


Key

 Site Boundary

 Representative viewpoint locations



Viewpoint 1 - Harpenden Lane (Dunstable Road) to south-west of Site, looking north-west



Viewpoint 2 - Harpenden Lane (Dunstable Road) to south-west of Site, looking south-east

PROJECT NO:	I1040 LT	CLIENT:	LAWES AGRICULTURAL TRUST	FIGURE NO:	02
DATE:	October 2018	PROJECT:	LAND NE OF REDBOURN	TITLE:	Representative Viewpoints 1 and 2
ISSUE STATUS:	PLANNING				



Viewpoint 3 - From field gate to Harpenden Lane (Dunstable Road) at western Site boundary, looking south-west



Viewpoint 4 - Field gate from Harpenden Lane (Dunstable Road) at western Site boundary, looking south-east

PROJECT NO:	11040 LT	CLIENT:	LAWES AGRICULTURAL TRUST	FIGURE NO:	03
DATE:	October 2018	PROJECT:	LAND NE OF REDBOURN	TITLE:	Representative Viewpoints 3 and 4
ISSUE STATUS:	PLANNING				



Viewpoint 5 - A5183 looking east along northern Site boundary



Viewpoint 6 - Northern edge of north field within Site, looking south

PROJECT NO:	I 1040 LT	CLIENT:	LAWES AGRICULTURAL TRUST	FIGURE NO:	04
DATE:	October 2018	PROJECT:	LAND NE OF REDBOURN	TITLE:	Representative Viewpoints 5 and 6
ISSUE STATUS:	PLANNING				



Viewpoint 7 - Northern edge of north field within Site, looking north-west



Viewpoint 8 - A5183, where public right of way meets road, looking north-west along northern Site boundary

PROJECT NO:	I 1040 LT	CLIENT:	LAWES AGRICULTURAL TRUST	FIGURE NO:	05
DATE:	October 2018	PROJECT:	LAND NE OF REDBOURN	TITLE:	Representative Viewpoints 7 and 8
ISSUE STATUS:	PLANNING				



Viewpoint 9 - A5183, where public right of way meets road, looking south-east



Viewpoint 10 - Public right of way through north-east of Site, looking south-west

PROJECT NO:	I 1040 LT	CLIENT:	LAWES AGRICULTURAL TRUST	FIGURE NO:	06
DATE:	October 2018	PROJECT:	LAND NE OF REDBOURN	TITLE:	Representative Viewpoints 9 and 10
ISSUE STATUS:	PLANNING				



Viewpoint 11 - Public right of way through north-east of Site, looking north-east



Viewpoint 12 - North-west corner of fields comprising eastern portion of site, looking south-east

PROJECT NO:	11040 LT	CLIENT:	LAWES AGRICULTURAL TRUST	FIGURE NO:	07
DATE:	October 2018	PROJECT:	LAND NE OF REDBOURN	TITLE:	Representative Viewpoints 11 and 12
ISSUE STATUS:	PLANNING				



Viewpoint 13 - Public right of way through Site, looking west



Viewpoint 14 - Public right of way through Site, looking south

PROJECT NO:	11040 LT	CLIENT:	LAWES AGRICULTURAL TRUST	FIGURE NO:	08
DATE:	October 2018	PROJECT:	LAND NE OF REDBOURN	TITLE:	Representative Viewpoints 13 and 4
ISSUE STATUS:	PLANNING				



Viewpoint 15 - Northern corner of southern field within Site, looking south-west



Viewpoint 16 - Junction between public right of way and Harpenden Lane at southern Site boundary, looking south

PROJECT NO:	11040 LT	CLIENT:	LAWES AGRICULTURAL TRUST	FIGURE NO:	09
DATE:	October 2018	PROJECT:	LAND NE OF REDBOURN	TITLE:	Representative Viewpoints 15 and 16
ISSUE STATUS:	PLANNING				



Viewpoint 17 - South-east corner of southern field within Site, looking north-west



Viewpoint 18 - Public right of way at southern Site boundary, looking north-east

PROJECT NO:	11040 LT	CLIENT:	LAWES AGRICULTURAL TRUST	FIGURE NO:	10
DATE:	October 2018	PROJECT:	LAND NE OF REDBOURN	TITLE:	Representative Viewpoints 17 and 18
ISSUE STATUS:	PLANNING				



Viewpoint 19 - Harpenden Lane looking south-west along southern Site boundary



Viewpoint 20 - Harpenden Lane looking north-east along southern Site boundary

PROJECT NO:	11040 LT	CLIENT:	LAWES AGRICULTURAL TRUST	FIGURE NO:	11
DATE:	October 2018	PROJECT:	LAND NE OF REDBOURN	TITLE:	Representative Viewpoints 19 and 20
ISSUE STATUS:	PLANNING				



Viewpoint 21 - Harpenden Lane at junction to Crown Street looking north-east along southern Site boundary

PROJECT NO:	11040 LT	CLIENT:	LAWES AGRICULTURAL TRUST	FIGURE NO:	12
DATE:	October 2018	PROJECT:	LAND NE OF REDBOURN	TITLE:	Representative Viewpoint 21
ISSUE STATUS:	PLANNING				

Our ref: Q100390
Your ref: Name
Email:
Date: 8 March 2021



Spatial Planning Team
 Civic Centre
 St Peters Street
 St Albans
 AL1 3JE

By Email
 planning.policy@stalbangov.uk

Dear Sir / Madam

Call for Sites 2021 Representation – Land North of Redbourn Road, Hemel Hempstead

On behalf of Pigeon Investment Management Ltd, which acts on behalf of Pigeon Hemel Hempstead Ltd, we are pleased to submit representations in response to the St Albans District Council (SADC) Call for Sites consultation in relation to Land North of Redbourn Road, Hemel Hempstead ('the Site').

We set out details of the Site below which we consider represents a suitable site for residential led mixed use development, and append the following information to this cover letter in support of these representations:

- Completed SADC HELAA Form (**Appendix 1**);
- Drawing 0093/108 Rev C showing the land owned by Pigeon Hemel Hempstead Ltd outlined in red and the extent of the former North Hemel Hempstead Broad Location site outlined in blue (**Appendix 2**);
- Green Belt Review Technical Note (and supporting plans), prepared by BMD Ltd, dated December 2019 (**Appendix 3**).

These representations also include a separate **Vision and Delivery Statement** (which includes a Site Location Plan), prepared by Mosaic, dated March 2021.

Background

The Site is well known to the Council, as it forms the southern part of the land previously identified as the North Hemel Broad Location within Policy S6 (iv) of the SADC withdrawn draft 2018 Local Plan.

The Site lies within SADC but borders the eastern boundary of Dacorum Borough Council (DBC). The site is located to the north of Redbourn Road (B487) and east of Holtsmere End Lane, approximately

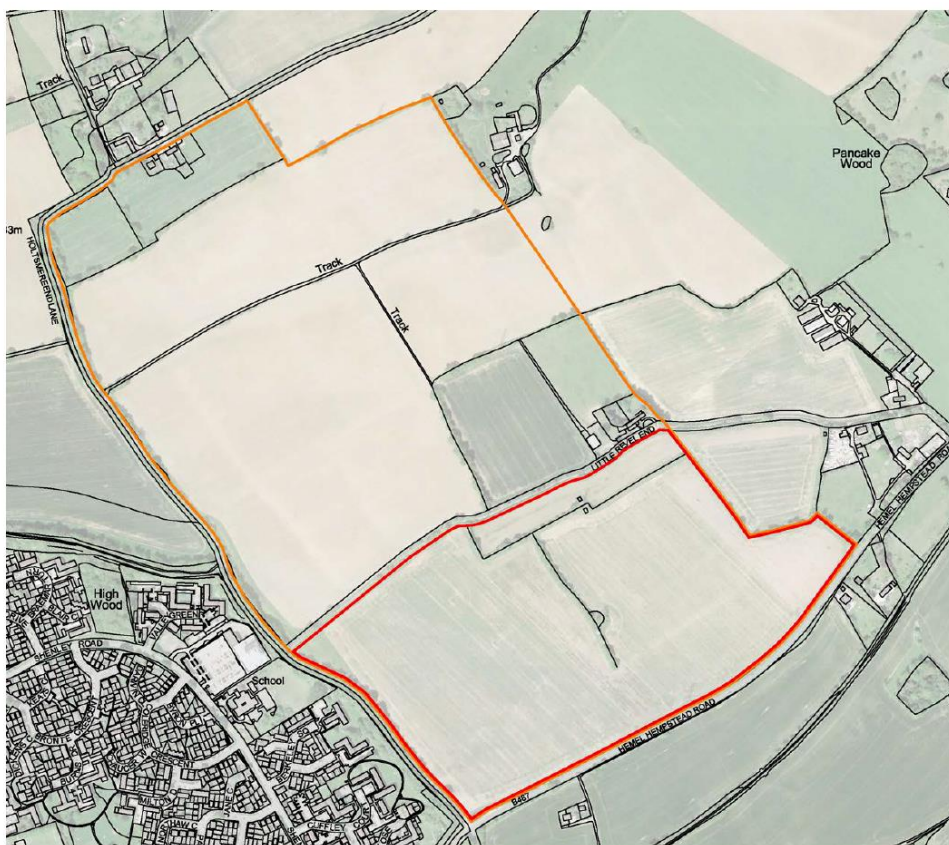


5 kilometres north east of Hemel Hempstead Town Centre. The Site, which is entirely within Pigeon's ownership, is approximately 34.5 ha and has capacity for in the region of 500 new homes.

Policy S6(iv) of the withdrawn draft Local Plan 2018 allocated the wider North Hemel Broad Location for a minimum of 1,500 dwellings and other uses, including strategic and local public open space, a new Country Park and a 3FE primary school. The wider North Hemel Broad Location measures 87.9 ha.

A plan of the wider North Hemel Hempstead site, identifying the land within Pigeon's ownership in red, is shown in Figure 1 below.

Figure 1: Site Plan of the Site and of North Hemel Hempstead



Site plan.

Scale 1:10,000

- Policy S6i identified within the withdrawn Local Plan, East Hemel Hempstead (North) Broad Location 87.9ha
- Land North of Redbourn Road, wholly owned by Pigeon

Whilst this Call for Sites representation has been prepared for Pigeon Hemel Hempstead Ltd, which is the freehold owner of the southern part of the previously identified North Hemel Broad Location,



Pigeon Hemel Hempstead Ltd is committed to working collaboratively with the other landowners within the North Hemel Hempstead Broad Location and also the wider HGC Growth Area. This includes joint working with Bloor homes, who control the remainder of the land within the North Hemel Broad Location.

We note that SADC has asked that sites that have already been submitted to the Council for consideration are not submitted again, unless information is updated/changed. Therefore, this cover letter, along with the updated Vision and Delivery Statement, focus predominately on setting out the information that has changed, or been updated, since the site was allocated within Policy S6 (iv) of the withdrawn draft 2018 Local Plan.

This cover letter first provides a brief progress update on the collaborative working that is on-going to progress HGC, before summarising the additional technical work that Pigeon Hemel Hempstead Ltd has commissioned on the North Hemel site. This additional technical work includes further Green Belt, transport and heritage technical work and the preparation of a draft illustrative masterplan for the Site. This additional technical work and the draft illustrative masterplan are captured in the Vision and Delivery Statement, which is appended to this covering letter. This covering letter concludes by confirming the site's deliverability in accordance with the requirements of paragraph 67 of the NPPF.

Hemel Garden Communities

The Site is critical to the development of the emerging HGC proposal. The Site lies within the eastern area of the proposed Garden Community, which has an ambition to deliver 11,000 homes and 10,000 jobs on land to the north and east of Hemel Hempstead.

Work is advancing on the HGC proposal through the progression of a number of documents which will form part of the evidence base for the Local Plans and inform the production of SPDs for HGC. This work includes the HGC Spatial Vision, a HGC Transport Strategy, a HGC Infrastructure Delivery Strategy and the emerging HGC Framework Plan. The HGC Framework Plan is being prepared collaboratively on behalf of The Crown Estate, Bloor, Pigeon and Kitewood, HGC Programme Team, DBC, SADC and Hertfordshire County Council (HCC)). These organisations, including Pigeon, form part of the Steering Group of the HGC Framework Plan, and, working collaboratively with the Councils, this group is responsible for agreeing the scope and programme and steering the project through to completion.

The Framework Plan will ensure that there is a comprehensive approach to social, economic, physical and environmental connectivity between the new Garden Communities and existing Hemel Hempstead. The Framework Plan will provide a spatial framework for the North and East of Hemel Hempstead Growth Areas and will identify strategic infrastructure and other characteristics necessary for the overall development to achieve the HGC Programme's ambitious growth and transformation objectives in accordance with Garden City principles. The HGC Framework Plan will include the



preparation of an Infrastructure Framework that will identify high level phasing assumptions and funding sources for infrastructure (e.g. S106, CIL, external funding bodies, development cost).

Work undertaken to date on the HGC has identified that the HGC will deliver a strategic corridor route between Leighton Buzzard Road and Redbourn Road. It is important to note that Pigeon Hemel Hempstead Ltd.'s site provides the essential eastern access on to Redbourn Road for the strategic sustainable movement corridor on which HGC relies. This frontage on to Redbourn Road also provides the opportunity for the Site to come forward and make an early contribution to the Local Plan and to the emerging garden community.

Additional technical work

SADC has previously satisfied itself that the site was suitable for development in the withdrawn draft Local Plan 2018, as the site formed the southern part of the North Hemel Hempstead Broad Location (Policy S6 (iv)).

Since the local authority-led assessment work that was undertaken for the draft Local Plan 2018, Pigeon has commissioned a range of further detailed surveys to assist in the preparation of a draft masterplan. Appended to this Call for Sites is a **Vision and Delivery Statement** that summarises the results of this additional work and shows how the Site could be developed in accordance with garden community principles taking account of the site constraints and opportunities and anticipated policy requirements. The document presents an illustrative draft masterplan based on information available to date. However, this work will be refined in due course in response to the HGC Framework Plan once this work is complete.

The Vision and Delivery Statement demonstrates that there are limited constraints to development, noting that existing trees, woodland belts and hedgerows screen the site and that these can be integrated into the development as green infrastructure, adding to the sense of place. Public rights of way can be retained, and provision of access and services is straightforward. Existing pipelines and powerlines can be incorporated into the masterplan, with green infrastructure used to create buffer zones around these where necessary. The Statement also notes that there are good opportunities to achieve an overall biodiversity net gain.

Green Belt

SADC undertook a Green Belt review for the withdrawn draft Local Plan 2018. Following the review, SADC determined that its housing requirement could not be met through the recycling of derelict land or other land within the urban areas and outside of the Green Belt. As a result, SADC stated that there were exceptional circumstances to justify the release of a number of strategic land parcels from the Green Belt, including land within strategic parcel GB16B, which encompassed the Site (Land North of Redbourn Road) and the wider North Hemel site. Policy S6(iv) of the withdrawn draft Local Plan 2018 proposed to release 67.4ha of the North Hemel Hempstead site (87.9ha) from the Green Belt for development.



Pigeon Hemel Hempstead Ltd subsequently appointed BMD Ltd to undertake a more fine-grained assessment of the whole North Hemel Hempstead site against the Green Belt purposes set out in the NPPF (2019). The review concluded that, based on the more fine-grained review, and based on the conclusions of the Green Belt review commissioned by SADC, the whole North Hemel Hempstead site makes a limited contribution overall towards all Green Belt purposes.

The NPPF is clear at paragraph 138 that “when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account” and paragraph 139 states that “boundaries should be clearly defined, using physical features that are readily recognisable and likely to be permanent”.

The BMD Ltd Technical Note states that the site is located in a sustainable area and promotes a sustainable pattern of development as it adjoins the urban area of Hemel Hempstead and lies within the proposed HGC Growth Area. As a result, its release would not compromise the purposes and effectiveness of the Green Belt.

As shown in the Vision and Delivery Statement, a new Green Belt boundary is proposed to the east along the existing 400kv pylons that run on a north west to south east axis across the site. It is proposed that this is reinforced through the addition of a new Country Park featuring landscape mitigation. Whilst the detailed approach to how any new Green Belt boundary is defined will need to be considered as part of the Council’s new Green Belt Review and the HGC Framework Plan, the BMD Ltd Technical Note states that this could provide clearly defined, defensible and permanent boundary to the Green Belt in this location, in accordance with NPPF paragraph 139.

Overall, it is clear that the removal of the Site from the Green Belt is necessary and is an appropriate response for SADC to meet its local housing need. The sites’ removal from the Green Belt will allow development to be concentrated in the least sensitive locations, would support the HGC Charter’s ambitious growth and transformation objectives, promote sustainable patterns of development and would not compromise the purposes and effectiveness of the surrounding Green Belt.

Heritage technical work

As set out in the Vision and Delivery Statement, Pigeon Hemel Hempstead Ltd has also commissioned Oxford Archaeology to undertake a desk based Heritage Assessment for the whole North Hemel Hempstead site.

The assessment has been prepared following Historic England’s guidance and assesses the effect of the development of the whole North Hemel Hempstead site on designated heritage assets, non-designated heritage assets, archaeology and the historic landscape.



The findings are summarised within the Vision and Delivery Statement, however, in short, the assessment concludes that, subject to appropriate design, there are likely to be no significant impacts on the historic environment that should preclude the allocation of the Site within the Local Plan.

Transport technical work

As detailed within the Vision and Delivery Statement, the Site (the Land North of Redbourn Road) has a deliverable access and is located in a highly sustainable location with sustainable transport choices available.

The Statement sets out how access to the Site can be taken directly off Redbourn Road via two new junctions providing the potential to segregate car and non-car traffic. The main access to the site can be taken from a four-arm roundabout which can also serve the East Hemel sites to the south, which also form part of the HGC. In addition, a separate signalised T-junction further west along Redbourn Road can provide an additional point of access which will provide flexibility in the implementation of the early phases of the scheme and could ultimately provide a dedicated access for non-car modes.

The Site is well served by public transport. The nearest bus stop to the site is along Redbourn Road, only approximately 75m from the south west corner of the site, and is served by Route 46, which provides hourly services to Hemel Hempstead Town Centre. There is also a further bus stop on Shenley Road, approximately 500m from the south west corner of the site. Before services were reduced due to Covid-19, this stop was served by six buses per hour and provided an eleven-minute journey time to the Town Centre. This is notwithstanding any new services or service extensions that may come forward as the development progresses.

The Nickey Line is also located to the south of the site, just south of Redbourn Road. The Nickey Line connects Hemel Hempstead to Redbourn and Harpenden and is part of national cycling route 57 (Oxford to Welwyn Garden City) and is also suitable for pedestrians. New toucan crossings would be provided on Redbourn Road, linking the Site to the Nickey Line, making its use both safe and convenient for non-car travellers. The crossings would also act as pedestrian links to the East Hemel Hempstead Broad Location site identified within the withdrawn Local Plan. Therefore, the Site has the potential to improve accessibility and sustainable modes of travel within the wider area.

Overall, the Site is well connected by public transport, and can improve accessibility and sustainable modes of travel within the wider area, and therefore, should be considered suitable to be delivered early on in the plan period.

Deliverability

Paragraph 67 of the NPPF requires local planning authorities to have a clear understanding of the land available in their area to identify a sufficient supply and mix of housing sites. In doing so, they are required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. Additionally, they are required to



identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

To be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that housing will be delivered on the site within five years, as defined in the NPPF glossary. Notwithstanding the site's current Green Belt designation (which is being reviewed as part of the New Local Plan), the Site is deliverable on the following basis:

Available

The Land north of Redbourn Road, Hemel Hempstead which is owned by Pigeon is greenfield land that is available for development and is free of any legal encumbrances which would prevent or delay the site coming forward. The Site is being promoted by Pigeon Hemel Hempstead Ltd, for development. In this respect there are no reasons which would cause delays or render the site unavailable.

As noted above, as part of the ongoing work in relation to HGC including the HGC Framework Plan, Pigeon Hemel Hempstead Ltd is liaising closely with both SADC and DBC and the other main land owners and promoters to deliver the Site in a coordinated manner as part of the wider North Hemel Hempstead HGC proposals. Pigeon Hemel Hempstead Ltd is also seeking to progress a Memorandum of Understanding (MoU) with the other landowners which will set out how the landowners will work collaboratively to deliver the HGC proposals.

Therefore, there are no reasons that would render the site unavailable.

Suitable

SADC has previously recognised that the site is suitable for development in the withdrawn draft Local Plan 2018, and the site remains suitable for development. As part of its work, SADC had also set out that exceptional circumstances exist to justify the site's release from the Green Belt for development to contribute to meeting local housing needs over the plan period and beyond.

These exceptional circumstances still remain. SADC published its Housing Delivery Test Action Plan in December 2020, which shows that, during the monitoring years 2017/18, 2018/19 and 2019/20, a total of 385, 624 and 437 dwellings were completed respectively. The Local Housing Need for SADC calculated using the standard method is significantly higher, at 893 dwellings per annum. Therefore, there is an urgent need to release land from the Green Belt to help boost housing supply in SADC.

The site's location on the eastern edge of Hemel Hempstead represents a sustainable location for additional residential development to help meet the housing requirements of the local area and help meet the transformational objectives for Hemel Hempstead as part of the wider HGC proposals. The Site is well connected to the existing built up area both in terms of its relationship with adjoining land uses and with regards to accessibility to services, employment, facilities, and public transport links. Any future development of the site will be well integrated into the townscape and landscape. As



identified in the Vision and Delivery Statement, there are no environmental factors that would render the site unsuitable for residential development.

The Vision and Delivery Statement includes initial masterplanning work that shows that the site can deliver in the region of 500 new homes. The masterplanning work also shows that the North Hemel Hempstead site as a whole can deliver a minimum of 1,500 homes and other supporting uses, including but not limited to a Local Centre, a Country Park and transport and other supporting infrastructure. The capacity of the site and wider North Hemel Hempstead Broad Location will be considered further as part of the HGC Framework Plan process.

Achievable

The Site is achievable as it can be brought forward independently within the context of the HGC Framework Masterplan and, as set out in the Vision and Delivery Statement, access to the site can be taken directly off Redbourn Road via two new junctions providing the potential to segregate car and non-car traffic.

Subject to securing an appropriate planning permission, a viable development could be brought forward in the medium term. In this regard, whilst the phasing of development will be considered further as part of the HGC Framework Plan, it is intended that the site would come forward for development by 2027/28.

Conclusion

Overall, the Site (Land north of Redbourn Road Hemel Hempstead) represents a deliverable, sustainable housing site and should be allocated in the emerging Local Plan for residential led mixed use development as part of the wider HGC Growth Area proposals.

Should you require any further information, please do not hesitate to contact me, or my colleague John Rhodes.

Yours sincerely

Alex MacGregor
Associate

enc. Completed SADC HELAA Form;



Drawing 0093/108 Rev C;
Green Belt Review Technical Note (and supporting plans); and
Vision and Delivery Statement.
cc. Neil Waterson, Pigeon Investment Management



Appendix 1

25 January to 5pm 8 March 2021
'Call for Sites 2021' Site Identification Form

St Albans City and District Council is in the process of preparing a new Local Plan 2020-2038. The 'Call for Sites' is an early opportunity for individuals, landowners and developers to suggest sites within the District for development over the next 15-20 years. The site suggestions received by us will be used to inform the preparation of the new Local Plan 2020-2038.

You are invited to put forward any new sites that you would like the Council to consider in its Housing Economic Land Availability Assessment (HELAA). These should be capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more). The Council will take account of the Strategic Housing Land Availability Assessment (SHLAA) submissions previously received since 2009 and therefore there is no need to resubmit these unless circumstances have changed. Sites from previous SHLAAs will form part of the Council's assessment. Proposed land uses can include:

- Housing
- Gypsy & Traveller Housing
- Mixed Use
- Employment
- Renewable and low carbon energy and heat
- Biodiversity Improvement / Offsetting
- Green Belt Compensatory Land
- Land for Tree Planting
- Other

To enable sites to be mapped digitally, please provide GIS shapefiles of your site, where possible.

The consultation period runs for six weeks between Monday 25 January to 5pm on Monday 8 March 2021.

Unfortunately, we cannot treat any of the information you provide as confidential.

It is important to note that not all sites received through the 'Call for Sites' will be appropriate for consideration as part of the Housing Economic Land Availability Assessment (HELAA). As a general rule:

We encourage you to submit sites that are likely to become available for development or redevelopment between now and 2038.

Please do not submit sites that:

- Are already included as a housing allocation in the St Albans District Local Plan Review (November 1994) – i.e. sites that are listed in 'saved' Policies 4 and 5.

- Have already been submitted to the Council for consideration via previous 'Call for Sites' and Strategic Housing Land Availability Assessment (SHLAA) processes (unless information is updated/changed).
- Already have planning permission for development, unless a new and different proposal is likely in the future; or
- Are situated outside St Albans City and District's administrative area.

If you wish to update information about a site previously submitted please complete the form below.

Please return the **form and site location plan** to the Spatial Planning and Design Team. We strongly encourage digital submissions via our online portal.

By online consultation portal:

<http://stalbans-consult.limehouse.co.uk/portal/>

By e-mail to: planning.policy@stalbans.gov.uk

By post to: St Albans Council Offices, St Peters Street, St Albans, Hertfordshire, AL1 3JE

Due to COVID-19; offices being shut and officers working from home; submissions by post are discouraged.

Your Details	
Name	Alexander MacGregor
Company/Organisation	Quod C/o Pigeon Investment Management Ltd on behalf of Pigeon Hemel Hempstead Ltd
Address	8-14 Meard Street, Soho, London
Postcode	W1f 0EQ
Telephone	
Email	
Your interest	<input type="checkbox"/> Site Owner <input checked="" type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

Site Details					
Requirements:					
<ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 					
Site address/location (Please provide a map showing the site boundary)	Land North of Redbourn Road, Hemel Hempstead (the land formed the southern part of the North Hemel Hempstead Broad Location - Policy S6 (iv) of the withdrawn draft 2018 Local Plan)				
Site area (in hectares)	34.5 ha				
Coordinates	<table border="1"> <tr> <td>Easting</td> <td>508415</td> <td>Northing</td> <td>210185</td> </tr> </table>	Easting	508415	Northing	210185
Easting	508415	Northing	210185		
Site Location Plan Attached	<input checked="" type="checkbox"/> Yes – please see accompanying Vision and Delivery Statement <input type="checkbox"/> No				
GIS mapping shapefile attached (in .shp file format)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Landownership (please include contact details if known)	<p>Pigeon Hemel Hempstead Ltd is the freeholder of the site (34.5 ha) (the southern part of the North Hemel Hempstead Broad Location - Policy S6 (iv) of the withdrawn draft 2018 Local Plan)</p> <p>A plan of the wider North Hemel Hempstead site, identifying the land within Pigeon's ownership in red, is shown the accompanying Vision and Delivery Statement. The wider North Hemel Broad Location measures 87.9 ha.</p>				
Current land use	Greenfield land				
Condition of current use (e.g. vacant, derelict)	Vacant				

Suggested land use	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input checked="" type="checkbox"/> Mixed Use (please specify) <input type="checkbox"/> Employment <input type="checkbox"/> Renewable and low carbon energy and heat <input type="checkbox"/> Biodiversity Improvement / Offsetting <input type="checkbox"/> Green Belt Compensatory Land <input type="checkbox"/> Land for Tree Planting <input type="checkbox"/> Other (please specify) Mixed use - Residential led mixed use development with supporting commercial and education uses. The site (Land North of Redbourn Road, Hemel Hempstead) has capacity for in the region of 500 new homes.
Reasons for suggested development / land use	Please see 'Other comments' section of this table.
Likely timescale for delivery of suggested development / land use	<input type="checkbox"/> 1-5 Years <input checked="" type="checkbox"/> 6-10 Years <input type="checkbox"/> 11-15 Years <input type="checkbox"/> 15+ Years Commentary - Based on initial technical work, an subject to securing an appropriate planning permission, a viable development could be brought forward in the medium. In this regard, whilst the phasing of development will be considered further as part of the HGC Framework Plan, it is intended that the site would come forward for development by 2027/28.

Site Constraints	Contamination/pollution issues (previous hazardous land uses)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Environmental issues (e.g. Tree Presentation Orders; SSSIs)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Flood Risk	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Topography affecting site (land levels, slopes, ground conditions)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

	<p>Utility Services (access to mains electricity, gas, water, drainage etc.)</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <p>Commentary</p> <p>400kv overhead pylons and a high voltage overhead power line all cross the site but this is not considered a constraint. The supporting draft masterplan within the Vision and Delivery Statement demonstrates that this infrastructure does not affect the development of the site, and can be utilised to from a visual boundary to the east of the planned development.</p>
	<p>Legal issues (For example, restrictive covenants or ownership titles affecting the site)</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

	<p>Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If no please provide details of how the site could be accessed. Without this information the site will not be considered to be deliverable).</p> <p>Commentary</p> <p>The site has a full frontage onto Redbourn Road and is capable of development in the shorter term.</p> <p>Furthermore, work undertaken to date on the HGC has identified that the HGC will deliver a strategic corridor route between Leighton Buzzard Road and Redbourn Road. It is important to note that Pigeon Hemel Hempstead Ltd.'s site provides the essential eastern access on to Redbourn Road for the strategic sustainable movement corridor on which HGC relies. Therefore, the site will form a core element of the development of HGC.</p>
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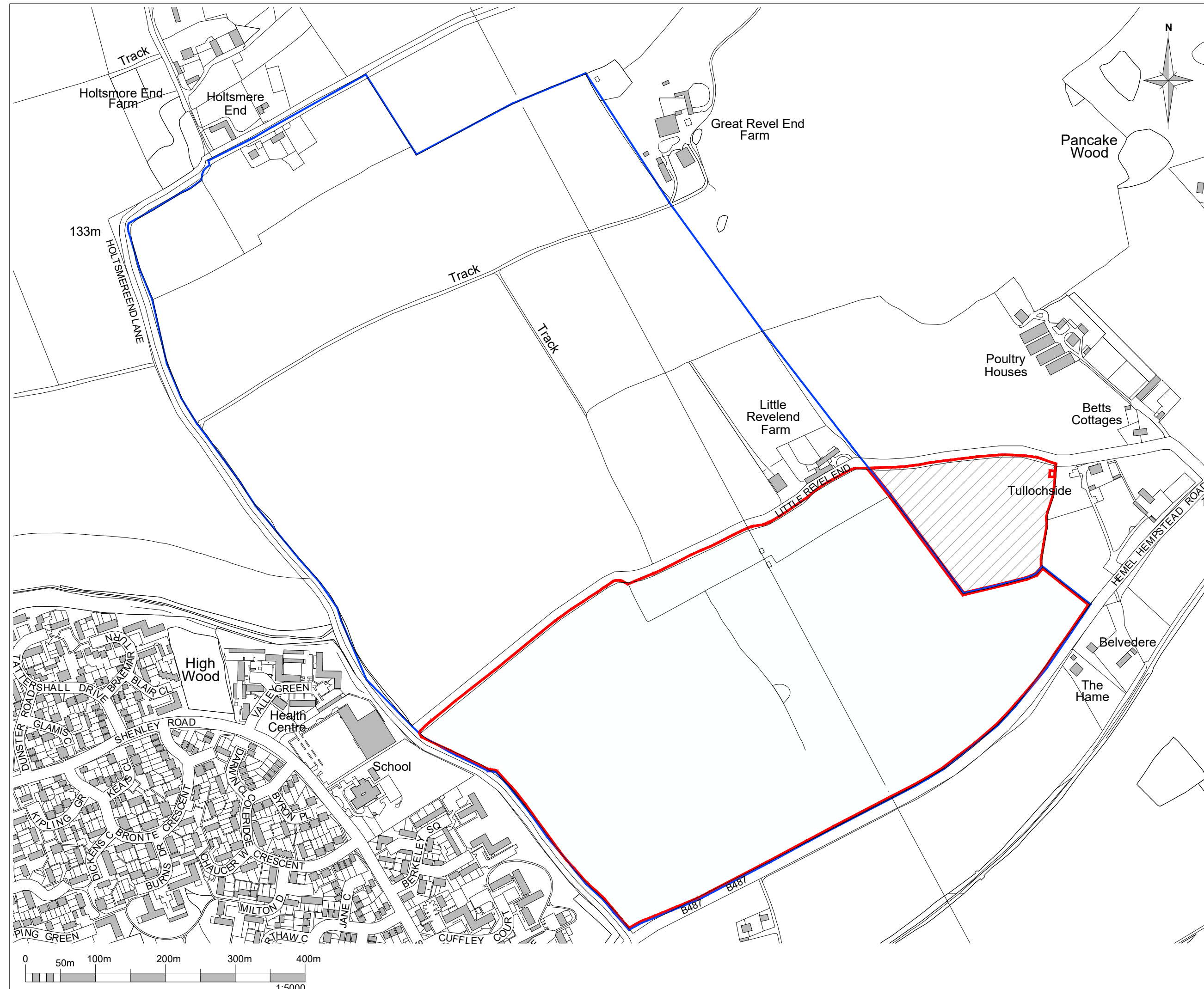
	<p>Other constraints affecting the site</p>	<p><input type="checkbox"/> Yes (If yes, please specify) <input checked="" type="checkbox"/> No</p> <p>Commentary</p> <p>Please refer to the Vision and Delivery Statement which confirms that the land is not subject to development constraints.</p>
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<p>Planning Status</p>	<p> <input type="checkbox"/> Planning Permission Granted <input type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> Application Withdrawn <input type="checkbox"/> Planning Permission Lapsed <input type="checkbox"/> Pre-Application Advice <input type="checkbox"/> Planning Permission Not Sought <input checked="" type="checkbox"/> Other </p>
	<p>Please include details of the above choice below (for example planning reference numbers and site history)</p> <p>Other – The site falls within the proposed HGC, as shown on page 9 of the Vision and Delivery Statement.</p> <p>Work is advancing on the HGC proposal through the progression of a number of documents which will form part of the evidence base for the Local Plans and inform the production of SPDs for HGC. This work includes the HGC Spatial Vision, a HGC Transport Strategy, a HGC Infrastructure Delivery Strategy and the emerging HGC Framework Plan. The HGC Framework Plan is being prepared collaboratively by The Crown Estate, Bloor, Pigeon and Kitewood, HGC Programme Team, DBC, SADC and Hertfordshire County Council (HCC)). These organisations, including Pigeon, form part of the Steering Group of the HGC Framework Plan, and, working collaboratively with the Councils, this group is responsible for agreeing the scope and programme and steering the project through to completion.</p> <p>The Framework Plan is addressing the whole growth area to the north and east of Hemel Hempstead, and will provide a comprehensive spatial framework across separate landownerships and across the two local planning authorities. The site's development is a necessary step in the delivery of the new Garden Community.</p> <p>Please see accompanying cover letter for further information.</p>

Other comments	<p>The site (Land North of Redbourn Road, Hemel Hempstead) formed the southern part of the North Hemel Broad Location for development within Policy S6 (iv) of the withdrawn draft 2018 Local Plan. Its suitability for development has been established. This site is being re-submitted as part of this Call for Sites to update information about the site.</p> <p>Please refer to the supporting covering letter and Vision and Delivery Statement which demonstrate the suitability, deliverability and availability of the site in accordance with paragraph 67 of the NPPF.</p>
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Appendix 2



Notes

1. This drawing and the works depicted thereon are the copyright of Pigeon . Unauthorised reproduction infringes copyright.
2. Do not scale from this drawing.

Key

- North Hemel Hempstead Broad Location Boundary - 87.9ha
- Pigeon (Hemel Hempstead Ltd) Ownership within Broad Location - 31.8ha
- Pigeon (Hemel Hempstead Ltd) Ownership outside Broad Location - 3.5ha

Rev	Date	Description
C	08/03/2021	Areas Revised
B	09/12/2019	Areas Revised
A	04/12/2019	Areas and information included



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 146 King's Road
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 IP33 3DJ

Project
0093 - NORTH HEMEL HEMPSTEAD

Drawing Title
**PIGEON (HEMEL HEMPSTEAD LTD)
 LANDOWNERSHIP PLAN**

Drawn	Check	Scale	@
LG	NW	1:5000	A3
Date		Drawing No.	Rev
30/07/2019		0093/108	C



Appendix 3

Green Belt Review Technical Note

North Hemel Hempstead

December 2019