

Local Plan Technical Report

2018/2019 Infrastructure Delivery Plan Appendices

Part 14: Education

Appendices 55 to 56

Appendix 55: Education Facilities Extract of North East Harpenden
Landowner/Developer Representations Regulation 19 Consultation (October 2018)

LAND AT NORTH-EAST HARPENDEN
REPRESENTATIONS TO ST ALBANS CITY &
DISTRICT LOCAL PLAN

Publication Draft 2018 Consultation

On behalf of
Crest Strategic Projects and Bloor Homes

October 2018



Crest
NICHOLSON

BLOOR HOMES[®]

Vision Document

February 2018



GREEN ACRES

Land at
North East
Harpenden

Site Context and Opportunity

2.2 Katherine Warington School

Plans for the development of a new secondary school on land to the South East of the centre of the Site, on the eastern side of Common Lane were approved in February 2018 by Hertfordshire County Council (HCC). The entrance to the school is off Lower Luton Road, approximately 1200m from the western part of the Site, and 500m from the south eastern corner of the site on Common Lane.

The plans are for a 6FE secondary school which would accommodate up to 1,150 pupils.

The Site would provide a critical mass of local school age children for the proposed nearby Secondary School (to the immediate east of the site), allowing a significant proportion of trips to be made by sustainable means, reducing the potential highway impact. The mixed-use nature of the proposals for the Site would also encourage future residents to use on-site facilities and thus reducing the need for off-site/private motor travel.



Submitted Landscape Masterplan for Katherine Warington School

Masterplan Context

5.1 Opportunities and Constraints

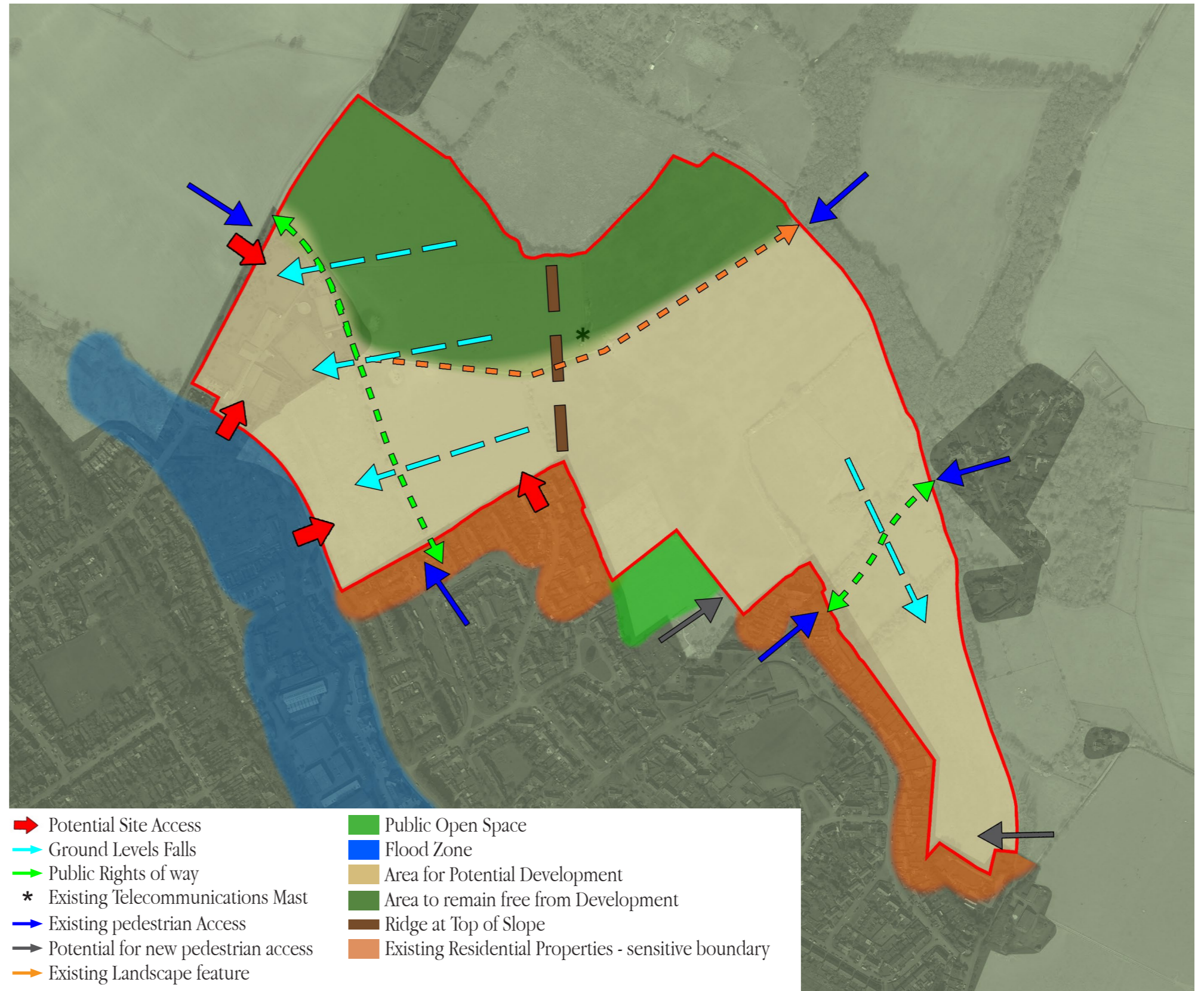
A cohesive overview of the considerations that need to be understood when assessing the Site for new development, and the potential opportunities available through this development, have been conducted.

Potential opportunities presented by developing the Site are as follows:

- Opportunity to provide community facilities and amenities required in the local area, including much needed primary school places;
- Potential inclusion of a Local Centre to supplement existing provisions in nearby Batford;
- Part of site could be assigned for flexi-care development for elderly care assisted living;
- Improve pedestrian connectivity towards countryside to the north of Harpenden;
- Much needed housing within Harpenden, with a critical mass of local school age children for the proposed nearby Secondary School, thus allowing local transport by sustainable means;
- Provide sports pitches for use by local community;
- Provide large areas of publicly accessible open space, linked to existing PRow networks.

Considerations that need to be acknowledged are as follows:

- Potential vehicular access points off Lower Luton Road and adjacent junction improvements;
- Potential access points for pedestrian and cycle networks;
- Internal road network and housing framework to address change in ground level across western part of Site;
- Where possible to retain and enhance on-site existing landscape features such as tree groups and hedgerows;
- Respect privacy of adjoining residential properties;
- Understand key locations where views from the wider area may need to be acknowledged;
- Include provision for Surface Water Attenuation facilities in order to respect the existing constraints along the River Lea corridor;
- Acknowledge within the design that development of the Site would create a new northern edge to the settlement of Harpenden. The edge is in accordance with the SKM Green Belt Review produced for this Site.



Masterplan Context

5.2 Concept Design

A concept plan for how the Site could be developed has been generated, building on the work assessing the opportunities and constraints of the Site. The sketch provides a set of design principles that should be included within any layouts for the development of the Site:

- Potential access points off Lower Luton Road including potential redesign to the Lower Luton Road / Bower Heath Lane junction;
- Potential pedestrian and cycle access points into the Site, which link with the surrounding area (roads and footpaths) and also provide access to new potential new amenities provided within the Site;
- Internal street network designed as a 'hierarchy' of routes - primary roads, secondary roads, tree lined residential streets, shared surface areas, private drives etc;
- Internal street network designed to acknowledge the ground level constraints of the western part of the Site;
- Integration of existing Public Rights of Way throughout development, and linking with new public open space to north of the Site;
- Potential location for new Local Centre - ensuring good access with local community in Batford via Noke Shot
- Other uses such as new Primary School and Flexi-care development positioned around Local Centre to ensure higher level of footfall through the space;
- Integration of existing landscape & field boundaries to ensure green corridors are respected and features are made of the landscape setting;
- Potential locations for Sustainable Urban Drainage facilities (SUDs) such as attenuation basins and swales.



Masterplan Context

5.3 Development Masterplan & Potential Capacity

A Development Masterplan has been conceived that includes the design principles outlined by the concept plan, includes the opportunities outlined through the early assessment work, and acknowledges the constraints affecting the Site. Key elements of the design of the masterplan have been outlined as follows:

- 1 Potential access off Lower Luton Road;
- 2 Landscaped green spaces overlooking new residential development;
- 3 Higher density terraced residential development set within existing landscape features
- 4 Large area of public open space parkland
- 5 Local centre comprising community centre, retail opportunity + pharmacy;
- 6 New 2 form entry Primary School;
- 7 Flexi-care development incorporating medical care/GP provisions;
- 8 Area for new sports pitches and childrens play facilities;
- 9 Existing farm track retained as edge of development + reinstated as pedestrian lay route through development;
- 10 New residential development set within existing landscape features;
- 11 Existing public rights of way through site preserved;
- 12 Potential for new pedestrian/cycle access between development and adjacent playing facilities;
- 13 Potential pedestrian/cycle access onto Common Lane, towards new Katherine Warrington School;
- 14 Diversion off Bower Heath Lane through the site to a new improved junction with Lower Luton Road.
- 15 Potential pedestrian/cycle link to Sauncey View Lodge if required

Potential Capacity

The development parcels indicated on the framework plan (excluding the School and Flexi-Care sites) provide an overall net developable area of just over 17ha. The masterplan could provide the following:

- A landscape-led development comprised of 60% built form coverage and 40% open space/green infrastructure;
- At an average density of 40dph, approx. 680 new homes;
- In line with current policy, 40% of this total allocated as affordable housing could bring forward circa 270 new affordable homes;
- Current aspirations for custom build plots could therefore provide up to 35 plots (5% approx. of the total);
- A new Primary School of up to two forms of entry per year (up to 420 pupils);
- A Flexi-Care development for elderly care, which could provide up to 60 bed spaces.



LAND AT NORTH-EAST HARPENDEN INDICATIVE HOUSING DELIVERY (OCTOBER 2018)



| Year | Dwellings Delivered* | Cumulative Delivery | Supporting Infrastructure to Meet On-Site Needs |
|-----------|---|---------------------|--|
| 2020/2021 | LOCAL PLAN ADOPTION / OUTLINE PLANNING APPLICATION | | |
| 2021/2022 | RESERVED MATTERS APPLICATIONS / CONDITION DISCHARGE / SECTION 106 OBLIGATIONS | | |
| 2022/2023 | COMMENCE ON SITE | | |
| 2022/2023 | 50 | 50 | |
| 2023/2024 | 80 | 130 | |
| 2024/2025 | 80 | 210 | 2FE Primary School / Early Years |
| 2025/2026 | 80 | 290 | Local Centre inc. GP Surgery / Flexi-care scheme |
| 2026/2027 | 80 | 370 | |
| 2027/2028 | 80 | 450 | |
| 2028/2029 | 80 | 530 | |
| 2029/2030 | 80 | 610 | |
| 2030/2031 | 80 | 690 | |
| 2031/2032 | 70 | 760 | |

*Encompassing: - Flexi-care scheme
 - Special needs accommodation
 - Self/Custom build

Appendix 56: Education Facilities Extract of North West Harpenden
Landowner/Developer Representations Regulation 19 Consultation (October 2018)

17 October 2018
L&G-Covering letter-17.10.18



St Albans Local Plan Consultation
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Dear Sir or Madam,

REPRESENTATIONS ON BEHALF OF LEGAL & GENERAL

ST ALBANS LOCAL PLAN 2020-2036 - REGULATION 19 CONSULTATION

Introduction

The following representations are submitted on behalf of Legal & General (L&G) in respect of their land interests at north west of Harpenden, which forms part of the 'North West Harpenden Broad Location' ('The NWHBL').

L&G control the land to the north west of Cooters End Lane and are working collaboratively with Commercial Estates Group (CEG) who are promoting land south east of Cooters End Lane. Representatives from L&G and CEG presented jointly to the Evaluation Validation Panel on 24 May 2018, and both parties submitted representations to the Council's St Albans Local Plan 2020-2036 Regulation 18 Consultation (February 2018) including a jointly produced site specific Vision Document and indicative masterplan.

L&G are keen to work with St Albans City and District Council (SACDC) to support the plan making process and ensure the range of benefits set to arise from this development are realised through direct delivery via Legal & General Homes Communities, the housebuilding arm of the Legal & General Group.

The North West Harpenden Broad Location

The NWHBL represents an inherently sustainable development well integrated within approximately 1.2km of Harpenden town centre and adjacent to the existing settlement boundary. It is a unique opportunity in a location with access to a wide range of services, facilities and employment opportunities as well as sustainable transport options. Development here offers opportunities to support a shift towards sustainable travel alongside mitigating any impacts of the development on the transport network.

It is also considered to represent an exciting opportunity to deliver a high quality, integrated and inclusive new community which respects its landscape setting, provides new homes to meet the varied needs of the community, includes education and open space facilities, and offers routes to encourage walking, cycling and the use of public transport.

Representations

Overall, L&G welcomes the direction of the emerging Local Plan and considers that this emerging document represents a positive step for planning in St Albans. In particular L&G strongly supports the identification of North West Harpenden as a Broad Location for a housing led development for early delivery in the plan period, based on its ability to promote and deliver homes in a sustainable location, as well as community provision and wider benefits.



Subsequent to the presentation to the Evaluation Validation Panel on 24 May 2018, L&G and CEG completed a proforma confirming to SADC the details of our proposals, including the ability to meet emerging Local Plan policy requirements. Our observations and comments are provided within this context, which include the identification of some areas of the emerging Plan that we suggest should be amended to ensure that the emerging Plan is found sound at Examination.

Our specific responses to each policy are set out on the enclosed representations response forms and cover the following matters:

- Paragraph 1.9 / Evidence Base.
- S1 – Spatial Strategy and Settlement hierarchy.
- S2 – Development.
- S3 – Green Belt.
- S4 - Housing Strategy and Housing Requirement/Target.
- S6 - Broad Locations for Development.
- S6 viii) - North West Harpenden.
- L1 - Housing Size, Type, Mix and Density.
- L3 – Provision of and financial contributions to affordable housing.
- L17 – Infrastructure.
- L18 – Transport Strategy.
- L19 – Highways/Access considerations for new development.
- L20 – New development parking standards and guidance.
- L21 – Education.
- L23 – Urban design and layout of new development.
- L30 – Historic Environment.

We would also add, in general, that throughout the Draft Local Plan there is a need to distinguish between each policy and its reasoned justification through appropriate formatting and wording.

L&G also notes that some background evidence documents have not yet been published, and it might be that we will have further representations once these documents become available. However, it is clear from the discussions at Planning Policy Committee meetings that work is underway and that these documents will be published prior to the submission of the emerging Plan. L&G appreciates that the Council is working to get an up-to-date plan in place as soon as possible and agrees that it is important that this is achieved, given the age of the existing development plan and the scale of need in the area.

We would welcome the opportunity to continue the process of engagement with the Council and to appear at the Examination to inform the Inspector's consideration of the plan.

Yours sincerely



Andrew Fido
Associate Director

cc: Sophie Groves/Lauren Aitchison, LGC
Enc: Completed representation forms
Land at NW Harpenden: Transport Position Statement' (25 September 2017)
North West Harpenden Vision Document (February 2018)
Presentation to SADC Evaluation Panel (May 2018)



NORTH WEST HARPENDEN

VISION DOCUMENT | FEBRUARY 2018

INTRODUCTION

CEG and Legal & General (L&G) have been working with St Albans City & District Council for a number of years to help address the challenges arising from the significant housing need across the District. In 2016, NW Harpenden was found as one of eight broad locations considered to perform least well against the purposes of the Green Belt and was subsequently recognised by St Albans City & District Council as one of four broad locations for strategic greenbelt release in its draft Strategic Local Plan for housing led development.

The latest context for the St Albans Local Plan 2020-2036 is one of increasing housing need, potentially requiring additional strategic Green Belt releases beyond those set out in the draft Strategic Local Plan. CEG and L&G remain committed to delivering new homes in Harpenden by creating a new neighbourhood at North West Harpenden which integrates with the existing community to provide new homes for families, downsizers and first time buyers alongside green infrastructure and community facilities. A 2.5ha school site has been identified as part of the Illustrative Masterplan. CEG and L&G are willing to discuss the most appropriate means for delivery of the school with the local education authority.

OUR SHARED VISION

“
To work with the Council, stakeholders and local residents to plan and deliver a high quality, integrated and inclusive new community in a sustainable location in Harpenden which respects its landscape setting, provides new homes to meet the varied needs of the community, includes education and open space facilities, and offers routes to encourage walking, cycling and the use of public transport.
”

This Vision Document is an exploration of the opportunity, its context, the site's current features and form and local design cues. The document demonstrates the application of those principles through the development of an illustrative masterplan that confirms site capacity for circa 545 new homes. It is intended to stimulate a discussion about what this site will do for Harpenden and the quality of design and community commitment that should be expected of any developer in such an interesting location.













The land to the north and south of Cooters End Lane is controlled by L&G and CEG respectively, as demonstrated by the graphic below.



INDICATIVE VIEW OF CENTRAL GREEN

OPPORTUNITIES

Following extensive layering of constraints and the identification of key issues, the design team identified opportunities which would underpin and shape the proposals. These opportunities have helped to form the envelope of the developable area and have been an important element of the design process. A number of the opportunities are set out below and illustrated on the adjacent plan:

-  Provide a mix of new homes of different sizes and tenures to meet local need.
-  Provide a 2.5 ha school site.
-  Provide denser residential development on the most enclosed and contained parts of the site to the south and east.
-  Provide amenity spaces towards the edges of the site forming a long-term and robust settlement boundaries.
-  Respect the setting of the listed buildings by pulling development back away from these edges of the site.
-  Provide vehicular access points off Luton Road, Cooters End Lane and Ambrose Lane.
-  Retain and enhance the existing hedgerows, mature trees and woodland within the site.
-  Create gateway spaces at key locations to welcome visitors and integrate the site with its surroundings.
-  Provide attractive open spaces including a large Central Green that forms part of a network of community facilities including play areas, allotments and orchards.
-  Utilise sustainable drainage solutions that are integrated with open spaces.
-  Create strong green infrastructure routes and strategic pedestrian footpaths which connect with the existing public rights of way and cycle network.
-  Enhance the existing Chiltern Way National Trail route running along Cooters End Lane by providing a dedicated off road footpath.

DESIGN CONCEPT

The developable area has been determined by the constraints analysis and the identification of key opportunities.

The concept has been formed around the desire to create a positive new residential gateway to Harpenden along Luton Road, a main approach into the town. The concept looks to create a great place for people that respects its landscape and heritage assets and is well connected with the town. Key features of the design concept include:

- A new frontage to Luton Road with views of buildings set behind existing trees and formally landscaped green corridor;
- Sensitive treatment of Cooters End Farm, Cooters End Lane and Ambrose Lane with green corridors;
- Varied and multifunctional open spaces forming part of a green infrastructure network linking to the school and wider footway/road network;
- Western edge of site provides an opportunity to reinstate an historic hedgerow, which along with additional tree planting will soften the appearance of the proposed development. This also provides a defensible edge to the new Green Belt boundary;
- Buffer planting to the south eastern boundary that is shared with residents on Bloomfield Road;
- Routes cross steep slopes rather than running straight up them, thus retaining the natural topography and reducing the level of engineering required;
- Open space west of Cooters End Farm reinterprets the historic land use to create a community orchard whilst also respecting the setting of the listed farm building.



ILLUSTRATIVE LAYOUT

The masterplan is developed as an appropriate response to the factors that have influenced the design process.

Above all the design process has focused on creating a place which people will be proud of, a place that will become a community which engenders a sense of civic pride. Paramount in achieving this has been a consideration of how the public realm will be experienced by residents and visitors alike, and how the context of existing landscape and new open spaces will complement the built environment.

The new community is also within walking and cycling distance of a range of facilities and amenity areas. The masterplan has been designed to be highly permeable to afford ample opportunity to walk and cycle along direct routes through the settlement to the wider footpath and road network.

The masterplan demonstrates how the development will provide homes for a wide range of occupiers, from first time buyers and young families through to downsizers. The proposal responds to the variety of local housing needs identified by recent Council studies with a mix of homes, 40% of which will be affordable.

To better understand how the masterplan will deliver the new community, the principal elements are explained below:

- A hierarchy of building types ranging from tall mansion blocks of apartments, to terraces of two and three bed houses and some larger detached dwellings.
- Built form which relates to street types, creating an appropriate form of scale and enclosure, such as two storey terraces in mews, formal semi-detached villas facing entrance streets and larger mansion blocks of apartments enclosing larger spaces and functioning as landmark buildings.
- Streets following the natural contours of the land. Where streets have to cross the contours they have been oriented to positively reduce the requirement for complex road and building design.
- A hierarchy of street types from formal tree-lined entrance avenues, to tertiary streets, mews, formal squares (designed as multi-functional spaces), courtyards and shared surfaces, together with formal and informal edge treatments.
- Street pattern designed to calm traffic naturally with minimal reliance of vertical calming measures.
- A collection of housing typologies reflecting traditional forms through height, massing, fenestration, vertical emphasis, rhythm and architectural detail (either traditional or a modern interpretation).
- Use of key groupings and landmark buildings to create gateways, enclose spaces and aid wayfinding through cognitive recognition.
- Building form enclosing a series of green corridors and streets linking key gateways into the site and through to the proposed new school.
- Open spaces provided around sensitive areas such as Cooters End Farm and Ambrose Lane, creating an appropriate transition to the countryside.
- Provision of amenity areas for community use in the form of green spaces and links, orchard and allotments.



A SUSTAINABLE LOCATION

Building new homes on the edge of Harpenden will provide residents with easy access to a range of existing facilities, services and green space by non-car modes. In return, the development will contribute towards meeting local housing needs and provide new facilities, whilst the additional spending and workforce will contribute to the existing local economy.

The site is well-integrated with the town and its development will provide benefits by establishing new social infrastructure, including playing fields, allotments and a community orchard for both the existing and new communities of Harpenden. A 2.5 ha school site has been identified as part of the illustrative masterplan. CEG and L&G are willing to discuss the most appropriate means for delivery of the school with the local education authority.

North West Harpenden's close proximity to the countryside and surrounding green networks presents a clear advantage. The site offers the opportunity to introduce publicly accessible open space and new links as an integral part of the design to ensure those green networks are enhanced and the connections with the surrounding countryside are at the heart of the masterplan.

The development of circa 545 new homes will support the District's economy by ensuring that the workforce are close to enterprise and economic growth opportunities while also creating direct job opportunities including key local employers during construction and through increased resident spending in the town.

PROVIDING TRAVEL CHOICES

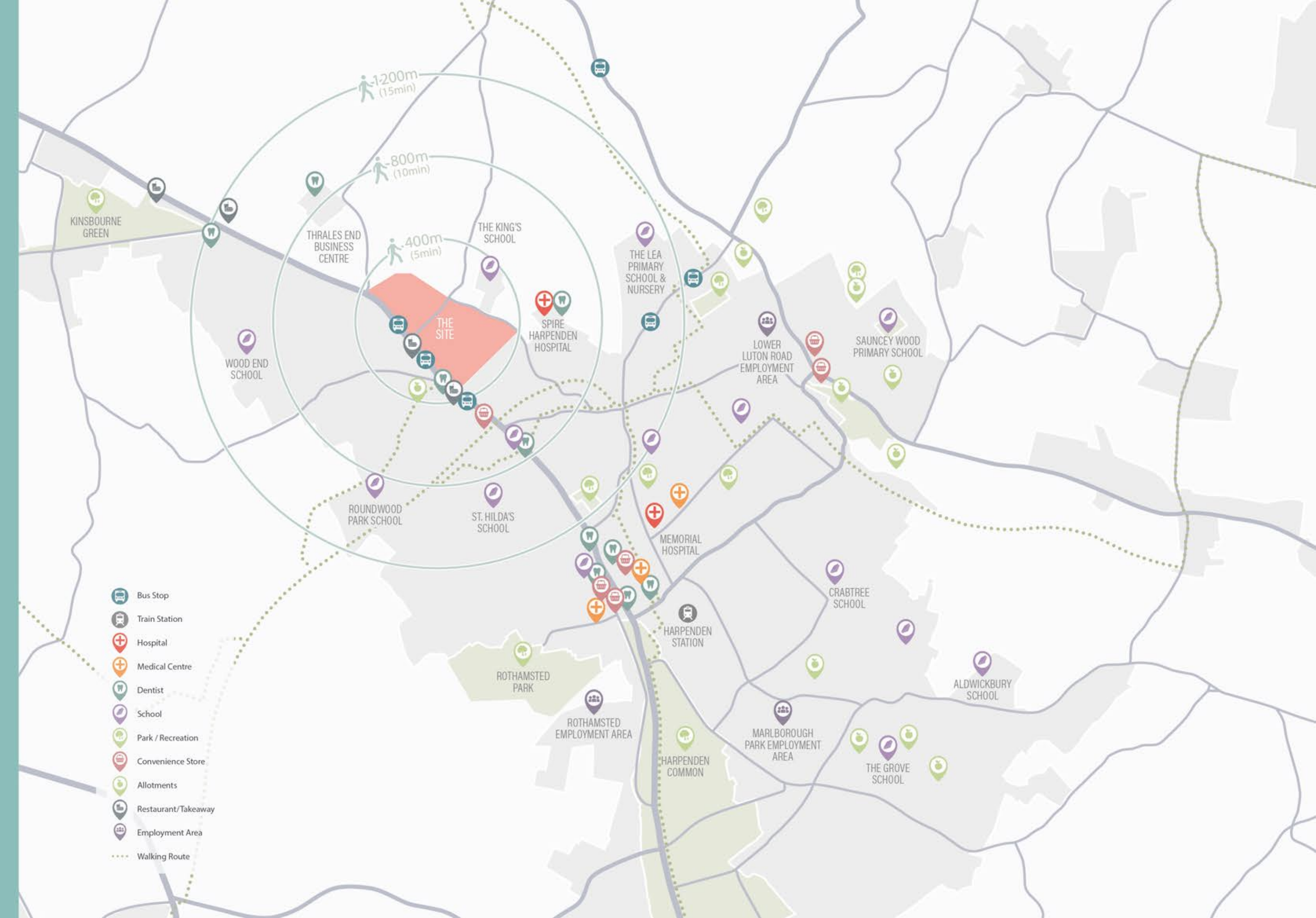
CEG and L&G have been advised by a team of professional specialists, including in relation to transport matters. We have discussed our proposals in detail with the County Council as Highway Authority to confirm the local transport network is able to accommodate the proposed new homes. As part of the masterplanning process we have identified opportunities to encourage reduced car use.

ON SITE NETWORK

The masterplan for the site will include a comprehensive network of walking and cycling routes that will connect the homes within the proposed development, ensuring that the development is fully accessible. The on site network will be inclusive to all future residents. The masterplan will also include a new section of footway along the site frontage on Luton Road.

OFF SITE CONNECTIONS

The masterplan will include connections into the existing Harpenden network to ensure walking and cycling journeys can be carried out between the site and the local services, amenities and facilities that Harpenden offers. To ensure route choice for sustainable travel several improvements to the walking and cycling network can be considered, including both 'leisure' and 'commuter' cycling routes, taking residents all the way through to Harpenden train station, the town centre and the Rothamsted Campus.



COMMUNITY INFRASTRUCTURE & FACILITIES

Alongside circa 545 new homes, development at NW Harpenden will deliver:

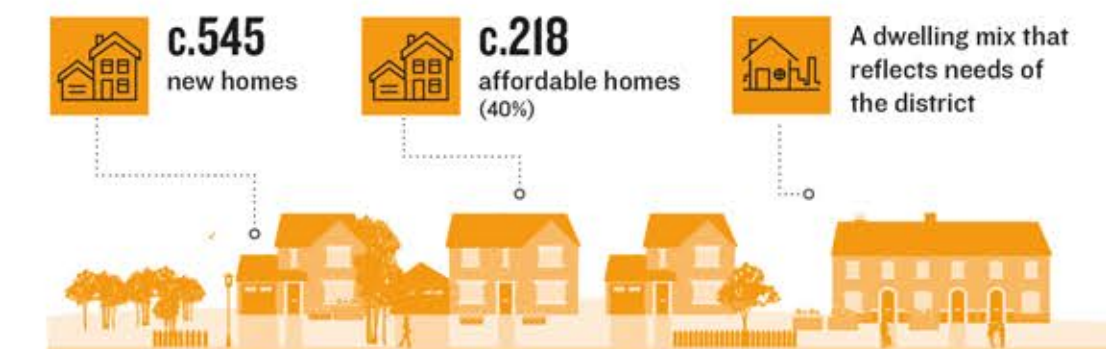
- Land to accommodate new primary education facilities, including provision to meet the needs arising from the development. A 2.5ha school site to meet the needs of the development and the wider area (which could be delivered by either the County Council or by the developer) and sports pitches with the opportunity for dual usage by the schools and by the community.
- Public open space and outdoor play facilities for the whole community.
- A community orchard and allotments, including associated amenity facilities and parking/servicing provision.
- A community building or service hub through financial contributions to an off-site facility.
- Immediate improvements to pedestrian and cycle routes from the site to Harpenden town centre and Harpenden Railway Station via Ambrose Lane and Sun Lane, and support for longer term improvement schemes on Luton Road.
- Improvements to footpaths and new routes which will improve public access to the surrounding countryside.
- Contributions to deliver highway improvements to existing junctions at A1081 Harpenden Road/Batchwood Drive/Beech Road ('Ancient Briton') and A1081 Luton Road/Park Hill. Contributions for minor improvements to other local junctions will also be made.
- Significant contributions to public transport service improvements.



ECONOMIC BENEFITS

A wide range of social and economic benefits, in addition to those delivered through community infrastructure and funding will be created.

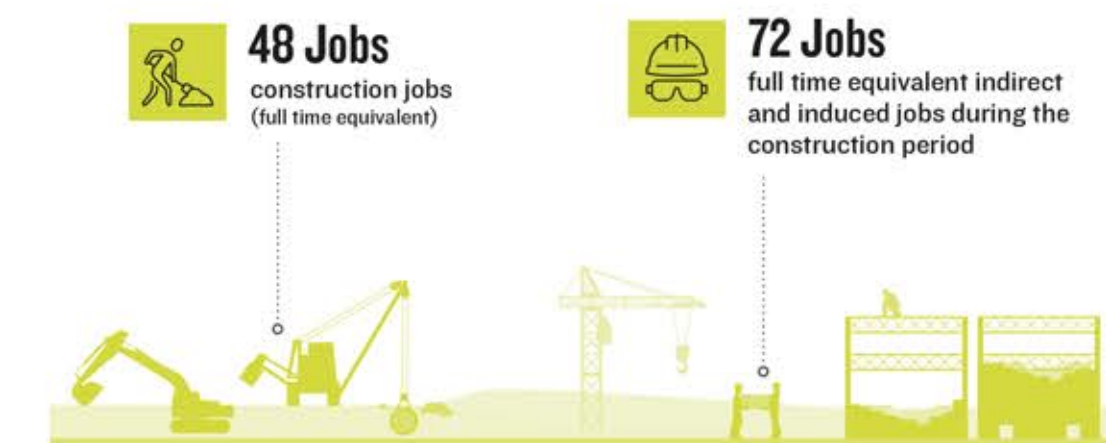
New homes to meet the needs of the community



Community benefits



Construction benefits



Operational benefits



Analysis and design by Lichfields (February 2016)



NORTH WEST HARPENDEN

M A Y 2 0 1 8

OUR SHARED VISION

To work with the Council, stakeholders and local residents to plan and deliver a high quality, integrated and inclusive new community in a sustainable location in Harpenden which respects its landscape setting, provides new homes to meet the varied needs of the community, includes education and open space facilities, and offers routes to encourage walking, cycling and the use of public transport.











ILLUSTRATIVE MASTERPLAN



- 1** 545 homes in a range of types and sizes including mansion block apartments, terraces of two and three bed houses and some larger detached dwellings.
- 2** Green corridors and streets linking key gateways and the proposed new primary school.
- 3** Traffic calming by street pattern design.
- 4** Amenity areas for community use.
- 5** Open spaces and lower density edges to create transition to the countryside.
- 6** 2.5ha primary school site.

BENEFITS

-  Mix of new homes to meet local needs.
-  40% affordable homes, including for key workers.
-  High quality design and sustainable construction.
-  Strong green infrastructure network, including existing features, open spaces, boundary and woodland planting.
-  2.5ha site and support for provision of new primary school places.
-  Sports pitches for school and community use.
-  Open space, orchard and allotments.
-  Contribution to a community building or service hub.
-  Contributions to public transport improvements.
-  Contributions to highway improvements at “Ancient Briton”, Luton Road/Park Hill, and other local junctions.
-  Enhanced cycle and pedestrian routes to key local destinations.
-  Improved access to the surrounding countryside.



DELIVERING THE POLICY REQUIREMENTS

- Masterplanning in partnership with officers already underway.
- A range of housing sizes, types and tenures.
- Community facilities including a 2.5ha school site supported by the County Council.
- Open and green spaces which incorporate and enhance existing landscape features.
- Improvements to existing infrastructure, routes and transport connections.
- High quality design for sustainable construction and occupation.

