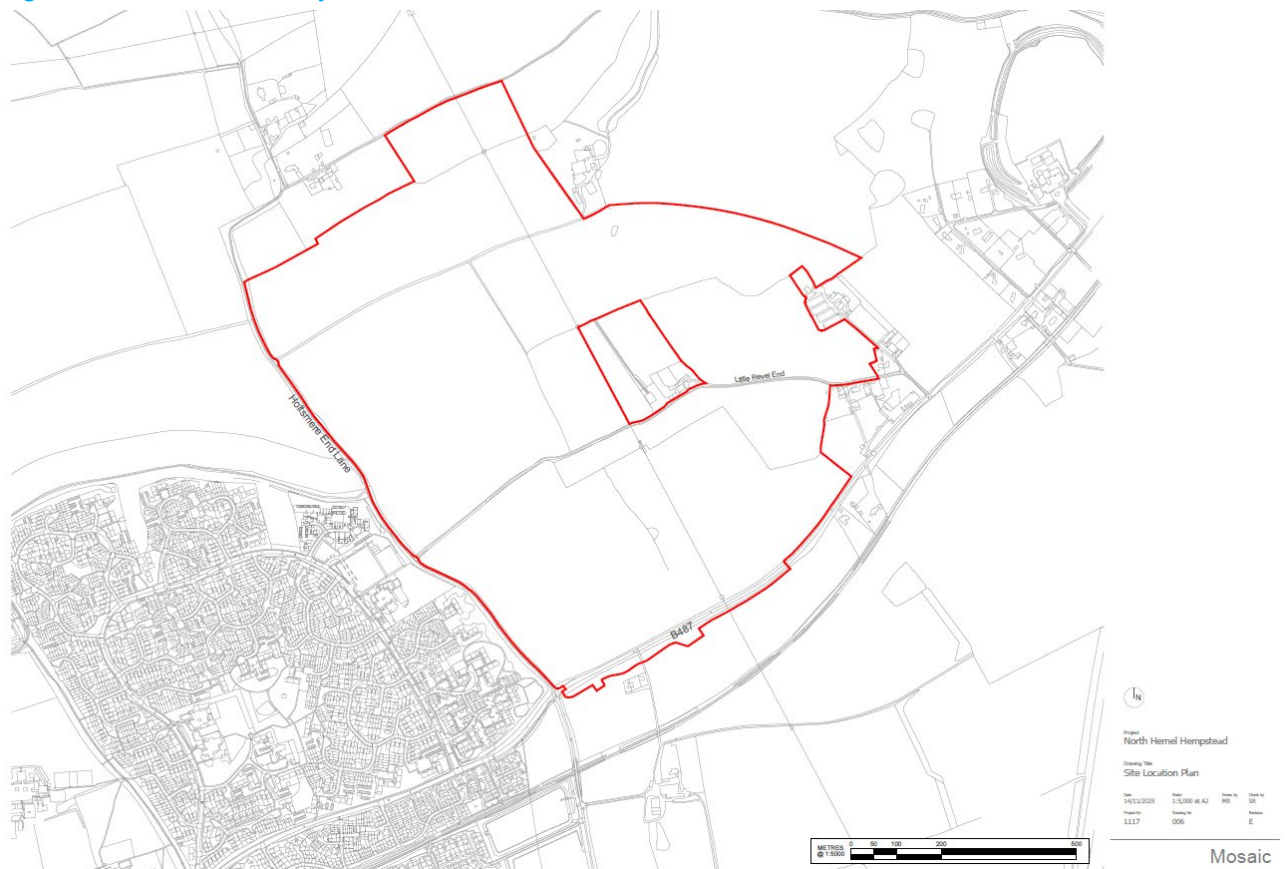
- **Section 2 – Application Site and Surroundings:** this Section describes the Site and Surrounding Area to provide context to the Application.
- **Section 3 – Application Engagement:** this Section summarises the engagement the Applicant has undertaken.
- **Section 4 – Proposed Development:** this Section sets out the Proposed Development describing the detailed components of the scheme.
- **Section 5 – Planning Policy:** this Section provides a summary of the local and national planning policy considerations relevant to the Proposed Development.
- **Section 6 – Key Planning Considerations:** this Section provides an assessment of the Proposed Development against the relevant planning policies, guidance and material considerations.
- **Section 7 – Proposed Section 106 Heads of Terms:** this Section sets out proposed draft Heads of Terms to be discussed with SACDC and HCC.
- **Section 8 – Conclusion:** this Section summarises the Proposed Development and highlights the scheme's benefits.
- **Appendices**
 - 1 – St Albans City & District Council Local Plan – Key Policies
 - 2 – National Planning Policy Framework – Key Policies

2 The Application Site and Surroundings

The Application Site

- 2.1 The Site location is shown in **Figure 2-1** below. The Site is located north of the B487 (Hemel Hempstead Road / Redbourn Road) between the eastern urban edge of Hemel Hempstead and the village of Redbourn, approximately 4km north east of Hemel Hempstead's town centre, in the Local Authority of SACDC. The M1 is located to the north east of the Site, between the Site and the village of Redbourn. The Site lies immediately east and south of the administrative boundary of Dacorum Borough Council ('DBC').
- 2.2 The Site is identified in the submitted Draft SACDC LP (Site H1 – North Hemel Hempstead) for an urban extension of 1,500 new homes (indicative).
- 2.3 The Site comprises predominantly agricultural farmland with areas of pasture, interspersed with mature field trees and hedgerow field boundaries.

Figure 2-1: Site Boundary



- 2.4 The Site is undulating and falls generally from Northwest to Southeast. Two shallow “valley” features follow the topography towards the south east corner of the Site towards the B487. The B487 is slightly elevated from the Site by approximately 500mm along the southern boundary of the Site.

- 2.5 The Site includes the B487, and extends to the south of the B487 to accommodate the proposed junction works. The Site includes hedgerows, trees and agricultural farmland.
- 2.6 The Site is bounded by the B487 to the south, Holtsmere End Lane (a single carriageway rural lane) to the west and north. Little Revel End, a single carriageway rural lane serving a small number of residential properties, divides the centre of the Site east to west.
- 2.7 The Site is in close proximity to strategic routes and benefits from direct linkages via the B487 to the A5183 Dunstable Road and the M1 motorway to the east.
- 2.8 Three public footpaths (ref: Redbourn 009, 010 and 011) cross the Site. The Site does not contain any areas of Ancient Woodland listed on Natural England's inventory, and there are no Tree Preservation Orders ('TPOs') on the Site. The Site includes some priority habitats including hedgerows and woodland.
- 2.9 Environment Agency (EA) flood maps show the Site is shown to be located entirely within Flood Zone 1 indicating a below 0.1% annual risk of flooding from river and coastal sources. There are some areas of surface water flood risk associated with an unnamed watercourse and topographical drainage in the south west and east of the Site, and reservoir flood risk on the B487 in the south of the Site. There are no notable waterbodies within the Site.
- 2.10 The Site is not subject to any land-based environmental statutory or non-statutory designations. The Site is within Alpine Meadows and Ashridge Commons and Woods Sites of Special Scientific Interest ('SSSI') Impact Risk Zone. These SSSI sites are located approximately 7.5km west of the Site.
- 2.11 An overhead high voltage electricity pylon route crosses the centre of the Site on a north to south alignment. A pair of overhead HV services also cross the Site, skirting the existing residential development of Woodhall Farm. A high-pressure British Pipeline Agency ('BPA') oil fuel pipeline crosses the Site diagonally from north-west to south-east with associated easements.
- 2.12 The Site will be in the Green Belt at the point of submitting the planning application. However, Site H1 – North Hemel Hempstead is proposed to be released from the Green Belt based on the submitted SACDC Draft LP. The Application reflects the policies in the Draft LP.

The Surroundings

- 2.13 Approximately 4ha of land including residential properties and associated gardens of Little Revel End Farm are excluded from the centre of the Site.
- 2.14 To the west of the Site and Holtsmere End Lane is Woodhall Farm residential neighbourhood and includes Woodhall Farm Medical Centre, Brockwood Primary School, Woodhall Farm Medical Centre and small retail area including a Sainsbury's supermarket and car park.
- 2.15 Tullochside Farm, adjacent to the south eastern Site boundary, includes a dwelling, gypsy and traveller site with caravans and other buildings. Spencer's Park residential development is under construction to the south west of the Site. To the north comprises Holtsmere End hamlet which includes the Grade II listed Holtsmere Manor, and to the north east comprises a

farmhouse and farm buildings associated with Great Revel End Farm. Two Grade II listed buildings are associated with Great Revel End Farm: a Barn and Great Revel End Farmhouse.

- 2.16 The Aubreys Camp Scheduled Monument is located approximately c.250m to the north-east, below the Site in the bottom of a valley.
- 2.17 To the south, on the southern side of the B487, is the Grade II listed Wood End Cottages. The land to the south of the B487 has been identified for development in the submitted Draft SACDC LP (Site H2 – East Hemel Hempstead (North)).
- 2.18 The Chilterns National Landscape is located approximately 900m north of the Site's northern boundary.

Surrounding HGC sites

- 2.19 In addition to Draft Site Allocation H1, three other sites make up the SACDC element of HGC. These are Draft Site Allocation H2, directly south of the Site, Draft Site Allocation H3, south of H2, and Draft Site Allocation H4, adjacent to M1 Junction 8, all of which are owned by The Crown Estate ("TCE"). HGC also extends into the DBC administrative authority. The DBC element of HGC is referred to as Hm01 and adjoins the north western corner of the Site.
- 2.20 TCE has submitted a planning application in November 2025 to SACDC and DBC for proposed development at draft Site Allocations H2-H4. Both the Applicant and TCE have worked collaboratively in forming the development proposals at North Hemel (draft Site Allocation H1) and at East Hemel (draft Site allocations H2-H4), particularly in relation to the interface between the two developments along the B487. This interface, including the proposed eastern and western junctions, is discussed in more detail within the Proposed Development section of this Planning Statement.

Planning History

- 2.21 The majority of the Site is open greenfield land that has not been previously developed and therefore has a limited planning history. The most relevant planning history associated with the Site is the request for a Scoping Opinion submitted by the Applicant under application reference 5/2025/0645 on 27 March 2025. SACDC issued their Scoping Opinion to the Applicant on 23 May 2025.
- 2.22 Prior to the submission of the Applicant's request for a Scoping Opinion, a request for a Scoping Opinion for a proposed solar park was submitted under reference 5/2013/2269 on 18 August 2013. No planning application came forward following this Scoping Opinion. SACDC issued their Scoping Opinion on 19 November 2013.
- 2.23 Surrounding the Site are several small-scale, predominantly household planning applications which are not of relevance to the Proposed Development.

3 Application Engagement

- 3.1 The development proposals have been informed by extensive pre-application discussions with SACDC as the LPA, DBC, Hertfordshire County Council ('HCC'), and HGC. This has included formal pre-application meetings as part of a Planning Performance Agreement ('PPA'), and additional workshops and meetings. These are summarised below.
- 3.2 The Applicant has also held community consultation events to understand residents' priorities and initial feedback on the emerging design. Further information can be found in the submitted Statement of Community Involvement ('SCI').

PPA Pre-Application Meetings with SACDC and HCC

- 3.3 A PPA was signed between the Applicant and SACDC, HCC, and HGC (as a non-statutory supporting party) to agree timescales, actions and resources for the planning application.
- 3.4 Ten pre-application meetings with SACDC have been held between February 2025 and October 2025. In summary, the following pre-application meetings took place:
- Pre-app meeting #1 (13 February 2025) – this meeting discussed masterplanning principles with a focus on building the masterplan around green infrastructure and key movement corridors across the Site. This meeting also included an overview of the Site's constraints and opportunities, and emerging masterplanning design concepts. SACDC welcomed the approach of building the masterplan around the constraints, opportunities and green and blue infrastructure.
 - Pre-app meeting #2 (13 March 2025) – the first part of the meeting focused on connectivity within the Site and surrounding area, including green links, movement and access. SACDC welcomed the principles of connectivity and recommended collaboration with TCE regarding connectivity and treatment of the B487. The second part of the meeting discussed the approach to the EIA Scoping Report prior to the submission of the Scoping request to SACDC.
 - Pre-app meeting #3 (3 April 2025) – the Applicant provided an overview of the likely content of the Design & Access Statement and the Development Specification, including the approach to Key Design Principles and Character Areas and how these consider the Draft HGC Strategic Design Code Principles. SACDC provided recommendations on what topics should be included within the Key Design Principles to help guide future reserved matters applications ('RMAs').
 - Pre-app meeting #4 (6 May 2025) – this meeting focused on providing updates regarding the strategic connections within the Site and how wider connectivity beyond the Site boundary is being considered and main access points into the Site. The proposed STC alignment and bus access strategy were presented, as well as the potential locations of the proposed mobility hub, local centre and primary school, and active travel routes across the Site. The initial proposed parameter plan and land use budget were also presented for discussion. SACDC welcomed the proposed location of the mobility hub

within proximity to the STC and local centre. SACDC recommended that the parameter plan include limits of deviation for the STC alignment to allow flexibility.

- Pre-app meeting #5 (8 July 2025) – this meeting was used to discuss the drainage strategy for the Site. The Lead Local Flood Authority ('LLFA') attended this meeting in addition to SACDC, HGC and HCC. The LLFA welcomed the approach to the drainage strategy and noted that the work undertaken to date was positive.
- Pre-app meeting #6 (29 July 2025) – this meeting was used to present draft parameter plans, illustrative masterplan and a skeleton of the development specification. SACDC provided recommendations on what should be included and excluded from control documents to ensure that officers dealing with future RMAs are clear on what has been approved as part of the Application.
- Pre-app meeting #7 (20 August 2025) – the first part of the meeting focused on character areas, including placemaking hierarchy and principles, and street hierarchy and key design principles. The second part of the meeting discussed the social infrastructure being delivered on-site, the local centre, school, mobility hub, and sports provision.
- Pre-app meeting #8 (14 October 2025) – this was a joint meeting between TCE and the Applicants with SACDC, DBC, HCC and HGC. The meeting focused on the interface along the B487 between Site Allocations H1 and H2. The meeting was used to present the proposed planning strategy for this area, along with a joint approach to the treatment of the B487, including proposed key design principles that would be included within both this Application and TCE application to guide the future development in this area of both outline applications. The LPA's welcomed the proposed planning strategy of two outline applications which overlap along the B487, providing the proposed development in this overlap is identical in both outline applications.
- Pre-app meeting #9 (31 October 2025) – this meeting was used to discuss: the relevant list of policy documents to be discussed in the S106, the likely topics for inclusion, and potential delivery mechanisms for the proposed infrastructure. A follow-up meeting was held to discuss the approach to stewardship. Further information on stewardship is contained within the supporting Stewardship Statement.

Member Briefings

- 3.5 The Applicant presented at two Councillor Member Briefings: a meeting with SACDC Councillors took place on 2 June 2025; and a meeting with DBC Councillors took place on 11 June 2025. Whilst the Application lies within SACDC, the Applicant felt it was important to present to DBC, given it is an extension to Hemel Hempstead which is within DBC and given the application boundary is within proximity to the DBC district boundary. The Applicant sought Councillors' early involvement in the pre-application discussions to help draw out any key issues so that these could be considered as part of the evolution of the masterplan.
- 3.6 At both Member Briefings, the Applicant provided an overview of the Proposed Development and presented the emerging masterplans and designs, scheme benefits, consultation engagement to date, as well as planned engagement activities, policy overview and the evolution of the scheme to date.
- 3.7 The Members' questions focused on transport and infrastructure matters, including how buses would service the Site, and how shared infrastructure would be considered jointly with

neighbouring East Hemel. These matters have subsequently been discussed with HCC through technical transport specific workshops.

Design Review Panels

- 3.8 The Applicant undertook two sessions with Design South East's ('DSE') Design Review Panel ('DRP') in May 2025 and September 2025.
- 3.9 The purpose of these meetings was to share the emerging proposals with the DRP and obtain feedback on the emerging masterplan. The DSE panel members included expertise in urban design, masterplanning, transport planning, landscape architecture, and community development and stewardship. The summary of the feedback received is provided below.
- DRP #1 (14 May 2025) – a review of the Site was undertaken with a focus on the emerging concepts of movement and connectivity, the landscape strategy, character areas and the nature of the STC. Feedback was received on 29 May 2025. DSE welcomed the early engagement and supported the consideration of the Sites opportunities and constraints and how this work has influenced the layout and parameters of the Proposed Development. The key recommendations from the DRP included strengthening the proposals along the STC by illustrating in more detail how the nature of the STC evolves through the Site, considering wider connectivity outside of the Site boundary, utilising sections to explain the Site's topography and providing more detail on the densities and proposed character areas within the Site.
 - DRP #2 (24 September 2025) – this follow-up DRP meeting focused on the proposed character areas and densities. DSE welcomed the follow-up meeting and commended the work that had been undertaken since the previous DRP to understand and refine the character areas across the Site, and to tailor them so that they are specific to their context. DSE encouraged the Applicant to ensure that the key design principles are tailored to the Site, and to ensure that the Application includes more detail on the Site's topography.

Stakeholder Meetings

- 3.10 Meetings have also taken place with a number of stakeholder groups, including the following:
- **Natural England:** a meeting took place with Natural England on 18 March 2025 to discuss the proposed SANG strategy. Natural England issued its formal written advice on 23 September 2025. Natural noted that the size and location of the SANG was acceptable but noted that a circular walk needs to be provided and have a minimum length of 2.3km. The SANG design has been subsequently updated to address Natural England's comments.
 - **HCC Highways:** several meetings have taken place with the HCC Highways Officers, including 24 June, 8 July, 17 July, 24 July and 20 August 2025. These meetings covered the topics of active travel connectivity, the public transport strategy, trip generation and modelling, access, site layout and the STC and a meeting to discuss updates and raise further transport questions related to the Site.

- **HCC Public Rights of Way:** a meeting with HCC's rights of way team was held on 6 August 2025 and focused on the potential Public Rights of Way ('PRoW') diversion around Great Revel End Farm, which lies outside of this Application, and the potential for DBC to deliver a connection through the woodland area in Woodhall Farm, adjacent to the Site. It was discussed that there is an opportunity for DBC to deliver a connection through the woodland, which could connect up to the existing PRoW to the north of the woodland. This would deliver a formalised route from Woodhall Farm into the emerging HGC Development. Following the meeting, the Applicants wrote to DBC to explain that as part of the emerging planning application for the Site, the Applicants are willing to provide a financial contribution to DBC to enable DBC to deliver this connection. It is envisaged that this contribution would be secured as part of the S106 Agreement.
- **HCC LLFA:** refer to pre-app meeting #5 above. The LLFA also provided written pre-application feedback on 26 November 2025. The LLFA recommended the development avoid the flow paths and exceedance event routes as much as practicably possible and any crossing should be clear span and raised above the flood level. The LLFA requested that the Application be supported by a full Flood Risk Assessment, outline Drainage Strategy and greenfield runoff rates.
- **HCC Ecology:** on 12 March 2025, the Applicant team met with HCC Ecology to discuss and agree on the ecology surveys being undertaken on-site.
- **HCC Education:** the Applicant met with HCC Education on several occasions to discuss the proposed location of the school. HCC Education has stated that it is comfortable with the proposed location for the primary school shown on the parameter plan that accompanies this Application.
- **NHS Hertfordshire and West Essex ICB:** the NHS were provided with an overview of the Proposed Development for review. No comments were received.
- **Redbourn Parish Council:** two meetings were held with Redbourn Parish Council, providing an opportunity for questions and answers on the Proposed Development, including on Section 106 contributions towards PRoW, security of the community park, and on the construction phases. There were also concerns of traffic at construction and operation.
- **Affinity Water:** a pre-Development enquiry was undertaken with Affinity Water to establish capacity to provide potable water to the Proposed Development. Affinity Water confirmed their ability to supply water to the Site.
- **Thames Water:** a meeting with Thames Water took place to establish capacity within the existing network. It was confirmed that they were unable to meet the full needs of the development at this time, and that appropriate upgrades would be required to meet the demand of the Proposed Development. Outline or full planning permission must be granted in order for Thames Water to commence network modelling.
- **Historic England:** a Site visit took place on 2 June with SACDC (Place Services) and Historic England in order to better understand the setting of the Scheduled Monument, its significance to the monument and the potential impact of any development on that significance. It was agreed with SACDC (Places Services) that further trenching would be undertaken following any planning permission in order to design a scope of archaeological mitigation.

Public Consultations

- 3.11 A series of public consultation events were held in the lead-up to this submission. The first round of consultation was held both online and in-person between 14 July and 1 August. The second round of consultation consisted of an online consultation hosted on the project website between 1 and 19 October 2025.
- 3.12 The first round of public consultation included two in-person public exhibitions that took place on 14 July 2025 at the Aubrey Park Hotel and on 16 July at Brockswood Primary School.
- 3.13 In addition to the exhibitions, a project website was used to display all the information about the proposals. Newsletters were distributed to nearby addresses on 7 July 2025 and 1 October 2025. A two-page newsletter was distributed to 4,123 addresses around the Site for the first round of consultation, and a one-page newsletter was distributed to 621 nearby addresses for the second round of consultation. The newsletter provided a summary of the proposals, information about the Applicants, the consultation, in-person events and ways to provide feedback and details of the website. Social media advertising was used to promote the two rounds of consultation and survey.
- 3.14 The exhibitions were able to reach a broad area of coverage for community involvement. The first public consultation event in July 2025 received a total of 142 responses. A summary of the key themes raised is as follows:
- there were concerns over the loss of the Green Belt, albeit with positive comments relating to the delivery of public open space;
 - concerns over increased traffic;
 - the delivery of a new primary school was generally welcomed;
 - concerns over increased pressure on local services and infrastructure, however, the financial contributions to local services was supported; and
 - support for the delivery of Biodiversity Net Gain.
- 3.15 A second round of public consultation took place online in September and October 2025 and received a total of 80 responses. The comments received were generally similar to those provided at the first public exhibition. The key themes raised include:
- concerns about insufficient healthcare facilities;
 - concerns about traffic congestion and inadequate road infrastructure;
 - concerns over the loss of Green Belt land;
 - support for genuinely affordable housing, particularly for local residents; and
 - support for the community park and recreation spaces.
- 3.16 Feedback forms were made available at the in-person events and were made digitally available via the website during the first and second rounds of consultation. A total of 423 responses were received across the consultation period, including the initial engagement survey.
- 3.17 The submitted SCI provides a full overview of the comments made on the Proposed Development at the exhibitions and the feedback from the written forms received online and via post.

4 Proposed Development

4.1 Planning permission is sought for the following:

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

Scope of the Outline Application

4.2 The Application seeks outline planning permission with all matters reserved, save for access from the B487, to provide the necessary flexibility for the detailed design of the scheme at a later date. All of the matters set out below are reserved for later approval⁴:

- Access – as noted above, access details from the B487 are submitted for formal approval as part of this Application, with all other access points indicative
- Appearance
- Landscaping
- Layout
- Scale

4.3 An outline planning permission results in the principle of a development being consented, with a scheme that is not wholly fixed but with some parts subject to specific development controls set out within the Parameter Plans and the Development Specification. These are known as the ‘control documents’ and will be secured through planning conditions. This Planning Statement is not a control document.

4.4 The documents and plans that are being submitted for approval, referred to as the “Control Documents”, are set out in **Table 4.1**.

Table 4-1: The Application Control Documents

Document/Plan Title	Consultant	Reference/Date
Development Specification	Quod	December 2025
Site Location Plan	Mosaic	1117_001_E
Land Use and Green Infrastructure Parameter Plan	Mosaic	1117_006_G
Access and Movement Parameter Plan	Mosaic	1117_007_G

⁴ In accordance with Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ("DMPO")

Redbourn Road Overview Plan	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.1 Rev P01 02 September 2025
Redbourn Road Key Plan	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.2 Rev P01 14 October 2025
Redbourn Road General Arrangement Plan Sheet 1	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.3 Rev P01 14 October 2025
Redbourn Road General Arrangement Plan Sheet 2	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.4 Rev P01 14 October 2025
Redbourn Road Geometry Plan Sheet 1	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.5 Rev P01 14 October 2025
Redbourn Road Geometry Plan Sheet 2	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.6 Rev P01 14 October 2025
Redbourn Road Vehicle Tracking Plan Sheet 1	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.7 Rev P01 14 October 2025
Redbourn Road Vehicle Tracking Plan Sheet 2	SLR	NHUK_VEC_ZZZ_XXX_SK_CR_00082.8 Rev P01 14 October 2025
Redbourn Road Vehicle Tracking Plan Sheet 3	SLR	NHUK-VEC_ZZZ-XXX-SK-CR-00082.9 Rev P01 14 October 2025
Redbourn Road Visibility Plan Sheet 1	SLR	NHUK-VEC-ZZZ-XXX-SK-CR00082.10 Rev P01 14 October 2025
Redbourn Road Visibility Plan Sheet 2	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.11 Rev P01 14 October 2025
Redbourn Road Long Section Location Plan	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.12 Rev P01 14 October 2025

Redbourn Road Long Section Plan Sheet 1	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.13 Rev P01 14 October 2025
Redbourn Road Long Section Plan Sheet 2	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.14 Rev P01 14 October 2025
Redbourn Road Long Section Plan Sheet 3	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.15 Rev P01 14 October 2025
Redbourn Road Typical Cross Section Plan Sheet 1	SLR	EHUK-VEC-ZZZ-XXX-SK-CR-00082.16 Rev P01 14 October 2025
Redbourn Road Typical Cross Section Plan Sheet 3	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.17 Rev P01 14 October 2025
Redbourn Road Highway Boundary Plan	SLR	NHUK-VEC-ZZZ-XXX-SK-CR-00082.18 Rev P01 14 October 2025

- 4.5 Future RMA submissions will substantially conform with the Control Documents. The role of the Control Documents and the approach to subsequent approvals is explained in the accompanying Development Specification.

Overview of Proposed Development

Illustrative Layout

- 4.6 An Illustrative Masterplan is submitted as part of the Application, as shown in **Figure 4-1**. The Illustrative Masterplan demonstrates a way in which the Proposed Development could come forward on the Site to deliver the quantum of residential and non-residential floorspace having regard to the various site constraints and the surrounding context. The Illustrative Masterplan is not a Control Document.
- 4.7 Full details of the illustrative layout are set out within the submitted Design & Access Statement.

Figure 4-1: Illustrative Masterplan



Proposed Land Use - Residential

- 4.8 The Proposed Development proposes up to 1,500 homes (Use Class C3) (including specialist accommodation for older people), in addition to a care home (Use Class C2) of approximately 70 beds, within the Development Area shown on the Land Use and Green Infrastructure Parameter Plan.
- 4.9 At the time this Application has been submitted, the exact mix of dwellings that might be needed is unknown and the unit mixes for all housing tenures are therefore expressed as ranges within Table 3.3 of the Development Specification document. The housing mix will be delivered through RMAs on a phase by phase / zone by zone basis.
- 4.10 The Site will comprise a mix of homes and apartments. Full details of proposed housing typologies are indicatively provided for identified Character Areas in the submitted DAS. Building heights are shown on the heights strategy plan and are described in the Development Specification Document.
- 4.11 All homes would be designed to meet the nationally described space standards.

Proposed Land Use - Education

- 4.12 The Land Use and Green Infrastructure Parameter Plan safeguards an area of approximately 3ha for a three-form entry primary school with early years provision. This includes staff parking, associated play areas, outside space and sports pitches. The Illustrative Masterplan demonstrates how a school and associated playing fields could be accommodated within this area. The location of the school has been chosen so that it is in proximity to the local centre, the mobility hub and the STC.
- 4.13 The detailed design of the school will be subject to future RMAs and has been indicatively shown on the Illustrative Masterplan in line with the feedback received from HCC Education during preapplication engagement.
- 4.14 HCC's required School Land Specification has been completed and issued to HCC to provide assurance at this outline stage on the suitability of the proposed plot within the Site. It is expected that there will be a S106 obligation to transfer the school site to HCC.

Proposed Land Use - Local Centre

- 4.15 The local centre is proposed to be located at the heart of the Proposed Development, as shown on the Land Use and Green Infrastructure Parameter Plan, to provide a focal point for the community, comprising shops and services that will serve the daily needs of the new neighbourhood.
- 4.16 The detailed design of the local centre, to include the location of each use, will be subject to future RMAs. The Illustrative Masterplan shows a way in which these non-residential uses could be delivered. The breakdown of floorspace for these non-residential uses in the local centre is set out in Section 3 of the submitted Development Specification Statement.

Green Infrastructure and Open Space

- 4.17 The approach to green infrastructure and landscaping has been a central focus of the design development, particularly given that part of the Site is being released from the Green Belt, and part of the Site will remain in the Green Belt.
- 4.18 As shown on the Land Use and Green Infrastructure Parameter Plan, the Proposed Development will provide a significant proportion of green infrastructure and open space, as well as significant structural planting to integrate the residential development within the broader landscape.
- 4.19 The Proposed Development will deliver SANG, including new and improved access links and PRow, and multi-functional public green space, including amenity green space, natural and semi-natural green space, parks and gardens, children's play areas and allotments. Approximately 3.86ha of playing pitch provision is proposed. The precise sports pitch provision will be determined at RMA stage. Within the identified area, it is anticipated that the following could be accommodated: 1 adult football pitch, 2 youth football pitches, 3 mini-soccer pitches and changing facilities.
- 4.20 The Illustrative Masterplan, the DAS, and the Green Infrastructure Strategy, provide detail on how the landscaping strategy, open (and recreational) space provision and play space could come forward. The approach has been landscape-led and embeds extensive planting throughout the Proposed Development. The Green Infrastructure Strategy has been

developed taking into account the Sustainable Drainage Strategy and Noise Assessment to ensure effective coordination and integration between the respective elements.

- 4.21 **Table 4-2**, below sets out approximately how much green infrastructure and open space are proposed on the Site.

Table 4-2: Green Infrastructure & Open Space Provision

Green Infrastructure / Open Space Typology		Approximate Ha
Multi-functional green space	Amenity Green Space	5.51
	Natural and semi-natural green spaces	12.46
	Parks and Gardens	2.56
Children's play areas		0.22
Allotments		1.62
Playing Pitch Provision		3.86
Suitable Alternative Natural Greenspace		28.80
Total		55.02

Building heights and levels

- 4.22 Details of the earthworks strategy would be subject to reserved matters. At this outline stage, an indicative earthworks strategy has been developed which responds to the topography, minimising cut and fill and avoiding large, engineered platforms.
- 4.23 A drawing showing the indicative earthworks strategy and cut and fill across the Site is provided in ES Chapter 6: Construction (Figure 6.1). This shows that most regrading would be within ± 1.5 m, with the steepest transitions located near the valley sides and managed sensitively within private gardens or rear plot boundaries rather than public open space. The largest areas of change would be associated with the creation of attenuation features and to deliver highway infrastructure in the south west part of the Site.
- 4.24 The earthworks strategy would ensure gentle gradients along main streets, ensuring that the STC and key walking and cycling routes remain fully inclusive. Where steeper slopes occur, a hierarchy of design responses would be applied. Minor level changes would be accommodated through gentle garden grading or low retaining features up to approximately 0.5 metres, while more pronounced transitions of 0.6 to 1.8 metres would likely be addressed using retaining walls. Illustrative sections are provided within the DAS.

- 4.25 There will also be localised changes to facilitate the attenuation ponds, however, these will be designed to blend into the landscape. No discernible level changes are envisaged across the remaining Site area to the east, i.e. beyond the proposed built development extent.
- 4.26 Details of enabling works necessary to prepare the Site for construction of development would be agreed by planning condition. Maximum heights for buildings within the built development zones are controlled by the Development Specification.

Woodland, Trees, Hedgerows and Vegetation

- 4.27 The Development will result in the removal of trees and sections of hedgerow to create the new access and road infrastructure; all retained vegetation will be protected and where possible, supplemented with new planting as part of the scheme. Landscape proposals include native woodland belts along the southern edge, to provide a strong gateway and ensure that a robust green boundary with the B487 Hemel Hempstead Road is established, and the northern and north eastern perimeter as well as within the eastern part of the Site, to provide a 'multi-functional wooded landscape buffer' to further protect the setting of the Chilterns National Landscape.
- 4.28 Native trees, scrub and hedgerow planting, extensive areas of meadow grassland, as well as wetland planting associated with the attenuation ponds, are also proposed.

Water Features and Watercourses

- 4.29 The pond within the Site, south of Great Revel End Farm, will remain in its existing form and be sensitively integrated within the proposed Community Park to maintain and maximise its ecological value, as well as providing a recreational asset for the Proposed Development. It will be retained within an area of appropriate grassland and will not be impacted upon by the built development, being managed as a key landscape feature. The proposed attenuation ponds and swales will be designed to promote ecology, providing both landscape and biodiversity value, further benefitting the Site and local landscape.

Access and Movement

- 4.30 The Application is only seeking detailed consent for two vehicular, pedestrian and cycle access points off the B487. Detailed junction plans are submitted as part of this Application for the junctions onto the B487, and works need to deliver these junctions. These junctions are:
- Western junction – this is a bus and pedestrian only junction onto the B487.
 - Eastern junction – this is the STC all-modes Junction onto the B487.
- 4.31 A bus and pedestrian only access is proposed in the south of the Site onto the B487. The eastern junction, which is the STC junction onto the B487, is proposed to be open to all modes.
- 4.32 Both junctions are proposed to be signal controlled. The Eastern Junction includes controlled pedestrian and cycle crossing points on all arms. There is not anticipated to be high levels of crossing movements across the B487 at the Western Junction, with the main desire line towards the town centre and HGC Green Loop to the west. However, the proposals include a controlled pedestrian crossing point on the eastern arm of the junction to facilitate occasional crossing movements. The two junctions are connected by pedestrian and cycle routes on both sides of Hemel Hempstead Road that run parallel with the carriageway.

- 4.33 The Access and Movement Parameter Plan shows other potential access zones into the Site. The detail and exact location of these access points will be included within future RMAs as the Proposed Development is planned and designed in detail. Flexible access for vehicles, pedestrians and cyclists is proposed in the north of the Site onto the existing Holtsmere End Lane.
- 4.34 The parameter plan also shows the STC route with limits of deviation to allow flexibility on the final alignment of the STC. The STC, as shown on the Access and Movement Parameter Plan, will run through the Site in a north west to south east direction and continue onto SACDC Draft Site Allocation H2 to the south.
- 4.35 The STC will be designed to facilitate efficient bus movement and must be managed to ensure low traffic flow and speed conditions. The STC will include segregated pedestrian and cycle routes alongside the carriageway.
- 4.36 General traffic will be permitted to use the STC on entry to the Site from the B487 Hemel Hempstead Road. The STC will be open to general traffic for delivery within the LP period, however it will be designed to safeguard provision for a potential bus gate in the future, with general traffic displaced onto the adjoining primary roads.
- 4.37 It is expected that, as part of the wider HGC Programme, the STC will run through the entirety of the HGC urban extension. The parameter plan shows an access “zone” to the north west of the Site that will allow flexibility for the STC route that lies within the DBC element of HGC to connect to the Site. The detail of proposed internal access and movement arrangements will be included within future RMAs. However, the Access and Movement Parameter Plan identifies the key east-west routes that cross the Site, including the route along Little Revel End Lane. The nature of Little Revel End Lane has been carefully considered to prioritise the movement of pedestrians and cyclists through the Site, providing a network of green links and walking and cycling routes that connect the built development of the Site to the proposed SANG and beyond. As noted on the parameter plan, it is anticipated that the western part of Little Revel End Lane will be closed to vehicular traffic. The proposed closure of this route to vehicles will be subject to a separate Traffic Regulation Order.
- 4.38 The access and movement strategy for the Site has been discussed and carefully designed with HCC Highways through detailed pre-application and post-submission engagement.
- 4.39 The submitted Transport Assessment provides full details of the access and movement proposals, including details of off-site improvements. Planning conditions, obligations and/or S278 Highway Agreements will be used to secure the details and delivery of the identified off-site measures. The proposed HGC Green Loop along Holtsmere End Lane lies outside of the Application boundary, but is expected to be delivered through a S278 Highways Agreement.
- 4.40 A mobility hub is proposed within proximity to the local centre. The purpose of the mobility hub is to provide a central transport hub next to the local centre that offers an interchange point between sustainable transport modes, including bus, cycle, micro-mobility, and electric car club, alongside other facilities to enable sustainable lifestyles.
- 4.41 Exact car parking numbers for the phases of development will be detailed in future RMA’s but the baseline for the residential parking provision is set out in the Development Specification

document and follows the standards as set out within SACDC's Cycle and Car Parking Guidance and Standards for New Developments (Appendix 1 of SACDC Draft Local Plan). It is expected that a mix of parking ratios, forms and types will be provided depending on the character and typology of the area, including a combination of on and off-plot car parking. The level of car parking will seek to strike a suitable balance between encouraging the uptake of sustainable modes of travel, as well as meeting resident's needs, whilst not resulting in over-spill parking occurring.

- 4.42 Appropriate infrastructure for electric vehicle charging provision will be accommodated. Detail on this provision will be provided in future RMA's.

Phasing

- 4.43 An Illustrative Phasing Plan has been prepared and submitted as part of this Application. Whilst this remains indicative it demonstrates the intent for scheme delivery via a preferred sequence, including the construction of the Eastern Junction and Western Junction within Phase 1.
- 4.44 The exact sequence and timing of the phases may be subject to variation dependent on market demand and other factors. As it is indicative, the phasing plan does not comprise a controlling document and the application submission and assessment does not rely on this sequence of phasing.

5 Planning Policy

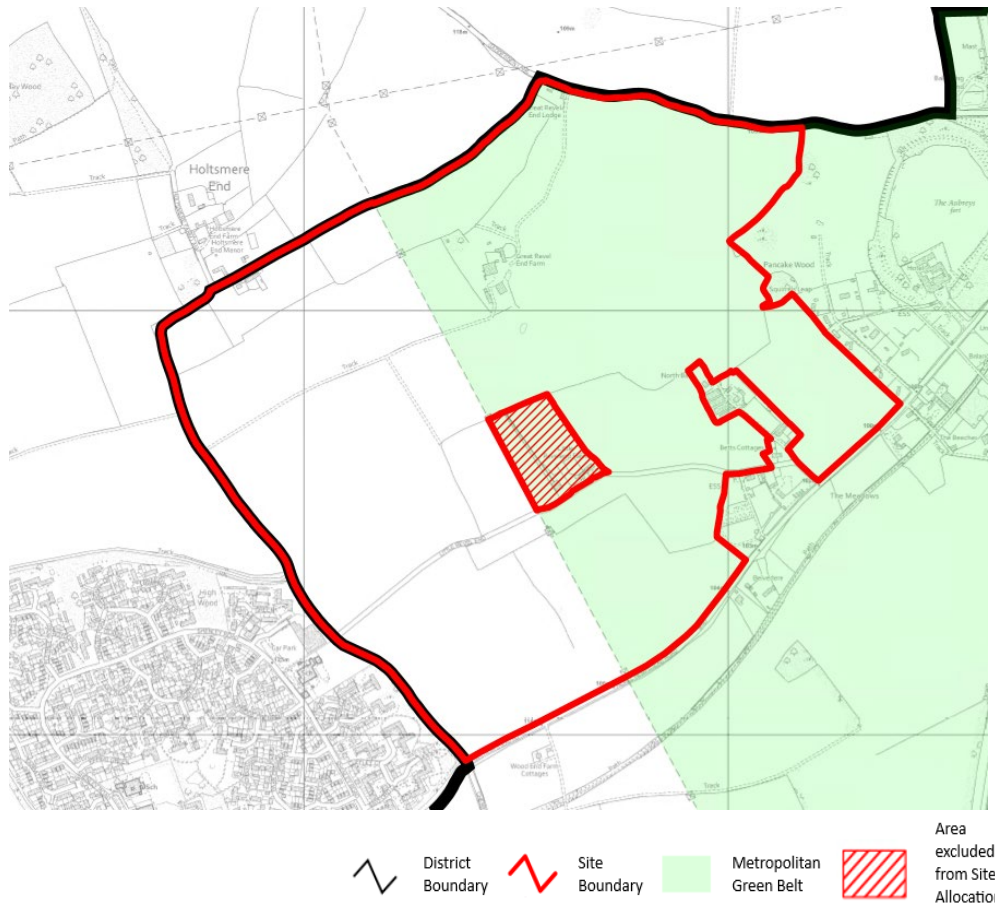
- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions on planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 This Section sets out the planning policy context for the Proposed Development, together with relevant material considerations. The adopted development plan for SACDC at the point of submission of this Application comprises:
- SACDC Local Plan Review 1994 (Saved and Deleted Policies Version July 2020)
 - Redbourn Neighbourhood Plan 2020-2038 (July 2023)
 - the Hertfordshire Minerals Local Plan Review (March 2007)
 - the Waste Core Strategy & Development Management Policies DPD (November 2012)
 - the Waste Site Allocations DPD (July 2014).
- 5.3 Other documents most relevant to the current proposals and that are material to the consideration and determination of the Application include:
- National Planning Policy Framework ('NPPF') (2024) (as amended, February 2025)
 - National Planning Policy Guidance ('NPPG')
 - SACDC Strategic Sites Design Principles (July 2023)
 - SACDC Strategic Sites Design Toolkit (July 2023)
 - SACDC Strategic Sites Masterplanning Toolkit (July 2023)
 - Emerging SACDC Local Plan (see below for further information)

Emerging SACDC Local Plan

- 5.4 SACDC is currently developing a new Local Plan to replace the existing Local Plan, which was originally adopted in November 1994. The Regulation 19 Draft LP was published in September 2024 and was submitted to the Secretary of State for Examination on 29 November 2024. The Examination in Public Stage 1 Hearing Sessions commenced in April 2025. The Stage 2 Hearing Sessions commenced in October 2025, and it is expected that the Hearing Sessions will close after 11 December 2025. Subject to Inspector's comments, SACDC aims to adopt the Draft LP in March 2026.
- 5.5 This Planning Statement has been prepared to reflect the policies within the emerging SACDC Local Plan. Should this position change, the Applicant can update the Planning Statement accordingly.
- 5.6 A full list of policies relevant to the Proposed Development is set out in **Appendix 1**. However, a summary of the key policies within the SACDC Draft LP is set out below.

- 5.7 The Draft LP is divided into Part A (policies) and Part B (site allocations). The Site forms the majority of Draft Site Allocation H1 within Part B of the SACDC Draft Local Plan. **Figure 5-1** below shows the extent of the H1 Draft Site Allocation Boundary.

Figure 5-1: North Hemel Hempstead - Draft Site Allocation Boundary



- 5.8 **Draft Site Allocation H1** is identified to be partially removed from the Green Belt for the delivery of 1,500 dwellings (indicative), including specialist housing for older people, a local centre, a three-form primary school with early years provision and commercial development. The eastern portion of the Site Allocation is proposed to be retained within the Green Belt to deliver strategic and local public open space, including sports and play facilities and green and blue infrastructure provisions.
- 5.9 **Policy CE2** (Renewable and Low Carbon Energy) requires major development proposals to set out how they will make use of renewable or low carbon energy within the site through submitting and agreeing an Energy Statement with the Council.
- 5.10 **Strategic Policy SP3** (Land and the Green Belt) establishes that the District's local housing need is 885 dwellings per year, or equal to 14,603 to 2041. To facilitate the delivery of sufficient housing within the District, Policy SP3 states that selective adjustments to the Green Belt boundary are required. The policy makes clear that growth must be supported by suitable infrastructure.
- 5.11 **Policy LG1** (Broad Locations) sets out the criteria that proposals within the defined Broad Locations must follow, including demonstrating accordance with LP policies and the

requirements set out in the SACDC Draft LP Part B; demonstrating accordance with any relevant Supplementary Planning Documents, Masterplans or Development Briefs; making efficient and effective use of the site; demonstrate excellence in design; provide necessary infrastructure in a timely manner to support development; provide 40% Affordable Housing and 3% of total homes as Self-build or Custom; provide housing type, size and mix as set out in the draft Local Plan; and providing contributions to the enhancement of existing and new sports facilities, local and recreational public open space, including managed woodland and ecological network links. The Policy also states that proposals should have due regard to relevant Neighbourhood Plans.

- 5.12 **Policy LG3** (Hemel Garden Communities Growth Areas Place Principles) establishes the requirements that the development proposals within the HGC Programme Area must adhere to. The requirements of Policy LG3 cover four key 'pillars': Green Network; Integrated Neighbourhoods; Self-sustaining Economy; and Engaged Communities. The Policy also sets out the approach to the delivery of developments within the HGC Programme, requiring developments to be planned and phased in a timely manner, and to be in accordance with the HGC Framework Plan and Transformation SPD, HGC Stewardship and Placemaking Strategy, and any future HGC guidance.
- 5.13 **Policy LG5** (Green Belt) sets out that proposals within the Green Belt will be assessed against national policy. The Policy states that the Council will support proposals in principle that protect and create attractive landscapes and countryside; promote healthy ecosystems; and provide space for local and wider recreational needs. The Policy also establishes that infrastructure provision that is essential to ensure sustainable development and demonstrates 'very special circumstances' includes small scale, largely open forms of infrastructure development such as outdoor sport and recreation facilities and uses (including detached playing fields for schools), drainage areas and utilities installations.
- 5.14 **Policy LG6** (Green Belt Compensatory Improvements) requires that site allocations in Part B of the SACDC Draft LP that are facilitated by Green Belt boundary changes submit a Green Belt compensation strategy. The strategy should set out how compensatory measures contribute to or enhance other areas of the District, including open land, green and blue infrastructure, biodiversity, habitats, and the landscape and visual aspects. Existing hedgerows and trees should be retained, green and blue infrastructure links should be enhanced, Rights of Way should be maintained and kept safe, and woodland buffer planting be established when adjacent to established urban areas.
- 5.15 **Policy HOU1** (Housing Mix) requires new residential developments provide a mix of dwelling types and sizes to meet the needs of current and future households. The policy sets out the minimum housing mix for proposals of ten or more dwellings. The housing mix requirements are set out in full in Appendix 1.
- 5.16 **Policy HOU2** (Affordable Housing) requires that residential developments of ten or more homes, or where the site has an area of 0.5ha or more, provide a minimum of 40% of on-site affordable homes. The policy states that the Council would only accept a financial contribution for off-site affordable housing provision in exceptional circumstances where evidence demonstrates that on-site affordable housing provision would not be viable or feasible.

- 5.17 **Policy HOU5** (Self-Building and Custom Housebuilding) requires that proposals on Broad Locations and housing sites with a capacity of 100 or more dwellings, 3% of the total number of homes be provided for Self-Build and Custom Housebuilding; with the exception of otherwise acceptable entirely flattened urban schemes.
- 5.18 **Policy EMP5** (Employment Skills) requires that development proposals for 100 or more dwellings, or with a commercial floorspace of over 10,000sqm, ensure the employment of local people in construction and submit an Employment Skills Strategy. This policy defines local people as residents of South West Hertfordshire Local Authorities.
- 5.19 **Strategic Policy SP7** (Community Infrastructure) requires that provision is made for enhancing and providing additional capacity for community infrastructure if required, as a result of the impacts of new development.
- 5.20 **Policy COM1** (Education) requires that major residential development make appropriate provision for new schools and early year facilities either on-site or by making a suitable contribution towards the improvement or expansion of nearby facilities. Specific requirements for education contributions within Broad Locations are set out in the site allocations within the SACDC Draft LP Part B.
- 5.21 **Policy TRA1** (Transport Considerations for New Development) sets out the requirements that major development proposals must demonstrate, including how measures to reduce the need to travel by private car are identified and implemented; how the scheme would be serviced by public transport; how the needs of people with disabilities and reduced mobilities will be addressed; and how active and sustainable travel to key destinations has been considered.
- 5.22 **Policy TRA4** (Parking) sets out the minimum parking standards for on-site car and cycle parking. The full parking standards are set out in Appendix 1 of the SACDC Draft Local Plan. For new development within the Broad Locations, this Policy states that proposals should prioritise sustainable and active modes of transport; demonstrate how attractive alternatives to the private car would lead to reduced demand; and develop an appropriate parking strategy with lower than standard parking requirements.
- 5.23 **Policy NEB1** (Woodlands, Trees and Landscape Features) requires that development proposals within Broad Locations demonstrate the delivery of at least 1 semi-mature tree for each dwelling, and encourages the trees to be native local species, and where possible, grown entirely in the UK. Significant healthy trees and other important landscape features shall normally be retained.
- 5.24 **Policy NEB4** (Significant Publicly Accessible Green Areas) identifies that SACDC will preserve and enhance publicly accessible areas across the District, including North Hemel Significant Publicly Accessible Green Area.
- 5.25 **Policy NEB6** (Biodiversity and Biodiversity Net Gain) requires that developments which are likely to impact on protected designated areas and species of national and local importance for biodiversity, carry out an ecological assessment for the planning application. Proposals should take opportunities to link or reconnect fragmented wildlife habitats, provide green infrastructure and provide above ground SuDS where appropriate. The policy also requires

that relevant development proposals must meet a minimum of 10% net gain in biodiversity, which is calculated using the latest Biodiversity Metric.

- 5.26 **Policy NEB7** (Biodiversity Provision in the Design of New Buildings and Open Spaces) requires that development proposals have regard to the biodiversity already present within a site and identify opportunities to maximise the provision of biodiversity in the design of new buildings in line with national and local nature conservation priorities. The policy specifically requires a variety of wildlife habitat features to be incorporated into new development proposals.
- 5.27 **Policy NEB10** (Landscape and Design) requires that major developments submit a Landscape and Visual Impact Assessment ('LVIA') that demonstrates how the existing landscape will be protected, enhanced and integrated into the development, including detailing any new tree planting as part of any new green space provision.
- 5.28 **Policy NEB12** (Green Space Standards and New Green Space Provision) sets out the requirements that new developments must follow concerning green space provision, including quantity standards, accessibility standards, and recommendations for the new and enhanced sports pitches.
- 5.29 **Policy HE1** (Designated Heritage Assets) requires any proposal that would affect designated heritage assets or their setting be accompanied by a heritage statement. Development proposals which affect the setting or views of listed buildings will be supported where they take opportunities to enhance or better reveal their significance.
- 5.30 **Policy SP12** (High Quality Design) sets out the attributes that contribute to high quality design and encourages new developments within the District to prioritise a high standard of amenity.
- 5.31 **Policy DES1** (Design of New Development) sets out the desired design elements that new developments should incorporate into their proposals. These include responding positively to the local distinctiveness of the area; providing active frontages; being designed to minimise crime; and using high quality materials with long-lasting weathering characteristics.
- 5.32 **Policy DES2** (Public Space) sets out the desired design elements that proposals that include the creation of public space should incorporate. These include providing new and enhanced navigation routes; contributing to the attractiveness of the environment through soft landscaping; and creating designs that integrate public space with surrounding buildings and landscaping in a coherent and attractive manner.
- 5.33 **Policy DES3** (Efficient Use of Land) makes clear that development proposals should make efficient use of land through optimising site capacity within locations across the District that are well served by public transport, and through achieving minimum housing densities. The development should achieve at least 40 net dwellings per hectare.
- 5.34 **Policy DES5** (Residential Amenity Standards) requires all development to achieve a high standard of amenity for existing and future occupants of both new development and neighbouring buildings. The Policy notes that proposals will be assessed on their appropriate degree of privacy and separation; daylight and sunlight access; internal space standards; and amenity space provision.

- 5.35 **Policy DES7** (Servicing of Development) requires proposals to demonstrate compliance with the following requirements, as appropriate to the scale and complexity of the development: refuse storage; cycle storage; parcels and deliveries; and mechanical servicing and plant.
- 5.36 **Policy HW1** (Air and Noise Pollution) requires that development proposals, including those for new residential dwellings, schools, nurseries, care homes and other uses which are noise and pollution sensitive, or in areas which may exceed national legislative air quality pollution limits, carry out suitable assessments for noise/air pollution.
- 5.37 **Policy HW2** (Light Pollution) sets out that development must be designed to minimise or prevent any detrimental impact of external lighting on local amenity and safety, biodiversity, heritage assets, roads and woodlands and rivers. This policy includes the development of new residential, employment and retail.
- 5.38 **Policy HW3** (Contaminated Land) makes clear that any development proposals which would cause harm to the environment or neighbouring land or properties from a significant increase in pollution into the air, soil or any water body, will not be permitted.
- 5.39 **Policy HW5** (Health Impact Assessment) requires a Health Impact Assessment to be submitted for residential developments of 100 dwellings or more to assess the impact of proposed developments on people living in the immediate area.
- 5.40 **Policy IMP1** (Additional Infrastructure Requirements for Strategic Scale Development) requires applicants for Broad Locations to engage with the Council and infrastructure providers in early pre-application discussions and deliver infrastructure to a set of timescales agreed with the Council and other relevant organisations.

Redbourn Neighbourhood Plan 2020-38

- 5.41 The Redbourn Neighbourhood Plan ('RNP') 2020-38 was made in January 2023. The RNP seeks to establish a vision for the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change over the plan period 2020 to 2038.
- 5.42 The RNP recognises that it will need to be reviewed periodically to remain 'current' and in conformity with the SACDC LP and NPPF, noting that paragraph 30 of the NPPF states "*neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies*". Footnote 17 of the NPPF emphasises that neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area. Therefore, if the emerging SACDC LP is adopted, the RNP may need to be updated to align with the strategic policies in the SACDC LP.
- 5.43 **Objective 2** of the RNP is "*to provide for the changing housing needs of the community, particularly the growing need for affordable houses for rent and smaller properties by first-time buyers and older 'downsizers'.*"

- 5.44 **Policy RED 2** (Small Scale Commercial Development) lends its support to proposals for small scale retail and office employment opportunities, particularly on terms to support small businesses.
- 5.45 **Policy RED 4** (Biodiversity) requires proposals to secure a net biodiversity gain of at least 10%, ideally on-site if possible.
- 5.46 **Policy RED 5** (Housing Mix) requires major development provide a mix of dwelling sizes (market and affordable). It also states that major development proposals, subject to viability, should provide 40% of total housing as affordable. Provision of self and custom build homes will be supported.
- 5.47 **Policy RED 6** (New Housing Sites) identifies that *“proposals for major development will need to satisfy policies in the NPPF for development in the Green Belt and rural areas as appropriate.”*
- 5.48 **Policy RED 8** (Community Facilities) states that *“proposals for new or improved community facilities will be supported and should:*
- a) include provision of flexible space that can be used for a variety of community uses;*
 - b) be provided in locations that capitalise on opportunities to promote walking, cycling and use of public transport;*
 - c) be easily physically accessible to all; and d) respond to local character, design policies and guidance set out in the Neighbourhood Plan and those contained in the Redbourn Design Guidance and Codes.”*
- 5.49 **Policy RED 9** (Active Travel) requires major development demonstrate how they would support active travel. Transport Plans should be submitted in support of the application.

National Planning Policy Framework (‘NPPF’) (2024) (as amended, February 2025)

- 5.50 The Government published its revised NPPF on 12 December 2024. The current version of the NPPF was amended on 7 February 2025 to make corrections to footnotes 7 and 8 and to amend paragraph 155 to make its intent clear. The NPPF sets out the Government's planning policies for England and how these are expected to be applied.
- 5.51 The NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development and pursue the three overarching objectives including to help build a strong, responsive economy, support strong vibrant and healthy communities and to protect and enhance our natural, built and historic environment; including making effective use of land, as explained in Paragraph 8 of the NPPF. The NPPF is a material consideration in the determination of planning applications.
- 5.52 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means *“approving development proposals that accord with an up-to-date development plan”*. Where there is no relevant development plan policies, or the adopted development plan is out of date, applications should be granted unless *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole”*.

5.53 Paragraph 39 further states that *“local planning authorities should approach decisions on proposed development in a positive and creative way [... and] decision-makers at every level should seek to approve applications for sustainable development where possible.”*

5.54 Paragraph 49 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to:

“a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given)

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

5.55 Paragraph 50 of the NPPF goes further:

“However, in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:

a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and

b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.”

5.56 Paragraph 51 states that *“refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination.. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.”*

5.57 Paragraph 61 of the NPPF makes clear that to significantly boost the supply of homes, it is important for a sufficient amount of land to come forward. Paragraph 77 identifies the contribution that new settlements and urban extensions can make to meeting a local authority's housing targets and states that *“strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way.”*

5.58 Paragraph 109 focuses on the importance of incorporating sustainable transport methods into development proposals, stating that development proposals should involve *“understanding and addressing the potential impacts of development on transport network [...and] identifying and pursuing opportunities to promote walking, cycling and public transport use”*. Paragraph 115 continues, stating that it should be ensured that for development applications, *“sustainable transport methods are prioritised taking account of the vision for the site, the type of development and its location.”*

- 5.59 Paragraph 124 supports the Government’s objective to significantly boost the supply of homes, stating that planning policies and decisions *“should promote an effective use of land in meeting the need for homes and other users, while safeguarding and improving the environment and ensuring safe and healthy living conditions”*.
- 5.60 Paragraph 131 encourages high quality design for development proposals, stating that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”*. Paragraph 135 then outlines the elements of high quality design that should be incorporated into development proposals including ensuring proposals are visually attractive, sympathetic to the local character of the area, and establish a strong sense of place.
- 5.61 Paragraph 161 responds to the Government’s climate change objectives, stating that a key purpose of the planning system *“should support the transition to net zero by 2050 and take full account of all climate impacts, including overheating, water scarcity, storm and flood risks and coastal change.”*
- 5.62 Paragraph 181 ensures that new developments are protected from flooding, requiring that *“where appropriate, applications should be supported by a site-specific flood-risk assessment.”* In relation to the drainage of proposed developments, Paragraph 182 states that *“applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal.”*
- 5.63 Paragraph 187 of the NPPF encourages proposed developments to contribute to and enhance the natural environment through protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services, minimising impacts on, or providing net gains for biodiversity, and by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.
- 5.64 Paragraph 207 seeks to protect heritage assets, stating that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”*
- 5.65 The full list of policies we believe SACDC should have regard to for the Proposed Development is set out in **Appendix 2**.

SACDC Strategic Sites Design Principles (July 2023)

- 5.66 The SACDC Strategic Sites Design Principles (‘SSDP’) was prepared by SACDC in collaboration with DBC and the Hertfordshire Innovation Quarter and was adopted in July 2023. The purpose of the SSDP is to inform the masterplanning and Broad Locations identified within the SACDC Draft Local Plan. The document sets out several design principles which developments identified as Broad Locations and Large Sites should follow.

Emerging Supplementary Planning Documents

5.67 HGC, SACDC and DBC collectively are preparing two Supplementary Planning Documents (“SPDs”) to provide additional guidance on policies relating to HGC, these are:

- HGC Framework and Transformation SPD; and
- HGC Stewardship and Placemaking SPD.

5.68 The purposes of the two SPDs are to inform the future design, masterplanning, planning applications and the development delivery of the HGC Programme Area.

5.69 The NPPG states that SPDs *“should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan.”*

5.70 The SPDs have not yet been subject to consultation and therefore currently carry no weight. It is anticipated that both SPDs will be issued for consultation in early 2026, with formal adoption expected in Spring 2026. Although the draft SPDs have not been published, the HGC Framework Plan Evidence Base Report (September 2024) and the draft HGC Strategic Design Code (September 2024) form part of the Regulation 19 LP evidence base. The Proposed Development has had regard to the content of these evidence base documents.

The Draft HGC Strategic Design Code

5.71 The Applicant understands that the Draft HGC Strategic Design Code is being updated and will feed into the emerging HGC Framework and Transformation Plan SPD. Once adopted, the purpose of the Draft HGC Strategic Design Code is to ensure high quality design is achieved for the key placemaking components of the HGC Programme Area. Forthcoming planning applications, site masterplans and site design codes will be informed by the Draft HGC Strategic Design Code. The Draft HGC Strategic Design Code has not yet been adopted and therefore does not carry weight.

6 Key Planning Considerations

- 6.1 This section includes an assessment of the Proposed Development against the relevant planning policies, guidance and material considerations.

Principle of Development

- 6.2 The NPPF states that the purpose of planning is to help achieve sustainable development. Paragraph 23 of the NPPF goes further in supporting the allocation of sufficient sites to deliver the strategic priorities of the area to address objectively addressed needs over the plan period, in line with the presumption in favour of sustainable development.
- 6.3 The Site will be located in the Green Belt at the point of submitting this planning application. However, Draft Site Allocation H1 of the submitted Draft SACDC LP proposes to remove the majority of the Site from the Green Belt. The process of identifying and allocating the Site has therefore demonstrated that SACDC considered the Site suitable to deliver a new community, as part of HGC, comprising approximately 1,500 new homes, local centre, and other associated uses over (and beyond) the Plan period.
- 6.4 The Site is in a highly sustainable location due to its relationship with the existing urban centre of Hemel Hempstead and the wide range of services, facilities and employment opportunities within the town.

Housing Need

- 6.5 The housing requirement for the Plan period (2024-2041) is set out in Policy SP1 of the LP as 14,603 dwellings, or 885 per annum. For allocation H1, this includes provision for 1,125 homes in the plan period (with approximately 375 homes to be delivered post-2041). The Proposed Development would therefore make a significant contribution towards SACDC's housing requirement (approximately 10% of SACDC's housing requirement) and maintain a supply of housing as set out in Paragraph 78 of the NPPF.
- 6.6 SACDC has a substantial backlog of unmet housing need. During the monitoring years 2021/22 a total of 314 dwellings (71 affordable) were completed; 401 dwellings (68 affordable) were completed in 2022/23; and in 2023/24, a total of 438 dwellings (129 affordable) were completed. This figure is substantially lower than the figure calculated using the Government's standard methodology of 885 dwellings per annum ('dpa'). Following recent changes to the NPPF in December 2024, SACDC's annual housing need would rise to 1,660 dwellings per annum (not including the 20% buffer).
- 6.7 The latest SACDC Authority Monitoring Report, dated 31 March 2024, states at paragraph 3.4:
- "The overall figure of 438 net additional dwellings completed for 2023/2024 is lower than the figure of 1,992 dwellings per annum (1,660 dwellings per annum plus 20% Buffer), calculated using the standard methodology (N.B. The 12th December 2024 new NPPF figure of 1,660 has been used). The NPPF standard methodology based target for 2023/2024 has therefore not been met."*

- 6.8 The latest Standard Method (SM) figure for SACDC of 1,660 dpa is far higher than the submitted LP housing requirement (December 2024) of 885 dpa. The SM has recently been updated with the publication of the affordability ratio to 1,657 dpa (March 2025). Whilst it is recognised that the SACDC emerging LP is subject to the transitional arrangements as set out in Annex 1 of the new NPPF, SACDC will nonetheless be expected to begin work on a new plan under the revised plan-making system in order to address the shortfall in housing need. SACDC will therefore still be faced with having to plan for a significant increase in housing requirement.
- 6.9 The Proposed Development will make a significant contribution to improving housing supply of both market and affordable housing.

Green Belt release and uses in the Green Belt

- 6.10 SACDC's Green Belt boundaries are to be redrawn with the adoption of the LP to help meet the housing need figure of 14,603 to 2041. As a result, the Green Belt boundary around Hemel Hempstead is to be revised to accommodate development in allocations H1-H4.
- 6.11 As shown in Figure 5-1, SACDC are proposing that the Green Belt boundary is revised to follow the existing overhead power lines and pylons that cross the Site. As shown on the Illustrative Masterplan, and as stated as a Key Design Principle within the Development Specification Document, the Proposed Development includes strategic planting to the west of these pylons to reinforce the proposed new Green Belt Boundary.
- 6.12 The western part of allocation H1 is to be removed from the Green Belt and the eastern portion of the Site is proposed to remain in the Green Belt. The Proposed Development will include residential and commercial built development, the local centre, mobility hub, STC and primary school within the western part of the Site, outside of the Green Belt.
- 6.13 A major component of the Proposed Development includes the delivery of new green infrastructure. Certain elements of this new green infrastructure and associated infrastructure are proposed within the Green Belt within the eastern part of the Site. This includes SANG, including a Community Park, sports pitches including changing facilities, a shared car park for the SANG and sports pitches, community orchard, allotments, sustainable drainage systems, and active travel routes.
- 6.14 Paragraph 153 of the NPPF states that *"when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances"*.
- 6.15 Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless *"b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation...and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it"*.
- 6.16 Policy LG5 of the LP further supports the provision of *"iii. small scale, largely open forms of infrastructure development such as outdoor sport and recreation facilities and uses (including detached playing fields for schools), drainage areas and utilities installations"* in the Green Belt.

6.17 As noted above, the majority of buildings will be limited to the areas designed for built development on the Land Use and Green Infrastructure Parameter Plan. As stated on the Parameter Plan, ancillary buildings may be required to serve the areas of landscape and utilities strategy, such as wildlife huts, small pavilions, and substations. These may be located in the Green Belt. Sports pitches and changing facilities are also proposed in the Green Belt. These uses are considered appropriate uses in the Green Belt in accordance with NPPF paragraph 154.

6.18 Regarding the potential impact of development on the openness of the Green Belt, NPPG (Paragraph: 013 Reference ID: 64-013-20250225) sets out the following:

“the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume

the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness

the degree of activity likely to be generated, such as traffic generation.”

6.19 The proposed uses in the Green Belt noted above would be small in scale and would be proportionate to the uses they serve. Any buildings will be sited and landscaped to reduce visual impact through appropriate buffer planting. Although permanent, their scale and activity levels will be relatively modest, and the degree of activity likely to be generated by the uses is likely to be low. The Proposed Development therefore is in accordance with paragraph 153 and 154 of the NPPF, and Policy LG5 of the LP.

6.20 For the reasons set out above, it is considered that the Proposed Development complies with the paragraph 154 of the NPPF and the emerging LP.

Residential Use

6.21 Site Allocation H1 allocates the Site for 1,500 dwellings (indicative), including specialist housing for the elderly and 70-80 bed care home. Policy SP4 states that proposals should provide a suitable mix of housing and affordable housing, specialist housing and accessible and adaptable housing.

Housing Mix

6.22 As reflected in the Description of Development, the Application proposes up to 1,500 homes (Use Class C3), which includes specialist accommodation for older people, in addition to the care home (Use Class C2).

6.23 Table 4.1 of Policy HOU1 sets out an indicative housing mix for market and affordable housing. Further to this, Policy LG1 – Broad Locations, criteria k) states the proposals will also have regard to the most up-to-date evidence on housing need, including the Council’s latest evidence base.

- 6.24 At the time this Application has been submitted, the exact mix of dwellings that might be needed is unknown and the unit mixes for all housing tenures are therefore expressed as ranges within Table 3.3 of the Development Specification document. The table shows that the Proposed Development will seek to deliver a mix of homes across a range of tenures, having regard to the identified need set out in Policy HOU1. The housing mix will be delivered through RMAs on a phase by phase / zone by zone basis.

Affordable Housing

- 6.25 As explained in Section 6.6 of this Statement, there is a significant shortfall in supply and delivery of market and affordable housing in SACDC.
- 6.26 LP Policy HOU2 seeks an affordable housing contribution of 40% of homes on sites providing 10 or more homes, with a tenure split of 30% social rented, 30% affordable rented and 40% affordable home ownership.
- 6.27 LP Policy LG1, criteria h) states that Broad Locations are to provide 40% Affordable Housing. Policy LG3, criteria e) further states that the provision and location of affordable housing will be agreed with the council, taking account of the need to create balanced communities and the council's most up-to-date evidence on housing need.
- 6.28 It is expected that up to 40% of the residential units will be affordable homes. The affordable housing provision will be secured through the S106 agreement. This constitutes a very substantial contribution to affordable housing need when taken in the context of SACDC's critical need. The level of affordable housing provision will be secured through the S106.

Care Home

- 6.29 In diversifying the housing offer, the Proposed Development will provide a care home (Use Class C2) for approximately 70 beds, aligning with the requirement set out in the site allocation.
- 6.30 The Illustrative Masterplan indicates that the Care Home is proposed to be located south of Little Revel End, in close proximity to the local centre and primary school in the centre of the Site.

Non-residential Uses

Land for a 3FE Primary School

- 6.31 Site Allocation H1 sets out requirements for a three-form entry primary school, including Early Years provision. The Draft HGC Strategic Design Code states that, where possible, primary schools must be strategically located along the STC and linked to the Green Loop, and at least next to one of the main active travel routes, as well as being within a short walking distance from the local centre.
- 6.32 As shown in the Land Use and Green Infrastructure Parameter Plan, the site for the primary school is located near the proposed STC and adjacent to the area including the Local centre.
- 6.33 The provision of the Site for the school follows extensive engagement by the Applicant with HCC Education. This work has established an indicative layout for the school which best meets

HCC's requirements and can accommodate the key functions of the school, as shown in the Illustrative Masterplan that forms part of the DAS. Detailed work on the design of the school will follow at the RMA stage.

Local Centre

- 6.34 Site Allocation H1 states that a local centre which includes education facilities and commercial development opportunities should be provided. The Draft HGC Strategic Design Code provides the principles for the design of the local centres in HGC and states, where possible, local centres must be located along the STC and with direct pedestrian/cycle links to the Green Loop to maximise accessibility and encourage active travel.
- 6.35 A local centre is proposed to be delivered at the heart of the development, along the STC, providing a mix of uses, including, indicatively, a convenience store, other retail, community uses and a nursery. This is in accordance with NPPF paragraph 96, which states that planning decisions should aim to achieve healthy, inclusive and safe places that address local health and well-being needs through access to local shops and facilities.
- 6.36 Table 3.1 of the Development Specification document submitted with this Application outlines the indicative non-residential land uses and their indicative floorspaces, which are also summarised below:
- Care Home (Use Class C2) – 3,850 sqm;
 - Primary School (Use Class F1) – 3,500 sqm; and
 - Flexible non-residential uses (Use Class E, Use Class F1, Use Class F2) – 1,500 sqm.

Mobility Hub

- 6.37 The SACDC LP Part B for Site Allocation H1 seeks the delivery of an integrated mobility hub with facilities to encourage and facilitate modes of transport other than the private car.
- 6.38 The mobility hub is proposed to be located in close proximity to the local centre and primary school. The exact details of the mobility hub are to be provided as part of future RMAs; however, it is anticipated that the mobility hub will provide a central transport hub, including an interchange point between sustainable modes, including bus, cycle, micro-mobility, and electric car club.

Layout and Design

Layout

- 6.39 LP Policy DES1 requires new development to be of a layout that takes account of the character and pattern of development in the locality, and responds positively to its context and place in which they are located. Site Allocation H1 also requires development and design that connects the Site to the surrounding area.
- 6.40 Whilst the layout of the Site is a reserved matter, the key principles of the site layout have been formed by the sites opportunities and constraints, and this work has fed into the Land Use and Green Infrastructure Parameter Plan. This Parameter Plan defines the location of the development parcels and land uses, including green infrastructure, within North Hemel

Hempstead. The key principles of the site layout have evolved following the pre-application meetings and DRP's outlined in Section 3 of this Statement.

- 6.41 The location of the primary school and early years provision has been influenced by the feedback received through the pre-application consultation process with HCC Education, and the location of the local centre and mobility hub that benefit from proximity to the STC has been influenced by feedback received from Officers at SACDC, HGC and HCC during pre-application. The Illustrative Masterplan shows one way in which the Site could come forward.
- 6.42 Access roads and routes within and through the site are reserved for subsequent determination through RMAs (save for the access points from the B487). Accordingly, the parameter plan identifies access zones which delineate the areas within which detailed access arrangements may be brought forward at the RMA stage.
- 6.43 The Access and Movement Parameter Plan shows the STC and two key east-west routes. The reason for this is that the STC will span across the entire HGC development and, therefore, it is important that the proposed route of the STC is identified on the parameter plan, with limits of deviation to provide flexibility in layout. Two key east-west routes through the Site are shown on this parameter plan, as these are existing routes that are being retained.

Design

- 6.44 As set out within the DAS, a 'character area' approach has been adopted for the development areas.
- 6.45 The Site has been divided into five character areas: Countryside View, Holtsmere End Lane, Local Centre, Southern Gateway and Neighbourhood Street. The character areas are designed to respond to the immediate local context and their position within the masterplan. They contribute to creating a sense of place and a cohesive development that is visually and functionally integrated with its surroundings. The nature of each area is set out in more detail within the DAS.
- 6.46 Design is a reserved matter for subsequent RMAs. Therefore, the Development Specification document includes Key Design Principles for each Character Area which future RMA's will substantially conform with. The Key Design Principles are not intended to fix a specific design outcome, but instead define criteria for the subsequent design stages.
- 6.47 The proposed height of buildings is provided in the Heights Strategy Plan that forms part of the ES. There will be variations in heights across the development, but these maximum heights have been assessed within the ES. The development heights reflect the character areas described in the DAS. Heights across the Site have been guided by a landscape-led approach reflecting the changing Site topography. The maximum heights are up to 3 storeys, located in the residential areas around the STC and local centre, and western part of the Site, adjacent to Woodhall Farm. The Heights Strategy Plan has been developed in parallel with the landscape and visual impact work.
- 6.48 The design of the development has been carefully considered in order to complement the surrounding context, taking into consideration its relationship with the neighbouring residential development, Woodhall Farm, open space and future development south of the B487, which fosters a sense of community, vibrancy and activity, in line with Policy DES1.

- 6.49 The Proposed Development will include play space, retail and leisure uses, open space, recreational and active travel routes that prioritise pedestrian and bicycle movements and an STC, in line with Policy DES2.
- 6.50 The STC that runs through the Site will join the B487. The junctions on the B487 have been designed in collaboration with TCE to ensure both schemes are consistent in their approach to the B487. TCE has submitted the same junction design as part of its planning application for Draft Site Allocation H2 – East Hemel Hempstead, located immediately south of the Site
- 6.51 The STC has been designed to enable connections to the other sites that form part of HGC, namely Draft Site Allocation H2 and Hm01 – North Hemel Hempstead to the north west of the Site in DBC, to ensure connectivity and integrated neighbourhoods, as required by Draft Site Allocation H1.
- 6.52 Overall, and although matters of design (e.g. layout, scale and appearance) are a detailed matter reserved for future consideration, the design strategy for the Proposed Development is embedded into the Parameter Plans and Development Specification Document.

Public Open Space, Landscape and Play

- 6.53 Draft Site Allocation H1 requires strategic and local public open space, including sports facilities, managed woodland and ecological network links, enhanced countryside access links and PRow including footpath 9, 10 and 11, a range of community growing opportunities, recreation space and other community facilities. LP Policy DES2 also requires the creation of public spaces that support communities and businesses, and can contribute to improved health and wellbeing. Furthermore, NPPF paragraph 96 requires new development to support healthy lifestyles through the provision of safe and accessible green infrastructure that encourages walking and cycling.
- 6.54 Policy NEB1 expects Broad Locations to demonstrate the delivery of a minimum of at least 1 semi-mature tree for each dwelling. Policy NEB10 requires proposals to demonstrate how the landscaping contributes to delivering an attractive and sustainable place, and Policy NEB12 sets the green space standards and new green space provision for development. For sports pitch provision, Policy NEB12 cross refers to the Sport England Playing Pitch Calculator.
- 6.55 The Proposed Development will provide extensive green infrastructure includes play facilities, lighting, drainage, open space, structural landscaping, habitat creation, existing PRow, new recreational routes, grassland, retained vegetation, allotments, parks and gardens, access, pedestrian/cycle links, and all necessary infrastructure.
- 6.56 Approximately 55ha of green infrastructure (including sports provision, community park and SANG and multi-functional green space) would be provided within the Site. This represents over half of the total Site area as green infrastructure. This accords with the open space standards set out in LP Policy NEB12.
- 6.57 The Green Infrastructure Strategy presents the overall design character for the green infrastructure elements across the Site, focusing on key areas of the development, including the Community Park and SANG provision, and principal green spaces within the built development area.

- 6.58 The Land Use and Green Infrastructure Parameter Plan introduces an area for sports provision and a network of multi-functional green spaces which contribute to the wider strategic aspirations for the Site and create new connections with the proposed local network of green spaces. A Community Park and SANG is also proposed in the east of the Site, providing north / south access through the eastern Development. Food growing opportunities will also be provided. Further details of each of the components are provided within the Green Infrastructure Strategy and DAS. In addition, development areas would include for the provision of other green spaces including private gardens, SuDS, incidental open space, local play, and retained vegetation, trees and hedgerows.
- 6.59 The accompanying Development Specification Document sets out Key Design Principles for green infrastructure that future RMA's will need to substantially confirm with. These Key Design Principles seek to ensure that existing mature trees and hedgerows that are to be retained should be located within dedicated areas/corridors of green space. Another Key Design Principle seeks to ensure that the green spaces are attractive, enduring and multifunctional in their design, so that they provide benefits for landscape character, biodiversity, recreation, health and well-being, and adaption to climate changes. Street trees will also be used to help define key routes and public spaces and provide visual interest.
- 6.60 Landscape proposals as part of future RMA's will be prepared and informed by the principles contained within the Application's DAS and Green Infrastructure Strategy.
- 6.61 Regarding PRow connections, pedestrian and cycle access will be provided along the western boundary onto Holtsmere End Lane which will eventually form part of HGC Green Loop. This is delineated by the access zones on the Access and Movement Parameter Plan. The PRow (Footpath 11) that runs through the Site in an east west direction will be retained, and connectivity to Footpath 9 will be improved through the delivery of the SANG. To the south, connections onto the cycle and pedestrian routes along the B487 will be provided to connect to the wider network
- 6.62 Overall, the Proposed Development adheres to Site Allocation H1, and the Development Specification Document and Parameter Plans will ensure that the landscaping contributes to delivering an attractive and sustainable place that enhances the area for new and existing residents.

SANG

- 6.63 Site Allocation H1 and LG3 of the LP require the provision of SANG as part of an appropriate mitigation strategy for Chilterns Beechwood Special Area of Conservation ('SAC'), as well as providing facilities for new and existing communities and a permanent green buffer to Redbourn. SANG aims to provide alternative green space to accommodate additional levels of recreation and divert visitors away from the Chilterns Beechwood SAC to mitigate together, with other on-site and other management measures, recreational impacts to Chilterns Beechwood SAC.
- 6.64 In accordance with Site Allocation H1 and LG3, the Proposed Development would provide a SANG in the eastern part of the Site as part of an appropriate mitigation strategy for Chilterns Beechwood SAC, as well as providing facilities for new and existing communities as a Community Park and a permanent green buffer to Redbourn. SANG aims to provide alternative green space to accommodate additional levels of recreation and divert visitors away from the

Chilterns Beechwood SAC to mitigate together, with other on-site management measures, recreational impacts to the Chilterns Beechwood SAC.

- 6.65 The proposed SANG is multi-functional and provides multiple benefits. The total SANG area is 28.8ha. A circular walk/s that well exceeds the minimum required 2.3km length is provided. The paths are proposed to include mown paths and will be unsurfaced and be safe, easily identifiable and kept clear of obstructions such as scrub cover. PRow Route 9 is proposed to be incorporated within the proposals, while Route 10 will cross the Site towards Redbourn. Parking would be provided at the start of the circular walk in the south, off the B487.
- 6.66 A range of habitats are proposed including areas of meadow grassland and scrub. The SANG will also provide areas of foraging opportunities for farmland birds, with a focus on provision of seeds and also invertebrate prey items that are favoured by skylarks. Layers of structural woodland and scrub planting are positioned across the SANG to help provide screening and to increase the rural character of this part of the Site, as well as respond to neighbouring visual amenity. New ponds are located within lower areas of the Site to increase potential for biodiversity gains whilst also responding to local landscape character. Higher ground in the north of the SANG would allow for views across the wider landscape to the south and provides a focal point.
- 6.67 Further details of the SANG are set out in the Outline SANG Mitigation and Management Plan ('SMMP'), including the indicative landscape proposal for the SANG, and the Outline LEMP. These documents set out how the SANG will accord with Natural England SANG criteria. Final versions of these documents will be secured via planning condition.

Landscape and Visual Impact

- 6.68 LP Policy NEB10 requires all major development to provide an Landscape and Visual Impact Assessment as part of the application.
- 6.69 An LVI has been undertaken as part of an iterative design process to ensure the Proposed Development has been guided by local character and distinctiveness. The assessment has identified a number of landscape mitigation and enhancement measures which have been embedded into the design as part of the placemaking strategy and to reduce the landscape and visual effects.
- 6.70 Green infrastructure forms a key consideration and driver in developing the layout for the Site, which adopts a 'ground up' landscape-led approach. The Site's inherent well established features of mature perimeter vegetation, such as the tree belt along Holtsmere End Lane, and internal hedgerows with trees, provide an existing strong green framework for the new development and will be 'embedded' within the layout, forming the basis of a dedicated network of interconnected green corridors. These features will be maximised and reinforced through additional landscape planting to limit visibility of the Proposed Development from the surrounding area, yet enabling it to relate well to its context, ensuring its successful integration within the local landscape.
- 6.71 Design measures such as the extent of built development parcels, building heights, landscape strategy (green infrastructure framework of retained and new planting types and habitats), are introduced to ensure that the Proposed Development is appropriately and sensitively

assimilated into the landscape so that the impact and consequential adverse effects on landscape and visual receptors are minimised and that environmental enhancements can be established.

- 6.72 The Environmental Statement includes a chapter on Landscape and Visual Impact to assess the landscape and visual effects of the Proposed Development. During construction, the Proposed Development is likely to result in major/moderate adverse (Significant) effects upon landscape character within the Site and its immediate context. There will be no significant effects upon the Site landscape features or wider landscape, including the Chilterns National Landscape. There is also expected to be major/moderate adverse effects upon local views from receptors nearest the Site and with direct views. There will be no significant effects upon receptors with more distant views. The effects during construction are likely to be temporary and short term.
- 6.73 Following construction, when planting is matured, major/moderate adverse (Significant) effects upon landscape character within the Site and its immediate context is expected at completion (Year 1). These effects will reduce as planting establishes and matures and will not be significant in the long term (Year 15). Major adverse (Significant) effects upon views from PRow Redbourn 011 is expected at completion (Year 1), reducing to major/moderate adverse in the long term (Year 15). Major/moderate adverse effects upon views from residential properties and PRow within or near to the Site with direct views, as well as views from Little Revel End (lane) are expected at completion (Year 1). These effects will reduce as new landscape planting establishes and matures and will not be significant in the long term (Year 15).

Highways, Transport, Accessibility and Car and Cycle Parking

- 6.74 LP Policy TRA1 requires development proposals provide safe and suitable access for walking, cycling and vehicles, do not cause unacceptable impacts upon the highway network, include the provision of a Transport Assessment and demonstrate how measures to reduce the need to travel by private car are identified and implemented. It must also be shown how active and sustainable connections are deliverable, active journeys are prioritised, a comprehensive and coherent integration into the existing pedestrian and cycle, Rights of Way, public transport and road networks will be secured and how plug-in and other ultra-low emission vehicles will be enabled. This is in addition to the NPPF paragraphs 115 to 118 on promoting sustainable transport.
- 6.75 There are two proposed principal access points along the B487 to the Site:
- Eastern Junction – new junction at the B487 Hemel Hempstead Road. This will be the main access for all modes of transport and will be a shared junction on the STC that connects the Site with Draft Site Allocation H2 (East Hemel Development) to the south. This STC junction has been developed in collaboration with TCE, the access points on the B487 forming the detailed element of this Application.
 - Western Junction – A second access to the Site off the B487 is provided west of the Eastern Junction for buses, pedestrians and cyclists only.
- 6.76 Access roads and routes within and through the Site are reserved for subsequent determination through RMAs (save for the access points from the B487). Accordingly, the

parameter plan identifies access zones which delineate the areas within which detailed access arrangements may be brought forward at the RMA stage. Access to the Site is also provided via the existing PRow routes, which intersect the Site at Holtsmere End Lane, Little Revel End and Great Revel End Farm.

- 6.77 The STC will feature a high-quality segregated pedestrian and cycle route along its entirety. The bus and pedestrian-only access to the Site from the B487, as well as the proposed closure of Little Revel End for vehicles, will play an important role in the sustainable transport credentials of the development in accordance with local policy.
- 6.78 Appendix 1 of the LP provides cycle and car parking guidance and standards for new development. Regarding cycle and car parking, the accompanying Development Specification states that each dwelling will be provided access to secure cycle parking. Short-stay parking will be delivered at key destinations, including the local centre and mobility hub. In these areas, a mix of cycle parking spaces/stands will be provided. Each RMA will set out how cycle parking has been considered in relation to this principle.
- 6.79 Each RMA will also set out the proposed car parking provision. The Development Specification sets out the expected baseline for the residential parking provision based on SACDC's car parking guidance and standards. A mix of parking ratios, forms and types will be provided depending on the character and typology of the area, including a combination of on and off-plot car parking. The level of car parking will strike a suitable balance between limiting the level of parking to encourage the uptake of sustainable modes of travel, whilst not underproviding and resulting in over-spill parking occurring, as well as meeting residents' needs.
- 6.80 The Transport Assessment, which is Appendix 9.1 of the ES, sets out how the Proposed Development's transport Vision aligns with HGC's ambition of achieving a 60% sustainable mode share, prioritising walking, cycling and public transport. Core elements of the strategy include delivery of the STC, safeguarded links for future development, a comprehensive internal walking and cycling network with external connections. Enhanced active travel links along key desire lines, including B487 and improved access to Hemel Hempstead town centre and station underpin the transport strategy.
- 6.81 A Transport and Access Chapter has been included in the submission of the Environmental Statement (Chapter 9) which accompanies this Application. The Proposed Development is assessed against two overarching scenarios: Core, which will include the North Hemel Site in isolation with any committed development; and, Cumulative which includes SACDC/ DBC Draft Local Plan sites (inclusive of East Hemel).
- 6.82 A suite of potential interventions has been identified to encourage active/sustainable travel, these include interventions to improve cycle connectivity between the Site and Hemel Hempstead town centre as well as local bus services. These are detailed in the 'Embedded Mitigation' section of the ES and within Table 8.1 of the accompanying Transport Assessment.
- 6.83 These embedded mitigation measures have been accounted for within the ES assessment and will be discussed further with HCC and SACDC during the determination of the application. The final off-site highway improvements and off-site active travel interventions will be secured within the S106 agreement.

- 6.84 In terms of assessment of effects, the ES concludes that during construction, due to the phased delivery, no significant adverse effects are expected to arise from construction traffic.
- 6.85 Once the Proposed Development is complete, the ES notes that within the core scenario the Proposed Development will have an overall negligible effect in terms of transport impact although the assessment did demonstrate a medium effect for the road vehicle driver and passenger delay at Green Lane (N of Boundary Way). This effect becomes negligible when considering the implementation of the STC considered in the Cumulative Scenario. During the cumulative scenario, the completed Proposed Development will have an overall negligible effect in terms of transport impact. The implementation of the STC and other highway improvement works across the Proposed Development and cumulative schemes will improve the transport situation.
- 6.86 The TA provides further detail on the modelling, and notes that the Paramics modelling shows that the highway network can accommodate the Proposed Development. In both the Core and Cumulative scenarios, overall network performance remains within acceptable limits, with minimal changes to journey times and queues. Localised impacts on the Redbourn Road corridor are addressed through targeted interventions in the Core scenario. The impacts on the A414 corridor are addressed in the Cumulative scenario as a result of wider interventions including Project Breakspear, and vehicles routing through East Hemel.
- 6.87 The TA explains that the uplift in bus trips resulting from the Proposed Development will be accommodated via a developed bus strategy that will eventually serve the wider HGC and improve public transport access for existing residents in Hemel Hempstead. The full HGC bus strategy route is expected to join Link Road and Leighton Buzzard Road. It is anticipated that there will be a bus filter/gate along the STC west of the Site to prioritise the STC for active travel and bus movements, displacing general traffic onto secondary roads. The Site will be well connected, being the interchange point between the two parts of the Orbital bus route. This will offer residents excellent accessibility across the HGC area as well as route options to access the town centre and station.
- 6.88 Overall, the Proposed Development does not create a 'severe' impact on the highway network and satisfies the key tests within paragraph 115 of the NPPF. In accordance with draft allocation policy H1 and LP Policy TRA1 the Proposed Development provides vehicular access from the B487, enhances existing routes through the Site to improve connections with the wider transport network, and introduces measures to reduce the need to travel and promote non-car modes. These include a STC with pedestrian and cycleway provision, restricting certain access points to bus and pedestrian use only, and supporting pedestrian and cycle movements along existing and enhanced PROWs. In short, the transport strategy prioritises sustainable travel.

Heritage and Archaeology

- 6.89 LP Policy HE1 requires proposals that affect designated heritage assets or their setting shall be accompanied by a heritage statement, proportionate to the scale of the proposal. Development proposals which affect the setting or views of listed buildings will be supported where they take opportunities to enhance or better reveal their significance. Draft Site Allocation Policy H1 notes that the layout and design of development should minimise any harm to the setting and significance of the Grade II Listed Holtsmere Manor, the Grade II Listed

Great Revel End Farmhouse, the Grade II Listed Barn at Great Revel End Farmhouse and the Grade II Listed Wood End Cottages. Policy HE2 requires proposals affecting non-designated heritage assets to ensure they respond appropriately to their significance. In addition, RNP policy RED 12 also seeks to protect non-designated heritage assets. Policy HE3 seeks to ensure that the damage to archaeological remains and sites, including a Scheduled Monument, caused by development is minimised.

- 6.90 A Built Heritage Statement has been submitted in support of this Application. It confirms that the Site does not contain any designated or non-designated built heritage assets.
- 6.91 Three Grade II Listed Buildings were identified for detailed assessment, including Holtsmere Manor, Great Revel End Farmhouse and Wood End Farm Cottages. Ultimately, a degree of harm was identified for each listed building, though none exceeding the lower end of less than substantial harm, accounting for the Site's late 20th-century agricultural character, changes to the listed buildings and land ownership, and embedded mitigation measures; that harm will need to be weighed against the public benefits of the Proposed Development.
- 6.92 Very minor, indirect benefits were identified for both Holtsmere Manor and Great Revel End Farmhouse, which merit consideration in the planning balance as public benefits; though limited, those benefits afford great weight in accordance with Paragraph 212 of the NPPF.
- 6.93 In addition, Little Revel End Farm was identified as a non-designated heritage asset. It was determined that the building has some architectural and historic interest, though its significance would most likely be preserved as part of the Proposed Development, owing to retention of the immediate and most important aspects of its rural setting.
- 6.94 The Environmental Statement includes a chapter on Cultural Heritage. It concludes that construction activities will impact the setting of all assessed heritage assets close to the Site on a temporary basis. Further archaeological investigation will be undertaken post-planning permission, ahead of and possibly during construction. Once completed, there is expected to be a negligible to minor adverse effect on Holtsmere Manor and Wood End Farm Cottages, a neutral to negligible adverse effect on Little Revel End Farm and a minor adverse effect on Great Revel End Farmhouse, with no effect on the Aubreys camp Scheduled Monument.
- 6.95 The Development Specification controls maximum building heights towards the outer north and east edges of the development in order to reduce the visibility and urbanising effect of new built form within the setting of Holtsmere Manor and Great Revel End Farm. The Land Use and Green Infrastructure Parameter Plan and Development Specification secure a green buffer and SANG which provides a soft buffer and space to the listed buildings and non-designated heritage asset to the east of the development.
- 6.96 The Parameter Plans and Development Specification also seek to preserve the existing footpath network which crosses the Site. The Development Specification also ensures the detailed lighting strategy will be subject to good practice design principles to reduce direct lighting outside of the Site boundary to help preserve aspects of the setting of identified heritage assets.

- 6.97 A CEMP will be secured by condition to any successful outline planning permission and will seek to minimise the adverse effects arising during the construction phase by controlling working hours, traffic, noise and lighting (for example).
- 6.98 A Desk-Based Archaeological Assessment has also been submitted in support of this Application. It confirms that one Schedule Monument, The Aubreys Camp, is located c.320m to the east. The Site contributes very little to the way in which the Scheduled Monument is experienced or appreciated. The Proposed Development will have no impact on the significance of the Scheduled Monument.
- 6.99 A programme of trial trenching was recently undertaken on the Site during August and September 2025 to investigate the archaeological potential of the Site and establish the significance of that potential. The trenching did not record any evidence of extensive settlement remains which suggests the landscape was only sparsely occupied during the late prehistoric and Roman periods. Where present, these archaeological remains are considered to be of no more than of regional significance.
- 6.100 The site of the farm complex identified as Revel End on historic maps is located within an area proposed for informal open space and therefore any remains will be considered for archaeological preservation in situ. Further trenching will be required following the grant of any planning permission in order to design mitigation measures. The further work can be secured by an appropriately worded planning condition. Overall, given that any archaeological remains are considered to be no more than of regional significance, the effects on below ground archaeological remains will not be significant.
- 6.101 The Proposed Development is considered to comply with the requirements of Policy HE1, HE2 and HE3, as well as paragraphs 207 to 221 of the NPPF.

Sustainability, Energy and Climate Change

- 6.102 The adopted SACDC 1994 LP (saved and deleted policies version July 2020), does not contain specific policies on sustainability and energy, but the subtext to Policy 69 (general design and layout) at para 8.4 states that “energy conservation will assume greater importance over the Plan period and applicants for all types of building will be expected to meet the challenge of utilising the best current energy practice without prejudice to the principles of good design and appearance”.
- 6.103 Within the draft SACDC LP that is undergoing Examination, Policy CE2 requires the submission of an Energy Statement that sets out how renewable or low carbon energy will be used throughout the Site, with agreed measures secured through conditions. Strategic Policy SP2 requires proposals to help combat climate change by demonstrating mitigation and adaptation to climate change, improve resilience to climate change, encourage sustainable travel, deliver a biodiversity net gain, mitigate flood risk and demonstrate tree planting. Policy CE1 states that proposals should demonstrate sustainable design and construction that minimise carbon, pollution and energy impacts and limit greenhouse gas emissions.
- 6.104 An outline Energy and Sustainability Statement is submitted in support of this Application. The Proposed Development will seek to adopt the Future Homes Standard once this becomes implemented by the Government. The Statement also sets out how active design measures

will be considered to minimise the energy consumption of the buildings in use, and how heat pumps, either ground or air source, communal heating systems and rooftop mounted photovoltaic arrays for electricity generation could be incorporated into the scheme design to reduce the schemes operational carbon emissions.

- 6.105 To help adapt to climate change a cooling hierarchy approach will be followed to promote passive design of buildings and avoid active cooling. To adapt to heavier rainfall, the Site will adopt a robust, multi-benefit SuDS strategy. The proposed drainage arrangement will help direct surface water runoff which will be attenuated on-site for events up to and including the critical 1 in 100 year storm rainfall event and avoid increasing the risk of flooding elsewhere.
- 6.106 An air quality assessment has been undertaken to establish baseline conditions and evaluate the significance of any predicted effects of the Proposed Development. During the construction phase, no significant air quality effects are anticipated, provided that the recommended mitigation measures for dust control are implemented. Similarly, emissions from construction-related road traffic are not expected to significantly impact human health, and therefore, no additional mitigation is required.
- 6.107 In the operational phase of the completed development, road traffic emissions are predicted to have a negligible impact on air quality. There are no significant effects expected on human receptors, ecological receptors, or future occupants of the development, meaning no mitigation measures are deemed necessary.
- 6.108 The Proposed Development meets on-site SANG requirements, strengthening green infrastructure and the preservation and enhancement of the natural landscape, including the planting of trees. The development will achieve a minimum of 10% BNG through on-site measures.
- 6.109 The Proposed Development promotes sustainable travel via enhanced walking and cycling routes, public transport links, and a mobility hub, reducing car dependency and aligning with Hemel Garden Communities' vision for a connected, low-carbon neighbourhood.
- 6.110 The Environmental Statement includes a chapter on Climate Change. During the construction stage, the impact of greenhouse gas ('GHG') is predicted to be major adverse and significant based on a worst-case scenario. Table 15.4 of the ES sets out additional mitigation that can be considered during the detail design stage which could reduce this effect to low and not significant.
- 6.111 Once completed, the Proposed Development is predicted to have an overall moderate adverse and significant effect on GHG emissions. Table 15.4 of the ES sets out additional mitigation that can be considered during the detailed design stage which could reduce this effect to minor adverse and not significant. Regarding risks from climate change, the ES notes that risks to the physical integrity of buildings and to health and wellbeing of residents with some moderate (significant) risks, but notes that with appropriate design measures the risk from climate change would be low and not significant.
- 6.112 At this outline application stage, it is not possible to commit to the exact mitigation measures for the Proposed Development as the detailed design work has not been undertaken. The Outline Energy and Sustainability Statement sets out principles on how the Proposed

Development will seek to incorporate sustainable design and mitigate the impact of climate change in accordance with LP policies CE1, CE2 and SP2. The Statement explains that the details on the exact proposed mitigation measures will be provided as part of subsequent RMAs. Therefore, the Proposed Development is in accordance with the adopted SACDC 1994 LP, the and draft SACDC LP Policies CE1, CE2 and SP2.

Ecology and Biodiversity

- 6.113 LP Policy NEB6 seeks to ensure that a minimum +10% net gain can be achieved on-site, repeated in Draft Site Allocation Policy H1. LP Policy NEB7 requires that proposals have regard to existing biodiversity, identify opportunities to maximise the provision of biodiversity, provide at least one swift brick, integrated bat box and integrated insect box per dwelling and that wildlife habitats and features, include native trees, shrubs fruit trees and incorporate bee-friendly landscaping schemes.
- 6.114 The submitted Biodiversity Net Gain Assessment shows that the proposals for an enhanced SANG result in a +15.68% gain in habitat units and a +16.51% gain in hedgerow units on-site, demonstrating that the proposals exceed the minimum national and local policy requirements.
- 6.115 The Site is predominantly used for agriculture, with a mixture of arable fields and grassland. The field boundaries generally consist of hedgerows with narrow strips of woodland and hedgerows bounding the Site. A large expanse of improved grassland is present towards the centre of the Site and to the south of the Site along the western boundary is a small area of modified grassland. A narrow strip of woodland acts as the western boundary of the Site, along Holtsmere End Lane. There is a single pond located in the centre of the Site surrounded by a single area of mixed scrub. The pond had limited marginal vegetation and no aquatic vegetation and held very little water at the time of survey in April 2025. There are 28 hedgerows considered to all be of Local Value as they provide structural variation on-site and commuting and foraging habitat for a range of faunal species. There are seven mature individual trees within the Site boundary, all along the access track to Great Revel End Farm. The Ecology Reports confirm the presence of badgers, bats, breeding birds and wintering birds within the wider survey area. The Site is considered to be of Local Value to the fauna recorded on-site.
- 6.116 The Environmental Statement includes a Biodiversity chapter and sets out the potential impacts of the Proposed Development during the construction and operational phases. The summary of effects on biodiversity during the construction and operational phases found that there were no significant effects on any of the receptors during construction or operation. The construction phase will have an overall negligible effect on Chilterns Beechwoods SAC, habitats on-site, the Local Wildlife Sites' ('LWS'), breeding birds and wintering birds with mitigation measures. Habitat creation will have a permanent long-term minor beneficial effect at a Site level for bats, badgers and generalist breeding and wintering birds.
- 6.117 The operational phase will result in a long-term not significant minor beneficial effect at Site level on habitats within the Site through favourable habitat management through the Habitat Management and Monitoring Plan ('HMMP'). The creation of a SANG and contribution to the SAMMS will result in a negligible effect on the Chilterns Beechwoods SAC, the LWS' and Ancient Woodland Inventory ('AWI') from increased recreational pressure during the operational phase. The completed Development will have an overall negligible effect on breeding and wintering birds due to the creation and management of new habitats.

6.118 The masterplan has been prepared to retain the most important habitats, including the highest quality woodland and trees. The submitted Land Use and Green Infrastructure Parameter Plan secures these high value habitats as part of the Proposed Development. Further details of the ecology that will be retained and enhanced on site will form part of future RMAs. For more information on the site's ecology and the finding of the ecological surveys please see the Environmental Statement that has been submitted with the Application.

Flood Risk and Drainage

6.119 A Flood Risk Assessment has been prepared in support of this Application. Policy NEB8 of the LP is on managing flood risk and requires proposals to show that flood risk will not be increased elsewhere, how any residual risk can be safely managed and that all sources of flood risk have been considered, with the development being appropriately flood resistant and resilient. The revised section of the NPPF (December 2024) on "planning and flood risk" makes it clear that the flood sequential test is intended to be applied to all sources of flood risk, not just river/sea flooding.

6.120 The Environment Agency confirms the site is located in Flood Zone 1 where there is a 'Low Probability' less than a 1 in 1000 (0.1%) annual probability of flooding. A number of areas across the Site are shown to be at 'Low' to 'High' risk from surface water flooding from two main flow pathways emanating from the north and west. The level of risk to the Site from surface water flooding is considered low for the majority of the Site but high along the pathways. The risk of flooding from other sources is considered low.

6.121 Policy NEB8 also requires all major development to incorporate sustainable drainage systems and manage surface water run-off, with SuDS providing multiple benefits, such as biodiversity and integrate into the green infrastructure network. Draft Site Allocation Policy H1 also requires high quality surface water mitigation measures that incorporate existing surface water flow paths.

6.122 The Proposed Development incorporates surface water flood risk mitigation measures to reduce the risk of flooding to the proposed 'more vulnerable' development parcels and ensure no increase in flood risk to the surrounding area outside the redline boundary. To facilitate the crossing of the flow paths, some localised mitigation is required but this does not increase off-site flood risk. Infiltration will be the main surface water disposal route. Soil conditions are more favourable towards the southern parts of the Site. Where infiltration is limited, local attenuation features will discharge to a network of swales to convey flows to the infiltration area.

6.123 The Flood Risk Assessment demonstrates that the development is safe, does not increase flood risk and does not detrimentally affect third parties. The Flood Risk Assessment also demonstrates that the Proposed Development meets the Sequential and Exception Tests imposed under the NPPF, evidencing that the flow pathways at the Site have been managed by the proposed mitigation, and the masterplan has been sequentially designed in line with flood risk at the Site.

6.124 The Environmental Statement includes a Water Resources chapter confirming the potential effects on water quality, groundwater flow and foul water will be negligible during construction. Once the Proposed Development is completed, there will be a minor beneficial effect on flood risk to properties and people on and off-site due to the improvements in the existing drainage

regime, and a minor beneficial effect on ground and surface water quality/quantity. There is expected to be a negligible to minor adverse effect on potable and foul water.

- 6.125 A detailed surface water drainage design will be developed further for the RMAs stage in accordance with the Drainage Strategy. This Strategy will ensure that the Proposed Development will accord with policy by proposing the incorporation of a range of SuDS features and will seek to minimise surface water run-off in line with local policy. This is detailed further in the Flood Risk Assessment submitted as part of this Application.

Stewardship

- 6.126 LP Policy LG1 and LG3 seek the delivery of strong community partnership arrangements and an appropriate Community Stewardship and Legacy body to secure the long-term maintenance and sustainable management of community facilities and/or open spaces. At the point of submitting the Application, the HGC Stewardship and Placemaking Strategy has not been published for consultation. Therefore, the Applicant has agreed with SACDC to continue the discussion on Stewardship during the determination process of this Application once the HGC Stewardship and Placemaking Strategy has been published for consultation.
- 6.127 The Application is supported by a Stewardship Statement which sets out the proposed overarching principles to how the non-private parts of the Proposed Development will be managed long term. It is proposed that a new Residents Estate Management Company ('REMC') for the Site will take responsibility for the community land and assets, ensuring that they are used for the purposes set out, and will also develop, commission and implement initiatives which support community development and respond to the relevant social, environmental and economic needs of the new community. The REMC for North Hemel Hempstead will be set up in a way to enable it to be transferred over to HGC should HGC set up its own umbrella stewardship organisation. The details of the approach to Stewardship will be secured within the S106 Agreement.

Other technical matters

Agricultural Land

- 6.128 Paragraph 187 of the NPPF requires that planning decisions recognise the economic and other benefits of the best and most versatile ('BMV') agricultural land. LP Policy NEB9 requires a detailed Agricultural Land Classification ('ALC') for sites over 20ha.
- 6.129 The Environmental Statement includes a chapter on Agricultural Land. It highlights that the Site is mostly agricultural land and has been assessed under the ALC methodology as comprising a mix, with a small area (4%) being Grade 2 "very good" quality, 31% being "good" quality, and the majority being "moderate" quality. The land is all in arable farming use.
- 6.130 The chapter has assessed the effects of the Proposed Development which will lead to the permanent loss of the agricultural land, and permanent or irreversible damage to soils. All farming activities will cease. It has been assessed that during construction, there will be a moderate adverse and permanent effect on agricultural land, as a result of the loss of 36ha of BMV agricultural land. There will be an minor adverse but temporary effect on soils. Soils are moderately susceptible to damage in the areas where they will be moved, but with careful soil

management, the effect will be temporary, and hence not significant. The cumulative effect in some cases is major adverse as a result of the completed development, depending on the scale and quality of the agricultural land.

Air Quality

- 6.131 The Environmental Statement assesses the potential effects of the Proposed Development and mitigation measures required to ameliorate significant adverse effects. No significant effects are likely from dust emissions during the construction phase with the effective implementation of a CEMP to control potential air quality effects. No significant effects are likely from road vehicle exhaust emissions on human receptors during the construction phase. Mitigation is therefore not required.
- 6.132 When the development is completed, no significant effects are likely from road vehicle exhaust emissions on human receptors. There will be an overall negligible effect in terms of air quality impacts, and no mitigation is required. No significant effects are likely on either ecological receptors identified in the assessment or proposed future occupants, and mitigation is therefore not required. The Proposed Development accords with NPPF Paragraph 199 and LP Policies HW1 and SP8.

Arboriculture

- 6.133 Paragraph 136 of the NPPF highlights that proposals should take opportunities to incorporate trees (such as parts and community orchards) and measures are taken to secure the long-term maintenance of newly planted trees and that existing trees are retained wherever possible. The LP has cross-cutting policies (NEB1, NEB10, SP2, SP13, LG1) which require proposals demonstrate the delivery of at least 1 semi-mature tree for each dwelling, the retention of healthy trees, proposals be supported by a Landscape Survey, tree roots be protected through the construction and the planting of trees along new streets, roads and public places as appropriate.
- 6.134 An Arboricultural Assessment is submitted in support of the Application, providing an assessment of the existing trees' arboricultural value, based on their current condition and quality and the impact arising from the Proposed Development on these trees'. None of assessed trees were considered ancient or veteran trees. A total of 116 trees, 26 groups of trees and ten hedgerows were surveyed as part of the Assessment. A total of 47 individual and 7 groups of trees were assessed as Category A (High Quality/Value), 34 individual and 8 groups of trees as Category B (Moderate Quality/Value) and 33 individual and 21 groups of trees were assessed as Category C (Low Quality/Value). Two trees were assessed as Category U (unsuitable).
- 6.135 Of the trees assessed, one Category A and one Category B tree are to be removed to facilitate access arrangements along the B487. One group of Category A trees need partial removal to facilitate the northern access and one group of Category B trees need partial removal to facilitate the vehicular links between field parcels on the Site. An additional four individual Category C trees and five groups of Category C trees need removal and partial removal to facilitate the primary road, and facilitate access arrangements. Tree and hedgerow removals have been restricted to those necessary to facilitate access into and through the development. In subsequent RMAs, the final layout of the scheme should be informed by this assessment.

- 6.136 In terms of new tree planting, careful consideration will be given to deciding upon suitable tree species to ensure trees respond to the new development appropriately and the landscape scheme reduces the risk of trees being removed in the future on the grounds of nuisance. The planting of trees within confined urban environments will consider the use of appropriately designed planting pits specifically engineered to promote tree health and longevity. The exact location of planted trees, species and number will be provided as part of a detailed Landscaping Scheme at the RMA stage, which could be imposed as a condition of planning approval.
- 6.137 Retained trees should be adequately protected during works through the erection of the requisite tree protection measures. These protection measures will be detailed as part of a site-specific Arboricultural Method Statement, which could be imposed as a condition of planning approval. The layout of the development is currently reserved for subsequent approval. Within the RMA's, a review of the relationship between the layout and the retained trees should be undertaken by a qualified arboriculturist to assess the existing tree cover and prepare a schedule of tree works.
- 6.138 The Proposed Development is in accordance with Paragraph 136 of the NPPF and LP Policies NEB1, NEB10, SP2, SP13 and LG1.

Human Health

- 6.139 The Environmental Statement includes a chapter on Human Health that has been assessed in line with LP Policy SP13. A Health Impact Assessment is also submitted in support of the Application in accordance with LP Policy HW5. The chapter considers the potential effects of the Proposed Development and mitigation measures required to ameliorate significant adverse effects during the construction and operational phases of development.
- 6.140 The community surrounding the Proposed Development is generally considered to have good health, with a higher life expectancy for both males and females when compared to the national average, and a lower mortality rate for all causes, cancer, circulatory and respiratory disease when compared to the national average. The baseline local healthcare capacity shows that GPs within 3 miles of the Site have capacity for an additional 11,293 patients, based on the target list size of 2,000 patients per GP.
- 6.141 The summary of effects conclude that there will be negligible to minor adverse effects with regards to changes in air quality, noise exposure and traffic during construction. Dust emissions will be minimised through the outlined dust mitigation measures secured by the CEMP. A Framework CTMP forms part of the embedded mitigation to manage construction traffic impacts on human health. Once the development has completed, the summary of effects ranges from negligible impact to minor adverse. No mitigation measures are therefore proposed.
- 6.142 Overall, in accordance with LP Policies SP13, the Proposed Development will contribute to improving people's health and wellbeing in providing improved active travel infrastructure, disincentivising travel by private vehicle, creating a landscape scheme with opportunities for active play for children, sports pitches, and multi-function open and green play space, as well as opportunities for growing food. The Health Impact Assessment submitted in support of the Application highlights that the Proposed Development is conducive to facilitating a healthy, vibrant and cohesive community, and does not present any material health risk to existing and

new residents or vulnerable groups. Accessibility and the provision of facilities, opportunities for physical activity and recreation and provision of a primary school and specialist accommodation for the elderly all contribute positively to health and wellbeing, in accordance with LP Policy HW5.

Land Contamination

- 6.143 Policy HW3 of the LP seeks to ensure that any development proposals which cause harm to the environment are not permitted. A Phase I Geo-Environmental Desk Study is submitted in support of the Application which has been undertaken to assess the risks posed by contaminated land and to provide an initial assessment of geological/ geotechnical hazards, and how the Proposed Development might be affected.
- 6.144 The main risk identified with respect to the Proposed Development is the potential for the interaction between groundworkers and future site users (residents) with potentially contaminated shallow soils. Therefore, further assessment is recommended to assess soil quality across the Site, with particular focus given to areas where infilled features or made ground might be expected based on historical mapping and geophysical surveys completed by third party consultants.
- 6.145 Risks to future site users from the generation and accumulation of ground gases have also been highlighted, primarily associated with the historic chalk pits recorded on-site, but also a nearby landfill. Therefore, additional ground gas monitoring to complement the existing data has also been recommended. Furthermore, some of the Site lies within an area where basic radon protective measures will likely be required in the construction of new buildings, and it is recommended that a detailed radon report is obtained and compared against future development proposals once this has been made available.
- 6.146 A moderate risk of the presence of chalk dissolution has also been identified. This must be given full consideration in future design, albeit current indications suggest that this will not represent a significant constraint to development; based on the findings of initial ground investigation works conducted by EPS, although it is recognised that further detail and coverage is required for this to be conclusive. It is expected that further reporting will be secured by condition as part of any permission.
- 6.147 Overall, the issue of contaminated land does not present a barrier to the Proposed Development and the Proposed Development is in accordance with LP Policy HW3.

Noise and Vibration

- 6.148 The Environmental Statement includes a chapter on Noise and Vibration. Paragraph 198 of the NPPF seeks to ensure that new development is appropriate for its location taking into account the likely effects of the potential sensitivity of the site or wider area to the impacts that could arise from the development, including impacts resulting from noise. LP Policy HW1 requires proposals that are either affected by noise pollution or would generate new noise, demonstrate and put in place mitigation measures.
- 6.149 The sound climate across the Site is comprised predominantly of noise from road traffic vehicles using the surrounding road network. There is also intermittent noise audible from

school pupils using the outdoor areas of Brockwood Primary School and also low-levels of noise associated with operation of an electricity sub-station on-site.

- 6.150 The assessment finds that during construction the potential effects are negligible in significance at all receptors. During operation the potential effects are also negligible in significance across all receptors following mitigation measures including good acoustic design for dwellings close to the B487. Overall, the Proposed Development complies with the NPPF and LP Policy HW1.

Socio-economics

- 6.151 The Environmental Statement includes a chapter on Socio-economics. There is no legislation relating to the assessment of socioeconomic impacts, however, at the centre of the NPPF is the principle of sustainable development, with the three overarching objectives of economic, social and environmental.
- 6.152 The HGC programme is going to be a key driver of growth in the area, and the Site and other site allocations are to deliver large-scale housing-led development. These developments could have a cumulative socio-economic effect with respect to housing provision, population and employment (construction and end-use).
- 6.153 The Proposed Development is expected to generate an average construction workforce of 150 full-time equivalent (FTE) workers over the construction period and a minimum of c.250 FTE end-use jobs within the non-residential uses on-site (including the new local centre and primary school) which is considered a benefit of the scheme.
- 6.154 During construction, it is anticipated there will be a negligible to minor beneficial (not significant) effect on employment. During operation the proposal will have:
- a major beneficial effect in terms of housing at the District level;
 - a minor beneficial effect in terms of employment at the Local level;
 - a negligible to minor beneficial effect in terms of social infrastructure provision on the new resident population.

Utilities

- 6.155 A Utilities Statement is submitted in support of the Application. This Statement has been assessed against LP Policy SP9.
- 6.156 The Statement confirms that existing utility providers near the Site have been consulted, along with those required to service the Proposed Development. Sewage infrastructure exists close to the Site boundary. Thames Water has stated in its pre-planning enquiry response that it will need to carry out modelling to assess foul water and surface water once outline planning permission has been granted. This modelling will identify whether any reinforcement works are needed. The Applicant will approach Thames Water if the Proposed Development is granted planning permission.
- 6.157 Other service providers are either unaffected, have confirmed capacity, or will be addressed during detailed design. Safeguards to the BPA oil pipeline have been included within the accompanying Development Specification Document as a Key Design Principle. Where off-

site upgrades to utilities infrastructure is required, this can be secured by condition. Overall, the Proposed Development is in accordance with LP Policy SP9.

7 Proposed Section 106 Heads of Terms

National Legislation and Planning Policy

- 7.1 In assisting in the delivery of new homes, the NPPF and NPPG recognise that conditions or planning obligations may be required to make development acceptable and mitigate what might otherwise be unacceptable impacts on the surrounding area.
- 7.2 NPPF paragraph 56 states that “*planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition*”. As such, planning obligations must only be sought where they meet all of the following tests set out in NPPF paragraph 58:
- a) necessary to make the development acceptable in planning terms;*
 - b) directly related to the development; and*
 - c) fairly and reasonably related in scale and kind to the development.*
- 7.3 The NPPG identifies that developers may be asked to provide contributions for infrastructure in several ways. This includes through the use of planning conditions or planning obligations in the form of Section 106 agreements and Section 278 agreements, where it is not possible to address unacceptable impacts through a planning condition (Paragraph: 003 Reference ID: 23b-003-20190901)
- 7.4 This is in accordance with Regulation 122(2) of the CIL Regulations 2010 (as amended), requires planning obligations to be directly related to the specific development.
- 7.5 An appropriate package of Section 106 contributions will continue to be discussed with SACDC and HCC Officers following submission of the Application.

Local Policy and Guidance

- 7.6 SACDC Draft LP includes Draft Policy SP14 and IMP1 which states that SACDC will require developers to provide, finance and / or contribute towards provision which is fairly and reasonably related in scale and kind to the development. This includes on-site and / or off-site improvements and infrastructure necessary to mitigate the impacts of the development.
- 7.7 SACDC has also prepared a draft Infrastructure Delivery Plan (‘IDP’) as an evidence base document for the draft Local Plan. The draft LP states that the IDP is a ‘living document’ that will continue to be updated and refined before and after adoption of the new Local Plan. In addition to the LP IDP, the HGC Programme Area and strategy for development, are supported by a separate HGC IDP. The status of these two IDP’s is expected to evolve over the LP Examination process, and this will be discussed further with SACDC following the submission of the Application.

- 7.8 HCC’s “Guide to Developer Infrastructure Contributions” sets out the principles HCC use to identify potential obligations. The document states that it is guidance, and that *“Hertfordshire local planning authorities have the responsibility of weighing up the importance of this Guide and the identified planning obligations against competing requirements/issues when considering planning applications”*.

Draft Heads of Terms

- 7.9 The proposed Heads of Terms, and the timing of delivery of the relevant obligations, will be discussed and agreed with SACDC and HCC following the submission of the planning application. However, without prejudice, it is expected that this will include the following:
- Transport/highways works and improvements
 - Affordable Housing
 - Education
 - Sports and Leisure
 - Community Facilities
 - Green Infrastructure, Biodiversity and Ecology
 - Other - Fire & Rescue Service, Waste
 - Monitoring fee

8 Conclusion

8.1 The Proposed Development comprises:

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

8.2 As outlined in this Statement, the Site is situated within Draft Site Allocation H1 within SACDC LP. This Application has been demonstrated to be in accordance with the emerging LP.

8.3 The Proposed Development has been informed by extensive technical work and engagement with SACDC, key stakeholders and members of the public. The feedback received throughout this pre-application process has helped shape the formation of the Illustrative Masterplan and accompanying parameter plans.

8.4 The NPPF states that the purpose of planning is to help achieve sustainable development. Paragraph 7 notes that the NPPF as a whole sets out the Government’s view of what constitutes sustainable development, while paragraph 8 identifies three dimensions to sustainable development, comprising economic, social and environmental roles.

8.5 The Proposed Development will result in substantial benefits that weigh strongly in favour of the Application. These benefits can be summarised as follows:

- up to 1,500 dwellings (including specialist accommodation for older people) (Use Class C3), including affordable homes, specialist housing for older people, and a care home (Use Class C2);
- provision for a three-form entry primary school with early years (Use Class F1);
- flexible non-residential uses (Class E, Class F1, Use Class F2), including a local centre to support the needs of new and existing residents of Hemel Hempstead and a mobility hub with facilities to encourage alternative modes of transportation beyond private cars;
- a STC and active travel routes that are integrated with the wider HGC development;
- delivery of a new community park, including SANG providing significant publicly accessible open space for new and existing residents, as well as acting as a green buffer to Redbourn;
- multi-functional Green Space (amenity green space, natural and semi-natural green space, parks and gardens, children’s play area, allotments);
- sports pitches and changing facilities;

- the provision of a +10% Biodiversity Net Gain through on-site biodiversity enhancements and preservation of key habitats (and suitable mitigation and enhancements where necessary) for key protected species;
- enhanced integration of a network of SuDS.
- increased opportunities for employment with an average construction workforce of 150 FTE workers over the construction period and a minimum of c. 250 FTE end-use jobs within the non-residential uses on-site.

8.6 Overall, the Proposed Development accords with the SACDC LP and national policies set out in the NPPF. It is therefore concluded that planning permission should be granted.

Appendix 1 – St Albans City and District Council Draft Local Plan

1.1 The following table identifies all the relevant local policies of the St Albans City and District Council Draft Local Plan and provides a summary description.

SACDC Draft Local Plan 2041	
Policy Reference	Policy Summary
Responding to the Climate Emergency (Strategic Policy SP2)	The Council recognises the urgent need to respond to Climate Change through mitigation and adaptation. The Council will support proposals that help combat Climate Change where the proposals: a) Demonstrate mitigation and adaptation to Climate Change, including pursuing the reduction of whole life-cycle carbon emissions (both operational and embodied); b) Prioritise the development of previously developed land; c) Are designed to improve resilience to Climate Change, including resilience to increasing temperatures, more frequent drought, more intense storms and wind speeds and heavy rainfall events; d) Use the most sustainable locations for growth and so minimising the need to travel while encouraging walking, cycling and the use of public transport; e) Provide on-site renewables, high standards of energy efficiency, and low carbon energy; f) Prioritise the use of sustainable and active modes of travel in new and existing developments; g) Deliver biodiversity net gain; h) Mitigate increasing flood risk; i) Include Sustainable Drainage Schemes (SuDS) where appropriate; j) Demonstrate tree planting; k) Combine environmental payments through stacking different types of credits on sites (e.g. carbon, biodiversity, Suitable Alternative Natural Green Space (SANG) etc) where appropriate. NB: Many policies in this Plan are cross-cutting and relevant to multiple aspects of sustainable development. Therefore, the detailed policies for some aspects of this strategic policy are set out in other parts of this Plan, including for sustainable transport, biodiversity net gain and tree planting.
Promoting Sustainable Design, Construction	New buildings should be designed and constructed to ensure efficient use of energy, water and materials. Energy efficiency and reduced use of energy within buildings is a key component to reducing greenhouse gas emissions within the District.

and Building Efficiency (Policy CE1)	Applicants must demonstrate sustainable design and construction and a high degree of resource efficiency through evidence supporting planning applications, to a degree proportionate to the proposal, through: a) Ensuring all new build development minimises the carbon, pollution and energy impacts of their design and construction. Building conversions, refurbishments and extensions must also minimise carbon and energy impacts. Proposals must demonstrate that they are seeking to limit greenhouse gas emissions through location, building orientation, design, landscape and planting, taking into account any nationally adopted standards; b) Including water conservation, greywater recycling and storage facilities to reduce household water consumption to under 110 litres per person per day including external water use, and new development to include rainwater harvesting; c) Retrofitting of existing buildings to improve energy and water efficiency and improve long term resilience to a changing climate; d) Adopting sustainable construction and demolition methods including using materials with low embodied carbon that are sustainably sourced, and the reuse and recycling of demolished material from the development site; e) Minimising waste during the construction and operation phases of development by using the Circular Economy approach; and f) Including Sustainable Drainage Systems (SuDS) in new developments as well as the potential for retrofit SuDS for existing buildings.
Renewable and Low Carbon Energy (Policy CE2)	The Council seeks to increase the use of renewable and low carbon energy in the District. a) Developments proposals must demonstrate, where appropriate, that the use of renewable or low carbon energy has been maximised. b) Major development proposals must set out at the planning application stage how they will make use of renewable or low carbon energy within the site through submitting and agreeing an Energy Statement with the Council. Agreed measure will be secured through conditions; c) The Council will support a range of low carbon and renewable energy solutions including, but not limited to, the following: i. Solar power, including photovoltaic panels, solar thermal heaters, and maximising passive solar heating through south facing designs; ii. Wind turbines at different scales; iii. Decentralised District Heating and Energy Networks; and iv. Heat Pumps. d) To maintain the public benefits of renewable power, proposals which overshadow existing solar panels should be avoided and / or mitigated.
Land in the Green Belt	The minimum number of homes needed in the District, following a local housing need assessment conducted using the Government's required Standard Methodology – is 885 dwellings per year, or a total need of 14,603

(Strategic Policy SP3)	to 2041. This housing need figure is the same as the housing requirement figure of 885 dwellings per year, or a total need of 14,603 in the period 1 October 2024 to 31 March 2041. The Council also seeks to increase overall employment floorspace in the District. Growth must be supported by suitable supporting infrastructure, including: • Schools • Healthcare and ambulance facilities • Transport - facilities for walking, cycling and public transport in particular • Parks, play areas, allotments and other green spaces • Extensive tree planting • Sports and leisure facilities • Renewable and low carbon energy generation. The Council seeks overall to protect the Green Belt from inappropriate development, and ensure the most effective use of land in the District up until 2041. This involves select Green Belt boundary adjustments in the right areas to provide wider protection of the rest Green Belt. The revised Green Belt boundaries are set out on the Policies Map. The Hemel Garden Communities (HGC) Programme is an ambitious cross-boundary proposal to transform Hemel Hempstead through the regeneration of the existing town and delivery of new housing and infrastructure in St Albans City & District Council and Dacorum Borough Council areas.
Broad Locations (Policy LG1)	Proposals within the defined Broad Locations (or unallocated windfall development at this scale) must: a) Demonstrate a coordinated, Masterplanned approach to development with appropriate input from the District and County Council, statutory consultees, local communities, landowners and other stakeholders; including Dacorum Borough Council for Hemel Garden Communities. The approach should be in accordance with the District's Strategic Sites Design Guidance; b) Be undertaken in a coordinated way where there are different landowners; c) Demonstrate accordance with Local Plan policies and the requirements set out in Part B; d) Demonstrate excellence in design, energy efficiency and water management; e) Provide appropriate renewable energy production and supply mechanisms; f) Provide necessary transport, community, green, health and other infrastructure in a timely manner to support development; g) Demonstrate accordance with any relevant Supplementary Planning Document, Masterplan or Development Brief; h) Provide 40% Affordable Housing in accordance with Local Plan policy;

	i) Provide 3% of the total number of homes as Self-build or Custom Housebuilding; j) Make efficient and effective use of the site, with a minimum overall net density of 40 dwellings per hectare; utilising a range of densities that take account of adjacent character, uses and identity; k) Provide housing size, type and mix as set out in Local Plan Policy; proposals will also have regard to the most up-to-date evidence on housing need including the Council's latest evidence base; l) Demonstrate how the proposal integrates with and where appropriate seeks to improve the existing transport network with reference to the LCWIP. Proposals should include excellent walking and cycling links, including accessible routes and public transport services upgrades / improvements; m) Normally retain significant healthy trees and other important landscape features; n) Plant at least 1 semi-mature tree for each dwelling; for C2 accommodation plant 1 semi-mature tree for every 2.5 dwelling equivalent bed spaces; o) Provide new or provide contributions to enhance existing strategic, sports facilities, local and recreational public open space, including managed woodland and ecological network links; p) Positively relate and integrate the development to the surrounding buildings and landscape, and be informed by a comprehensive Landscape and Visual Impact Assessment which addresses the recommendations of the Council's Landscape and Visual Appraisal 2024; q) For sites listed in Appendix 5, be informed by a detailed Heritage Impact Assessment and Archaeological Desk-Based Assessment which address the recommendations of the Council's Heritage Impact Assessment 2024; r) Ensure that land use, density, landscaping and form have regard to the topography of the site and identified landscape impacts; s) Establish an appropriate Community Stewardship and Legacy body with sufficient assets to provide long term sustainable management of community facilities and / or open spaces; t) Have due regard to any relevant Neighbourhood plan(s); u) Demonstrate the co-location of community facilities (such as schools, shops, community centres, strategic public open space) in order to reduce the number of trips that residents have to make and encourage the use of active travel modes; and v) Normally provide contributions towards the maintenance and / or upgrade of an existing community hall or village hall nearby, which is secured by appropriate mechanism such as a S106 agreement.
Hemel Garden Communities Growth Areas	To enable the transformation of Hemel Hempstead, the design and delivery of HGC Growth Areas within the Hemel Garden Communities Programme Area must to adhere to the following requirements:

Place Principles (Policy LG3)	<u>Pillar 1 - Green Network</u> a) Achieve and seek to exceed at least 10% Biodiversity Net Gain (BNG) b) Provide Suitable Alternative Natural Green Space (SANG) as part of an appropriate mitigation strategy for Chilterns Beechwood Special Area of Conservation (CBSAC); c) Provide a variety of supporting green and blue infrastructure such as parks, open spaces, greenways, ecological corridors, sustainable drainage solutions, sports and leisure facilities, food growing and health and wellbeing projects as outlined in the HGC Green Infrastructure Strategy and HGC Health and Wellbeing Strategy; d) The design and layout of development should be landscape-led and should include early delivery of open space and structural landscaping in order to avoid or minimise adverse impacts on the Chilterns National Landscape, views in and out and its setting in perpetuity; e) Deliver the Key and Local Transport Network, as set out in the HGC Transport Vision & Strategy document, to provide direct sustainable travel connectivity between existing and proposed key and local destinations. Interventions are required to achieve a target of 60% of all journeys starting, ending or within the HGC Growth Areas and 40% of all journeys starting, ending or within the existing town of Hemel Hempstead, to be undertaken by active and sustainable modes by 2050; f) Create a well-connected town with permeable neighbourhoods by providing logical access points at regular intervals for walking and cycling; g) Provide high quality bus priority, bus, cycle and walking networks, infrastructure and wayfinding, that prioritises active travel and enables the most convenient and efficient journeys to local centres and key and local destinations across the town; h) Enhance and improve Public Rights of Way including to existing local footpath links and wider countryside access; <u>Pillar 2 - Integrated Neighbourhoods</u> a) Well-integrated new neighbourhoods that respect and complement adjacent existing neighbourhoods and the wider existing neighbourhood structure of Hemel Hempstead. Proposals should be in accordance with the neighbourhood structure and guidance set out in the HGC Strategic Design Code and HGC Framework and Transformation SPD; b) Deliver new local centres, and enable improvements to existing local centres and Hemel Hempstead Town Centre, and ensure new centres support and complement existing centres; c) New neighbourhood local centres must be designed in close proximity to schools, the Sustainable Transport Corridor and include mobility hubs; d) The east and north Growth Area Sustainable Transport Corridor (STC) must be delivered in a coherent and integrated approach, facilitate the mode share targets, and provide appropriate priority to active and sustainable
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	modes over the private car and provide public transport links along its length (e.g. bus); e) Provision and location of affordable housing will be agreed with the council, taking account of the need to create balanced communities and the council's most up-to-date evidence on housing need; f) Minimise the impact on the surrounding landscape setting, including the Chilterns National Landscape and its setting, whilst achieving a minimum overall net density of 40 dwellings per hectare; g) Delivery of Key Projects including a Household Waste Recycling Centre and Local Authorities Depot facilities to meet the needs of new and existing communities; h) Deliver Herts IQ and improvements to Maylands Business Park and Hemel Hempstead Town Centre to support the priority for new highly skilled jobs and learning opportunities; i) Deliver high standards of urban design, architecture and landscaping that promotes climate resilience and healthy lifestyles; j) Where appropriate, utilise on-site advanced manufacturing, modern methods of construction and reuse materials as part of a circular economy approach; k) Public realm will be inclusive and of the highest quality enriched with local public art and heritage trails and interpretation and effective wayfinding; l) Where appropriate, co-locate community facilities and services (including local centres, sports, education, childcare and health facilities); m) Deliver sports and physical activity provision in a comprehensive and coordinated manner across all HGC Growth Areas; A fabric first approach contributing towards the delivery of net zero homes; <u>Pillar 3 - Self-sustaining Economy</u> a) Prioritise higher skilled jobs and learning opportunities in Herts IQ / Maylands Business Park and Hemel Hempstead Town Centre to help balance communities, and promote development and jobs creation that supports learning, enterprise, innovation and skills diversification; b) Maximise opportunities for living, working and socialising locally through the creation of walkable neighbourhoods that prioritise walking and cycling; c) Enable the regeneration of and high quality investment in Hemel Hempstead Town Centre; d) Digital infrastructure on and off-site including ultra-fast fibre-optic broadband to homes and businesses or similar technology as it becomes available; e) Delivery of remote office hubs, starter units / incubator space, grow-on space, alongside training and higher education facilities in key destinations including local centres;
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f) Promotion of opportunities for environmental sustainability, green and agricultural technology, circular economy principles, sustainable construction, digital connectivity and innovation;

g) Establishing strong community partnerships including voluntary sector organisations.

Pillar 4 - Engaged Communities

a) Delivery of strong community partnership arrangements between landowners, site promoters, Councils, voluntary sector organisations and residents;

b) All proposals will deliver on the strategic principles and ambitions for stewardship and legacy placemaking across the HGC Growth Areas to maximise strong governance and engagement of communities;

c) Proposals should identify appropriate funding and a variety of income generating community assets to secure long-term funding, maintenance, management and stewardship arrangements;

d) Support for early activation projects, such as employment opportunities and community facilities, ahead of and alongside the delivery of homes.

Delivery

High quality new development and infrastructure will be planned and phased in a timely manner to ensure infrastructure and transformation opportunities are maximised. To enable this, the Council and other relevant bodies will consider use of statutory powers including compulsory purchase. Councils, key stakeholders and statutory consultees should be actively engaged in the shaping the delivery considerations of an application.

The approach will be in accordance with the HGC Framework Plan and Transformation SPD, HGC Stewardship and Placemaking Strategy, and future HGC guidance.

Within the HGC Growth Areas, in addition to meeting LPA validation requirements, major planning applications will be required to provide material to demonstrate:

a) A landscape-led masterplanned approach with Masterplans and Design Codes. The approach must include appropriate input from the Council, statutory consultees, local communities and parishes, landowners and other stakeholders;

b) Compliance with the HGC Policies and with the wider framework masterplan context for the whole neighbourhood the application site falls within;

c) Details of the on-site infrastructure to be provided and / or contributions to be made to off-site infrastructure and facilities in line with the Local Plan Infrastructure Deliver Plans (IDPs);

d) A detailed phasing strategy for the application site, including an indicative phasing plan to show how the site development aligns with the delivery of

	infrastructure and utilities across the wider neighbourhoods and / or Growth Areas; e) Undertaking of Quality Review Panels; f) Compliance with the HGC Stewardship and Placemaking Strategy; g) Delivery and arrangements for community development activities appropriate to the creation of new communities.
Green Belt (Policy LG5)	Proposals in the Green Belt will be assessed in accordance with national policy. Where proposals are consistent with Green Belt purposes and objectives the Council will support in principle: a) Opportunities that arise through development to proactively manage Green Belt land to: i. Protect and create attractive landscapes and countryside; ii. Promote healthy ecosystem services; iii. Support productive and sustainable farming and forestry; and iv. Provide space for local and wider recreational needs. b) Infrastructure provision identified in this Plan that is essential to ensure sustainable development across the District and beyond, that demonstrates 'very special circumstances', namely: i. New state schools; ii. The creation of new transport infrastructure; and iii. Small scale, largely open forms of infrastructure development such as outdoor sport and recreation facilities and uses (including detached playing fields for schools), drainage areas and utilities installations.
Green Belt Compensatory Improvements (Policy LG6)	The allocations in Part B that are facilitated by Green Belt boundaries changed by this Plan are required, to a degree proportionate to the development, to: a) Submit a Green Belt compensation strategy that sets out compensatory measures that align with national planning guidance, relating to: i. New or enhanced green infrastructure; ii. Woodland planting; iii. Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal); iv. Improvements to biodiversity, habitat connectivity and natural capital; v. New or enhanced walking cycling or equestrian routes; or vi. Improved access to new, enhanced or existing recreational and playing field provision. b) Retain existing hedgerows and trees and other areas of biodiversity value such as ponds;

	c) Enhance existing green and blue infrastructure links within their sites, and connect any fragmented links, to provide biodiversity (also known as wildlife corridors). Development must also take account of green and blue infrastructure links beyond their sites and try to integrate their designs with them and not create severance through poor design; d) Maintain any Rights of Way across / through the site, ensuring provision of a route that is safe and overlooked, is sufficient in width to easily allow the passing of two people, and is carefully designed to become a positive landscape feature. Should a diversion to any Rights of Way be unavoidable, replacement routes must be provided to the satisfaction of the Council and the relevant highway authority; e) Ensure access to adjacent Rights of Way are facilitated in a safe and direct manner and maintain linkages that provide for appropriate utility and recreational use, and ensure that improvements are enabled so as to mitigate for the increased user impact of the development on the fabric of the network, including through good design; f) Provide woodland buffer planting when adjacent to established urban areas overlooking what was once open countryside. NB: Where a development is required to submit both a Green Belt compensation strategy and provide Suitable Alternative Natural Greenspace (SANG), the Green Belt compensation strategy can incorporate features that are proposed within the SANG, in accordance with this policy.
Housing (Strategic Policy SP4)	To provide good quality housing that meets the needs of all parts of society the Council seeks: • Proposals that provide a suitable mix of housing and affordable housing; • To preserve the supply of housing by retaining residential accommodation and generally resisting proposals that would result in a net loss of residential accommodation (C2 and C3) through demolition or conversion to other use types; • The provision of specialist housing to meet the needs of older people and people with disabilities; • Proposals which provide new accessible and adaptable housing that meets the changing lifetime needs of all occupants; • To diversify the housing market and increase consumer choice through encouraging Self-build and Custom Housebuilding in suitable sustainable locations; and • To address the needs of Gypsies, Travellers and Travelling Show People. All of these matters are addressed by the detailed local policies in this chapter.

Housing Mix (Policy HOU1)	New residential development proposals (Use Class C3) should provide: a) A mix of dwelling types and sizes to meet the needs of current and future households; b) In the case of proposals of 10 or more homes, to provide a housing mix as follows: <table><tr><th>Tenure</th><th colspan="4">Home Size</th></tr><tr><th></th><th>1-Bed</th><th>2-Bed</th><th>3-Bed</th><th>4+ Beds</th></tr><tr><td>Market Housing</td><td>5%</td><td>20%</td><td>45%</td><td>30%</td></tr><tr><td>Affordable Housing (Home Ownership)</td><td>20%</td><td>50%</td><td>30%</td><td></td></tr><tr><td>Affordable Housing (Rent)</td><td>20%</td><td>30%</td><td>45%</td><td>5%</td></tr><tr><td>Acceptable Size in persons for affordable homes</td><td>2p</td><td>4p</td><td></td><td></td></tr></table> The delivery of specialist housing at Broad Locations could affect the housing mix by increasing the number of smaller units. Therefore the housing mix may be adjusted on sites that deliver specialist housing units to take account of an increased proportion of smaller units.	Tenure	Home Size					1-Bed	2-Bed	3-Bed	4+ Beds	Market Housing	5%	20%	45%	30%	Affordable Housing (Home Ownership)	20%	50%	30%		Affordable Housing (Rent)	20%	30%	45%	5%	Acceptable Size in persons for affordable homes	2p	4p		
Tenure	Home Size																														
	1-Bed	2-Bed	3-Bed	4+ Beds																											
Market Housing	5%	20%	45%	30%																											
Affordable Housing (Home Ownership)	20%	50%	30%																												
Affordable Housing (Rent)	20%	30%	45%	5%																											
Acceptable Size in persons for affordable homes	2p	4p																													
Affordable Housing (Policy HOU2)	The Council will seek to meet the District’s affordable housing needs by: a) Requiring residential development proposals (Use Class C3) with a gain of 10 or more homes, or where the site has an area of 0.5 hectares or more, to provide: i. 40% of homes as on-site affordable housing; ii. A tenure mix of 30% social rented, 30% affordable rented and 40% affordable home ownership, which includes 25% of all affordable housing for any nationally-mandated First Homes requirement, with shared ownership preferred for the remainder; iii. A design approach where affordable housing is indistinguishable in appearance from market housing on site and distributed across the site with affordable housing dwellings to be clustered in groups; iv. Affordable housing to meet required standards and be of a size and type which meets the requirements of those in housing need.																														

	b) Encouraging three bedroom affordable homes to address the priority needs of the Council's Housing Register and the needs of those in temporary accommodation; c) Requiring development proposals within Use Class C2 with a gain of 10 or more units to provide 40% of the units as on-site affordable housing; d) Expecting that, in cases where the 40% calculation in a) i. and c) provides a part dwelling, the figure should be rounded up; e) Ensuring that development proposals which do not propose the full amount of required affordable housing must demonstrate the evidence on why this is the case, and to meet the full amount that is viable; f) Only accepting a financial contribution for off-site affordable housing provision in exceptional circumstances where evidence demonstrates that on-site affordable housing provision would not be viable or feasible; g) Preventing the artificial subdivision of sites with the same landowner to create separate development schemes which would otherwise cumulatively meet the thresholds of this policy, and will likewise consider the site as a whole where a developer seeks to amalgamate adjacent sites with the same landowner into a single development; h) Ensuring that any planning obligations for affordable housing provision or contributions that are agreed as an exception to full policy compliance (on the basis of viability at the time the permission is granted) must include a financial review mechanism that is based on actual sales values at the time that the development, or development phase, is 80% occupied. The review must allow for further provision, or financial contributions in lieu, when the outturn value of the development exceeds the initial viability assumptions or other circumstances enable increased viability of the scheme; i) To ensure that Shared Ownership and Discount Market Sales reach the widest and lowest earnings population base; the final purchase price of discount market sales homes should not exceed the midpoint of the range recommended in the Local Housing Needs Assessment. The initial discount for market sales, and for Shared Ownership the maximum initial share and maximum rent on unsold equity, should be compatible with this benchmark, which is the midpoint of the range.
Specialist Housing (Policy HOU3)	The Council will support development proposals for specialist housing to meet the needs of older people and people with disabilities which are in accordance with the following requirements: a) Located with good access to public transport and local facilities; b) Provision of an appropriate proportion of affordable housing within the specialist housing development, in accordance with Policy HOU2 for proposals within Use Class C3 or C2; the mix of tenures should have regard to advice from the NHS or Hertfordshire County Council; c) Provision to be made for specialist housing to meet the needs of older people and / or people with disabilities within the Broad Locations and housing sites providing 500 dwellings or more. In larger sites, it may be

	appropriate to co-locate specialist housing provision and develop an Integrated Community; d) For older people, the amount of specialist housing should be broadly in line with the figures in the tables below: Table 4.2 – Housing with Support and Housing with Care <table> <tr> <th>Housing with support and housing with care</th><th>Additional Homes to be provided</th></tr> <tr> <td>Housing with support (Retirement Living or Sheltered Housing in NPPF – Use Class C3)</td><td>1,154</td></tr> <tr> <td>Housing with care (Extra Care Housing or Housing with Care in NPPF – Use Class C3 or C2)</td><td>809</td></tr> </table> Table 4.3 – Residential Nursing Homes <table> <tr> <th>Residential Nursing Homes</th><th>Additional Bed Spaces to be provided</th></tr> <tr> <td>Nursing Care (Use Class C2)</td><td>377</td></tr> </table> e) For people with disabilities, the amount of specialist housing should be broadly in line with figures in the table 4.4	Housing with support and housing with care	Additional Homes to be provided	Housing with support (Retirement Living or Sheltered Housing in NPPF – Use Class C3)	1,154	Housing with care (Extra Care Housing or Housing with Care in NPPF – Use Class C3 or C2)	809	Residential Nursing Homes	Additional Bed Spaces to be provided	Nursing Care (Use Class C2)	377
Housing with support and housing with care	Additional Homes to be provided										
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Housing with care (Extra Care Housing or Housing with Care in NPPF – Use Class C3 or C2)	809										
Residential Nursing Homes	Additional Bed Spaces to be provided										
Nursing Care (Use Class C2)	377										
Accessible and Adaptable Housing (Policy HOU4)	The Council will support development proposals which: a) Provide new accessible and adaptable housing which meets the changing lifetime needs of the occupants; b) For all residential development (Use Class C3) achieve compliance with the required Building Regulations (Part M4(2)) except where this is not possible for viability or other reasons such as built form, topography and flooding; c) For residential development proposals for 10 homes or more (Use Class C3) 5% of market dwellings comply with Part M4(3)(a) of the Building Regulations and 10% of affordable (rent and home ownership) dwellings comply with Part M4(3)(b) (wheelchair user dwellings) of the Building Regulations; and d) For M4(2) and M4(3) housing are located, where possible, with good access to public transport and local facilities.										
Self-Build and Custom Housebuilding (Policy HOU5)	With regard to Self-build and Custom Housebuilding the Council: a) Requires that on Broad Locations and housing sites with a capacity of 100+ dwellings 3% of the total number of homes be provided for Self-build and Custom Housebuilding; with the exception of otherwise acceptable entirely flatted urban schemes;										

	b) Encourages Self-build and Custom housebuilding for residential development proposals of 10 homes or more (Use Class C3) in suitable, sustainable locations; c) Will seek a mix of self-build and Custom Housebuilding plots to be made available as informed by the Council's Self -build and Custom Housebuilding Register; d) Expects that where a plot has been made available and marketed appropriately for at least 12 months but has not sold, the plot must either remain on the open market for Self-build or Custom Housebuilding or be offered to the Council or a Registered Provider before being built out by the developer for market housing.
Employment Skills (Policy EMP5)	To improve employment skills within the District larger proposals must ensure the employment of local people in the construction of larger scale new housing or significant scale commercial. This policy applies to proposals that are of 100 or more dwellings, or with a proposed floorspace of 10,000 square metres or greater of commercial space. Local people for this policy are defined as residents of South West Hertfordshire Local Authorities. Relevant proposals must submit an Employment Skills Strategy as part of the planning application that: a) Demonstrates how the local people employed will be given training in skills required by the construction industry, including but not exclusively limited to electrician, gas fitter, plasterer, plumber, carpenter, brick mason, scaffolder, painter, tiler, roofer, excavator, concreter and landscaper; and b) Avoids employment work as a general labourer. If agreeable to the Council, relevant measures will be secured via a planning obligation.
Community Infrastructure (Strategic Policy SP7)	In relation to community infrastructure the Council: a) Strongly supports and seeks to protect existing community infrastructure in the District; b) Encourages increased and improved provision in areas that are deficient; c) Requires that provision is made for enhancing and providing additional capacity for community infrastructure if required as a result of the impacts of new development; d) Will not permit development which would lead to the loss of community infrastructure, or land or buildings previously used for such purposes, unless replacement of equivalent or better provision in terms of quality and quantity in a suitable location is provided, or unless it can be clearly demonstrated that the building or facility is no longer required. In relation to sports facilities (and open space and recreation) such existing facilities can be built on if the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss (e.g. a dual use sports hall being built on a school playing field).

	In relation to the above, community infrastructure includes the following categories: i. A range of local healthcare facilities including acute care hospitals, GPs surgeries, dentists, community pharmacy and ophthalmology services; ii. Secondary and primary schools, Sixth Forms and further education, early education including nursery provision and special needs services; iii. Ambulance, police & firefighting facilities; iv. Facilities such as community centres, theatres, and new or improved village halls; v. Libraries, sports and leisure facilities, sports pitches, cultural services including places of worship, public realm, public art and Public Houses; vi. Cemeteries and burial and crematorium facilities; and vii. Flood defences.
Education (Policy COM1)	a) Major residential development will be required to make appropriate provision for new schools and early years facilities (nursery 3–4-year-olds and childcare 0-2-year-olds) either on-site or by making a suitable contribution towards the improvement or expansion of nearby existing facilities. b) Requirements for schools within Broad Locations are set out in the Site Allocations (Part B). The associated indoor and outdoors sports facilities should serve a community joint use function. Access must be secured through community use agreements. The provision of playing pitches for community use will be required at new primary and secondary schools. c) Allocated school sites identified in the Plan are reserved for state funded education purposes. d) Proposals for the expansion of existing schools and new detached school playing fields will be assessed against the following criteria: i. Expansion of existing schools must provide evidence of education need; ii. New building(s) within Green Belt locations should integrate with the existing landscape and be sited as unobtrusively as possible while providing a good relationship with any existing buildings; iii. Proposals for detached school playing fields in Green Belt locations must preserve the openness of the Green Belt and must not conflict with the Green Belt purposes; iv. Design, external appearance and new landscaping must be to a high standard; v. Effects on the amenity of the surrounding area in terms of visual impact, lighting, noise, disturbance, road access and traffic generation must be acceptable; vi. Sufficient onsite servicing must be provided;

	vii. Appropriate local infrastructure must be in place, or provided, to encourage cycling and walking, and a Travel Plan will be required to demonstrate a reduction in car based journeys; viii. It is generally expected that provision of the new facilities for wider community uses will be secured through community use agreements. e) St Albans is an area of high primary school need and with growth there will likely be a long term need for the provision of a new primary school. A site has been identified at the former Ariston site. St Albans has an identified need for a new secondary school in the long term. A site has been identified at East St Albans near Oaklands College. f) New secondary schools are proposed at Broad Locations including: East Hemel Hempstead North, East St Albans and West of London Colney. The sites are identified on the Policies Map. In addition, Hemel Hempstead is expected to have a need for a new secondary school; a site has been identified and is shown on the Policies Map. g) Oaklands College St Albans proposes to deliver expanded education, sports and community facilities. A College Development Zone and Sports and Community Zone are identified on the Policies Map and are supported in principle. Community use of sports facilities and playing pitches should be secured by an appropriate mechanism such as a S106 agreement.
Community, Leisure and Sports Facilities (Policy COM3)	The Council supports new, retained and improved community, leisure and sports buildings and facilities. a) The Council will encourage new and enhanced community, sport and recreational facilities in appropriate and sustainable locations, including in particular: i. Facilities located in the City Centre, town centres, district centres or local centres; ii. Improvements to existing Council facilities through refurbishment or redevelopment; iii. New local provision as part of major residential development at Broad Locations and strategic sites, including possible joint use of education and multi-purpose community buildings / halls or improvements to existing parish halls / centres near to the new housing areas: iv. At educational sites with community access, including primary schools, secondary schools and Oaklands College; and v. At appropriate locations identified in the playing pitch strategy, such as key centres and hub sites.
Transport Strategy (Strategic Policy SP8)	The Council will prioritise the use of active and sustainable transport modes and deliver accessibility improvements to the transport and highways network by: a) Aligning with the Hertfordshire County Council Local Transport Plan (LTP) and other evidence and supporting documents, as relevant;

	b) Supporting development in locations which enable active and / or sustainable transport journeys, including to key destinations; where this is not possible ensuring that sustainable and active transport infrastructure is delivered at the earliest reasonable opportunity; c) Supporting reductions in car journeys for existing and new settlements; including in relation to education sites and school journey planning initiatives; d) Requiring all high trip generating uses generating trips in excess of the thresholds set in Hertfordshire County Council's Travel Plan Guidance to prepare, submit and implement Travel Plans to embed sustainable and active travel at an early stage; e) Working in partnership with stakeholders including Hertfordshire County Council, neighbouring authorities, National Highways and service providers to ensure that a range of sustainable and active transport options are available to all existing and future users of the transport network; f) Requiring new development to assess future air quality impacts from transport, where necessary, including funding contributions to wider schemes that will mitigate the impact of the scheme being proposed where appropriate; g) Protecting, adding to and improving existing rights of way, walking and cycling networks and equestrian access and, should diversion be unavoidable, require replacement routes to the satisfaction of the Council and the highway authority; h) Supporting inter-settlement connectivity for active modes (e.g. Alban Way, Nickey Line, Ayot Greenway and Upper Lea Valley Walk) and identification and delivery of new routes; i) Seeking Masterplans at Broad Locations to include implementation of sustainable travel infrastructure, including for bus services, at the earliest reasonable opportunity in order that sustainable travel patterns become embedded at an early stage; and j) Supporting a network of mobility hubs at suitable locations such as railway stations and co-located in city, town and district centres where appropriate. The scale and nature of proposals must be appropriate to the size and function of the centre or station and proposals should contribute towards the vitality of a centre. A mobility hub should support sustainable travel and can include: a local bus service, car club facilities, bike repair service, e-bike charging, bike share facilities, ride hailing & ride sharing stop, real time and digital travel information, wifi and phone charging, parcel delivery storage lockers and public realm improvements. Mobility hubs should be supported by online presence and digital functionality.
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Transport Considerations for New Development (Policy TRA1)	a. Proposals must demonstrate: i. That safe and suitable access can be provided for walking, cycling and vehicles, accommodating equestrians where appropriate; ii. That development would not lead to highway safety problems or cause unacceptable impacts upon the transport network; and iii. Suitable evidence in relation to i. and ii, including the provision of suitable Transport Statements or Transport Assessments along with other appropriate evidence where required. b. Major proposals must demonstrate as appropriate how: i. Measures to reduce the need to travel by private car are identified and implemented; ii. Active and sustainable connections to key destinations are deliverable at an early stage of development; iii. The proposed scheme would be served by public transport and would not have a detrimental impact to any existing or planned public transport provision; iv. Safe, direct and convenient routes for active journeys to key destinations are provided and prioritised in their design; v. Comprehensive and coherent integration into the existing pedestrian and cycle, Rights of Way, public transport and road networks will be secured; vi. Adequate servicing arrangements will be provided; vii. The needs of people with disabilities and reduced mobility will be addressed; viii. The charging of plug-in and other ultra-low emission vehicles will be enabled in safe, accessible and convenient locations; ix. Suitable travel plans will be provided and appropriate measures for implementation will be secured. Such plans will set out measures to encourage people to use alternative modes of travel to single occupancy car use; and x. Suitable mechanisms will be provided to secure sustainable transport measures, including delivery of schemes identified in the LCWIP, Bus Service Improvement Plan, Growth & Transport Plan and IDP and improvements to the existing highway network and other appropriate transport mitigations, including as identified in Supporting Documents to the Local Transport Plan.
Parking (Policy TRA4)	<u>Parking Standards</u> a) On-site car and cycle parking standards for new residential and non residential development are set out in Appendix 1. Development proposals should:

- i. Meet car parking standards as set out in Appendix 1, whilst taking into account the accessibility of the site to public transport and the nature of the use;
- ii. Provide at least the cycle parking standards in Appendix 1; and
- iii. Provide at least the disabled and inclusive parking standards for both car parking and cycle parking in Appendix 1.

Public Parking

b) Within St Albans and Harpenden town centres, and within areas of likely overnight parking stress (Zone 3), on and off street car parking available for public use should be maintained at least at current levels; unless otherwise allowed for specifically in an allocation in Part B.

Areas of Likely Overnight Parking Stress

c) Within areas of likely overnight parking stress (Zone 3), proposals for new homes that do not meet the parking standards in Appendix 1 (including a Zone 2 reduction where applicable) will be refused unless appropriate financial contributions are made towards measures to mitigate the shortfall in parking space provision.

Cycle Parking

d) Cycle parking provision must meet the standards and requirements in Appendix 1.

New Development at Broad Locations

e) New development at Broad Locations should:

- i. Prioritise sustainable and active modes of transport;
- ii. Demonstrate to the satisfaction of the Council that attractive alternatives to the private car would lead to reduced demand, such as to justify a reduction in parking provision against the standards; and
- iii. Develop an appropriate parking strategy with lower than standard parking requirements which must be agreed with the Council and which can realistically be enforced by planning obligations and / or on-street parking controls.

Car Clubs

f) The Council supports provision for car clubs to help reduce the need for private car parking. Provision of suitable onsite car club facilities is required for development of 100 or more dwellings or 10,000m² of non-residential floorspace. The Council will seek appropriate financial contributions from all major developments to car club facilities and schemes.

Bike and E-Bike Share Scheme

g) The Council supports provision for bike share schemes to help reduce car journeys. The Council will seek appropriate financial contributions from all major developments to Bike Share facilities and schemes.

Electric Vehicle Parking

	h) Electric vehicle charging points or the infrastructure to ensure their future provision within a development, in addition to meeting Building Regulations standards, should seek to accord with up to date guidance from the Local Highway Authority (Hertfordshire County Council), where proportionate. <u>Layout</u> i) Where parking is provided, it must be of a design and layout that will function satisfactorily and safely, as set out in up to date guidance from the Local Highway Authority (Hertfordshire County Council).
Utilities Infrastructure (Strategic Policy SP9)	a) The Council requires and supports the programmed delivery of utilities infrastructure within the District to meet identified needs relating to water, wastewater, foul drainage, sewage treatment, electricity, gas, broadband and communications. Early planning for full and effective provision of these utilities will be required and should include consideration of phased / coordinated provision and strategic routing of underground utilities to ease management and maintenance. b) Planning permissions may be subject to phasing conditions where these are required to ensure development is not occupied until the necessary utilities infrastructure is delivered. c) The siting and appearance of utilities infrastructure should be designed to minimise impacts on amenity and to contribute to the creation of a high quality built environment wherever possible. d) Development proposals must not impact on existing utilities infrastructure provision, unless impacts are mitigated or it is demonstrated that the infrastructure will no longer be required.
Broadband (Policy UIN1)	The council considers that full fibre broadband is essential infrastructure and vital to the delivery of sustainable development. Planning applications for major residential and employment developments must demonstrate that appropriate infrastructure is to be provided during construction, sufficient to enable all the development to be connected to full fibre broadband from first occupation without any post development works.
Natural Environment, Biodiversity and Green and Blue Infrastructure (Strategic Policy SP10)	The Council will protect and enhance green and blue infrastructure for its role in combating Climate Change and supporting biodiversity, along with its value for recreation, health and wellbeing, and landscape value. The Council will support the overall aims and objectives of the Local Nature Recovery Strategy as it applies to SADC. Tree planting and tree care in both rural and urban locations is a priority for the Council and will be required as part of new developments. The Council will support proposals that ensure the protection and improvement of the District's green infrastructure and the wider natural environment, where the proposals: a) Connect to existing green infrastructure assets including opportunities to enhance connections and extensions to Public Rights of Way and other rights of way used by the public, where appropriate;

	b) Explore opportunities to add to the District's green infrastructure, including key linear green spaces; c) Avoid the loss, fragmentation or reduced functionality of green infrastructure and restore them within a development site where practical; d) Contribute towards local green infrastructure projects via planning obligations, where appropriate; e) Secure provision of long term maintenance through Section 106 agreements, including for Green Belt Compensatory Improvements (see Chapter 3); f) Make appropriate contributions towards the Strategic Access Management and Monitoring Strategy (SAMMS), where the proposal is for additional housing within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Such development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere; and g) Have regard to the Hertfordshire Green Infrastructure Strategy.
Woodland, Trees and Landscape Features (Policy NEB1)	The Council will enhance tree cover in the District and protect existing woodlands, trees and landscape features through the following approach: a) Development proposals for the Broad Locations must demonstrate the delivery of a minimum of at least 1 semi-mature tree for each dwelling, predominantly of native local species and where possible grown entirely within the UK; b) Significant healthy trees and other important landscape features shall normally be retained. Development proposals that affect sites with significant existing woodland and trees must: i. Be supported by a Landscape Survey - Landscape and tree surveys must conform to the requirements within BS5837 (2012) and subsequent revisions (landscape features on the site and adjoining land, tree species, canopy spread, trunk diameter and levels at the base of each tree should be recorded); ii. Ensure that woodland and trees to be retained on the site are not endangered by construction works or underground services or proximity to development. Sufficient provision should be made for root protection. New development must not be sited where it is likely to lead to future requests for tree felling or surgery for reasons of safety, excessive shading, nuisance or structural damage. c) Where appropriate or necessary, Tree Preservation Orders will be made and / or planning conditions attached to planning consents, to protect existing woodland and trees (specified in accordance with BS 5837 (2012), and subsequent revisions); d) Ancient Woodland must be protected from removal or damage;

	e) There will be a presumption against the removal or destruction of any hedgerow that is considered important (according to the Hedgerow Regulations 1997).
Significantly Publicly Accessible Green Areas (NEB4)	The Council will preserve and enhance the following areas: • North Hemel Significant Publicly Accessible Green Area (proposed) ...The Council will seek development contributions from relevant major developments to mitigate impacts and support the maintenance and enhancement of these areas, including through delivery of Greenspace Action Plans (GAPs) and Greenspace Management Plans. Except if required to deliver development allocated in Part B of this Plan, development must not result in the loss of all or part of a Key Linear Green Space to other uses, or adversely impact on its amenity value as a place of recreational, travel, wildlife, historic and visual significance, including through the removal of trees, hedges or other natural features.
Biodiversity and Biodiversity Net Gain (Policy NEB6)	Proposals that are likely to impact on protected designated areas and species of national and local importance for biodiversity must: a) Undertake an ecological assessment for the planning application. Proposals will be refused if there are adverse impacts to any of the following: - Sites of Special Scientific Interest; - Nature Reserves (international, national, regional and local); - Any other sites of wildlife, geological or geomorphological importance, including Local Wildlife Sites and Regionally Important Geodiversity Sites; - Irreplaceable habitats; - Any site supporting species protected by UK or European law; - The natural hydrology of both surface or ground water levels and flows affecting ponds, in river valley floodplains and their other associated wetland features and habitats. b) Apply the mitigation hierarchy (avoidance, mitigation, restoration, compensation) and in addition provide Biodiversity Net Gain (see below); c) Demonstrate ecological benefits through planning gain which should be based upon ecological advice from Hertfordshire Ecology and Herts and Middlesex Wildlife Trust, and on data from the Herts Environmental Records Centre (HERC), or from any of their successor bodies as appropriate; d) Take opportunities to link or reconnect fragmented wildlife habitats; e) Provide green infrastructure in new developments; f) Make use of on-site beneficial features to improve biodiversity such as SuDS bird boxes, bat boxes, hedgehog highways, hibernacula and insect houses. Off-site initiatives supporting biodiversity will be through environmental land management schemes including alongside mandatory biodiversity net gain as another source of income to enhance biodiversity and the wider environment;

	g) Take opportunities to provide above ground Sustainable Drainage Systems (SuDS) where appropriate; and h) Support the overall aims and objectives of the Local Nature Recovery Strategy. Biodiversity Net Gain In line with national guidance, development should provide a net gain in biodiversity. Relevant development proposals must ensure that they: i. Meet a minimum 10% net gain in biodiversity that is calculated using the latest Biodiversity Metric from Government guidance and is approved via a Biodiversity Gain Plan. Off-site habitat creation and / or enhancement contributions will be allowed only where on-site is not possible or desirable and these should be within the District wherever possible. Payments in lieu to the national statutory biodiversity credit scheme will only be allowed in exceptional circumstances; and ii. Secure long term management and maintenance (at least 30 years) for existing and new biodiversity, including any net gains, through Section 106 agreements and conservation covenants. Where possible, higher than 10% net gain in biodiversity on site is strongly encouraged.
Biodiversity Provision in the Design of New Buildings and Open Spaces (Policy NEB7)	The Council requires that: a) Development proposals have regard to the biodiversity already present within the site; b) Development proposals identify opportunities to maximise the provision for biodiversity on the design of new buildings in line with national and local nature conservation priorities; c) i) All new housing developments provide at least one swift brick per dwelling, on average for the development, installed in groups in optimal locations. ii) All new housing developments provide at least one integrated bat box and one integrated insect box per dwelling. d) All new proposals for suitable non-residential buildings must include groups of integrated swift bricks in numbers appropriate to the scale of development; e) New wildlife habitats and features, including predominantly native trees, shrubs, or fruit trees as community orchards where space allows, and durable tree mounted nest boxes, hibernacula, bat boxes and insect boxes, will be incorporated into bee-friendly landscaping schemes and the general layout of the built environment. All fencing should be hedgehog friendly and hedgehog highways should be incorporated throughout the development to a proportionate degree.

Managing Flood Risk (NEB8)	Proposals located within flood zones (i.e. Flood Zones 2 or 3, or sites within Flood Zone 1 where there is an identified flood risk) need to meet the requirements of the sequential and exception tests, in accordance with national policy. Any Flood Risk Assessment must be undertaken in accordance with advice from the Environment Agency (if applicable) or Lead Local Flood Authority. Where the sequential and exception tests have been applied, proposals located within areas identified as being at risk of flooding will not be permitted unless the following is demonstrated: a) That the most vulnerable development within the site is located in areas of lowest risk; b) That all sources of flood risk are considered, including fluvial and surface water flood risk; c) That the development is appropriately flood resistant and resilient and incorporates appropriate infrastructure to address the increasing potential for flood events due to Climate Change; d) That flood risk will not be increased elsewhere and, where possible, reduce flood risk offsite; e) How the proposal incorporates sustainable drainage systems; f) How any residual risk can be safely managed; and g) That safe access and egress routes are included where appropriate and have an agreed emergency plan. Where appropriate, proposals should include a comprehensive green infrastructure strategy with infrastructure that will provide a number of different functions relating to amenity, ecology and flood risk. Where a development may affect a watercourse or waterbody, the proposal must demonstrate: h) A comprehensive approach to watercourse management; i) The full use of Sustainable Drainage Systems (SuDS); and j) Flood and drainage storage areas as necessary. Surface water management k) All major development should incorporate sustainable drainage systems (SuDS) into proposals, and manage surface water run-off to achieve greenfield run-off rates where feasible; l) Proposals for minor and householder development should incorporate SuDS where applicable; m) SuDS should be green, provide multiple benefits, such as biodiversity and integrate into the green infrastructure network; and n) Development proposals incorporating SuDS will need to include management and maintenance plans for the proposed SuDS, with appropriate contributions sought where necessary.
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Landscape and Design (Policy NEB10)	The Council considers that the landscaping elements of development are essential to creating sustainable and attractive places. a) Proposals must demonstrate: i. How the landscaping contributes to delivering an attractive and sustainable place that enhances the area for new and existing residents; ii. For major developments, how the existing landscape will be protected, enhanced and integrated into the development, detailed in a Landscape Strategy, along with new tree planting as part of any new green space provision; iii. That the landscaping will not adversely affect the outlook and amenity of existing and future residents; iv. The planting of trees along new streets, roads and public places, as appropriate; v. That opportunities are taken for biodiversity net gain, and making connections to existing biodiversity and habitat networks outside of the site; vi. The use of appropriate native species with all stock sourced and where possible grown entirely in the UK; vii. That where changes to landscape may be required, details be provided of existing landscaping, trees and shrubs trees to be removed; the planting of new trees, shrubs and grass; alongside details of and level changes, enclosure, screening and paving; significant healthy trees and other important landscape features shall normally be retained; viii. Provision for ongoing management and maintenance; and ix. That opportunities are taken to provide above ground Sustainable Drainage Systems (SuDS) where appropriate. b) Any development proposal in a Landscape Character Area must: i. Conserve, restore or enhance the prevailing quality, character and condition of the natural and historic landscape; and ii. Be accompanied by a statement to demonstrate how the proposal responds to managing change, including restoration of historic field, transport, settlement and built forms where appropriate. c) Landscape and Visual Impact Assessments (LVIAs) will be required for all major development.
Chilterns National Landscape (Policy NEB11)	a) Where relevant, proposals must demonstrate that they would not have a significant impact on or harm the statutory purpose of the Chilterns National Landscape to conserve and enhance the natural beauty of the area. Great weight should be given to conserving and enhancing the landscape and scenic beauty in the Chilterns National Landscape. b) The requirements of NEB11 (a) will apply to any future expanded Chilterns National Landscape area in the District as a result of the Natural England boundary review.

c) **New Development On-Site Provision** - Developments should provide new multi-functional green spaces as set out in Table 10.2 below.

d) In some exceptional cases it may be acceptable to for this requirement to be in the form of a financial payment to support maintenance and improvement of an existing green space; this space should be located within the accessibility standard set out in Table 10.3 and be suitable to serve the residents of the new housing.

e) Children's play facilities will generally be designed and provided in accordance with national best practice guidance (set out by Fields in Trust (FIT)20), or in other local guidance. Where additional play facilities are required, provision through the enhancement of existing play facilities or through the creation of new, larger, and strategic play facilities, (rather than smaller facilities within the housing area) may be preferred.

Table 10.2 – New Development on Site Provision

Size of development	Provision required
30 – 250 dwellings	Amenity green space and play a
250+ dwellings	Full provision on site

Table 10.3 – Accessibility Standards

	Type of Green Space	Accessibility
Multi-functional green space	Amenity green space (including use as multi-functional space)	480
	Natural and semi-natural green spaces	720
	Parks and gardens (including use as multi-functional space)	710
Allotments		1,000
Children and teenager play areas		Younger chil
		Older childre
		Strategic pla

*distance from nearest edge of the development site

f) **New Sport Pitches** – The following should be taken into account in the provision of new sports pitches and / or financial contributions:

	i. For the majority of developments, off-site provision in the form of a financial contribution towards delivering priority projects in the local area will be preferential to small scale on-site provision; ii. The provision should be in accordance with the Sport England Playing Pitch Calculator; iii. Priority should be placed on providing facilities that contribute towards a strategic approach to alleviating existing shortfalls within the locality; iv. The Playing Pitch Strategy findings should be taken into account and for large developments consultation should take place with Sport England; v. Multi-pitch and multi-sports sites should be supported by a clubhouse and adequate parking facilities; and vi. New outdoor sports facilities should be designed in accordance with Sport England's design guidance. g) Existing Sport Pitches i. Enhancements of existing outdoor sports facilities will be supported; ii. Key centres and hub sites as identified in the playing pitch strategy should play a role in increasing the playing pitch capacity for existing settlements; and iii. Developer contributions may assist with delivery of extra capacity at key centres and hub sites.
Historic Environment (Strategic Policy SP11)	The Council will balance the need for growth with the proper conservation and enhancement of the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation and its setting. The Council will have a positive strategy for the conservation and enjoyment of the historic environment through: a) Maintaining a strong presumption in favour of the retention, conservation and enhancement of heritage assets and their setting according to their significance; b) Ensuring new development makes a positive contribution to local distinctiveness and character; c) Ensuring appropriate consideration is given to the archaeological impact of new development and management of the archaeological resource of the District; d) Identifying and monitoring sites on the national register of Heritage at Risk or on the Council's 'At Risk' register and work towards removing them positively from the register; e) Periodic reviews of Conservation Areas and locally identified nondesignated assets; and f) Publication of detailed guidance as needed.

Designated heritage assets (Policy H1)	The Council will pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas and will have special regard to the desirability of preserving listed buildings and Registered Parks and Gardens or their settings or any features of architectural or historic interest which they possess. a) Proposals which would affect designated heritage assets or their setting shall be accompanied by a heritage statement, proportionate to the scale of the proposal, which should include: i. An assessment of the significance of the heritage asset, including any contribution made by their setting; ii. Reference to the appropriate historic environment record including Conservation Area character statements; and iii. An impact assessment of the proposed development including the measures taken to avoid or, if not possible, to minimise any identified harm and any mitigation measures. <u>Listed Buildings</u> b) The Council will support works to listed buildings which: i. Preserve their special architectural and / or historic interest; ii. Relate sensitively to the period and architectural detail of the building; and iii. Protect or, where appropriate restore, features, detail and fabric of significance. c) Development proposals which affect the setting or views of listed buildings will be supported where they take opportunities to enhance or better reveal their significance.
Non-designated heritage assets (Policy HE2)	a) Proposals affecting non-designated heritage assets should ensure they respond appropriately to their significance. Any special features which contribute to a non-designated heritage asset's significance should be retained and, where possible and well evidenced, reinstated. This includes appropriate consideration of the contribution made by its setting and impacts on the local character. b) Demolition of buildings identified on the local list of buildings shall only be supported where there are acceptable and detailed proposals for any redevelopment which show what is proposed and how it will affect the street scene and local character, and either: i. Sufficient evidence is provided which demonstrates that the viability of alternative uses for the building has been fully explored (including the possibility of sale to an alternative user) and that the building cannot at reasonable expense be retained; or ii. Public benefits will decisively outweigh the loss resulting from demolition.
Archaeology (Policy HE3)	The Council will seek to protect the District's unique and significant heritage assets. The Council seeks to ensure that the damage to archaeological remains caused by development is minimised; that well preserved remains of

	national significance are preserved in situ; and that development in St Albans protects and enhances the city's unique archaeological and historic character. Development which would adversely affect the significance of, or fail to preserve or enhance, a designated or known archaeological site (including a Scheduled Monument) will not be supported. This includes appropriate consideration of the contribution made by its setting. Development may be permitted following appropriate assessment of the significance of archaeological deposits, and if important remains would not be damaged or the character of the site adversely affected. Proposals should adhere to the following requirements: a) Sites of archaeological interest should be clearly identified and protected, and sites that become known, whether through formal evaluation as part of a Planning Application or otherwise, will similarly be protected according to their importance; b) Where appropriate, pre-determination desk-based assessment, and / or an archaeological field evaluation, must be submitted where proposals are on or adjacent to sites of known archaeological interest or sites believed to possess potential archaeological significance, and the results submitted in support of a planning application; and c) Where the loss of the whole or a part of a heritage asset's archaeological significance is justified, planning conditions will be attached to a planning permission to ensure that an adequate record is made of the heritage asset before it is lost. Appropriate publication and interpretation (such as public access / interpretation) will be required.
High Quality Design (Strategic Policy SP12)	High quality design is an important component of sustainable development across the District. New development should: a) Respond positively to its context; b) Be of high quality architecture; c) Enhance public space; d) Make efficient use of land; and e) Provide for a high standard of amenity.
Design of New Development (DES1)	New development should: a) Be of a layout that takes account of the character and pattern of development in the locality and avoids prejudicing the future development potential of adjacent sites; b) Respond positively to its context, taking into account the local distinctiveness of an area, in relation to its scale, form, massing, setting, height, character and building line; c) Demonstrate an inclusive approach that provides for a diverse community including people with disabilities, and be adaptable for changing needs over time;

	d) Be designed to minimise the likelihood of crime and antisocial behaviour; e) Use high quality materials with good long-term weathering characteristics; f) Provide high quality detailing that adds to the visual interest and distinctiveness of the building; g) Provide active frontages to the ground floor of buildings where appropriate, which interact with and animate the surrounding areas and are visually interesting; h) Be designed to provide opportunities for encouraging physical activity where appropriate; and i) Be set a minimum of 1m from the property / party boundary above ground floor level, where it would otherwise result in an undesirable terracing effect.
Public Space (Policy DES2)	Proposals that create or affect public space should: a) Contribute to the creation of legible and easily navigated routes and spaces that are designed for all users and make appropriate links to existing movement routes; b) Prioritise pedestrian and bicycle movements and be integrated with active travel networks; c) Contribute to the creation of places where car movements interact safely with pedestrians and bicycles, and where cars and associated infrastructure are not visually dominant; with any parking, garaging and service access providing a visually attractive setting; d) Contribute to the creation of an attractive environment with soft landscaping that provides appropriate planting of trees and shrubs, incorporates and protects existing planting and landscape features of value, integrates naturalised Sustainable Drainage Systems (SuDS), and supports biodiversity conservation and enhancement. Satisfactory provision must be made for future growth and long term maintenance and management; e) Provide and / or protect spaces for community events, including street markets, where appropriate; f) Be supported by ancillary infrastructure where appropriate, such as cafes, toilets, resting places and cycle parking; g) Provide appropriate street furniture and consider providing suitable public art where appropriate; which is designed to be compatible with the surrounding area and to not result in visual clutter; h) Retain heritage features including historic light columns, railings and other street furniture or townscape features; i) Provide surfacing materials that are compatible with and appropriate to the character and appearance of the site's context; j) Be designed to integrate public space with surrounding buildings and landscaping in a coherent and attractive manner, with clear transitions between the private and public realm;

	k) Only include lighting provision that is appropriate to the character of the location, takes into account the significance of heritage assets, increases safety at night, and that does not negatively affect ecology or the amenity of nearby residents and users of the public spaces; and l) Avoid enclosing publicly accessible amenity land where this would detract from the character of the surrounding area or lead to other negative impacts on amenity.
Efficient Use of Land (Policy DES3)	Development proposals should make efficient use of land. Development should: a) Where additional residential units are proposed, achieve at least the density of the existing site context or 40 net dwellings per hectare, whichever is higher; and b) Optimise site capacity within city and town centres and other locations that are well served by public transport. This requires development to be of the most appropriate form and land use for the site, having regard to site context and constraints. Development proposals that do not make efficient use of land will be refused.
Residential Amenity Standards (Policy DES5)	All development must achieve a high standard of amenity for existing and future occupants of both the new development and neighbouring buildings. Development proposals will be assessed in relation to the following considerations and standards: a) Privacy and separation – Proposals for both residential and non-residential development should provide for an appropriate degree of privacy for existing users of adjacent sites and for future users of the proposed development, and should avoid compromising the future development of adjoining land for residential uses. Privacy should be provided for habitable rooms of dwellings, and to a lesser extent for private residential gardens and other private amenity areas and to adjacent sites with potential for residential development. Impacts will be less severe where affected rooms or private amenity spaces are already overlooked to some degree, or where there is effective mitigation. The following standards and separation distances should normally be achieved: i. New balconies or upper-floor windows serving habitable rooms should not lead to a harmful degree of overlooking for existing and future users of both the new development and neighbouring sites; ii. A minimum distance of 22m between upper floor rear windows of habitable rooms and facing windows of habitable rooms; and iii. A minimum distance of 11m between new upper floor rear windows and the rear boundary. b) Daylight and Sunlight – Development proposals should: i. Provide adequate access to daylight and sunlight for any new residential units and should maintain adequate access to daylight and sunlight for

	occupants of neighbouring sites, including adjoining land with potential for residential development; and ii. Maximise the provision of dual aspect dwellings; proposals for single aspect dwellings should demonstrate that they will all provide for adequate passive ventilation, daylight and privacy, and avoid overheating. c) Internal space standards – New residential development must meet or exceed the nationally described space standards. d) Private amenity space - New residential development must provide sufficient private amenity space for future occupants, and should normally achieve the following amenity space provision: i. Studios – 15m² for each room e.g. 75m² for a block of 5 x 1 bed studios; ii. Flats – 20m² for the first bedroom of each flat and 10m² for each additional bedroom e.g. 180m² for a block of 6 x 2 bed flats. Communal amenity space should be provided for flatted developments, although ground floor flats may be able to benefit from private space immediately adjacent to the residential unit; iii. Houses – 40m² for the first bedroom and 20m² for each additional bedroom e.g. 80m² for a 3 bedroom house. Private gardens should be provided for houses.
Building Heights (Policy DES6)	Proposals for buildings which are significantly taller than the surrounding built form must be sufficiently supported including by accurate visual representations and any relevant technical assessments, to enable proper assessment. a) Proposals that are significantly taller than the prevailing built form will be refused unless: i. The height, massing and design of the proposed development positively responds to the character and distinctiveness of the surrounding area; ii. The design positively contributes to valued townscape and landscapes where applicable, and does not detract from important landmarks, heritage assets, key views and their settings; iii. The design retains the variety, features and articulation of the existing surrounding roofscape and does not result in the simplification of the roofscape through the creation of large continuous blocks of development, taking into account the location and siting of plant equipment; and iv. The amenity of users of neighbouring buildings and open spaces would not be adversely impacted.
Servicing of Development (Policy DES7)	The servicing needs of development should be considered at an early stage in the design process to ensure a high level of integration with the development and to ensure overall design quality is not compromised. Proposals must demonstrate compliance with the following requirements, as appropriate to the scale and complexity of the development: a) Refuse Storage - Refuse and recycling storage must be accessible and should be in accordance with current local and County Council guidance

	unless it can be demonstrated that suitable alternative arrangements will be made. The location and design of refuse and recycling storage must not detract from the overall appearance of the development. The layout of new residential and commercial development should allow for efficient refuse collection, and should be in accordance with applicable current guidance unless it can be demonstrated that suitable alternative arrangements will be made. b) Cycle Storage - Cycle storage must be accessible, secure and safe to use with sufficient space to enable moving of cycles within the storage facility. It should be integrated into the overall design of the development. It should be accessed externally and located close to building entrances; cycle storage in front gardens / forecourts will only be supported where it does not compromise visual amenity or access. c) Parcels and Deliveries - New flatted development should include secure, safe and convenient provision for parcel receipt and storage that should generally be located on the ground floor within the main building. The layout of new residential and commercial development should allow for efficient deliveries to occupants. d) Mechanical Servicing and Plant - Mechanical servicing and plant systems and equipment must be integrated into the overall design of the development. Proposals will be refused where mechanical services and plant equipment would have an adverse impact on the appearance of the development or surrounding area. Proposals should ensure that: i. Rooftop and external plant and lift overruns are sensitively located, away from conspicuous or prominent locations so as to minimise or negate visual impact; ii. Ventilation shafts, pipework and flue routes, and other ancillary service equipment such as meter boxes, are integrated into the overall design of the development and are not sited in visually intrusive locations or constructed of materials or finishes that lead to a harmful visual impact.
Health and Wellbeing (Strategic Policy SP13)	The Council aims to improve people's health and wellbeing and encourage them to adopt a healthy lifestyle through non-clinical initiatives. The overall priorities are to: • Improve physical health and wellbeing; • Improve mental health and wellbeing; and • Reduce inequalities These priorities will be sought through relevant policies throughout this Plan, and in particular the Council supports pursuing the following: a) Improved walking and cycle infrastructure to allow people to move around more easily using active modes of travel, so reducing air pollution and increasing levels of everyday exercise; b) Creating more opportunities for active play for children;

	c) Seeking provision for exercise and sports, including trim trails in areas of open space; d) Considering using areas of open space to provide sensory gardens to benefit physical and mental relaxation; e) New development to provide new or enhance existing green and blue spaces, where appropriate. Multi-functional green spaces are preferred to maximise the potential use of the green spaces; f) Increased tree planting and support for biodiversity; g) Large developments (100+ homes) must be provided with appropriate public open space including children's playground; h) Ensuring major developments promote active design having regard to relevant guidance, including that from Sport England; i) Encouraging designs that reduce community severance and improve opportunities for social interaction, including reducing the dominance of the car; j) Affordable housing provision and necessary mix of housing types so local people have more opportunities to live locally; k) Providing access to healthy foods, including through access to shops and food growing; l) Protecting allotments and seeking to create new allotments where appropriate; m) Schemes to be resilient and adaptable to Climate Change, including through SUDs, rainwater collection, and efficient design; n) Considering the impacts of pollution and microclimates, and designing schemes to reduce any potential negative outcomes; o) Ensuring development embraces and respects the context and heritage of the surrounding area; and p) Supporting the value of equestrian activities and associated infrastructure.
Air and Noise Pollution (Policy HW1)	Development proposals, including those for new residential dwellings, schools, nurseries and care homes and other uses which are noise and pollution sensitive, or in areas which may exceed national legislative air quality pollution limits, must carry out suitable assessments for noise / air pollution. Proposals which are found to be affected by noise or air pollution must demonstrate suitable mitigation, including as required: a) Maintaining distances between road and other sources of noise and air pollution (including odour pollution) and people; b) Using green infrastructure, in particular trees, where this can create a barrier or maintain separation between sources of pollution and receptors; c) Appropriate means of filtration, ventilation and soundproofing on affected buildings;

	d) Effective control of dust and emissions from construction, operation and demolition; e) Use of optimal layout and orientation to promote avoidance of elevated pollution without mitigation which will reduce the level of mitigation where necessary; f) Air quality and / or noise assessments at the earliest stage of development. Development proposals that would generate new noise and air pollution in proximity to residential and other noise-sensitive uses must demonstrate and put in place measures to avoid or mitigate any such impacts.
Light Pollution (Policy HW2)	Development must be designed to minimise or prevent any detrimental impact of external lighting on local amenity and safety, biodiversity, heritage assets, roads and woodlands and rivers. This includes new residential, employment, retail development, as well as sporting and entertainment venues and new roads and their associated infrastructure. This should be achieved by careful consideration of the lighting used in terms of its level of luminosity, siting, direction of the lighting beam, and hours of operation. The effects of glare, light spill, excessive light and reflected light (skyglow) should be minimised through good design, type of lighting, appropriate equipment, timing of use and potentially, landscaping.
Contaminated Land (Policy HW3)	Any development proposals which would cause harm to the environment or neighbouring land or properties from a significant increase in pollution into the air, soil or any water body by virtue of the emissions of fumes, particles, effluent, radiation, smell, heat, light, noise or noxious substances, will not be permitted.
Health Impact Assessment (Policy HW5)	Health Impacts Assessments are required for proposals that may have an adverse impact on the immediate area and affect people living in the development and close by. More specifically, Health Impact Assessments should be provided as part of certain planning applications in accordance with the latest Hertfordshire County Council Position Statement, and in line with the local Health Impact Assessment methodology set out in Hertfordshire County Council's Health Impact Assessment Guidance and Toolkit document. A Health Impact Assessment must be submitted for the following types of applications: a) Residential proposals of 100 dwellings or more (however this threshold may be reduced depending on the nature and scale of the development); b) Major transport infrastructure improvements, including major new roads or major new junctions, existing rail networks, rail stations, the Government permitted Strategic Rail Freight Interchange and the proposed Hertfordshire Essex Rapid Transit (HERT); c) Any other locally or nationally significant infrastructure project; d) Landfill, waste treatment and management facilities, major composting facilities, anaerobic digesters, new minerals workings and aggregate depots,

	other permanent infrastructure such as coated stone plants or ready mix plants and recycling centres; e) Developments subject to an Environmental Impact Assessment; and f) Non-residential developments of over 1,000 square metres. Where a Health Impact Assessment has identified an issue that may have a significant adverse impact, the applicant should set out how this will be addressed and mitigated as part of the proposal.
Delivery of Infrastructure (Strategic Policy SP14)	Proposals should make provision for infrastructure that is necessary in order to accommodate additional demands resulting from the development. The Council will therefore: a) Require developers to provide, finance and / or contribute towards provision which is fairly and reasonably related in scale and kind to the development. This includes on-site and / or off-site improvements and infrastructure necessary to mitigate the impacts of the development in order to: i. Ensure appropriate provision of facilities and infrastructure for new residents; ii. Help address cumulative impacts that might arise across multiple developments; iii. Avoid placing unreasonable additional burdens on the existing community or existing infrastructure; iv. Mitigate any adverse impacts; v. Enhance existing infrastructure, where appropriate, or make good their loss or damage; and vi. Fund maintenance and / or operating costs of any such new provision. b) Ensure new infrastructure to support new development is operational no later than the completion of development or phase in which it is needed, unless otherwise agreed with relevant providers; c) Refuse planning permission where appropriate agreements or processes ensuring criteria (a) and (b) can be met are not in place; d) Require proposals to have regard to any guidance or requirements in relation to planning obligations and any Community Infrastructure Levy (CIL), or their replacement; e) Work with landowners, developers and other agencies in facilitating the delivery of sites identified in the Local Plan and seek to overcome known obstacles; f) Require developers to fully justify their approach if they consider that viability issues impact the delivery of key infrastructure and / or mitigation measures; and g) Expect that infrastructure requirements set out in the Infrastructure Delivery Plan will be delivered. Where infrastructure requirements could render major development unviable, proposals should be supported by an independent and

	transparent viability assessment that accords with Planning Practice Guidance. Where viability constraints are demonstrated by evidence, the Council will: i. Prioritise developer contributions for critical, essential and required infrastructure based upon the detail of requirements outlined in the Infrastructure Delivery Plan; and / or ii. Use an appropriate mechanism to defer part of the developer contributions requirement to a later date; or iii. Refuse planning permission if the development would be unsustainable without the inclusion of the unfunded infrastructure requirements, taking into account reasonable contributions from elsewhere.
Additional Infrastructure Requirements for Strategic Scale Development (Policy IMP1)	a) Developers / applicants for Broad Locations and other Strategic Scale developments, defined as 100+ homes or 10,000 square metres of commercial floorspace (retail, leisure and industrial); are be required to: i. Engage with the Council and infrastructure providers and service delivery organisations in early pre-application discussions; ii. Deliver infrastructure to a set of timescales agreed with the Council, infrastructure providers, service delivery organisations and any other relevant organisations, and set this out in the planning application; b) In order to deliver optimum infrastructure outcomes, neighbouring landowners / developers should facilitate and co-ordinate infrastructure provision together, or demonstrate why this cannot be achieved. c) Strategic Scale planning applications should be supported by information demonstrating that the developer has explored existing capacity (and opportunities for extending it) with the appropriate utilities providers. The siting and appearance of utilities infrastructure should be designed to minimise impacts on amenity and to be as unobtrusive as possible.
Designated Heritage Assets (HE1)	The Council will pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas and will have special regard to the desirability of preserving listed buildings and Registered Parks and Gardens or their settings or any features of architectural or historic interest which they possess. a) Proposals which would affect designated heritage assets or their setting shall be accompanied by a heritage statement, proportionate to the scale of the proposal, which should include: i. An assessment of the significance of the heritage asset, including any contribution made by their setting; ii. Reference to the appropriate historic environment record including Conservation Area character statements; and iii. An impact assessment of the proposed development including the measures taken to avoid or, if not possible, to minimise any identified harm and any mitigation measures. <u>Listed Buildings</u>

	b) The Council will support works to listed buildings which: i. Preserve their special architectural and / or historic interest; ii. Relate sensitively to the period and architectural detail of the building; and iii. Protect or, where appropriate restore, features, detail and fabric of significance. c) Development proposals which affect the setting or views of listed buildings will be supported where they take opportunities to enhance or better reveal their significance. <u>Conservation Areas</u> d) Development which is within Conservation Areas, or affects a Conservation Area setting, or views, should preserve features and characteristics which contribute to its special character and appearance, including any identified in an adopted Conservation Area Character Statement, and take opportunities to enhance the significance of the Conservation Area and its setting, wherever possible. Proposals should: i. Retain the existing urban grain, street patterns and hierarchy, historic building lines and groups of buildings which contribute to the special character and appearance of the area; ii. Retain and reinforce local distinctiveness and character, appropriately responding to the local height, massing, scale, form, proportions, and architectural detailing, including wall to window ratios; iii. Appropriately respond to the local area's roofscape, reflecting the local roof forms. Dormers may be supported where they are appropriately sized, avoid terracing effects, and are appropriate to the local roofscape. Flat roof dormers and other flat roof forms (such as crown roofs) will only be supported where they are characteristic of the local area; iv. Use good quality, natural materials which have good long-term weathering characteristics and are compatible with the local distinctiveness of the area; v. Retain the public realm characteristics which contribute to the special character and appearance of the area including surface materials, street furniture, boundary treatments and the balance of soft and hard landscaping; and vi. Where relevant and practical, remove features which have a negative impact on the character and appearance of the Conservation Area. <u>Registered Parks and Gardens</u> e) Development will only be supported where it respects and appropriately responds to the design, character, appearance and setting of registered parks and gardens and safeguards those features which contribute to their significance and are important to their character and appearance. <u>Scheduled Monuments</u>
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	f) Scheduled Monuments and their settings will be preserved, and opportunities taken to enhance and communicate their significance, where appropriate.
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Appendix 2 – National Planning Policy Framework – Key Policies

1.1 The following table identifies all the relevant policies of the National Planning Policy Framework (NPPF) and provides a summary description.

NPPF	
Policy Reference	Policy Summary
Achieving Sustainable Development	Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. Paragraph 8 sets out the three overarching objectives in order to achieve sustainable development. For plan-making this means that all plans should promote a sustainable pattern of development that seeks to meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects. Paragraph 9 of the NPPF states that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. <i>Presumption in Favour of Sustainable Development</i> Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means that: a) Approving development proposals that accord with an up-to-date development plan without delay; or b) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
Decision Making	Paragraph 39 sets out that Local Planning Authorities should approach decision on proposed development in a positive and creative way. Paragraph 39 also makes clear that decision-makers at every level should seek to approve applications for sustainable development where possible.
Determining Applications	Paragraph 49 makes clear that Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of the preparation of the emerging plan, the extent to which there are unresolved objections to relevant policies, and the degree of consistency of the relevant policies in the emerging plan to the NPPF.

	Paragraph 50 goes further to state that, in relation to the presumption in favour of sustainable development, arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan and the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area. Paragraph 51 then acknowledges that the refusal of planning permission on grounds of prematurity will not be justified where a draft plan has yet to be submitted for examination. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.
Delivering a Sufficient Supply of Homes	Paragraph 61 seeks to boost the supply of homes stating that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community. Paragraph 77 acknowledges the contribution urban extensions can make to the supply of homes, stating that The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes).
Building a Strong and Competitive Economy	Paragraph 85 clearly states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Paragraph 87 expands on this to say planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations and at a variety of scales.
Promoting Healthy and Safe Communities	Paragraph 96 makes clear that planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction, are safe and accessible and enable and support healthy lifestyles. Paragraph 98 sets out that planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

	b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
Open Space and Recreation	Paragraph 104 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements, or; b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. Paragraph 105 sets out that planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example, by adding links to existing rights of way networks including National Trails.
Promoting Sustainable Transport	Paragraph 109 makes clear that transport issues should be considered from the earliest stages of plan-making and development proposals. This is to allow the potential impacts of development on transport and environmental impacts from transport to be addressed as well as to realise transport opportunities and promote active travel. Paragraph 110 states that significant development should be focused on locations which are or can be made sustainable through limiting the need to travel and offering a genuine choice of transport modes. <i>Considering Development Proposals</i> Paragraph 115 sets out that when assessing sights that may be allocated for development plans, it should be ensured that: a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; b) safe and suitable access to the site can be achieved for all users; c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree. Paragraph 116 says that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Paragraph 117 states that applications for development should:

	a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use; b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport; c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. Paragraph 118 requires that all developments that will result in significant amounts of movement, submit a travel plan and the application to be supported by a transport statement.
Making Effective Use of Land	Paragraph 124 sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 125 states that planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production; c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure), and e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers. They should also allow mansard roof extensions on suitable properties where their external appearance harmonises with the original building, including extensions to terraces where one or more of the terraced houses already has a mansard. Where there was a tradition of mansard construction locally at the time of the

	building’s construction, the extension should emulate it with respect to external appearance. A condition of simultaneous development should not be imposed on an application for multiple mansard extensions unless there is an exceptional justification. Paragraph 126 makes clear that local planning authorities, and any other plan-making bodies, should take a proactive role in identifying and helping to bring forward suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. Paragraph 127 states that planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development plans and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in the plan: a) it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development.
Achieving Well-Designed	Paragraph 131 refers to the need for the creation of high-quality, beautiful and sustainable buildings and places”. Paragraph 131 continues and states that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 sets out that developments should adhere to the following principles: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscaping setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
Protecting Green Belt Land	Paragraph 144 states that The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale

development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies, which should:

- a) demonstrate why normal planning and development management policies would not be adequate;
- b) set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
- c) show what the consequences of the proposal would be for sustainable development;
- d) demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and
- e) show how the Green Belt would meet the other objectives of the Framework.

Paragraph 145 outlines that once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period.

Paragraph 149 establishes that When defining Green Belt boundaries, plans should:

- a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
- b) not include land which it is unnecessary to keep permanently open;
- c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
- e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Paragraph 153 makes clear that When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness . Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 states that development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as

	long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; e) limited infilling in villages; f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt. h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are: i. mineral extraction; ii. engineering operations; iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location; iv. the re-use of buildings provided that the buildings are of permanent and substantial construction; v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.
Meeting the Challenge of Climate Change, Flooding and Coastal Change	Paragraph 161 identifies that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure. <i>Planning for Climate Change</i> Paragraph 162 states that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Paragraph 164 sets out that new developments should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change, and can help reduce greenhouse gas emissions, such as through its location, orientation and design. Paragraph 166 expects new developments to: a) comply with any development plan policies on local requirements for decentralised energy supply, unless it can be demonstrated by the

	applicant having regard to the type of development involved and its design, that it is not feasible or viable; and b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. <i>Planning and Flood Risk</i> Paragraph 181 states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Paragraph 182 states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.
Conserving and Enhancing the Natural Environment	Paragraph 187 sets out that <i>‘planning policies and decisions should contribute to and enhance the natural and local environment by [...] (d) minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures’</i>. <i>Habitats and Biodiversity</i> Paragraph 193 states that when determining planning applications, the local planning authority should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons⁶⁷ and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate. <i>Ground Conditions and Pollution</i> Paragraph 196 states that planning policies and decisions should ensure that: a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

	b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and c) adequate site investigation information, prepared by a competent person, is available to inform these assessments. Paragraph 197 makes clear that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
Conserving the Historic Environment	Paragraph 195 states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. Paragraph 203 continues on to state: “In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. <i>Proposals Affecting Heritage Assets</i> Paragraph 207 says that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their sitting. The level of detail should be proportionate to the assets’ importance. Paragraph 210 states that in determining applications, local planning authorities should: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.