

Site Reference: SMR-01-21	Site Address: Land at East Hemel
Parish: St Michael/ Redbourn	Site area (hectares): 417.13
Existing use: Agricultural	
<p>Character of site and surroundings: The site incorporates the entire East Hemel area. Hemel Hempstead is located to the west of the site. This consists of mainly residential, to the north west corner of Woodhall Farm, and Leverstock Green to the south west. Between consists mainly of employment, including the Buncefield Oil Depot. The M1 forms the east boundary, with Hemel Hempstead Road (B487) forming the north boundary and Hemel Hempstead Road (A4147) forming the south boundary. Open fields are located beyond these.</p>	
Relevant Planning History	
<p>5/2019/0237 Scoping Opinion - Outline planning application for the phased development of a mixed-use residential and employment led urban extension to the East of Hemel Hempstead incorporating an improved M1 Junction 8 and proposed Link Road. Approved, 01/05/2019</p> <p>5/2016/2845 Outline planning application to include up to 600 dwellings (C3), land for primary school (D1), land for local centre uses (A1, A3, A4, A5, D1, D2), land for up to 7,500 square metres of employment uses (B1, B2, B8). Approved, 30/04/2019</p> <p>5/2013/2269 Screening Opinion-Solar park. Approved, 19/11/2013</p> <p>5/2010/3107 Hazardous Substances Consent - Oil pipeline and storage facilities, storage of aviation kerosene for transfer to Heathrow and Gatwick airports via pipeline and storage of pipeline product interface material. Approved, 08/12/2011</p> <p>5/1997/1108 Conversion of existing house and outbuildings into five dwellings and associated car parking. Approved, 13/08/1997</p> <p>5/1993/0370 Erection of meeting room for religious worship. Approved, 25/06/1993</p> <p>5/1991/0001 B8 warehouse and distribution with ancillary office accommodation (Outline). Approved, 18/04/1994</p> <p>5/1988/2483 Pipeline construction (Humber side to Buncefield). Approved, 24/01/1989</p> <p>5/1987/0023 Extension of house to form nursing home comprising 60 bedrooms and communal facilities. Approved, 01/09/1987</p> <p>5/1985/1707 Change of use from Private Residence to Class XIV (Retirement/Nursing Home). Approved, 13/02/1986</p> <p>5/1982/0969 Garden Centre for the growing of plants and using existing approved buildings and surrounding paved area for the sale of plants and related items as listed. Approved, 04/11/1982</p> <p>5/1981/1586 Conversion of existing outbuildings to 6 no. dwellings and stables. Approved, 14/05/1982</p>	

Suitability

Absolute Constraints			
Ancient Woodland(s)*	No	Registered Parks & Garden(s)*	No
Air Quality Management Area(s)*	No	Ancient Scheduled Monument(s)*	No
Flood Zone 3B*	No	Site of Special Scientific Interest*	No
Local Nature Reserves	No		
Non-Absolute Constraints			
Listed Building(s)*	Yes	Flood Zone 2*	No
Locally Listed Building(s)*	No	Flood Zone 3*	No
Conservation Area*	No	Source Protection Inner Zone (SPZ1)	No
Archeological Sites Subject to Recording Conditions	No	Source Protection Outer Zone (SPZ2)	No
Archaeological Sites for Local Preservation	No	Source Protection Total Catchment Zone (SPZ3)	Yes
Metropolitan Green Belt*	Yes	Existing Section 41 NERC Habitat Act 2006 (Cat 1)	Yes
Tree Preservation Order(s)	No	Existing habitat not currently qualifying under S41 of the NERC Habitat Act 2006 (Cat 2)	Yes
Public Open Space(s)	No	High priority for habitat creation (Cat 3A)	Yes
Local Wildlife Sites	Yes	Medium priority for habitat creation (Cat 3B)	Yes
Landscape Character Area(s)	Yes	Lower priority for habitat creation (Cat 3C)	Yes
Minerals Safeguarding Area(s) - Brick	Yes	Regionally Important Geological and Geomorphological Sites	No
Minerals Safeguarding Area(s) - Sand and Gravel	No		

* Constraints shown on constraints map

Suitability Conclusions:

At this initial stage, the site is considered to be potentially suitable subject to absolute and non-absolute constraints being reasonably mitigated. Evidence base work, including a Green Belt Review, is underway and may change the site suitability in the future.

Availability

Landowner: Public

Site Promoter: The Crown Estate (TCE), Sellwood Planning (Bob Sellwood)

Availability Conclusions:

Yes. The site has been put forward through the 'call for sites' process, indicating it is available. Currently no known legal or land ownership issues are associated with the site preventing development from coming forward.

Achievability

Proposed Use: Combined Housing and Employment Led Mixed Use: Enterprise Zone; Education: Secondary School, 2x Primary Schools, Nursery; Commercial, Community Facility and Health

Estimated Delivery Timescale (housing): 6-25+ years

Potential Number Of Homes: 4050

Potential Employment - Land Area (in hectares): 55.00

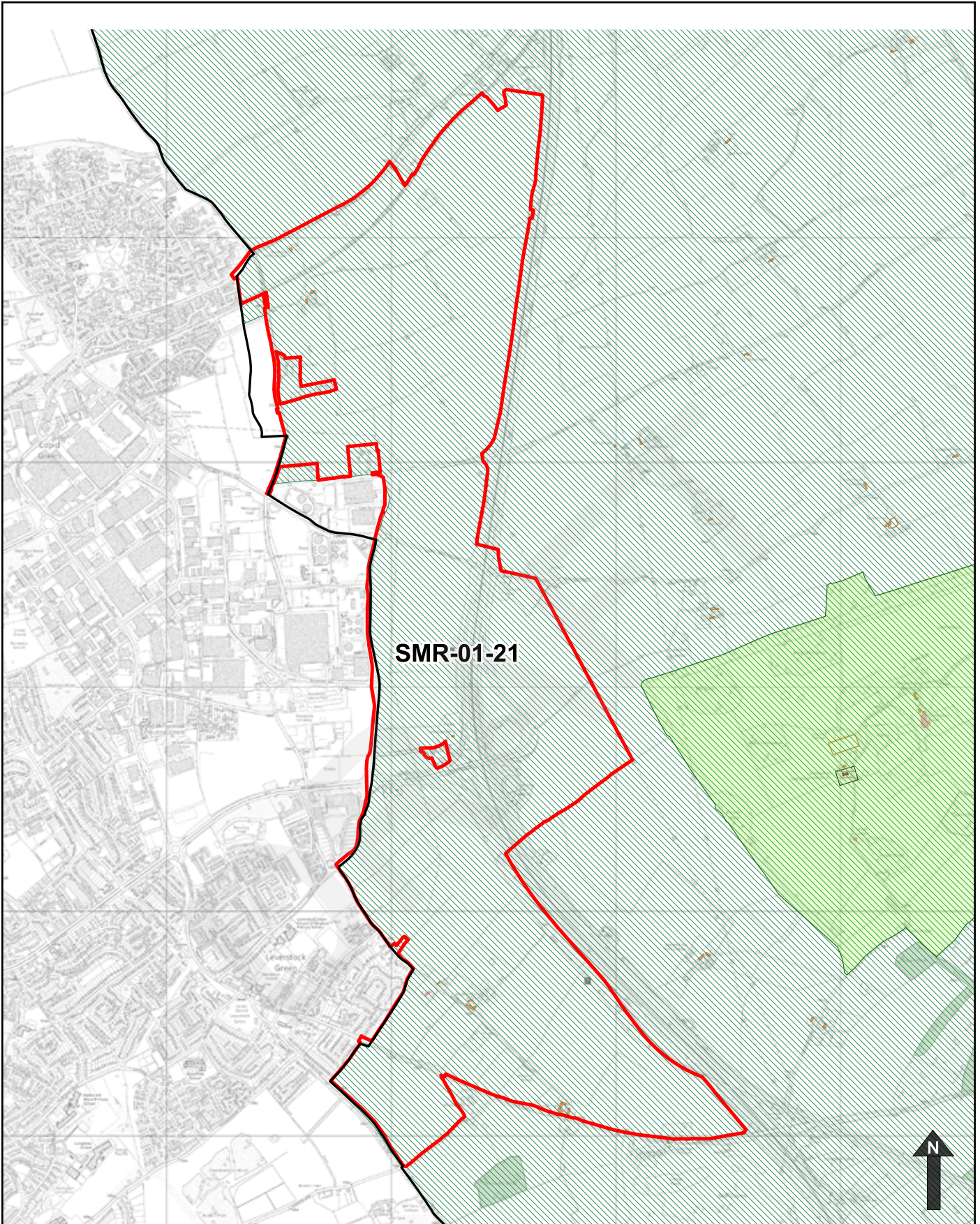
Potential Other Uses - Land Area (in hectares): Not specified

Achievability Conclusions:

Yes, at this moment in time there are no known abnormal costs that will affect its viability, such as land contamination. The site is considered to be potentially achievable. Site capacity reflects Hemel Garden Community Evidence.
















Overall Conclusions

The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process. Site capacity reflects Hemel Garden Community Evidence.



SMR-01-21



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|--|---|
|  Flood Zone 2 |  Locally Listed Buildings |
|  Flood Zone 3 |  Scheduled Ancient Monuments |
|  Flood Zone 3b |  Metropolitan Green Belt |
|  Conservation Areas |  Ancient Woodlands |
|  Listed Buildings |  Registered Parks and Gardens |
|  Grade I |  Local Nature Reserves |
|  Grade II |  Site of Special Scientific Interest |
|  Grade II* | |

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