



19th December 2024
Our Ref: OJ/18.260

George Burgess Esq
St Albans City and District Council
Civic Centre
St Peter's Street
St Albans
AL1 3JE

Dear Mr Burgess,

WOOLLAM PARK

I am writing on behalf of Hallam Land Management Limited, St Albans School and St Albans School Woollam Trust, and herewith enclose an outline planning application for development at Woollam Park.

Planning permission is sought for the following proposed development:

“Relocation and replacement of existing playing fields and erection of sport pavilion annex; construction of up to 1000 new homes (use class C3) to include a mix of market housing, affordable housing, age restricted specialist accommodation for the elderly, and adult disability service units; an 80-bed care home (use class C2); a local centre (use classes E and F); a two-form entry primary school (use class F); the laying out of green infrastructure including habitat creation, drainage infrastructure; earthworks; pedestrian and cycle routes; and a new means of access onto Harpenden Road and Sandridgebury Lane.”

The application is submitted in “outline” with all matters reserved for future consideration save for:

- 1) The proposed means of “access” on to Harpenden Road (A1081), and
- 2) The proposed “access”, “appearance”, “landscaping”, “layout” and “scale” of the proposed playing fields and sports pavilion annex situated at Longcroft (the field to the east of the existing Woollam Playing Fields).

You will be aware that Woollam Park is part of the District North St Albans Broad Location proposed in successive iterations of the emerging local plan for a considerable number of years. Planning permission has previously been granted for Sewell Park, and the accompanying planning application is for the balance of the land and the remaining houses and uses.

Whilst the application site is currently within the Green Belt, consistent with a number of other instances in the District, very special circumstances exist to justify the grant of planning permission in accordance with Policy 1 of the 1994 Local Plan, the emerging Local Plan which has recently been submitted for examination, and National planning policy. Of particular note are the significant and many housing

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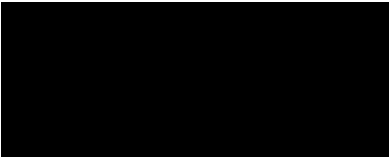
benefits of the proposed development, along with a number of other economic and environmental benefits, that clearly outweigh the harm to the Green Belt and other harms.

The applicants are mindful that the Government issued its revision to the National Planning Policy Framework on the 12th December 2024. This makes material changes to a number of policy areas that are germane to the determination of this application; the decision maker will need to have regard to these in due course. The applicants intend to both address the substance of this and provide a schedule of references to be read alongside the application material; its approach in respect of this is explained in the accompanying Note.

I look forward to confirmation that the application is valid and to receiving the registration letter in due course. To continue our constructive pre-application discussions the applicants wish to discuss the scope for a further planning performance agreement to cover the determination period.

I trust this provides you with the necessary information for this planning application to be validated. Should you have any queries, please do not hesitate to contact me on either [REDACTED] or via email [REDACTED]

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Owen Jones
Director