



20<sup>th</sup> March 2026  
Our Ref: OJ/18.260

Robert Brigden Esq  
St Albans City and District Council  
Civic Centre  
St Peter's Street  
St Albans  
AL1 3JE

Dear Mr Brigden

## **WOOLLAM PARK**

I am writing on behalf of the applicants. You will be aware that the above application was submitted December 2024 and validated in February 2025. The applicants submitted amendments and addition information in October 2025 to address certain matters.

Since then, we have held various discussions with yourself and other consultees. This has culminated in further information being submitted at this time. The Schedule appended to this letter list the material being submitted.

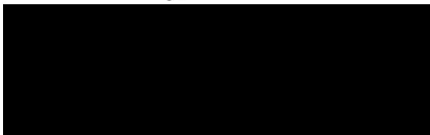
Accompanying this letter is a Position Statement prepared on behalf of the applicants which seeks to draw together a range of matters to reflect progress with the determination of the application.

Importantly, the emerging Local Plan has made material progress since the application was submitted in 2024. You will appreciate the significance of that and the weight that could be afforded to the District Council's proposed allocation at North St Albans. Notwithstanding this, it remains the case that very special circumstances exist to justify the grant of planning permission.

I understand there is a shared objective to progress this planning application and to resolve the small number of outstanding matters, with the possibility that it is presented to planning committee in the summer 2026.

Should you have any queries regarding the information submitted, please do not hesitate to contact me.

Yours faithfully,



**Owen Jones**  
Director

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## Schedule 1 Documents submitted March 2026

1. Position Statement
2. Parameter Plans
3. Playing Field Scheme
4. Off-site active travel improvements (Route 1A, Route 1B, Route 2 and Route 3)
5. Active Travel England Audit (Technical Note, Audit Sheets Route 1A, Route 1B, Route 2 and Route 3)
6. Healthy Streets Audit (Technical Note, Audit Sheets\*)
7. Revised Framework Travel Plan
8. Stage 1 Road Safety Audit and Designer's Response
9. PJA response to Local Lead Flood Authority
10. Hydraulic Modelling Addendum
11. Sandridgebury Lane Flood Risk Summary Note
12. Sewell Park Flood Risk Summary Note
13. Environmental Statement Note: Landscape and Visual Assessment Sandridgebury Lane
14. Environmental Statement Note: Predicted effects of off-site active travel improvements
15. Planning Statement Note: Green Belt Compensation Strategy
16. Suggested Planning Conditions for discussion with LPA
17. Revised Draft Heads of Terms for planning obligations for discussion with LPA/HCC
18. Woollam Park Stewardship Strategy
19. Groundwater Monitoring Summary Note
20. Phase 1 Review and Phase II Geo-environmental assessment of Playing Pitches
21. Harpenden Road Design Statement

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