

# Local Plan Technical Report

## 2018/2019 Infrastructure Delivery Plan Appendices

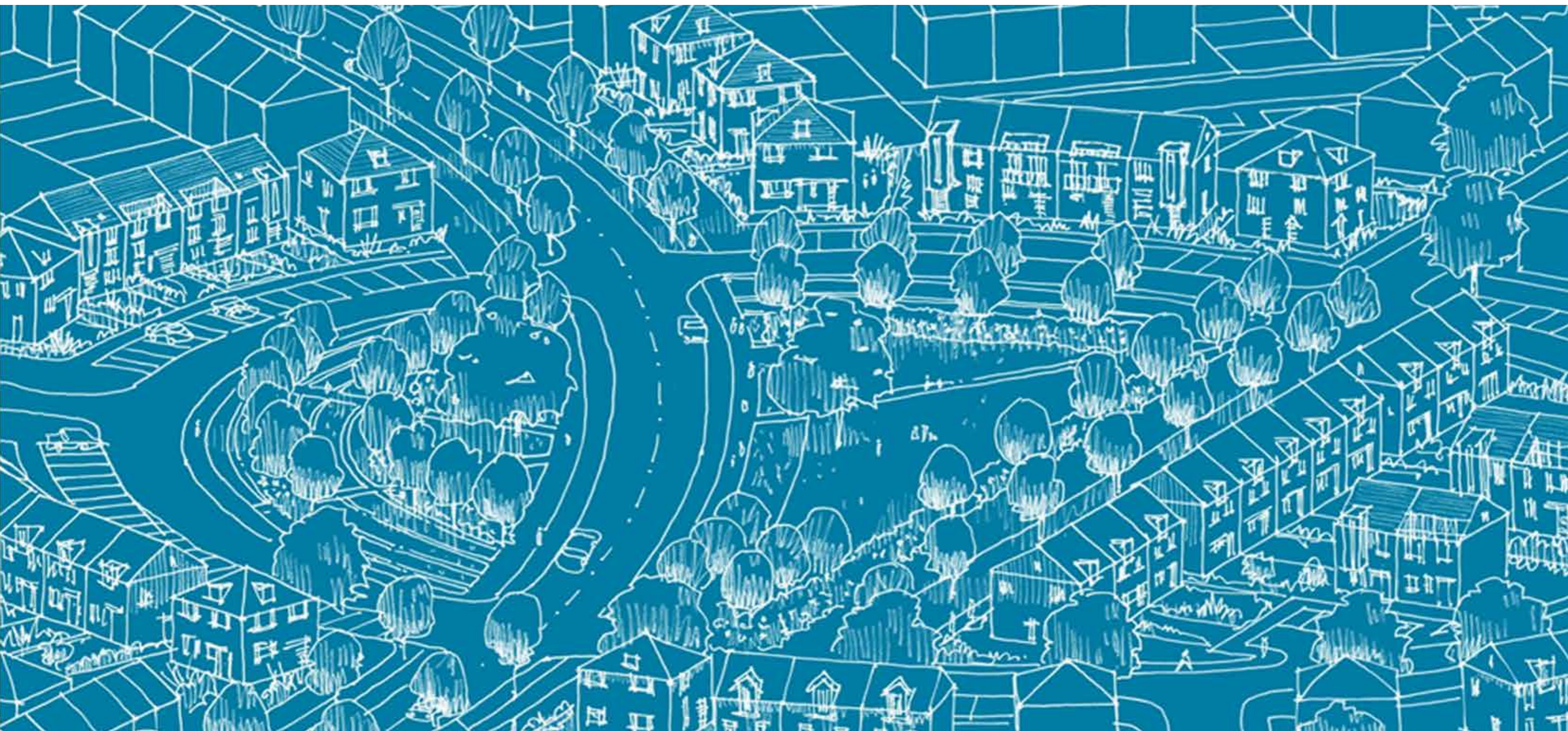
### **Part 24:** Green Infrastructure

Appendices 83 to 87

## **Green Infrastructure**

Appendix 83: Green Infrastructure Extract of East Hemel Hempstead (North)  
Landowner/Developer Representations Regulation 19 Consultation (October 2018)





## East Hemel: Reg 19 Representations Policy S6(i)





**“Policy S6(i) East Hemel Hempstead (North) Broad Location :**

The Crown Estate (TCE) owns the freehold of the land necessary to deliver this Broad Location. Master plan work with St Albans Council has been proceeding for two years and it is intended to submit an outline application for the whole of S6(i) and S6(ii) and the northern part of S6(iii) in 2019. The master plan is well advanced and is shown here.

The planning application will deliver all the components of Policy S6(i) including:

- 1,650 homes (including C2, C3 and special needs housing)
- 40% affordable housing
- a density in excess of 40 dph
- a 3 Form Entry Primary School
- an 8 Form Entry Secondary School
- a new Local Centre with a range of retail, recreational and community uses
- a new Country Park
- strategic and local open space
- a Community Management Organisation.



### The Bigger Picture

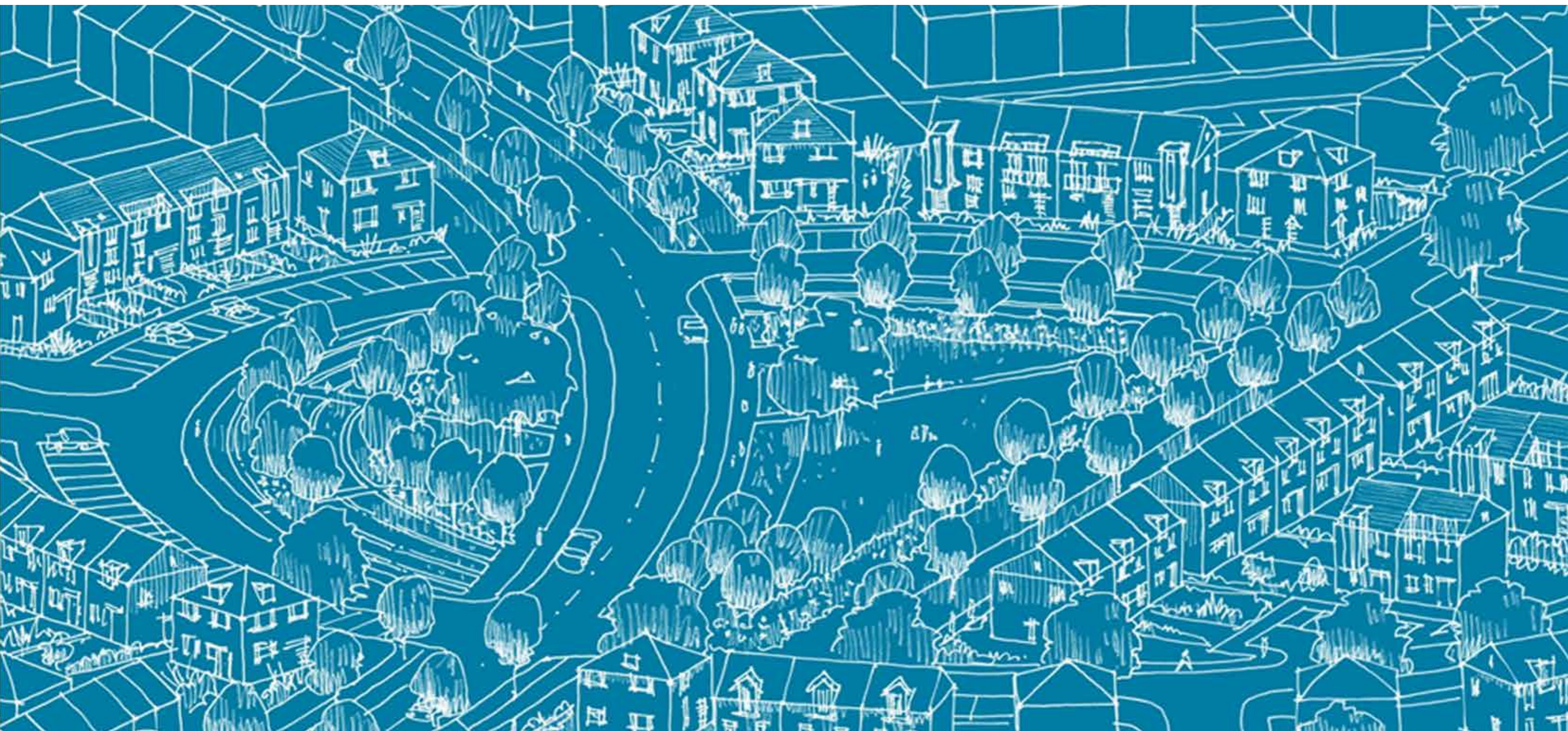
East Hemel (North) Broad Location forms one of four Broad Locations which make up the Local Plan Reg 19 proposals for East and North Hemel. The Crown Estate and St Albans Council are jointly working on a comprehensive and integrated master plan for the whole of S6(i) to (iv) which will deliver around 5,550 new homes and 55 ha of new employment. The current version of this master plan is shown here and is capable of further extension west into Dacorum Borough if Dacorum's new Local Plan allocates further strategic housing releases across the northern edge of Hemel Hempstead. Together, these areas could form the 'Hemel Garden Community'.





Appendix 84: Green Infrastructure Extract of East Hemel Hempstead (South)  
Landowner/Developer Representations Regulation 19 Consultation (October 2018)





## East Hemel: Reg 19 Representations Policy S6(ii)





**“Policy S6(iii) East Hemel Hempstead (South) Broad Location:**

The Crown Estate (TCE) owns the freehold of the land necessary to deliver this Broad Location. Master plan work with St Albans Council has been proceeding for two years and it is intended to submit an outline application for the northern part of S6(iii) along with S6(i) and (ii) in 2019. This will be followed by a planning application for the rest of S6(iii). The master plan is well advanced and is shown here.

- The two planning applications will deliver all the components of Policy S6(iii) area including
- 2,400 homes (including C2, C3 and special needs housing)
- 40% affordable housing
- a density in excess of 40 dph
- one 3FE and one 2FE primary school
- a Local Centre with a range of retail, recreational and community uses
- a new Country Park
- strategic and local open space
- a Gypsy and Traveller site
- a Community Management Organisation.

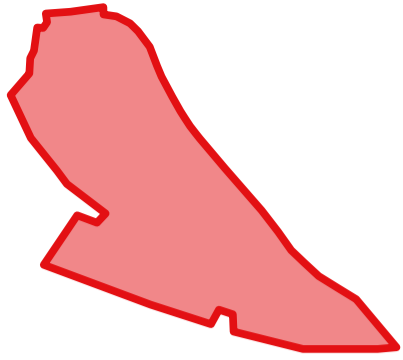


### The Bigger Picture

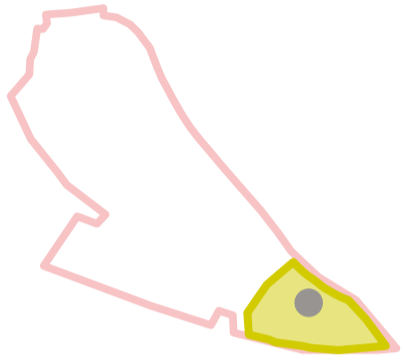
East Hemel (South) Broad Location forms one of four Broad Locations which make up the Local Plan Reg 19 proposals for East and North Hemel. The Crown Estate and St Albans Council are jointly working on a comprehensive and integrated master plan for the whole of S6(i) to (iv) which will deliver around 5,550 new homes and 55 ha of new employment. The current version of this master plan is shown here and is capable of further extension west into Dacorum Borough if Dacorum's new Local Plan allocates further strategic housing releases across the northern edge of Hemel Hempstead. Together, these areas could form the 'Hemel Garden Community'.







South & South East  
Area : 131 ha

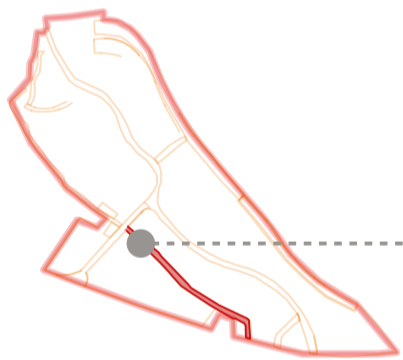


Green Belt  
Area : 18.12 ha



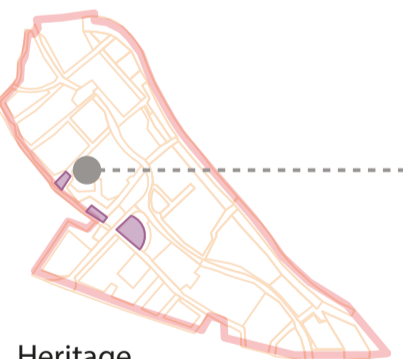
Acoustic Barrier & BPA  
Area : 16.50 ha

The acoustic bund and BPA pipeline along the M1 extends to beyond the Green Belt boundary and prevents residential up to the gross redline area.



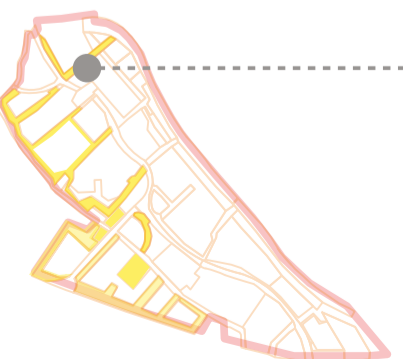
Westwick Road  
Area : 3.72 ha

The main access road through the development which connects A414 to A4147.



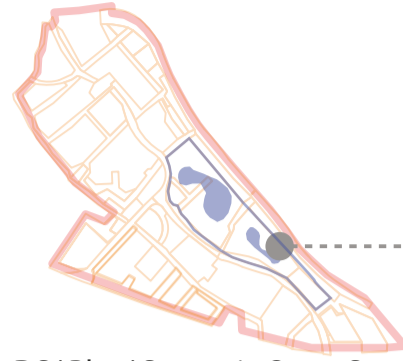
Heritage  
Area : 1.70 ha

The heritage features and the associated standoff distance all prevent development from occurring in these areas and reduces the amount of housing capable of being developed in the area.



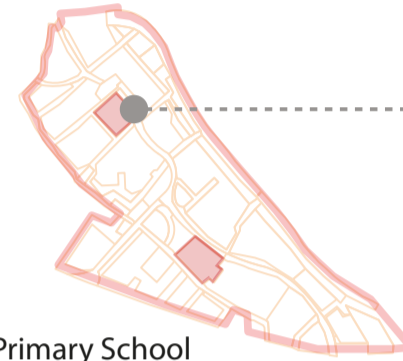
Retained Woodland: 18ha

The woodland blocks, hedges and tree belts are features that are being retained in the masterplan and prevent the area being developed for housing.



SuDS/ Play/ Strategic Open Space  
Area : 22.29ha

The SuDS feature sits at the lowest point in the land and cannot be accommodated in green belt or elsewhere as the land form is higher across the whole of the SE and South of Hemel redline boundary. The water area needs to sit at its lowest point on the site to enable water to follow pipes under the M1 across to SuDS lakes and river courses to the east of the M1. The approximate area follows a similar area required for East Hemel Southern residential area. A network of well designed and cared for open space is designated to local authority standards.



Primary School  
Area : 4.80ha

A primary school is a social infrastructure requirement and comprises two 2.4ha sites which would have delivered 192 residential units if available for housing.



Local centre  
Area : 1.84ha

The local centres are developed with 2 storeys of apartments over the retail/mixed use space which make an allowance for 80 units to be added to final total making it 1842 units.



Net residential  
Area : 44.03ha

$44.03 \text{ ha} \times 40\text{dph} = 1,762$  residential units plus 80 units in the local centre to be added to the final making it 1842 units.

The above calculation demonstrates that the net residential area is around 44 hectares. At a density of 40dph this delivers only around 1842 homes, around 558 short of the 2,400 homes expected in S6(iii). In order to achieve 2,400 homes in this area, the density would have to rise to over 52/53 dph.

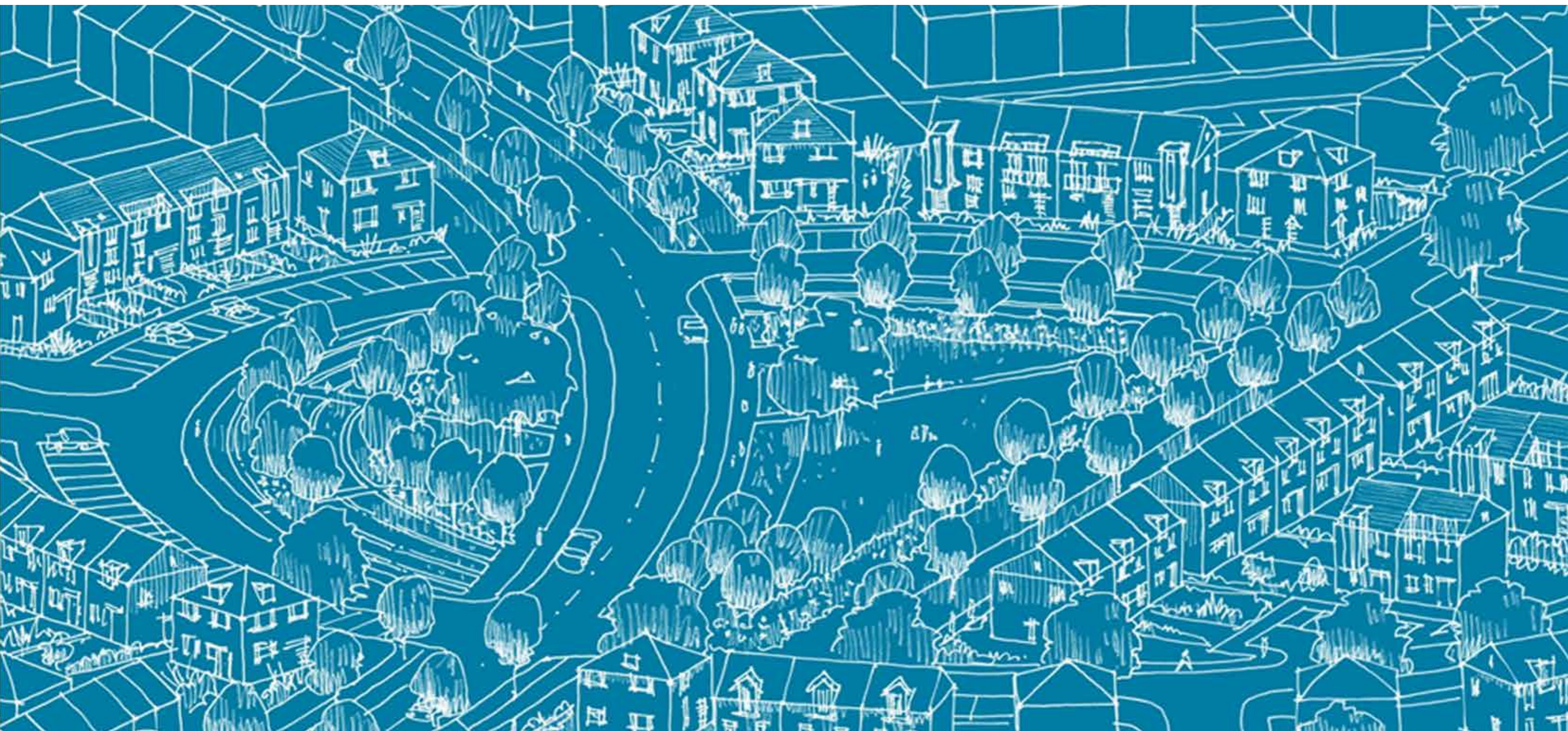


17198-RT-001 Rev5-South East and policy S6(iii) Land use budget break down



Appendix 85: Green Infrastructure Extract of North Hemel Hempstead  
Landowner/Developer Representations Regulation 19 Consultation (October 2018)





## North Hemel: Reg 19 Representations Policy S6(iv)





**Policy S6(iv) North Hemel Hempstead Broad Location :**

The Crown Estate (TCE) is in discussions with the landowners within Broad Location S6(iv) with a view to acquiring their land. However, TCE has progressed masterplan work for this area with St Albans Council in order to produce a comprehensive scheme for all four Broad Locations which would deliver 5,550 homes and up to 10,000 jobs. The master plan is well advanced and is shown here.

The master plan shows how all the components of S6(iv) will be delivered including:

- 1,500 homes(including C2,C3 and special needs housing)
- 40% affordable housing
- a density in excess of 40dph
- one 3FE primary school
- a Local Centre with a range of retail, recreational and community uses
- a new Country Park
- strategic and local open space
- a Community Management Organisation.



### The Bigger Picture

North Hemel Hempstead Broad Location forms one of four Broad Locations which make up the Local Plan Reg 19 proposals for East and North Hemel. The Crown Estate and St Albans Council are jointly working on a comprehensive and integrated master plan for the whole of S6(i) to (iv) which will deliver around 5,550 new homes and 55 ha of new employment. The current version of this master plan is shown here and is capable of further extension west into Dacorum Borough if Dacorum's new Local Plan allocates further strategic housing releases across the northern edge of Hemel Hempstead. Together, these areas could form the 'Hemel Garden Community'.





Appendix 86: Green Infrastructure Extract of East St Albans Landowner/Developer Representations Call for Sites 2018 (February 2018)





# OAKLANDS COLLEGE STRATEGIC LOCAL PLAN

Updated  
February 2018



06-02-2018 - [2015-195]





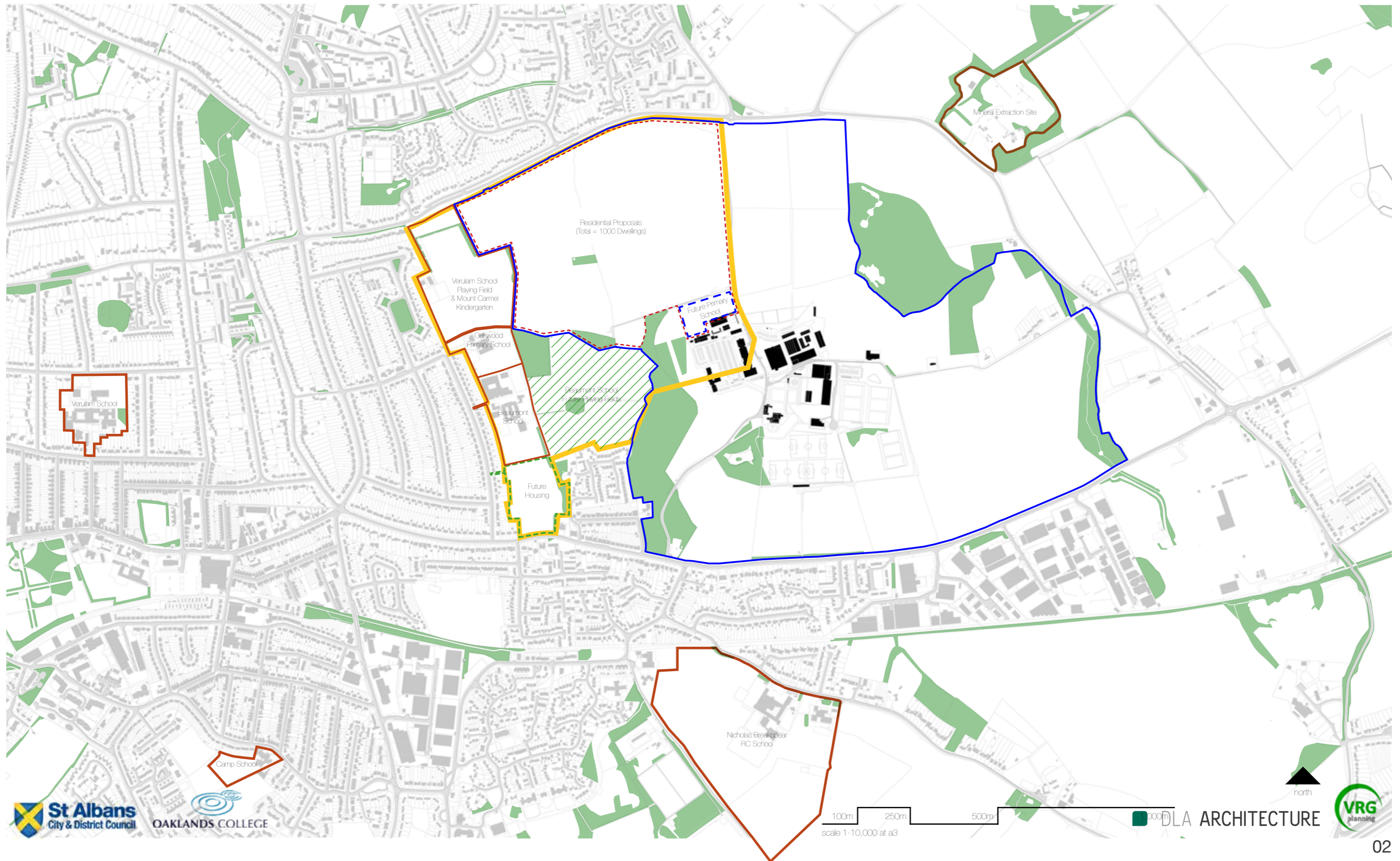
# 01 LAND OWNERSHIP & DEVELOPER POSITION

DIAGRAM KEY & LAND AREAS:

	143 Ha	Existing College Site Ownership
	66 Ha	Potential Green Belt Release Land
	32 Ha	Proposed Green Belt Release Land
	3 Ha	Unused within College Site Area
	1 Ha	Future Primary School Area
	3 Ha	Future Housing Area (Outside of College Campus)

	Neighbouring Schools
	Future Neighbouring Schools Expansion
	Mineral Extraction Site

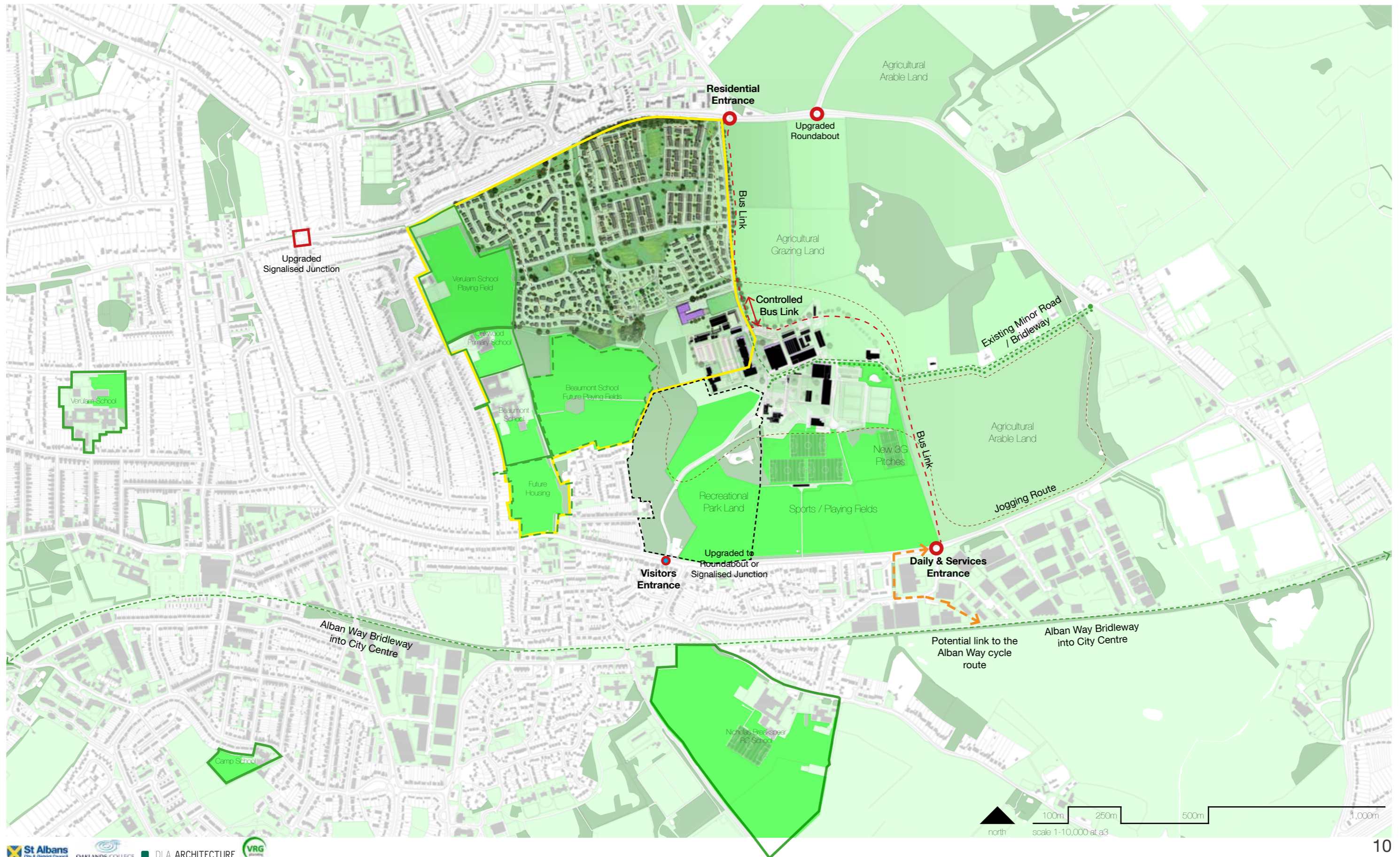
Total Number of Dwellings = 1000 (348 Approved & 652 Proposed)  
Proposed Residential Density Target= 40 dwellings per Ha





# 05 COMMUNITY & EDUCATION BENEFITS MASTERPLAN & WIDER CONTEXT OVERVIEW

- A SUSTAINABLE & SENSITIVE GREEN BELT USE,
- ZERO CARBON AFFORDABLE HOUSING,
- HIGH QUALITY PRIMARY SCHOOL & COLLEGE PROPOSALS,
- COMMUNITY SPORTS, RECREATION FACILITIES & EVENTS.
- IMPROVED TRANSPORT PROPOSALS





# 05 A PROPOSED SUSTAINABLE MASTERPLAN

## S3: EAST OF ST ALBANS

LARGE AREAS OF RESIDENTIAL AMENITY SPACE WITH WIDE HABITAT CORRIDORS

A COMBINED HEAT AND POWER FACILITY AT THE CENTRE OF THE SCHEME

SUSTAINABLE DRAINAGE INTEGRATED INTO THE MASTERPLAN THROUGH SWALES AND REED BEDS

A NEW TWO FORM ENTRY PRIMARY SCHOOL ABLE TO LINK WITH OTHER SCHOOLS IN THE AREA BUT ALSO WITH THE COLLEGE

COMPREHENSIVE NEW ROAD JUNCTION IMPROVEMENTS

INVIGORATING OPEN PUBLIC GREEN SPACES WITH SHARED ALLOTMENTS, ALONGSIDE PRIVATE GARDENS AND WOODLAND AREAS



A MIX OF HIGH QUALITY DESIGNED HOMES

42% AFFORDABLE HOUSING IN LINE WITH THE REQUIREMENTS OF THE LOCAL COMMUNITY

SELF-BUILD CODE LEVEL 6 EXPERIMENTAL HOMES WHICH WOULD ALSO BE USED AS A TEACHING TOOL FOR THE COLLEGE

COLLEGE SQUARE AS PART OF THE CURRENT MASTERPLAN.

THE COLLEGE AT THE HEART OF THE COMMUNITY & EDUCATION

IMPROVED PUBLIC ACCESS TO COLLEGE SPORTS FACILITIES



# 06 COMMUNITY & EDUCATION BENEFITS

## ZERO CARBON RESIDENTIAL MASTERPLAN

### ZERO CARBON RESIDENTIAL MASTERPLAN WITH THE FOLLOWING BENEFITS:

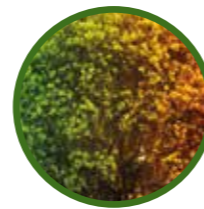
- AN EXEMPLAR HIGH QUALITY RESIDENTIAL MASTERPLAN, WITH ZERO CARBON PROPOSED FOR 650 OF THE DWELLINGS.
- 30% OF AFFORDABLE HOUSING WILL BENEFIT FROM THE ZERO CARBON PROPOSALS. THIS HIGH PERCENTAGE WILL BENEFIT FROM REDUCED FUEL BILLS.
- SELF-BUILD CODE LEVEL 6 EXPERIMENTAL HOMES TO BE LOCATED WITHIN THE EASTERN PORTION OF THE MASTERPLAN, WHICH WOULD ALSO BE USED AS A TEACHING TOOL FOR THE COLLEGE.
- A COMBINED HEAT AND POWER FACILITY AT THE CENTRE OF THE SCHEME AND SERVING 652 OF THE DWELLINGS, WHICH WOULD BE CELEBRATED RATHER THAN HIDDEN AND USED AS A TEACHING TOOL.
- SUSTAINABLE DRAINAGE INTEGRATED INTO THE MASTERPLAN THROUGH SWALES AND REED BEDS

### SUSTAINABLE INITIATIVES INCLUDED WITHIN THE MASTERPLAN:



#### GREEN SPACE

Intensive Green roofs for attenuating surface run-off. Carbon dioxide absorbing. Increase in biodiversity.



#### LANDSCAPE CONTROL

Deciduous summer cooling for shade, with winter heating. Dust pollutant reduction from traffic. Bird habitat.



#### CHP

Combined Heat and Power facility on-site that will generate a portion of the site's energy requirements.



#### PASSIVE HEATING & NATURAL LIGHTING

Winter sun can assist with heating houses in the colder months and admit natural light.



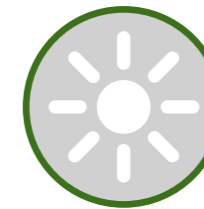
#### RAINWATER COLLECTORS

Rainwater harvesting, using water butts and lagoons will allow on-site storage of water.



#### BIRD DIVERSITY

Introduction of small birds to control insects with close proximity to vegetable gardens.



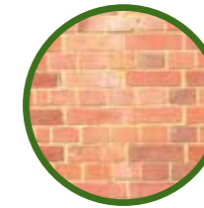
#### SOLAR SHADING

Solar control considered through building orientation, tree planting.



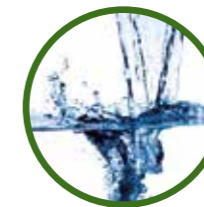
#### BUILDING MASS

Thermal mass from the building structure to increase thermal mass and regulate the internal temperature.



#### SUSTAINABLE MATERIALS

Brick and other locally sourced materials to ground the scheme and contextualise the new build with its surroundings



#### WATER CLEANING

Grey water will be processed by organic vegetation and trees on site.



# 07 DELIVERY TIMETABLE & PHASING

## DELIVERY & PHASING

- THE SITE PERFORMS PARTICULARLY WELL IN TERMS OF DELIVERABILITY, AS IT IS ALL WITHIN ONE OWNERSHIP AND A DEVELOPMENT PARTNER ALREADY EXISTS FOR THE FIRST PHASE,
- IT IS ENVISAGED THAT IN THE ORDER OF 100 DWELLINGS PER ANNUM COULD BE DELIVERED,
- INFRASTRUCTURE WOULD BE DELIVERED EARLY ON IN THE MASTERPLAN DELIVERY PROCESS. THIS IS IMPORTANT IN RELATION TO TRANSPORT FOR EXAMPLE,
- HERTFORDSHIRE COUNTY COUNCIL WOULD BE CONSULTED ON THE OPTIMUM TIME TO PROVIDE THE NEW 2FE PRIMARY SCHOOL TO ENSURE IT MEETS WITH THE NECESSARY NEEDS,
- THE PERMITTED 348 HOUSES ARE BEING DELIVERED BY THE COLLEGE'S EXISTING PARTNER TAYLOR WIMPEY AND THE COLLEGE WILL BE SEEKING DEVELOPMENT PARTNERS TO REALISE THE VISION FOR THE PROPOSED 652 HOUSES
- THE COLLEGE WOULD USE THE SALE CONTRACT TO ENSURE THAT THE APPOINTED DEVELOPMENT PARTNER DELIVERS THE BENEFITS THAT HAVE BEEN AGREED,
- PLANNING POLICIES AND THE PLANNING APPLICATION CAN ALSO ENSURE THE AGREED BENEFITS ARE DELIVERED.





Appendix 87: Green Infrastructure Extract of North St Albans Landowner/Developer Representations Regulation 19 Consultation (November 2018) and Regulation 18 Consultation (February 2018)



# St Albans City & District Local Plan 2020-2036 Publication Draft 2018

Delivery Strategy Notes on behalf of  
Hallam Land Management Limited





## Green Infrastructure and Community Governance - Delivery Note

### North St Albans

17 October 2018

#### 1. Introduction

The purpose of this document is to outline our proposed approach to demonstrate how this project will achieve the Green Infrastructure and Open Space policies of St. Albans City and District Council.

There are four key policies in relation to Green Infrastructure and Open Space from the proposed Local Plan 2020-2036 Publication Draft 2018, namely:

- Policy L26 - Local Green Space
- Policy L27 - Green Space Not Designated as Local Green Space
- Policy L28 - Green Space Standards and New Green Space Provision
- Policy L29 - Green and Blue Infrastructure, Countryside, Landscape and Trees
- Policy S6 vi) - North St Albans Broad Location, criterion 15 'Community Management Organisation

With the exception of Policy L26 which is not considered of relevance to the proposed allocation to the North of St Albans, compliance with policies L27, L28 and L29 is discussed further below.

This delivery note is to be read in conjunction with Representations on behalf of Hallam Land Management Limited prepared by LRM Planning October 2018.

#### 2. Existing Green Infrastructure

At present the Site is comprised predominantly of arable farmland, subdivided into five fields of irregular size and shape by native hedgerow and structural vegetation. Isolated patches of woodland to the north and south of the Site are of note, along with a small area of land to the north west currently in use as playing fields as part of the Old Albanians, Woollam Playing Field complex.

Sandridgebury Lane enters the Site from the east, cutting diagonally across and leaving the Site at the south west corner. A spur from this road connects to a farm building to the north. An existing PRow (Public Right of Way) enters the Site alongside Sandridgebury Lane to the south, runs eastwards along the southern boundary, north along the train line and terminates at the point that Sandridgebury Lane exits the Site to the east.

The Midlands, London to Sheffield, train line flanks the eastern boundary of the Site upon an embankment. Beyond this the local landscape is mostly agricultural. To the south east of the Site, lies the Porters Wood industrial estate, albeit largely screened from the site by Longspring Wood (Ancient Woodland). The grounds of St Albans Girls' School forms a spur into the Site at the southern edge. The western boundary is enclosed by semi-detached and detached two storey residential properties, which front Harpenden Road and form part of the New Green housing estate at the northern edge of the town.



The landscape to the west and north of this extension is composed primarily of farmland and woodland blocks. Notably, the Heartwood Forest, an 850 acre Site and a Woodland Trust initiative, which lies 1.5km to the north east of the Site.

The wider landscape is reasonably permeable to public access, with a network of PRow, roads of varying scale and footpaths circulating through the wider landscape, composing of open countryside, predominantly, to the west, north and east, and the urban form of St Albans to the south.

The Site represents an opportunity to enhance and supplement the existing vegetation, to create a rich habitat in itself and a framework providing effective wildlife corridors to adjoining landscapes. This framework could be designed to be multi-functional and complementary to these ecological aims; accommodating sensitive water management, opportunities for recreation, an effective network of circulation and an attractive setting for any development.

Moreover the Site offers tree planting opportunities in line with the aspirations of the Heartwood Forest and indeed plays an important role in transitioning from the urban edge of St Albans into the forest area further to the north and east.

### 3. Proposed Green Infrastructure

The development will deliver multifunctional and well connected Green Infrastructure that provides important amenity green space alongside an animated and vibrant public realm. The Site's green Infrastructure will be designed to encourage sustainable modes of transport, sensitively manages water, creates wildlife corridors, softens and screens development and helps to link the Site with its wider environs. The design of the Site's open space is crucial to the manner in which the development is perceived, its character and its sense of place.

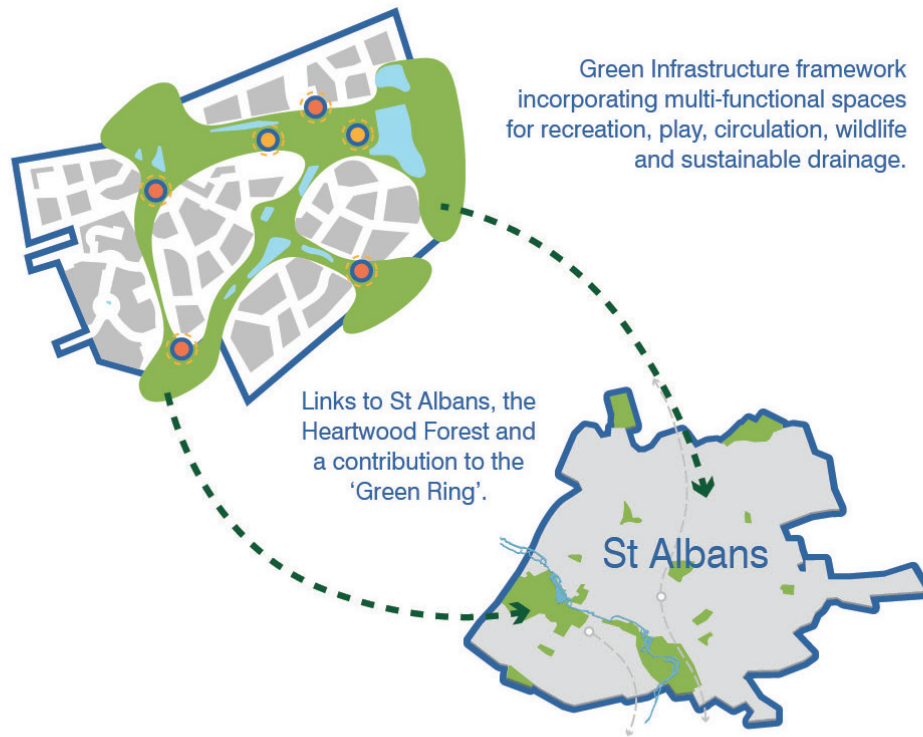


FIGURE 1: Visual from Page 29 of the North St Albans Vision Document illustrating Green Infrastructure and one approach to natural play provision.



# Green Infrastructure and Community Governance - Delivery Note

North St Albans



## Allotment and Community

**Strategic Location:**  
Alongside public open space and green infrastructure  
Good access for deliveries and parking  
Benefit from natural surveillance

An icon of two stylized human figures in green, one holding a small tree sapling, symbolizing community planting and care.

Animated, vibrant public realm, street tree planting and incidental green spaces.



An estate team for ongoing management and maintenance

Involve local residents in site wide management and conservation.



FIGURE 2: Visual from Page 31 of the North St Albans Vision Document illustrating Green Infrastructure delivery and management.



Whilst the essence of Green Infrastructure is to create an efficient, multi-functional and well connected network of spaces, as represented by the preceding illustrations and descriptions, there follows an explanation of the various individual benefits harnessed by the term and accommodated within the Illustrative Masterplan.

### Circulation

The movement framework for the Site has been designed to create a legible and coherent development which will connect with existing facilities, in particular St Albans City railway station, City centre, existing employment and education facilities. An interconnected network of primary and secondary streets and pedestrian and cycle routes will be provided to ensure that the development has a high level of permeability and promotes direct and efficient access through and within the development.

The development has been designed to ensure that access to open space, including play space, lies no further than 400m (a 5 minute walk) from all new accommodation. Moreover green spaces interconnect to form a network of public footpaths and cycleways that link each part of the Site with one another and with the town of St Albans to the south and west, and PRowS and the open countryside (including the Heartwood Forest) to the west, north and east.

In establishing excellent connectivity and integration of the Site with existing communities, the principles of national guidance and best practice as set out in 'Manual for Streets 2' will be used to develop a sustainable and effective access strategy for the Site.

### Amenity

The proposals provide a host of easily accessible spaces, offering and supporting both passive and active, formal and informal recreation, as well as an attractive setting to the development. Areas on site offering amenity would include new 'green' circulation corridors, football pitches, play spaces, woodland belts, allotments and gardens.

In addition to the recreational provision on site, improved access through the development would offer good connections to residents and the local population to the adjoining open countryside, including the Heartwood Forest.

### Ecology

The masterplan would seek to promote site wide biodiversity by conserving and enhancing existing site assets, whilst exploiting opportunities to supplement these with rich and varied new habitats. There is substantial space dedicated to planting within the scheme and this is well connected within the site and to neighbouring land, offering effective corridors for wildlife movement. The design accommodates a range of vegetation and wetland types, including woodland, hedgerow, species rich meadow, wetland and amenity grassland. These are to be designed organically in order to promote complexity and a diversity of ecological interest.

The Site proposals would be evolved in collaboration with an ecologist and in accordance with best practice guidance.



### Water

The green network would incorporate numerous integrated Sustainable Drainage Systems (SuDS) to achieve sensitive water management, whilst fulfilling recreational and ecological objectives. The scheme would include swales to convey runoff and attenuation features to manage stormwater. These features would be designed to be aesthetically pleasing, complementing the character of the environment and would include native planting to promote wildlife value.

### Delivery

It is envisaged that following a first phase of development a consortium, or Community Land Trust would be established to help deliver the Green Infrastructure illustrated within the proposals, and to administer capital receipts from further phases. At the outset evolution of the scheme and its development parameters would be steered by a design panel and informed by a design code. Please see Section Titled Community Governance below for further information.

A Community Land Trust (or similar) could provide the opportunity to ensure the maintenance of a high quality living environment in a manner receptive to and representative of community interests. The manner of implementation and management of the green spaces would be agreed with the local planning authority.

The emerging design for the site's Green Infrastructure is robust and effective. This could be sensitively evolved to ensure a positive and enduring landscape framework for the development and its wider setting.

## **4. Emerging Policy Framework**

'St Albans City & District Local Plan 2020-2036, Publication Draft, 2018', prepared by St Albans City & District Council, represents the emerging Local Plan and is currently undergoing a process of consultation. The document incorporates a number of policies pertinent to the provision of Green Infrastructure. The policies of relevance to the Site are summarised below, together with a description for how the proposals respond to ensure compliance.

### Policy L27 - Green Space Not Designated as Local Green Space

The Site is not designated as a 'Local Green Space' and is thereby unaffected by Policy L26.

**Policy L27 states that** *'Loss to development of existing areas of public or private green space will be refused unless they are not of sufficient value to be considered for a Local Green Space designation and if all the following criteria are met:*

- i) The land no longer serves an important recreational, sporting, amenity or biodiversity purpose, or, if i) does not apply, suitable replacement land and facilities can be provided elsewhere (if replacement sports pitches are to be provided, they must be laid out and playable before the existing Site is lost);*
- ii) the proposed development would not destroy or damage the character of any remaining green space, or the environment of the surrounding area, or the strategic function of any green space with which the Site is associated;*
- iii) wildlife conservation has been provided for in the design and landscaping of the proposed development;*



# Green Infrastructure and Community Governance - Delivery Note

## North St Albans

- iv) the integrity and value of green chains such as watercourses and disused railway lines are maintained and opportunities to strengthen such chains are not unacceptably compromised;
- v) Significant new landscaping is provided to mitigate the loss of the area’.

The policy also requires that if ‘existing green space is to be developed, details of the enhancement of the remaining areas and future management of these spaces will be required and secured through planning obligations’.

With reference to the above, any loss of existing playing fields will be addressed. In doing so the development aligns with the policy as it does not lead to the loss of valued green space, as defined by the Local Green Space criteria. The character and the strategic function of the surrounding area would be maintained and significant new green space would enhance the ecological and recreational value of the Site and its relationship to the local environment, utilising existing and proposed connections.

### Policy L28 - Green Space Standards and New Green Space Provision

This policy sets out the standards of provision for new green space in the case of new housing development. The provision is outlined in terms of quantity and accessibility, as described in the table below.

Table 1: Quantity and Accessibility Standards

Type of green space		Quantity standard (square metres per person)	Accessibility standard (metres)
Multi-functional green space	Amenity green space	15	300
	Natural and semi-natural green spaces	5	600 (walking) 5,000 (driving)
	Parks and gardens	12	500
Total multi-functional green space		32	N/A
Allotments		4.5	600
Children’s play areas		0.6	Younger children: 300 Older children: 450 Strategic play area: 900
Teenage areas		0.18	600 (walking) 1,500 (cycling)

The following represents the policy requirement for the Site based on the quantity standards described above. The numbers are derived from an expectation for the Site to deliver approximately 1100 dwellings at an average occupancy rate of 2.36 per dwelling.

Table 2: Quantity Standards Applied to Site



# Green Infrastructure and Community Governance - Delivery Note

North St Albans

Type of green space	Quantity standard (square metres)
Multi-functional green space standard (inc. amenity green space, natural and semi-natural green space, and parks and gardens)	83,072
Allotments	11,682
Children's play areas	1,558
Teenage areas	467

The quantity standard applied to the Site requires 96,779 square metres of green space. The current proposals incorporate significantly more green space; well in excess of the figure required by the emerging policy. The character of the design is flexible and would readily accommodate the different functions and the quantity of each required by the standard.

With regard to the accessibility standard, the nature of the proposals are compatible with the aspirations of the local authority.

The policy states that for a project of more than a 100 dwellings, full provision of the above requirements are required on Site. The proposals would satisfy this aspect of the policy, providing the full range of desired facilities and green space.

The policy requires that *'Play facilities will generally be designed and provided in accordance with national best practice guidance (currently set out by Fields in Trust (FIT)23), in Supplementary Planning Documents, or other local guidance'*. It is intended that the proposals would be designed with reference to the aforementioned guidance.

The policy also states that *'the creation of new green space through development must be based on the following principles:*

- Developers should assume that they will need to create the new green-space themselves and secure its status and management permanently through public ownership or trust and related funding arrangements that are self sustaining. Local authority (SADC) and local council (town and parish council) options may be available but private management arrangements may be necessary and must be secured by planning obligations.*
- Larger strategic open spaces/play areas, rather than small spaces, will be preferred so as to maximise use options and ease management and maintenance. Spaces should be multi-functional and provide varied types of enjoyment for all age groups.*
- Design and management should generally be for the benefit of ecological/wildlife habitat, as well as good general public access and appropriate recreational and sporting use.*
- Design and management arrangements should incorporate any Sustainable Urban Drainage Systems (SUDS) features needed for any nearby or associated area. This requirement must be considered as part of initial Masterplanning and appropriate provision, management and maintenance arrangements should be secured by planning obligations'.*

Consistent with the above requirements, the scheme design will be steered and informed by a design



panel and the production of a design code which we anticipate will be conditioned on the grant of an outline permission. This process will establish a set of development parameters which will steer subsequent Reserved Matters applications.

In tandem with delivery of the first phase of development on site we propose to establish a consortium, or Community Land Trust. This body will include representatives of the community (new residents) alongside key stakeholders, including but not limited to St Albans Council and St Albans School, to guide the delivery of subsequent phases of development.

A Community Land Trust, (or similar) will ensure the maintenance of a high quality living environment in a manner receptive to and representative of community interests. The manner of implementation and management of the green spaces would be agreed with the local planning authority.

Policy L28 identifies the Site at North St Albans for the following priority provision:

- Strategic play
- Teenage areas
- Amenity Green Space
- Parks
- Playing pitches: adult and junior football

As stated previously, the area within the scheme dedicated to green space is generous and flexible, with the scope to accommodate the full range of functions required by the policy.

The proposals will compose strategic scale and connected multi-functional spaces, designed to jointly promote ecological value, public access and varied amenity, whilst fulfilling an integrated water management function.

### Policy L29 - Green and Blue Infrastructure, Countryside, Landscape and Trees

This policy sets out an ambition to conserve and enhance public access improvements to the existing Green Infrastructure Network, whilst securing new green infrastructure for new development.

Particular opportunities sought within the policy and of relevance to this potential development, include;

- *The creation of new green recreation and/or wildlife routes at all scales;*
- *Implementation of Rights of Way Improvement Plans and other route improvements to improve access to green infrastructure features; and,*
- *Greening of the urban environment, including tree planting, green roofs and green walls.*

In addition, it is stated that '*Masterplanning for new development should have reference to these plans and should plan positively for related open space and access links across Site boundaries*'.

The Vision Document and the Illustrative Masterplan contained therein, prepared in support of the

site's allocation (See figure below), identify a range of landscape interventions in support of the opportunities noted above. The green space allocated within the development are substantial, extensive and connected, providing a great opportunity for wide ranging and meaningful benefits. The Site is enclosed by structural native vegetation, including woodland, specimen trees and hedgerows, alongside meadows and amenity grassland, and is subdivided by a comprehensive network of corridors composed of the same. This new infrastructure frames circulation around and through the Site, whilst providing rich interconnected habitats for wildlife, and robust and attractive environments for recreation.



FIGURE 3: Copy of the latest masterplan for North St Albans

The policy also sets out a position on a number of aspects related to landscape, as described below.

### Countryside and Landscape Character:

*'The condition and strength of character (including remaining areas of tranquillity) of the District's landscapes will be conserved, managed, and where appropriate enhanced, with reference to national and local Landscape Character Assessment (LCA), Landscape Conservation Area designations, Historic Landscape Characterisation (HLC) and Heritage Partnership Agreements. Landscape and Visual Impact assessments will be required for all major developments and any other developments which may have a significant effect on the local landscape'.*



A Landscape & Visual Impact Assessment will be undertaken as part of an iterative design process, informing appropriate design and mitigation, to ensure a sensitive proposal. A preliminary Landscape & Visual Assessment undertaken by Urban Wilderness concludes that the development would not result in any significant adverse effects upon the landscape or visual amenity of the Site, or local context and could therefore be supported in landscape terms.

### Biodiversity:

This section of the policy proposes to conserve, enhance and manage Sites of ecological importance, whilst advocating the linking or reconnecting of wildlife habitats and providing green infrastructure in new developments.

The development proposals comply with this aspiration for biodiversity; retaining and enhancing existing ecological features, and promoting rich and varied habitats throughout the Site, through a range of vegetation and wetland types, arranged to promote complexity. There is substantial space dedicated to green infrastructure and the arrangement throughout the Site ensures good connectivity within the development and to neighbouring land, enriching the Site and strengthening the wider network.

The Site proposals would be developed in collaboration with an ecologist and in accordance with best practice guidance.

### Agricultural Land:

This section states the requirement for an assessment to grade the land and suggest that the *'most versatile agricultural land (grades 1, 2 or 3a) will normally be refused' development, albeit an exception may be made where it can be evidenced that there is an overriding need for the development*.

The Site is comprised of arable farmland classified predominantly as being of grades 3a and 3b quality, with a smaller area of grade 2 farmland to the north of the Site. However, the Site in its entirety has been identified for a proposed urban extension to the north of St. Albans, as a result of overriding need for residential development.

### Watercourses and flood risk:

The policy states that watercourses *'and their settings will be conserved for their biodiversity value and to improve water quality'*. It continues to assert that the *'Council will seek to avoid development in areas at risk from flooding in accordance with national policy and ensure that water management and flood risk issues are fully addressed by new development*.

The Site lies in Flood Zone 1 and investigations demonstrate that the Site is capable of delivering Sustainable Drainage Systems (SuDS) to limit stormwater runoff, with potential even to reduce stormwater runoff to below present day conditions, providing valuable flooding alleviation to the wider area of St. Albans. The space allocated to Green Infrastructure on Site is substantial and extensive, providing an opportunity to effectively manage water on Site, in a way that is sensitive to and compatible with the ecological and amenity functions of the scheme.

### Countryside access:

This aspect of the policy states that *'opportunities for new definitive links between existing rights of way and greater access to the countryside for all users will be encouraged'*. The development proposes a very comprehensive network of routes for non-motorised users, set within spacious, attractive and safe corridors, achieving rational links between key features within the scheme and existing Public Rights of Way within the Site and to the east and west. The routes would be of benefit for those wishing to travel efficiently within the Site, or commute across it, connecting regularly and logically with the surrounding landscape.

### Protection of existing woodland, trees and landscape features:

The policy supports the retention and protection of existing woodlands, trees and landscape features, including hedgerows. The future planning application would be supported by a full land and arboricultural survey, conforming to the requirements of BS5837 (2012) and any further design would be sensitive to identified assets, ensuring that they are, where possible, positively accommodated within a scheme and protected in accordance with relevant British Standards. The final design of the Site would be sensitive to existing landscape character and considerate to potential future conflicts.

### New landscaping and tree planting:

The policy requires judicious specification for the implementation and retention of hard landscape features and vegetation, and prescription for the ongoing maintenance and management of these, to ensure the scheme establishes effectively and is successful in the long term. The final proposals would set out detailed arrangements for the landscape to include full specifications for the components and the installation of the hard and soft features, accompanied by maintenance and management reports, reinforcing the vision for the landscape and the practicalities of realising this. New planting and the techniques proposed for the implementation of the landscape, will be specified in accordance with industry best practice and the requirements of the local planning authority.

## 5. Community Governance

With respect to Policy S6 vi) - North St Albans Broad Location, criterion 15 *'Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands...'* page 33 of the Vision Document for North St Albans notes the following:

*'One potential solution being explored for the delivery and ongoing management of various aspects of the proposed development is the establishment of a Community Land Trust. A Community Land Trust approach allows for communities to deliver their own services, housing, pubs, community facilities and enterprises, would enable local people to access truly affordable housing, and to manage their own homes and communities.'*

*It is envisaged that St Albans School would set up the Trust and participate as a member on its board alongside community representatives and other key stakeholders. A CLT or similar:*



# Green Infrastructure and Community Governance - Delivery Note

## North St Albans

- *allows for a community driven approach which ties into the legacy goals of the School, ensuring the involvement of residents and the community in the management of key elements of the development proposals, including:*
  - *Proportion of the affordable housing*
  - *Key worker homes, with priority to those in the education sector*
  - *Community facilities, including local retail, community hall*
  - *Open space*
- *Enables borrowing from Government for the delivery of additional infrastructure, if necessary*
- *Ensures the maintenance of a high quality living environment in a way that is controlled by the Trust*
- *Allows community control and representation*
- *Allows greater flexibility over the delivery of affordable housing*
- *Not for profit organisation, with surplus recycled back into the Trust for use within the community, including additional community projects where appropriate.'*

St Albans School and Hallam Land Management are committed to the delivery of a CLT or similar consortium.

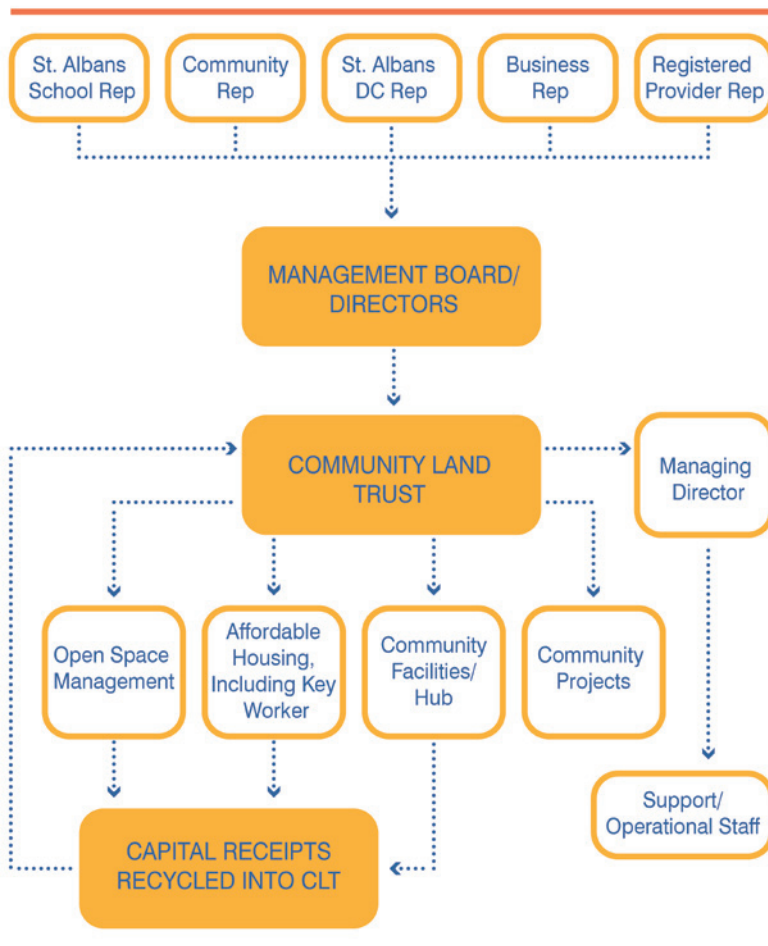


FIGURE 4: Anticipated structure of Community Land Trust for North St Albans.

### 6. Summary

The Green Infrastructure proposed for the scheme and as represented within the Vision Document and the Illustrative Masterplan offers a landscape that is efficient, multi-functional and well connected; exploiting opportunities within the development to deliver an attractive, ecologically sensitive and dynamic series of spaces, benefiting the site and its context.

In addition, the application of Green Infrastructure principles within the site are consistent with the policy set out within 'St Albans City & District Local Plan 2020-2036, Publication Draft, 2018'.

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# North St Albans

St Albans, Hertfordshire

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







# Illustrative Masterplan

The current masterplan continues to evolve following an iterative process of design, testing and refinement.

North St Albans is capable of delivering:

1. Up to 1000 high quality homes in a mix of sizes, styles and tenure, including 1, 2 and 3 bed apartments, 2, 3, 4 and 5 bed housing, specialist housing for the elderly and self build plots.
2. 40% affordable housing comprising a mix of key worker housing, shared ownership and private rented accommodation. St Albans School will retain a number of the key worker and private rented houses and will manage these units primarily for staff of the School as well as other local teachers.
3. A new local centre comprising of small to medium scale retail and employment units. The local centre will provide for the day to day needs of local residents and will also foster the growth and development of small scale businesses. Office space will provide flexible work spaces and virtual office services with a postal address and professional telephone answering service, a range of contemporary meeting rooms and conference facilities, including high speed internet access, audio-visual equipment and car parking.
4. A new primary school, sponsored by St Albans School.
5. A new care home (circa 80 beds) will anchor the Site with Harpenden Road. The Site's primary junction with Harpenden Road will see an upgrade of the existing access to the Woollam Playing Field complex from a priority T junction to a roundabout junction. In doing so traffic speeds along Harpendon Road will be slowed and one's sense of arrival to the north of the city enhanced.
6. A dedicated 'Estate Office' at the heart of the development. This facility seeks to provide offices for the Community Land Trust, flexible community meeting rooms, a treatment room for visiting healthcare professionals and space for crime liaison officer.
7. Changes to Sandridgebury Lane and Valley Road to include signals, in order to help manage the flow of traffic through the Site, in particular with regard to traffic between Harpendon Road and the existing Porters Woods employment Site to the south.
8. Diverse, interconnected, usable green space in the form of parks, allotment gardens, greenways, woodland belts, footpath and cycle connections and play space.
9. Wholesale biodiversity enhancement through the creation of a range of habitat types including wetland, woodland and species rich meadow.



-  **Site Boundary: 46.55 Ha**
-  Proposed Vehicular Access
-  Proposed Pedestrian Access
-  Existing Vehicular Access Via Valley Road to be controlled with Signals
-  Existing Pedestrian Access Retained
-  Sandridgebury Lane retained along current alignment. Potential for future closure will be explored.
-  Existing Private Drive to Residential Dwellings Retained
-  **Proposed Residential Plots: Up to 1000 dwellings @ average 40dph**
-  Proposed Roads
-  Proposed Shared Surface Carriageway
-  **Proposed Local Centre: 1.2 Ha with Retail, Flexible Office Space, Apartments, Car Parking & High Quality Public Realm**
-  **Proposed School: 2.4 Ha with Car Parking, Junior Sports Pitches, and Recreational Space**
-  **Primary Frontage: Potential Care Home**
-  **Proposed Estate Office/Community Rooms/Outlier Healthcare for Existing GP Practice**
-  **Proposed Self-Build Plot**
-  **Proposed Green Infrastructure**
-  Proposed Attenuation Features
-  Proposed Boardwalk Features
-  Proposed Equipped Play
-  Potential Footpath / Cycle Corridor: Hallam Land and St Albans School are committed to exploring the potential of closing Sandridgebury Lane in the future. This corridor has been designed such that it could function in its current state or as a footpath / cycle corridor.
-  Proposed U9/U10 Sports Pitches
-  Proposed Tree Planting
-  Retained Existing Woodland
-  Retained Existing Public Right of Way
-  Proposed Key Extension to Public Right of Way
-  Potential for Community Allotments



**Illustrative Masterplan**



# Green Infrastructure

## Green Infrastructure

“A key design principle is to treat everything as landscape: buildings define the edge of space: landscape occupies the space, whether it is a park, a street, a fence or a pavement.” (Urban Design Compendium Para 3.5). The development will deliver multifunctional Green Infrastructure (GI) that provides important amenity green space alongside an animated and vibrant public realm, but which also encourages sustainable modes of transport, conveys surface water, creates wildlife corridors, softens and screens development and helps to link the Site with its wider environs. The design of the Site’s open space is crucial to the manner in which the development is perceived, its character and its sense of place.

Moreover, accessible, interlinked Green Infrastructure plays an integral role in maintaining a societies mental and physical health and wellbeing. Safe space for recreation, space for play and social interaction are all essential to the success of development to the north of St Albans. Increased access to the Heartwood Forest also allows the City to implement its aspiration for a Green Arc (both a cycle and pedestrian link) to the north of the City.

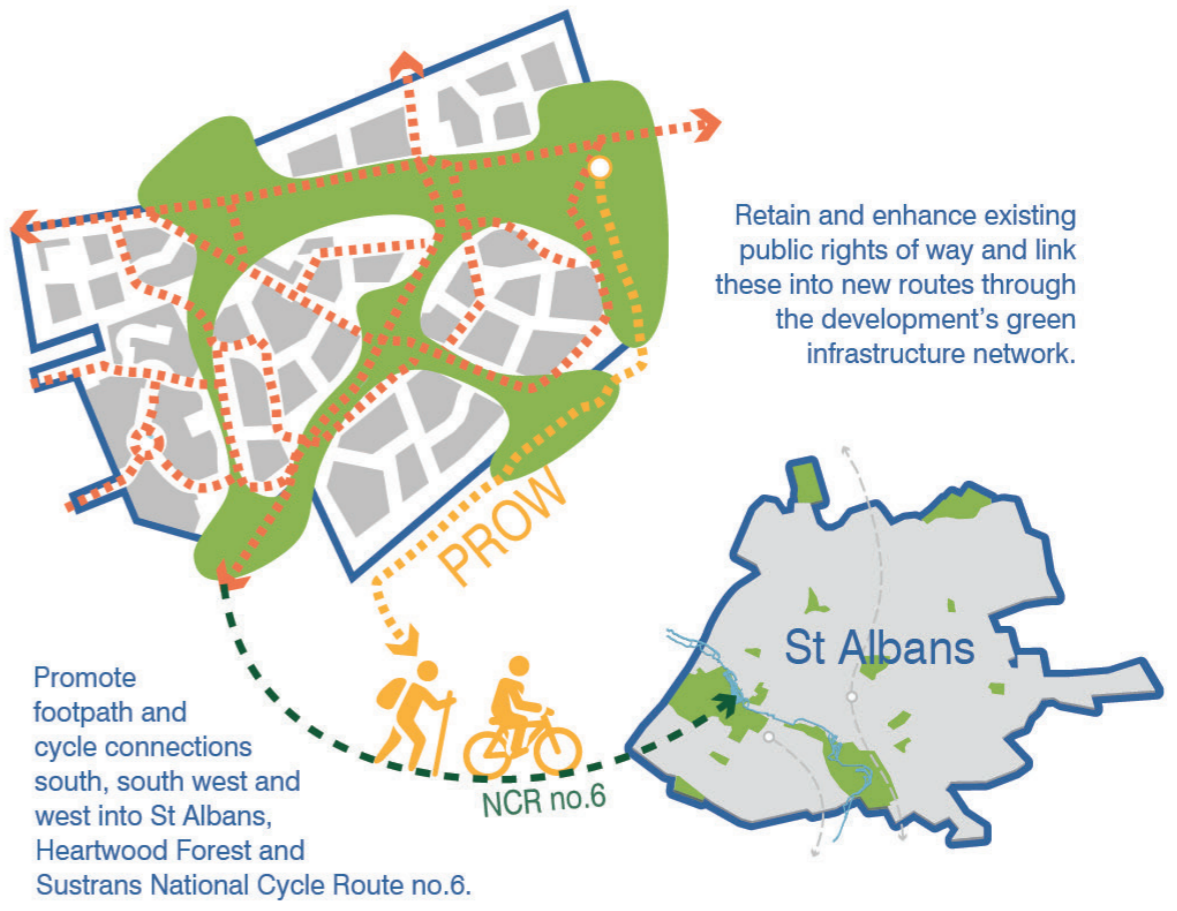
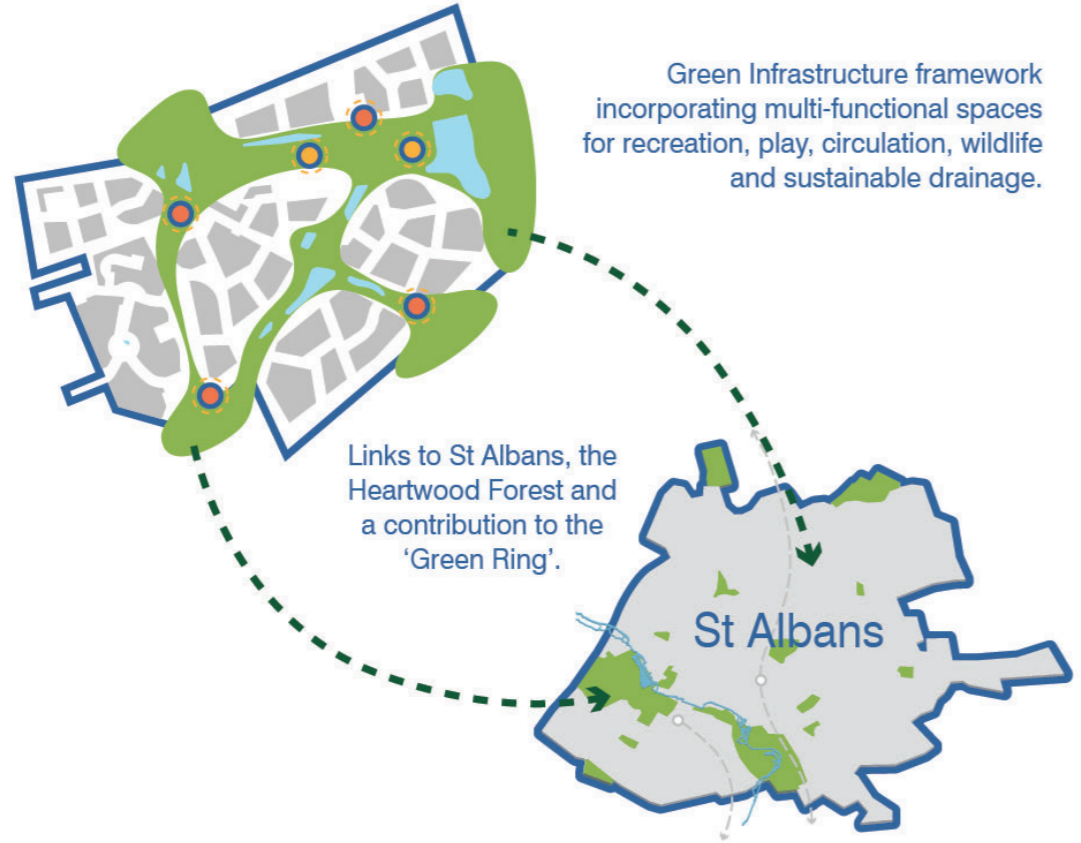
The masterplan carefully considers both the scale and distribution of green spaces.







# Connectivity



## Allotment and Community

**Strategic Location:**  
 Alongside public open space and green infrastructure  
 Good access for deliveries and parking  
 Benefit from natural surveillance

Animated, vibrant public realm, street tree planting and incidental green spaces.



Promote connections to the existing 321 bus service on Harpendon Road  
 Consider Bus connection into and through the development

Harpendon Road

An estate team for ongoing management and maintenance

Involve local residents in site wide management and conservation.



As far as practicable ensure that all residential areas are within reach of open space, play space and the local centre.



# Green Infrastructure



# Phasing

## Practical Delivery

The commitments set out in this proposal will be secured through a Section 106 Agreement. The Heads of Terms for that Agreement are presently being drafted and will form part of an Infrastructure Delivery Plan and associated viability appraisal which will complement this document.

## Phasing

The transport infrastructure necessary to support the Site will be delivered in a timely way in order to reduce the impact of the development. Provision will need to be made in step with the requirements of each phase of development and will ensure that provision is coordinated between phases.

Key elements of infrastructure required to support the vision and aims of sustainable development i.e connectivity through pedestrian and cycle and through public transport improvements, will be integral parts of the Site development.

The anticipated phasing for delivery of the potential off-site highways improvements at the Ancient Briton and King William Iv junctions will be early in the development of the Site, with phased delivery prior to the occupation of any development, subject to agreement of details with Hertfordshire as highways authority.

## Trajectory of Housing:

### Year 1 =

50 homes from two clusters including a demonstration phase, plus primary access; care home

### Year 2 =

100 homes plus open space

### Year 3 =

200 homes plus open space, signalise Valley Road

### Year 4 =

200 homes plus open space; Local Centre

### Year 5 =

200 homes plus open space; wider green infrastructure, including linkages to Heartwood Forest Arc; primary school

### Year 6 =

200 homes plus open space; community retail; surgery (if demand / take-up)

### Year 7 =

50 dwellings plus open space; self build