



Woollam Park, North St Albans

Environmental Statement Addendum

Prepared on behalf of

**Hallam Land Management Limited and
St Albans School**

Date: 23.02.2026

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1.1 PURPOSE OF THE ENVIRONMENTAL STATEMENT ADDENDUM

- 1.1.1 This Environmental Statement (ES) Addendum (“ES Addendum”) has been prepared by Define Planning and Design Ltd on behalf of Hallam Land Management Limited and St Albans School (“the Applicants”) and is submitted in support of the Applicants’ planning application for a mixed used development on land at North St Albans (“the site”).
- 1.1.2 This document forms an addendum to the ES and Supplementary ES that was submitted in support of planning application 5/2024/1257, which are collectively henceforth referred to as “the Main ES”. Its purpose is to present amended environmental information relevant to the landscape and visual chapter of the Main ES (authored by Define Planning and Design Ltd) and follows a review of the screening effectiveness of mitigation planting proposed bordering Sandridgebury Lane after the lowering of its adjoining existing hedgerows to 1.5 metres.
- 1.1.3 The description of development remains unchanged, and therefore where reference to the “Proposed Development” is made, it relates to the proposals in their entirety, as follows:

“Relocation and replacement of existing playing fields and erection of sports pavilion annex; construction of up to 1000 new homes (use class C3) to include a mix of market housing, affordable housing, age restricted specialist accommodation for the elderly, and adult disability service units; an 80-bed care home (use class C2); a local centre (use classes E and F); a two-form entry primary school (use class F;) the laying out of green infrastructure including habitat creation, drainage infrastructure; earthworks; pedestrian and cycle routes; car parking; and a new means of access onto Harpenden Road and Sandridgebury Lane.”

1.2 LANDSCAPE AND VISUAL

- 1.2.1 The Main ES assessed the users of Sandridgebury Lane (within the site) receptor to experience a high magnitude of change and **Moderate-Major adverse** significance of effect during the construction phase (**significant**); a medium-high magnitude of change and **Moderate-Major adverse** significance of effect during the operation phase at completion (**significant**); and a medium magnitude of change and **Moderate adverse** significance of effect during the operation phase 15-years after completion (**not significant**).
- 1.2.2 Further to a review of the screening effectiveness of proposed mitigation planting, it is now assessed that that the users of Sandridgebury Lane (within the site) receptor would continue to experience a medium-high magnitude of change 15-years after completion, and that the significance of effect experienced by this receptor 15-years after completion will accordingly remain **Moderate-Major adverse** at this stage (**significant**).

1.3 SUMMARY AND CONCLUSIONS

- 1.3.1 This ES Addendum identifies that the landscape and visual chapter of the Main ES overestimated the effectiveness of mitigation planting proposed within the site in screening effects on the visual amenity experienced by the users of Sandridgebury Lane (within the site) receptor, and that the authors now assess the effect on this receptor 15-years after completion to remain **Moderate-Major adverse (significant)**.

1.3.2 All other findings of the Main ES remain unchanged.