

Ruth Ambrose
Team Leader (Strategic Sites)
Development Management
Community and Place Delivery
St Albans City and District Council
The Civic Centre
St Peter's Street
St Albans
Hertfordshire
AL1 3JE

26th November 2025

Dear Ruth,

TCE007/DLA

RE: OUTLINE APPLICATION FOR AN URBAN EXTENSION COMPRISING TWO NEW NEIGHBOURHOODS AND A NEW EMPLOYMENT ZONE AT LAND EAST OF HEMEL HEMPSTEAD. ALL MATTERS RESERVED SAVE FOR ACCESS FROM A414/GREEN LANE AND ACCESS FROM B487/ HEMEL HEMPSTEAD ROAD (REDBOURN ROAD).

On behalf of our clients The Crown Estate (TCE), we are pleased to be able to submit an application for outline planning permission (all matters reserved save for access from the A414/Green Lane junction and access from the B487/ Hemel Hempstead Road (Redbourn Road) for two new neighbourhoods and a new employment zone at Land East of Hemel Hempstead.

The proposed development will provide high quality residential accommodation, land for employment uses, education and community facilities, medical centre, green infrastructure, SANG and sustainable drainage systems, vehicular, cycle and pedestrian routes. The application is submitted at outline except two access points (A414/Green Lane junction and the B487/ Hemel Hempstead Road (Redbourn Road)) that are submitted in detail.

The formal description of development is set out below:

"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

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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)."

Application Context

This application has been submitted to both St Albans City and District Council and Dacorum Borough Council because a small amount of the proposed highway works in the western part of the Application area extend into Dacorum Borough. For the East Hemel Outline Application, St Albans District Council has the legal responsibility for deciding whether to approve or refuse the majority of the proposed development. Dacorum Borough Council has the legal responsibility for approving or refusing only the proposed highway works which lie within its Borough.

The development proposed within the Application is in accordance with the draft Local Plans of both local authorities, which have allocated the land for development as part of the wider Hemel Garden Communities Growth Area. The specific draft site allocations within St Albans City and District Local Plan are summarised below:

- H2 East Hemel Hempstead North, (allocated for 1600 homes and supporting uses).
- H3 East Hemel Hempstead Central, (allocated for employment uses).
- H4 East Hemel Hempstead South (allocated for 2400 homes and supporting uses).

St Albans City and District Local Plan has concluded its Examination in Public and is targeting adoption in Spring 2026. Dacorum Borough Council are part way through their Examination in Public and are targeting adoption in 2026.

Due to the scale of the proposed development and following the submission of an Environmental Impact Statement (EIA) Scoping Opinion in January 2025, this application is supported by an Environmental Statement (ES).

Public consultation has also taken place in relation to this proposed development. Feedback provided through the consultation events has been fundamental in shaping the submitted proposals. Further details on how the proposals have responded to detailed matters raised in the consultation is included in the submitted Statement of Community Involvement (SCI) and Design and Access Statement.

The full context for the proposals is set out in the Planning Statement (including an assessment against all relevant planning policies), Design and Access Statement and technical documentation, including the Environmental Statement that accompanies the application.

The East Hemel Hempstead Application Guide submitted to support this application provides information and guidance on the Outline Planning Application. It is recommended as a starting point for reviewing the Outline Planning Application.

Application Documentation

Further information on the detail of the application can be found in the following documentation. These are separated out into information for approval and supporting information.

Reference Number	Title	Drawing Number	Rev	Author
A	Application documents			
A.1	Application form inc. Ownership Notices			David Lock Associates
A.2	Development Specification			David Lock Associates
B	Plans for Approval			
B.1	Site Location Plan	EHUK_PRP_XXX_XXX_DR_T_00008-Site Location Plan	04	Prior + Partners
B.2	Application Site Boundary Plan	EHUK_PRP_XXX_XXX_DR_T_00007-Application Site Boundary Plan	05	Prior + Partners
B.3	Parameter Plan 1 - Land Use	EHUK_PRP_XXX_XXX_DR_T_00001-Land Use Parameter Plan	11	Prior + Partners
B.4	Parameter Plan 2 - Access and Movement	EHUK_PRP_XXX_XXX_DR_T_00003-Access and Movement Parameter Plan	11	Prior + Partners
B.5	Parameter Plan 3 - Green Infrastructure	EHUK_PRP_XXX_XXX_DR_T_00002-Green Infrastructure Parameter Plan	10	Prior + Partners
B.6	Access Plans			SLR
	Redbourn Road Overview Plan	EHUK-VEC-ZZZ-XXX-SK-CR-00082.1	P01	SLR
	Redbourn Road Key Plan	EHUK-VEC-ZZZ-XXX-SK-CR-00082.2	P01	SLR
	Redbourn Road General Arrangement Plan Sheet 1	EHUK-VEC-ZZZ-XXX-SK-CR-00082.3	P01	SLR
	Redbourn Road General Arrangement Plan Sheet 2	EHUK-VEC-ZZZ-XXX-SK-CR-00082.4	P01	SLR
	Redbourn Road Geometry Plan Sheet 1	EHUK-VEC-ZZZ-XXX-SK-CR-00082.5	P01	SLR
	Redbourn Road Geometry Plan Sheet 2	EHUK-VEC-ZZZ-XXX-SK-CR-00082.6	P01	SLR
	Redbourn Road Vehicle Tracking Plan Sheet 1	EHUK-VEC-ZZZ-XXX-SK-CR-00082.7	P01	SLR

	Redbourn Road Vehicle Tracking Plan Sheet 2	EHUK-VEC-ZZZ-XXX-SK-CR-00082.8	P01	SLR
	Redbourn Road Vehicle Tracking Plan Sheet 3	EHUK-VEC-ZZZ-XXX-SK-CR-00082.9	P01	SLR
	Redbourn Road Visibility Plan Sheet 1	EHUK-VEC-ZZZ-XXX-SK-CR-00082.10	P01	SLR
	Redbourn Road Visibility Plan Sheet 2	EHUK-VEC-ZZZ-XXX-SK-CR-00082.11	P01	SLR
	Redbourn Road Long Section Plan Location Plan	EHUK-VEC-ZZZ-XXX-SK-CR-00082.12	P01	SLR
	Redbourn Road Long Section Plan Sheet 1	EHUK-VEC-ZZZ-XXX-SK-CR-00082.13	P01	SLR
	Redbourn Road Long Section Plan Sheet 2	EHUK-VEC-ZZZ-XXX-SK-CR-00082.14	P01	SLR
	Redbourn Road Long Section Plan Sheet 3	EHUK-VEC-ZZZ-XXX-SK-CR-00082.15	P01	SLR
	Redbourn Road Typical Cross Section Plan Sheet 1	EHUK-VEC-ZZZ-XXX-SK-CR-00082.16	P01	SLR
	Redbourn Road Typical Cross Section Plan Sheet 2	EHUK-VEC-ZZZ-XXX-SK-CR-00082.17	P01	SLR
	Redbourn Road Highway Boundary Plan	EHUK-VEC-ZZZ-XXX-SK-CR-00082.18	P01	SLR
	A414 & Green Lane, Overview Plan	EHUK-VEC-ZZZ-XXX-SK-CR-00084.1	P01	SLR
	A414 & Green Lane, Key Plan	EHUK-VEC-ZZZ-XXX-SK-CR-00084.2	P01	SLR
	A414 & Green Lane General Arrangement Plan Sheet 1	EHUK-VEC-ZZZ-XXX-SK-CR-00084.3	P01	SLR
	A414 & Green Lane General Arrangement Plan Sheet 2	EHUK-VEC-ZZZ-XXX-SK-CR-00084.4	P01	SLR
	A414 & Green Lane General Arrangement Plan Sheet 3	EHUK-VEC-ZZZ-XXX-SK-CR-00084.5	P01	SLR
	A414 & Green Lane General Arrangement Plan Sheet 4	EHUK-VEC-ZZZ-XXX-SK-CR-00084.6	P01	SLR
	A414 & Green Lane, Geometry Plan Sheet 1	EHUK-VEC-ZZZ-XXX-SK-CR-00084.7	P01	SLR
	A414 & Green Lane, Geometry Plan Sheet 2	EHUK-VEC-ZZZ-XXX-SK-CR-00084.8	P01	SLR
	A414 & Green Lane, Geometry Plan Sheet 3	EHUK-VEC-ZZZ-XXX-SK-CR-00084.9	P01	SLR
	A414 & Green Lane, Geometry Plan Sheet 4	EHUK-VEC-ZZZ-XXX-SK-CR-00084.10	P01	SLR

	A414 & Green Lane, Vehicle Tracking Plan Sheet 1	EHUK-VEC-ZZZ-XXX-SK-CR-00084.11	P01	SLR
	A414 & Green Lane, Vehicle Tracking Plan Sheet 2	EHUK-VEC-ZZZ-XXX-SK-CR-00084.12	P01	SLR
	A414 & Green Lane, Vehicle Tracking Plan Sheet 3	EHUK-VEC-ZZZ-XXX-SK-CR-00084.13	P01	SLR
	A414 & Green Lane, Vehicle Tracking Plan Sheet 4	EHUK-VEC-ZZZ-XXX-SK-CR-00084.14	P01	SLR
	A414 & Green Lane, Visibility Plan Sheet 1	EHUK-VEC-ZZZ-XXX-SK-CR-00084.15	P01	SLR
	A414 & Green Lane, Visibility Plan Sheet 2	EHUK-VEC-ZZZ-XXX-SK-CR-00084.16	P01	SLR
	A414 & Green Lane, Visibility Plan Sheet 3	EHUK-VEC-ZZZ-XXX-SK-CR-00084.17	P01	SLR
	A414 & Green Lane, Visibility Plan Sheet 4	EHUK-VEC-ZZZ-XXX-SK-CR-00084.18	P01	SLR
	A414 & Green Lane, Long Section Plan Location Plan	EHUK-VEC-ZZZ-XXX-SK-CR-00084.19	P01	SLR
	A414 & Green Lane, Long Section Plan Sheet 1	EHUK-VEC-ZZZ-XXX-SK-CR-00084.20	P01	SLR
	A414 & Green Lane, Long Section Plan Sheet 2	EHUK-VEC-ZZZ-XXX-SK-CR-00084.21	P01	SLR
	A414 & Green Lane, Long Section Plan Sheet 3	EHUK-VEC-ZZZ-XXX-SK-CR-00084.22	P01	SLR
	A414 & Green Lane, Long Section Plan Sheet 4	EHUK-VEC-ZZZ-XXX-SK-CR-00084.23	P01	SLR
	A414 & Green Lane, Long Section Sheet 5	EHUK-VEC-ZZZ-XXX-SK-CR-00084.24	P01	SLR
	A414 & Green Lane, Long Section Plan Sheet 6	EHUK-VEC-ZZZ-XXX-SK-CR-00084.25	P01	SLR
	A414 & Green Lane, Long Section Sheet 7	EHUK-VEC-ZZZ-XXX-SK-CR-00084.26	P01	SLR
	A414 & Green Lane, Long Section Plan Sheet 8	EHUK-VEC-ZZZ-XXX-SK-CR-00084.27	P01	SLR
	A414 & Green Lane, Long Section Sheet Sheet 9	EHUK-VEC-ZZZ-XXX-SK-CR-00084.28	P01	SLR
	A414 & Green Lane, Typical Cross Sections Plan Sheet 1	EHUK-VEC-ZZZ-XXX-SK-CR-00084.29	P01	SLR
	A414 & Green Lane, Typical Cross Sections Plan Sheet 2	EHUK-VEC-ZZZ-XXX-SK-CR-00084.30	P01	SLR
	A414 & Green Lane, Highway Boundary Plan	EHUK-VEC-ZZZ-XXX-SK-CR-00084.31	P01	SLR

	A414 & Green Lane, Speed Limit Design Speed Plan	EHUK-VEC-ZZZ-XXX-SK-CR-00084.32	P01	SLR
C	Supporting Plans and Images			
C.1	Illustrative masterplan	EHUK_PRP_XXX_XXX_DR_T_00010-Illustrative Masterplan	04	Prior + Partners
C.2	Illustrative Material			Prior + Partners
C.3	Reference Plan	EHUK_PRP_XXX_XXX_DR_T_00013-Reference Plan	04	Prior + Partners
	Indicative Primary Highways Arrangement Overall	EHUK-VEC-ZZZ-XXX-DR-CR-00010.0	P19	
	Indicative Primary Highways Arrangement Sheet 1	EHUK-VEC-ZZZ-XXX-DR-CR-00010.1	P10	
	Indicative Primary Highways Arrangement Sheet 2	EHUK-VEC-ZZZ-XXX-DR-CR-00010.2	P6	
	Indicative Primary Highways Arrangement Sheet 3	EHUK-VEC-ZZZ-XXX-DR-CR-00010.3	P7	
	Indicative Primary Highways Arrangement Sheet 4	EHUK-VEC-ZZZ-XXX-DR-CR-00010.4	P9	
	Indicative Primary Highways Arrangement Sheet 5	EHUK-VEC-ZZZ-XXX-DR-CR-00010.5	P9	
	Indicative Primary Highways Arrangement Sheet 6	EHUK-VEC-ZZZ-XXX-DR-CR-00010.6	P6	
	Indicative Primary Highways Arrangement Sheet 7	EHUK-VEC-ZZZ-XXX-DR-CR-00010.7	P5	
D	Planning and Design supporting documents			
D.1	Design and Access Statement			Prior + Partners
D.2	Guide to the Application			David Lock Associates
D.3	Planning Statement			David Lock Associates
E3	Environmental Statement - Volume I (Non-Technical Summary)			
E3.1	ES Non-Technical Summary			Avison Young

E1	Environmental Statement - Volume II (Main Text and Figures)			
E1.1	ES Chapter 1 - Introduction			Avison Young
E1.2	ES Chapter 2 - EIA Methodology			Avison Young
E1.3	ES Chapter 3 - Existing Land Uses and Activities			Avison Young
E1.4	ES Chapter 4 - Alternatives and Design Evolution			Avison Young
E1.5	ES Chapter 5 - The Development			Avison Young
E1.6	ES Chapter 6 - The Works			Turner and Townsend
E1.7	ES Chapter 7 - Landscape and Visual			Gillespies
E1.8	ES Chapter 8 - Ecology and Nature Conservation			Ramboll
E1.9	ES Chapter 9 - Heritage and Archaeology			Cotswold Archaeology
E1.10	ES Chapter 10 - Transport and Access			SLR
E1.11	ES Chapter 11 - Air Quality			Savills
E1.12	ES Chapter 12 - Noise and Vibration			Savills
E1.13	ES Chapter 13 - Agricultural Land Use			Landscape
E1.14	ES Chapter 14 - Water Resources and Flood Risk			Expedition
E1.15	ES Chapter 15 - Climate Change			Expedition
E1.16	ES Chapter 16 - Socio-economics			Avison Young
E1.17	ES Chapter 17 - Health			Savills
E1.18	ES Chapter 18 - Effect Interactions			Avison Young
E1.19	ES Chapter 19 - Schedule of Environmental Commitments			Avison Young
E2	Environmental Statement - Volume III (Appendices)			
E2.1	ES Appendix 2.1 - EIA Scoping Report			Avison Young
E2.2	ES Appendix 2.2 - EIA Scoping Opinion DBC			Avison Young

E2.2	ES Appendix 2.3- EIA Scoping Opinion SADC			Avison Young
E2.36	ES Appendix 6.1 - Outline Construction Environmental Management Plan			Turner and Townsend
E2.10	ES Appendix 7.1 - LVIA Methodology			Gillespies
E2.10a	ES Appendix 7.2 - Visual Amenity Assessment			Gillespies
E2.10b	ES Appendix 7.3 - Landscape Character Assessment			Gillespies
E2.11	ES Appendix 7.4 - Visualisations			Gillespies
E2.12a	ES Appendix 7.5 - Verified View Methodology			Gillespies
E2.13a	ES Appendix 8.1 - Preliminary Ecological Appraisal			Ramboll
E2.13b	ES Appendix 8.2 - Hedgerow Survey Report			Ramboll
E2.14a	ES Appendix 8.7 [Confidential] Badger Survey Report			Ramboll
E2.14b	ES Appendix 8.8 [Confidential] Badger Bait Marking Survey Report			Ramboll
E2.15a	ES Appendix 8.4a - Bat Activity Survey Reports - Site Wide			Ramboll
E2.15b	ES Appendix 8.4b - Bat Activity Survey Reports - Crossing Points			Ramboll
E2.15c	ES Appendix 8.3a - Bat Roost Survey Report - Buildings			Ramboll
E2.15d	ES Appendix 8.3b - Bat Roost Survey Report - Trees (2024) GLTAs			Ramboll
E2.15e	ES Appendix 8.3c - Bat Roost Survey Report - Trees (2025) GLTAs and Roost Presence/Absence			Ramboll
E2.16a	ES Appendix 8.9 Barn Owl Survey Report			Ramboll
E2.16b	ES Appendix 8.10 - Breeding Bird Survey Report			Ramboll
E2.16c	ES Appendix 8.11 - [Confidential] Raptor Survey Report			Ramboll
E2.16d	ES Appendix 8.12 - Wintering Bird Survey Report			Ramboll

E2.17	ES Appendix 8.6 - Dormouse Survey Report			Ramboll
E2.18	ES Appendix 8.13 - Reptile Survey Report			Ramboll
E2.19	ES Appendix 8.5 - Great Crested Newt Survey Report			Ramboll
F.11	ES Appendix 8.14 - Shadow Habitats Regulations Assessment			Ramboll
E2.30	ES Appendix 8.15 - Lighting Assessment			Greengauge
E2.32	ES Appendix 8.16 - Preliminary Arboricultural Impact Assessment			Ramboll
E2.20	ES Appendix 9.1 - Cotswold Archaeology (2025) Archaeological Desk-based Assessment			Cotswold Archaeology
E2.21	ES Appendix 9.2 - Cotswold Archaeology (2025) Hemel Hempstead: Built Heritage Assessment			Cotswold Archaeology
E2.22	ES Appendix 9.3 - Heritage and Archaeology - Consultation			Cotswold Archaeology
E2.23a	ES Appendix 9.4 - Wardell Armstrong (2016) Geophysical Survey Report			Cotswold Archaeology
E2.23b	ES Appendix 9.5 - Wardell Armstrong (2017) Heritage Statement			Cotswold Archaeology
E2.29a	ES Appendix 9.6 - Oxford Archaeology (2017) Archaeological Pre-Determination Evaluation Report			Wardell Armstrong
E2.29b	ES Appendix 9.7 - Oxford Archaeology (2020) East Hemel Phase II: Archaeological Evaluation Report			Wardell Armstrong
E2.29c	ES Appendix 9.8 - Wardell Armstrong (2020) Archaeological Desk-based Assessment			Wardell Armstrong
E2.34	ES Appendix 10.1 - Transport Assessment			SLR
E2.35	ES Appendix 10.2 - Framework Travel Plan			SLR
E2.35a	ES Appendix 10.3 - ES Traffic Flows			SLR

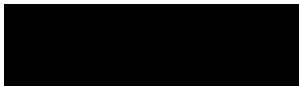
E2.4	ES Appendix 11.1 - Air Quality - Planning Policy and Legislative Context			Savills
E2.5	ES Appendix 11.2 - Road-Traffic Emissions Assessment			Savills
E2.6	ES Appendix 11.3 - Dust Mitigation Measures			Savills
E2.6a	ES Appendix 11.4 - Air Quality - Consultation			Savills
E2.6b	ES Appendix 11.5 - Air Quality - Figures			Savills
E2.7	ES Appendix 12.1 - Site Suitability Noise Assessment			Savills
E2.8	ES Appendix 12.2 - Construction Noise Assessment			Savills
E2.9	ES Appendix 12.3 - Road-Traffic Noise Assessment			Savills
E2.26	ES Appendix 13.1 - Soil and Agricultural Land Classification Report			Wardell Armstrong
E2.27	ES Appendix 13.2 - Outline Soil Resources Management Plan			Landscape
E2.28	ES Appendix 14.1 - Flood Risk Assessment			Expedition
E2.31	ES Appendix 14.2 - Sustainable Drainage Strategy			Expedition
E2.37	ES Appendix 14.3 - Land Condition Report			A-Squared
E2.38	ES Appendix 15.1 - Data Sources for GHG Assessment			Expedition
E2.38	ES Appendix 15.2 - GHG Assessment Results			Expedition
E2.38	ES Appendix 15.3 - Climate Change Resilience Assessment			Expedition
E2.38	ES Appendix 15.4 - Climate Change - Policy and Legislative Context and Compliance			Expedition
E2.38	ES Appendix 15.5 - Climate Change - Consultation			Expedition
E2.33	ES Appendix 16.1 - Retail Impact Assessment			Savills
F	Supporting Technical Reports			

F.1	Energy and Utilities Strategy			Expedition
F.2	Energy and Sustainability Statement (inc. Climate Change)			Useful Projects
F.6	Topographical Survey			The Crown Estate
F.7	Outline Waste Management Plan			Expedition
F.9	Statement of Community Involvement			Kevin Murray Associates
F.10	Biodiversity Net Gain Assessment Report			Ramboll
G	Additional Supporting Documents			
G.1	Stewardship Strategy			Community Stewardship Solutions

Based on the total site area of 356.8ha, including 4.1ha of the total within Dacorum Borough Council, a BACS payment for the planning application fee of £221,079.00 has been made to St Albans City and District Council. A proportion of this fee will be transferred to Dacorum Borough Council in respect of the highways works within Dacorum's administrative boundary.

We trust that this provides you with all the necessary materials to allow timely validation of the application. We have not submitted hard copies of the application as these are understood not to be required if the submission is made electronically, directly to the local planning authorities. However, should you require any additional information or would like any hard copies of documentation prepared and posted to you, please do not hesitate to contact myself or my colleague Gaby Stacey. In the meantime, we look forward to receiving confirmation that the application has been duly registered.

Yours sincerely,



HEATHER PUGH
Partner

Email: hpugh@davidlock.com

cc: Martin Stickley, Dacorum Borough Council