

Application for Outline Planning Permission With Some Matters Reserved

Town and Country Planning Act 1990 (as amended)

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Local Planning Authority details:



Planning and Building Control

District Council Offices, St Peter's Street, St Albans, HERTS, AL1 3JE

Email: planning@stalbans.gov.uk
Website : www.stalbans.gov.uk
Telephone: 01727 866 100
Fax: 01727 845 658

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	<input type="text"/>	First name:	<input type="text"/>
Last name:	<input type="text"/>		
Company (optional):	<input type="text" value="The Crown Estate"/>		
Unit:	<input type="text"/>	House number:	<input type="text" value="1"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text" value="St James's Market"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text" value="SW1Y 4AH"/>		

2. Agent Name and Address

Title:	<input type="text" value="Mrs"/>	First name:	<input type="text" value="Heather"/>
Last name:	<input type="text" value="Pugh"/>		
Company (optional):	<input type="text" value="David Lock Associates"/>		
Unit:	<input type="text"/>	House number:	<input type="text" value="50"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text" value="North Thirteenth Street"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="Milton Keynes"/>		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text" value="MK9 3BP"/>		

3. Description of the Proposal

Please indicate those reserved matters for which approval is being sought (tick all that apply):

None Access Appearance Landscaping Layout Scale

Please describe the proposed works:

"Outline application for: urban extension comprising two new neighbourhoods and a new employment zone. The development to include new dwellings (including affordable housing and specialist accommodation for older people); new employment and industrial floorspace and ancillary facilities, a sports hub and Sports Pitches; green infrastructure and landscaping works (to include a country park, formal and informal open space, amenity space, Suitable Alternative Natural Greenspace, managed woodland, ecological areas); early years, nursery, primary and secondary education facilities; local centre uses (to include retail, community and employment uses; health and fitness, gym and other cultural and recreational uses; medical centre; transport mobility hubs; drainage works (including foul and surface water drainage infrastructure); ancillary infrastructure works; vehicular and active travel infrastructure; improvements to the Nickey Line and delivery of a proportion of the Hemel Garden Communities Green Loop; land for Gypsy and Traveller pitches; provision of an active travel bridge over the A414; safeguarded land for M1 Junction 8 improvements; ground remodelling, acoustic bund, engineering and demolition works. All matters reserved save for access from the A414/Green Lane junction and access from the B487/ Hemel Hempstead Road (Redbourn Road)."

Has the building or works already started?

Yes No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the building or works been completed?

Yes No

If Yes, please state the date when the building or works were completed (DD/MM/YYYY):

(date must be pre-application submission)

Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?

Yes No

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

Land East of Hemel Hempstead, south of B487 Hemel Hempstead Road (Redbourn Road) and north of the A4147 St Albans Road.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Ruth Ambrose (SADC) & Martin Stickley (DBC)

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

13/11/2025

Details of pre-application advice received?

Weekly officer meetings with SADC and DBC Officers, Topic Workshop and Technical meetings - summer 2024 onwards.

See DAS for further details

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No Unknown

Is a new or altered pedestrian access proposed to or from the public highway? Yes No Unknown

Are there any new public roads to be provided within the site? Yes No Unknown

Are there any new public rights of way to be provided within or adjacent to the site? Yes No Unknown

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No Unknown

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

Please see covering letter for list of detailed access plans. Please refer to figure 03.35 of the DAS for PRoW plans.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No Unknown

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No Unknown

If Yes, please provide details:

Please refer to the Outline Waste Management Plan

8. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? Yes No With respect to the authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes

No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to the access plans.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Unknown total proposed (including spaces retained)	Difference in spaces
Cars			<input checked="" type="checkbox"/>	
Light goods vehicles/ public carrier vehicles			<input checked="" type="checkbox"/>	
Motorcycles			<input checked="" type="checkbox"/>	
Disability spaces			<input checked="" type="checkbox"/>	
Cycle spaces			<input checked="" type="checkbox"/>	
Other (e.g. Bus)			<input checked="" type="checkbox"/>	
Other (e.g. Bus)			<input checked="" type="checkbox"/>	

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
- Septic tank Other
- Package treatment plant Unknown

Are you proposing to connect to the existing drainage system? Unknown Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please refer to item 2.31 ES Appendix 14.2 Sustainable Drainage Strategy (containing foul drainage strategy)

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

- Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Existing watercourse
- Soakaway Pond/lake
- Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

14. Existing Use

Please describe the current use of the site:

Agricultural fields, farmsteads and an equestrian riding school. For further details see Planning Statement

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

Empty text box for describing the last use of the site.

When did this use end (if known)?
(DD/MM/YYYY)

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Please refer to F7 - Outline Waste Management Plan

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

Yes No

Proposed Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b
Sheltered housing	<input type="checkbox"/>						c
Bedsit/studios	<input type="checkbox"/>						d
Cluster flats	<input type="checkbox"/>						e
Other	<input checked="" type="checkbox"/>						f
Totals (a + b + c + d + e + f) =							A

Social, Affordable or Intermediate Rent							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b
Sheltered housing	<input type="checkbox"/>						c
Bedsit/studios	<input type="checkbox"/>						d
Cluster flats	<input type="checkbox"/>						e
Other	<input checked="" type="checkbox"/>						f
Totals (a + b + c + d + e + f) =							B

Affordable Home Ownership							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b
Sheltered housing	<input type="checkbox"/>						c
Bedsit/studios	<input type="checkbox"/>						d
Cluster flats	<input type="checkbox"/>						e
Other	<input checked="" type="checkbox"/>						f
Totals (a + b + c + d + e + f) =							C

Starter Homes							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b
Bedsit/studios	<input type="checkbox"/>						c
Other	<input checked="" type="checkbox"/>						d
Totals (a + b + c + d) =							D

Self Build and Custom Build							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b
Bedsit/studios	<input type="checkbox"/>						c
Other	<input checked="" type="checkbox"/>						d
Totals (a + b + c + d) =							E

Total proposed residential units (A + B + C + D + E) = 4,000

Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b
Sheltered housing	<input type="checkbox"/>						c
Bedsit/studios	<input type="checkbox"/>						d
Cluster flats	<input type="checkbox"/>						e
Other	<input checked="" type="checkbox"/>						f
Totals (a + b + c + d + e + f) =							F

Social, Affordable or Intermediate Rent							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b
Sheltered housing	<input type="checkbox"/>						c
Bedsit/studios	<input type="checkbox"/>						d
Cluster flats	<input type="checkbox"/>						e
Other	<input checked="" type="checkbox"/>						f
Totals (a + b + c + d + e + f) =							G

Affordable Home Ownership							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b
Sheltered housing	<input type="checkbox"/>						c
Bedsit/studios	<input type="checkbox"/>						d
Cluster flats	<input type="checkbox"/>						e
Other	<input checked="" type="checkbox"/>						f
Totals (a + b + c + d + e + f) =							H

Starter Homes							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b
Bedsit/studios	<input type="checkbox"/>						c
Other	<input checked="" type="checkbox"/>						d
Totals (a + b + c + d) =							I

Self Build and Custom Build							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b
Bedsit/studios	<input type="checkbox"/>						c
Other	<input checked="" type="checkbox"/>						d
Totals (a + b + c + d) =							J

Total existing residential units (F + G + H + I + J) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 4,000

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No Unknown

Please refer to Development Specification

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Unknown	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Unknown	Net additional gross internal floorspace following development (square metres) (d = c - a)
B2 General industrial	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B8 Storage or distribution	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
C1 Hotels and halls of residence	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
C2 Residential institutions	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
C2A Secure Residential institutions	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
C4 Homes in Multiple Occupation	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
E(a) Display/Sale of goods other than hot food	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
E(b) Sale of food and drink for consumption mostly on the premises	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
E(c)(i) Financial services	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
E(c)(ii) Professional services	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
E(c)(iii) Other appropriate services in a commercial, business or service locality	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
E(d) Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
E(e) Medical or health services - Except premises attached to the residence of the provider	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
E(f) Creche, day nursery or day centre - Except where including a residential use	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
E(g)(i) Offices - Except where not suitable in a residential area	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
E(g)(ii) Research and development - Except where not suitable in a residential area	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
E(g)(iii) Industrial processes - Except where not suitable in a residential area	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
F1 Learning and non-residential institutions	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
F2 Local community uses (essential shops, meeting places, sport, and recreation)	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
OTHER	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Please Specify	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Total							

18. All Types of Development: Non-residential Floorspace (continued)

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

Yes No Unknown

Please refer to Development Specification

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Unknown	Total tradable floor area proposed (including change of use)(square metres) (g)	Unknown	Net additional tradable floor area following development (square metres) (h = g - e)
E(a) Display/Sale of goods other than hot food	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
F2 Local community uses (essential shops, meeting places, sport, and recreation)	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
OTHER	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Please Specify	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Total							

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

Yes No Unknown

If you have answered Yes to the question above please add details in the following table:

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
C2	Residential Institutions	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
C2A	Secure Residential Institutions	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
OTHER		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Please Specify		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Total							

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			Please see ES Chapter 16 - Socio Economics
Proposed employees			TBC

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Range of employment uses proposed please Development Specification for quantum

Is the proposal a waste management development? Yes No Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational throughput in tonnes (or litres if liquid waste)	Unknown
Inert landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Non-hazardous landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Hazardous landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Energy from waste incineration	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other incineration	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Landfill gas generation plant	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Pyrolysis/gasification	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Metal recycling site	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Transfer stations	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Household civic amenity sites	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Open windrow composting	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
In-vessel composting	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Anaerobic digestion	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Sewage treatment works	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other treatment	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Storage of waste	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other waste management	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other developments	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Biodiversity Net Gain

Do you believe that, if the development is granted planning permission, the Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990) would apply?

Yes No

If No, please provide reasons, with reference to which exemptions or transitional arrangements you believe apply:

If Yes, please provide the information requested in all the questions below:

Please provide the date the pre-development biodiversity value of onsite habitat(s) have been calculated:
(this should be one of the following dates: the date of this application; or an earlier proposed date)

Date (DD/MM/YYYY):

26/11/2025

Please provide the pre-development biodiversity value of onsite habitats on this date:

1459.66 BU

If a date earlier than the date of the submission of the planning application has been specified above, please provide reasons why this date has been used:

Please state the publication date of the biodiversity metric tool(s) used to calculate the onsite biodiversity value(s) provided above.

Date (DD/MM/YYYY):

29/11/2023

24. Biodiversity Net Gain (continued)

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the pre-development biodiversity value of onsite habitat(s) was calculated and either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

Yes No

If yes, please provide details including: the date immediately before this activity was carried out; the onsite biodiversity value on this date; and any supporting evidence (or reference to relevant document containing these details).

If yes, please state the publication date of the biodiversity metric tool(s) used to calculate any onsite biodiversity value(s) provided above.

Date (DD/MM/YYYY):

Does the application site have irreplaceable habitat(s) (corresponding to the descriptions in The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) which exist on land to which this application relates on the date the pre-development biodiversity value of onsite habitat(s) was calculated?

Yes No

If yes, please provide a description of these and any further details (for example reference to relevant document):

I/We confirm this application is accompanied by the following:

- i. The completed biodiversity metric tool(s) showing the calculation of the pre-development biodiversity values, and on the dates, detailed above including, if applicable, those related to any loss (or degradation) of any onsite habitat(s)
- ii. Plan(s), showing onsite habitat(s) existing on the date the pre-development biodiversity value of onsite habitat(s) was calculated; and
- iii. If applicable, plan(s) showing onsite irreplaceable habitat(s) existing on the date the pre-development biodiversity value of onsite habitat(s) was calculated.

Please provide details (for example reference to relevant document):

Please see submitted F.10 Biodiversity Net Gain Assessment Report

Note: Plans must be drawn to an identified scale, and show the direction of North.

25. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Land registry search

Name of Owner / Agricultural Tenant	Address	Date Notice Served
Please see attached schedule as form is limited in size.		

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

Hemel Gazette and Herts Advertiser

On the following date (which must not be earlier than 21 days before the date of the application):

03/12/2025 and 04/12/2025

Signed - Applicant:

Or signed - Agent:

H. Pugh

Date (DD/MM/YYYY):

26/11/2025

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

- The original and 3 copies* of a completed and dated application form:
- The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:
- The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:

- The correct fee:
- The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details):
- The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

Plans can be bought from one of the Planning Portal's accredited suppliers: <https://www.planningportal.co.uk/buyaplanningmap>

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text" value="REDACTED"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Certificate of Ownership - Certificate C - Owner / Agricultural Tenant Schedule of Notices

Name of Owner / Agricultural Tenant	Address	Date Notice Served
[REDACTED]	The Forum, Marlowes, Hemel Hempstead HP1 1DN	26/11/2025
[REDACTED]	Second Floor, 50 New Bond Street, London W1S 1BJ	26/11/2025
[REDACTED]	National Highways, 2 City Walk, Leeds, LS11 9AR	26/11/2025
[REDACTED]	The Estate Office, Dorton Road, Chilton, Aylesbury HP18 9NA	26/11/2025
[REDACTED]	Prologis House, Blythe Gate, Blythe Valley Park, Shirley, Solihull B90 8AH	26/11/2025
[REDACTED]	3 Savoy Place, London, WC2R ODX	26/11/2025
[REDACTED]	The Civic Centre, St Peter's Street, St Albans, Hertfordshire, AL1 3JE	26/11/2025
[REDACTED]	One Friargate, Coventry, CV1 2GN	26/11/2025
[REDACTED]	Farnham and Robertson House, Six Hills Way, Stevenage, SG1 2FQ	26/11/2025
[REDACTED]	9th Floor, Ship Canal House, 98 King Street, Manchester M2 4WU	26/11/2025
[REDACTED]	Westwick Row Farmhouse, Westwick Row Farm, Westwick Row, Hemel Hempstead, HP2 4UB	26/11/2025
[REDACTED]	Notice posted to Kettlewell's Farm, St Albans, AL3 6RG The notice has been issued in respect of the following properties: Kettlewell's Farm, St Albans, AL3 6RG Kettlewell's Fm, Kettlewell's Farm, St Albans, AL3 6RG Land North of Hogg End Lane, Kettlewell's Farm, St Albans, AL3 6RG Pt Woodend Farm, Kettlewell's Farm, St Albans, AL3 6RG	26/11/2025
[REDACTED]	Notice posted to Breakspear House, Green Ln, Hemel Hempstead, HP2 4UE The notice has been issued in respect of the following properties: Breakspear House, Green Ln, Hemel Hempstead, HP2 4UE Breakspear Paddock, Breakspear House, Green Ln, Hemel Hempstead, HP2 4UE	26/11/2025
[REDACTED]	Notice posted to 67 Tile Kiln Lane, Hemel Hempstead, HP3 8NW The notice has been issued in respect of the following property: Westwick Row Farmstead & Paddocks, Hemel Hempstead, HP2 4UB	26/11/2025
[REDACTED]	1 Wood End Farm Cottages, Hemel Hempstead Road, Hemel Hempstead, HP2 7HP	26/11/2025
[REDACTED]	3 Wood End Farm Cottages, Hemel Hempstead Road, Hemel Hempstead, HP2 7HP	26/11/2025
[REDACTED]	2 Wood End Farm Cottages, Hemel Hempstead Road, Hemel Hempstead, HP2 7HP	26/11/2025
[REDACTED]	Pt Westwick Row Farm, Southend Farm, St Albans, Hertfordshire, AL3 6RH	26/11/2025
[REDACTED]	Barn and Office at Woodend, Woodend Farm, Cherry Tree Lane, Hemel Hempstead, HP2 7HS	26/11/2025
[REDACTED]	Corner Farm Cottage, Leverstock Green, Hemel Hempstead, HP3 8LA	26/11/2025
[REDACTED]	Woodend Farmhouse, Wood End Farm, Cherry Tree Lane, Hemel Hempstead, HP2 7HS	26/11/2025