



# What key site options are we considering in Hemel Hempstead?

The location of the sites put forward by landowners around **Hemel Hempstead** and surrounding area are shown in more detail on the adjoining maps:

Hemel Hempstead	Site address	Estimated site capacity	Other potential infrastructure provision
HH-h1a	North Hemel Hempstead (Phase 1)	1,750-2,250 homes, depending on the extent of the land.	Potential to also deliver: <ul style="list-style-type: none"> <li>• 40% affordable housing.</li> <li>• First phase of a new northern relief road for the town, to connect the Leighton Buzzard Road with Redbourn Road.</li> <li>• First phase of a new country park for the town.</li> <li>• Local play space.</li> <li>• New secondary school and primary schools.</li> <li>• Local shopping facilities/local centre/community centre.</li> <li>• Accommodation for new healthcare facilities i.e. GP surgery.</li> <li>• Contributions towards wider infrastructure improvements for the town.</li> </ul>
HH-h1b	North Hemel Hempstead (Phases 1 and 2)	Around 4,500 homes (some of which would be within St Albans City and District).	Potential to also deliver: <ul style="list-style-type: none"> <li>• 40% affordable housing.</li> <li>• New northern relief road for the town, to connect the Leighton Buzzard Road with Redbourn Road.</li> <li>• New country park for the town.</li> <li>• Local play space.</li> <li>• New secondary school and primary schools.</li> <li>• Local shopping facilities/local centre/community centre.</li> <li>• Small-scale employment uses in a new local centre.</li> <li>• Accommodation for new healthcare facilities i.e. GP surgery.</li> <li>• Contributions towards wider infrastructure improvements for the town.</li> </ul>
HH-h2	North of Gadebridge (Land at Piccotts End)	Around 440 homes.	Potential to also deliver: <ul style="list-style-type: none"> <li>• 40% affordable housing.</li> <li>• Open space.</li> <li>• Contributions towards primary and secondary schools.</li> <li>• Contributions towards wider infrastructure improvements for the town – including the regeneration of Rossgate local centre.</li> </ul>
HH-h3	Land at Shendish, London Road	Mixed use, including up to 900 homes.	Potential to also deliver: <ul style="list-style-type: none"> <li>• 40% affordable housing.</li> <li>• Open space.</li> <li>• Cycle and footpath links.</li> <li>• New employment space.</li> <li>• New primary school and contributions towards new secondary school.</li> <li>• Contributions towards wider infrastructure improvements for the town.</li> </ul>
HH-e1	Land east of A41 at Felden	Employment (around 5 hectares)	Land for employment uses and supporting infrastructure.
Kings Langley	Site address	Estimated site capacity	Other potential infrastructure provision
KL-h1	Land at Hill Farm, Love Lane	150-300 homes.	Potential to also deliver: <ul style="list-style-type: none"> <li>• 40% affordable housing.</li> <li>• Open space.</li> <li>• Contributions towards wider infrastructure improvements for the village.</li> </ul>
KL-h2	Land at Rectory Farm, Hempstead Road	To be confirmed. Estimated to be around 80 homes.	Potential to also deliver: <ul style="list-style-type: none"> <li>• 40% affordable housing.</li> <li>• Open space.</li> <li>• Contributions towards wider infrastructure improvements for the village.</li> </ul>
KL-h3	Land to the east of A41 and Wayside Farm, Watford Road	Potential for mixed housing and employment uses. Housing capacity to be confirmed, but maximum of around 1,000 homes if the whole site is built-out, or around 300 if part of the site is used for employment uses.	Potential to also deliver (depending on the extent of site and mix of uses): <ul style="list-style-type: none"> <li>• 40% affordable housing.</li> <li>• New primary school.</li> <li>• Improved footpath links.</li> <li>• Off-site road improvements.</li> <li>• Informal recreation and open space as part of community benefits, such as a small park or allotments.</li> <li>• Contributions towards wider infrastructure improvements for the village.</li> <li>• Up to 18 hectares of land set aside for employment use in the longer term i.e. post 2036. This land would continue to be farmed in the meantime.</li> </ul>
Potten End	Site address	Estimated site capacity	Other potential infrastructure provision
O-h1	Land at Old Kiln Meadow, Water End Road, Potten End	45-49 homes.	Potential to also deliver: <ul style="list-style-type: none"> <li>• 40% affordable homes.</li> <li>• Local playspace.</li> <li>• Contributions towards wider infrastructure improvements for the village.</li> </ul>

These sites could provide a range of new homes and other supporting infrastructure, as summarised above. In some cases there is the potential for adjacent sites to merge together to form larger sites, or for only a small part of a large site to be chosen for development. In the case of north Hemel Hempstead, there is the potential for some land to be set aside for development in the longer-term i.e. post 2036.

**We would like your feedback on these sites and to know if there are any alternative options you think we should consider.**

The Council has **not made any decisions on whether or not any of the above sites should be included within the new Local Plan**. We will take this decision only when we have considered the views given through this consultation, talked further with infrastructure providers and landowners, and also carried out further technical work.