

## **Community Infrastructure**

Appendix 24: Community Infrastructure Extract of East Hemel Hempstead  
Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC  
Nov 2015)





## Our vision for East Hemel

*“A once in a generation opportunity to create truly great places to live, work and enjoy life that can meet the future demands of the 21<sup>st</sup> century”*

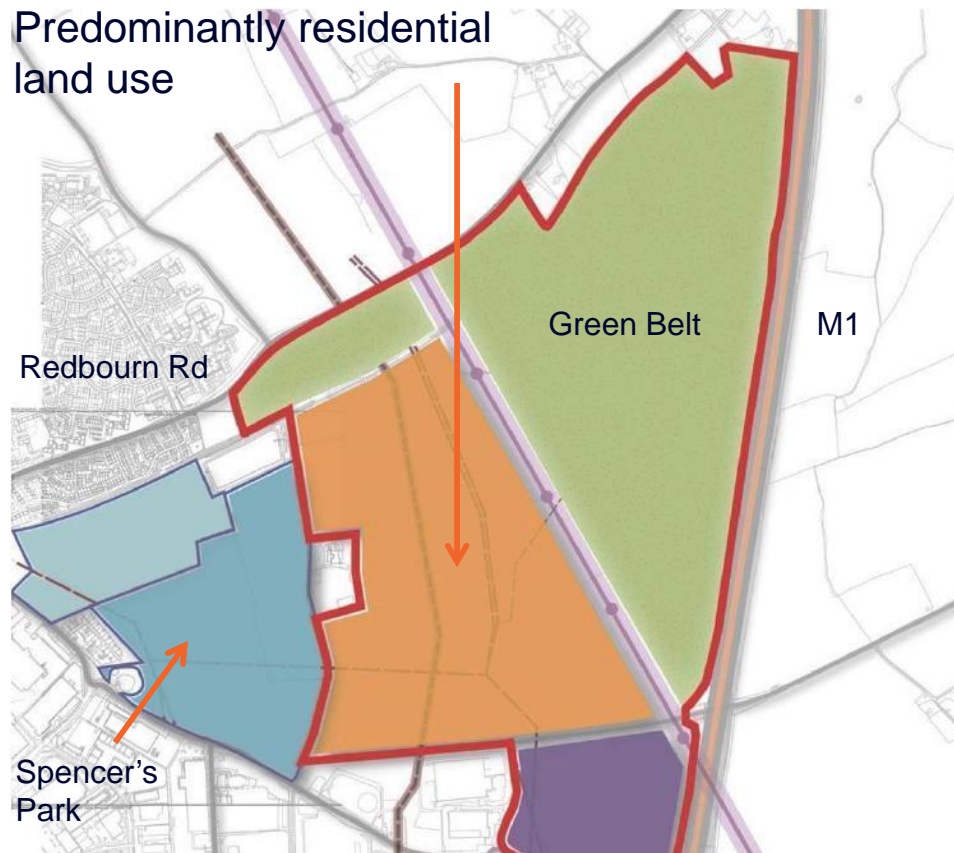
We will achieve this through providing:

- High quality homes that people want to live in;
- Well-designed employment spaces where people want to do business
- Highly accessible community facilities that will enhance the lives of new and existing residents
- Innovative solutions to issues such as energy and drainage that help protect the environment
- And being there for the long term to shape the direction of development and ensure its success



# Vision

East Hemel



These factors define the development areas:

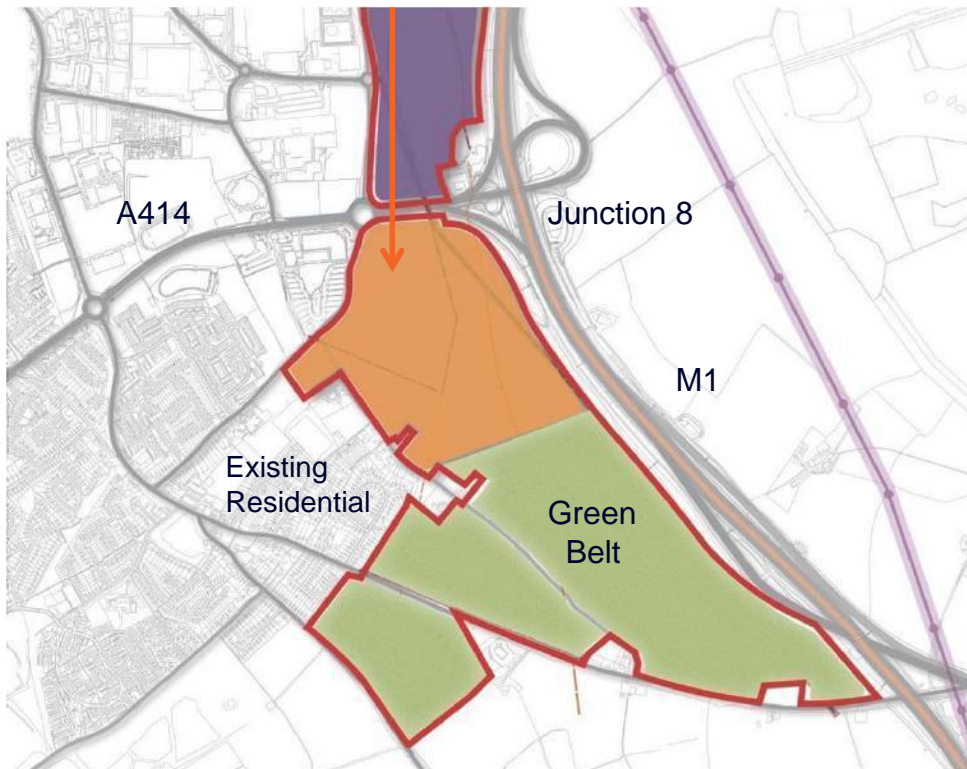
- **1,500** new homes @ around 40 dph
- **600** affordable homes
- **900** private homes
- Primary school (3FE)
- Local shops and community facilities
- Funding 8FE secondary school
- 40% of the site will be undeveloped or comprise publicly accessible open space
- Conforms to proposed housing allocation areas in local plan

North residential

East Hemel



Predominantly residential  
Land use

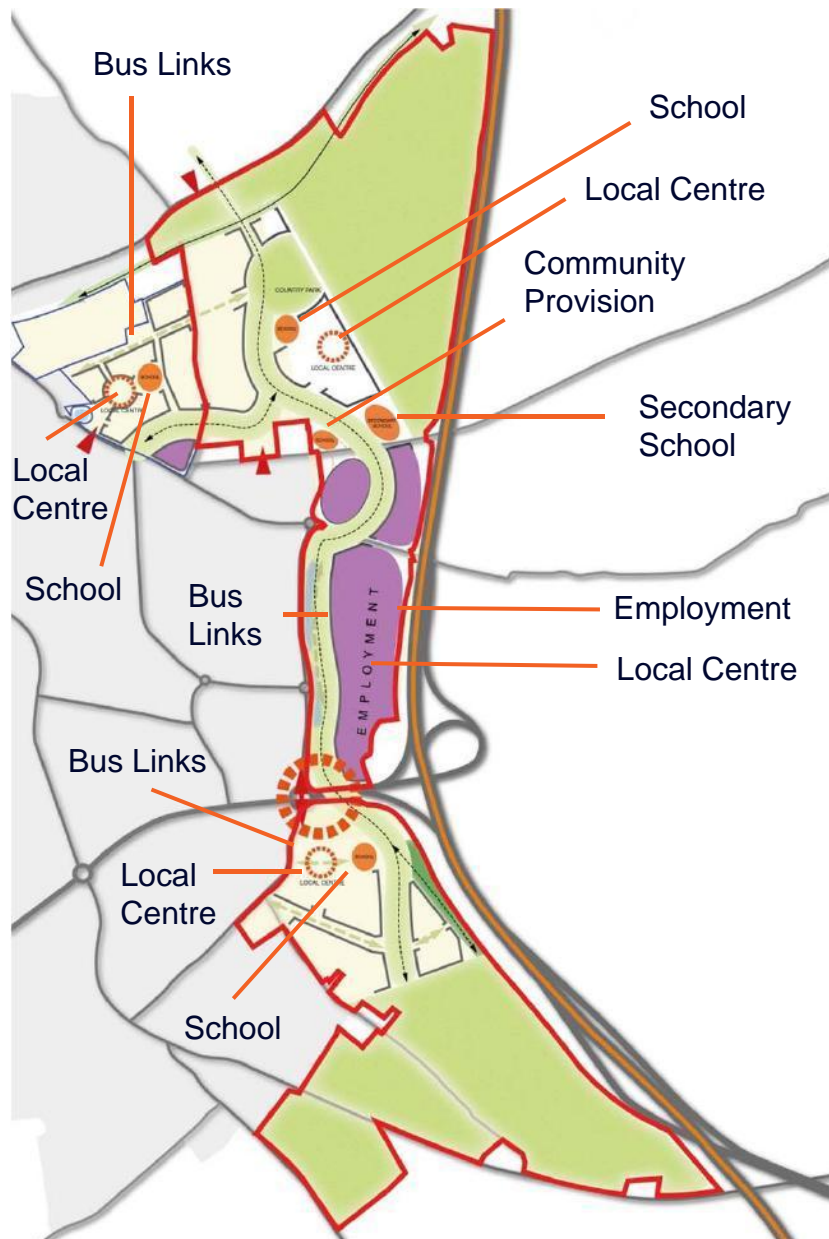


These factors define the  
development areas:

- **1,000** new homes @ around 40 dph
- **400** affordable homes
- **600** private homes
- Primary school (2FE)
- Local shops and community facilities
- 40% of the site will be undeveloped or comprise publicly accessible open space
- Conforms to proposed housing allocation areas in local plan

South residential

East Hemel



Community infrastructure embedded throughout the development area

- New primary schools
- Funding a new 8FE secondary school
- New shops, community & health facilities
- Strategic and local open spaces
- New & enhanced transport links
- Two, 15 pitch gypsy & traveller sites

## Community infrastructure

East Hemel



- # Open space provision

24



29 October 2015

Ref: RMS/CRO/GOR/15008

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

## Email

Dear Mr Briggs

### **SLP : Stage 2 Presentation : East Hemel Hempstead**

Thank you for the opportunity to present to your Members on the 12<sup>th</sup> October 2015. At the end of the meeting we were invited to review some of the points raised. This letter summarises the response of The Crown Estate (TCE).

TCE is happy to reconfirm all of its commitments contained in its Stage 2 presentation. In addition, this letter sets out how the package of proposals has been further enhanced to reflect Member concerns. The aim of this letter is to provide your Members with complete confidence that, if East Hemel Hempstead is allocated, the wider planning benefits will be delivered.

### **The Unique Selling Points of East Hemel**

Whilst this was covered in our Stage 2 presentation, these are

- the scale of East Hemel (a total of 1,325 ha west of the M1)
- the benefits of the involvement of TCE, as sole landowner.

Looking at each of these in turn,

### **Scale**

- allows the provision of a wide mix of land uses. This helps build a sustainable and walkable community that can minimise external vehicle trips
- creates 'financial muscle' to fund and deliver the social and physical infrastructure
- delivers a planning package which provides benefits to both the new and existing communities.

### **The Crown Estate (TCE)**

- Ethos of long term management and social responsibility
- All profits returned to the Treasury
- A commitment to high quality and innovation in design and technology
- Control over all the land necessary to deliver the scheme
- The creation of a Community Management Organisation (CMO) as a common thread which binds the new community together and gives the community long term control over the quality and maintenance of their environment.

### **Wider Community Benefits**

We take the provision of 40% affordable housing (in a variety of tenures), a mix of housing tailored to meet the local needs set out in the SHLAA and the prospect of creating up to 8,000 jobs as pre requisites of the development of East Hemel. In view of this, the remainder of this letter focusses on other parts of the planning package which should be reflected in the adopted Policies 13 (a) and (b).

The main elements of The East Hemel package delivered by The Crown Estate are set out below.

#### **Education**

- Providing the site and funding the buildings to accommodate an 8FE Secondary School. TCE would like to work with St Albans and HCC to link the new school with the Green Triangle initiative.
- Providing the sites and funding the buildings to accommodate one 2FE and one 3FE Primary School. It is suggested that the site for the 2FE school is large enough to be expanded to 3FE, to provide long term flexibility.

#### **Community**

- Providing mixed use local centres in both East Hemel North and South. TCE would like to investigate with you the creation of multi use buildings capable of providing education, community hall space and health (doctors, dentists and associated health professionals). The nature of these facilities will be such that they can benefit a wider area than just EHH. There would also be a local level of 'A' class floorspace and small office provision in the local centres.

#### **Employment**

- Providing a hub building in the employment area providing retail and business support for the employment area. This could be linked to the CMO controlled incubator space (see below) and provides a focus for the new business community.

- TCE will speculatively construct some starter units / incubator space as part of the first phase of the employment area. This will form part of the CMO 'dowry' and will be managed by the CMO.

### **Open Space/Community Food Park**

- A range of open spaces from local areas of play to playing fields and parkland which will also serve existing residents.
- The creation of a community food zone (including orchards, vegetable growing areas, informal recreation and education / interpretation) in the Green Belt north of East Hemel. This would be owned and managed by the CMO.

### **Affordable Housing**

- In conjunction with St Albans Council, investigate the potential for some of the 1,000 affordable homes to be rural exception housing (or its equivalent) and for some affordable housing to be vested in the CMO.
- The provision of 600 rented affordable homes. Of these, 200 would be provided to the Council (or Registered Provider) at a nil land cost. This will maximise the opportunity for these properties to be offered for social rent rather than affordable rent.
- As an illustration, if it was assumed that the value of each completed affordable home was £150,000, the value of the 1,000 affordable homes would be £150m.

### **Transportation**

- New footpath and cycle links into both Hemel Hempstead and east into St Albans, including improvements to the Nickey Line.
- Improvements to the A414 and a new north / south vehicular route through the whole of East Hemel. This will both provide for the development proposals and improve access for existing residents and businesses in St Albans, Hemel Hempstead and Redbourn.
- New / extended bus routes and increased frequencies which will both serve the development and existing communities.

### **Gypsy and Travellers**

- Two, fifteen pitch Gypsy and Traveller sites which will make a significant contribution to meeting identified G&T needs in the plan period to 2031.



### **Dacorum Uses**

- Actively investigate the inclusion of uses sought by Dacorum Core Strategy, and supported by St Albans Council, such as a 'Green Energy Park' and a community sports facility.

### **Other Uses**

Other elements such as the TCE commitment to high quality design and innovative low carbon / renewable energy solutions were set out in the Stage 2 presentation. In combination, these should deliver lower running costs for the occupiers of both market and affordable homes at East Hemel.

### **Community Management Organisation**

It will be apparent from the above that the CMO is a central focus of TCE's concept for East Hemel. The role and constitution of the CMO was set out in the Stage 2 slides. However, it may be of assistance to spell out in more detail the scope of the organisation. It would

- manage all open space
- manage and own all community buildings
- part of its funding will come from a service charge on businesses and homes
- the CMO will receive a dowry of assets from TCE. This is likely to focus on commercial assets in the employment area that will generate a long term and stable income. Part of this will include the first phase starter units / incubator space in the employment area
- the CMO will be responsible for liaison with businesses to foster an East Hemel Apprenticeship scheme
- CMO staff to act as 'community initiators' in the early years of the development
- whilst the legislative and policy basis for the provision of "affordable" housing is evolving at present, TCE is willing to investigate the potential for the CMO to be vested with some affordable housing which it could manage on behalf of the community.

Although it is not yet possible to put a value on the total TCE package for East Hemel, it will include

- Secondary School (estimated cost £35m)
- Two Primary Schools (estimated cost £15m)
- Affordable housing (£150m based on the assumption that the completed value of the average affordable home is £150,000).

Even without costing the remainder of the package, this has a value which approaches £200m.

In realising these benefits, both your Council and TCE is constrained by the CIL Regulations. This means that any S106 obligation must meet the three legal tests for it to be lawful and be given any weight in a planning determination. Obligations which do not meet the tests risk being challenged in the Courts.

Having said this, TCE is sympathetic to the objectives of your Members which is to ensure that any strategic allocations also generate benefits for the wider community. Having carefully considered how this can be achieved within the constraints imposed by the CIL tests, we consider that the best way forward would be to specify your Council's full requirements in Policy 13(a) and (b). Once the SLP is adopted, any planning application would need to comply with the terms of the statutory policies applying to the site. Such an approach would ensure that wider community benefits are achieved within a lawful statutory policy framework.

We consider that your current Policy 13(a) and 13(b) wording, as amended by the suggestions set out above, will ensure that the East Hemel proposal is CIL compliant.

Please do not hesitate to contact me if you have any queries on the above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R M Sellwood', with a long horizontal flourish extending to the right.

**R M Sellwood**  
Sellwood Planning Ltd

Appendix 25: Community Infrastructure Extract of North West Harpenden  
Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC  
Nov 2015)



# **North West Harpenden**

## Commercial Estates Group

### Legal & General Property

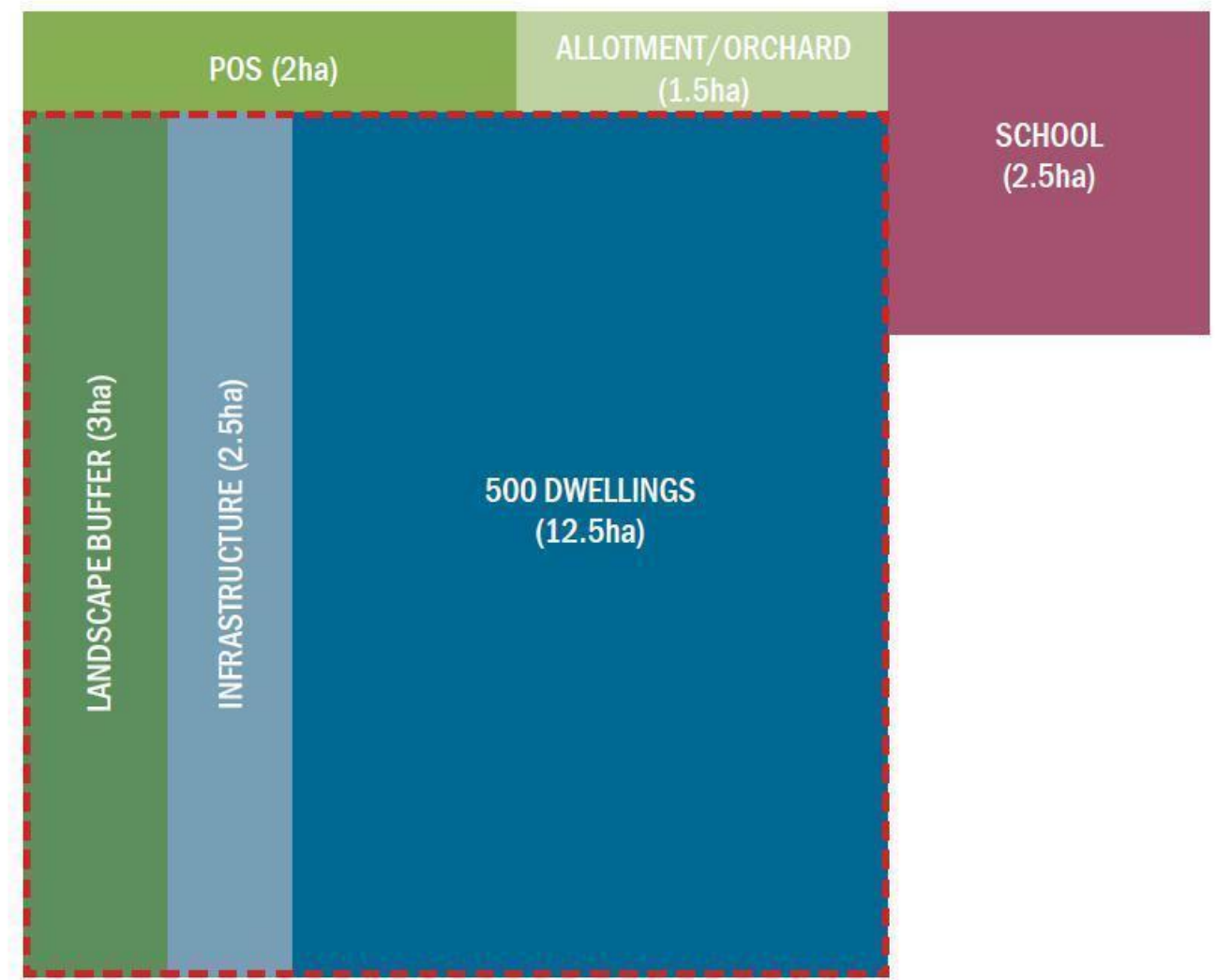
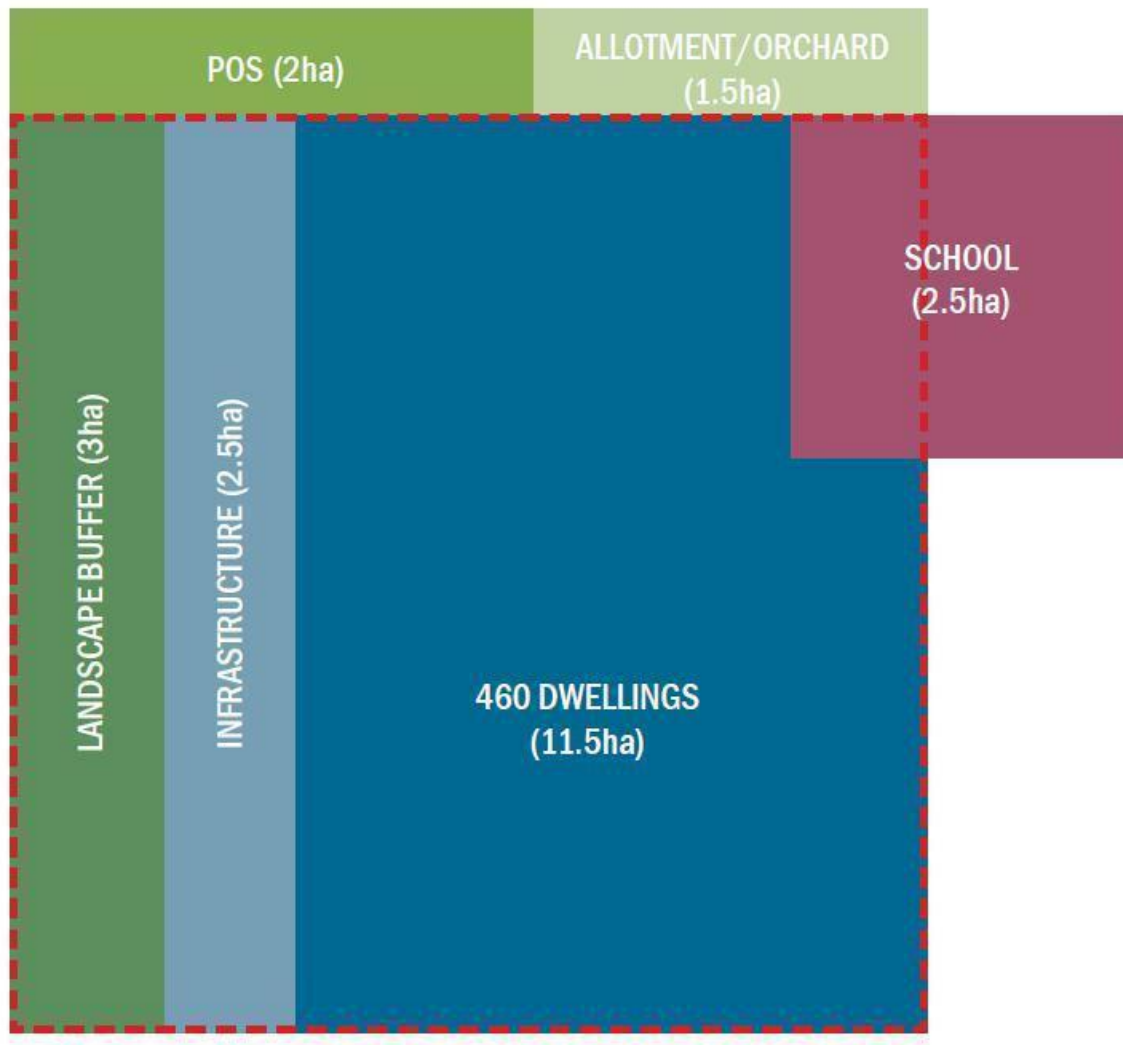


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COMMERCIAL ESTATES GROUP

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# Accommodating Development Needs





# Illustrative Masterplan - Option 1



2 HECTARE  
SCHOOL SITE

SCHOOL  
BUILDING

ALLOTMENT  
BUILDING

ALLOTMENTS

GREEN

GREEN

GREEN



# Illustrative Masterplan - Option 2





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## COMMERCIAL ESTATES GROUP

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Cllr Julian Daly,  
Executive Leader, Chair of Cabinet, Planning and Conservation Portfolio Holder and Chair of  
Planning Policy Committee  
St Albans City and District Council,  
Civic Centre,  
St Peters Street,  
St Albans,  
Hertfordshire, AL1 3JE

6 November 2015

Dear Cllr Daly

**St Albans City and District Council Draft Strategic Local Plan (Regulation 19 Draft)  
Land North West of Harpenden (Broad Location S5)**

We write further to our meeting on Thursday 29 October 2015 at your request to confirm the community provisions and benefits which could be secured as part of residential development on the land North West Harpenden, including an initial total estimated value of these provisions which you require.

This letter should be read alongside the Stage 2 presentation already provided which sought to address the topics set out in the checklist at Appendix 4 of your invitation letter dated 10 August 2015, including in particular the illustrative layout options on slides 11 and 12 (unnumbered).

For the avoidance of doubt, the estimates below are based on a gross land area for built development of 18ha, as identified in the SKM Green Belt Review: Sites & Boundaries Study (Feb 2014, p67-70) and excluding Cooters End Farm and the listed buildings on Cooters End Lane as indicated by SKM.

**Benefits of Development**

In addition to 500 residential units including 200 (40%) affordable homes which could be provided in accordance with the district wide SHMA (December 2013) housing mix, or with an alternative mix to which maximises the potential and ability of the site to accommodate family housing, development in this broad location will incorporate high quality design and sustainability measures and can deliver a range of important community benefits which we identify in the following table.

Element	Estimated Value
<b>Affordable Housing</b> 200 (40%) affordable homes with a unit size mix that achieves the December 2013 SHMA mix estimate (21% 1 bed, 20% 2 bed, 51% 3 bed, 7% 4 bed from Table 6.5) provided to us at the Stage 1 briefing, or with an alternative mix to be agreed. Total estimated floorspace of c. 14,100 sqm	<b>£53.1M</b>
<b>Provision of a primary school (c1FE) and sports pitches</b> , with opportunity for dual use/community use and education facilities , plus land reserved for a second form of entry/nursery (to be discussed with the County Council)	<b>£7M</b>
<b>A community building or service hub</b> in a location to be agreed within the development but available to all or financial contribution to off-site community facilities	<b>£500,000</b>
<b>Significant Improvements to pedestrian and cycle routes through Harpenden</b> to the town centre and station (via Luton Road and Ambrose Lane/Sun Lane)	<b>£500,000</b>
<b>Significant Improvements to footpaths and new rights of way</b> to improve public access to the surrounding countryside and the value of the remaining Green Belt land in this area	<b>£50,000</b>
<b>Major Highway Improvements</b> to existing junctions	<b>£600,000</b>
<b>Significant Public Open Space and Play Facilities</b> within the development but available to all, totalling circa 5.5 ha	<b>£2.5M</b>
<b>Community Orchard and Allotments</b> , totalling circa 1 ha, including associated amenity facilities and parking/servicing provision, again within the development but with potential to be available to all	<b>£500,000</b>
<b>Significant Contributions to Public Transport Services Improvements</b>	<b>£500,000</b>
<b>Estimated CIL Payment for Strategic Community Infrastructure</b> (from 300 private dwellings)	<b>£4.3M</b>
<b>Total Estimated Value</b>	<b>£69.55 M</b>

We would expect these elements to be required through local planning policy and secured with an appropriate legal agreement, alongside other policy provisions to secure high quality design and placemaking which we support in principle.

### **Legal and General's Role in Delivering Affordable Homes**

L&G has a strong track record of funding innovation when it comes to affordable housing delivery as evidenced in their 'Places for People' investment outlined in the Stage 2 presentation, which could be adopted on this project. L&G can provide professionally rented homes at both affordable (rather than premium open market) rents and as discount market rents, with a range of discounts to suit different levels of affordability. L&G will provide tenure blind homes in terms of appearance, and manage, hold and market any discount market rented housing in exactly the same way as it would the private rental housing.

The rental homes could deliver value for money for residents by providing excellence in accommodation, services and management standards. Residents will experience responsible landlord behaviour, providing charters that set out what residents can expect in terms of service levels and customer care. Leases will include terms that are fair, reasonable

and clear to the customer from the outset. There will be a range of suitable property sizes for a range of tenants, including families, sharers and individuals, reflecting the variety of modern demand. Tenants will be able to agree tenancies of between 1 and 5 years, providing them with security and flexibility.

We trust that this additional information is helpful in confirming and reinforcing the conclusion of your Officers' Development Site and Strategy Options Evaluation which assessed the sustainability of the Broad Locations (as was reported to the Planning Policy Committee on 3 July 2014) that the land North West of Harpenden is in a location which will promote and deliver a sustainable pattern of development as well as community provisions and benefits.

We hope to be able to work with you and your Officers to bring forward this residential development.

Yours sincerely,



**Iain Macsween**

Commercial Estates Group

Sloane Square House

1 Holbein Place

London SW1W 8NS

Tel: +44 (0)20 7730 9090



**James Lidgate**

Legal & General Property

One Coleman Street

London

EC2R 5AA

Tel: +44 (0)20 3124 2700

Appendix 26: Community Infrastructure Extract of East St Albans  
Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC  
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# OAKLANDS COLLEGE STRATEGIC LOCAL PLAN

Discussion with landowners on possible  
development sites in the Metropolitan Green Belt.  
Stage 2 - Submissions' Meeting



15-10-2015 - [2015-195]



An aerial photograph of the Oaklands College campus. The image shows a large green field in the foreground, a cluster of trees in the middle ground, and several buildings, including a large modern building with a green roof and older brick buildings. A parking lot with many cars is visible. In the background, there are more fields and a residential area with houses.

## Introduction

The mission of Oaklands College is to realise the potential of its communities. It has served the particular 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.

The College does face major challenges in achieving its mission as, alongside the ongoing cuts in public sector funding, the College has significant issues around vital parts of its estate and facilities. Many of the teaching facilities are dilapidated and in need of urgent repair and unless funds are secured to invest in these facilities, the future of Oaklands as a community asset will be put at risk. 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.

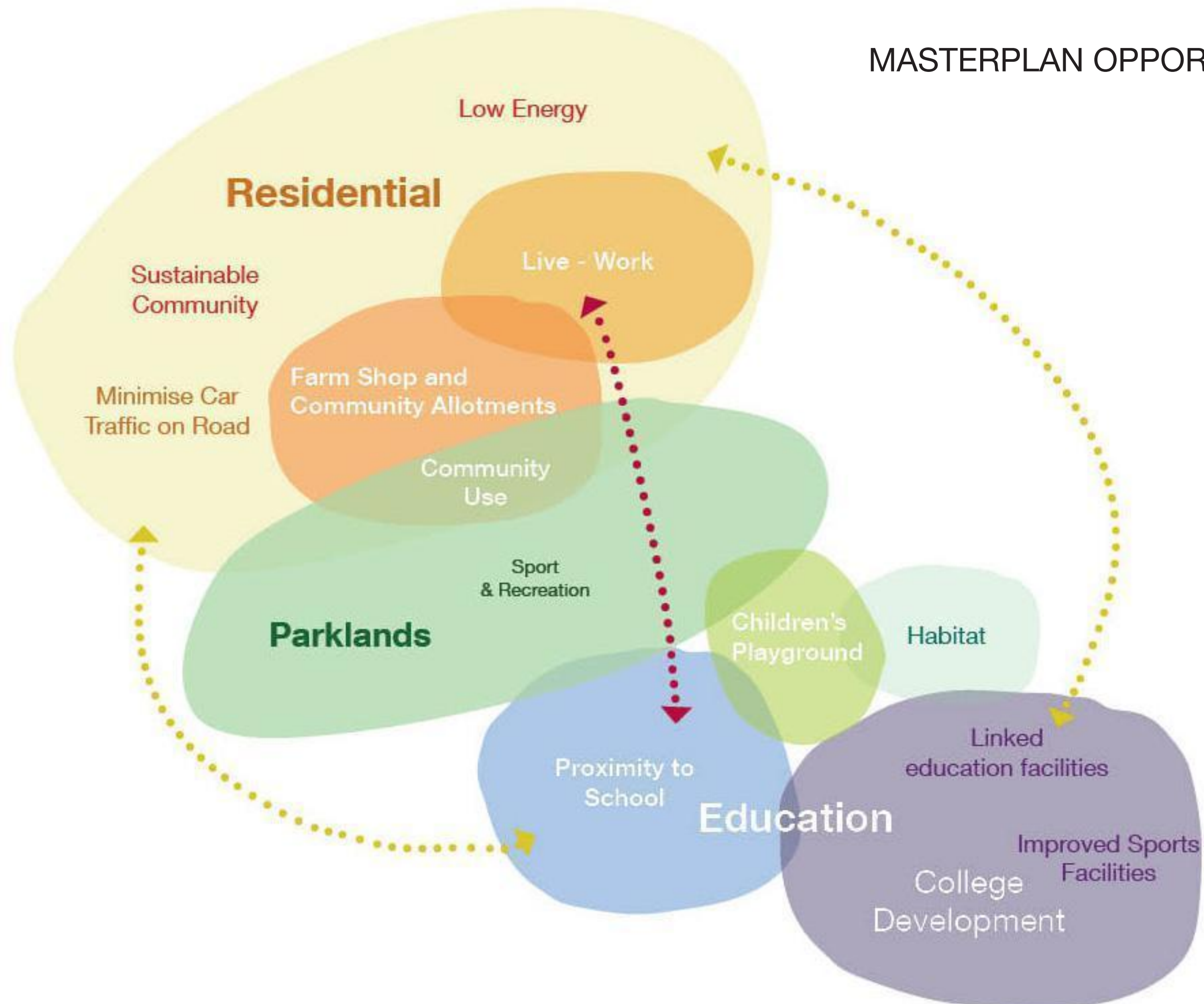
Our vision for the site is to create high quality new homes set within an integrated sustainable masterplan connecting directly into the College; putting the College even more firmly at the heart of the community with public access through footpaths and cycle paths to our parkland and our agricultural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

A summary of community benefits are as follows:

- An exemplar high quality design masterplan. A masterplan that allows residents and the general public to access the parklands, the lake, the existing footpaths, new footpaths, new cycle paths as well as the college restaurant, farm shop and community days centred on the new public square – College Square – as part of the current masterplan. This would include zero carbon for 650 of the proposed dwellings.
- 40% affordable housing in line with the requirements of the local community
- A mix of high quality designed homes, in particular 2 bedroom and 3 bedroom homes helping to fill the gaps identified in the SHMA
- Self-build Code Level 6 experimental homes within the eastern portion of the masterplan, which would also be used as a teaching tool for the College
- A new two form entry Primary school able to link with other schools in the area but also with the college, enabling an exciting educational opportunity for the primary school children to access all the facilities the College has to offer
- The College at the heart of the community – with training and employment not only during the construction period but also in later management roles in the future
- The College at the heart of community education with the opportunity for a child to start at nursery and then progress via primary, secondary to the College without the need to travel further than two miles.
- A Combined Heat and Power facility at the centre of the scheme and serving 650 of the dwellings, which would be celebrated rather than hidden and used as a teaching tool.
- Sustainable drainage integrated into the masterplan through swales and reed beds
- Large areas of residential amenity space with wide habitat corridors, considerable numbers of new native trees planted as well as existing habitat areas enhanced and made more accessible to the public
- Comprehensive new road junction improvements including new junctions and access roads – with the potential for a bus link through from Sandpit Lane to Hatfield Road
- Improved public access to college sports facilities and the possibility for growth in this area to meet community need
- And fundamentally – the money raised from the land receipts invested in the future of the people of St Albans.

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.





The Masterplan must work on many levels; It must be functional and provide efficient access for vehicles and people across the site. It must enable and encourage interaction between people to help create a sense of community and avoid isolation.

It must provide people not only with a home in which to live, but a place which they can enjoy throughout the year. It must provide a range of outside spaces, shared by the community, for all people to appreciate. It must be rich in character, distinctive and memorable.

# STRUCTURE, LAYERS & TEXTURES 01



## 1. Site Character and Densities

Oaklands Village: a solution unique to St Albans to create a sense of place and appealing to a wide demographic.



## 2. Public Open Space and Recreation

Accessible and inviting open spaces across the site alongside sport and recreation facilitate community cohesion.



## 3. Framework of Garden Spaces

Invigorating open public green spaces with shared allotments, alongside private gardens and woodland areas.



## 4. Pedestrian, Cycle and Jogging Routes

Clear and legible routes which promote cycling and walking providing easy access to all areas.



## 5. Education

Proximity and connectivity to a modern, progressive learning environments – opportunities for live-work.



## 6. Highways

Improved connections between existing infrastructure as well as complementary integrated, sustainable travel provision.







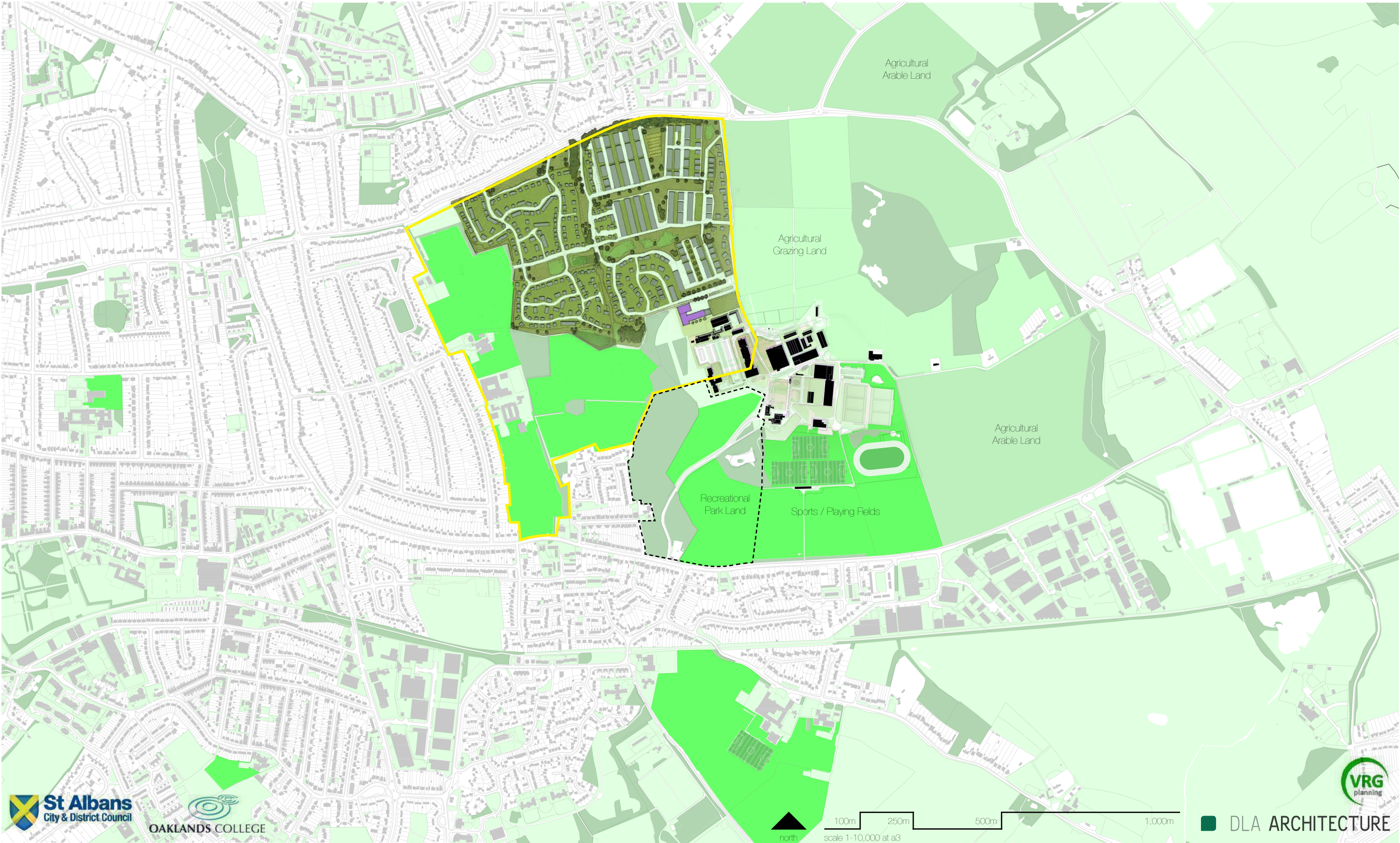
The College currently has a 'sports zone' providing a wealth of facilities, including synthetic pitches, grass pitches, a hydrotherapy pool and a sports hall. There is also equine provision to the west side of the site. Delivering development in conjunction with the College provides a valuable opportunity for shared use of sports facilities.

The College's buildings also present opportunities for shared use, to provide community facilities.

Further detailed investigations would be needed to establish what mitigation may be required in relation to certain other community provision, for example health provision.

- Potential Green Belt Release Land
- Agricultural Grazing Land
- Agricultural Arable Land
- Woodland
- Sports / Playing Fields
- Recreational Park Land

# COMMUNITY BENEFITS 07





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.

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A summary of community benefits are as follows:

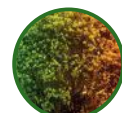
## Zero Carbon Residential Masterplan

- An exemplar high quality residential masterplan, with zero carbon proposed for 650 of the dwellings.
- 40% affordable housing in line with the requirements of the local community
- A mix of high quality designed homes, in particular 2 bedroom and 3 bedroom starter homes helping to fill the gaps identified in the SHMA
- Self-build Code Level 6 experimental homes within the eastern portion of the masterplan, which would also be used as a teaching tool for the College
- A Combined Heat and Power facility at the centre of the scheme and serving 650 of the dwellings, which would be celebrated rather than hidden and used as a teaching tool.
- Sustainable drainage integrated into the masterplan through swales and reed beds



### Green Space

Intensive Green roofs for attenuating surface run-off. Carbon dioxide absorbing. Increase in biodiversity.



### Landscape Control

Deciduous summer cooling for shade, with winter heating. Dust pollutant reduction from traffic. Bird habitat.



### CHP

Combined Heat and Power facility on-site that will generate at least 10% of the site's energy requirements.



### Passive Heating & Natural Lighting

Winter sun can assist with heating houses in the colder months and admit natural light.



### Rainwater Collectors

Rainwater harvesting, using water butts and lagoons will allow on-site storage of water.



### Bird Diversity

Introduction of small bird to control insects with close proximity to vegetable gardens.



### Solar Shading

Solar control considered through building orientation, tree planting.



### Building Mass

Thermal mass from the building structure to increase thermal mass and regulate the internal temperature.



### Sustainable Materials

Brick other locally sourced materials to ground the scheme and contextualise the new build with its surroundings



### Water Cleaning

Grey water will be processed by organic vegetation and trees on site.

## Education Facilities

- A new two form entry Primary school able to link with other schools in the area but also with the college, enabling an exciting educational opportunity for the primary school children to access all the facilities the College has to offer
- The College at the heart of the community – with training and employment not only during the construction period but also in later management roles in the future
- The College at the heart of community education with the opportunity for a child to start at nursery and then progress via primary, secondary to the College without the need to travel further than two miles.



## Community Facilities & Events

- A masterplan that allows residents and the general public to access the parklands, the lake, the existing footpaths, new footpaths, new cycle paths as well as the college restaurant, farm shop and community days centred on the new public square – College Square – as part of the current masterplan.
- If required a GP surgery / Pharmacy could be included within the Masterplan or allocation towards an off site contribution.
- The Gypsy and Traveller Assessment suggests that the East of St Albans is not the preferred location for such provision, but that a modest off site contribution could be made if appropriate.





## Sports Facilities

- Improved public access to college sports facilities and the possibility for growth in this area to meet community need, including a new [Athletics Track](#).



## Recreation Facilities & Amenity Spaces

- Large areas of [residential amenity space](#) with wide [habitat corridors](#), considerable numbers of new native trees planted as well as existing habitat areas enhanced and made more accessible to the public.
- The proposed College development includes proposals for a [hydrotherapy pool](#). The Director of Public Health at Hertfordshire County Council has written to explain that this would be of great benefit to the community and serve an important local need. There are a number of students at the College with severe and complex learning difficulties, requiring daily therapeutic input. This facility would also benefit the wider community and could potentially be offered alongside other sporting facilities and therapies.



## Highway Improvements

- Comprehensive new road junction improvements including new junctions and access roads – to the College from Hatfield Road and to the new residential area from Sandpit Lane, with the potential for a bus link through from Sandpit Lane to Hatfield Road

Sustainable transport measures could include:

- Bus link between the residential and college sites to facilitate direct bus access to the College campus;
- Introduction of new shuttle bus service e.g. a loop from St Albans Station/ City Centre through the College and Residential developments (subject to viability);
- Diversion of existing bus route from WGC/Hatfield to St Albans through the College campus (subject to viability);
- Conversion of South Way to one-way operation (northbound only) with space reallocated to provide improved pedestrian and cycle facilities;
- Improved cycle connection(s) from the College to the Alban Way via the proposed new access road including new toucan crossing on Hatfield Road;
- Improvements to cycle infrastructure along Hatfield Road and Sandpit Lane – e.g. provision of off-road cycle lanes and advanced cycle stop lines;
  - Pedestrian and cycle connections to the Phase 2 development;
  - Cycle hire scheme;
  - Car Share/Car Clubs (subject to viability);
- The Alban Way cycle link would be improved and this would enhance a link that is already used by students.
- Provision for electric vehicles (priority parking, charging infrastructure)



# 05 COMMUNITY & EDUCATION BENEFITS MASTERPLAN & WIDER CONTEXT OVERVIEW

- A SUSTAINABLE & SENSITIVE GREEN BELT USE,
- ZERO CARBON AFFORDABLE HOUSING,
- HIGH QUALITY PRIMARY SCHOOL & COLLEGE PROPOSALS,
- COMMUNITY SPORTS, RECREATION FACILITIES & EVENTS,
- IMPROVED TRANSPORT PROPOSALS

<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	Potential Green Belt Release Land
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	Agricultural Grazing Land
<span style="display:inline-block; width:15px; height:10px; background-color:mediumseagreen; border:1px solid black;"></span>	Agricultural Arable Land
<span style="display:inline-block; width:15px; height:10px; background-color:darkgreen; border:1px solid black;"></span>	Woodland
<span style="display:inline-block; width:15px; height:10px; background-color:forestgreen; border:1px solid black;"></span>	Sports / Playing Fields
<span style="display:inline-block; width:15px; height:10px; background-color:limegreen; border:1px solid black;"></span>	Recreational Park Land





# 05 A PROPOSED SUSTAINABLE MASTERPLAN

## S3: EAST OF ST ALBANS

LARGE AREAS OF RESIDENTIAL AMENITY SPACE WITH WIDE HABITAT CORRIDORS

A COMBINED HEAT AND POWER FACILITY AT THE CENTRE OF THE SCHEME

SUSTAINABLE DRAINAGE INTEGRATED INTO THE MASTERPLAN THROUGH SWALES AND REED BEDS

A NEW TWO FORM ENTRY PRIMARY SCHOOL ABLE TO LINK WITH OTHER SCHOOLS IN THE AREA BUT ALSO WITH THE COLLEGE

COMPREHENSIVE NEW ROAD JUNCTION IMPROVEMENTS

INVIGORATING OPEN PUBLIC GREEN SPACES WITH SHARED ALLOTMENTS, ALONGSIDE PRIVATE GARDENS AND WOODLAND AREAS



A MIX OF HIGH QUALITY DESIGNED HOMES

42% AFFORDABLE HOUSING IN LINE WITH THE REQUIREMENTS OF THE LOCAL COMMUNITY

SELF-BUILD CODE LEVEL 6 EXPERIMENTAL HOMES WHICH WOULD ALSO BE USED AS A TEACHING TOOL FOR THE COLLEGE

COLLEGE SQUARE AS PART OF THE CURRENT MASTERPLAN.

THE COLLEGE AT THE HEART OF THE COMMUNITY & EDUCATION

IMPROVED PUBLIC ACCESS TO COLLEGE SPORTS FACILITIES



# 06 COMMUNITY & EDUCATION BENEFITS RECREATION, AMENITY FACILITIES & EVENTS:

## THE PROPOSALS PROVIDES THE FOLLOWING:

- A MASTERPLAN THAT ALLOWS RESIDENTS AND THE GENERAL PUBLIC TO ACCESS THE COLLEGE PARK LANDS AND LAKE,
- LARGE AREAS OF RESIDENTIAL AMENITY SPACE WITH WIDE HABITAT CORRIDORS, CONSIDERABLE NUMBERS OF NEW NATIVE TREES PLANTED AS WELL AS EXISTING HABITAT AREAS ENHANCED,
- AN EXTENSIVE NETWORK OF RIGHTS OF WAY IMPROVEMENTS, INCLUDING IMPROVED FOOTPATHS, JOGGING ROUTES & CYCLE PATHS,
- A PEDESTRIAN AND CYCLE LINK FROM THE RESIDENTIAL DEVELOPMENT TO HATFIELD ROAD AND TO THE ALBAN CYCLE WAY,
- THE COLLEGE WILL CONTINUE TO HOST EVENTS SUCH AS SUMMER FAYRE, LAMBING DAY, YOUNG CHEF OF THE YEAR, TO ENABLE COMMUNITY ACCESS TO THE COLLEGE AND ITS FACILITIES.
- THE REVIEW OF THE GYPSY AND TRAVELLER ASSESSMENT SUGGESTS THAT THE EAST OF ST ALBANS IS NOT A PREFERRED LOCATION FOR SUCH PROVISION HOWEVER OAKLANDS COLLEGE WILL WORK WITH THE COUNCIL TO ASSESS THE NEED AND WOULD BE ABLE TO MAKE A MODEST OFF-SITE CONTRIBUTION OR REVIEW OTHER LAND-HOLDINGS IF DEEMED APPROPRIATE.





## 06 COMMUNITY & EDUCATION BENEFITS RECREATION, AMENITY FACILITIES & EVENTS:

### THE DEVELOPMENT PROVIDES THE FOLLOWING:

- 'HAVE A GO DAYS' PROVIDE: THE LOCAL COMMUNITY TO TRY THE EXTENSIVE RANGE FACILITIES & COURSES THE COLLEGE HAS TO OFFER, INCLUDING ANIMAL CARE, THE ARTS AND CONSTRUCTION & ENGINEERING,
- OAKLANDS COLLEGE HOSTS THE ANNUAL PRIMARY SCHOOLS OLYMPICS,
- OAKLANDS COLLEGE IS A CONTRIBUTOR TO & VENUE FOR ST. ALBANS FASHION WEEK,
- IF REQUIRED A GP SURGERY / PHARMACY COULD BE INCLUDED WITHIN THE MASTERPLAN OR ALLOCATION MADE TOWARDS AN OFF SITE CONTRIBUTION,
- THE COLLEGE CAMPUS RUNS THE STABLES RESTAURANT WHICH IS OPEN TO THE PUBLIC,
- THE PROPOSED COLLEGE DEVELOPMENT INCLUDES PROPOSALS FOR A HYDROTHERAPY POOL.

The Director of Public Health at Hertfordshire County Council has written to explain that this would be of great benefit to the community and serve an important local need. There are a number of students at the college with severe and complex learning difficulties, requiring daily therapeutic input. This facility would also benefit the wider community and could potentially be offered alongside other sporting facilities and therapies.





## 06 COMMUNITY & EDUCATION BENEFITS

### SPORTS FACILITIES:

#### THE DEVELOPMENT PROVIDES THE FOLLOWING SPORTS FACILITIES:

- A NEW & IMPROVED EQUINE CENTRE,
- A PURPOSE BUILT SPORTS PAVILION & CHANGING ROOMS
- GYM FACILITIES,
- THE HOME TO ST. ALBANS' HOCKEY TEAM, INCLUDING CLUB THEIR HOUSE & BAR,
- MULTI-USE SPORTS HALL,
- FULL SIZE & 5 A-SIDE FOOTBALL & RUGBY PITCHES,
- A NEW JOGGING ROUTE AROUND THE CAMPUS,
- THE FUNDING FOR A NEW ATHLETICS TRACK

- Improved public access to College Sports facilities and the possibility for growth in this area to meet local Community needs, including a new



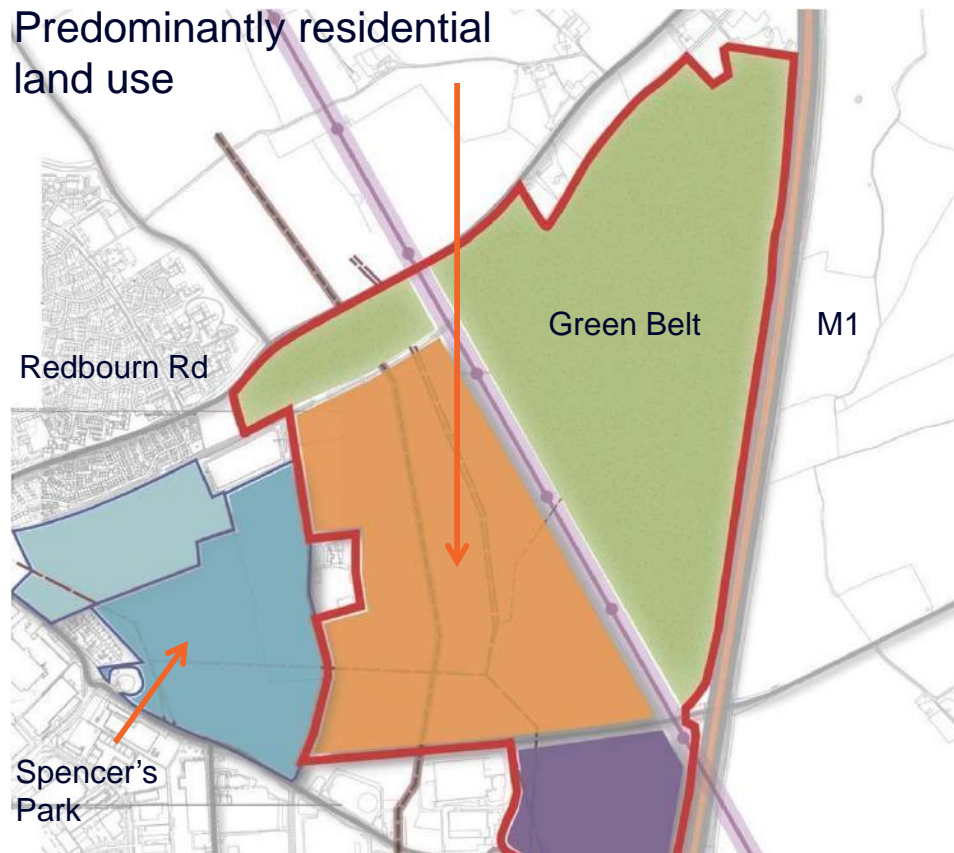
## **Green Infrastructure**

Appendix 27: Green Infrastructure Extract of East Hemel Hempstead  
Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC  
Nov 2015)









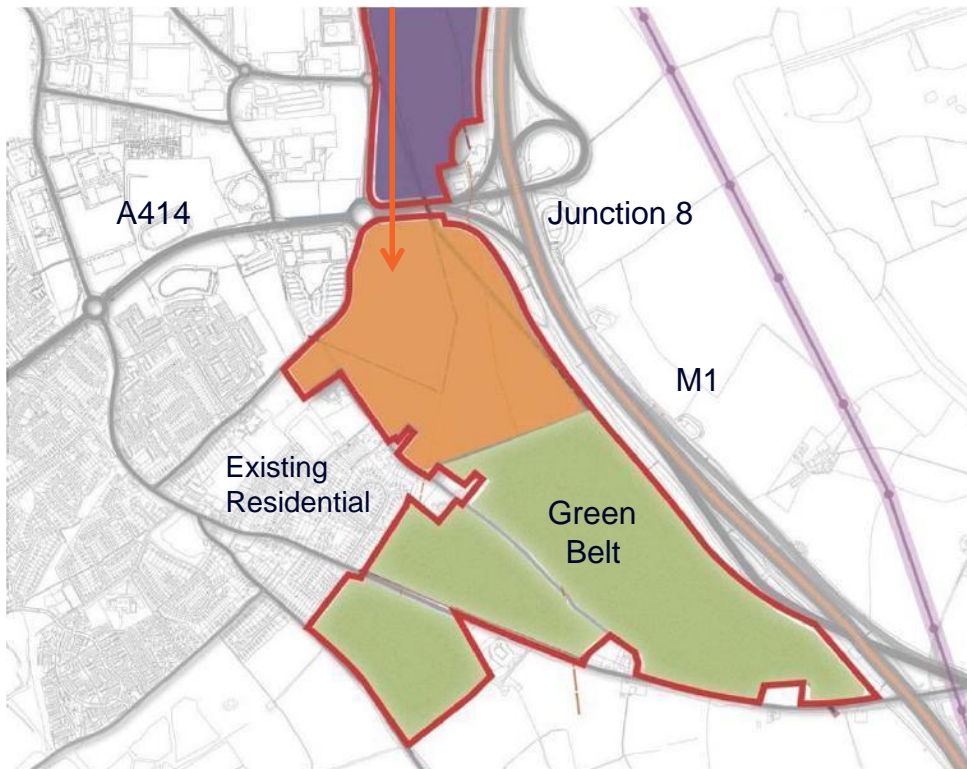
These factors define the development areas:

- **1,500** new homes @ around 40 dph
- **600** affordable homes
- **900** private homes
- Primary school (3FE)
- Local shops and community facilities
- Funding 8FE secondary school
- 40% of the site will be undeveloped or comprise publicly accessible open space
- Conforms to proposed housing allocation areas in local plan

North residential

East Hemel

Predominantly residential  
Land use



These factors define the  
development areas:

- **1,000** new homes @ around 40 dph
- **400** affordable homes
- **600** private homes
- Primary school (2FE)
- Local shops and community facilities
- 40% of the site will be undeveloped or comprise publicly accessible open space
- Conforms to proposed housing allocation areas in local plan

South residential

East Hemel





29 October 2015

Ref: RMS/CRO/GOR/15008

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

## Email

Dear Mr Briggs

### **SLP : Stage 2 Presentation : East Hemel Hempstead**

Thank you for the opportunity to present to your Members on the 12<sup>th</sup> October 2015. At the end of the meeting we were invited to review some of the points raised. This letter summarises the response of The Crown Estate (TCE).

TCE is happy to reconfirm all of its commitments contained in its Stage 2 presentation. In addition, this letter sets out how the package of proposals has been further enhanced to reflect Member concerns. The aim of this letter is to provide your Members with complete confidence that, if East Hemel Hempstead is allocated, the wider planning benefits will be delivered.

### **The Unique Selling Points of East Hemel**

Whilst this was covered in our Stage 2 presentation, these are

- the scale of East Hemel (a total of 1,325 ha west of the M1)
- the benefits of the involvement of TCE, as sole landowner.

Looking at each of these in turn,

### **Scale**

- allows the provision of a wide mix of land uses. This helps build a sustainable and walkable community that can minimise external vehicle trips
- creates 'financial muscle' to fund and deliver the social and physical infrastructure
- delivers a planning package which provides benefits to both the new and existing communities.



### **The Crown Estate (TCE)**

- Ethos of long term management and social responsibility
- All profits returned to the Treasury
- A commitment to high quality and innovation in design and technology
- Control over all the land necessary to deliver the scheme
- The creation of a Community Management Organisation (CMO) as a common thread which binds the new community together and gives the community long term control over the quality and maintenance of their environment.

### **Wider Community Benefits**

We take the provision of 40% affordable housing (in a variety of tenures), a mix of housing tailored to meet the local needs set out in the SHLAA and the prospect of creating up to 8,000 jobs as pre requisites of the development of East Hemel. In view of this, the remainder of this letter focusses on other parts of the planning package which should be reflected in the adopted Policies 13 (a) and (b).

The main elements of The East Hemel package delivered by The Crown Estate are set out below.

#### **Education**

- Providing the site and funding the buildings to accommodate an 8FE Secondary School. TCE would like to work with St Albans and HCC to link the new school with the Green Triangle initiative.
- Providing the sites and funding the buildings to accommodate one 2FE and one 3FE Primary School. It is suggested that the site for the 2FE school is large enough to be expanded to 3FE, to provide long term flexibility.

#### **Community**

- Providing mixed use local centres in both East Hemel North and South. TCE would like to investigate with you the creation of multi use buildings capable of providing education, community hall space and health (doctors, dentists and associated health professionals). The nature of these facilities will be such that they can benefit a wider area than just EHH. There would also be a local level of 'A' class floorspace and small office provision in the local centres.

#### **Employment**

- Providing a hub building in the employment area providing retail and business support for the employment area. This could be linked to the CMO controlled incubator space (see below) and provides a focus for the new business community.

- TCE will speculatively construct some starter units / incubator space as part of the first phase of the employment area. This will form part of the CMO 'dowry' and will be managed by the CMO.

### **Open Space/Community Food Park**

- A range of open spaces from local areas of play to playing fields and parkland which will also serve existing residents.
- The creation of a community food zone (including orchards, vegetable growing areas, informal recreation and education / interpretation) in the Green Belt north of East Hemel. This would be owned and managed by the CMO.

### **Affordable Housing**

- In conjunction with St Albans Council, investigate the potential for some of the 1,000 affordable homes to be rural exception housing (or its equivalent) and for some affordable housing to be vested in the CMO.
- The provision of 600 rented affordable homes. Of these, 200 would be provided to the Council (or Registered Provider) at a nil land cost. This will maximise the opportunity for these properties to be offered for social rent rather than affordable rent.
- As an illustration, if it was assumed that the value of each completed affordable home was £150,000, the value of the 1,000 affordable homes would be £150m.

### **Transportation**

- New footpath and cycle links into both Hemel Hempstead and east into St Albans, including improvements to the Nickey Line.
- Improvements to the A414 and a new north / south vehicular route through the whole of East Hemel. This will both provide for the development proposals and improve access for existing residents and businesses in St Albans, Hemel Hempstead and Redbourn.
- New / extended bus routes and increased frequencies which will both serve the development and existing communities.

### **Gypsy and Travellers**

- Two, fifteen pitch Gypsy and Traveller sites which will make a significant contribution to meeting identified G&T needs in the plan period to 2031.



### **Dacorum Uses**

- Actively investigate the inclusion of uses sought by Dacorum Core Strategy, and supported by St Albans Council, such as a 'Green Energy Park' and a community sports facility.

### **Other Uses**

Other elements such as the TCE commitment to high quality design and innovative low carbon / renewable energy solutions were set out in the Stage 2 presentation. In combination, these should deliver lower running costs for the occupiers of both market and affordable homes at East Hemel.

### **Community Management Organisation**

It will be apparent from the above that the CMO is a central focus of TCE's concept for East Hemel. The role and constitution of the CMO was set out in the Stage 2 slides. However, it may be of assistance to spell out in more detail the scope of the organisation. It would

- manage all open space
- manage and own all community buildings
- part of its funding will come from a service charge on businesses and homes
- the CMO will receive a dowry of assets from TCE. This is likely to focus on commercial assets in the employment area that will generate a long term and stable income. Part of this will include the first phase starter units / incubator space in the employment area
- the CMO will be responsible for liaison with businesses to foster an East Hemel Apprenticeship scheme
- CMO staff to act as 'community initiators' in the early years of the development
- whilst the legislative and policy basis for the provision of "affordable" housing is evolving at present, TCE is willing to investigate the potential for the CMO to be vested with some affordable housing which it could manage on behalf of the community.

Although it is not yet possible to put a value on the total TCE package for East Hemel, it will include

- Secondary School (estimated cost £35m)
- Two Primary Schools (estimated cost £15m)
- Affordable housing (£150m based on the assumption that the completed value of the average affordable home is £150,000).

Even without costing the remainder of the package, this has a value which approaches £200m.

In realising these benefits, both your Council and TCE is constrained by the CIL Regulations. This means that any S106 obligation must meet the three legal tests for it to be lawful and be given any weight in a planning determination. Obligations which do not meet the tests risk being challenged in the Courts.

Having said this, TCE is sympathetic to the objectives of your Members which is to ensure that any strategic allocations also generate benefits for the wider community. Having carefully considered how this can be achieved within the constraints imposed by the CIL tests, we consider that the best way forward would be to specify your Council's full requirements in Policy 13(a) and (b). Once the SLP is adopted, any planning application would need to comply with the terms of the statutory policies applying to the site. Such an approach would ensure that wider community benefits are achieved within a lawful statutory policy framework.

We consider that your current Policy 13(a) and 13(b) wording, as amended by the suggestions set out above, will ensure that the East Hemel proposal is CIL compliant.

Please do not hesitate to contact me if you have any queries on the above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R M Sellwood', with a long horizontal flourish underneath.

**R M Sellwood**  
Sellwood Planning Ltd



Appendix 28: Green Infrastructure Extract of North West Harpenden  
Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC  
Nov 2015)

# **North West Harpenden**

## Commercial Estates Group

### Legal & General Property



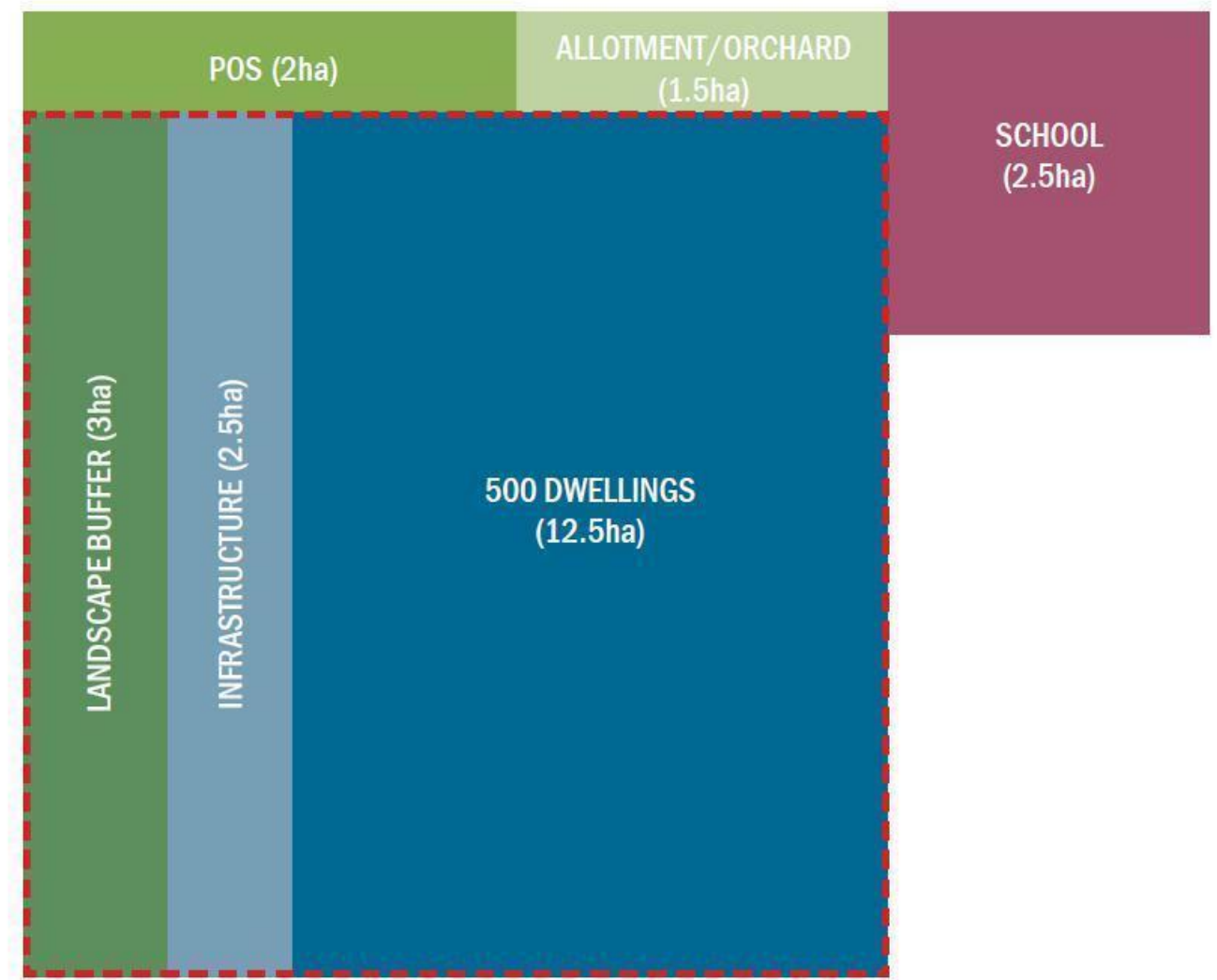
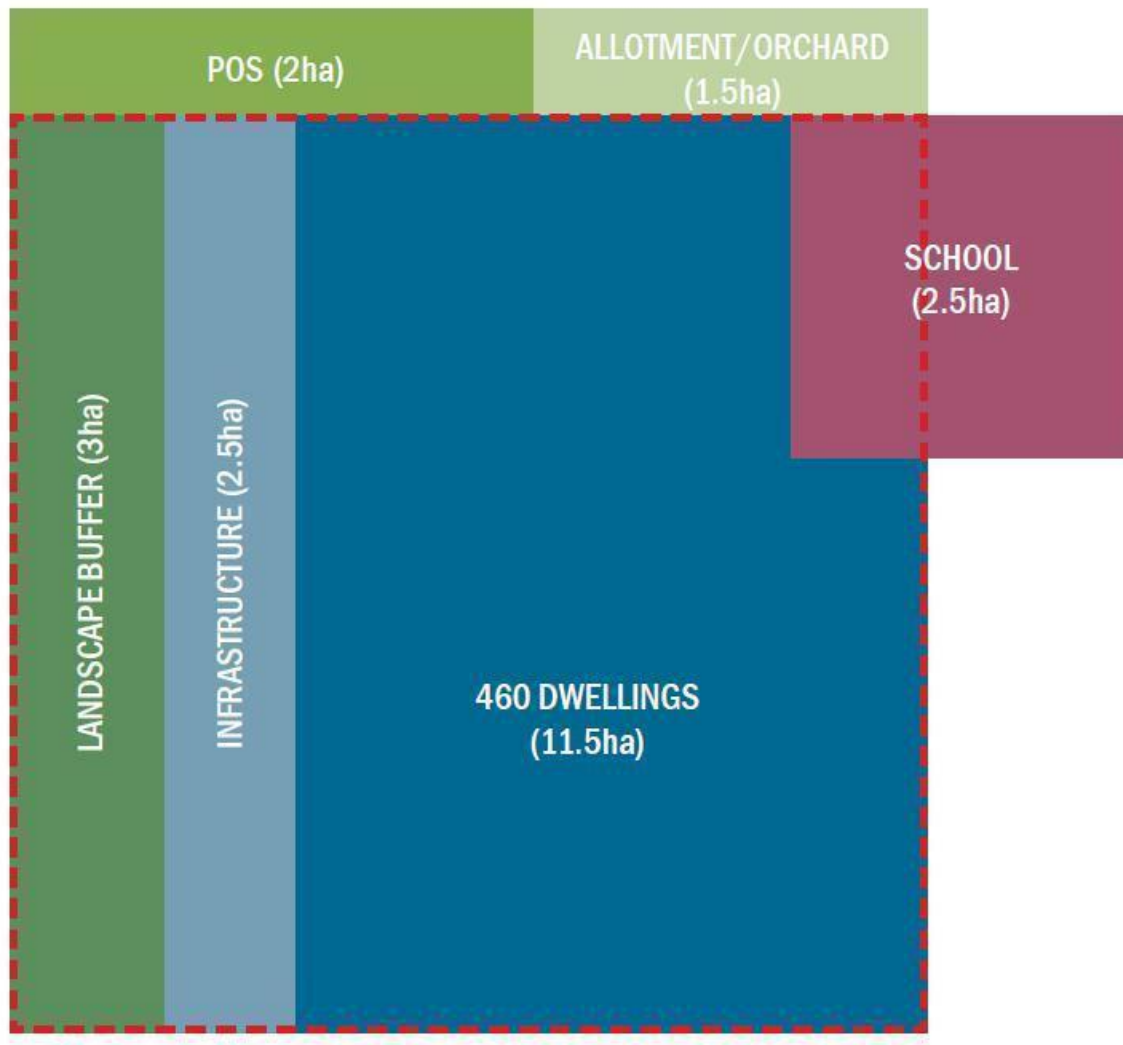
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COMMERCIAL ESTATES GROUP

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# Accommodating Development Needs





# Illustrative Masterplan - Option 1



2 HECTARE  
SCHOOL SITE

SCHOOL  
BUILDING

ALLOTMENT  
BUILDING

ALLOTMENTS

GREEN

GREEN

GREEN

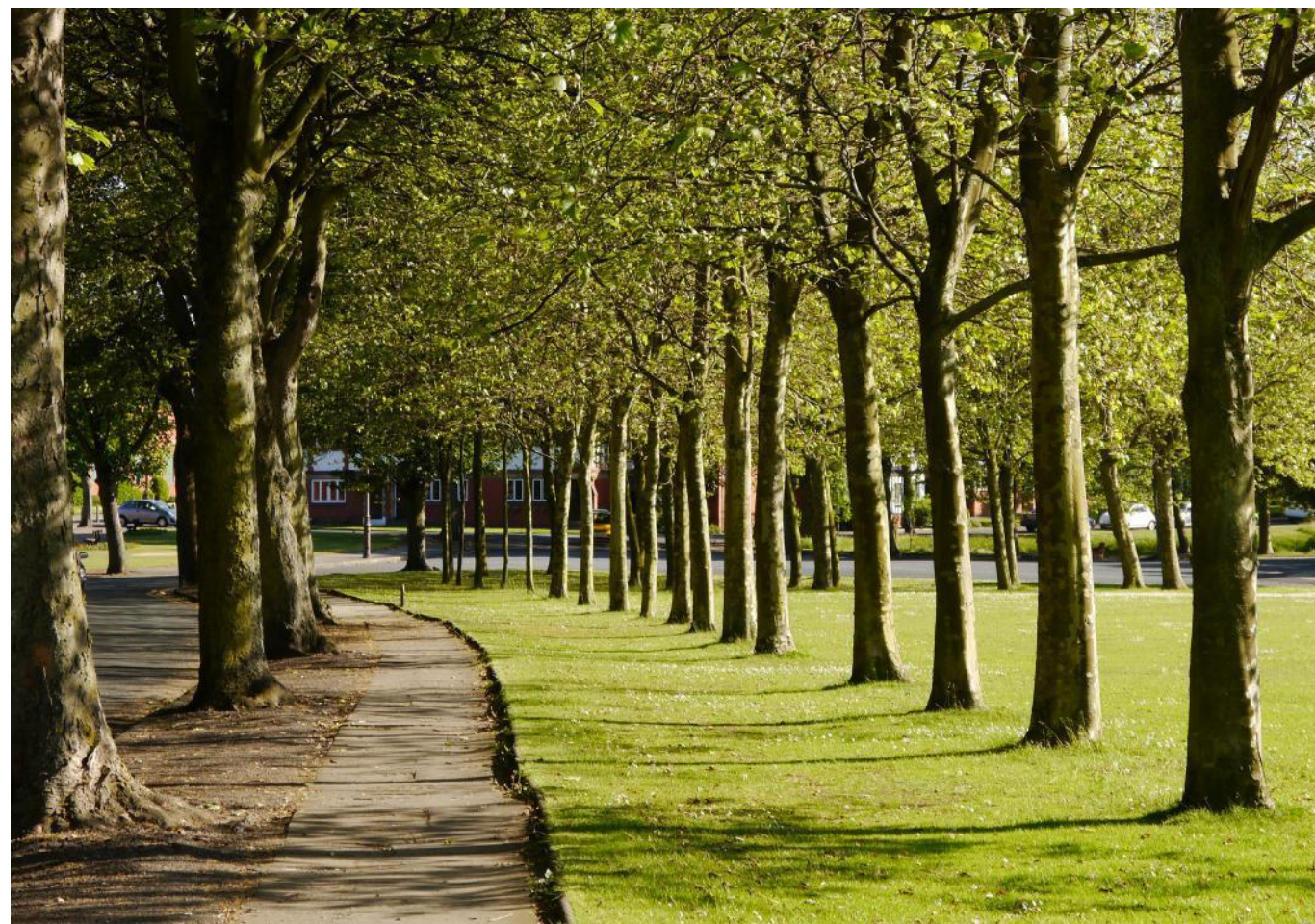


# Illustrative Masterplan - Option 2





# Green Infrastructure





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## COMMERCIAL ESTATES GROUP

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Cllr Julian Daly,  
Executive Leader, Chair of Cabinet, Planning and Conservation Portfolio Holder and Chair of  
Planning Policy Committee  
St Albans City and District Council,  
Civic Centre,  
St Peters Street,  
St Albans,  
Hertfordshire, AL1 3JE

6 November 2015

Dear Cllr Daly

**St Albans City and District Council Draft Strategic Local Plan (Regulation 19 Draft)  
Land North West of Harpenden (Broad Location S5)**

We write further to our meeting on Thursday 29 October 2015 at your request to confirm the community provisions and benefits which could be secured as part of residential development on the land North West Harpenden, including an initial total estimated value of these provisions which you require.

This letter should be read alongside the Stage 2 presentation already provided which sought to address the topics set out in the checklist at Appendix 4 of your invitation letter dated 10 August 2015, including in particular the illustrative layout options on slides 11 and 12 (unnumbered).

For the avoidance of doubt, the estimates below are based on a gross land area for built development of 18ha, as identified in the SKM Green Belt Review: Sites & Boundaries Study (Feb 2014, p67-70) and excluding Cooters End Farm and the listed buildings on Cooters End Lane as indicated by SKM.

**Benefits of Development**

In addition to 500 residential units including 200 (40%) affordable homes which could be provided in accordance with the district wide SHMA (December 2013) housing mix, or with an alternative mix to which maximises the potential and ability of the site to accommodate family housing, development in this broad location will incorporate high quality design and sustainability measures and can deliver a range of important community benefits which we identify in the following table.

Element	Estimated Value
<b>Affordable Housing</b> 200 (40%) affordable homes with a unit size mix that achieves the December 2013 SHMA mix estimate (21% 1 bed, 20% 2 bed, 51% 3 bed, 7% 4 bed from Table 6.5) provided to us at the Stage 1 briefing, or with an alternative mix to be agreed. Total estimated floorspace of c. 14,100 sqm	<b>£53.1M</b>
<b>Provision of a primary school (c1FE) and sports pitches</b> , with opportunity for dual use/community use and education facilities , plus land reserved for a second form of entry/nursery (to be discussed with the County Council)	<b>£7M</b>
<b>A community building or service hub</b> in a location to be agreed within the development but available to all or financial contribution to off-site community facilities	<b>£500,000</b>
<b>Significant Improvements to pedestrian and cycle routes through Harpenden</b> to the town centre and station (via Luton Road and Ambrose Lane/Sun Lane)	<b>£500,000</b>
<b>Significant Improvements to footpaths and new rights of way</b> to improve public access to the surrounding countryside and the value of the remaining Green Belt land in this area	<b>£50,000</b>
<b>Major Highway Improvements</b> to existing junctions	<b>£600,000</b>
<b>Significant Public Open Space and Play Facilities</b> within the development but available to all, totalling circa 5.5 ha	<b>£2.5M</b>
<b>Community Orchard and Allotments</b> , totalling circa 1 ha, including associated amenity facilities and parking/servicing provision, again within the development but with potential to be available to all	<b>£500,000</b>
<b>Significant Contributions to Public Transport Services Improvements</b>	<b>£500,000</b>
<b>Estimated CIL Payment for Strategic Community Infrastructure</b> (from 300 private dwellings)	<b>£4.3M</b>
<b>Total Estimated Value</b>	<b>£69.55 M</b>

We would expect these elements to be required through local planning policy and secured with an appropriate legal agreement, alongside other policy provisions to secure high quality design and placemaking which we support in principle.

### **Legal and General's Role in Delivering Affordable Homes**

L&G has a strong track record of funding innovation when it comes to affordable housing delivery as evidenced in their 'Places for People' investment outlined in the Stage 2 presentation, which could be adopted on this project. L&G can provide professionally rented homes at both affordable (rather than premium open market) rents and as discount market rents, with a range of discounts to suit different levels of affordability. L&G will provide tenure blind homes in terms of appearance, and manage, hold and market any discount market rented housing in exactly the same way as it would the private rental housing.

The rental homes could deliver value for money for residents by providing excellence in accommodation, services and management standards. Residents will experience responsible landlord behaviour, providing charters that set out what residents can expect in terms of service levels and customer care. Leases will include terms that are fair, reasonable



and clear to the customer from the outset. There will be a range of suitable property sizes for a range of tenants, including families, sharers and individuals, reflecting the variety of modern demand. Tenants will be able to agree tenancies of between 1 and 5 years, providing them with security and flexibility.

We trust that this additional information is helpful in confirming and reinforcing the conclusion of your Officers' Development Site and Strategy Options Evaluation which assessed the sustainability of the Broad Locations (as was reported to the Planning Policy Committee on 3 July 2014) that the land North West of Harpenden is in a location which will promote and deliver a sustainable pattern of development as well as community provisions and benefits.

We hope to be able to work with you and your Officers to bring forward this residential development.

Yours sincerely,



**Iain Macsween**

Commercial Estates Group

Sloane Square House

1 Holbein Place

London SW1W 8NS

Tel: +44 (0)20 7730 9090



**James Lidgate**

Legal & General Property

One Coleman Street

London

EC2R 5AA

Tel: +44 (0)20 3124 2700

Appendix 29: Green Infrastructure Extract of East St Albans Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC Nov 2015)



# OAKLANDS COLLEGE STRATEGIC LOCAL PLAN

Discussion with landowners on possible  
development sites in the Metropolitan Green Belt.  
Stage 2 - Submissions' Meeting



15-10-2015 - [2015-195]



**AECOM**

Lambert  
Smith  
Hampton

DLA ARCHITECTURE



# 05 COMMUNITY & EDUCATION BENEFITS MASTERPLAN & WIDER CONTEXT OVERVIEW

- A SUSTAINABLE & SENSITIVE GREEN BELT USE,
- ZERO CARBON AFFORDABLE HOUSING,
- HIGH QUALITY PRIMARY SCHOOL & COLLEGE PROPOSALS,
- COMMUNITY SPORTS, RECREATION FACILITIES & EVENTS,
- IMPROVED TRANSPORT PROPOSALS

<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	Potential Green Belt Release Land
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	Agricultural Grazing Land
<span style="display:inline-block; width:15px; height:10px; background-color:mediumseagreen; border:1px solid black;"></span>	Agricultural Arable Land
<span style="display:inline-block; width:15px; height:10px; background-color:darkgreen; border:1px solid black;"></span>	Woodland
<span style="display:inline-block; width:15px; height:10px; background-color:forestgreen; border:1px solid black;"></span>	Sports / Playing Fields
<span style="display:inline-block; width:15px; height:10px; background-color:limegreen; border:1px solid black;"></span>	Recreational Park Land





# 05 A PROPOSED SUSTAINABLE MASTERPLAN

## S3: EAST OF ST ALBANS

LARGE AREAS OF RESIDENTIAL AMENITY SPACE WITH WIDE HABITAT CORRIDORS

A COMBINED HEAT AND POWER FACILITY AT THE CENTRE OF THE SCHEME

SUSTAINABLE DRAINAGE INTEGRATED INTO THE MASTERPLAN THROUGH SWALES AND REED BEDS

A NEW TWO FORM ENTRY PRIMARY SCHOOL ABLE TO LINK WITH OTHER SCHOOLS IN THE AREA BUT ALSO WITH THE COLLEGE

COMPREHENSIVE NEW ROAD JUNCTION IMPROVEMENTS

INVIGORATING OPEN PUBLIC GREEN SPACES WITH SHARED ALLOTMENTS, ALONGSIDE PRIVATE GARDENS AND WOODLAND AREAS



A MIX OF HIGH QUALITY DESIGNED HOMES

42% AFFORDABLE HOUSING IN LINE WITH THE REQUIREMENTS OF THE LOCAL COMMUNITY

SELF-BUILD CODE LEVEL 6 EXPERIMENTAL HOMES WHICH WOULD ALSO BE USED AS A TEACHING TOOL FOR THE COLLEGE

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- AN EXTENSIVE NETWORK OF RIGHTS OF WAY IMPROVEMENTS, INCLUDING IMPROVED FOOTPATHS, JOGGING ROUTES & CYCLE PATHS,
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- THE REVIEW OF THE GYPSY AND TRAVELLER ASSESSMENT SUGGESTS THAT THE EAST OF ST ALBANS IS NOT A PREFERRED LOCATION FOR SUCH PROVISION HOWEVER OAKLANDS COLLEGE WILL WORK WITH THE COUNCIL TO ASSESS THE NEED AND WOULD BE ABLE TO MAKE A MODEST OFF-SITE CONTRIBUTION OR REVIEW OTHER LAND-HOLDINGS IF DEEMED APPROPRIATE.





An aerial photograph of the Oaklands College campus. The image shows a large green field in the foreground, a cluster of trees in the middle ground, and several buildings, including a large modern building with a green roof and older brick buildings. A parking lot with many cars is visible. In the background, there are more green fields and a residential area with houses.

## Introduction

The mission of Oaklands College is to realise the potential of its communities. It has served the particular 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.

The College does face major challenges in achieving its mission as, alongside the ongoing cuts in public sector funding, the College has significant issues around vital parts of its estate and facilities. Many of the teaching facilities are dilapidated and in need of urgent repair and unless funds are secured to invest in these facilities, the future of Oaklands as a community asset will be put at risk. 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.

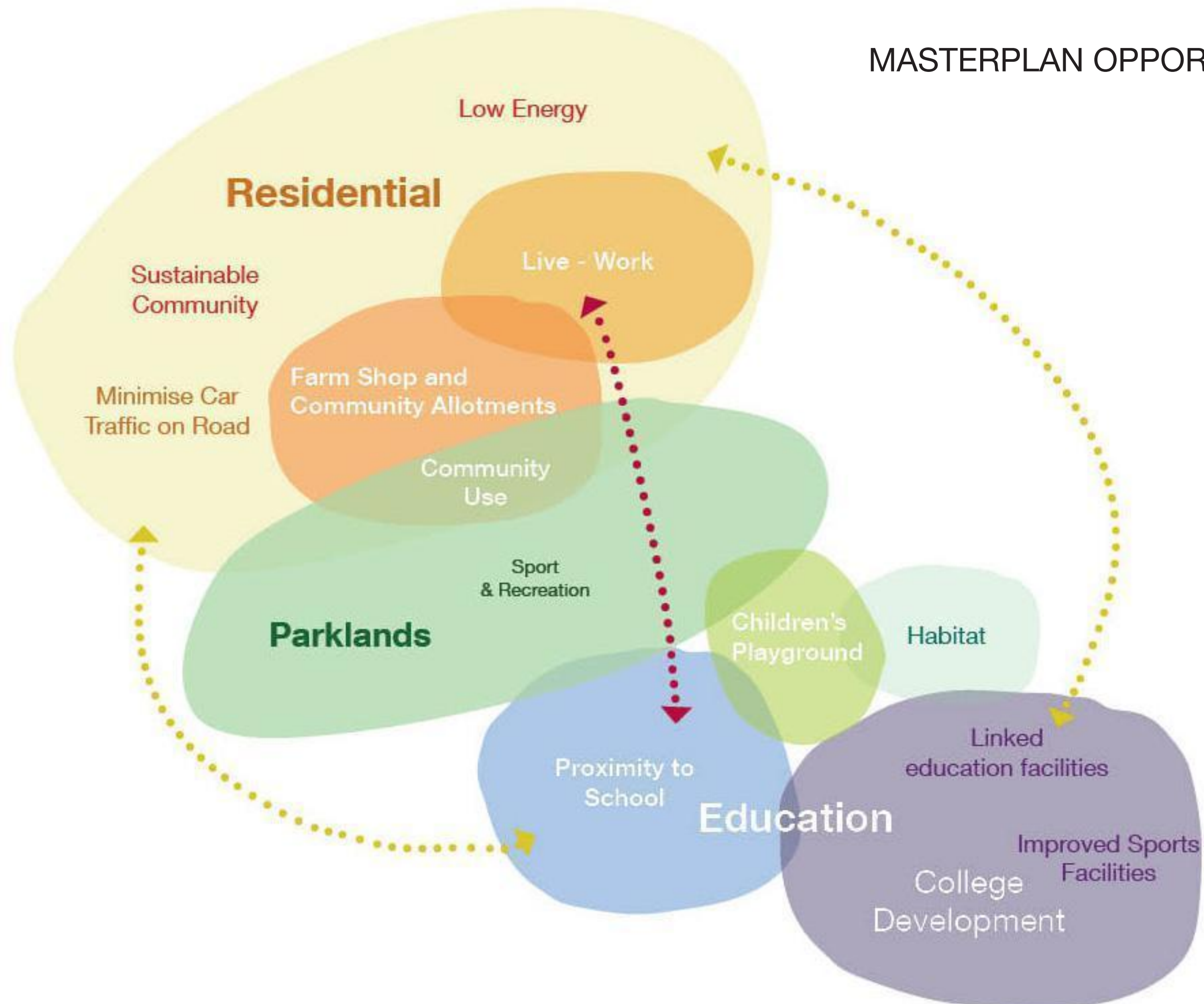
Our vision for the site is to create high quality new homes set within an integrated sustainable masterplan connecting directly into the College; putting the College even more firmly at the heart of the community with public access through footpaths and cycle paths to our parkland and our agricultural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

A summary of community benefits are as follows:

- An exemplar high quality design masterplan. A masterplan that allows residents and the general public to access the parklands, the lake, the existing footpaths, new footpaths, new cycle paths as well as the college restaurant, farm shop and community days centred on the new public square – College Square – as part of the current masterplan. This would include zero carbon for 650 of the proposed dwellings.
- 40% affordable housing in line with the requirements of the local community
- A mix of high quality designed homes, in particular 2 bedroom and 3 bedroom homes helping to fill the gaps identified in the SHMA
- Self-build Code Level 6 experimental homes within the eastern portion of the masterplan, which would also be used as a teaching tool for the College
- A new two form entry Primary school able to link with other schools in the area but also with the college, enabling an exciting educational opportunity for the primary school children to access all the facilities the College has to offer
- The College at the heart of the community – with training and employment not only during the construction period but also in later management roles in the future
- The College at the heart of community education with the opportunity for a child to start at nursery and then progress via primary, secondary to the College without the need to travel further than two miles.
- A Combined Heat and Power facility at the centre of the scheme and serving 650 of the dwellings, which would be celebrated rather than hidden and used as a teaching tool.
- Sustainable drainage integrated into the masterplan through swales and reed beds
- Large areas of residential amenity space with wide habitat corridors, considerable numbers of new native trees planted as well as existing habitat areas enhanced and made more accessible to the public
- Comprehensive new road junction improvements including new junctions and access roads – with the potential for a bus link through from Sandpit Lane to Hatfield Road
- Improved public access to college sports facilities and the possibility for growth in this area to meet community need
- And fundamentally – the money raised from the land receipts invested in the future of the people of St Albans.

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.







The Masterplan must work on many levels; It must be functional and provide efficient access for vehicles and people across the site. It must enable and encourage interaction between people to help create a sense of community and avoid isolation.

It must provide people not only with a home in which to live, but a place which they can enjoy throughout the year. It must provide a range of outside spaces, shared by the community, for all people to appreciate. It must be rich in character, distinctive and memorable.

# STRUCTURE, LAYERS & TEXTURES 01



## 1. Site Character and Densities

Oaklands Village: a solution unique to St Albans to create a sense of place and appealing to a wide demographic.



## 2. Public Open Space and Recreation

Accessible and inviting open spaces across the site alongside sport and recreation facilitate community cohesion.



## 3. Framework of Garden Spaces

Invigoring open public green spaces with shared allotments, alongside private gardens and woodland areas.



## 4. Pedestrian, Cycle and Jogging Routes

Clear and legible routes which promote cycling and walking providing easy access to all areas.



## 5. Education

Proximity and connectivity to a modern, progressive learning environments – opportunities for live-work.

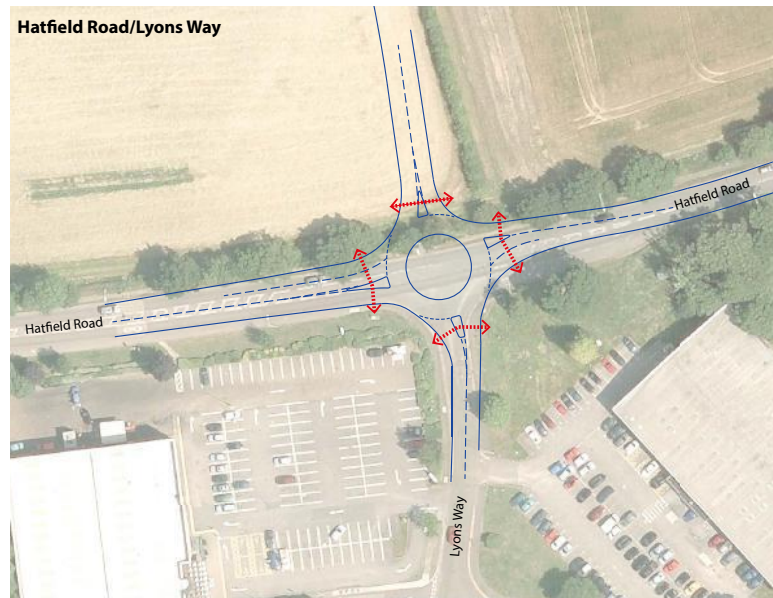


## 6. Highways

Improved connections between existing infrastructure as well as complementary integrated, sustainable travel provision.







## Hatfield Road / Lyons Way

We have prepared an option showing the existing priority T-junction arrangement replaced by a 4-arm roundabout, with the northern arm serving as the new access to the College from Hatfield Road. Again, this layout is consistent with the scheme agreed for the Hub scheme, so has previously been seen and approved by Hertfordshire.



## Hatfield Road / Colney Heath Lane

We have prepared two options for this junction. The first option shows the existing priority T-junction arrangement replaced by a 3 arm roundabout. This layout is consistent with the scheme agreed for the Hub scheme, so has previously been seen and approved by Hertfordshire. The second option shows the existing priority T-junction converted to a signalised junction. We did look at this as part of the Phase 2 application but couldn't get it to work due to the interaction with South Way. However, in both options we have assumed that South Way becomes entry only, therefore the signalised option may be worthy of further investigation as it requires significantly less land and allows pedestrian crossing facilities to be integrated into the junction.



## Sandpit Lane / Coopers Green Lane

We have shown an enlarged 3-arm roundabout, which would provide additional capacity and also improve the safety of the junction by increasing deflection which would slow approach speeds.



## Sandpit Lane / House Lane

We have prepared an option showing the existing 3-arm roundabout replaced by a larger 4-arm roundabout, with the new southern arm serving as an access to the residential development



## Sandpit Lane / Marshalswick Lane

Improvements are proposed at this junction as part of the Phase 2 application – these are shown in grey in the sketch. The only option we can see for further improvement to this junction is to widen the eastern approach by taking land from the verges to the north and south. This would address the existing pinch point, although is unlikely to substantially improve capacity over and above the Phase 2 scheme. Consideration could be given to introducing advanced cycle stop lines at this junction to encourage cycling, however, Hertfordshire have previously indicated that traffic capacity is the overriding concern at this junction.



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.

And fundamentally – the money raised from the land receipts invested in the future of the people of St Albans.

A summary of community benefits are as follows:

# COMMUNITY BENEFITS 07

## Zero Carbon Residential Masterplan

- An exemplar high quality residential masterplan, with zero carbon proposed for 650 of the dwellings.
- 40% affordable housing in line with the requirements of the local community
- A mix of high quality designed homes, in particular 2 bedroom and 3 bedroom starter homes helping to fill the gaps identified in the SHMA
- Self-build Code Level 6 experimental homes within the eastern portion of the masterplan, which would also be used as a teaching tool for the College
- A Combined Heat and Power facility at the centre of the scheme and serving 650 of the dwellings, which would be celebrated rather than hidden and used as a teaching tool.
- Sustainable drainage integrated into the masterplan through swales and reed beds



### Green Space

Intensive Green roofs for attenuating surface run-off. Carbon dioxide absorbing. Increase in biodiversity.



### Landscape Control

Deciduous summer cooling for shade, with winter heating. Dust pollutant reduction from traffic. Bird habitat.



### CHP

Combined Heat and Power facility on-site that will generate at least 10% of the site's energy requirements.



### Passive Heating & Natural Lighting

Winter sun can assist with heating houses in the colder months and admit natural light.



### Rainwater Collectors

Rainwater harvesting, using water butts and lagoons will allow on-site storage of water.



### Bird Diversity

Introduction of small bird to control insects with close proximity to vegetable gardens.



### Solar Shading

Solar control considered through building orientation, tree planting.



### Building Mass

Thermal mass from the building structure to increase thermal mass and regulate the internal temperature.



### Sustainable Materials

Brick other locally sourced materials to ground the scheme and contextualise the new build with its surroundings



### Water Cleaning

Grey water will be processed by organic vegetation and trees on site.

## Education Facilities

- A new two form entry Primary school able to link with other schools in the area but also with the college, enabling an exciting educational opportunity for the primary school children to access all the facilities the College has to offer
- The College at the heart of the community – with training and employment not only during the construction period but also in later management roles in the future
- The College at the heart of community education with the opportunity for a child to start at nursery and then progress via primary, secondary to the College without the need to travel further than two miles.



## Community Facilities & Events

- A masterplan that allows residents and the general public to access the parklands, the lake, the existing footpaths, new footpaths, new cycle paths as well as the college restaurant, farm shop and community days centred on the new public square – College Square – as part of the current masterplan.
- If required a GP surgery / Pharmacy could be included within the Masterplan or allocation towards an off site contribution.
- The Gypsy and Traveller Assessment suggests that the East of St Albans is not the preferred location for such provision, but that a modest off site contribution could be made if appropriate.

