

Carpenter's Nursery, Sandridge

Site address: Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

Carpenter's Nursery, Sandridge

Ownership details: Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

Freehold

Area of site (hectares)

Approximately 23.52ha

Current use(s)

Agricultural Land, Nursery

Are there any factors that could make the site unavailable for development? (Please provide any details in the boxes labelled a to d below)

a. Ownership Constraints (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

Part of the site was re-let to Carpenter's Nursery in 2015 for a 20-year term.

b. Awaiting relocation of current use

n/a

c. Level of developer interest (i.e. low, medium, high)

n/a

d. Likely timeframe for development (i.e. completion). Please indicate if you anticipate that development may be split over different time periods.

5+ years

Are you aware of any particular constraints that might make the site unsuitable for development? (Please provide any details in the boxes labelled a to d below)

a. Environmental Constraints e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

n/a

b. Other Designations e.g. Conservation Area, Listed Buildings, Archaeological Sites.

Part of the site in the north lies within the Archaeological Sites (subject to Recording Conditions) (Local Plan Policy 111).

c. Physical Constraints e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

Close proximity to TPOs, Article 4 Direction and Ancient Monuments

d. Policy Constraints e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

Green Belt, Landscape Development Area

If any constraints have been identified above, do you think that they could be overcome? If so, how?

The proximity to Archaeological Sites would need to be considered through design and layout of any development.

What is the estimated number of dwellings that could be provided on the site?

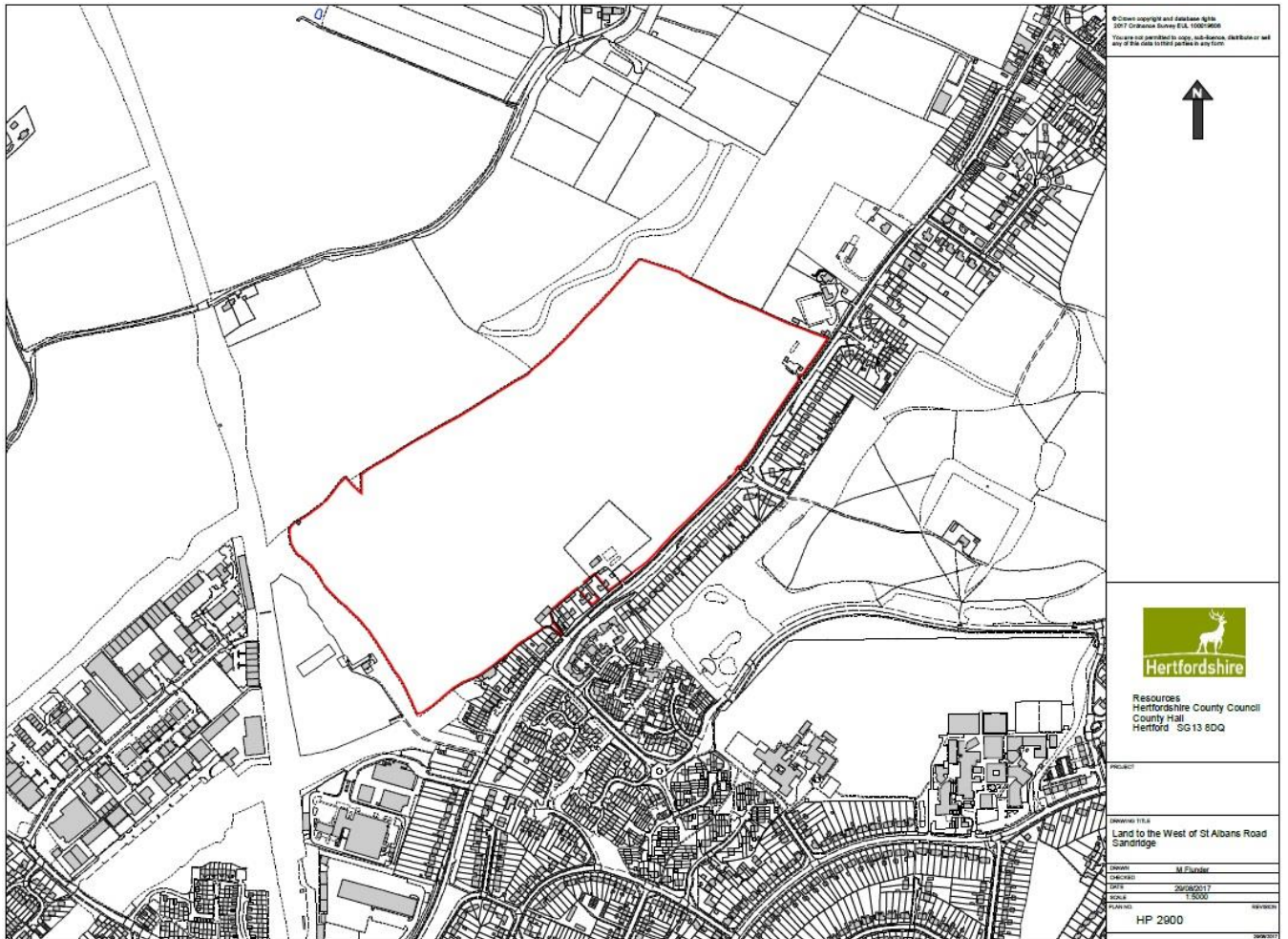
No feasibility has been undertaken for this site so it is not known how the archaeology could impact upon the developable area. If 50% of the site is developed at 30 dwellings per hectare approximately 350 residential units could be provided on the site.

Sketch scheme (submitted for information if necessary)

Yes / No

Is there any other information that you would like to provide in relation to your proposed site?
If yes, please give details below (and attach if necessary)

HCC have been approached by a neighbouring landowner. This site could form part of a larger development.



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**HERTFORDSHIRE COUNTY COUNCIL
PROPERTY (PROPERTY PLANNING TEAM)**

ST ALBANS CITY AND DISTRICT COUNCIL

SUBMISSION TO CALL FOR SITES CONSULTATION

**ON BEHALF AS HERTFORDSHIRE COUNTY COUNCIL AS
LANDOWNER**

March 2021

1.0 Introduction

1.1 This document is submitted by Hertfordshire County Council (HCC) Property (Property Planning Team) in response to the St Albans City and District Council Call for Sites consultation.

2.0 Identified Sites in HCC Ownership

2.1 A total of 10 sites in the ownership of the County Council have been identified for submission to the District Council's Call for Sites. These are:

- Rural Estate land south of Napsbury (Land West of London Colney)
- Rural Estate land north of Napsbury
- Land East of Kay Walk, St Albans
- Land at Stephens Way and Flamsteadbury Lane Redbourn
- Rural Estate land at Waterdell, adj to Mount Pleasant JMI
- Rural estate land at Highfield Farm, Tyttenhanger
- Carpenter's Nursery, Sandridge
- Former Radlett Aerodrome, Radlett
- Smallford Farm and Smallford Pit, Smallford
- Former Ariston Works, Harpenden Road, St Albans

2.2 The forms previously submitted in September 2017 have been updated with an additional form included for the former Ariston Site.

2.0 Conclusion

3.1 HCC Property welcomes the opportunity to participate in the Call for Sites consultation. Further information can be provided on any of the submitted sites by contacting the Property Planning Team.

25 January to 5pm 8 March 2021
'Call for Sites 2021' Site Identification Form

St Albans City and District Council is in the process of preparing a new Local Plan 2020-2038. The 'Call for Sites' is an early opportunity for individuals, landowners and developers to suggest sites within the District for development over the next 15-20 years. The site suggestions received by us will be used to inform the preparation of the new Local Plan 2020-2038.

You are invited to put forward any new sites that you would like the Council to consider in its Housing Economic Land Availability Assessment (HELAA). These should be capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more). The Council will take account of the Strategic Housing Land Availability Assessment (SHLAA) submissions previously received since 2009 and therefore there is no need to resubmit these unless circumstances have changed. Sites from previous SHLAAs will form part of the Council's assessment. Proposed land uses can include:

- Housing
- Gypsy & Traveller Housing
- Mixed Use
- Employment
- Renewable and low carbon energy and heat
- Biodiversity Improvement / Offsetting
- Green Belt Compensatory Land
- Land for Tree Planting
- Other

To enable sites to be mapped digitally, please provide GIS shapefiles of your site, where possible.

The consultation period runs for six weeks between Monday 25 January to 5pm on Monday 8 March 2021.

Unfortunately, we cannot treat any of the information you provide as confidential.

It is important to note that not all sites received through the 'Call for Sites' will be appropriate for consideration as part of the Housing Economic Land Availability Assessment (HELAA). As a general rule:

We encourage you to submit sites that are likely to become available for development or redevelopment between now and 2038.

Please do not submit sites that:

- Are already included as a housing allocation in the St Albans District Local Plan Review (November 1994) – i.e. sites that are listed in 'saved' Policies 4 and 5.

- Have already been submitted to the Council for consideration via previous 'Call for Sites' and Strategic Housing Land Availability Assessment (SHLAA) processes (unless information is updated/changed).
- Already have planning permission for development, unless a new and different proposal is likely in the future; or
- Are situated outside St Albans City and District's administrative area.

If you wish to update information about a site previously submitted please complete the form below.

Please return the **form and site location plan** to the Spatial Planning and Design Team. We strongly encourage digital submissions via our online portal.

By online consultation portal:


<http://stalbans-consult.limehouse.co.uk/portal/>

By e-mail to: planning.policy@stalbans.gov.uk

By post to: St Albans Council Offices, St Peters Street, St Albans, Hertfordshire, AL1 3JE

Due to COVID-19; offices being shut and officers working from home; submissions by post are discouraged.

Your Details	
Name	[REDACTED]
Company/Organisation	<i>Montagu Evans LLP</i>
Address	<i>70 St Mary Axe, London</i>
Postcode	<i>EC3A 8BE</i>
Telephone	<i>0207 312 7422</i>
Email	[REDACTED]
Your interest	<input type="checkbox"/> Site Owner <input checked="" type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

Site Details			
Requirements:			
<ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 			
Site address/location (Please provide a map showing the site boundary)	Parcel A – Land and buildings at Cheapside Farm Parcel B – Land east of The Woollam Playing Fields ('Longcroft') Parcel C – Land south of Cheapside Farm (west of railway line).		
Site area (in hectares)	Parcel A = 9 ha, Parcel B = 8 ha, Parcel C = 6.5 ha		
Coordinates	Easting	See below	Northing See below
Site Location Plan Attached	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
GIS mapping shapefile attached (in .shp file format)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Landownership (please include contact details if known)			
Current land use	<i>Agricultural Land</i>		
Condition of current use (e.g. vacant, derelict)			
Suggested land use	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input checked="" type="checkbox"/> Mixed Use (please specify) <input type="checkbox"/> Employment <input type="checkbox"/> Renewable and low carbon energy and heat <input type="checkbox"/> Biodiversity Improvement / Offsetting <input type="checkbox"/> Green Belt Compensatory Land <input type="checkbox"/> Land for Tree Planting <input checked="" type="checkbox"/> Other (please specify) <i>See covering letter</i>		
Reasons for suggested development / land use	<i>See covering letter</i>		

Likely timescale for delivery of suggested development / land use	<input checked="" type="checkbox"/> 1-5 Years <input type="checkbox"/> 6-10 Years <input type="checkbox"/> 11-15 Years <input type="checkbox"/> 15+ Years
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Site Constraints	Contamination/pollution issues (previous hazardous land uses)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Environmental issues (e.g. Tree Preservation Orders; SSSIs)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Flood Risk	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Topography affecting site (land levels, slopes, ground conditions)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Utility Services (access to mains electricity, gas, water, drainage etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Legal issues (For example, restrictive covenants or ownership titles affecting the site)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If no please provide details of how the site could be accessed. Without this information the site will not be considered to be deliverable).

	Other constraints affecting the site	<input type="checkbox"/> Yes (If yes, please specify) <input checked="" type="checkbox"/> No
Planning Status	<input type="checkbox"/> Planning Permission Granted <input type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> Application Withdrawn <input type="checkbox"/> Planning Permission Lapsed <input type="checkbox"/> Pre-Application Advice <input type="checkbox"/> Planning Permission Not Sought <input checked="" type="checkbox"/> Other Please include details of the above choice below (for example planning reference numbers and site history) <i>No planning engagement to date</i>	

Other comments	<i>See covering letter</i> <i>Easting / Northing:</i> <i>Parcel A – (E 515291), (N 210713)</i> <i>Parcel B – (E 515236), (N 210272)</i> <i>Parcel C – (E 515524). (N 210342)</i>
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Spatial Planning Team

St Albans City and District Council
Civic Centre
St Peters Street
St Albans
AL1 3JE

8 March 2021

By email only: planning.policy@stalbans.gov.uk

Dear Sir/Madam

**ST ALBANS CITY AND DISTRICT COUNCIL LOCAL PLAN
HOUSING ECONOMIC LAND AVAILABILITY ASSESSMENT (HELAA) – CALL FOR SITES 2021
LAND AT CHEAPSIDE FARM, LONGCROFT AND SOUTH OF CHEAPSIDE FARM**

On behalf of our client, [REDACTED], we submit land within their ownership for consideration in the Council's Housing Economic Land Availability Assessment (HELAA).

This covering note is submitted alongside the Site Identification Form and Site Location Plan.

The Sites

The land submitted for consideration comprises three separate land parcels to the north of St Albans. The sites are identified as:

- Parcel A – Land and buildings at Cheapside Farm;
- Parcel B – Land east of The Woollam Playing Fields ('Longcroft'); and
- Parcel C – Land south of Cheapside Farm (west of railway line).

Reference is also made within this submission to the Woollam Playing Fields, which are adjacent to Harpenden Road and to the immediate north of the land formerly identified as a strategic allocation in the draft St Albans Local Plan (North St Albans Broad Location).

The three land parcels are currently within the Green Belt, however they have a limited contribution to the fundamental aim and purposes of the Green Belt. It is our view that in order to meet the Council's pressing housing delivery target, the Green Belt boundary will require alteration through the strategic plan making process. In accordance with the NPPF, exceptional circumstances exist to justify the release of Green Belt land for development in the District. The three parcels of land submitted are available for development and can assist with the creation of a new defensible boundary.

Surrounding Context

The three land parcels are located to the immediate north of St Albans, accessed from Harpenden Road to the west, and Sandridgebury Lane to the south. To the immediate east of parcels A and C is the mainline railway line between St Albans

City and Harpenden stations, providing rail services to London and the midlands. To the north are agricultural fields and Harpenden Common Golf Club.

To the immediate south is a 45 hectare site which was identified as **North St Albans Broad Location** in the submission version of the St Albans Local Plan, allocated to deliver a substantial new residential-led development. The North St Albans site is re-submitted as part of this Call for Sites process under separate cover on behalf of Hallam Land Management Limited and St Albans School. This submission is supported by St Albans School and the St Albans School Woollam Trust.

North St Albans Broad Location

The 2018 Local Plan (publication draft) proposed to allocate the North St Albans site as a Broad Location at Policy SA6(vi). The site was identified as suitable by virtue of its proximity to St Albans, its limited contribution to Green Belt functions and the absence of any other strategic constraints or policy designations.

Significant work has been undertaken to prepare a Masterplan to guide development at this Broad Location and demonstrate that the site is deliverable. The Masterplan document was presented to the Council's Planning Policy Committee in July 2020. Through careful design and pre-application engagement it has been demonstrated that the North St Albans Broad Location area is the most sustainable settlement in the District, which can create a new neighbourhood in excess of 1,100 new homes, neighbourhood centre, care home, primary school, community facilities, sustainable transport provisions and recreational open space and woodland.

The additional land parcels forming part of this Call for Sites submission present an opportunity to broaden the new settlement area, ensuring the delivery of much needed additional homes to compliment the masterplanning work completed to date, through mixed use development, associated infrastructure and community facilities – including retention of the playing fields – without a significant negative impact.

Parcel A – Land and Buildings at Cheapside Farm

Cheapside Farm is located to the west of the mainline railway line, to the north of St Albans. The Farm itself comprises a farmhouse, collection of large barns and outbuildings arranged in a courtyard. The site benefits from a private vehicle access to Harpenden Road and the Hertfordshire Way public footpath passes directly through the farmyard, connecting the site to the Heartwood Forest and surrounding landscape.

The farmyard lies at the centre of four fields, totalling circa 9 hectares in size, with mature boundary planting and hedgerows. The site falls within the Green Belt, Flood Zone 1 and is not subject to any other designations.

It is requested that the site is considered through the HELAA process for redevelopment and removal from the Green Belt to meet the identified requirements for sustainable development. The farm and associated land would be an appropriate site for a range of uses, including redevelopment for residential, extra care, a new primary school, or commercial and leisure uses. The ownership of the land includes the vehicle access, and adjacent land holdings, therefore reasonable improvements to the access can be undertaken where necessary, whilst also improving this portion of the public footpath / Hertfordshire Way to the benefit of the local community.

The size and scale of existing built form affords an opportunity for a high quality redevelopment of the site, for a number of potential uses, which is complimentary to the larger masterplan area to the south. Through careful design, the development potential of the site could be realised, whilst maintaining an open and landscaped setting, which is sensitive to the surrounding countryside.

National planning policy states that when reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Plans should give first consideration to land which has been previously – developed or is well served by public transport (NPPF para 138).

When defining new Green Belt boundaries, plans should define boundaries clearly, using physical features that are readily recognisable and likely to be permanent (NPPF para 139.f.). The land at Cheapside Farm has established, mature landscaped boundaries to the north and an established permanent vehicle access east-west to Harpenden Road. These are clear, linear and permanent boundaries which could reasonably establish a new defensible east-west Green Belt boundary between Harpenden Road and the railway line.

The entirety of Parcel A is within our client's ownership, available for development and deliverable within the Plan period.

Parcel B - Land east of The Woollam Playing Fields ('Longcroft')

The land to the immediate east of the Woollam Playing Fields (known as 'Longcroft') is identified as Parcel B on the Site Location Plan. The site is an open agricultural field circa 8 ha in size, with an access track to the east, in Flood Zone 1. An independent residential dwelling is located to the far north east of the site and is not included in this submission.

The southern boundary of the Site directly abuts the land identified as North St Albans Broad Location. The southern portion of Parcel B is included as part of the North St Albans Broad Location proposed masterplan, to accommodate the re-provision of the OA Sports pitches being relocated from the north west corner of the North St Albans site. The principle of the re-provision of these pitches has been discussed at length with St Albans Council through the development of the masterplan proposals and are an essential element of that scheme. The new pitches would be located adjacent to the existing sports/ recreation facilities, ensuring continuity and synergy between the sites.

The remainder of Parcel B is available for development for a number of proposed uses including new playing fields and recreational areas which could be used by the School and wider community. The existing Woollam Playing Fields are already well utilised by the existing local community, therefore additional land for this purpose would be welcomed and could support the needs arising from the additional residential development in the District, especially with the development of the North St Albans area and the potential for the land immediately to the east (Parcel C below).

When considered in combination with Parcel C, the two land holdings, immediately to the north of the previously identified Broad Location, present a logical and sustainable extension to the allocation area to deliver much needed additional housing and sports pitches / community recreation land. As part of a wider masterplanning exercise, the additional land has the potential to contribute towards a well-balanced scheme with enhanced residential capacity, community facilities and green infrastructure including enhanced pedestrian links. The type and level of development would ensure that the best use of available land is made in accordance with National Policy.

The entirety of Parcel B is within our client's ownership, available for development and deliverable within the Plan period.

Parcel C - Land south of Cheapside Farm (west of railway line)

Parcel C comprises two agricultural fields to the immediate west of the mainline railway measuring circa 6.5ha in Flood Zone 1. The existing dwelling to the south west of Parcel C is not within the land ownership and is excluded from this Call for Sites submission. The site is accessed from Sandridgebury Lane to the south, with established boundary hedgerows and a number of mature trees to the north and east, particularly adjacent to the railway.

The southern boundary of the Site directly abuts the land identified as North St Albans Broad Location. The Site is ideally located to form a logical and sustainable extension to the previously identified Broad Location. Through careful masterplanning alongside Parcel B and integration with the Broad Location masterplan, the site presents a viable opportunity to increase the quantum of residential development, landscaping and community facilities.

When considered on its own merits, the site could reasonably accommodate in the order of 160-180 additional dwellings, should the same density of 40dph be applied as was deemed appropriate at the North St Albans Broad Location. When considered alongside the wider masterplan area, and additional land parcels, the quantum of development could be increased as associated infrastructure, open space and green infrastructure is distributed across the masterplan area as a whole.

In addition, the development of Parcels B and C could improve connectivity between the Broad Location and Hertfordshire Way, allowing pedestrian access to the Heartwood Forest area. The type and level of development would ensure that the best use of available land is made in accordance with National Policy.

The entirety of Parcel C is within our client's ownership, available for development and deliverable within the Plan period. For completeness, this land parcel excludes the independent dwelling at the centre of the site, adjacent to the road.

Woollam Playing Fields

The land comprising the Woollam Playing Fields currently falls within the Green Belt. The site comprises a mix of sports pitches, club house / pavilion / maintenance buildings, OA Sport, associated structures and vehicle parking.

The site is not being submitted as part of the Call for Sites for alternative use or development, however it should be noted that this land is effectively already developed through its existing use and buildings, which will be retained. Should Parcel B be released from the Green Belt, this would enable a comprehensive approach to future enhancements of the existing sporting facilities. The access track to the northern edge of the playing fields and Parcel B represents an achievable and deliverable defensible boundary to a new Green Belt, consistent with the approach identified for Parcel A above.

The proposed removal of the Cheapside Farm buildings and the surrounding fields, to the north east of the playing fields, which has an independent vehicle access from Harpenden Road, provides an opportunity to create a strong linear and defensible Green Belt boundary to the north of the playing fields and along the access track, running east-west from Harpenden Road to the railway line.

Conclusions

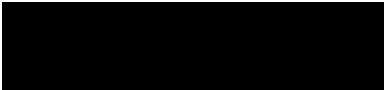
The three land parcels A, B and C are currently within the Green Belt boundary. In this letter it has been demonstrated that each site is suitable for release to allow for a broader masterplanning exercise which could deliver additional new homes in combination with, and as an extension to, the North St Albans Broad Location, and associated landscaping, sports pitches and enhanced connectivity.

The existing complex of buildings at Cheapside Farm (Parcel A), present an opportunity for a high quality redevelopment for a range of uses, whether residential, commercial or education, through the re-use and intensification of existing built form.

As detailed within the accompanying HELAA form, there are no physical or legal restrictions on the site coming forward for development, and the three land parcels (and existing Woollam playing fields) are within the Client's ownership.

It should be noted, although not strictly a planning consideration, that funds that may arise from future development will be utilised by St Albans School as an educational charity. This will enable the School, among other benefits, to widen access to a greater number of disadvantaged children in St Albans through an enhanced bursary scheme.

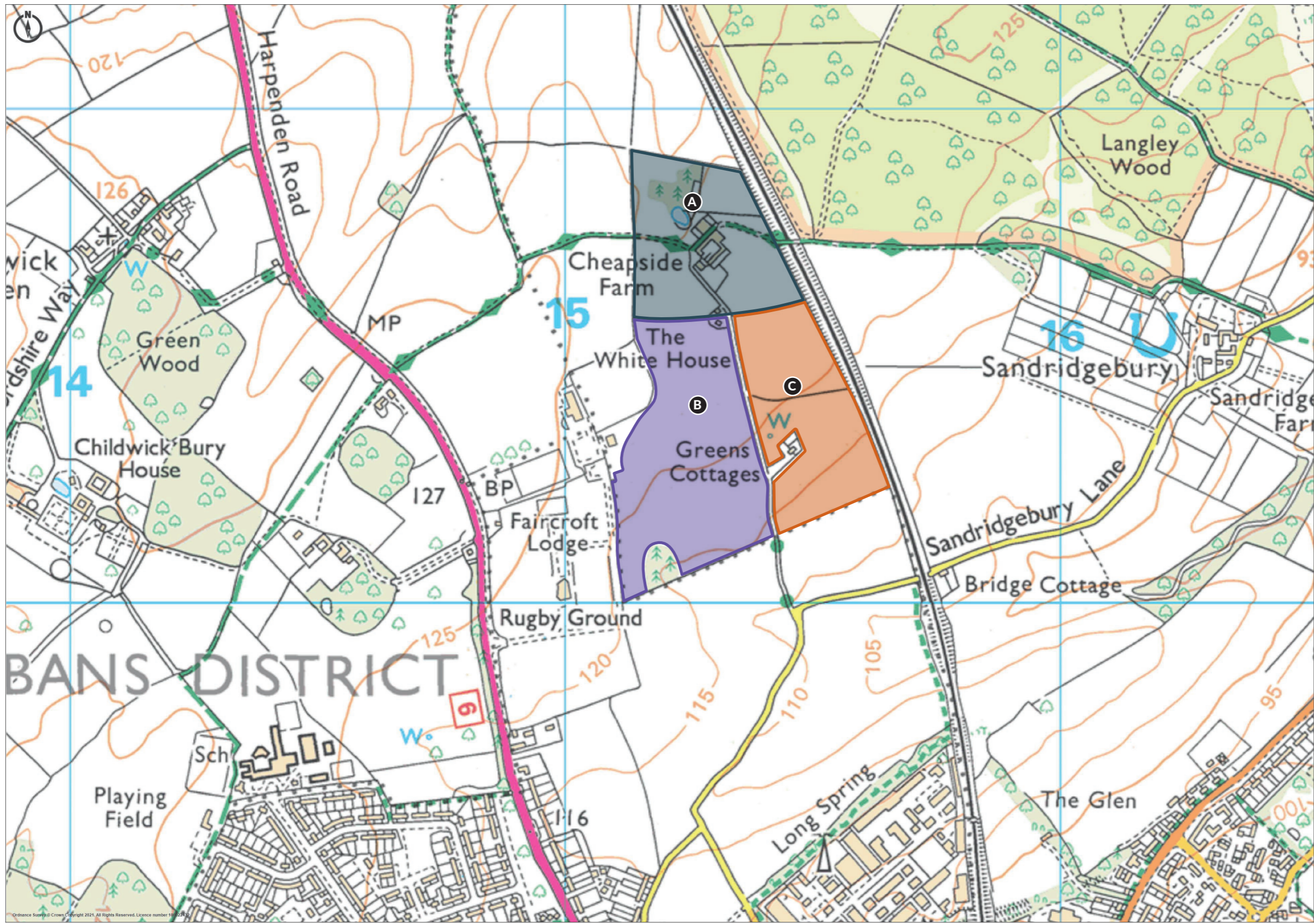
We trust that this information is of use and sufficient to allow you to consider the site. Should you required any additional information or wish to discuss the site in further detail, please do not hesitate to contact [REDACTED] / [REDACTED] or [REDACTED] / [REDACTED] at this office.



MONTAGU EVANS LLP

SITE LOCATION PLAN

- Parcel A
- Parcel B
- Parcel C



Promap
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2021. All Rights Reserved.
Licence number 100022432
Plotted Scale - 1:8000. Paper Size - A3

LOCATION:
Insert Address

DATE:
March 2021

SCALE:
1:8000 @ A3

FIGURE:

▲ NORTH



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CHARTERED SURVEYORS
70 ST MARY AXE TOWER,
LONDON, EC3A 8BE
T: +44 (0)20 7493 4002
WWW.MONTAGU-EVANS.CO.UK

25 January to 5pm 8 March 2021 'Call for Sites 2021' Site Identification Form

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- Already have planning permission for development, unless a new and different proposal is likely in the future; or
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By post to: St Albans Council Offices, St Peters Street, St Albans, Hertfordshire, AL1 3JE

Due to COVID-19; offices being shut and officers working from home; submissions by post are discouraged.

Your Details	
Name	██████████ of Fusion Project Management
Company/Organisation	On behalf of Oakands College
Address	9 Springfield Lyons Approach, Springfield, Chelmsford
Postcode	CM2 5LB
Telephone	0845 050 4822
Email	████████████████████
Your interest	<input type="checkbox"/> Site Owner ✓ <input type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

Site Details			
Requirements:			
<ul style="list-style-type: none"> • Delivers 5 or more dwellings or; • Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more) 			
Site address/location (Please provide a map showing the site boundary)	Oaklands College, Sandpit Lane, St Albans		
Site area (in hectares)	21.5 ha (includes primary school)		
Coordinates	Easting	51.761178	Northing 0.292989
Site Location Plan Attached	<input type="checkbox"/> Yes ✓ <input type="checkbox"/> No		
GIS mapping shapefile attached (in .shp file format)	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Landownership (please include contact details if known)	Oaklands College owns the freehold.		
Current land use	College / education use.		
Condition of current use (e.g. vacant, derelict)	College / not developed.		
Suggested land use	<input type="checkbox"/> Housing ✓ <input type="checkbox"/> Gypsy & Travellers <input type="checkbox"/> Mixed Use (please specify) ✓ <input type="checkbox"/> Employment <input type="checkbox"/> Renewable and low carbon energy and heat ✓ <input type="checkbox"/> Biodiversity Improvement / Offsetting ✓ <input type="checkbox"/> Green Belt Compensatory Land <input type="checkbox"/> Land for Tree Planting <input type="checkbox"/> Other (please specify)		
Reasons for suggested development / land use	See attached covering letter.		

Likely timescale for delivery of suggested development / land use	<input type="checkbox"/> 1-5 Years ✓ <input type="checkbox"/> 6-10 Years ✓ <input type="checkbox"/> 11-15 Years ✓ <input type="checkbox"/> 15+ Years
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Site Constraints	Contamination/pollution issues (previous hazardous land uses)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ✓
	Environmental issues (e.g. Tree Presentation Orders; SSSIs)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ✓ See cover letter
	Flood Risk	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ✓
	Topography affecting site (land levels, slopes, ground conditions)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ✓ See cover letter
	Utility Services (access to mains electricity, gas, water, drainage etc.)	<input type="checkbox"/> Yes ✓ <input type="checkbox"/> No
	Legal issues (For example, restrictive covenants or ownership titles affecting the site)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ✓
	Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?	<input type="checkbox"/> Yes ✓ <input type="checkbox"/> No (If no please provide details of how the site could be accessed. Without this information the site will not be considered to be deliverable).

	Other constraints affecting the site	<input type="checkbox"/> Yes (If yes, please specify) <input checked="" type="checkbox"/> See cover letter <input type="checkbox"/> No
Planning Status	<input type="checkbox"/> Planning Permission Granted <input type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> Application Withdrawn <input type="checkbox"/> Planning Permission Lapsed <input checked="" type="checkbox"/> Pre-Application Advice ✓ See cover letter <input type="checkbox"/> Planning Permission Not Sought <input type="checkbox"/> Other <hr/> Please include details of the above choice below (for example planning reference numbers and site history)	
Other comments	See cover letter.	

Our Ref: NS/sjm/776/003

8th March 2021

FAO Chris Briggs
St Albans City & District Council
Civic Centre
St Peter's St
St Albans
AL1 3JE

For issue via email only

Dear Mr Briggs

**RESPONSE TO CALL FOR SITES 2021 CONSULTATION
EAST OF ST ALBANS STRATEGIC LOCATION**

We write on behalf of Oaklands College, in relation to the above consultation. Please find attached a design statement and completed Call for Sites response form.

Background

Oaklands College carries out a vital economic role that should be fully taken into consideration in preparing the Strategic Local Plan. It is a significant employer in its own right, employing over 1,000 people directly. The College also provides enhanced training provision for local people in a wide range of trades and professions, supporting their learning and development and helping to improve the skills base of the local workforce.

Response Form

The completed Call for Sites form is attached. Some of the questions may require some explanation.

These points are as follows:

- Site area: the area indicated is shown in the attached design statement. It includes a proposed primary school.
- Suggested land use: The proposals involve a housing led mixed use development, as indicated in the previous draft Local Plan.

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- Reasons for suggested development / land use: As explained further below, there is a long history of the site being considered as being highly suitable to accommodate additional housing and education led development. The College believes that any new / updated technical studies appear likely to reach similar conclusions.
- Likely timescale for delivery of suggested development / land use: We have ticked the boxes which we believe are most appropriate in terms of timescales, these being the ones relating to deliver between 0 and 15 years. This is consistent with the housing trajectory that was prepared for the previous draft Local Plan.
- Environmental issues (e.g. Tree Preservation Orders; SSSIs): Trees on the site are subject to a Tree Preservation Order, but there are a limited number of trees in the area proposed for development.
- Topography affecting site (land levels, slopes, ground conditions): the site is subject to levels changes, as indicated in the attached design document.
- Other constraints affecting the site: The site is located within the Green Belt but has previously been considered to represent one of the most suitable locations for future expansion of St Albans.

Support for the proposed allocation within previous evidence base documents

We note that the East of St Albans proposed strategic allocation is identified within the technical documentation prepared by the Council and its independent consultants for the previous draft Local Plan as being a site that is particularly well suited to accommodating the housing needs of St Albans.

The East of St Albans site has been consistently found to be one of the top performing locations for a strategic mixed-use housing led development (see Appendix 1 for details). This includes detailed analysis carried out by independent consultants, considering the Green Belt impacts and sustainability of the various site options.

Progress in working up a masterplan for the site

An initial phase of development has already taken place at the East of St Albans site, involving 348 dwellings. This is referred to as the Taylor Wimpey development. This development also included major improvements to the College campus, which are in the process of being delivered.

A Planning Performance Agreement was discussed and completed with St Albans City & District Council in January / February 2020. Masterplanning work was undertaken throughout much of 2020. This work has all helped to confirm the deliverability and suitability of the site for development.

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The attached design statement discusses the vision and concept for the proposed development. The East of St. Albans Strategic Location provides a fantastic opportunity to create a community established from a sustainable masterplan which can offer a wide range of benefits and opportunities to its residents and at its heart is focussed on education, health and well-being.

Given work undertaken to date, the College believes there are two options in terms of the residential capacity of the development:

- Option 1: 839 units proposed + 63 South Field + 348 Taylor Wimpey = 1,250 dwellings total
- Option 2: 700 units + 63 South Field + 348 Taylor Wimpey = 1,111 dwellings total

The first option would deliver the overall number of dwellings identified in the previous draft Local Plan. The second option would deliver a slightly lower density development with more flexibility and green space, whilst still falling within the broader density parameters intended for strategic housing led developments.

Other elements of the proposed development, contained in the previous draft Local Plan policy for the strategic location, were as follows:

- Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders.
- At least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 12 units to provide special needs accommodation.
- Minimum 40% Affordable Housing.
- Minimum overall net density 40 dwellings per hectare.
- Housing size, type and mix as set out in draft policy.
- Strategic and local public open space, including managed woodland and ecological network links.
- Retention of important trees and landscape features.
- A 2FE primary school, including Early Years provision, to serve the new community.
- Transport network (including walking and cycling links) and public transport services upgrades/improvements.
- Investment / reinvestment in improved education and training provision and facilities at Oaklands College.
- Retain, repair and make fit for purpose the Mansion House building.
- Hydrotherapy pool.

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- 3% of homes provided to be self-build housing.
- New neighbourhood centre, including commercial development opportunities.
- Recreation space and other community facilities, including health provision.
- Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands.
- Excellence in design, energy efficiency and water management.
- Site wide Combined Heat & Power system delivered in association with research and teaching initiatives at the College and its partner institutions.
- Appropriate renewable energy production and supply mechanisms.
- 22 Best and most appropriate use of existing sand and gravel resources on site, rather than by prior extraction.
- NB: These requirements do not apply in respect of the extant permission for 348 dwellings referred to under point 2.

The masterplanning work has helped confirm that these requirements are all deliverable as part of the proposals.

Summary

Oaklands College considers that the East of St Albans site provides a valuable opportunity to deliver a strategic mixed-use housing led development. The site presents unique opportunities to deliver a development with close links to education, sports, good sustainable connectivity and community facilities. The suitability of the site for a strategic housing and education allocation is widely documented, including by independent consultants.

Yours sincerely



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EAST ST ALBANS

Oaklands College Site | St Albans

dla architecture

March 2021



Figure: Aerial view of East St Albans - positioned over Hatfield Road looking North towards the Oaklands College Campus.

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Oaklands College - East St Albans

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3.0	Observing Place
4.0	Masterplan Layout
5.0	Appendix 1 - Site Plan



1.0 Oaklands College East St Albans
Introduction

OAKLANDS COLLEGE

Introduction



OAKLANDS COLLEGE

East St Albans

The mission of Oaklands College is to realise the potential of its communities. It has served the community of St Albans City and District for many years, evolving its offer in line with employer, economic and community needs. It is with this in mind that we have responded to the Local Plan that is being developed for St. Albans City and District Council.

The securing of the site will not only enable the College to provide effective educational facilities now but long into the future as the land receipt would only be used for the purposes of Oaklands College, which is ensuring that we provide a high-quality responsive curriculum offer that meets the needs of those we serve.

Our vision for the site is to create high quality new homes set within an integrated sustainable masterplan connecting directly into the College, putting the College even more firmly at the heart of the community with public access through footpaths and cycle paths to our parkland and our agricultural setting.

The Oaklands Masterplan provides a once in a generation opportunity to establish a community which can offer a wide range of benefits and opportunity to its residents that at its heart is focussed on education and the improvement of lives.

Oaklands College is an exempt charity and as such must apply its resources for the public benefit. All of the value generated from the development of this site will be used to meet the needs of the community that Oaklands College serves, ensuring that all of our students are able to reach their potential.

Image left. A view of the existing Mansion House at the Oaklands College Campus, East St Albans.