

HALLAM LAND MANAGEMENT LIMITED  
ST ALBANS SCHOOL  
ST ALBANS SCHOOL WOOLLAM TRUST

# Woollam Park

Planning Obligations Statement

February 2025



# Contents

1	Introduction .....	3
2	Potential planning obligations .....	5

## DOCUMENT CONTROL

Project:	North St Albans	Job Number:	18.260
Client:	Hallam Land Management Limited, St Albans School, St Albans School Woollam Trust	Date:	03/12/2024
Author Initial:	AH	Reviewer Initial:	OJ
Issue:	Final	Status:	Final
File Origin:	<a href="https://lrmp planning.sharepoint.com/sites/lrmp projects/2018/18.260 St Albans/6 Reports/Planning Obligations Statement final draft December 2024.docx">https://lrmp planning.sharepoint.com/sites/lrmp projects/2018/18.260 St Albans/6 Reports/Planning Obligations Statement final draft December 2024.docx</a>		



# 1 Introduction

---

- 1.1 Hallam Land Management Limited, and St Albans School and St Albans School Woollam Trust have submitted an outline planning application for a mixed-use development at North St Albans.
- 1.2 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.*
- 1.3 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.
- 1.4 In the event planning permission is granted, a Section 106 Agreement will form part of that consent. This will include, as a condition of the planning permission, various planning obligations.
- 1.5 Such obligations could restrict the development or use of land in some specified way; require specified use operations or activities to be carried out in, on, under, or over land; require the land to be used in a specified way; or require a sum or sums to be paid to the authority on a specified date or dates or periodically.
- 1.6 The Section 106 Agreement would be entered into by the Applicants, the landowner, St Albans District Council and Hertfordshire County Council.

## **Draft Heads of Terms**

- 1.7 The purpose of this document is to list the likely heads of terms for such an Agreement. These heads of terms are subject to further discussion and/or agreement. In due course the obligations proposed will be in accordance with Policy 143B (Implementation) of the 1994 Local Plan, Strategic Policy SP14 (Delivery of infrastructure) and Policy IMP1 (Additional infrastructure requirements for strategic development) of the emerging Local Plan 2041, the Community Infrastructure Levy (CIL) Regulation 122 and the NPPF/NPPG. The obligations will also take into account evidence contained in the various documents submitted to the local planning authority with the planning application.

## **St Albans Local Plan Review 1994**

- 1.8 Policy 143B of the 1994 Local Plan requires the provision of infrastructure arising for new development proposals. As relevant, this may include on- or off-site provision.

## **Emerging Local Plan 2041**

- 1.9 Policy SP14 of the emerging Local Plan states that:
- “Proposals should make provision for infrastructure that is necessary in order to accommodate additional demands resulting from the development.”*
- 1.10 The policy sets out a number of criteria which are required to be met in order to justify granting planning permission.
- 1.11 More specifically, Policy IMP1 of the emerging Local Plan relates to infrastructure for Broad Locations, stating that:
- a) *Developers/applicants for Broad Locations and other Strategic Scale developments, defined as 100+ homes or 10,000 square metres of commercial floorspace (retail, leisure and industrial); will be required to:*
    - i. *Engage with the Council and infrastructure providers and service delivery organisations in early pre-application discussions;*

- ii. *Deliver infrastructure to a set of timescales agreed with the Council, infrastructure providers, service delivery organisations and any other relevant organisations, and set this out in the planning application;*
- b) *In order to deliver optimum infrastructure outcomes neighbouring landowners/developers will be strongly encouraged to facilitate and coordinate infrastructure provision together, or to demonstrate why this cannot be achieved.*
- c) *Strategic ccale planning applications will be supported by information demonstrating that the developer has explored existing capacity (and opportunities for extending it) with the appropriate utilities providers. Planning permission will not be granted where there is insufficient evidence on utilities capacity to support the development and that the capacity will be delivered to meet the needs of the development. The siting and appearance of utilities infrastructure should be designed to minimise impacts on amenity and to be as unobtrusive as possible”.*

### **The Community Infrastructure Levy Regulations 2010 (as amended)**

1.12 Regulation 122 states that:

*“planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—*

- (a) necessary to make the development acceptable in planning terms;*
- (b) directly related to the development; and*
- (c) fairly and reasonably related in scale and kind to the development”.*

### **National Planning Policy Framework**

1.13 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these should be applied. Paragraph 55 states:

*“Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.”*

## 2 Potential planning obligations

---

- 2.1 The following is the Applicants' list of potential planning obligations, subject to demonstrable evidence that such obligations are necessary to make the development acceptable in planning terms. This is derived from its understanding of the scheme and its likely significant environmental effects, pre-application discussions with the Local Planning Authority, Hertfordshire County Council and other stakeholders are identified in the Statement of Community Involvement.
- a. **Affordable housing** – provision of 40% affordable housing as described in the accompanying Affordable Housing Statement. The tenure split and mix will be confirmed through discussions with SACDC to review latest evidenced need.
  - b. **Accessible and adaptable dwellings** – new dwellings shall comply with Building Regulations M4(2), 5% of the market dwellings shall comply with Part M(3)(a) of the Building Regulations and 10% of the affordable homes (shall comply with Part M4(3)(b).
  - c. **Self and custom build housing** – provision of 3% of the total number of new dwellings to be made available as plots for self and custom building in the first instance.
  - d. **Community facility** - community hall/multi-purpose space/youth facilities and transfer of assets into stewardship to be negotiated.
  - e. **Healthcare** - On site facility or proportionate contribution to be negotiated towards primary health care services (GPs). Appropriate contribution towards emergency services to be negotiated
  - f. **Primary Education** – provision of land to HCC sufficient to accommodate a new two-form entry primary school and early years provision and, where necessary, a financial contribution to HCC to construct the new school.
  - g. **Secondary Education** – financial contributions, where necessary, in accordance with Hertfordshire County Council's planning obligations.
  - h. **Adult Disability Service Units**– provision of four supported living units for people with disabilities, as part of the site's affordable housing component.
  - i. **Highways offsite works and/or contributions** – a combination of offsite provision and financial contributions to support schemes in the Local Cycling Walking Infrastructure Plan as indicated in the accompanying Transport Assessment.
  - j. **Public Rights of Way** – the provision of a pedestrian and walking route to the Hertfordshire Way reflecting the aspiration of the Public Rights of Way Improvement Plan.
  - k. **Connections to Sewell Park** – provision of pedestrian and cycle links to the boundary of the application site to enable permeability with Sewell Park which benefits from outline planning permission 5/2021/0423.
  - l. **Allotments / community growing spaces** – provision on-site alongside community growing space, and/or a financial contribution for off-site provision.
  - m. **Amenity green space** – direct provision as part of the proposed development of open space in accordance with the Green Infrastructure Parameter Plan.
  - n. **Natural and semi-natural green spaces** – direct provision as part of the proposed development in accordance with the Green Infrastructure Parameter Plan.
  - o. **Children and young people's play space** – direct provision in accordance with open space in accordance with the Green Infrastructure Parameter Plan.
  - p. **Relocation of existing playing pitch provision** – the relocation within the application site of the existing sports pitches with associated sports pavilion annex.
  - q. **Off-site sports facilities contribution** – a financial contribution towards football playing pitch improvements at Toulmin Drive.

- r. **Travel Plan** - to embed sustainable behaviour in the development. To be agreed with HCC.
- s. **Stewardship Arrangements** – commitment to establishing an appropriate Community Stewardship and Legacy body to provide long term sustainable management of community facilities and open spaces as per emerging Policy LG1.
- t. **Services for young people** - financial contributions, where necessary, in accordance with Hertfordshire County Council's planning obligations.
- u. **Libraries** - financial contributions, where necessary, in accordance with Hertfordshire County Council's planning obligations.
- v. **Waste management** - financial contributions in accordance with Hertfordshire County Council's planning obligations.
- w. **Adult care Services** – on site provision in accordance with Hertfordshire County Council's planning obligations.
- x. **Cemetery** – financial contribution to support expansion of London Road cemetery.

***LRM Planning  
December 2024***

### **CARDIFF OFFICE**

22 Cathedral Road, Cardiff, CF11 9LJ  
02920 349737

admin@lrmpanning.com  
lrmpanning.com

© LRM Planning Limited 2025

### **EXETER OFFICE**

Winslade Manor, Manor Drive, Clyst St  
Mary, Exeter EX5 1FY, 01392 690060



Registered Office: Nyewood Court, Brookers Road, Billingshurst RH14 9RZ  
Registered in England and Wales No 08618388 VAT Reg No 196 5837 49



**RTPI**  
Chartered Town Planner