

Hemel Garden Communities – Recommended to Progress

Table 1 - Summary of proformas contained within this document

Site Reference	HELAA Reference	Site Address
C-097	R-05-18	North Hemel Hempstead, AL3 7AU
Part of M-033	Northern part of SMR-01-21	East Hemel Hempstead (North), HP2 7HT
Part of M-033	Central part of SMR-01-21	East Hemel Hempstead (Central), HP2 7LF
Part of M-033	Southern part of SMR-01-21	East Hemel Hempstead (South), HP2 4PA

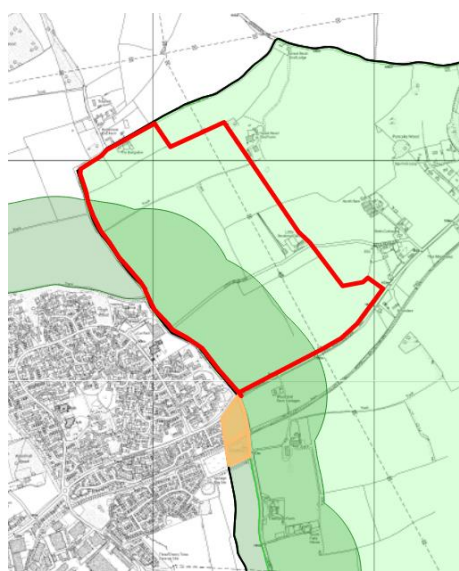
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Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-097	R-05-18	SA-170 & SA-172 / Not Recommended	North Hemel Hempstead, AL3 7AU	Redbourn	88.83	Agricultural / Woodland	Primarily residential

Location of Site

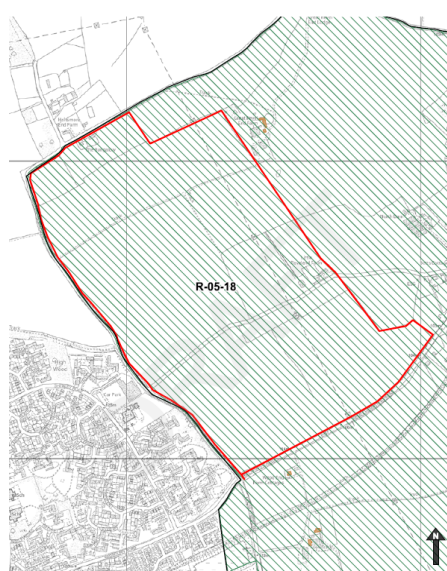
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



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

Aerial of Site



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Description of Site

The site is located to the north east of Hemel Hempstead. To the south west of the site is the residential area of Woodhall Farm, Hemel Hempstead. Holtsmere End Lane is adjacent to the north and north west of the site, with farm buildings / houses and open fields beyond. To the south of the site is Hemel Hempstead Road (B487), with open fields beyond. Open fields lie to the east of the site.

This site is part of the proposed location for Hemel Garden Communities.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially - 44%
Located on previously developed land	No
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	M
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	W
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	W
Access to the Site	M
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	10 - Weak	11 - Medium	10 - Strong
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Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Hemel Hempstead, a Tier 1 Settlement in the Settlement Hierarchy for adjoining Dacorum Borough. The whole site is within the Green Belt. It is partially within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately 1.5 kilometres from a primary school, 3 kilometres from a secondary school, 640 metres from a bus stop, 7.8 kilometres from Hemel Hempstead mainline railway station and 1.7 kilometres from a Local Centre.</p> <p>Parts of the site are within the 100 metres buffer of three listed buildings. The site is adjacent to deciduous woodland and traditional orchard Priority Habitats. The site is within the 100 metres buffer of good quality semi-improved grassland Priority Habitats which are also designated as County Wildlife Sites. Hedgerows and</p>

strips of undesignated woodland can be found in the site.

An oil pipeline, electricity cable and overhead lines run down through site. Two telecommunication sites are in the east of the site. The west of the site contains a small section of contaminated land. The whole the site is in the Chiltern Beechwoods SAC Zone of Influence.

Potential access to the site is via two lane Hemel Hempstead Road (B487) to the south of the site and single track Holtsmere End Lane to the west and north of the site. Single track Little Revel End Road runs through the site. A public right of way footpath crosses the north of the site.

This site adjoins Hemel Hempstead which is a Tier 1 Settlement. It offers a comprehensive range of very significant Economic, Environmental and Social benefits including; housing, affordable housing, a 3FE primary school, significant new Green Space, a significant scale of sustainable transport improvements and employment provision.

Further it supports the comprehensive approach to the delivery of the Hemel Garden Communities programme, including joint work with Dacorum BC to deliver Duty to Cooperate outcomes and support overall delivery of their new Local Plan and the regeneration of Hemel Hempstead.

As part of the overall HGC programme there are considerable further benefits including supporting delivery of schools, sports and health facilities, a Country Park and around 10,000 jobs across HGC and the Hertfordshire Innovation Quarter.

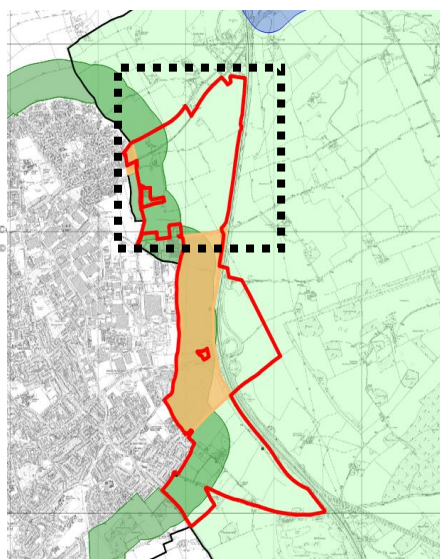
This site is recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
Part of M-033	Northern part of SMR-01-21	SA-168, SA-169a & SA-171 / RA-54, RA-55 (partially) & RC-13 (partially)	East Hemel Hempstead (North), HP2 7HT	Redbourn	146.3 (part of 417.13)	Agricultural	Primarily residential

Location of Site

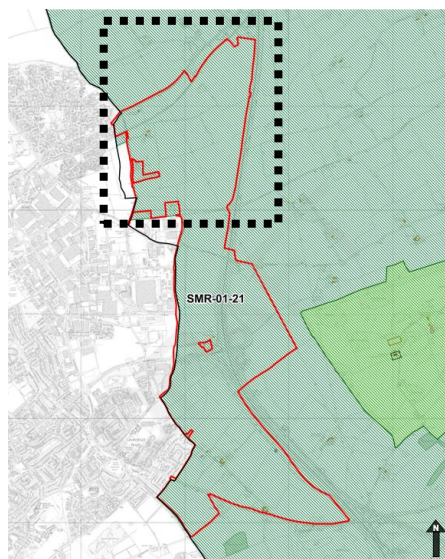
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



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

Aerial of Site



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Description of Site

The wider HELAA site incorporates a large area to the east of Hemel Hempstead, between the B487 to the north, the M1 to the east and the A147 to the south by Leverstock Green. This northern section of the wider HELAA site lies roughly between Hemel Hempstead Road (B487) in the north, Punchbowl Lane in the south, Cherry Tree Lane in the west and the M1 in the east. Beyond the north, south and east boundaries are open fields. To the west of this section lie open fields, beyond which lies the existing urban area of Hemel Hempstead; consisting of a mix of residential and employment uses.

This site is part of the proposed location for Hemel Garden Communities.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially - 27%
Located on previously developed land	No
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Partially - 1%
Located within Green Belt Study Recommended for further Consideration area	Partially - 1%

Major Policy and Environmental Constraints	
Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	W
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	W
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	W
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	W
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	13 - Weak	7 - Medium	11 - Strong
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Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is relatively close to Hemel Hempstead, a Tier 1 Settlement in the Settlement Hierarchy for adjoining Dacorum Borough. The whole site is within the Green Belt. It is partially within the 400 metre Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.7 kilometres from a primary school, 3.1 kilometres from a secondary school, 1.1 kilometres from a bus stop, 8 kilometres from Hemel Hempstead mainline railway station and 1.8 kilometres from a Local Centre.</p> <p>The site contains three listed buildings in the north western corner of the site. A County Wildlife Site runs across the north of the site. The site also contains a deciduous woodland Priority Habitat and it within the 100</p>

metres buffer of others.

An oil pipeline runs down through the west of the site and overhead electricity lines run down through the centre of the site. There is contaminated land across the north of the site. The whole of site is in Chiltern Beechwoods SAC Zone of Influence.

Potential access to the site is via two lane Hemel Hempstead Road (B487) to the North, single track Cherry Tree Lane to the west, single track Punch Bowl Lane to the south and the M1 motorway to the east. There is a public right of way footpath in the west of the site.

This site adjoins Hemel Hempstead which is a Tier 1 Settlement. It offers a comprehensive range of very significant Economic, Environmental and Social benefits including; housing, affordable housing, a 8 FE secondary school, a 3FE primary school, a Country Park, a significant scale of sustainable transport improvements and employment provision.

Further it supports the comprehensive approach to the delivery of the Hemel Garden Communities programme, including joint work with Dacorum BC to deliver Duty to Cooperate outcomes and support delivery of their new Local Plan and the regeneration of Hemel Hempstead.

As part of the overall HGC programme there are considerable further benefits including supporting delivery of schools, sports and health facilities and around 10,000 jobs across HGC and the Hertfordshire Innovation Quarter.

This site is recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
Part of M-033	Central part of SMR-01-21	SA-165, SA-166 & SA-167 / RA-51, RA-52, RA-53 & RC-12 (partially)	East Hemel Hempstead (Central), HP2 7LF	St Michael / Redbourn	120.5 (part of 417.13)	Agricultural	Employment Led Mixed Use (Enterprise Zone)

Location of Site

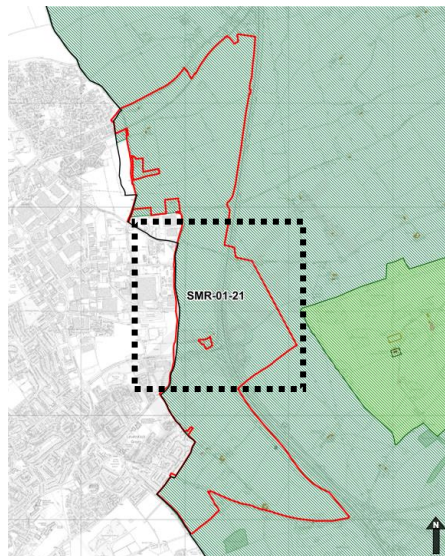
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



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

Aerial of Site



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Description of Site

The wider HELAA site incorporates a large area to the east of Hemel Hempstead, between the B487 to the north, the M1 to the east and the A147 to the south by Leverstock Green. This central section of the wider HELAA site lies roughly between Punchbowl Lane in the north, Breakspear Lane in the south and Green Lane in the west. It also includes a large area of land to the east of the M1 around Junction 8 of the M1, whose eastern boundary follows the line of electricity pylons. Beyond the north, south and east boundaries are open fields. To the west of this section lies a large employment area that includes the Buncefield Oil Depot.

This site is part of the proposed location for Hemel Garden Communities.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially - 45%
Located on previously developed land	Partially
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Partially - 48%
Located within Green Belt Study Recommended for further Consideration area	Partially - 48%

Major Policy and Environmental Constraints	
Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	W
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	N/A
Distance to the strategic road network for employment sites	S
Distance to local centre/town centre/village centre	N/A
Distance to nearest infant/primary school	N/A
Distance to nearest secondary school	N/A
Distance to nearest GP surgery	N/A
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	S
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	W
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	W

CRITERION BASED ASSESSMENT TOTAL	9 - Weak	3 - Medium	15 - Strong
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Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Hemel Hempstead, a Tier 1 Settlement in the Settlement Hierarchy for adjoining Dacorum Borough. The whole site is within the Green Belt. It is partially within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 820 metres from a bus stop, 6.7 kilometres from Hemel Hempstead mainline railway station and is 450 metres from a strategic road network as the M1 running through the site.</p> <p>The site contains one listed building in the centre. The whole of site in Chiltern Beechwoods SAC Zone of Influence and part of the site is in the Buncefield Protection Zone.</p>

The site contains contaminated land in the east. Two oil pipelines run through the north and west of site and two electricity overhead lines run up through the east and west of the site.

Potential access to the site is via two lane Green Lane to the west of the site, single track Punchbowl Lane to the north and four lane Breakspear Way (A414) to the south. The M1 runs vertically through the site and Hogg End Lane runs horizontally across the north of the site.

This site adjoins Hemel Hempstead which is a Tier 1 Settlement. It offers a comprehensive range of very significant Economic, Environmental and Social benefits including; a significant scale of sustainable transport improvements and employment provision.

Further it supports the comprehensive approach to the delivery of the Hemel Garden Communities programme, including joint work with Dacorum BC to deliver Duty to Cooperate outcomes and support delivery of their new Local Plan and the regeneration of Hemel Hempstead.

As part of the overall HGC programme there are considerable further benefits including supporting delivery of schools, sports and health facilities, a Country Park and around 10,000 jobs across HGC and the Hertfordshire Innovation Quarter.

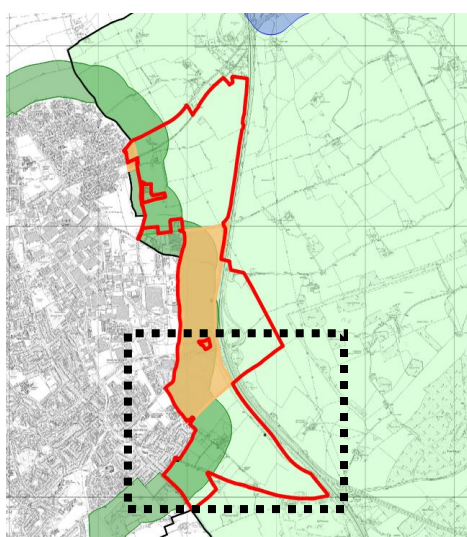
The site is recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
Part of M-033	Southern part of SMR-01-21	SA-162, SA-164 & SA-165 / RA-51 & RC- 12 (partially)	East Hemel Hempstead (South), HP2 4PA	St Michael	150.2 (part of 417.13)	Agri-cultural	Primarily residential

Location of Site

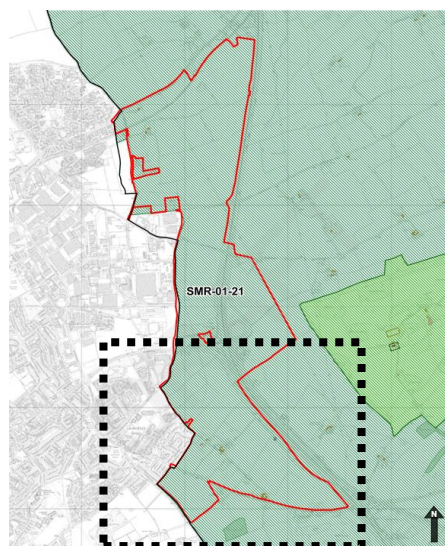
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



- 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*

Aerial of Site



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Description of Site

The wider HELAA site incorporates a large area to the east of Hemel Hempstead, between the B487 to the north, the M1 to the east and the A147 to the south by Leverstock Green. This southern section of the wider HELAA site lies roughly between Breakspear Lane in the north, Hemel Hempstead Road (A414) in the south, Green Land and Westwick Row in the west and the M1 in the east. Beyond the north, south and east boundaries are open fields. To the west of this section lie open fields, beyond which lies a mix of uses within Leverstock Green; consisting of a mix of residential, green field and employment uses.

This site is part of the proposed location for Hemel Garden Communities.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially - 48%
Located on previously developed land	No
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Partially - 24%
Located within Green Belt Study Recommended for further Consideration area	Partially - 24%

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	W
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	W
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	W
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	W
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	14 - Weak	5 - Medium	12 - Strong
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Qualitative Assessment
<p>The site is partially recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Hemel Hempstead, a Tier 1 Settlement in the Settlement Hierarchy for adjoining Dacorum Borough. The whole site is within the Green Belt. It is partially within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.2 kilometres from a primary school, 3.4 kilometres from a secondary school, 750 metres from a bus stop, 6.5 kilometres from Hemel Hempstead mainline railway station and 1.3 kilometres from a Local Centre.</p> <p>The site contains eight listed buildings and is within the 100 metres buffer of others. The site also a traditional orchard Priority Habitat, and a County Wildlife Site which is also designated as a deciduous woodland Priority Habitat. The site is within the 100 metres buffer of other deciduous woodland Priority Habitats.</p>

An oil pipeline runs adjacent to the eastern boundary of the site and electricity overhead lines are in the north. There are some areas of contaminated land in site. The whole of the site is in the Chiltern Beechwoods SAC Zone of Influence.

Potential access to the site is via four lane Breakspear Way (A414) is to the north of the site, single track Green Lane to the north west, two lane Bedmond Road and Bunkers Lane to the south west, and the M1 to the east. Two lane Hemel Hempstead Road (A4147) is adjacent to southern boundary and single track Westwick Row is adjacent to part of the western boundary; both cross down through the site and Westwick Row joins Hemel Hempstead Road (A4147) in the south of the site. A public right of way footpath crosses through the north of the site.

This site adjoins Hemel which is a Tier 1 Settlement. It offers a comprehensive range of very significant Economic, Environmental and Social benefits including: housing, affordable housing, a 2FE and 3FE primary school, significant new Green Space, a significant scale of sustainable transport improvements and employment provision. Further it supports the comprehensive approach to the delivery of the Hemel Garden Communities programme, including joint work with Dacorum BC to deliver Duty to Cooperate outcomes and support delivery of their new Local Plan and the regeneration of Hemel Hempstead.

As part of the overall HGC programme there are considerable further benefits including supporting delivery of schools, sports and health facilities, a Country Park and around 10,000 jobs across HGC and the Hertfordshire Innovation Quarter.

The site is recommended to progress.