

Local Plan Technical Report

2018/2019 Infrastructure Delivery Plan Appendices

Part 13: Education

Appendices 53 to 54

Appendix 53: Education Facilities Extract of East St Albans Landowner/Developer
Representations Call for Sites 2018 (February 2018)

8th February 2018

T +44 (0)20 7198 2000

F +44 (0)20 7198 2001

www.lsh.co.uk

Chris Briggs
St Albans City & District Council
Civic Centre
St Peter's St
St Albans
AL1 3JE

Lambert Smith Hampton

United Kingdom House
180 Oxford Street
London
W1D 1NN

By email

Dear Mr Briggs

**ST ALBANS CALL FOR SITES 2018 CONSULTATION
OAKLANDS COLLEGE, HATFIELD ROAD, ST ALBANS HERTFORDSHIRE AL4 0JA**

We write on behalf of Oaklands College, to submit representations in relation to the above consultation and site.

Background

Oaklands College carries out a vital economic role that should be fully taken into consideration in preparing the Strategic Local Plan. It is a significant employer in its own right, employing over 1,000 people directly. The College also provides enhanced training provision for local people in a wide range of trades and professions, supporting their learning and development and helping to improve the skills base of the local workforce.

Masterplan Document & Benefits of the East of St Albans Allocation

The College prepared a masterplan document and submitted it to the Council in November 2015. This provided details of how it would take forward the proposed strategic allocation contained within what was draft Policy SLP13d and the associated benefits that would be delivered for the community. An updated version of the document is attached. The Council took this document, and responses from other landowners / developers, into account in finalising previous drafts of the Strategic Local Plan.

The masterplan provides initial thinking regarding how a sustainable masterplan could be delivered for the East of St Albans proposed allocation, thereby releasing wide ranging community benefits. These benefits include:

1. 42% affordable housing, in line with the requirements of the local community.
2. A mix of high quality designed homes, in particular 2 bedroom and 3 bedroom homes helping to fill the gaps identified in the SHMA.
3. Self-build Code Level 6 experimental homes within the eastern portion of the masterplan, which would also be used as a teaching, tool for the College and St Albans residents.
4. An exemplar high quality design masterplan that allows residents and the general public to access the parklands, the lake, existing and new footpaths, and cycle paths as well as the college restaurant, farm shop and community days centred on the new public

- square – College Square as part of the current masterplan. This would include zero carbon for 650 of the proposed dwellings.
5. A new two form entry Primary school able to link with other schools in the area but also with the college, enabling an exciting educational opportunity for the primary school children to access all the facilities the College has to offer.
 6. A Combined Heat and Power facility at the centre of the scheme and serving 650 of the dwellings.
 7. Sustainable drainage integrated into the masterplan through swales and reed beds.
 8. Large areas of residential amenity space with wide habitat corridors, considerable numbers of new native trees planted.
 9. Comprehensive new road junction improvements including new junctions and access roads – with the potential for a bus link through from Sandpit Lane to Hatfield Road.
 10. Improved public access to college sports facilities and the possibility for growth in this area to meet community need.
 11. And fundamentally – all the money released through this site allocation will be invested in realising the potential of the communities served by Oaklands College.

Recent Appeal Decision Concerning the Site

In December 2017, permission was granted at appeal for redevelopment of the existing college buildings and 348 dwellings. This means that the first phase of the East of St Albans site will now be delivered. The remaining phases would allow many more benefits to be delivered. This would include much greater investment in education, both the College and school provision. There are also a wide range of other benefits, set out above.

Green Belt Review

The consultation overview text notes that the Green Belt Review undertaken in 2013 identified areas where least damage to the purposes of the Green Belt would be caused if strategic development occurred. The East of St Albans site was ranked second out of nine sites. This was based upon a detailed assessment of: their contribution towards Green Belt purposes; environmental, historic and other primary constraints; capability of integration into existing settlements; and; landscape sensitivity.

Emerging Core Strategy Appendices (St Albans Council, 2009)

This report formed part of a historic draft of the St Albans Local Plan, when it was referred to as a Core Strategy. The report concluded as following in relation to the East of St Albans proposed allocation. 'There do not appear to be any major drawbacks to developing this land. This area is well related to the existing built up area, the landscape quality is not high and the gap between St Albans and nearby settlements would be maintained. Housing development could offer some advantages, including expansion of Oakwood Primary School, a local shopping centre and substantial woodland planting and public open space; possibly also a new St Albans-Hatfield bus route.'

Other Factors to Consider

The consultation overview text also go on to explain that other factors to be consider in determining where to allocate strategic developments are as follows:

- Unique contribution to improve public services and facilities, e.g. public transport.
- Unique contribution to enhancing local high quality job opportunities and the aspirations of the Hertfordshire Local Economic Partnership / Hertfordshire EnviroTech Enterprise Zone.

- Unique contribution to other infrastructure provision or community benefits.

Allocation of the College's land would clearly achieve all three of these objectives. Allocation of the land would lead to a substantial investment in public service facilities, namely education. This includes investment not only in Oaklands College, but also proposed new school facilities. There is also a clear link between investment in education and creating job opportunities.

Conclusions

Oaklands College strongly supports the East of St Albans strategic allocation, as identified in previous drafts of the Strategic Local Plan.

The East of St Albans site has been consistently found to be one of the top performing locations for a strategic housing and education allocation. This includes detailed analysis carried out by independent consultants, considering the Green Belt impacts and sustainability of the various site options.

The College has issued a masterplan document, which provides an initial indication as to how the allocation could be delivered and the wide range of community benefits that would be released. This shows that there would be substantial benefits arising from the allocation.

Yours sincerely



Vincent Gabbe
Director



OAKLANDS COLLEGE STRATEGIC LOCAL PLAN

Updated
February 2018



06-02-2018 - [2015-195]

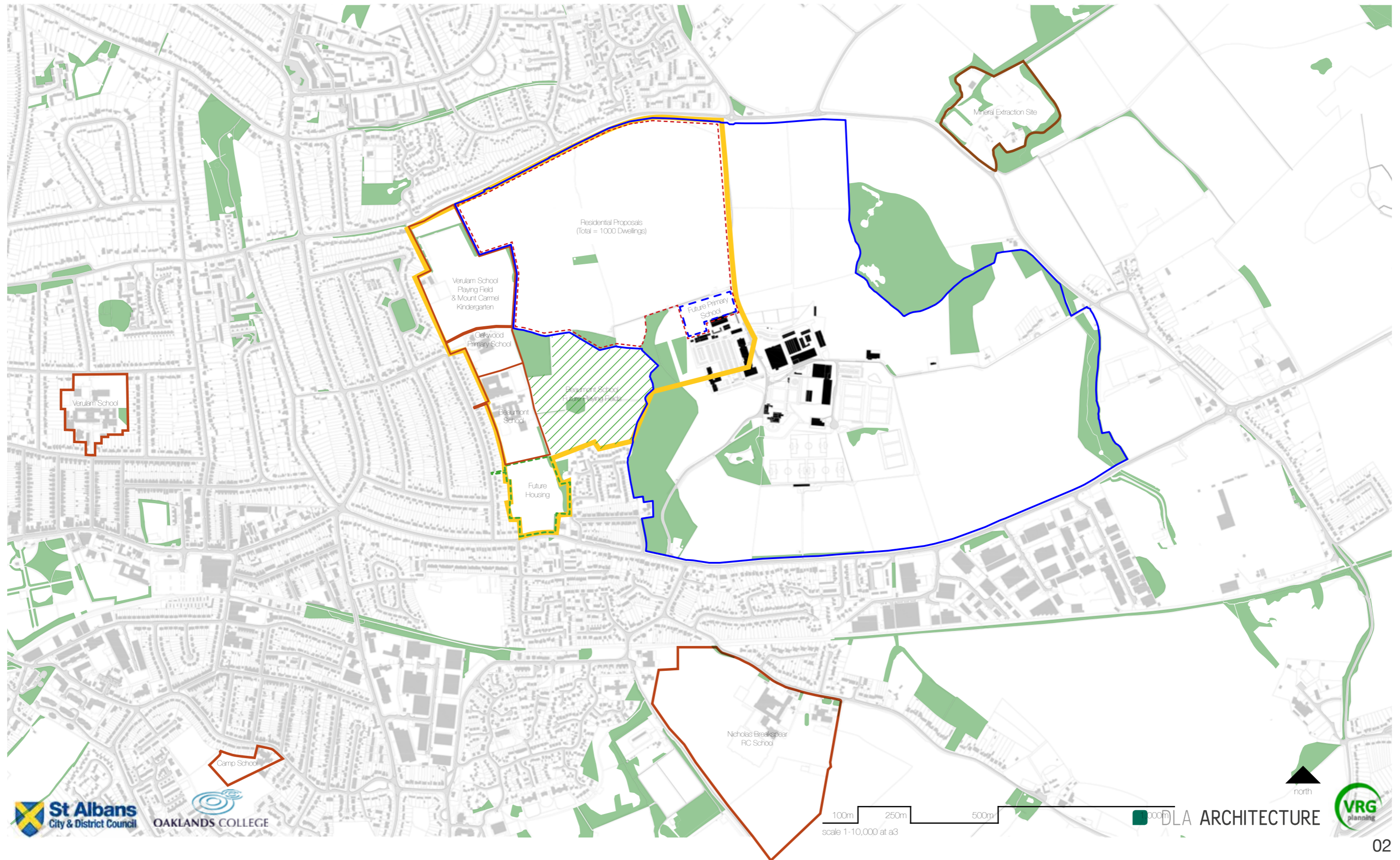


01 LAND OWNERSHIP & DEVELOPER POSITION

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)

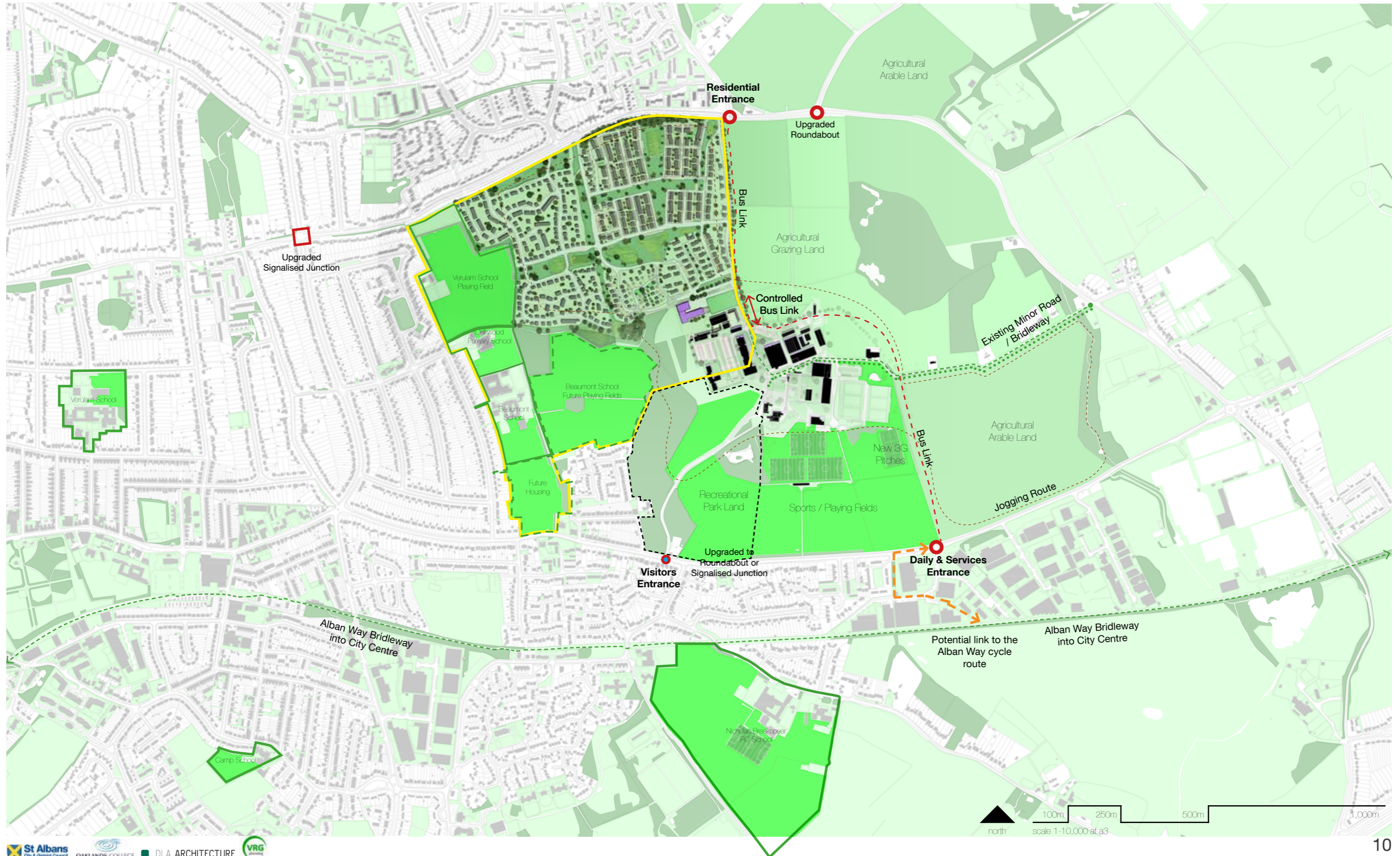
	Neighbouring Schools
	Future Neighbouring Schools Expansion
	Mineral Extraction Site

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 A NEW 2 FORM PRIMARY SCHOOL



THE NEW PRIMARY SCHOOL WILL:

- A MUCH NEEDED SCHOOL PROVISION TO ST. ALBANS,
- ENABLE AN EXCITING EDUCATIONAL OPPORTUNITY FOR THE PRIMARY SCHOOL CHILDREN TO ACCESS ALL THE COLLEGE FACILITIES - ANIMALS, WORKSHOPS, SPORTS & MORE,
- BE LOCATED IN A BEAUTIFUL LANDSCAPE SETTING,
- BE A HIGH QUALITY ARCHITECTURAL DESIGN,
- INCLUDE ENGAGEMENT WITH LOCAL SCHOOLS TO EXPLAIN THE DESIGN & CONSTRUCTION PROCESS,



The illustrations to the right show examples of an award winning Primary School in Twickenham by DLA Architecture, including bespoke interior learning environments and nature garden.

There are also opportunities to engage neighbouring Schools in the design and construction process through workshops and site visits tailored to particular curriculum interests and age ranges.



06 THE NEED FOR A NEW COLLEGE CAMPUS

THE EXISTING COLLEGE CAMPUS

- The College Campus is not performing well in terms of teaching space. Maintenance and running costs are very high and the College's ability to be flexible and meet the changing needs of the curriculum is severely limited.
- Agricultural and animal buildings are now used for teaching with no adaptations to the space.
- Two main teaching blocks were originally built as residential accommodation and are therefore badly configured and very inefficient for teaching.
- The Mansion House is in need of modernisation, significant repair and also major works to deal with accessibility issues.



(A) Student Housing



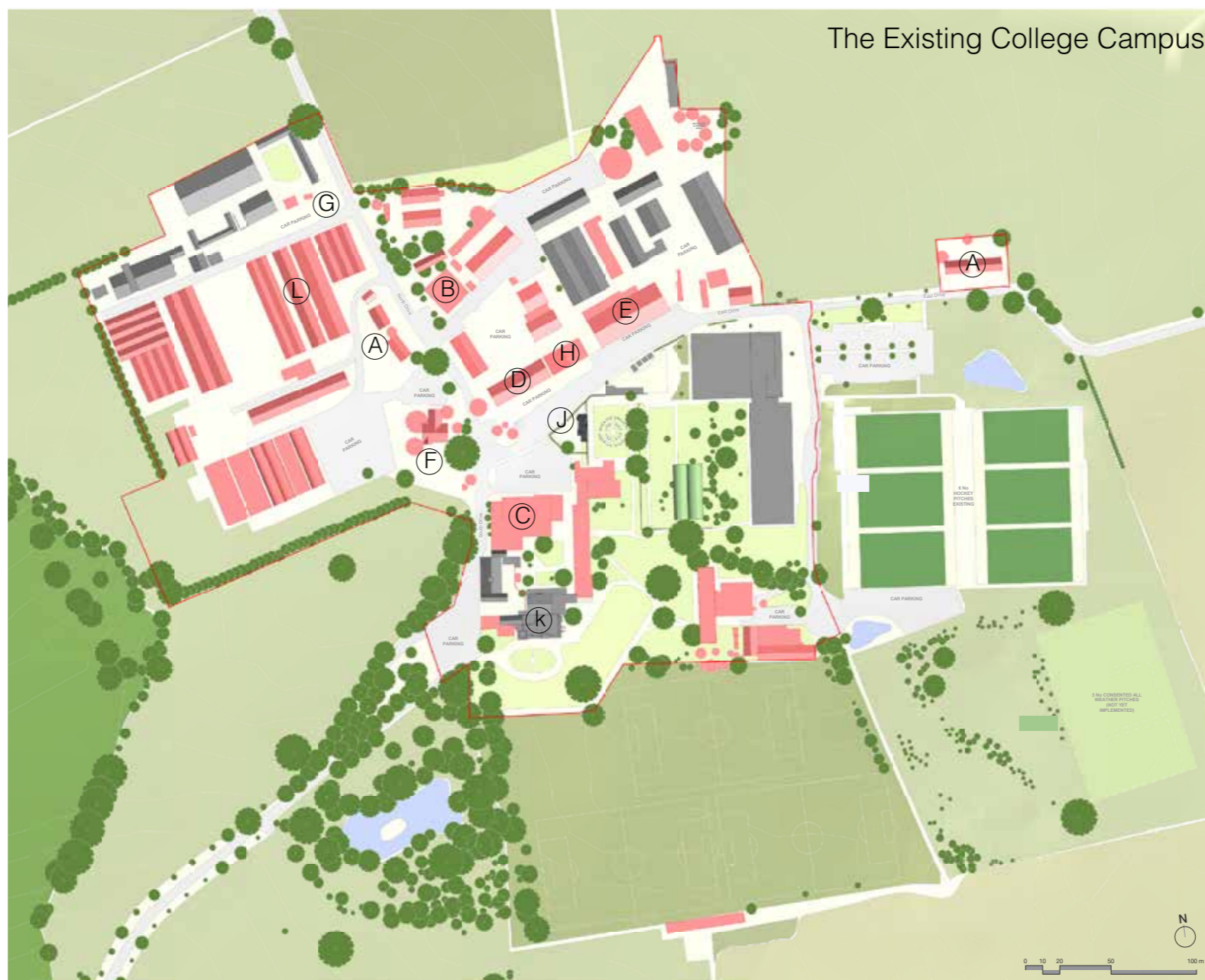
(B) General Teaching Portacabin



(C) The Entrance & Library Building



(D) Construction & Engineering



The plan and all the images on this page illustrate the poor condition of the existing College Campus. The red shaded buildings are the existing buildings which are due to be demolished as part of the new



(E) Existing Changing Facilities



(F) Children's Nursery



(G) Equestrian Centre



(H) Engineering Workshop



(J) 39 East Drive



(K) The Mansion House



(L) The Glasshouses

06 COMMUNITY & EDUCATION BENEFITS THE PROPOSED COLLEGE MASTERPLAN

- Oaklands College Masterplan seeks to combine innovative architectural design, a sympathetic understanding of the Green Belt and the agricultural heritage of Oaklands.
- The Masterplan provides a College green at the centre of the site together with the removal of the poor quality buildings and traffic from the heart of the campus.



(A) The Homestead Student Housing



(B) General Teaching Building

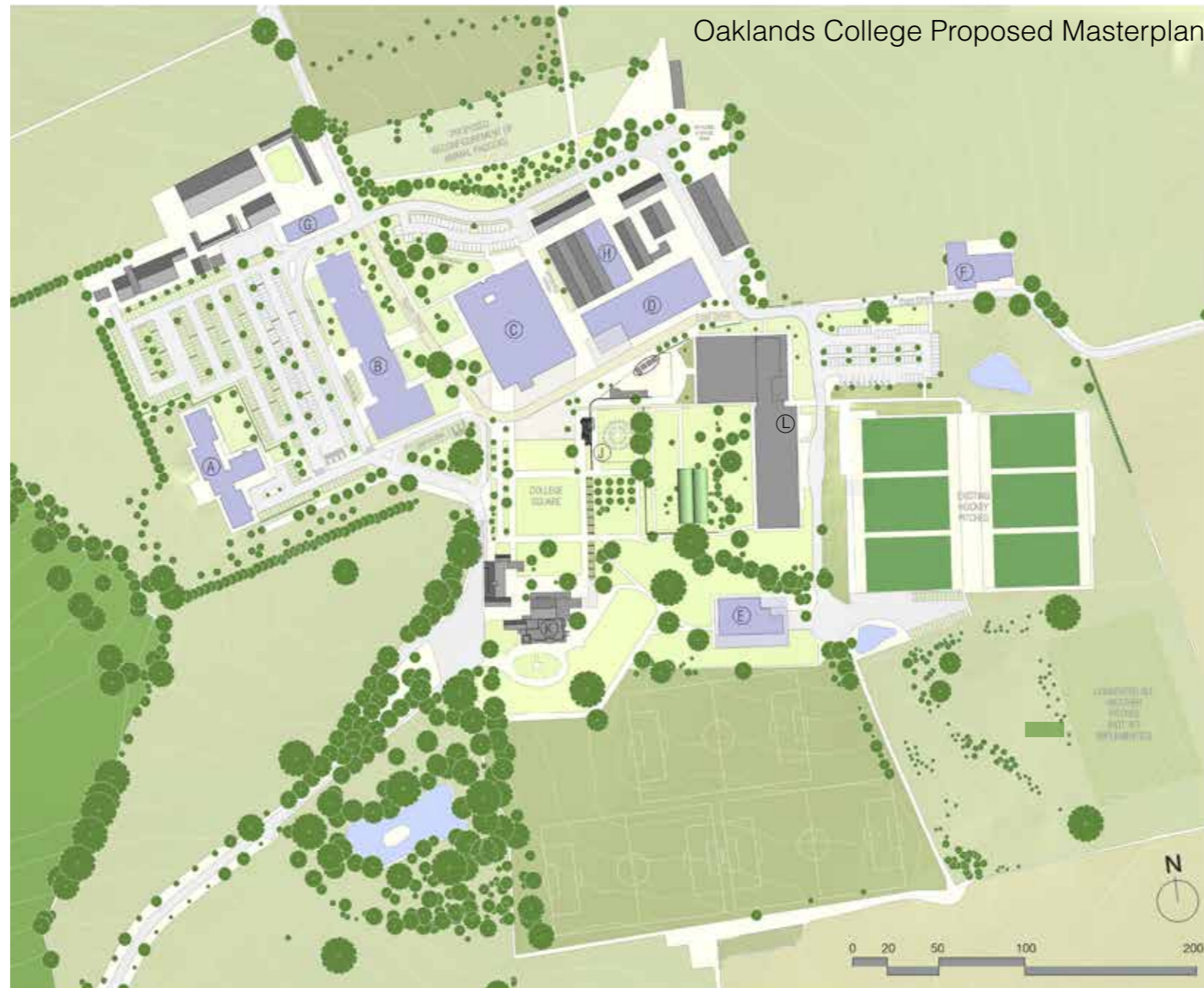


(C) The Entrance & Library Building



(D) Construction & Engineering

A Summary of the Proposed Education and Community Buildings:



(E) Sports & Changing Pavilion



(F) Children's Nursery



(G) Equestrian Centre



(H) Engineering Workshop



(J) Art Box



(K) The Mansion House



(L) The recently completed Discovery Centre

Key to Campus Plan



06 COMMUNITY & EDUCATION BENEFITS THE PROPOSED COLLEGE MASTERPLAN

- The redevelopment of the college site will provide significant improvements for the students, staff and the local Community.

A 3d visualisation of the proposed College Square & Gateway Building



THE COLLEGE SQUARE & NEW GATEWAY BUILDING:

- WILL PROVIDE A CLEAR FOCUS & ENTRANCE TO THE CAMPUS,
- THE GATEWAY WILL BE THE COLLEGE'S MAIN RECEPTION,
- STUDENT ONE-STOP-SHOP ADVICE & GUIDANCE,
- THE PLACE FOR STUDENT LEARNING OUTSIDE THE CLASSROOM IN THE LEARNING RESOURCE CENTRE,
- STUDENT SERVICES - CAFE AND THE STUDENT LOUNGE,
- PUTTING ADMINISTRATION SERVICES AT THE HEART OF STUDENTS ACTIVITY.

The proposed General Teaching Building



THE NEW GENERAL TEACHING BUILDING PROVIDES:

- NEW SCIENCE LABORATORIES,
- FLEXIBLE TEACHING AND LEARNING SPACES FOR A RANGE OF VOCATIONAL AND A- LEVEL COURSES,
- SPECIALIST FACILITIES FOR STUDENTS ON LEARNING FOR LIVING AND WORK PROGRAMMES.

06 COMMUNITY & EDUCATION BENEFITS THE PROPOSED COLLEGE MASTERPLAN

- The College has taken care in formulating the proposals, to minimise any impacts on the openness of the Green Belt as far as possible. The proposed College buildings have been focused within existing developed parts of the

A 3d visualisation of the proposed Construction & Engineering Workshop



THE NEW CONSTRUCTION & ENGINEERING WORKSHOP WILL PROVIDE:

- MODERN INDUSTRY STANDARD WORKSHOPS FOR THE TEACHING OF PAINTING AND DECORATING, ELECTRICAL INSTALLATION AND PLASTERING.
- THE BUILDING ITSELF IS INTENDED TO BE A TEACHING TOOL FOR STUDENTS WITH THE BUILDING MANAGEMENT TECHNOLOGY MADE VISIBLE.

The proposed Student Residence



THE HOMESTEAD - NEW STUDENT RESIDENCE:

- THE RESIDENTIAL ACCOMMODATION FOR STUDENTS IS LOCATED IN AN 80 BEDROOM “HOMESTEAD”.
- THE PROVISION INCLUDES EN SUITE ACCOMMODATION AND SOCIAL SPACES.
- THIS LOW RISE DEVELOPMENT TO THE WEST OF THE SITE IMPROVES THE CURRENT DISPERSED RESIDENCES WHICH ARE NOT DESIGNED FOR SPECIFIC STUDENT NEEDS.

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 54: Education Facilities Extract of North St Albans Landowner/Developer Representations Regulation 18 Consultation (February 2018)

North St Albans

St Albans, Hertfordshire

St
North  Ibans



Section 1

Introduction

Economic Expertise

Education is Key

St Albans considers itself to be a 'City of Expertise', with its resident workforce being within the 4% of the most skilled workforces in the country, enviable transport links and a range of strongly performing businesses.

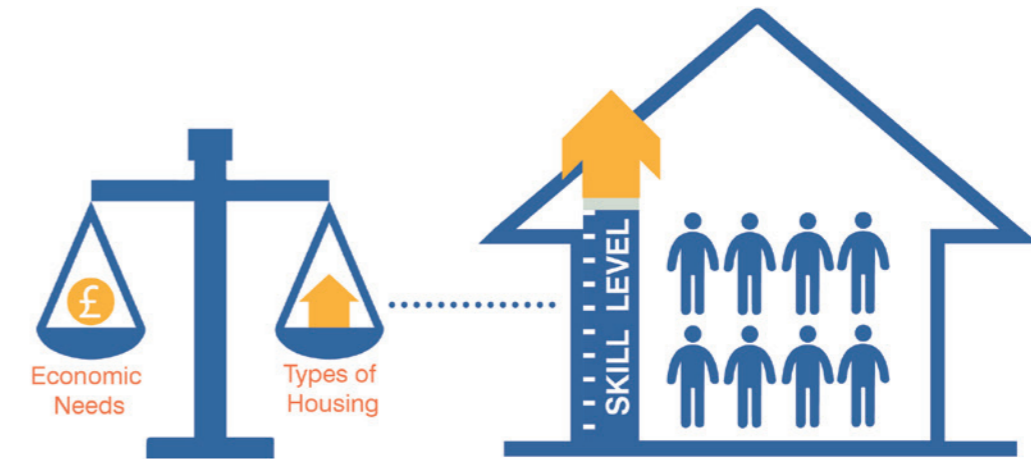
Through the 'City of Expertise' initiative, there is an opportunity to build upon the City's attributes and strengths.

A key element of the 'City of Expertise' is education - to ensure that the workforce remains highly skilled and future employees are readily available. St Albans School recognises its role and responsibilities in this area and is keen to further improve links between universities, schools and industry to continue to provide for highly skilled potential employees in the local area.

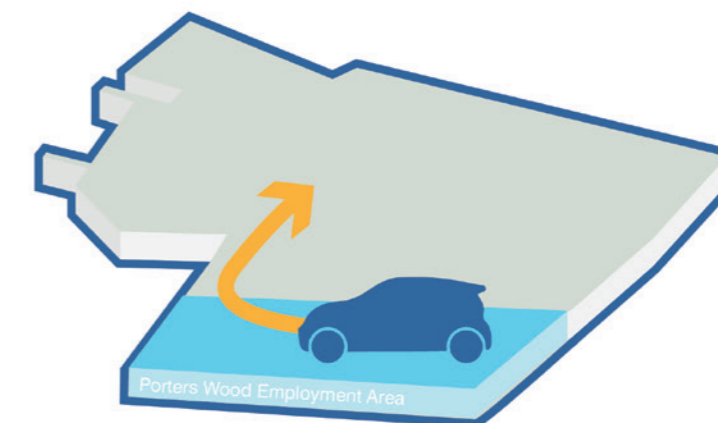
Our proposals respond to this challenge by:



Education Reinforced with New School
New Community Attracting and Retaining Experts



Affordable Homes for Workers





























Improved Vehicular Access

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

Housing, Education, Retail and Commercial Uses

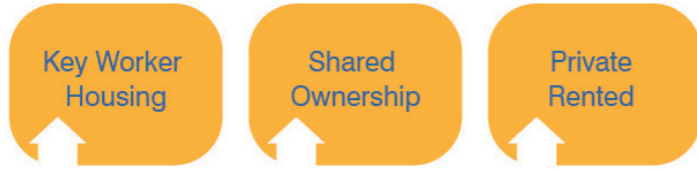
Housing

North St Albans will deliver 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.

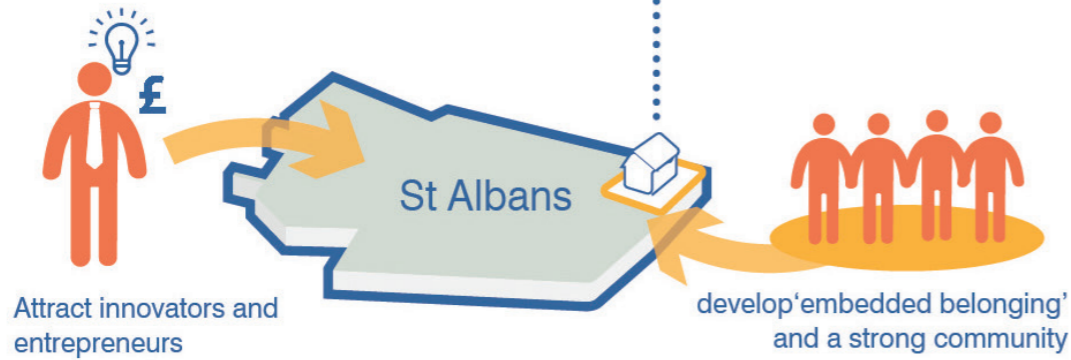
Education, Retail and Commercial Uses

A new local centre comprising of a new primary school alongside small to medium scale retail and employment units is proposed within easy reach of each housing plot. 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. The local centre currently comprises a 'High Street' flanked by a mix of uses.





Self Build Accommodation - custom build with design code



Comply with Lifetime Homes Standards

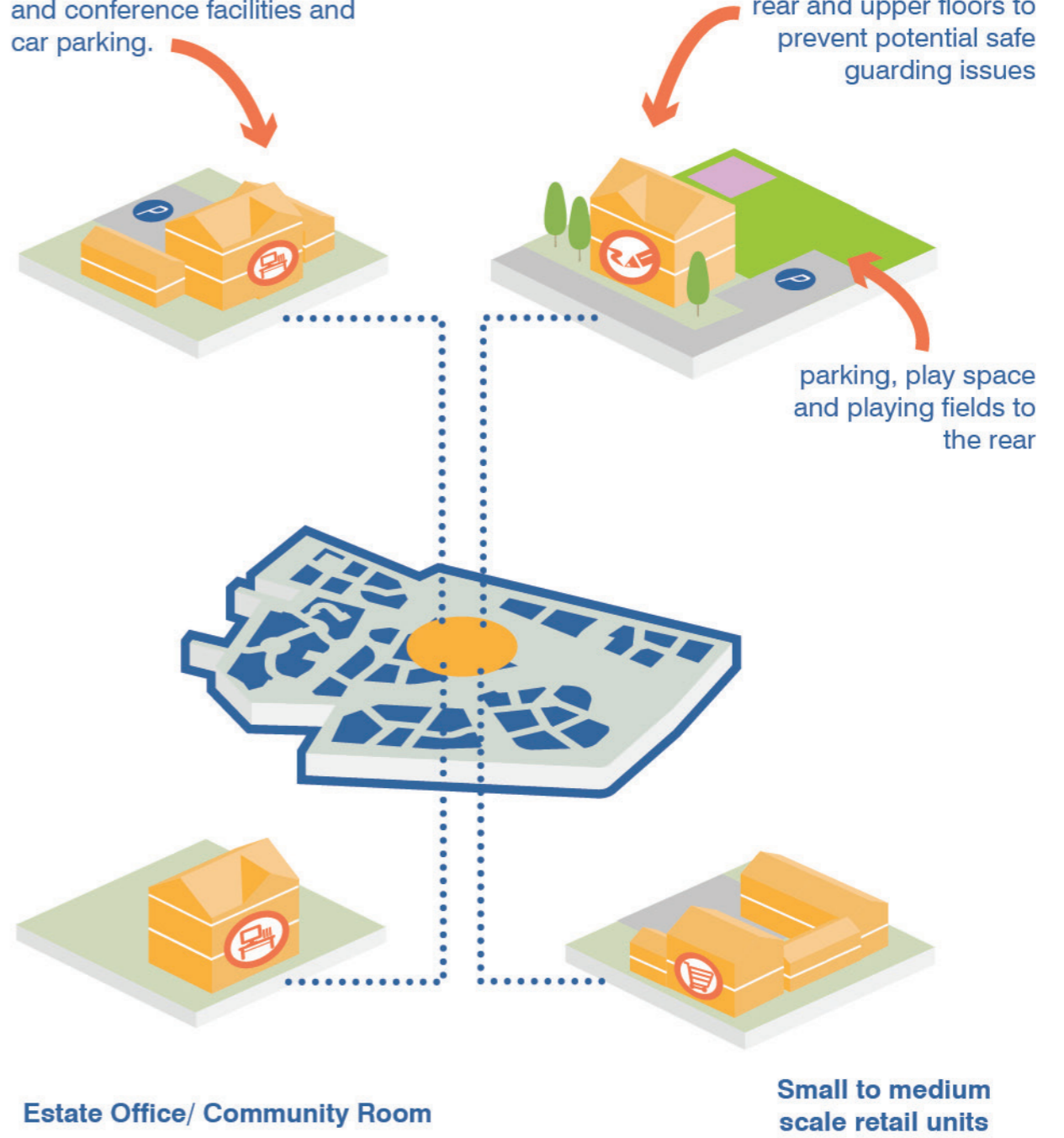
Develop connected care opportunities through provision of a new care home and age restricted or assisted living units

Housing

Economic

Office Spaces
An employment hub offering flexible work spaces and virtual office services, a range of contemporary meeting rooms and conference facilities and car parking.

New Primary School
School reception, offices stores and classrooms will be located to the rear and upper floors to prevent potential safe guarding issues



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