

4.5. Land Use Framework

4.5.1. The Land Use Framework establishes a balanced mix of uses to support both the new neighbourhoods and the wider existing settlement. The strategy locates day-to-day services such as schools, nurseries, local shops, health facilities, gyms, start-up spaces, cafés, and play areas within walking distance of residents, ensuring accessibility and long-term sustainability. Higher-order services, including secondary and further education, larger retail, employment opportunities, leisure and sports facilities, and healthcare provision, are integrated at key nodes and supported by strong connections to public transport stops and the nearby rail station.

4.5.2. The Framework ensures that every new community has a defined centre with a mix of land uses to promote vitality throughout the day and evening, enhancing natural surveillance and creating active public spaces. Co-location of complementary uses, for example, education, community, leisure, and retail, strengthens placemaking, reinforces activity within the public realm, and integrates the development into its wider context. Green space and habitat corridors are distributed across the site to support recreation, biodiversity, and well-being, while the orientation of land uses responds to topography and movement networks to maximise accessibility, legibility, and overall quality of place.

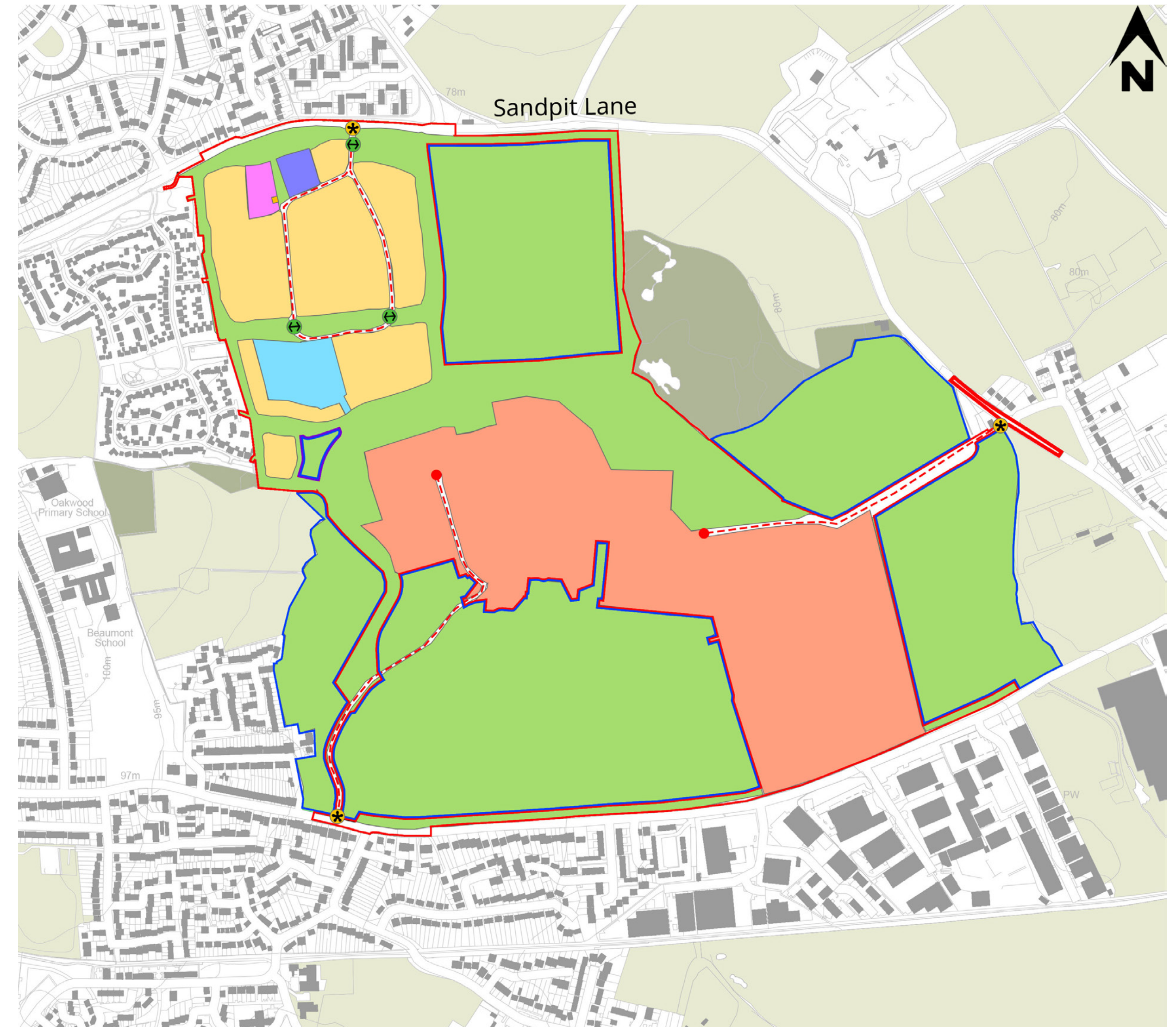
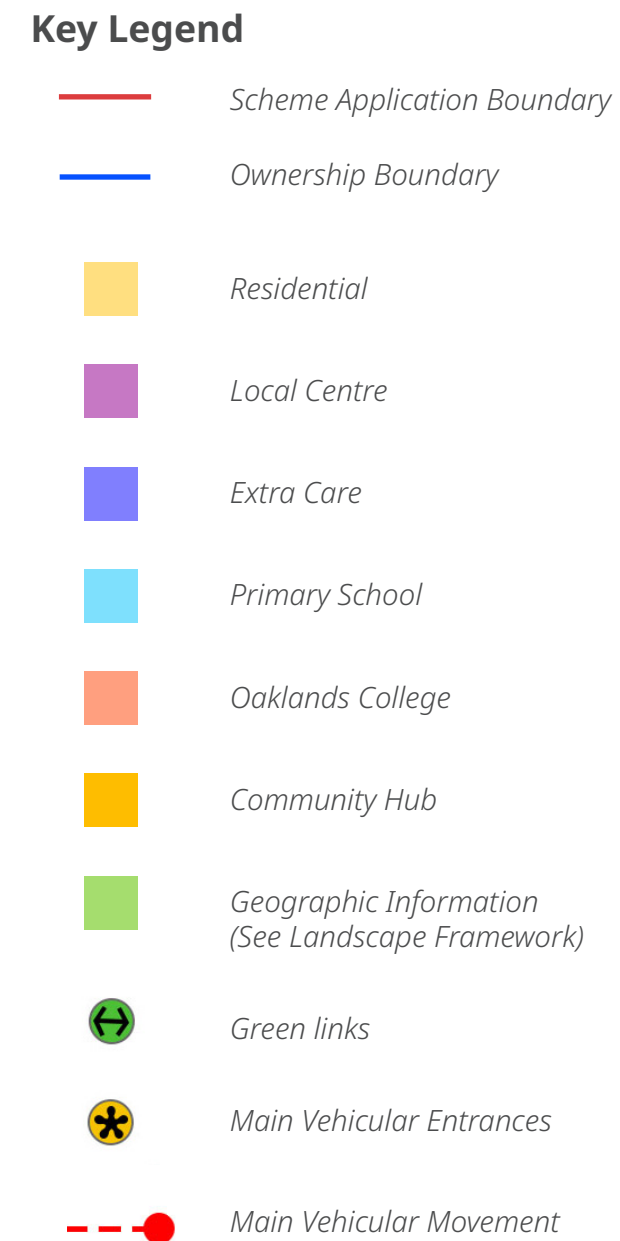












Figure 31. Land use Framework

4.6. Habitat Strategy

- 4.6.1. The Site provides numerous opportunities to extend and restore habitat links, and create new habitat corridors, that relate to the existing landscape character and will enhance biodiversity within the Site.
- 4.6.2. The habitat strategy has been informed by the BNG habitat baseline, which identifies that the main habitats to be affected is modified grassland of low distinctiveness and moderate to poor condition, and developed land / sealed surface of very low distinctiveness.

Key Legend

-  Scheme Application Boundary
-  Ownership Boundary
-  Woodland Habitat
Habitat of high value to be protected and enhanced through creation of biodiversity-rich edges to woodland
-  Woodland Edges
Habitat of high value to be enhanced through creation of edges
-  Butterwick Brook Riparian Corridor
Enhanced management of outgrown hedgerow and trees along watercourse
-  Blue Green Corridors
Areas following the existing surface water flow path to integrate SuDS features such as swales and scrapes to support enhanced habitat corridor
-  Sandpit Lane Habitat Corridor
Existing mature trees, hedgerows and woodland vegetation to be retained and enhanced, or reinstated, with new native planting to maintain the treed character of Sandpit Lane, and incorporate semi-natural planting with wet and dry SuDS features and ornamental planting designed for pollinators
-  Semi-Natural Open Spaces and Gardens
Existing trees and proposed planting to create semi-natural green open spaces
-  Avenues of Trees and Shelterbelts
Existing mature trees to be positively managed and supplemented where appropriate
-  Trees and Hedgerows | Hedgerows with margins
Network of existing and proposed native hedgerows with margins, including with and without hedgerow trees, to provide habitat connectivity and transit corridors for small mammals



4.7. Urban Design Framework

4.7.1. The Urban Design Framework establishes the overarching structure for the development, drawing upon the principles set out within the St Albans Strategic Sites Design Guidance Toolkit (July 2023). The framework ensures that movement, landscape, land use, and built form are coordinated to create a coherent and sustainable extension to the city. The plan demonstrates how the development integrates into its wider context by responding positively to existing connections, green infrastructure, and the established pattern of neighbouring settlements and sets out the key structuring principles for the site:

- **Connections** – Clear movement hierarchy linking into Sandpit Lane/ Oaklands Lane, Hatfield Road and the wider network, with strong pedestrian and cycle routes to promote active travel.
- **Green Infrastructure** – Retention and enhancement of Home Wood and existing woodland edges, creation of green corridors and integration of sustainable drainage features.
- **Community Hub** – A local centre at the heart of the site with community facilities, shops, and land safeguarded for a 2FE Primary School.
- **Neighbourhood Structure** – Residential areas arranged in walkable catchments, supported by play spaces, open spaces, and a mix of uses.
- **Placemaking** – Land use distribution that promotes vibrancy, natural surveillance, and long-term sustainability.

4.7.2. This framework provides the foundation for a connected, green and inclusive neighbourhood that complements the character of St Albans and delivers lasting community benefits.

- Consider**
- Structure of neighbourhoods - refer to the Spatial Typologies in 'Making a Place'
 - Neighbourhood boundaries and centres
 - Development intensity variations
 - Paths, edges, nodes and landmarks to aid legibility of movement and distinctiveness of place - consider key corners and noteworthy buildings
 - Variety and richness along streets and movement networks
 - Views and visual connections in and out of the site
 - Key frontages and building lines defining spaces
 - Edge conditions and appropriate responses

Figure 32. Design Toolkit extract regarding Urban Design Framework









Figure 33. Masterplanning Framework

4.8. SuDS

- 4.8.1. The Oaklands College site will discharge to the existing surface water drainage network, which ultimately outfalls to Butterwick Brook to the east. The Oaklands Blossom site will drain independently via a new system discharging to the ordinary watercourse along Sandpit Lane on the northern boundary.
- 4.8.2. Surface water flows from both sites will be restricted to greenfield runoff rates for events up to the 1 in 100 year plus 40% climate change allowance, with the College site achieving a 99% reduction compared to existing brownfield runoff rates.
- 4.8.3. Both the Oaklands College and Oaklands Blossom sites will incorporate SuDS features including permeable paving, rain gardens (bioretention areas) and conveyance swales to provide additional storage, water quality treatment, amenity and biodiversity benefits. Attenuation storage will be provided principally by a series of detention basins across both sites. In addition, the Oaklands Blossom scheme will include underground attenuation tanks beneath selected permeable paving areas to provide supplementary storage where required.

Key Legend

-  Scheme Application Boundary
-  Ownership Boundary
-  SuDS
-  Tanks
-  Rain Gardens
-  Existing swales and basins

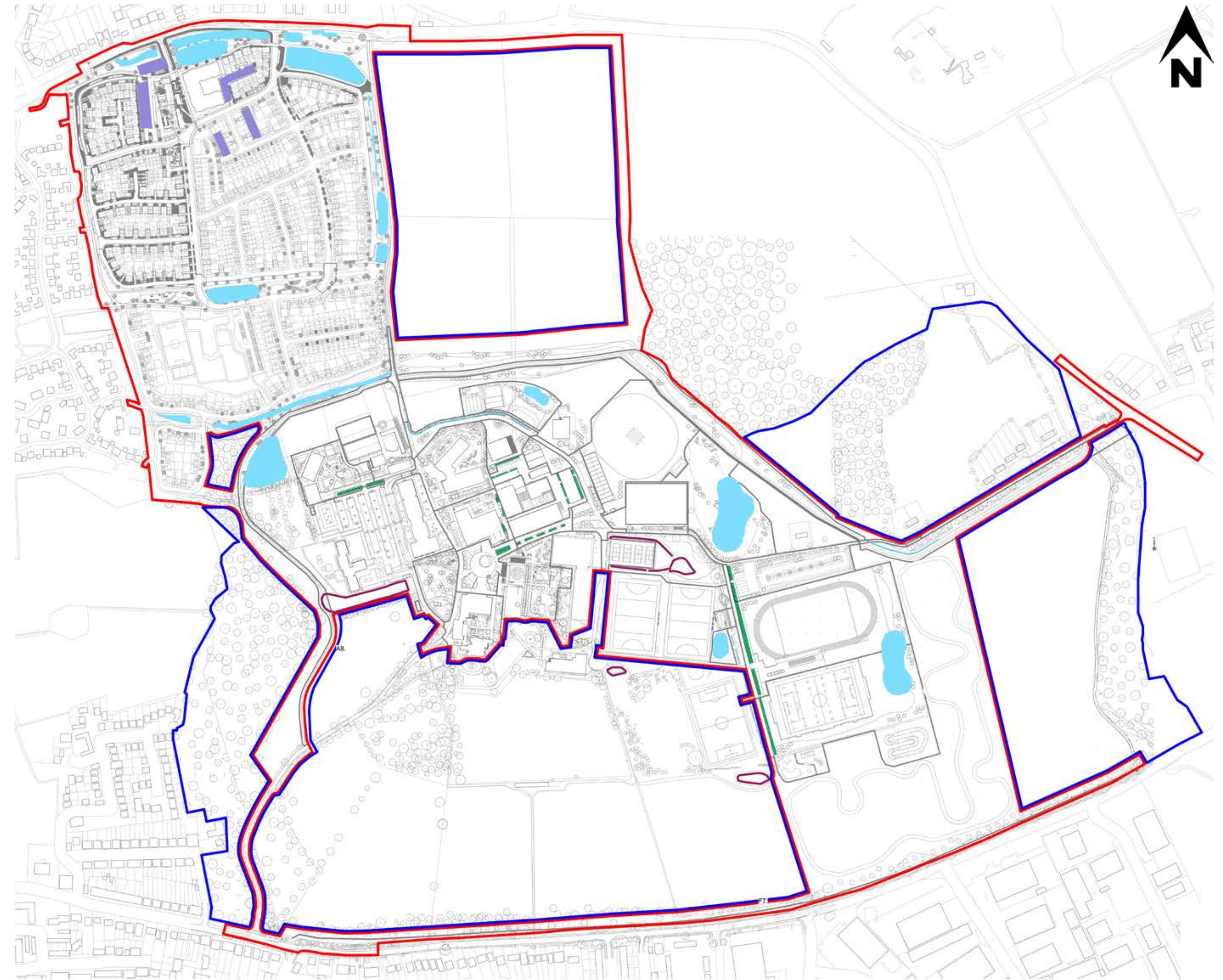


Figure 34. Location of SuDS

4.9. Phasing Strategy

- 4.9.1. A Site-Wide Phasing Strategy has been developed, with the College component running in parallel with the residential development, delivering a rejuvenated College Campus and housing to meet shortfalls in the shortest time possible.
- 4.9.2. The College component will start with the key elements of infrastructure and landscaping, the construction and refurbishment phases will focus on the key teaching areas and replacement of poor condition facilities.
- 4.9.3. The Residential component will be delivered in three phases, starting with the area interfacing Sandpit lane and Oaklands Grange, before working south of the existing treeline bisecting the site and finishing with the eastern boundary.



Figure 35. Site-Wide Phasing NTS

4.10.Planning Delineation

- 4.10.1. Both the College and Residential Development will include detailed and outlined elements for buildings, landscaping, sports facilities and servicing.
- 4.10.2. A comprehensive breakdown can be found in the respective College and Residential chapters.

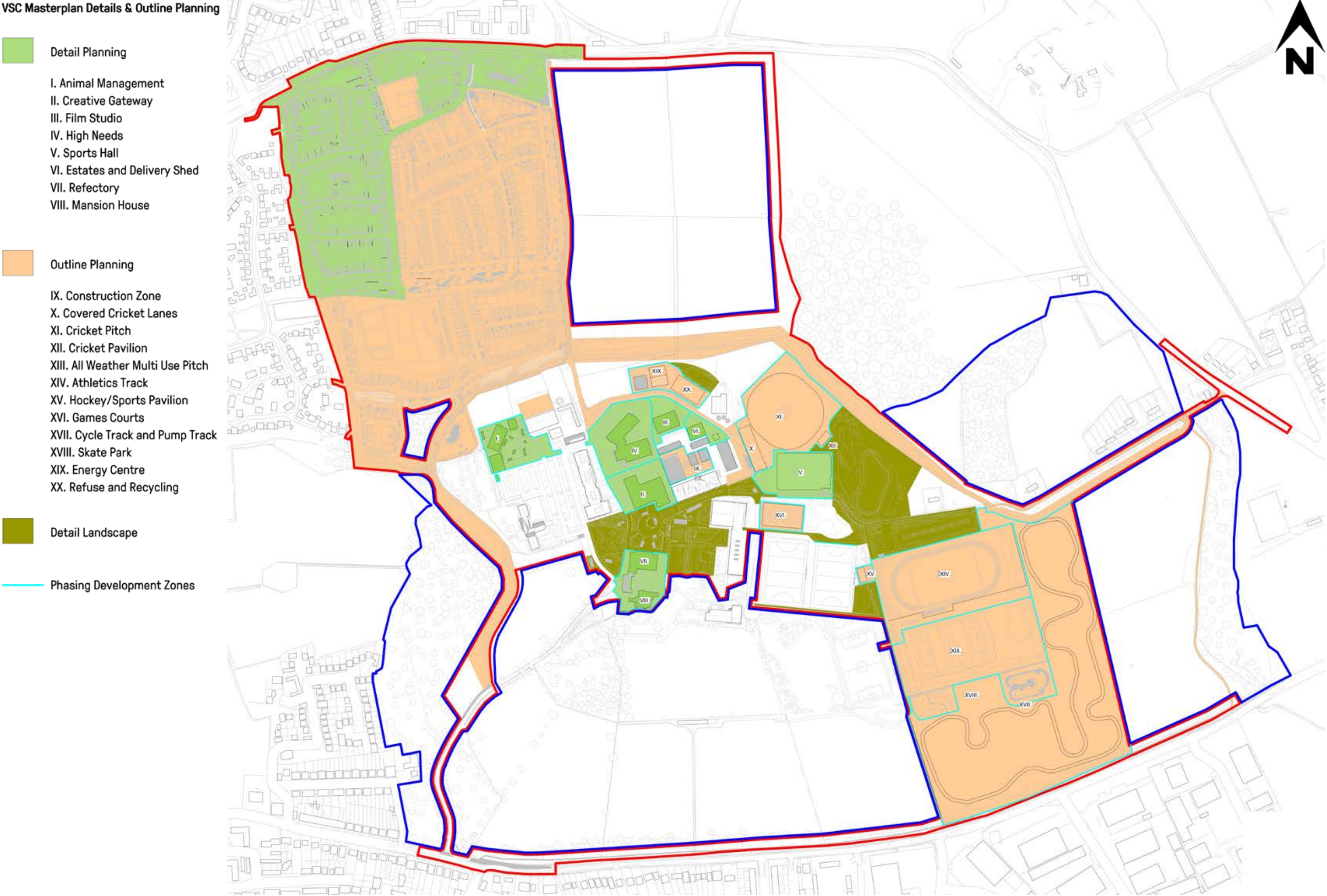


Figure 36. Site-Wide Planning Delineation NTS

4.11. Proposed Site Sections

4.11.1. The adjacent illustrations show both North/South & East/West sections, showing the College & Residential proposals as a unified vision. Threads of landscaping, movement, civic space and Sustainable drainage systems tie the two elements together. Please note that the provided section extracts are illustrative and not to scale.



Figure 37. Proposed Site Wide Section AA - North South



Figure 38. Proposed Site Wide Section BB - North South

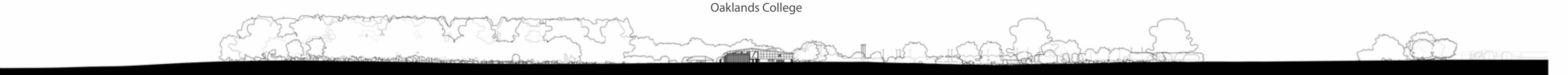


Figure 39. Proposed Site Wide Section CC - North South

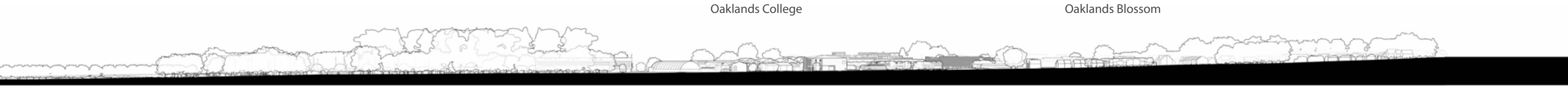


Figure 40. Proposed Site Wide Section DD - East West

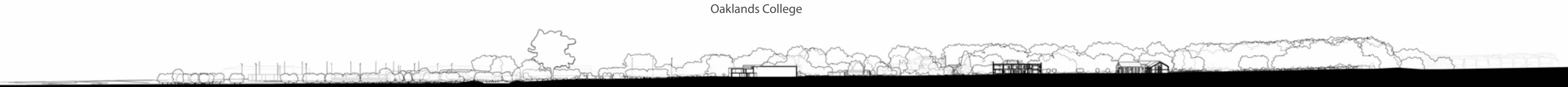


Figure 41. Proposed Site Wide Section EE - East West

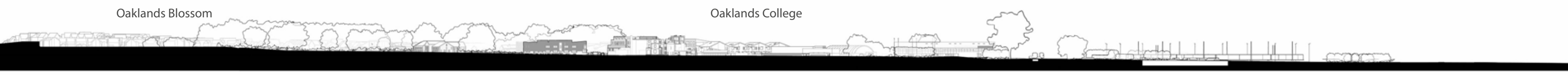
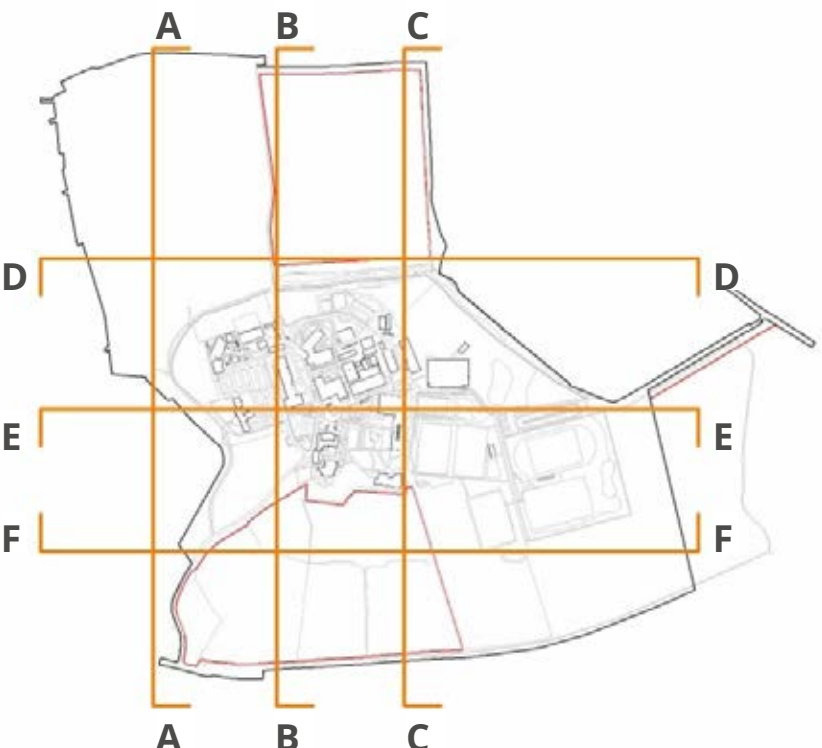


Figure 42. Proposed Site Wide Section FF - East West



4.12. Site Wide Illustrative Masterplan

- 4.12.1. The Illustrative Masterplan represents the culmination of an extensive pre-application process and a highly collaborative effort between Oaklands College and Taylor Wimpey. It demonstrates how the site will be brought forward in a way that balances new development with landscape-led design principles and community priorities.
- 4.12.2. A key focus of the masterplan is to establish enhanced movement and permeability across the site. The framework integrates a network of pedestrian and cycle connections alongside new and improved vehicular routes, ensuring that the neighbourhood is well connected both internally and to the surrounding context.
- 4.12.3. Green infrastructure and open space form the backbone of the layout, with a series of linked green corridors, parks and public spaces that both enhance biodiversity and provide opportunities for recreation. Sustainable drainage systems are incorporated throughout, contributing to climate resilience while shaping attractive landscapes for the community.
- 4.12.4. In addition to environmental benefits, the scheme also delivers a number of social and community assets. These include state-of-the-art college buildings, a new local centre featuring a community facility, and safeguarded land for a two-form entry primary school. Together, these provisions will create a vibrant, inclusive and well-supported neighbourhood.



Figure 43. Site-Wide Illustrative Masterplan

4.13.Site Wide Panoramic View



Figure 44. Site-Wide Illustrative view from Urban Leisure Route

Chapter 2

Taylor Wimpey Proposals



5. Site B4 Appraisal & Local Context



5.1. Residential Site Location

- 5.1.1. The site is positioned in a semi-rural setting, with a mix of residential developments, open fields, and natural features defining its surrounding.
- 5.1.2. The site is enclosed by mature vegetation and hedgerows to the north and east, providing a natural buffer to its edges. To the south and east, there is open green space. The site adjoins Sandpit Lane, a key access road linking St Albans to the various surrounding towns and villages. It also interfaces with Oaklands Grange along the western boundary, a Taylor Wimpey housing development comprising 348 homes, lodged back in 2013.
- 5.1.3. The site benefits from a good connectivity to nearby transport infrastructure. St Albans City Railway Station is approximately 2.6km to the south-west, providing services to St Pancras and its surroundings. The site is well connected by road networks, with Sandpit Lane linking directly to the A1057, which provides access to the A1(M) motorway. Several local bus routes operate within the vicinity, providing public transport options nearby to towns and villages.
- 5.1.4. The Site Allocated 'B4' in the Local Plan, comprises 23.38Ha and includes key requirements for an extra care facility, a 2FE primary School, a local centre and 472no. residential units.
- 5.1.5. Phase 1 of Site B4, hatched green, occupies an area of approximately 7.93Ha in the northernmost point of the wider application boundary and comprises the detailed component of the application. It's application boundary encompasses a portion of Sandpit Lane and the adjoining Oaklands grange, ensuring highways improvements and active travel route links.

Key Legend

- Phase 1 Application Area
- Nearby TW Development (Oaklands Grange)
- Local Railway Station Direction
- Scheme Application Boundary
- College Owned Land Boundary

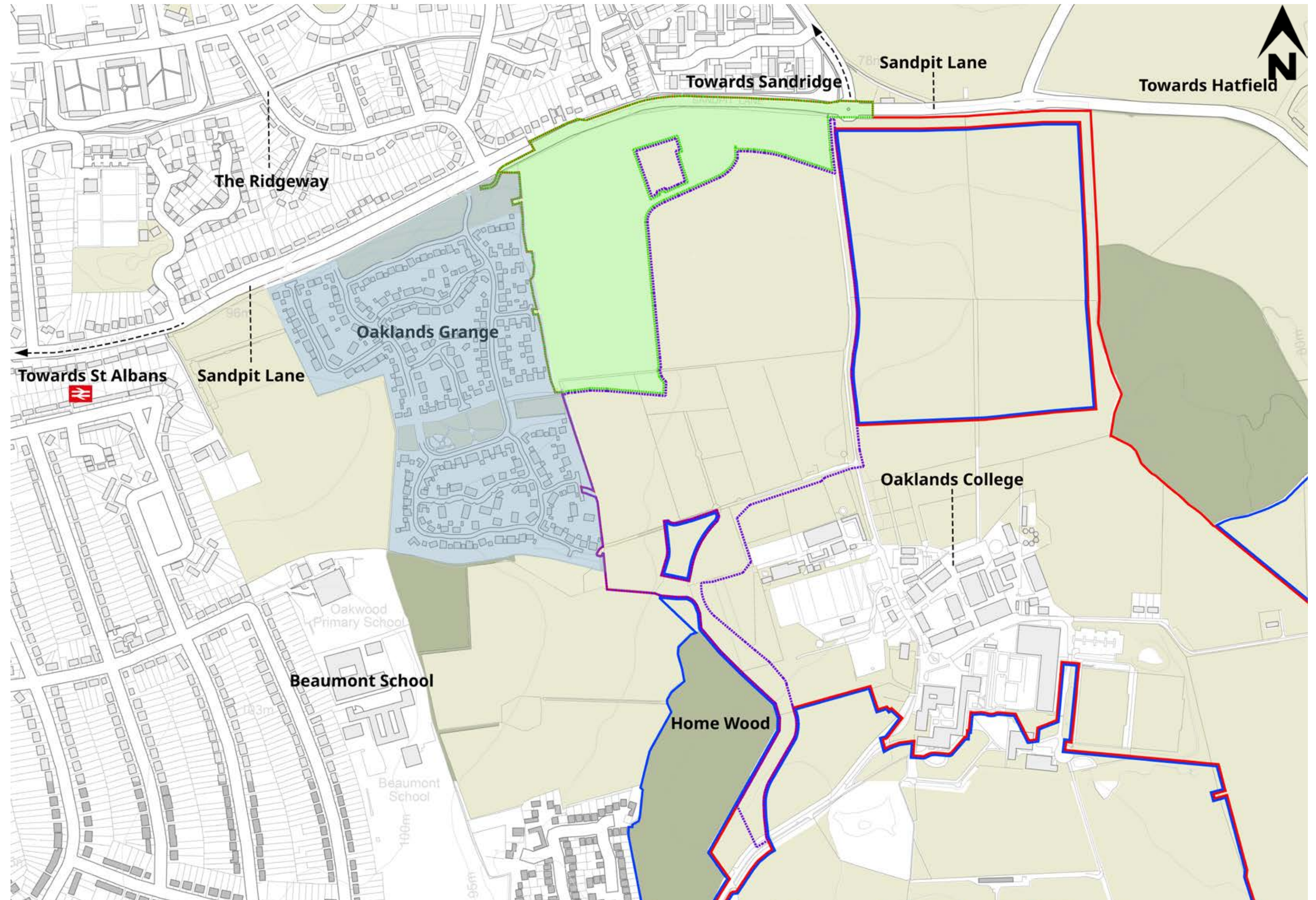













Figure 1. The Residential Site Location with the detailed component hatched green

5.2. Topography

- 5.2.1. The topography of the wider context is characterised by a gradual descent from St. Albans City Centre in the West, down to the largely level terrain of the Ellenbrook fields/De Havilland Plain in the East.
- 5.2.2. Generally this characterisation is reflected within the site itself. The Western Boundary Interfacing Oaklands Grange has an approximate AOD of +88m gradually descending to an AOD of +79m in the North East of the B4 Site.
- 5.2.3. This geographical and environmental context informs the design strategy, ensuring the proposal integrates harmoniously with its surroundings while enhancing local connectivity and ecological value.

Key Legend

	Scheme Application Boundary		82-83 AOD
	College Owned Land Boundary		81-82 AOD
	87-88 AOD		80-81 AOD
	86-87 AOD		86-87 AOD
	85-86 AOD		
	84-85 AOD		
	83-84 AOD		

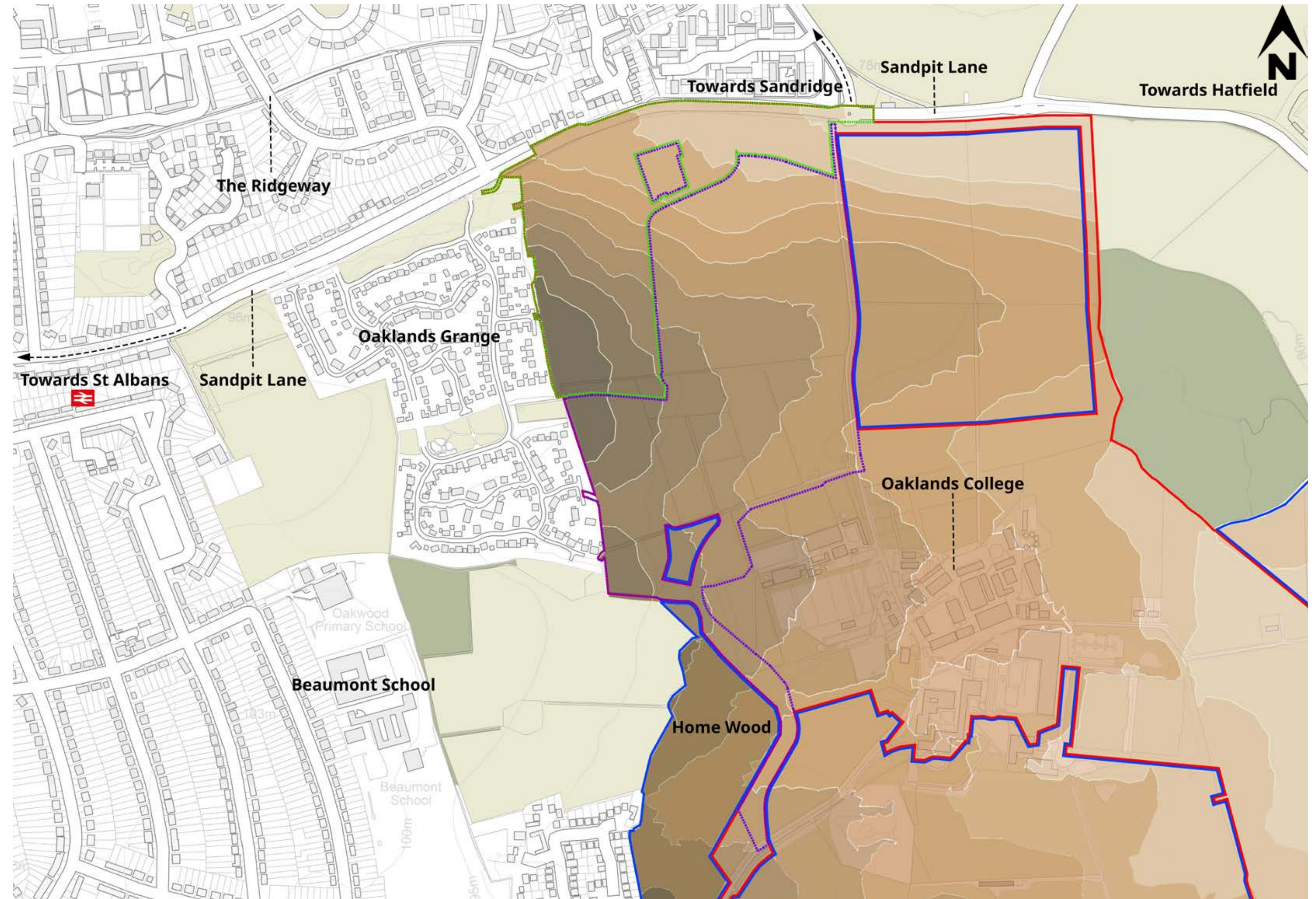


Figure 2. Topography

5.3. Waterways & Flood Risk

5.3.1. There are no notable bodies of water in the sites immediate proximity. Therefore, the site is at little risk of serious flooding. The area with the most severe risk is the northern region of the site towards Sandpit Lane and House Lane. The sites topography is likely responsible for the flood risk accumulation in the north, as this is the lowest point. There are a couple of areas with flood risk dispersed through the site, but nothing of serious risk.

Key Legend

- Phase 1 Application Area
- High Flood Risk (More than 3.3% chance each year)
- Medium Flood Risk (Between than 1% and 3.3% chance each year)
- Low Flood Risk (Between 0.1% and 1% chance each year)
- Local Railway Station Direction
- Scheme Application Boundary
- College Owned Land Boundary

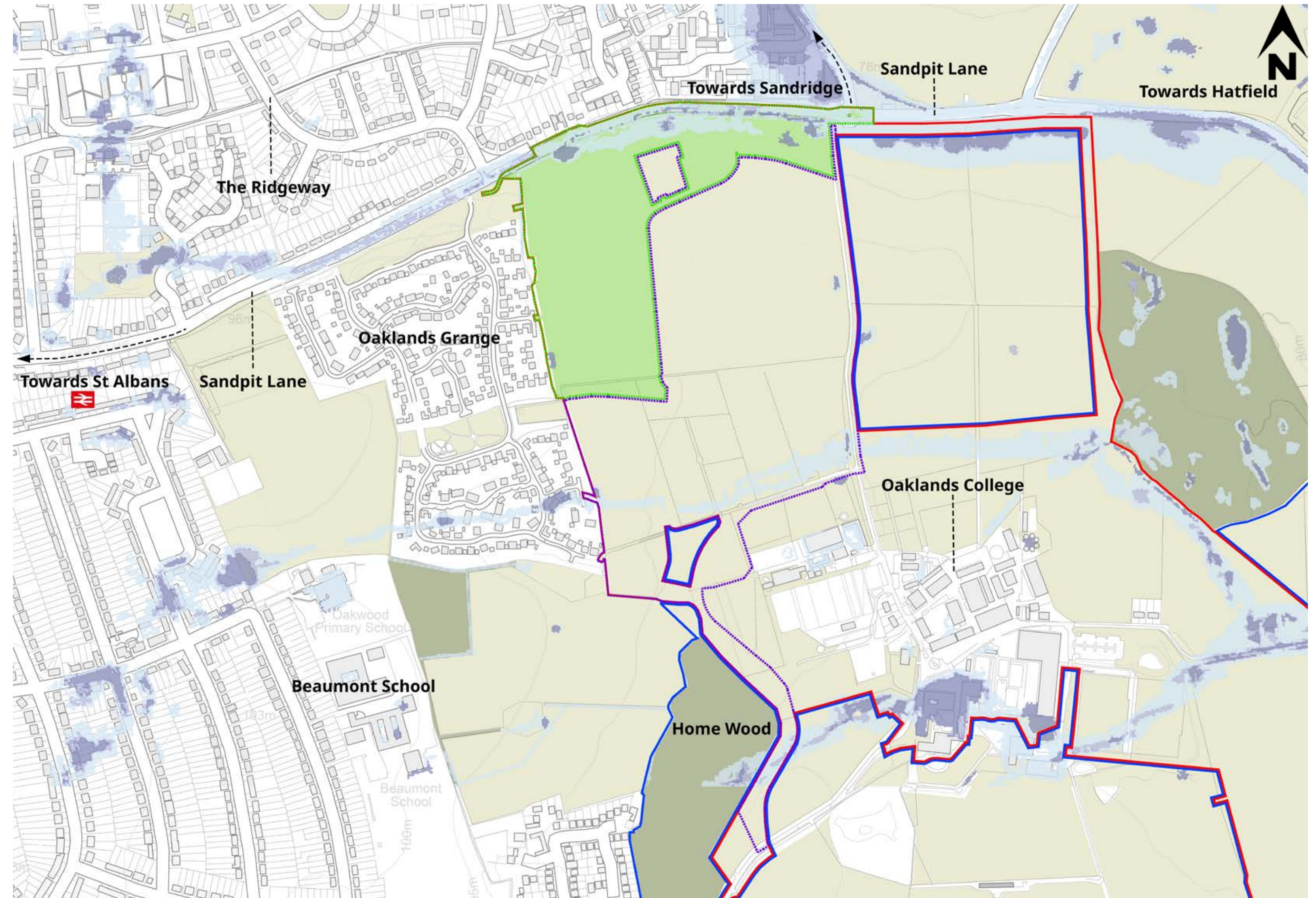


Figure 3. Waterways & Flood Risk

5.4. Green Infrastructure

- 5.4.1. A mix of outgrown hedgerow and hedgerow trees line Sandpit Lane, with a woody copse on the north-eastern edge of the Site. This vegetation contributes towards the rural character of Sandpit Lane to the east of St Albans, but also contributes to the slightly unmanaged character of the road and edge of St Albans. Enhanced planting and the creation of open space along Sandpit Lane would help to create a transition between the countryside to the east, and St Albans to the west, continuing the open space corridor within Oaklands Grange.
- 5.4.2. North Drive bridleway provides access towards the south and east, although it does not currently meet HCC standards for bridleways. There is opportunity to enhance North Drive, and create an attractive settlement edge with positive frontage onto North Drive, reinstating traditional field boundary features along the eastern edge of Oaklands Blossom.
- 5.4.3. The prominent tree belt through the centre of the Site should be retained, and form the backbone of a central open space that continues the Oaklands Grange open space through the Site, allowing for informal and formal recreation and movement and habitat connectivity.
- 5.4.4. To the south, the surface water flood route has potential to be enhanced to create a habitat corridor, and for structural vegetation to define the transition between Oaklands Blossom and Oaklands College Campus.
- 5.4.5. Home Wood is an important habitat and landscape feature, and provides the setting for the southern edge of Oaklands Blossom and for the proposed ATR around Oaklands College Campus. A landscape buffer along the Ancient Woodland will safeguard the trees and enhance the woodland edge ecotone.

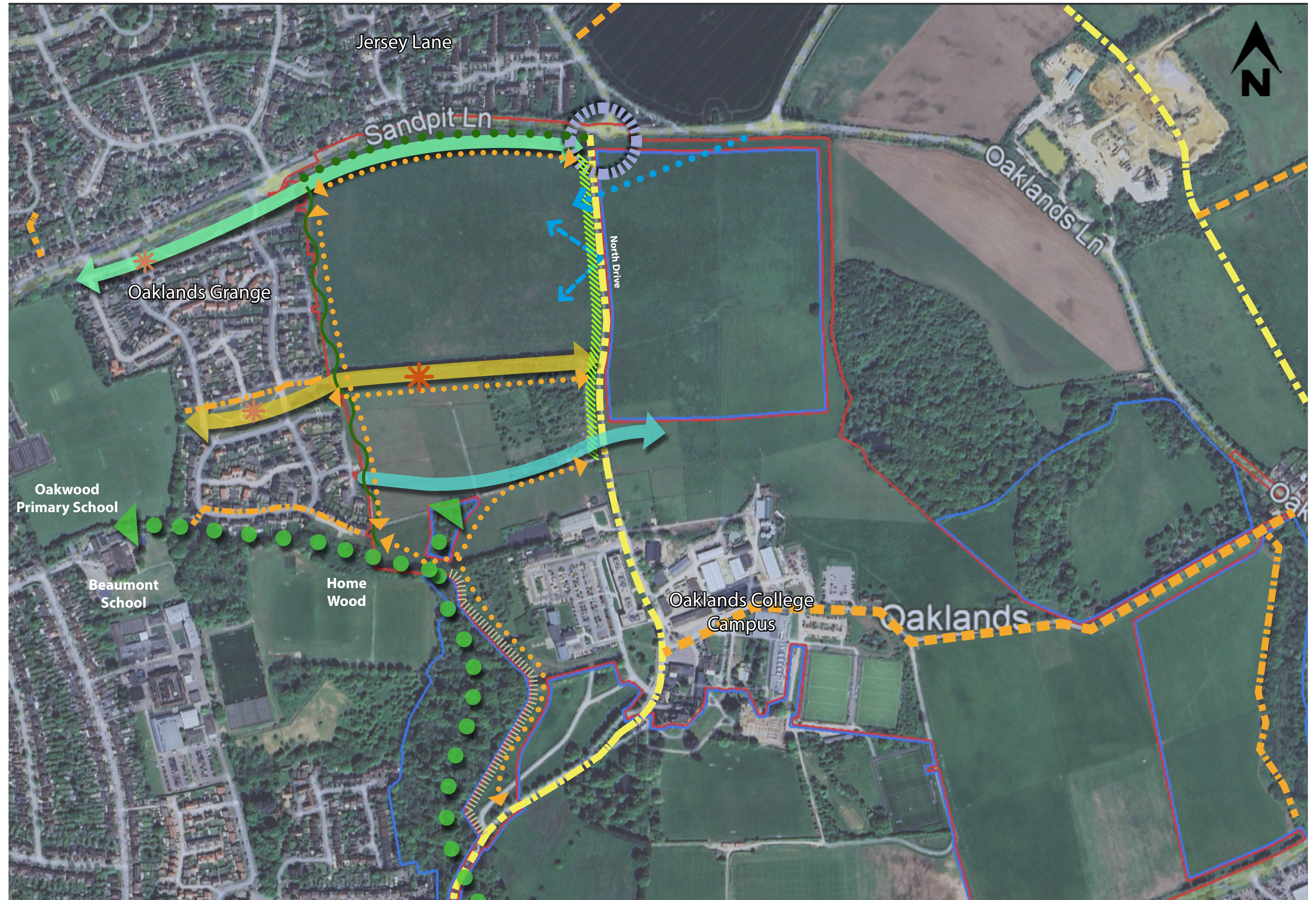


Figure 4. Green Infrastructure Plan