



10th February 2025
Our Ref: OJ/18.260
Your Ref: 5/2024/2271

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, St Albans School and St Albans School Woollam Trust, to provide additional information sought by letter dated 24th January 2025 that was issued to us on the evening of the 31st January 2025. I make this point simply because of references in that letter to 21st days from its date.

Point 1. To take account of our discussions regarding the matter of the description of development we have amended this to read as follows:

Planning permission is sought for the following development:

- (1) *Relocation and replacement of existing playing fields and erection of pavilion annex; and*
- (2) *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, adult disability service units; a care home (Use Class C2); a local centre (Use Classes E and F); a primary school (Use Class F); the laying out of green infrastructure including habitat creation; drainage infrastructure; earthworks; pedestrian and cycle routes; new means of access and alterations to existing accesses.*

In these terms the application is submitted as a “hybrid” application. Part (1) is submitted as a full application. Part (2) is submitted as an outline application with approval of means of access sought at the present time, and all other reserved matters to be approved at a later date. Whilst there is no definition of a “hybrid” application is the statute the LPA has sought the application to be framed in these terms.

We have amended various documents to reflect this. Plan DE_565_91 A shows the respective areas.

Point 2. The area of the playing field is shown on the Land Use Parameter Plan. It measures 5.93 hectares in size.

Point 3. By adopting the approach above, the application fee is reduced. This is explained at Annex 1.

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In respect of other matters, we are submitting the following:

Point 4. A plan that shows the land owned by two of the three applicants - St Albans School and St Albans Woollam Trust – as it adjoins the application site (DE-565_091). The applicant as a group of three do not together own any other land, hence such a plan was not prepared in the first instance. There is no change to the ability of users of the relocated playing fields to access the public highway. The existing playing field complex is owned by one of the three applicants: St Albans School Woollams Trust. This is explained at para 3.1 of the Sports Justification Report and has been reported at meetings previously. The lease arrangements with OASA are explained in appendix 7 of the Sports Justification Report; of necessity the relocated playing field land will benefit from the same rights of access to the public highway as is currently experienced.

Points 5, 6 and 7. Access drawings that *grey out* the highway works required pursuant to Section 278 of the Highway Act outside of the redline. These supersede earlier versions. On drawing 05920 SK 008 we have taken the opportunity to include details of the pedestrian/cycleway connection at Sandridgebury Lane discussed previously.

Point 8. The red line plan has been adjusted on the western side of Harpenden Road and to include visibility splays. This is now revision drawing DE-565_005 Revision I. This increases the site area to 50.30 hectares.

Point 9. The confidential Badger survey report (Appendix 6.1 of the ES).

Point 10. An amendment to drawing DE-565-81 Rev D to omit reference to the buffer zone.

Point 11. The Excel version of the BNG metric Appendix 6.3 of the ES.

Point 12. The phasing plan is included in the Design and Access Statement (page 150).

Point 13. A note concerning §91 of the NPPF.

In respect of other matters, I would note:

- a. The Climate Change Statement is the Turley's report referred to.
- b. The surface water drainage information requested by the LLFA. I don't believe this has been requested previously.

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,

[REDACTED]

Owen Jones
Director

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Annex 2 Schedule of documents / drawings submitted February 2025

Site Location Plan

DE-565_005 Revision I

Blue line land

DE-565_091 rev A

Areas subject to outline / full details

DE-565_91 rev A

Access Drawings

05920-CI-A-001 P04

05920-SK-008 P1

05920-SK-006 P2

05920-SK-010 P2

Playing Field Scheme

DE-565-81 Rev D

Reports

Badger Survey Confidential (Appendix 6.1 of the ES)

The Biodiversity Metrix (excel version) (Appendix 6.3 of the ES)

Applicants' Note on §91 of the NPPF

Schedules requested by LLFA in relation to surface water drainage

Updated reports to reflect change in form of application and description of development

Planning Statement

Affordable Housing Statement

Planning Obligations Statement / Draft Heads of Terms

Development Specification and Scheme Parameters

Design and Access Statement

Flood Risk Assessment and Site-Specific Sequential Test

Transport Assessment and Framework Travel Plan

Environmental Statement main text

Environmental Statement Non-Technical Summary

Environmental Statement Appendices

Sport Justification Report

Utilities Report