



## 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

## KEY CHANGES

This banner outlines the main updates to the proposals. More detailed information on each change is available at the event today.

### A reduction in the number of homes

In response to feedback about the scale of the development, the number of homes has been reduced from 1000 to up to 900. Half of these homes will be affordable.

### Community building

A modern, accessible home for the Redbourn Museum will be provided at the front of the site. Following feedback, the building will focus on identified end users rather than additional 'for hire' space. It could also provide classroom space for the Redbourn Recreation Centre and Playing Fields Trust, and Talent X's BTEC programme for 16–18 year olds.

### New bridge over the bypass

We proposed creating a new footbridge over the bypass. Following community feedback, our proposed new bridge has been redesigned to serve both pedestrians and cyclists.

### A new central common

In response to feedback, we have introduced a new common running through the centre of the site, creating a clear connection between the top of the High Street, the new bridge over the bypass and the SANG land.

### Traffic calming on Dunstable Road

To address concerns about vehicle speeds, we are proposing to narrow Dunstable Road and introduce traffic calming.

### Harpenden Lane access

Further information is available today to explain the changes we are proposing to Harpenden Lane.

### Improved bus service

We have agreed with Hertfordshire County Council that a new bus service, funded by the development, will run through the site. This will provide improved public transport for existing residents and help meet the travel needs of new residents.

### High Street improvements

Since our first exhibition, meetings and workshops have identified short, medium and long-term improvements for the High Street. The plan and funding will be included in the application.

### Sports facilities

The development will make a significant financial contribution to improvements at Redbourn Leisure Centre. Discussions with the Council and the Redbourn Recreation Centre and Playing Fields Trust are ongoing.

## OUR UPDATED MASTERPLAN

Our revised masterplan proposes a comprehensive and sustainable new neighbourhood, delivering:



Updated masterplan

- Up to 900 new homes, with 50% affordable housing
- A new two-form entry primary school
- A 70+ bed care home
- Community facilities, including space for the relocated Redbourn Museum
- Improved transport connectivity through new safe walking and cycling routes
- A range of green spaces is provided for leisure, community activities and wildlife.
- Retention of existing trees and hedgerows
- 23 hectares of Suitable Alternative Natural Greenspace (SANG)
- Enhanced biodiversity across the site
- A significant off-site financial contribution towards the continued expansion of Redbourn Leisure Centre
- High Street improvement measures to support the village centre.

## Land North East of Redbourn

## LANDSCAPE AND OPEN SPACES

The masterplan uses existing green spaces, the River Ver and surrounding landscape features to create a connected network of open spaces.



Green and open spaces

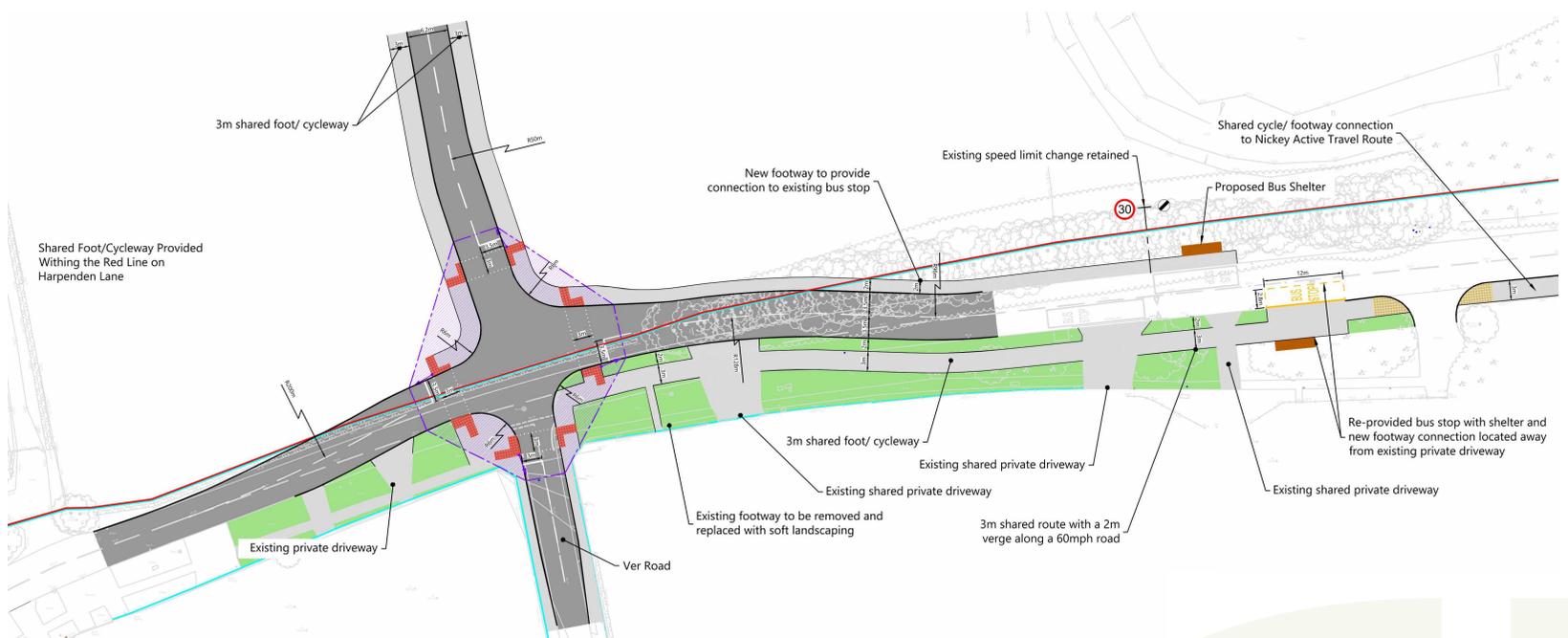
- The design draws inspiration from Redbourn Common, helping to establish a strong sense of shared identity
- Rain gardens and swales manage water naturally, while strengthening green links and supporting safe walking and cycling routes
- The site's link to Rothamsted Research is celebrated through edible gardens and community allotments
- Sensitive areas, including the River Ver chalk stream and Public Rights of Way, are carefully protected and enhanced
- A range of green spaces is provided for leisure, community activities and wildlife
- The site will feature a new outdoor education space, a play trail and public art reflecting Rothamsted's work.

## Land North East of Redbourn

## TRANSPORT AND ACCESS

We recognise that traffic and access are key concerns for the local community.

- As shown on the plan below, a carefully designed access point for all vehicles is proposed on Harpenden Lane at its junction with Ver Road.
- Following feedback and further consideration, Hertfordshire County Council has confirmed that it would not support an alternative access from the bypass.



Harpenden Lane access drawing



Artist impression of the Harpenden Lane access

## Land North East of Redbourn

## TRANSPORT AND ACCESS

At our first public consultation, we outlined the relevant transport planning policies and explained the data being collected to inform the Transport Assessment and Travel Plan.

### Cycle and pedestrian connections

A number of new and improved walking and cycling routes are proposed, including:

- A new internal link within the site along Harpenden Lane, connecting to Hertfordshire County Council's proposed crossing improvements at the Redbourn roundabout
- A new shared cycle and footway connection to the High Street, including two new Toucan crossings:
  - One replacing the existing zebra crossing at the top of the High Street; and
  - A second on Harpenden Lane, located between the site access point and Crown Street
- A new shared cycle and footway along the site frontage on Dunstable Road, incorporating new crossing points
- A new bridge over the bypass, redesigned in response to feedback received from the local community, to accommodate both pedestrians and cyclists.

### Traffic calming

- In response to feedback, our proposal includes narrowing Dunstable Road and introducing traffic calming measures. These changes aim to reduce vehicle speeds and make the route less attractive for through traffic, encouraging future residents to use alternative routes instead of the High Street.



### Public transport

- A new bus service is proposed to run through the site, serving both new and existing residents. Funded through the service charge, the bus would be heavily subsidised for existing residents and is likely to form part of the existing 34 service
- Sheltered bus stops will be provided within the site and on Harpenden Lane.

### Mobility hub and Travel Plan

- A new mobility hub will provide a central focus for sustainable travel options. Featuring e-bike docking points, EV charging facilities and secure cycle storage, it will make it easier for residents to walk and cycle, where possible, for local trips within the village
- As part of the scheme, we will prepare a Travel Plan that would be issued to all new residents of the site. The aim of the Travel Plan would be to promote travel by public transport and active modes such as walking and cycling. The Travel Plan would set objectives and targets to reduce the reliance on travel by private car.



# ILLUSTRATIVE VIEWS

## Gateway Community Hub



Artist impression of the Gateway Community Hub

A welcoming entrance space that connects the new neighbourhood with the existing village, creating an attractive public place with community facilities, gardens, youth space and a mobility hub with EV charging that brings people together.



## Land North East of Redbourn

## SUMMARY OF OUR PROPOSALS

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



A mix of new homes – including 50% affordable, offering options for downsizers, growing families and first-time buyers



Improved local bus services and cycle and walking routes



A two-form entry primary school



A new cycle and pedestrian footbridge over the bypass



New green spaces and enhancements to the River Ver



A new community building incorporating a relocated Redbourn Museum



Financial support to ongoing improvements at Redbourn Leisure Centre



Traffic calming measures on Dunstable Road



A new 2.5 km circular trail and SANG, connecting to Redbourn via the new bridge over the bypass



Investing in secondary school places and medical facilities, through enhancements to existing services



High Street improvement measures to support the village centre

## NEXT STEPS

Thank you for attending today's community update event.



A Lands Improvement project

We are aiming to submit an Outline Planning Application by the end of February 2026. Once submitted, St Albans City and District Council will check and validate the application, after which it will undertake a statutory public consultation.

During this consultation, the Council will seek feedback from statutory bodies such as the Environment Agency and Natural England, as well as local residents and organisations. As part of their statutory consultation, the Council will consider all comments received throughout the determination process.

The Government sets a target of 16 weeks for determining an application of this size, though it is expected that this application may take longer to be determined.

### What are we applying for?

We are applying for outline planning permission for the development. An outline application establishes the broad principles, such as the types of land uses, but does not set out the detailed design – that comes at later stages.

The outline planning permission will also include:

- Planning Conditions – specifying what further details must be submitted before development can begin
- A Section 106 Agreement – a legal agreement outlining obligations the applicant must deliver as part of the development, such as schools, highway improvements and open spaces.

If outline permission is granted, these stages will follow:

- Submission of detailed (Reserved Matters) applications
- Initial infrastructure works
- First phase of construction
- Occupation of homes by new residents.

There will be further opportunities for local engagement and consultation throughout these stages and beyond.

## Land North East of Redbourn