



## WELCOME

Thank you for attending our consultation event.

This event is a chance to learn more about our emerging plans for the Land North East of Redbourn, meet the project team and ask any questions you may have.



Site Plan

Proposed development area

Proposed publicly accessible open space

Some of you may have seen earlier plans for this site, while others — especially those who have recently moved to the village — may be seeing them for the first time. Whatever your interest, whether in new homes for you or your family, future facilities, simply learning more, or if you have some concerns, we hope you find today's event informative and helpful.

Around the room, you will find a series of banners presenting key information about the project. Our project team members are also available to discuss the proposals, answer your questions, and hear your thoughts.

Unlike other housing projects, as a charitable trust, the income generated by the Trust from the development of Land North East of Redbourn will be reinvested locally to support the Rothamsted campus. Rothamsted Research, one of the world's oldest agricultural research institutions, relies heavily on five-year grants from UK Government and other sources, which have been under increasing pressure in recent years.

Before you leave today, we would value your feedback on the plans you've seen today.

**"The Trust has historic links with the area stretching back some 175 years. We want to be part of a sustainable future that keeps the area attractive to people seeking high quality jobs and to local residents who want to strengthen their community close to home."**

**Peter Oxley, CEO at Lawes Agricultural Trust**

**Land North East of Redbourn**



## PROJECT BACKGROUND

Since 2017, the Trust has been talking with the council and community to explain the benefits of Land North East of Redbourn, address concerns and show how the development could contribute to a healthier, more sustainable future for the village.



Map showing the wider Lawes Agricultural Trust estate

Eight years on, the housing crisis remains acute, and we believe this site is still the best location in the village to provide new homes and opportunities for people to live and participate in village life.

With the district facing growing housing demand and the Government's introduction of a 'grey belt' policy to support the delivery of new homes, we believe now is the right time to bring forward our plans and prepare an Outline Planning Application.

## WHAT IS GREY BELT

The Labour Government introduced the concept of grey belt land in 2024 as part of its plan to deliver 1.5 million new homes over the next five years. Grey belt is land within the green belt that has either been previously developed or does not contribute to the core purpose of the green belt.

Any development on grey belt land must meet certain requirements:

- At least 50% of new homes must be affordable
- Developments must improve existing green spaces or create new publicly accessible green spaces
- New development must support necessary local services, such as schools, healthcare facilities, and other essential infrastructure.

## Land North East of Redbourn

## ABOUT LAWES AGRICULTURAL TRUST

Land North East of Redbourn is being brought forward by the Lawes Agricultural Trust, a charity established in 1889 through a Declaration of Trust by Sir John Bennet Lawes FRS, founder of Rothamsted Experimental Station in 1843.

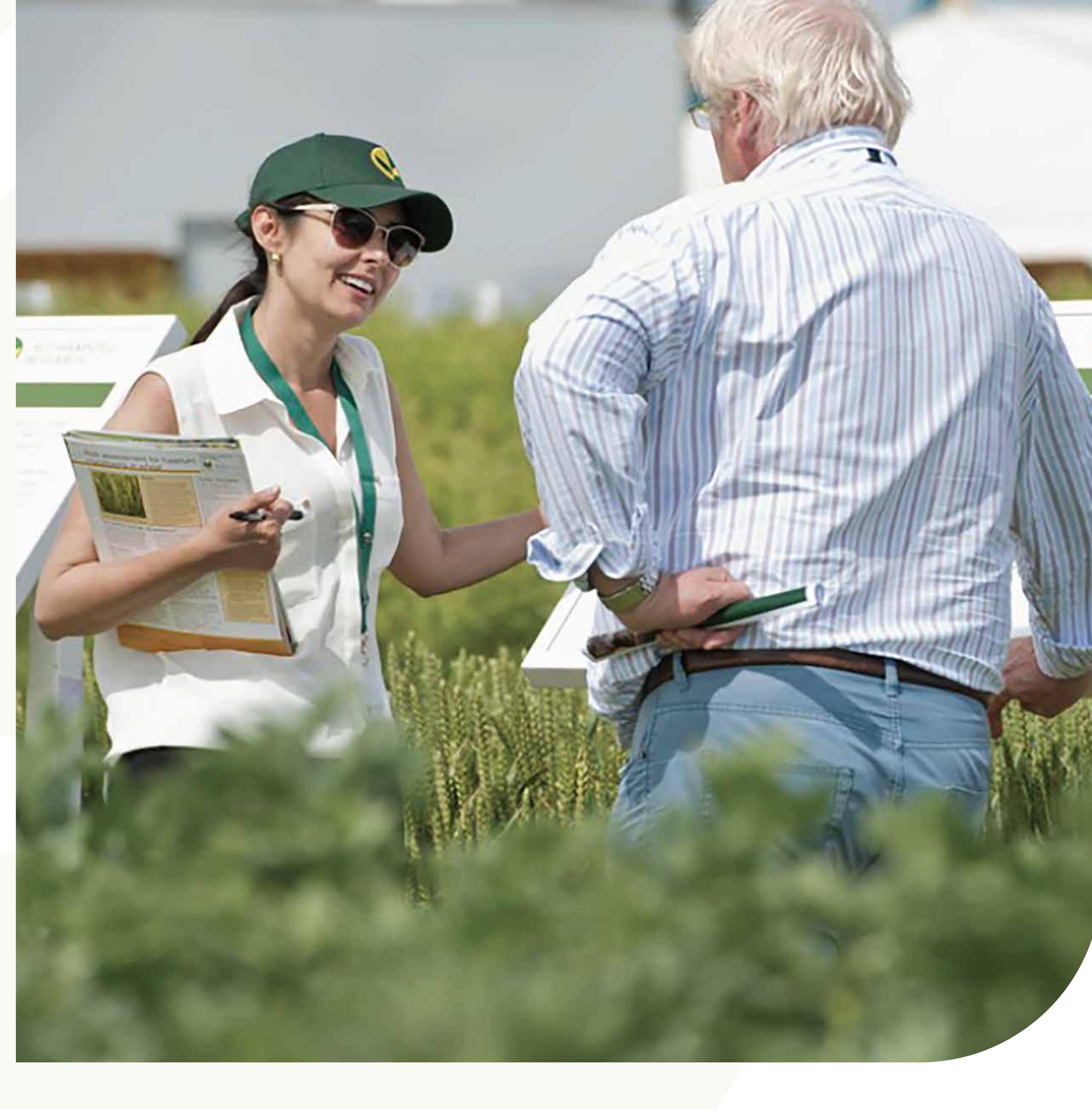


The Trust's charitable object is *"to advance the science of agriculture for the public benefit through original investigation and research, which may embrace all or any subjects connected to or bearing upon agriculture, including animal or vegetable physiology, meteorology, botany, and chemistry."*

Our main assets are the land and buildings at Rothamsted, Harpenden and Brooms Barn, Suffolk. We use these assets to pursue our charitable object in several ways:

1. Providing land and buildings for agricultural and related sciences conducted by Rothamsted Research.
2. Offering accommodation to key workers, students, and staff, enabling them to live locally on modest scientific salaries.
3. Granting financial support for scientific costs to Rothamsted Research, mainly through an annual "Director's Vote" set by the trustees.
4. Supporting the Rothamsted campus to enable collaboration with small companies, enhancing the uptake of agricultural and environmental research, in partnership with RoCRE Limited (Rothamsted Centre for Research & Enterprise).

Through these activities, the Trust provides housing for nearly 200 people, supports fellowships for young scientists from developing countries, funds capital projects to modernise or build new facilities, and contributes an annual research grant to the Director of Rothamsted Research. In total, the Trust helps sustain over 500 local jobs, making Rothamsted one of the area's largest employers.



## Land North East of Redbourn

## INVESTING IN ROTHAMSTED CAMPUS

As a charitable trust, the income generated by the Trust from the development of Land North East of Redbourn will be reinvested locally to support the Rothamsted campus.



Rothamsted Research, one of the world's oldest agricultural research institutions, relies heavily on five-year grants from UK Government and other sources, which have been under increasing pressure in recent years.

The uncertainty of future government funding makes our ability to provide support even more important. Through the redevelopment of Land North East of Redbourn, we can increase our annual research funding while helping transform the Rothamsted campus to attract more innovative start-ups and established companies. This will further strengthen its position as a hub for agricultural research, innovation and sustainability.

## Land North East of Redbourn



## ABOUT LANDS IMPROVEMENT

Lands Improvement has been appointed by the Lawes Agricultural Trust as the development partner for the site.



A Lands Improvement project

Our role is to take the site from conception through to the delivery of new homes, green spaces, footpaths and other facilities, creating a welcoming environment that not only meets today's needs but also stands the test of time.

Placemaking is central to what Lands Improvement do as a company. More than just platitudes, we are committed to putting people at the centre of how we plan and deliver developments.

**Healthy Happy Places**, the company's placemaking pillars, encapsulates our ambitions for the places we create and the people who live there. These principles guide all ongoing developments, including the Land North East of Redbourn.

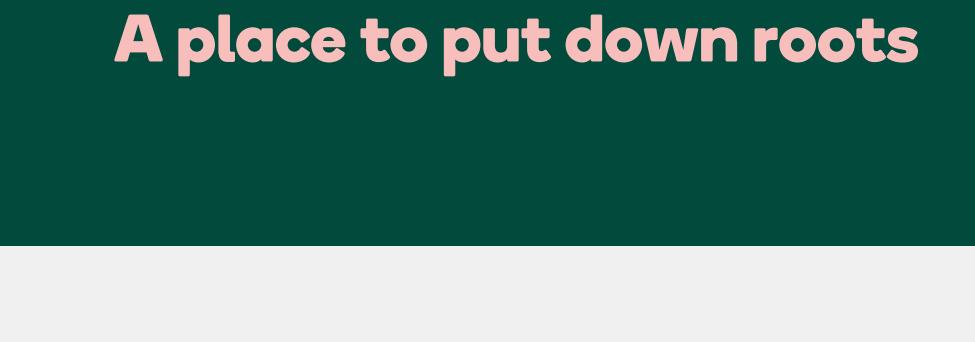
### How we get there

Lands Improvement have worked with Create Streets, a research institute that advises community groups and councils on planning and developing communities that matches how people want to live, to produce its Design Framework. This Design Framework will guide the team as they embark on the journey of supporting Redbourn.

By this we mean:

- Places with dynamic and thriving public spaces
- Places that make healthy and sustainable ways of living the natural choice
- Places with engaged and proud communities
- Places that are inclusive for all generations and demographics
- Places that protect, preserve and enhance nature.

These are our Placemaking pillars.



Linmere is a new community near Houghton Regis, being delivered by the Linmere Consortium, led by Lands Improvement.

As the Master Developer for the site, we are delivering the site's essential infrastructure, overseeing the entire development process, and are committed to creating an enjoyable environment that stands the test of time.

We have already delivered brand-new community facilities, open spaces, and retail space. Plus, there is a state-of-the-art primary school located on the development that has opened.

## Land North East of Redbourn

## WHERE IS THE SITE

Land North East of Redbourn is located to the north-east of the village, within easy reach of the High Street and Redbourn Leisure Centre.



Plan showing site opportunities

The site covers 42.1 hectares and is bordered by the A5183, with the River Ver running along its eastern edge. It currently has two main access points: Harpenden Lane to the south and Dunstable Road to the west, both providing direct routes to the village centre.

The plan above shows our initial analysis of the site's opportunities and constraints. These include ecological areas along the site boundaries, nearby Listed Buildings located outside the site itself, and opportunities to enhance the public right of way. The analysis also highlights potential to improve overall biodiversity, which is currently limited due to the site's use as an arable field for trial tests.

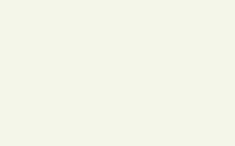
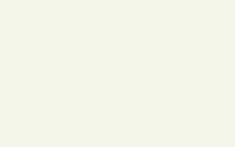
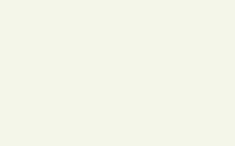
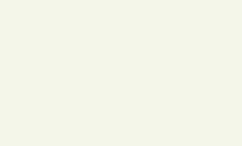
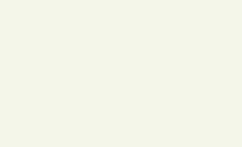
With careful and sensitive planning, the site offers an opportunity to provide much-needed, affordable routes to home ownership for local families, or better-quality accommodation for those not yet ready to buy, while supporting new investment to benefit the wider community. Its location ensures convenient access to local amenities.

## Land North East of Redbourn

# OUR EMERGING PROPOSALS



# Indicative masterplan illustrating anticipated land uses

-  Up to 1,000 new homes, offering options for downsizers, growing families and first-time buyers
-  50% affordable housing, helping people onto the housing ladder and providing secure options for those in greatest need
-  A new two-form entry primary school
-  A potential new care home
-  New and improved bus services
-  A package of High Street improvements to be developed in consultation with local groups
-  New community uses on site
-  Significant financial contributions to support the expansion of secondary school places and the development of medical facilities
-  Around 23 football pitches' worth of open space, play areas, circular walking routes and enhancements around the River Ver chalk stream
-  Financial contributions to local leisure and sports facilities and spaces for community activities
-  A new cycle and walking route along Harpenden Lane within the site, along with improvements to the Nickey Line connection to Harpenden
-  Upgrades to the Porridge Pot Public Right of Way to create an all-year route
-  Exploring options to enhance existing public right of way connections, including introducing a safe crossing link across the A5183

# Land North East of Redbourn

## NEW HOMES FOR REDBOURN

As a local employer and landowner, the Trust understands that it is becoming harder for residents to put down roots in the community, for families to stay together, or to downsize to a more manageable home later in life.



A Lands Improvement project

Our plans aim to support residents at every stage of life by offering:

- Affordable routes to home ownership
- High-quality rental options for those not ready to buy
- Smaller, energy-efficient homes that are cheaper to run.

**50% percent of the homes will be affordable, with a mix of social rent and shared ownership, with the potential to include some key worker homes for the Trust.**

We are also working with the district council to explore a 'local connections' test, so that people with a local connection to Redbourn have first priority for the affordable homes.

The homes will be carefully designed to complement the character of the village, with strict design guidelines informed by the Parish Council's Design Guidance and Code to ensure that future housebuilders deliver on the agreed standards.



## Land North East of Redbourn



## MORE GREEN SPACE, ACCESSIBLE TO ALL

The village already enjoys great facilities at the leisure centre and the open green space of the Common. But local feedback has shown a wish for more accessible places to walk, explore and exercise outdoors.

Our plans will add the equivalent of 23 football pitches of new open space, including a 2.5 km circular trail where people can enjoy nature, learn about food growing and stay active. This new area will complement The Redbourn Mile Heritage Walk and the longer distance Ver Valley Walks, creating even more opportunities to get outside and explore.

This area is designated as SANG, or Suitable Alternative Natural Greenspace, which is required to compensate for recreational impacts on the Chiltern Beechwoods. As part of planning policy, new development that could increase visitor pressure on sensitive habitats like the Chiltern Beechwoods must provide alternative accessible green space.

### Enhancing nature and biodiversity

Drawing on expertise from Rothamsted Research, we will be transforming intensively farmed land into a more diverse landscape by:

- Restoring grassland habitats near the bypass
- Planting new hedgerows and strengthening existing ones
- Introducing native scrub and wildflower-rich grassland.

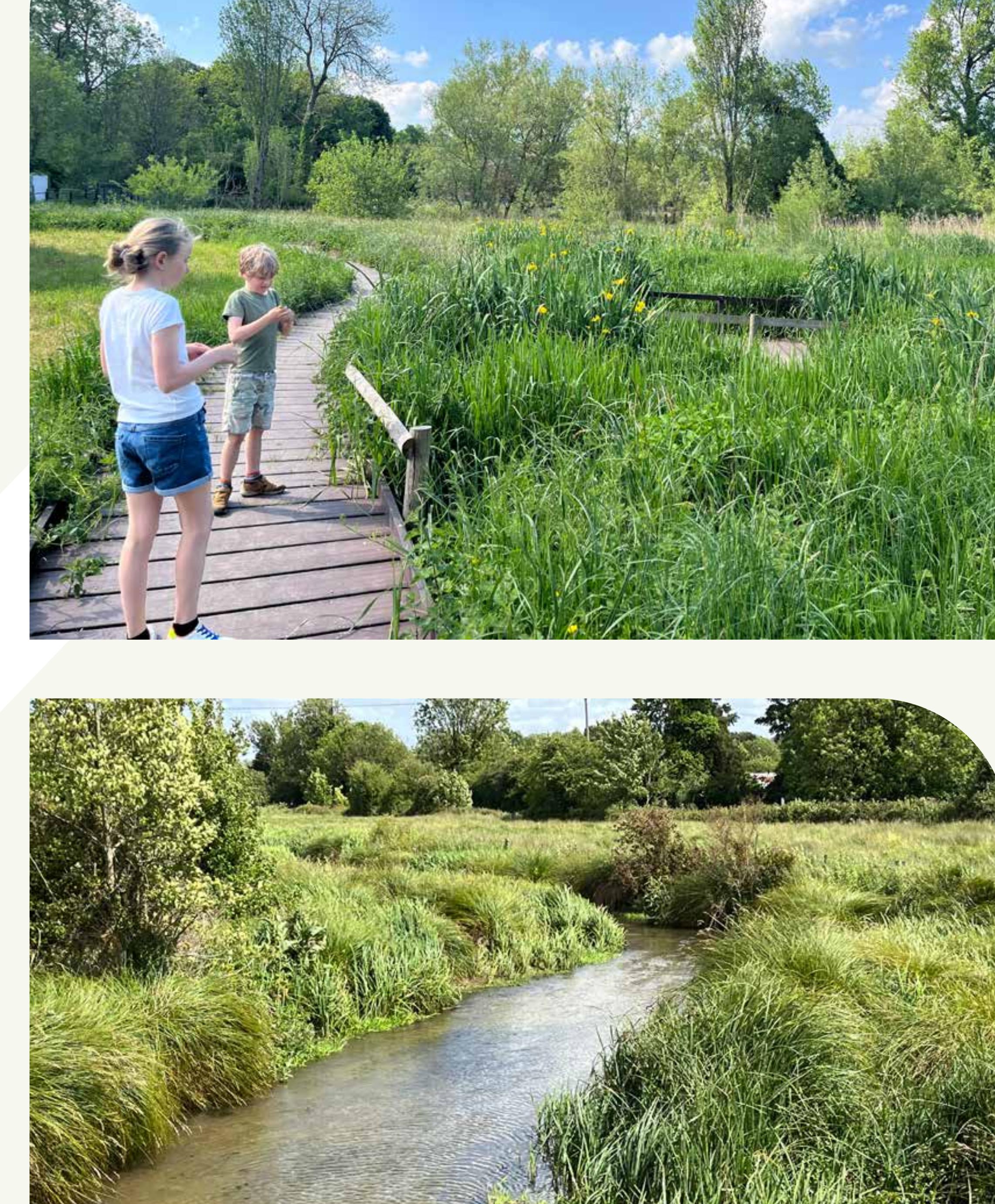
We are also committed to working with the Ver Valley Society to improve the stretch of the River Ver that runs through the site. Plans include:

- Controlling invasive species
- Managing riverside vegetation to allow more light and growth
- Creating new wetland habitats like ponds and backwaters
- Turning the existing arable farmland next to the Ver into species-rich grassland to strengthen the natural river corridor.

Together, these improvements will create a richer, more connected landscape for people and wildlife alike.



Proposed plan for enhanced publicly accessible green space



## Land North East of Redbourn

## WALKING, CYCLING AND PUBLIC TRANSPORT IMPROVEMENTS

Over the past few years, the Trust has been working with local groups, such as Friends of the Nickey Line, to explore how our plans can support improvements to local walking and cycling routes.

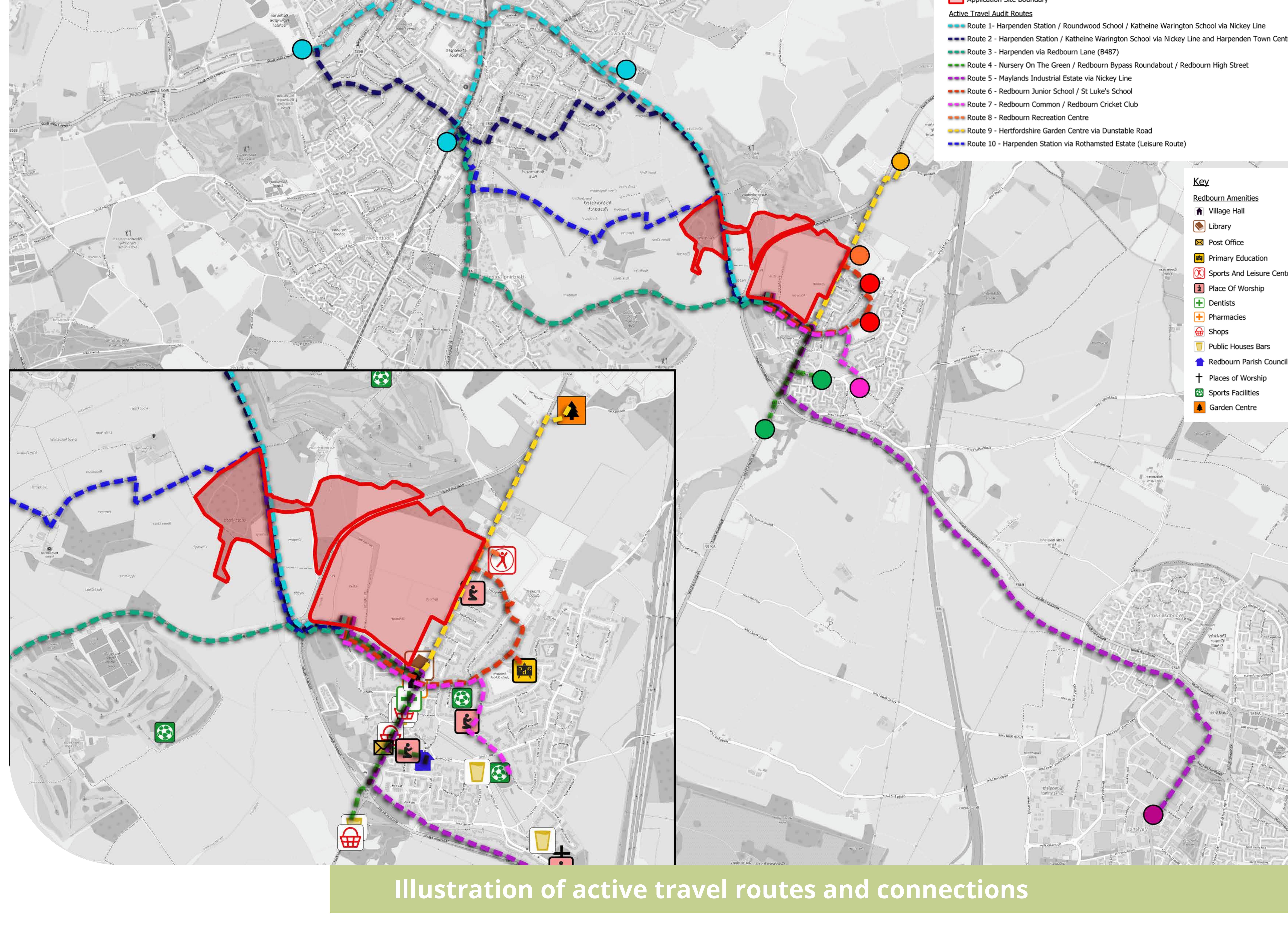
Our earlier proposals for a new crossing of the A5183 Redbourn Bypass and the B487 Redbourn Lane roundabout have now been funded and are being progressed by Hertfordshire County Council as part of ongoing improvements to the Nickey Line.

### Potential off-site improvements

As part of the proposals, we are exploring opportunities to enhance connections and local transport infrastructure. Our ideas include:

- **Improved bus services** – increasing frequency and reliability to encourage public transport use
- **New shared pedestrian and cycle routes** linking the site to Redbourn High Street via Dunstable Road and Harpenden Lane, with a connection to the Nickey Line

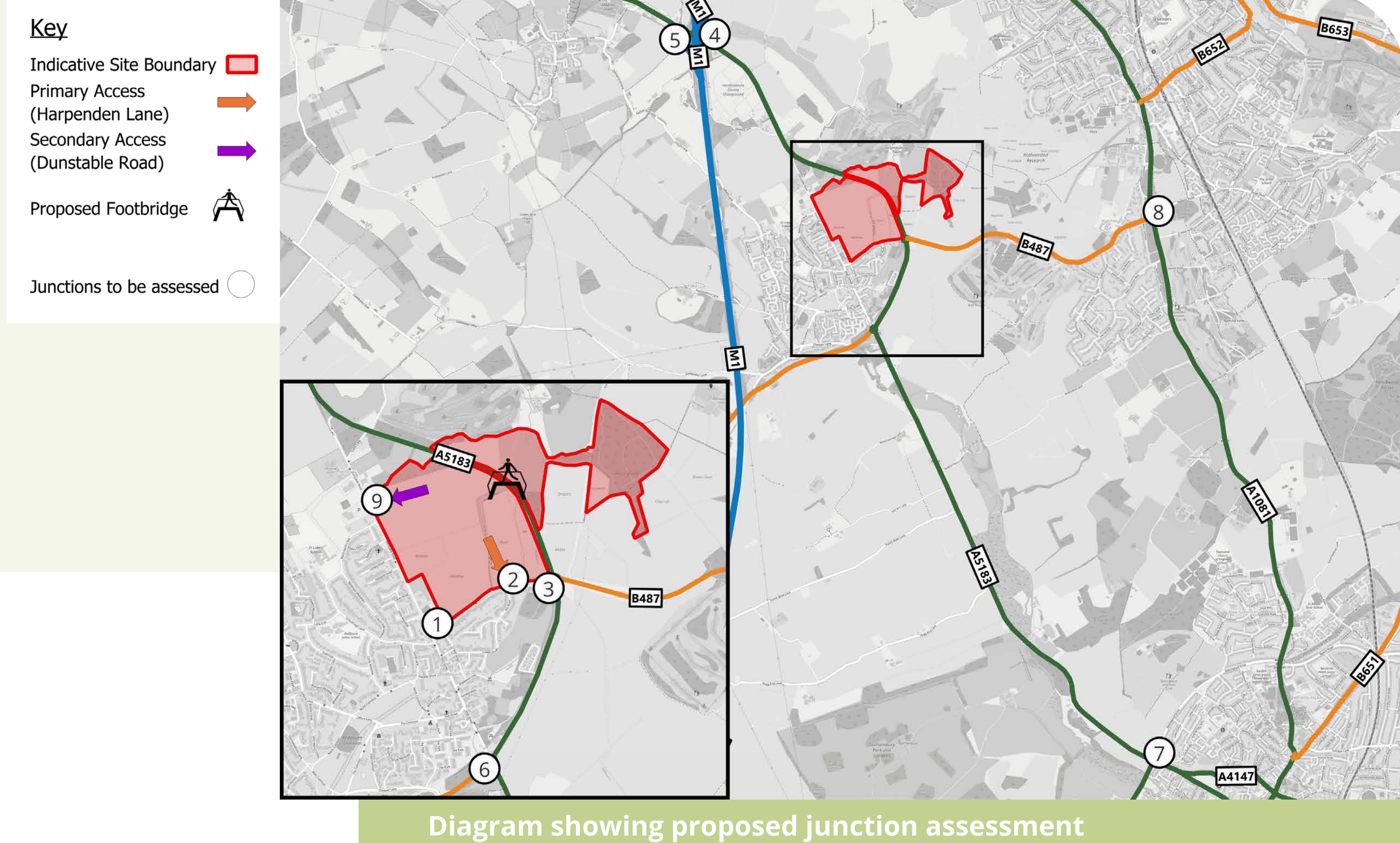
- **Upgraded pedestrian crossings** on Dunstable Road and Harpenden Lane
- **Improved bus stop facilities** with better waiting areas and accessibility
- **A new pedestrian bridge** over the A5183 Redbourn Bypass for safer access to the countryside and the Nickey Line
- **Enhanced crossing facilities** on the Nickey Line near the Redbourn Lane / A5183 / Harpenden Lane roundabout.



## Land North East of Redbourn

## TRANSPORT AND ACCESS

As part of the planning process, we are carrying out a Transport Assessment to understand how the development may affect local roads and the wider highway network. This work is ongoing – decisions have not been finalised yet.



From discussions with local stakeholders, we are aware of existing concerns:

- Traffic diverting between J8 and J9 of the M1 onto the A5183 and surrounding rural roads near Redbourn, leading to increased congestion and queuing
- Speeding along Dunstable Land and Harpenden Road
- The need for a more frequent and reliable bus service.

These points, along with input from Hertfordshire County Council as Highway Authority, will be fully reviewed as part of our Transport Assessment to help identify any improvements needed to keep people moving safely.

### Proposed access arrangements

The main access is proposed from Harpenden Lane via a signal-controlled junction. A secondary access is proposed from Dunstable Road, north of Blackhorse Lane, providing an alternative route for residents and service vehicles.

## Land North East of Redbourn



## SUMMARY OF OUR PROPOSALS

The Trust's proposals for Land North East of Redbourn aim to support the existing and future generation of Redbourn residents, helping families stay together while investing in community facilities to strengthen local life.

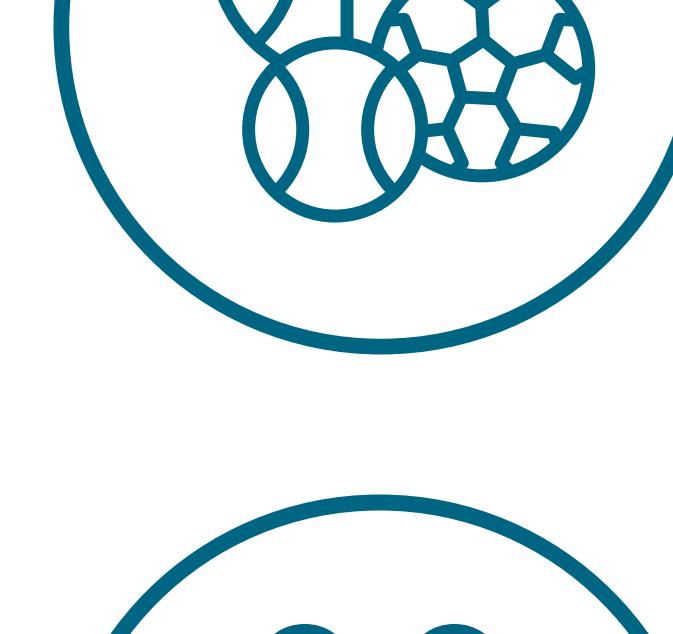


A Lands Improvement project

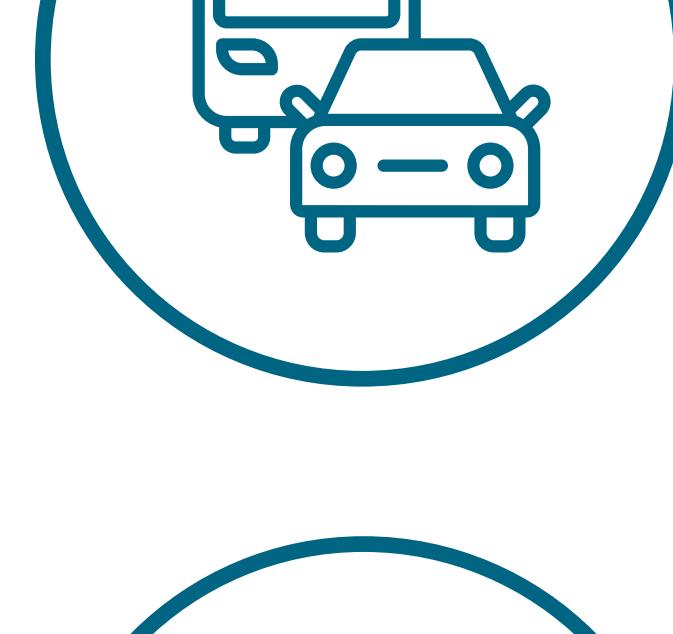
### Our focus areas



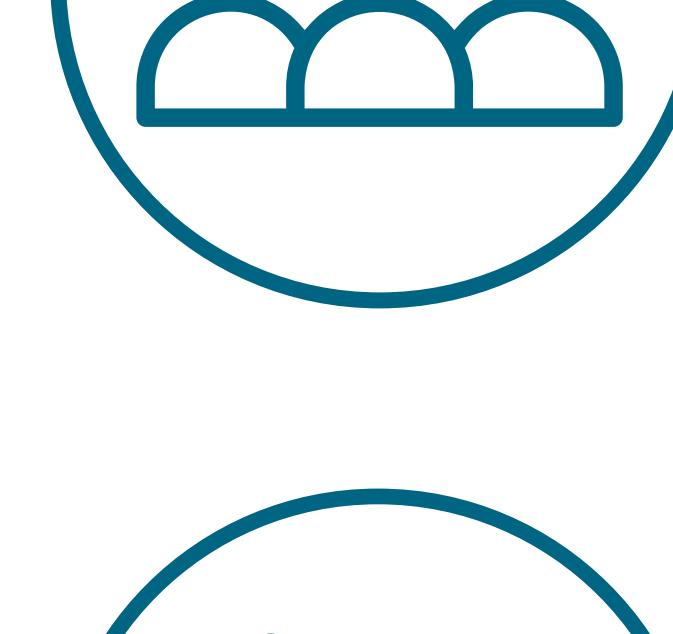
Delivering 50% affordable housing, offering options for downsizers, growing families and first-time buyers



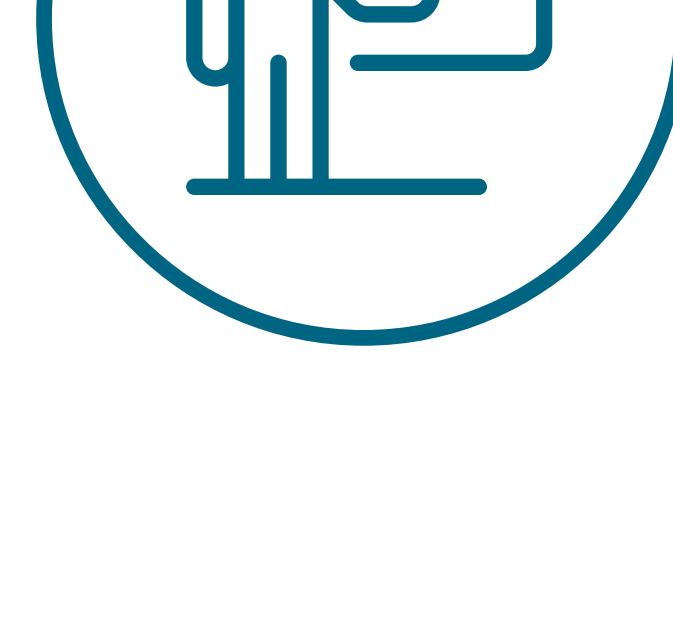
Supporting local leisure, sports facilities and community spaces



Improving local bus services and cycle and walking routes



Continuing to work with local organisations to meet community priorities



Investing in schools and medical facilities, through new provision or enhancements to existing services



Introducing new green spaces, restoring habitats, and enhancing the River Ver

## Land North East of Redbourn



## THANK YOU AND NEXT STEPS

Thank you for attending today's event. We hope it has helped you understand our proposals.



A Lands Improvement project

Over the coming months, we will carefully review all feedback received, continue to meet with local stakeholders, and develop our plans in consultation with the local community and Council before submitting an Outline Planning Application.

If you have any questions about the proposals or would like to speak with a member of the project team, we are always happy to help. You can get in touch using the contact details below, and additional information is available on our website via the QR code provided.

**Before you leave today, we would value your feedback on the plans you have seen. You can share your thoughts in one of the following ways:**

- Complete a **feedback form** here today
- Take a form home and return it using the **Freepost** address provided – no stamp required
- Submit your feedback online by visiting [www.landneredbourn.co.uk](http://www.landneredbourn.co.uk)



**We will be holding another community event early next year to update you on how our proposals have developed in response to feedback.**

**Land North East of Redbourn**