



St Albans City & District

Strategic Local Plan 2011-2028

Pre-Submission Publication

6.67 The overall aim is to provide a mixed and sustainable community at Oaklands Smallford, which enables the College to deliver a step change in its quality of facilities and an outstanding offer of education and training for all, which will also help to tackle deprivation and provide a significant boost to the local economy. New community use and sports facilities, with significantly improved public access to the countryside, will perform a vital role in further integrating the College with the wider community.

Policy SLP14 - Oaklands Mixed Use Broad Location

Objective

To provide an exemplar mixed use development that enables the College to deliver a step change in its quality of facilities and an outstanding offer of education and training for all; and at the same time provides community use and sports facilities, with significantly improved public access to the countryside, to further integrate the College with the wider community.

Site Constraints

Capacity and design of Hatfield Road and Sandpit Lane.
Retention of important trees, including extensive TPOs and Ancient Woodland.
Retention of sports pitches and open space.
Retention of historic walled garden and Mansion House.

Proposals

Overall to deliver a step change in the quality of the facilities, including but not exclusively:
New and improved facilities for general teaching, science, plumbing, plastering and tiling workshops, a student centre, student accommodation, a sports pavilion, nursery, equestrian centre and land based studies.
Retain, repair and make fit for purpose the Mansion House building
250-350 new homes; including supported disability living and key worker housing for educational staff.
Substantial Green Infrastructure provision, including shared use of refurbished historic walled garden, new landscaping and woodland planting, extensively improved and new public footpaths, cycleways and bridleways.
Community access to sports facilities and parkland area.

Infrastructure

Provision of improvements to the accesses to Hatfield Road and Sandpit Lane.

A Planning Brief/Masterplan will be detailed in the DLP or separately.