

# Local Plan Technical Report

## 2018/2019 Infrastructure Delivery Plan Appendices

### **Part 15:** Education

Appendices 57 to 59

Appendix 57: Education Facilities Extract of West of London Colney  
Landowner/Developer Representations Regulation 19 Consultation (October 2018)

**Representations**

On behalf of  
Hertfordshire County Council

October 2018

Prepared by  
Vincent and Gorbings



## 3.0 MASTERPLAN

- 3.1 This section of the representation sets out the masterplan for the site which takes account of the various technical and environmental investigations which have been undertaken for the site outlined in section three. The masterplan illustrates possible design approaches to developing the sites.

### Education brief

- 3.2 Policy **Broad Location Policy S6ix**) requires the provision of,

*“9. A site for and appropriate contributions towards an 8FE secondary and 2FE primary all through school, including early years provision”*

- 3.3 Discussions with Hertfordshire County Council Children’s Services has resulted in the following brief:

- The provision of a land allocation for education facilities to meet potential education needs of London Colney (existing and future residents) is supported by Hertfordshire County Council
- An all through school would not create a flexible approach to the future planning of education for London Colney and as such it is proposed that two adjacent sites be identified within the masterplan – one for a 6-8FE secondary school and one for a 2FE primary school to enable a phased approach to meeting education needs since the primary school could be required to come forward for development in advance of a secondary school
- A 6-8FE secondary school site would require a minimum site area of 12ha to meet BB103 standards to include additional contingency area to allow for abnormal site conditions at the point of preparing and submitting a planning application (this site area has been utilised in local plan preparation elsewhere in Hertfordshire), and the 12ha should comprise a building zone of 4ha (including car parking hard surfaces, hard play areas) and 8ha playing fields (grassed)
- A 2FE primary school site would require a minimum site area of 2ha to allow for abnormal site conditions at the point of preparing and submitting a planning application (this site area has been utilised in local plan preparation and new primary school planning elsewhere in Hertfordshire)

### Adult care services brief

- 3.4 Policy **Broad Location Policy S6ix**) requires the provision of,

*“3. The 440 dwelling figure above includes one 50+ home Flexi-care scheme and 10 units to provide special needs accommodation, in accordance with Policy L2”*

- 3.5 Discussions with Hertfordshire County Council Adult Care Services has resulted in the following brief for the preparation of the masterplan:

- The provision of a land allocation to meet the potential care needs for older people (extra care housing) and people with disabilities (special needs housing) is supported by Hertfordshire County Council
- The provision of a flexi-care scheme (50 units) and 12 units for special needs accommodation (for people with either learning, physical or mental health difficulties) is

- Medium density residential development area (193 dwellings)
  - Low density residential development area (32 dwellings)
  - Extra care housing (50 dwellings)
- 3.10 The overall housing allocation (based on the masterplan as shown) can accommodate 450 dwellings. Special needs housing (12 units) would be accommodated in groups of four units (throughout the development). The exact location of the special needs housing would be determined at the detailed planning application stage depending on the dwelling typology.
- 3.11 Overall it is concluded that the housing allocation (440 dwellings) can be delivered if the masterplan density approaches are adopted.
- 3.12 Structural landscaping along all the site boundaries should be established during the construction of the early phases of development to reduce the visual impact of the second phase and to protect the residential amenity of adjoining residential development.

### Education and community facilities

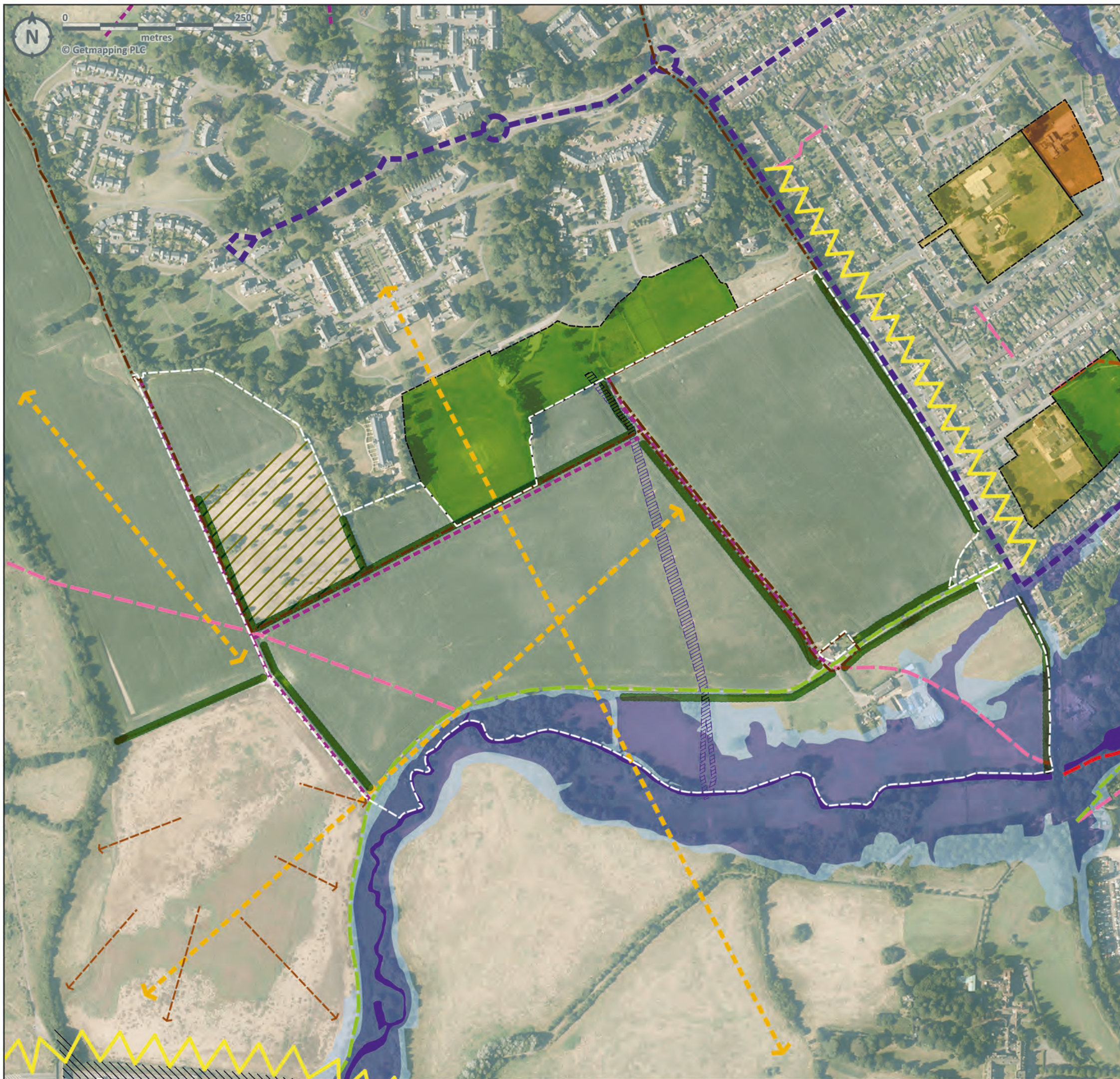
- 3.13 The masterplan illustrates the provision of:
- Land for a 8FE secondary school (building zone 4.65ha and playing fields 9.18ha) with the secondary school allocation being located in the proposed education zone with the total area of 13.83ha (due to site configuration) which is acceptably just over the 12ha threshold used for local plan allocations
  - Land for a 2FE primary school (building zone 1.30ha and playing fields 0.78ha) which is 2.08ha (due to site configuration) which is acceptably just over the 2ha threshold used for local plan allocations
  - Community playing fields (2.53ha) located adjacent to Shenley Lane to enable access for all residents (including existing London Colney residents)
  - Children's play areas (which would be overlooked by the extra care scheme and residential development to the south)













### Napsbury Country Park, open spaces and woodland

- 3.14 The BL site offers the opportunity to create a new riverside country park along the River Colne corridor on land owned by the County Council which could provide:
- Improvements to existing rights of way, signing, crossings and stiles to provide linkages to the London Colney Nature reserve and car park to the east of Shenley Lane
  - Riverside open space, wildflower meadows, scattered trees and mown grass paths on land adjoining the River
  - The addition of new woodlands as part of the community forest to create a more defensible Green Belt boundary to the west of the development and to create informal recreation opportunities to the south of the bridleway
- 3.15 This Country Park would provide the opportunity for increased accessibility for both informal and formal recreation whilst providing a strong and defensible green belt boundary as well as respecting and enhancing the setting of the Napsbury Park Conservation Area, Registered Park and Garden.

## 4.0 SUMMARY AND CONCLUSIONS

- 4.1 Land west of London Colney has been identified as a Broad Location (BL) for development in the St Albans City and District Draft Local Plan for Publication (Regulation 19 stage).
- 4.2 The majority (aside of some private dwellings) of the BL site allocated land is in the ownership of Hertfordshire County Council.
- 4.3 A number of technical and environmental studies were commissioned to support the preparation of a preliminary masterplan to test deliverability and developability of the land allocation:
- Archaeological desk-based Assessment
  - Air Quality Assessment
  - Preliminary Ecological Assessment
  - Flood Risk Statement
  - Heritage Assessment
  - Landscape and Visual Assessment
  - Noise and Vibration Assessment
  - Transport Appraisal
  - Services Investigation Report
- 4.4 The technical and environmental studies conclude that there are no significant impediments to development. The studies did identify site constraints which have been considered in the preparation of the preliminary masterplan for the site.
- 4.5 The preliminary masterplan indicates the 450 dwellings can be accommodated (with variable density levels) within the housing allocation (including 12 special needs dwellings and 50 extra care housing dwellings). It has been demonstrated that the area identified in the Publication Draft Plan is of sufficient size to accommodate the number of dwellings identified in the policy with no boundary amendments required.
- 4.6 The preliminary masterplan indicates that a site can be identified for an 8FE secondary school and a 2FE primary school. It has been demonstrated that the area identified in the Publication Draft Plan is of sufficient size to accommodate the required site areas for the educational uses with no boundary amendments required.
- 4.7 The preliminary masterplan indicates that open spaces and woodland can be accommodated within the BL areas retained in the Green Belt with a potential extension to the existing woodland in the north-west corner of the BL land allocation with no boundary amendments required.
- 4.8 In order to accommodate the community playing fields (if these were to be accessible to existing London Colney residents as well as new residents) and a country park it is likely that the boundary of the land allocation needs to be extended to the south to include the areas identified on the masterplan.
- 4.9 It is concluded that, subject to detailed design, the uses listed in the Broad Location Policy S6ix) can be accommodated within the proposed allocation with no serious impediments to development. It is recommended that the southern site boundary is extended to accommodate the country park and community playing fields as proposed on the masterplan.



-  SITE BOUNDARY  
49.95ha
-  SIGNIFICANT HEDGEROWS
-  NEWLY PLANTED NATIVE WOODLAND
-  COMMUNITY BUILDINGS
-  OPEN SPACE
-  EDUCATIONAL FACILITIES
-  HISTORIC PARK & GARDEN
-  BUND AREAS
-  FLOOD ZONE 3
-  FLOOD ZONE 2
-  EASEMENT
-  NOISE SOURCES
-  VISIBILITY LINES
-  SLOPE
-  RESTRICTED BYWAY
-  BRIDLEWAY
-  PUBLIC FOOTPATH
-  INFORMAL PATH
-  BUS ROUTES

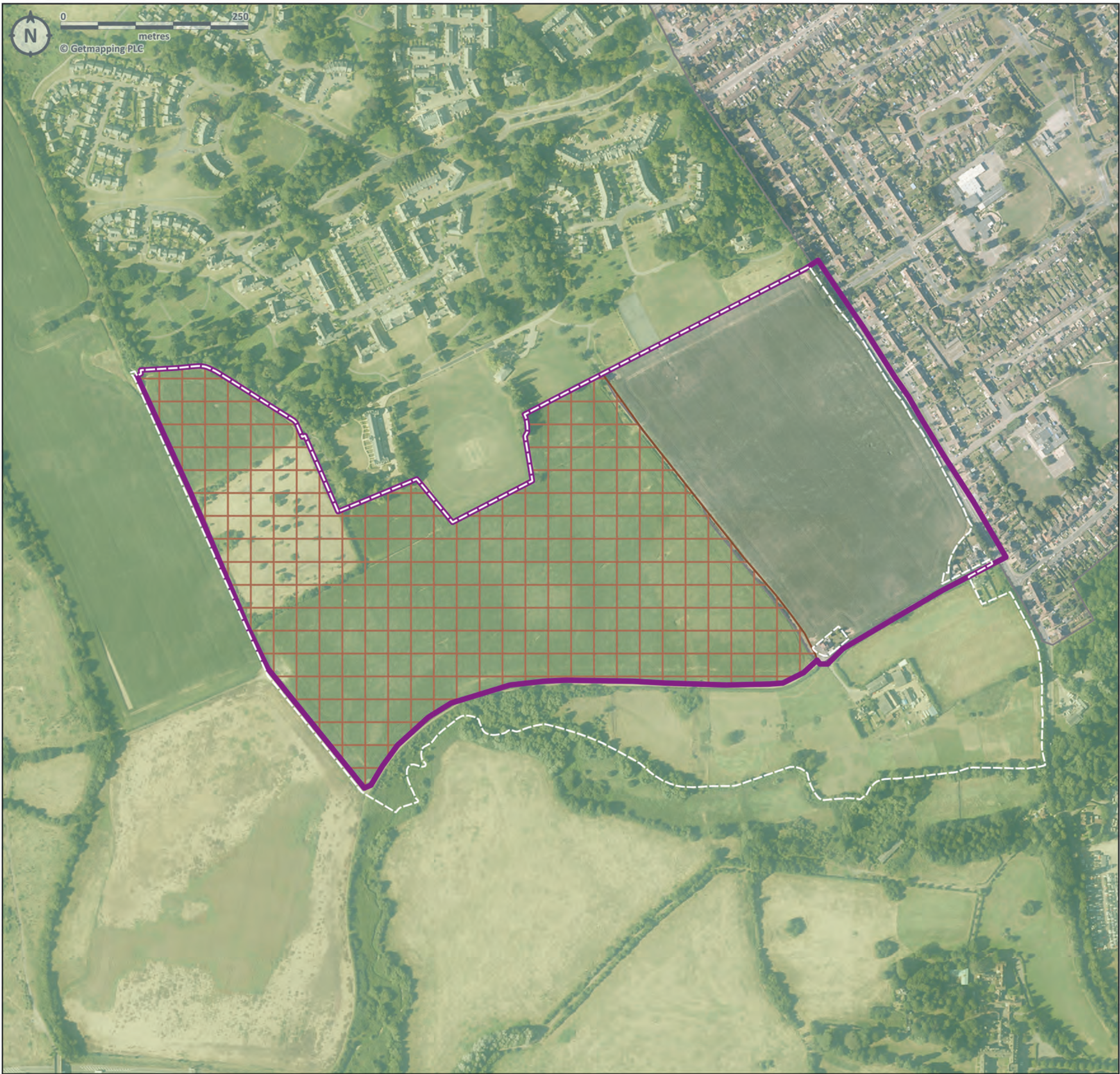
## LAND WEST OF LONDON COLNEY BROAD LOCATION





Site constraints

PROJECT NO	DRAWING NO	REV
5241	502	
DRAWN	DATE	SCALE
HNA	OCTOBER 2018	1:5000

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 planners@vincent-gorbing.co.uk  
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-  SITE BOUNDARY  
49.95ha
-  METROPOLITAN GREEN BELT  
POLICY S3
-  BROAD LOCATIONS FOR DEVELOPMENT  
POLICY S6
-  EDUCATION (IN THE GREEN BELT)  
POLICY L21

**LAND WEST OF LONDON COLNEY  
BROAD LOCATION**

Local Plan Policies  
St Albans City & District Local Plan 2018

PROJECT NO	DRAWING NO	REV
<b>5241</b>	<b>503</b>	
DRAWN	DATE	SCALE
HNA	OCTOBER 2018	1:5000

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-  SITE BOUNDARY  
49.95ha
-  RESIDENTIAL  
(HIGH DENSITY: 50dph = 175 DWELLINGS)
-  RESIDENTIAL  
(MEDIUM DENSITY: 40dph = 193 DWELLINGS)
-  RESIDENTIAL  
(LOW DENSITY: 30dph = 32 DWELLINGS)
-  EXTRA CARE HOUSING  
(50 DWELLINGS 0.64ha)
-  SECONDARY SCHOOL BUILDING ZONE  
(4.65ha)
-  SCHOOL PLAYING FIELDS  
(SECONDARY SCH: 9.18ha PRIMARY SCH: 0.78ha)
-  PRIMARY SCHOOL BUILDING ZONE  
(1.30ha)
-  SCHOOL BUILDING LOCATIONS
-  SCHOOL PARKING AREAS
-  ALL WEATHER PITCHES
-  ACCESS ROADS
-  FOOTPATH/CYCLEWAYS
-  EASEMENT
-  CHILDREN'S PLAY AREAS
-  SURFACE WATER ATTENUATION  
(0.76ha)

**REVISION A:**  
Care home and special needs housing site combined to extra care housing  
HNA/11-10-2018

## LAND WEST OF LONDON COLNEY BROAD LOCATION

Preliminary masterplan

PROJECT NO	DRAWING NO	REV
<b>5241</b>	<b>504</b>	<b>A</b>
DRAWN	DATE	SCALE
HNA	OCTOBER 2018	1:5000

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Appendix 58: Education Facilities Extract of West of Chiswell Green  
Landowner/Developer Representations Regulation 19 Consultation (October 2018)

# Land to the west of Chiswell Green

## St Albans City & District Local Plan 2020-2036 Publication Draft (Regulation 19)

10/18

Joint Representations prepared by JB Planning Associates and Adrian Irving (Trustee) on behalf of Alban Developments Ltd and Adrian Irving (Trustee)



**jb planning associates**

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tel 01438 312130 fax 01438 312131

#### 4 **Development Proposals and Policy S6x) Criteria**

- 4.1** An Illustrative Design Brochure (see **Appendix 4**) has been prepared for the Site to illustrate the emerging development proposals, including the delivery of circa 365 dwellings; a 2 form entry primary school; a flexibly design community facility; recreation and open space provision.
- 4.2** The proposals have been developed having regard to the draft Broad Location Policy requirements (Policy S6x), as discussed in further detail below.

#### **Housing**

- 4.3** The Illustrative Design Brochure demonstrates that a minimum of 365 dwellings can be delivered at an average net density in excess of 40dph.
- 4.4** All new housing will be provided in a range of types (including flats and family sized housing), in accordance with the housing mix specified in Appendix 6 of the Local Plan Publication Draft (or such in accordance with more recent housing needs evidence provided by SACDC).
- 4.5** At least 40% of all new housing delivered on site will be affordable and will conform with the proportions of social rent, affordable rent and subsidised home ownership described in Appendix 6. Land reserved for affordable housing will be pepper-potted across the site in a manner that enables efficient management by a Registered Provider.
- 4.6** A minimum of 3% of the market homes provided will be self-build plots, and whilst not a requirement of draft policy S6(x), it is also proposed that a minimum of 5% of the new housing (Class C3 use) will be designated as retirement housing (55+ years old) that conforms to Building Reg Part M4(2) standards, subject to market testing.

#### **Primary School**

- 4.7** A 2-hectare serviced site for a 2FE primary school, including early years provision and associated playing field, has been identified towards the north-east corner of the site.

- 4.8** Further consideration will need to be given to the appropriate siting of the school through the masterplan process.
- 4.9** With regard to the delivery of the school, an appropriate CIL or S106 education contribution in accordance with Reg. 122 of the CIL Regulations will be provided.
- 4.10** We consider that this proposal for the provision of land to accommodate a 2FE primary school, together with an appropriate level of funding for the school commensurate with the impact arising from the Site's development, would offer a substantial community benefit to the locality, in view of the established deficit in primary school places and the identified challenges in expanding existing schools. It provides a further exceptional circumstance to which significant weight should be attributed to justify the Site being released from the Green Belt.

#### **Community Facilities, Recreational Space and Public Open Space**

- 4.11** Land for a flexibly designed community facility has been incorporated into the Illustrative Design proposals, and it is intended that further discussions over potential uses will take place as part of the collaborative masterplanning exercise with the local community and other stakeholders.
- 4.12** Recreation space and public open space will be delivered and sustainably managed in accordance with Policy L28 of the Local Plan Publication Draft. Table 1 of this Policy requires approximately 3.4 hectares of open space to be provided, and this can be achieved. Whilst understood that the use of recreation space will be discussed further through the collaborative masterplanning exercise, it is noted that the priority provision for West of Chiswell Green (as set out in Policy L28) is strategic plan, teenage areas, and children's play areas. It is also recognised that the new school playing fields will be treated as designated Local Green Space (Policy L21).
- 4.13** A tree survey has already been undertaken to inform the development of the masterplan and ensure that important trees and landscape features can be retained.

**Policy S6x) Criteria**

**4.19** To conclude this section, the table below provides a summary of the development proposals for the site in relation to the draft Policy S6x) criteria.

Criterion	Response	
1) Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders	✓	The Land Owners will collaborate with the Council, local communities and other stakeholders over the evolution of a masterplan.
2) Minimum capacity 365 dwellings	✓	The illustrative design brochure demonstrates that a minimum of 365 dwellings can be delivered at an average net density in excess of 40dph.
3) Minimum 40% Affordable Housing in accordance with Policy L3.	✓	At least 40% of all new housing delivered on site will be affordable and will conform with the proportions of social rent, affordable rent and subsidised home ownership described in Appendix 6.
4) Minimum overall net density 40 dwellings per hectare.	✓	See response to 2) above.
5) Housing size, type and mix as set out in Policy L1 and Appendix 6.	✓	All new housing will be provided in a range of types and sizes, in accordance with the housing mix specified in Appendix 6.
6) Retention of important trees and landscape features.	✓	A tree survey has been undertaken to ensure that important trees and landscape features can be retained

7) Recreation space and public open space.	✓	Recreation space and public open space will be delivered and sustainably managed.
8) A site for and appropriate contributions towards a 2 Fe primary school, including Early Years provision	✓	A 2-hectare serviced site for a 2 Fe primary school, including early years provision, and associated playing field will be set aside and an appropriate CIL or S106 education contribution in accordance with Reg. 122 of the CIL Regulations will be provided.
9) Transport network (including walking and cycling links) and public transport services upgrades/improvements.	✓	To discourage reliance on making trips by private car and reduce car ownership levels within the development compared to Chiswell Green, a package of sustainable transport measures is proposed including residential and school travel plans, a car club scheme, electric vehicle charging points, contributions to improvements to NCN Route 6, local bus services and cycle parking facilities at How Wood Station.
10) 3% of homes provided to be self-build housing	✓	3% of the market homes provided will be self-build plots.
11) Sufficient assets to provide sustainable management of community facilities, open spaces and parklands	✓	See response to 7) above.
12) Excellence in design, energy efficiency and water management	✓	As part of the collaborative masterplanning process opportunities will be taken to create a new residential neighbourhood with a

**ALBAN**  
**DEVELOPMENTS LTD.**

*Adrian Irving*  
*(Trustee)*

Land to the west of Chiswell  
Broad Location, St Albans (Policy S6x)  
Illustrative Design Brochure

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October 2018

**BARTON  
WILLMORE**




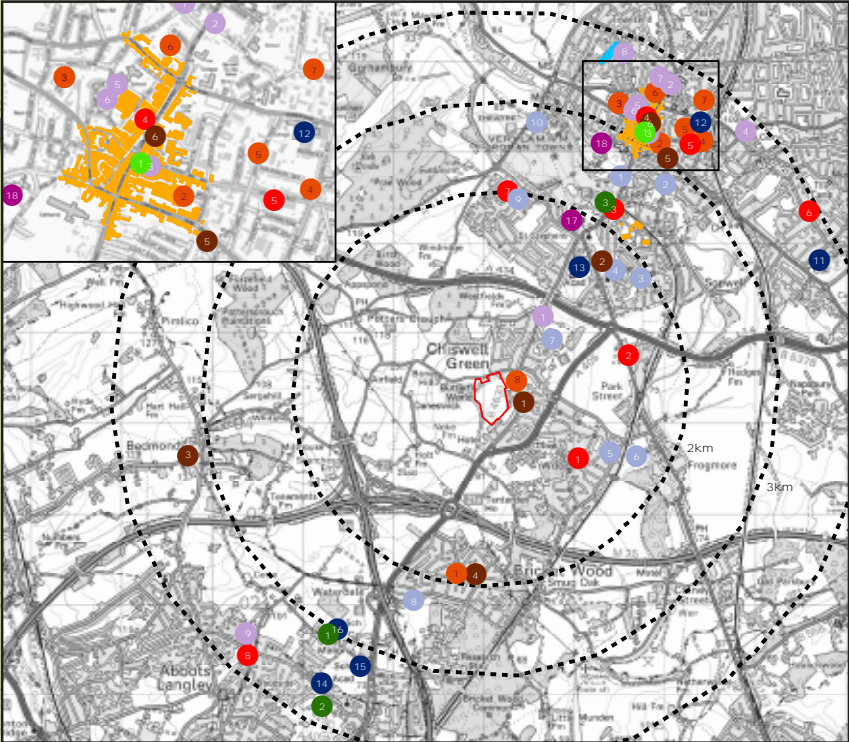
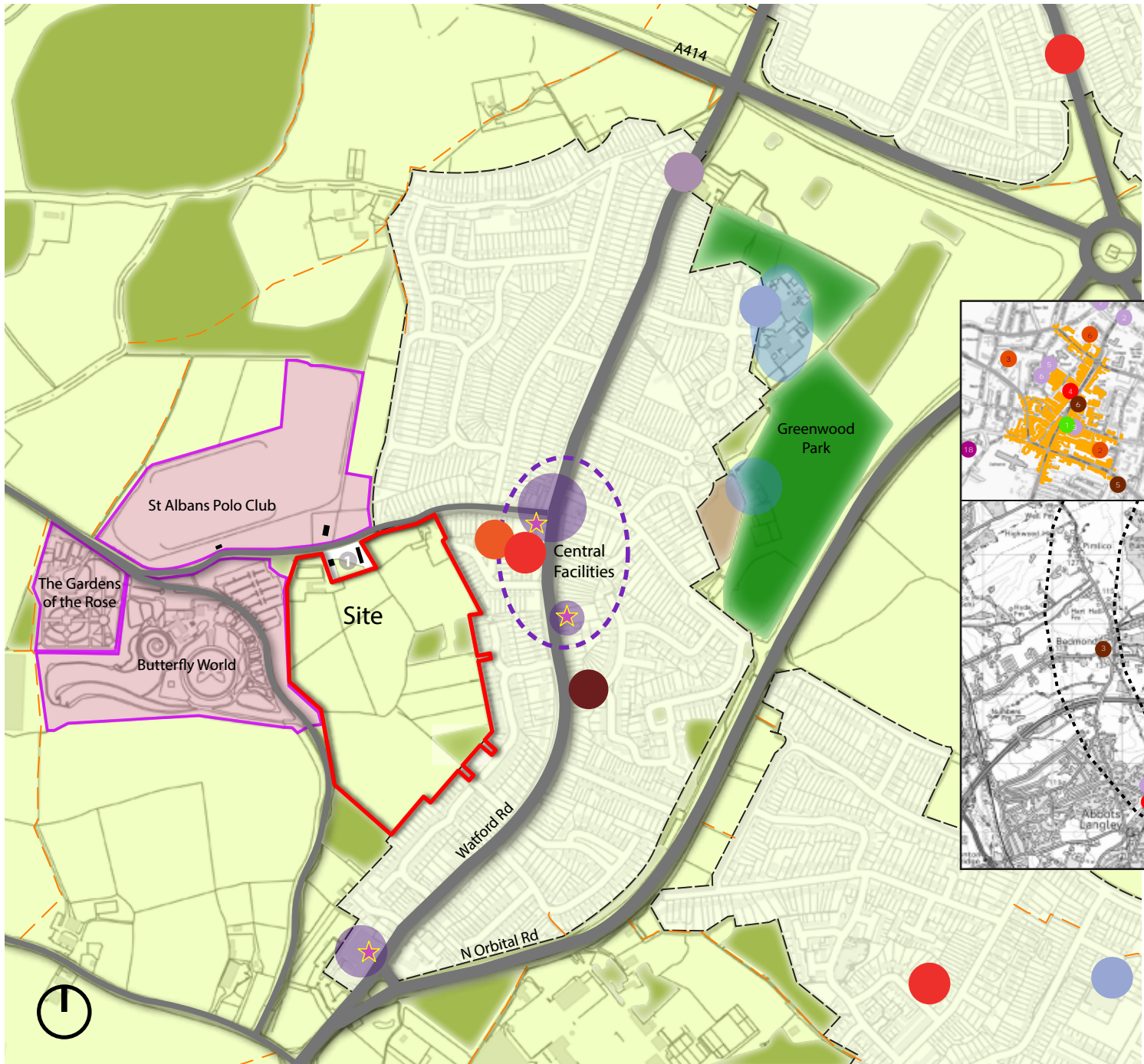
## 2 A SUSTAINABLE LOCATION

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The diagram opposite shows the Site's close relationship to the heart of Chiswell Green. Facilities include a Post Office, convenience, other retail and food outlets, a public house and bus routes.

Whilst the land is designated as Green Belt it takes the form of a well-defined parcel that sits between existing residential development and land that is currently occupied by the recently closed "Butterfly World", the Gardens of the Rose, and St Albans Polo Club. St Albans city centre is approximately 3km to the north of the site.

-  Proposed Allocation
  -  Existing Settlement Boundary
  -  Main existing roads
  -  Existing Public Rights of Way
  -  Existing woodland and tree belts
  -  Greenwood Park
  -  Green Belt
  -  Existing Facilities
    - includes: Co-op, Dental Practices, Food Stores, Post Offices, GP Practices and Primary Schools.
  -  Existing schools and community halls
  -  Other uses as labelled
  -  Allotments
  -  1 Adjacent cottages and other residential
  -  Primary Schools
  -  Secondary Schools
  -  Independent Schools
  -  GP Practices
  -  Dental Practices
  -  Library
  -  Post Office
  -  Sports Centre
  -  Main Foodstores
  -  Primary Shopping & Retail Park
  -  St Albans City Hospital
- NB: Locations are indicative and may have been spread to avoid overlapping



Extract from Barton Willmore Facilities Assessment (Feb 2016)

Site Context Plan. Not to Scale.

### 3 SITE OPPORTUNITIES & CONSTRAINTS

The site itself is well-defined by field boundaries that would be retained and enhanced in any future development. Existing planting within the site can also be retained and enhanced as part of a generous landscape strategy. Within the gently rolling landscape, a comprehensive Landscape and Visual Impact Assessment has identified areas suitable for 2 to 2.5 storey development and 2.5 to 3 storey development as shown.

Potential vehicular access points are also shown with potential access points from Chiswell Green Lane, Long Fallow and Forge End.


The Site's proximity to centre of Chiswell Green renders the north-west corner particularly suited to a community function. Opportunity for a serviced site for a new primary school is available and will be delivered subject to the requirements of the education authority.


- 1** Opportunity for new school relating to Chiswell Green centre.

**2** Existing Cottages. Frontages to be respected.

**3** Existing blocks close to boundary. Adequate overlooking distances to be maintained

 Existing woodland

 Existing Tree Belts/ Groups of trees to be retained

 Existing Group of trees. To be retained where possible

 Western Boundary enhanced with woodland/ tree planting to create robust boundary to Settlement Edge


 Treatment of boundary vegetation to achieve appropriate edge condition to adjacent property

 Existing off-site landscape framework


 Boundary suited to frontage

 Boundary suited to backing onto

 Proposed Allocation

 Settlement Boundary


 Main existing roads

 Existing Public Right of Way

 Open green spaces

 Green Belt

 Existing Facilities

 Area considered suitable for 2.5-3 storey development

 Area considered suitable for 2-2.5 storey development

 Opportunity for pedestrian/cycle/ vehicle access to Butterfly World, subject to land owners agreement.

 Opportunity for vehicle/pedestrian/cycle link through site

 Previously developed land within the site



Constraints & Opportunities Plan. Not to scale.

## 4 DESIGN CONCEPT

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The Design Concept opposite has emerged from the analysis on the preceding pages of this document. It shows a development that is fronted by a serviced site for a potential new primary school site, with residential areas identified as a set of parcels defined by retained and enhanced hedgerows that act as a linking green network through the site. Larger parcels are provided with their own neighbourhood open spaces in addition to the wider network.

Access points at Chiswell Green Lane, Long Fallow and Forge End are utilised.

-  Proposed Allocation
-  Existing Settlement Boundary
-  Main existing roads
-  Potential cycling and pedestrian links
-  Vehicular/cycle/pedestrian access
-  Existing Public Rights of Way
-  Open Spaces
-  Woodland
-  Tree Belts
-  Butterfly World
-  Existing facilities
-  Approx. area of 2.5-3 storey development
-  Approx. area of 2-2.5 storey development





Concept Diagram.

# 5 FRAMEWORK PLAN

The Framework Plan gives an illustrative vision of how the Design Concept could be realised. The green network and public open spaces provide a range of recreational and amenity spaces along with enhanced habitat that do not rely on private woodland. A proposed ecological link bisects the site using existing woodland & proposed enhanced planting. Surface water management is incorporated into the landscape structure through a network of infiltration basins.

Development is envisaged as a range of terraced homes with garden area contained to the rear, plus some detached and semi-detached dwellings and clusters of apartments. This represents an efficient use of land whilst respecting the semi-rural character of Chiswell Green. It is proposed to be realised with innovative and bespoke architectural solutions. Development will take the form of perimeter blocks with rear gardens facing onto one another. The architectural language would be designed to harmonise with the appearance of the adjacent local neighbourhoods.

The total proposed site allocation measures 14.66 ha. Within this, 8.40 ha comprises the net residential area that would have a density of 44.0 dwellings per hectare. The serviced site for the Primary School occupies 2 ha, including an associated playing field, in accordance with Department of Education standards. Areas of open space amounting to 4.26 ha make up the remainder of the proposed allocation.

In addition to general housing needs, a serviced site for a Primary School has been reserved adjacent to Chiswell Green Lane. The playing field for this will

provide an attractive entrance to the development as well as a green buffer to the street scene. A non residential facility is proposed adjacent to the school, and key worker housing is proposed at key strategic points throughout the site. Overall the layout is characterised by a high degree of pedestrian permeability between the proposed development and the existing community, opening up connections along green routes from Chiswell Green Lane, Long Fallow and Forge End. We have also suggested the possibility of a pedestrian or vehicular connection to the "Butterfly World" and "The Gardens of the Rose" sites, subject to a suitable access agreement with the neighbouring private landowners.

Note: Housing mix has been devised to reflect Appendix 6 of the St Albans City and District Local Plan 2020-2036 Publication Draft (2018)

Tenure	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Affordable Rent	6 (14%)	10 (22%)	25 (57%)	3 (7%)	44
Social Rent	6 (14%)	10 (22%)	25 (57%)	3 (7%)	44
Subsidised Home Ownership	8 (14%)	13 (22%)	33 (57%)	4 (7%)	58
Market Housing	31 (14%)	48 (22%)	125 (57%)	15 (7%)	219 (inc. 7 (3%) self-build homes)
All sectors	51 (14%)	80 (22%)	208 (57%)	26 (7%)	365

	CHL/ADL proposed site allocation boundary		Self build plots		Recreation field
	Boundary to proposed school site		Key worker units		LEAP
	Vehicular site access points		Non Residential Use		Existing trees and structural planting
	Principal pedestrian and cycle connections		School building		Ecological Link
	Pedestrian, cycle & emergency access only		School playing field		Woodland walk
	Possible connection to Butterfly World and Rose Gardens		Private gardens		Proposed trees
	Shared surface		Public open space		Infiltration Basins
	Area to be developed at 2 storeys		Pedestrian priority public space		Village centre/Local shops
	Area to be developed at 2-3 storeys		Parks and amenity green space		



Proposed Framework Plan. Not to scale.



Appendix 59: Education Facilities Extract of Park Street Garden Village  
Landowner/Developer Representations Regulation 19 Consultation (October 2018)

VINCENT+GORBING

**Park Street Garden Village  
Broad Location**

**Representations**

On behalf of  
Hertfordshire County Council

October 2018

Prepared by  
Vincent and Gorbings

A large teal graphic occupies the bottom half of the page. It features a diagonal split from the top-left corner to the bottom-right corner. The area to the left of this split is a lighter shade of teal, while the rest is a darker teal. In the bottom right corner of the dark teal area, the letters 'VG' are printed in a large, white, sans-serif font.

VG

## 3.0 HIGH LEVEL MASTERPLAN

- 3.1 This section of the representation sets out the high-level masterplan presented to SADC in May 2018. The masterplan illustrates possible design approaches to developing the site.

### Design Parameters

- 3.2 The Former Radlett Aerodrome site has not been subject of any significant previous masterplan preparation by HCC (although layouts were prepared in draft by housebuilders and sent to SADC in 2016). HCC has recently been advised that Taylor Wimpey (TW) has produced a Garden Village masterplan for the site. It is not known whether the recent TW masterplan has been informed by technical or environmental studies accompanied those plans.
- 3.3 To inform the preparation of this high-level masterplan the Strategic Rail Freight Terminal (SRFT) planning application has been used to:
- Identify development limits of the garden village (given that this developable area has been the subject of an EIA)
  - Position the SRFT by-pass which has been retained at this stage but to be informed by further highway capacity appraisal
  - Position the access to the development onto the A414 which has been retained at this stage but to be informed by further access appraisal
  - Position the access to the development onto the A5183 which has been retained at this stage but to be informed by further access appraisal
  - Retain the Country Park proposals as far as possible in keeping with the SRFT proposals
- 3.4 It is acknowledged that these parameters require land outside HCC control in the ownership of the Gorehambury Estate. Technical work on the access arrangements (to either the A414 or A5183) would need to be undertaken to inform the masterplan preparation process and to define the level of development that could be served by one or both of the access points. This work will take some months to complete.
- 3.5 HCC have cited the following site area requirements for secondary and primary schools:
- Secondary School: minimum 12ha to provide for a BB103 (area guidelines for mainstream schools) compliant school and to allow for any abnormals that might emerge following technical and environmental investigations during a detailed site and building design
  - Primary School: minimum 2.0ha to provide for a BB103 (area guidelines for mainstream schools) compliant school and to allow for any abnormals that might emerge following technical and environmental investigations during a detailed site and building design
- 3.6 Similarly, the secondary and primary education uses therefore require a total area of 14ha which might be reduced depending on abnormals or the delivery of an all through school, but it should not be assumed at the local plan preparation stage that areas can be significantly reduced.

## High level masterplan

3.7 The high-level masterplan (Plan 5241/602) for the Former Radlett Aerodrome proposes:

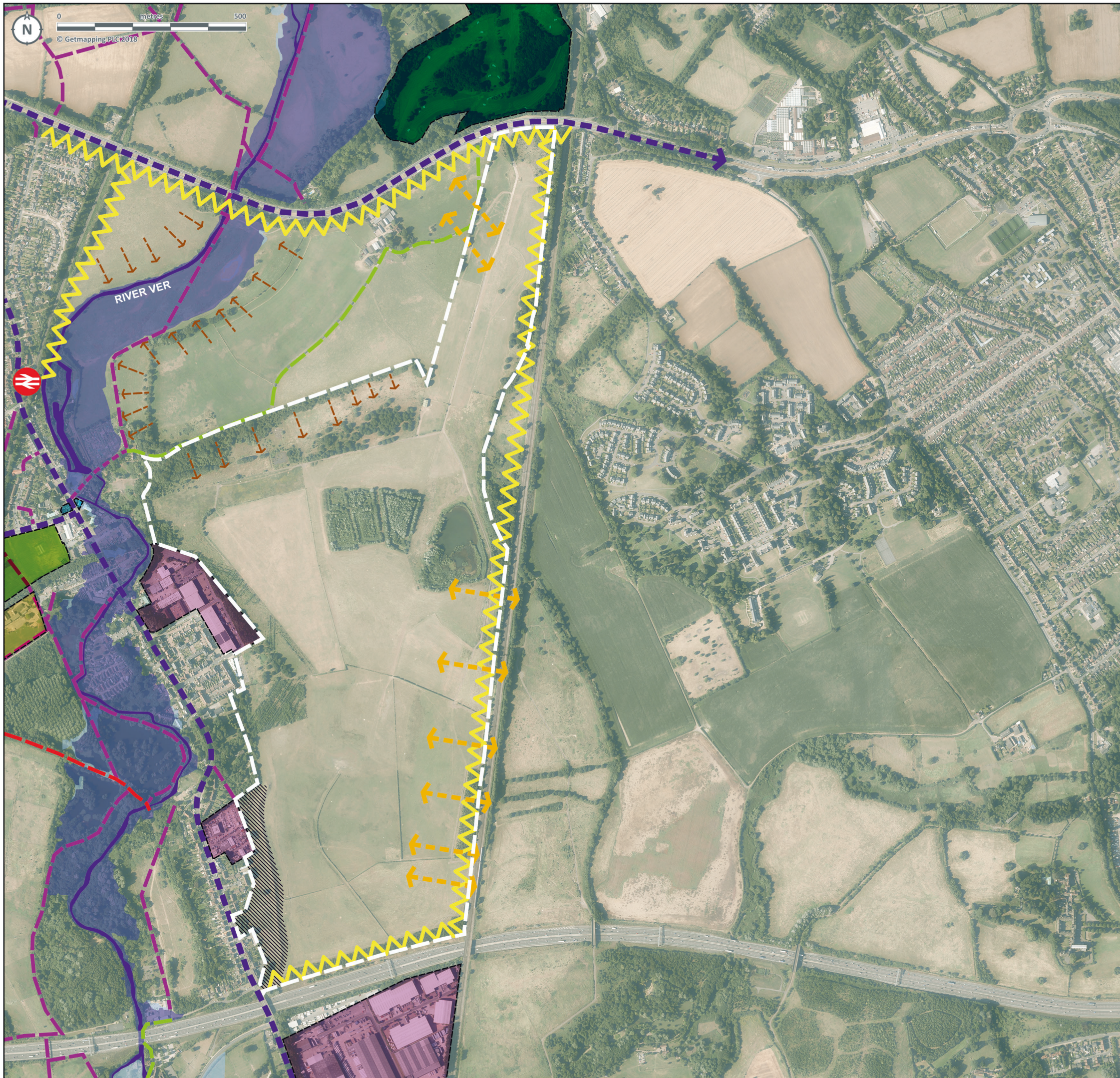
- Residential development in 6 parcels providing 1530 units at 30dph and 2040 units at 40dph which exceeds the minimum 500 dwelling requirement for strategic scale sites and enables flexibility in density levels
- Development form reflecting the orientation of the former aerodrome runway pattern to provide a continuous historic reference and Garden City planning principles (green link running through the development formed by tree lined boulevard referencing Parkway (Welwyn Garden City), and a central green core with water feature referencing Kennedy Gardens (Letchworth)
- Landscaped entrance to the south to improve environmental conditions and providing a woodland setting adjacent to existing residential development along Park Street
- Vehicular access to the site from North Orbital (point fixed by previous SRFT appraisals) linked to a by-pass around the development (which may or may not be required depending on further technical work) and through routes into the development for the Garden Village traffic
- Country Park on land to the north-west of the site (replicating SFRT Country Park) and creating a permeable pedestrian/cycle link through to Park Street (which would need to be improved) and to the north and north-east linking to a retained Wrights Farm (Community Food Zone)
- Segregation of pedestrian and vehicular traffic flows and the retention of existing rights of way and informal footpaths with potential pedestrian links to the Land west of London Colney (north and south of Napsbury) development
- New woodland planting in the Country Park, extensions to the existing native woodland and new formal planting patterns to way mark streets and pedestrian links replicating existing way marking and creating new rights of way networks to the north, east, west and south
- Village centre (mixed use retail/community and residential) which is located close to northern entrance to the development and adjoins park and ride/rail to encourage passing trade as well as meeting the needs of the development (concentrates traffic flows associated with this use close to the A414 whilst still being accessible to residential areas)
- Potential new station on the Midland Mainline (former station location) and car park for station use only (further technical work required on need and viability particularly given enhanced links to Park Street (Abbey Line) station)
- Potential site area for secondary school located in the heart of the residential development (13ha) but substitution of RA2 could lead to a loss of 520 dwellings (with a new secondary school on land west of London Colney there may not be a requirement for a second secondary school on land at Park Street Garden Village if sustainable transport links (cycling/walking) can be established under the Midland Mainline Railway to create good accessibility)
- Primary school (3ha) enough for 2fe site which could possibly be extended to create 3fe primary school (area adjustments to RA2)

## Compliance with proposed policy

- 3.8 The high-level masterplan complies with the proposed land allocation as follows noting that some matters will need to be dealt with at the preliminary masterplan stage informed by additional technical and environmental studies:

<b>Table One: Proposed policy compliance</b>	
Minimum capacity 2,300 dwellings	High level masterplan response: 1530-2040 units which is currently below the target for the site but could be increased with density approaches to existing parcels, by stretching the definition of parcels and by a mixed-use approach to the village centre
The 2,300 dwelling figure above includes one 50+ bed C2 Residential or Nursing care home, at least one 50+ home Flexi-care scheme and 20 units to provide special needs accommodation, in accordance with Policy L2	High level masterplan response: 1530-2040 units can include at least one 50+ bed C2 Residential or nursing care home and at least one 50+ C3 Flexi-care scheme  These uses can be identified at the preliminary masterplan stage.
Minimum 40% Affordable Housing in accordance with Policy L3	HCC would ensure compliance at any detailed planning application stage Phasing and design
Minimum overall net density 40 dwellings per hectare	Preliminary masterplan stage Phasing and design at planning application stage.
Housing size, type and mix as set out in Policy L1 and Appendix 6	HCC would ensure compliance at any detailed planning application stage Phasing and design
Strategic and local open space, including managed woodland and ecological network links	High level masterplan response: new country park is proposed and woodland areas along site boundaries with links to Country Park areas to the east of the site (under pass the railway) and north of the site into existing rights of way networks
Countryside access links including off road paths (rights of way) and links to a community food zone retained in the Green Belt	High level masterplan response: development links directly into off road paths and links to the community food zone (Hedges Farm) which is proposed for retention
A substantial new Country Park providing facilities for new and existing communities	High level masterplan response: this is proposed (northwest of the site) as part of the development
Retention of important trees and landscape features	High level masterplan response: trees on site boundaries are proposed for

	retention and enhancement – further work will be required at later stages to determine the impact on other landscape features in more central areas of the site
One 3FE and one 2FE primary schools, including early years provision to serve the new community	High level masterplan response: primary school site (3ha) has been identified which could be extended to provide 3fe but a second primary school site has not yet been identified and further work will be required at the preliminary masterplan stage
An 8FE secondary school to serve new and existing communities	High level masterplan response: secondary school site has currently been identified at the expense of residential development parcel RA2 leading to a loss of 520 dwellings but further work at the detailed feasibility stage could address this requirement more fully and there maybe the option of creating provision at Land west of London Colney to serve both Broad Locations.
Transport Network (including walking and cycling links) and public transport services upgrade/improvements, including a local bypass route for Park Street and improvements to the A414 as a strategic route for the wider area	High level masterplan response: segregated walking and cycling links have been created through the development and linked to adjoining existing rights of way and informal footpaths and into adjoining land
New park and rail facility on the Abbey Railway line south of the A414	Preliminary masterplan stage – major transport infrastructure study required to assess potential
15-20-minute peak period service on the Abbey railway line from date of first occupation. This will likely require a new passing loop on the Abbey Railway line, either on site or delivered elsewhere	Preliminary masterplan stage – major transport infrastructure study to assess potential
3% of homes provided to be self-build housing	Detailed planning application stage: Phasing and design
New neighbourhood and local centres, including commercial development opportunities	Detailed planning application stage: Phasing and design
Recreation space and other community facilities, including health provision	High level masterplan response: village centre shown on masterplan which can include all these uses
3% homes to be self-build housing	Deed planning application stage: Phasing and design



-  SITE BOUNDARY
-  EMPLOYMENT SITES
-  RETAIL FACILITIES
-  LEISURE FACILITIES
-  OPEN SPACE
-  EDUCATIONAL FACILITIES
-  EXISTING RAILWAY STATION
-  BUND AREAS
-  FLOOD ZONE 3
-  FLOOD ZONE 2
-  NOISE SOURCES
-  VISIBILITY LINES
-  SLOPE
-  RESTRICTED BYWAY
-  BRIDLEWAY
-  PUBLIC FOOTPATH
-  INFORMAL PATH
-  BUS ROUTES

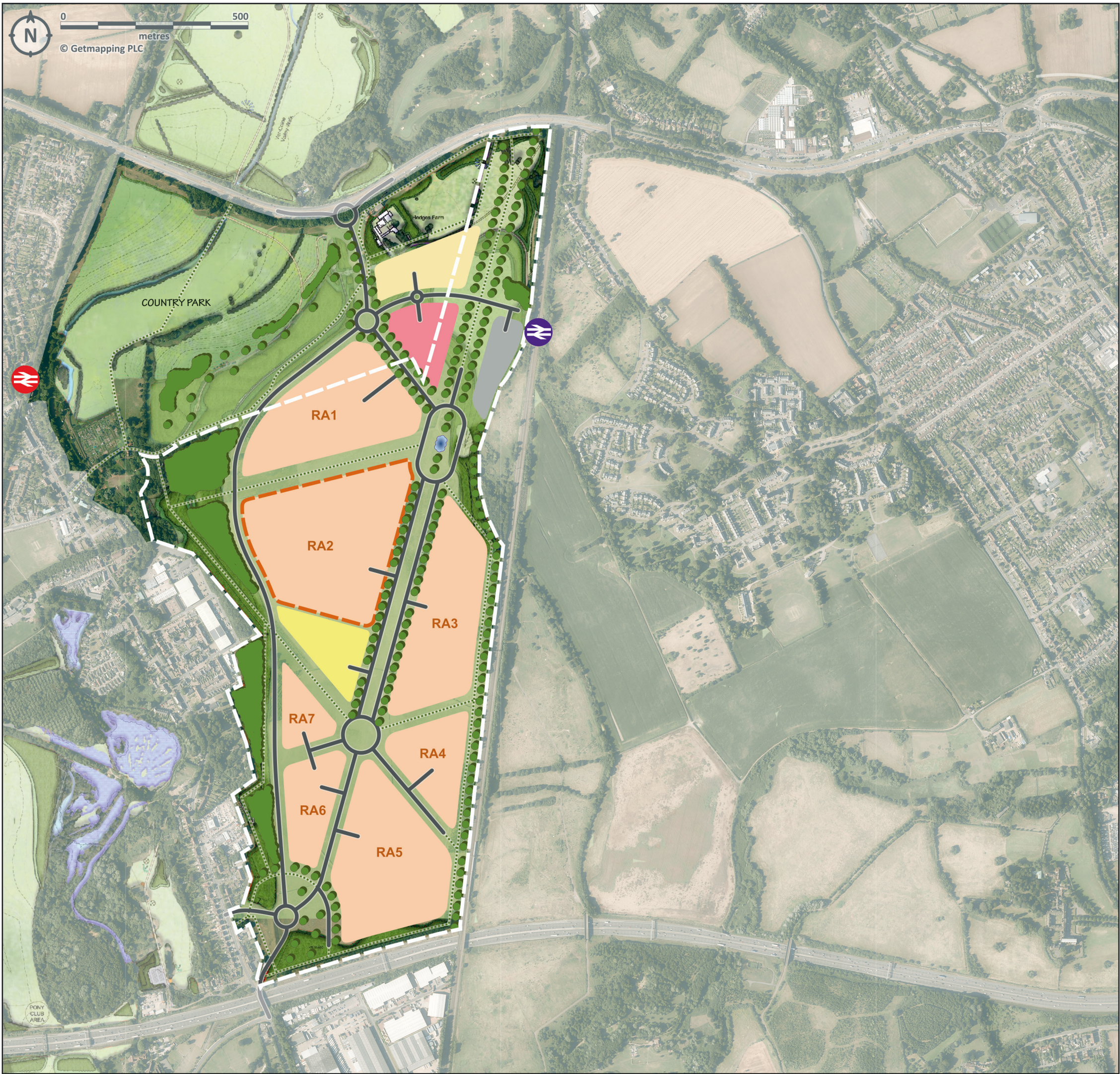
## PARK STREET GARDEN VILLAGE BROAD LOCATION

Site constraints

PROJECT NO	DRAWING NO	REV
<b>5241</b>	<b>601</b>	
DRAWN	DATE	SCALE
HNA	OCTOBER 2018	1:10000

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- RESIDENTIAL
- PRIMARY SCHOOL
- SECONDARY SCHOOL: POTENTIAL SITE
- VILLAGE CENTRE
- PARK AND RIDE
- EXISTING STATION
- PROPOSED STATION
- STATION CAR PARK
- MAIN ACCESS ROADS
- FOOTPATHS/CYCLEWAYS

**LAND USE SCHEDULE**

RESIDENTIAL PARCEL AREA		UNITS	
		(30dph)	(40dph)
RA1	9.50	285	380
RA2	13.00	390	520
RA3	9.00	270	360
RA4	4.00	120	160
RA5	10.00	300	400
RA6	3.50	105	140
RA7	2.00	60	80
<b>TOTAL</b>	<b>51.00</b>	<b>1530</b>	<b>2040</b>
PRIMARY SCHOOL	3.00		
VILLAGE CENTRE	2.50		
PARK & RIDE	3.00		
STATION CAR PARK	1.75		

## PARK STREET GARDEN VILLAGE BROAD LOCATION

High level masterplan

PROJECT NO	DRAWING NO	REV
<b>5241</b>	<b>602</b>	
DRAWN	DATE	SCALE
HNA	OCTOBER 2018	1:10000

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