



Oaklands College & Land south of Sandpit Lane, St Albans

Statement of Community Involvement

October 2025





Statement of community involvement

**Oaklands College & Taylor
Wimpey
St Albans Campus**

September 2025

Contents

1. Introduction	3
2. Consultation requirements	3
2.1 Consultation requirements in national and local policy	3
2.2 Our response to the consultation requirements	4
3. What is proposed?	4
3.1 About Oaklands College	4
3.2 About Taylor Wimpey	5
3.3 Site location	5
3.4 Proposals	5
4. First round of engagement (December 2024-March 2025)	7
4.1 Stakeholder meetings	7
4.2 Community newsletter	9
4.3 Project website	10
4.4 Local media	11
4.5 Community engagement event	11
4.6 Contact details	13
4.7 Feedback summary	13
4.8 Feedback Analysis	17
4.9 Other feedback	18
5. Second round of consultation (April-May 2025)	19
5.1 Stakeholder engagement	19
5.2 Community newsletter	20
5.3 Project website	22
5.4 Press release	22
5.5 Community engagement event	22
5.6 Community pop up event	24
5.7 Contact details	25
5.8 Feedback summary	25
5.9 Feedback analysis	28
5.10 Interactive map comments	29
	32

5.11 Other feedback	32
6. Response to key issues	32
7. Conclusion	35
8. Appendix	36
Appendix A – Newsletter (December 2024)	36
Appendix B – Newsletter radius	37
Appendix C – Website (December 2024)	37
Appendix D – Letters to stakeholders (December 2024)	38
Appendix E – Engagement event banners (December 2024)	39
Appendix F – Feedback from first consultation (December-January 2024)	48
Appendix H – Newsletter (April 2025)	59
Appendix I – Website (April 2025)	61
Appendix J – Letters to stakeholders (April 2025)	81
Appendix K – Engagement event banners (April 2025)	82
Appendix L – Feedback from second consultation (April-May 2025)	93
Appendix M – Feedback form (December 2024)	104
Appendix N – Feedback form (April 2025)	106
Appendix O – Emails received	107
Appendix P– Post it note comments from second engagement event on 24 th April 2025	119
Appendix Q - Press release (April 2025)	122

1. Introduction

1.1.1 This Statement of Community Involvement (SCI) sets out the consultation and engagement that Oaklands College and Taylor Wimpey have undertaken with local residents and other stakeholders on plans for the new educational buildings on its St Albans campus, alongside Taylor Wimpey's plans for new homes and associated infrastructure.

1.1.2 This document demonstrates how Oaklands College and Taylor Wimpey have met and exceeded pre-application consultation guidance contained in the National Planning Policy Framework and St Albans City & District Council's SCI.

1.1.3 This SCI gives an overview of all consultation activity undertaken prior to the submission of the planning application alongside outlining how the plans have responded to feedback from the local community and other stakeholders.

1.1.4 Oaklands College and Taylor Wimpey are committed to ongoing engagement. They have ensured the community was made aware of the proposals and had multiple avenues to find out more and share their feedback. Both Oaklands College and Taylor Wimpey will continue to engage throughout the determination process and beyond.

1.1.5 This report has been prepared on behalf of Oaklands College and Taylor Wimpey by Meeting Place, a specialist in stakeholder engagement in relation to planning and development issues.

2. Consultation requirements

2.1 Consultation requirements in national and local policy

2.1.1 Community involvement is at the forefront of national planning policy and is noted in the revised version of the National Planning Policy Framework (*Section 4, 40-47: December 2024*).

2.1.2 The revised NPPF highlights that early engagement has "significant potential to improve the efficiency and effectiveness of the planning application system for all parties". It also indicates that good quality pre-application discussion "enables better coordination between public and private resources and improved outcomes for the community".

2.1.3 St Albans City and District Council's Statement of Community Involvement 2023 outlines the Council's expectations on how the local community should be involved during the pre-application process.

2.1.4 The SCI emphasises the Council's desire to see all sections of the community shape new development proposals within the city and indicates that effective pre-application engagement and consultation is central to achieving this.

2.2 Our response to the consultation requirements

2.2.1 Oaklands College has sought to invest in its built infrastructure to maintain its state-of-the-art facilities and offerings to the community. The case for the Oaklands College is set out in the Oaklands College Education Needs Statement submitted in support of the planning application.

2.2.2 To finance this investment, the College plans to dispose of land to the north of its site for a housing scheme being brought forward by Taylor Wimpey. Taylor Wimpey and Oaklands College recognise the importance of involving the community and a wide range of other stakeholders so has provided multiple avenues for engagement.

2.2.3 In response to national and local guidance as well as the College's desire to create the right plans for its St Albans campus, activity included:

- Community outreach event at the College with options to submit feedback on the proposals
- Dedicated website with online version of the feedback form
- Meetings and ongoing engagement with political and community representatives
- Engagement with local charities, stakeholders and social organisations
- Newsletter sent to local addresses
- Dedicated email address, freephone telephone number and freepost address

2.2.4 These elements and the feedback received are detailed in the following sections.

3. What is proposed?

3.1 About Oaklands College

3.1.1 For over 100 years, Oaklands College has been a cornerstone of further education in Hertfordshire. Now, it is embarking on an exciting journey to redevelop its St Albans campus, replacing outdated facilities with sustainable, state-of-the-art buildings that will enhance learning opportunities and benefit the entire community.

3.1.2 Founded in 1921, Oaklands College has supported thousands of students in achieving their dreams and contributing to the local community. With over 7,000 students annually, we offer a wide range of courses, including vocational training, apprenticeships, higher education, and SEND.

3.1.3 Oaklands College's mission is to prepare every learner for work, a rewarding career, and life's opportunities. By treating every student as the individual they are, with care, passion and understanding in a professional, contemporary and community-focused environment they'll value and enjoy.

3.2 About Taylor Wimpey

3.2.1 Taylor Wimpey plc is a UK-focused residential developer which also has operations in Spain. They build a wide range of homes in the UK, from apartments to six-bedroom houses. Taylor Wimpey completed 14,154 new homes in 2022, including joint ventures. In addition, Taylor Wimpey builds affordable housing across the UK, which represented 21% of our total completions in 2022.

3.2.2 This Taylor Wimpey team operate exclusively in Hertfordshire and the North London Boroughs, with a proud history of delivering high quality sustainable new communities. Taylor Wimpey proudly works to deliver industry leading sustainable technologies within their developments and support biodiversity integration through a wide array of design solutions.

3.3 Site location

3.3.1 Oaklands College is located on Hatfield Road, St Albans with the exact address: Oaklands College, St Albans Campus, Hatfield Road, St Albans, Hertfordshire, AL4 0JA.

3.3.2 This is on the outskirts to the east of St Albans and is in the area known as Oaklands, which derives its name from the site.

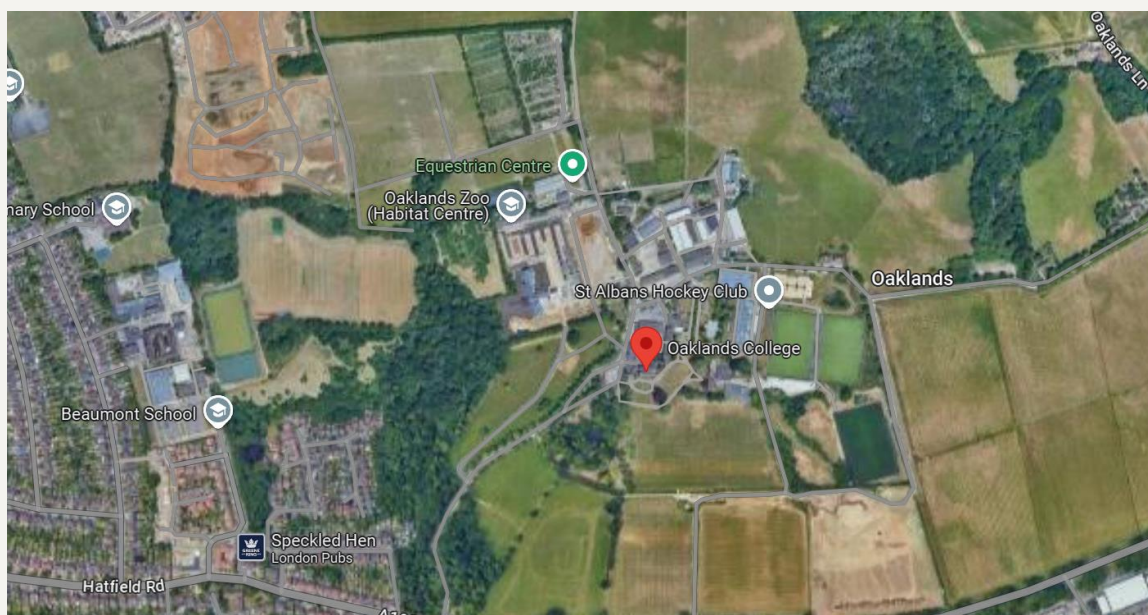


Fig.1 Location of Oaklands College St Albans Campus

3.4 Proposals

3.4.1 The application includes both the proposal for Oaklands College, and proposals for development coming forward on the land being sold to Taylor Wimpey, which will be named "Oaklands Blossom."

3.4.2 The submitted application description is:

“A Hybrid planning application for a severable phased development comprising:

Full planning application for the construction of homes (use class C3); new local centre and community facility (use classes E (a to f) and F); a children’s home (use class C2); demolition and renovation of existing college buildings; construction of new college buildings (use class F1.); the creation of Active Travel Routes including footpaths for walking, cycling and equestrian activities; removal and planting of trees; along with the laying out of green infrastructure (including publicly accessible open space) and habitat creation; drainage infrastructure, earthworks, new means of access and alterations to existing access points.

Outline planning application (access only, all other matters reserved) for the construction new homes (use class C3); new extra care home dwellings (use class C2); land for the construction of a new primary school (use class F.1); demolition and renovation of existing college buildings; construction of new college buildings (use class F1.); the construction of new sports facilities and pitches; the creation of Active Travel Routes including footpaths for walking, cycling and equestrian activities; removal and planting of trees; new energy centre; new recycling facilities; new car parking facilities; along with the laying out of green”

3.4.3 The college redevelopment will create a 21st-century campus, integrating cutting-edge technologies and modern facilities designed to meet the needs of today’s students and tomorrow’s industries. This will include:

- State-of-the-art teaching facilities, equipped to support vocational training, enhancing employability and skills development.
- Digital learning spaces, including virtual reality zones and AI-powered learning tools.
- Sustainable and SMART technologies, where new buildings will incorporate green technologies and SMART systems to create an innovative, connected learning environment.

3.4.4 To finance this investment, the College plans to dispose of land to the north of its site for a housing scheme being brought forward by Taylor Wimpey, named “Oaklands Blossom.”

Oaklands Blossom will be to the north-west of the site, it will include:

- 472 new, high-quality homes, including affordable. This is in line with the emerging draft local plan for St Albans City and District Council and Sandridge Neighbourhood Plan.
- A new local Centre, which will include retail space, and a community space.
- A children’s home
- Extra care facility for up to 70 residential homes, meeting the growing needs of the community.
- Safeguarding of land for a new primary school.
- Enhanced open spaces.
- Improvements to existing access routes.
- Play Spaces.
- Biodiversity net gain of 10%.

4. First round of engagement (December 2024-March 2025)

4.1.1 This section details Oaklands College and the Taylor Wimpey's first round of consultation which launched in December 2024. The programme was discussed with St Albans City and District Council officers to ensure robustness.

4.1.2 The public consultation launched on 5 December 2024, and closed on 10 January 2025, during this time 235 feedback responses were submitted, raising many views and opinions regarding the plans for the site. This included 27 physical feedback responses, 209 responses via the online survey and nine bespoke email responses.

4.2 Stakeholder meetings

4.2.1 Early meetings were sought with political and community representatives to introduce Oaklands College and Taylor Wimpey, as well as the proposals whilst they were at an early stage to understand stakeholder's initial feedback. We engaged with the following stakeholders:

4.2.2 As part of the consultation, stakeholder groups were identified and then contacted as part of the consultation process.

4.2.3 Ward members, Parish councillors, District councillors and key local stakeholder group were informed of the consultation and invited to a stakeholder preview. The stakeholders who were invited to the session can be found below:

4.2.4 Political Stakeholders

- Colney Heath Parish Council – Lisa Peters
- Hertfordshire County Council (HCC) - John Hale
- MP for St Albans – Daisy Cooper
- Sandridge PC – Simon Thwaites
- Hill End Ward (SACDC) – Anthony Rowlands
- Hill End Ward (SACDC) – Graeme Shaw
- Hill End Ward (SACDC) – Jamie Day
- Marshalswick East & Jersey Farm (SACDC) – Lorraine Kirby
- Marshalswick East & Jersey Farm (SACDC) - Raihaanah Ahmed
- Marshalswick East & Jersey Farm (SACDC) - Raj Visram

4.2.5 Community stakeholders

- St Albans & Hertfordshire Architectural and Archaeological Society
- St Albans Civic Society
- St Albans Cycle Hub
- St Albans Footpaths
- Ramblers Association
- Marshalswick North Residents Association

- Jersey Farm Residents Association
- St Albans Ramblers
- Hertfordshire Chamber of Commerce
- High Sheriff of Hertfordshire
- Paralympics GB
- Rothamsted Enterprises
- Segro Partnership
- Sky Studios
- Sport England
- University of Hertfordshire
- Saracens
- Milestone Infrastructure
- Morgan Sindal
- Hertfordshire Zoo
- Dovetail and Slate
- Herts and Beds Constructing Excellence
- Hertfordshire Community Foundation
- CEO of St Albans district council
- Hertfordshire sport and physical activity
- SA LAW LLP

4.2.6 Initial engagement occurred on 4 December 2025, with invitations to the stakeholder preview session, ahead of the community event on Tuesday 10th December 2-3.30pm. Invitees of the preview session also had the opportunity to attend the public event instead in order to interact with the residents and hear their thoughts on the development plans. Appendix D shows the letter to stakeholders.

4.2.7 Following the first formal round of engagement on the project, and with many attending the first engagement event, six stakeholder meetings were held between February 2025 and April 2025 with key stakeholders to discuss the project.

4.2.8 The table below includes detail on the stakeholder meetings took place.

Stakeholder	Date	Meeting notes
St Albans Civic Society	4 th February	Topics discussed include: <ul style="list-style-type: none"> • Environmental Considerations and Infrastructure • Car Parking and Traffic Impact • Vision for Oaklands College Site • Impact on Student Numbers • Connectivity and Infrastructure
Marshalswick North residents' association and Jersey Farm	17 th February	Topics discussed include: <ul style="list-style-type: none"> • Detail on the homes coming forward - number of homes/affordable housing • Detail on the local centre • Traffic impact assessments

residents' association		<ul style="list-style-type: none"> • Bus services • Public rights of way
Cllr John Hale - Hertfordshire County Council (HCC) & Sandridge Parish Councillor	6 th March	<p>Topics discussed include:</p> <ul style="list-style-type: none"> • Sandridge neighbourhood plan • Flooding • Previous concerns from Oaklands Grange • Traffic and access • Community space • Schools
Ramblers Association	6 th March	<p>Topics discussed include:</p> <ul style="list-style-type: none"> • Public rights of way • Access routes • Oaklands College expansion
Sandridge Parish Council	12 th March	<p>Topics discussed include:</p> <ul style="list-style-type: none"> • Neighbourhood plan • Traffic • Bus routes
Jersey Farm residents' association	12 th March	<p>Topics discussed include:</p> <ul style="list-style-type: none"> • Community engagement • Public rights of way • Sandridge parish council neighbourhood plan • Benefits for the community
Cllr Jamie Day, Cllr Anthony Rowland and Cllr Graeme Shaw - Hill End Ward Councillors	18 th March	<p>Topics discussed include:</p> <ul style="list-style-type: none"> • Public rights of way • Oaklands Grange • Affordable housing • Care facility

4.3 Community newsletter

4.3.1 A community newsletter was hand delivered via London letterbox to 3,859 addresses in the immediate area (pictured below) on Thursday 5th December 2024. The newsletter provided information on the proposed vision for the College, as well as high level information about Taylor Wimpey's plans for the residential aspect of the scheme and encouraged residents to attend the consultation event on Tuesday 10 December 2024. Freephone, email and freepost details were included for people to contact the team.

A copy of the newsletter is available at **Appendix A**.



Appendix B. Newsletter distribution area to 3,859 addresses surrounding the site.

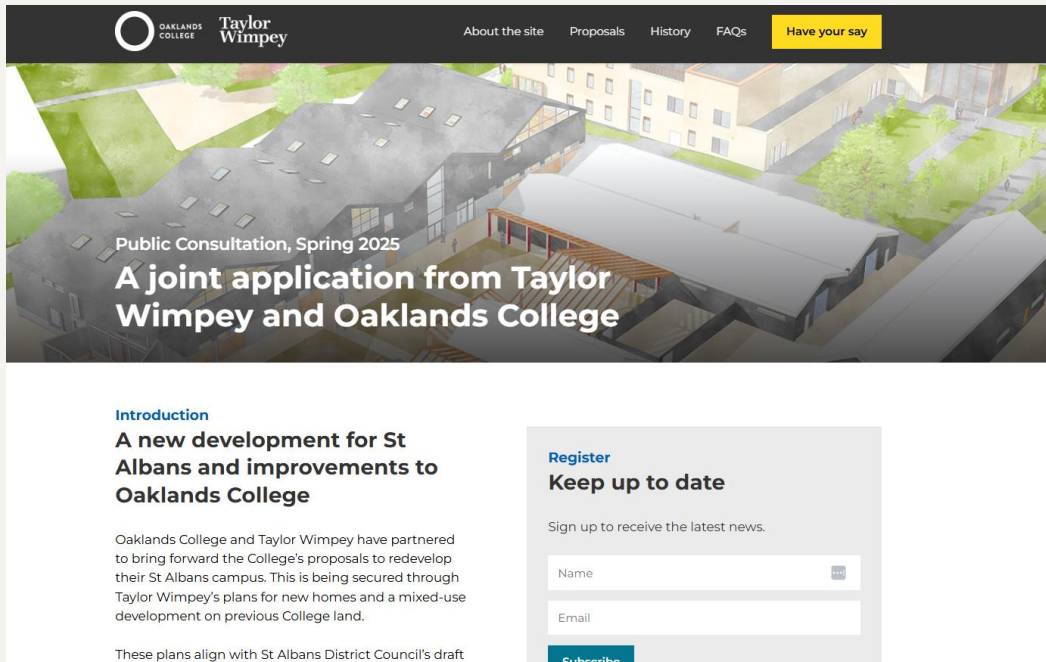
4.4 Project website

4.4.1 A dedicated project website: www.stalbansvillage-consultation.co.uk, was launched to act as an online hub of information on what is proposed and to provide channels for feedback. From launch of the website until the end of March, 639 users visited the site, which resulted in 1125 website views and 209 people completed the survey on the website.

4.4.2 The website was launched shortly after the community engagement event. It contained information on Oaklands College, where the site was, what the plans were and what the new buildings could look like. A timeline was also included. Freephone, email and freepost details were also available for people to contact the team.

4.4.3 The website was designed to be easy to navigate and engaging. An online version of the feedback form was available on the website which gave people a different way to engage.

Website home page as below:



Appendix C. Website for first round of engagement

4.5 Local media

4.5.1 A press release advertising the community engagement event was sent to three local media outlets: the Herts Advertiser, The St Albans Times, and the St Albans and Harpenden Review. However, none of these outlets elected to run a story on the event.

4.6 Community engagement event

4.6.1 On Tuesday 10 December 2024, Oaklands College held a public consultation event for their outline proposals for the replacement and refurbishment of their facilities, with explanation that the funding will come from a housing scheme delivered by Taylor Wimpey.

4.6.2 The event was held at the Oaklands College Construction Centre, Hatfield Road, St Albans, Hertfordshire, AL4 0JA. The format of the event was a drop-in session for the community from 3:30pm-7pm to speak to members of the project team. Image from the event as below:



4.6.3 Ward members and key stakeholders were contacted and invited to a stakeholder preview session from 2:00pm-3:30pm. The stakeholders who were invited to this session can be found in the stakeholder preview section above; the event was attended by 14 specifically invited stakeholders.

4.6.4 The engagement event gave people with an interest in the site the opportunity to find out more about the proposals and answer any questions they had. It also allowed for the community to have their say on the proposals regarding various issues, concerns, and calls for improvement.

4.6.5 Key headline figures can be found below:

- There were 78 attendees who attended both the stakeholder preview session and the drop-in event.
- 14 specifically invited stakeholders attended across the course of the consultation event. These are detailed in the stakeholder preview section below. Those that attended were:
 - > Hertfordshire County Council
 - > Colney Heath and Marshalswick Division (local division): Cllr John Hale
 - > Lisa Peters – Clerk of Colney Heath Parish Council
 - > St Albans City and District Council
 - > Hill End Ward (local ward) - Cllr Graeme Shaw
 - > Marshalswick East & Jersey Farm Ward (neighbouring ward) - Cllr Raj Visram
 - > St Albans Civic Society
 - > St Albans Footpaths
 - > Marshalswick North Residents Association
 - > Jersey Farm Residents Association
 - > St Albans Ramblers
 - > Morgan Sindal
 - > Hertfordshire Sport and Physical Activity

> SA Law LLP

- A total of 27 feedback forms were completed at the consultation event, and 3 feedback forms were returned via freepost. The event was attended by representatives of the College and the project team, all of whom were on hand to answer questions.
- Banners outlining the proposals were on display, and residents had the option to submit feedback forms, either on paper or via an iPad. These can be seen at Appendix E.

4.7 Contact details

4.7.1 Ensuring people were able to get in touch with the team to ask any questions and make any comments was vital. The freephone telephone number and freepost address, also provided an important opportunity for people unable to access the online channels to engage.

4.7.2 The number: 0800 148 8911 and email address: info@stalbansvillageconsultation.co.uk, were staffed between 9.00am and 5.30pm from Monday to Friday. Both were answered and managed by a member of the Meeting Place team. The Meeting Place freepost address was also managed by Meeting Place. These contact details were promoted through all communications including the newsletter, and website.

4.8 Feedback summary

4.8.1 This section summarises the feedback received throughout the first phase of consultation which launched in December 2024 through the following engagement tools:

- The in-person consultation event held on 10th December 2024
- The online survey made available via the project website

4.8.2 From 10 December 2024 until 10 January 2025, a total of 217 feedback responses were received across each of the channels made available throughout the first phase of consultation. This includes 235 feedback responses submitted, raising many views and opinions regarding the plans for the site. This included 27 physical feedback responses, 209 responses via the online survey and eight bespoke email responses.

4.8.3 Key themes gathered from all feedback received during the first phase of consultation include the following:

- Principle of development
- Public rights of way
- Educational facilities
- Housing facilities
- Transport and infrastructure

4.8.4 A copy of the feedback forms used during the first round of consultations can be found in Appendix M. The responses can be found in appendix F.

4.8.5 The key themes are explored in more detail below.

4.8.6 Principle of development

4.8.7 Attendees broadly valued the opportunity to view the plans and ask questions of the project team at this early stage and expressed interest in continued involvement. Suggestions were made for one-to-one meetings and walk-and-talk sessions in early 2025 once plans have progressed further.

4.8.8 The majority of respondents (51%), who submitted either a feedback form at the event or filled in the online survey selected "strongly agree" or "agree" when asked: "Do you agree with the development of this site to provide upgraded facilities for Oaklands College's St Albans Campus?"

4.8.9 Verbatim comments included:

- "The development of the campus is welcomed as it will firm a valuable part of St Albans life and growth hit the development is clearly being done at the detriment of the wider community."
- "The college needs improvement"
- "The development of the campus is welcomed as it will firm a valuable part of St Albans life and growth, but the development is clearly being done at the detriment of the wider community."
- "I agree new homes need to be built."
- "The college clearly needs to upgrade facilities for students, as these have become very dilapidated in recent years."

4.8.10 Public Rights of Way

4.8.11 Lots of feedback was received in regard to the Public Rights of Way on the Campus, especially how rights of way would be managed and incorporated into the development. This also featured heavily in the comments from the feedback form.

4.8.12 Verbatim comments included:

- "As someone from the local community, Oaklands has for over 45 years for me and my friends been very important for walks and seeing the various animals"
- "1) The public access through the college grounds must be retained. East Drive needs to be upgraded to a bridleway to comply with earlier undertakings. 2) The public access routes set out in the rights of way improvement plan should be adapted. All routes to be Rights of Way - NOT permissible. 3) Any proposed changes or temporary closures to be discussed and alternative routes agreed AHEAD of any change."
- "Pathway through site through to Phase 1 & Beaumont School this was never completed from phase 1 - improved rights of way."
- "Improved pathways for walking and cycling including connected all the way to Oakwood Drive"
- "How can the access accommodate so much more traffic without a new access point to the site. Noted Hatfield Road very congested, especially when events are on."

- “Existing western footpath through the woods gets boggy but is linked by the walkers.”
- “Keen to secure right of way routes parallel to Hatfield Road and along the west side of the campus.”
- “Proposals should encourage cycling and walking within the campus.”

4.8.13 Educational facilities

4.8.14 There is broad support for the inclusion of a new secondary school, as indicated in the draft local plan. Many respondents show concern over potential development solely due to existing pressure on secondary schools, and places.

4.8.15 Verbatim comments include:

- “Address the interactions with a 2FE school, requiring students to get to school on bike/foot.”
- “A new primary school would help but the secondary school will take many years to build + staff. Where will pupils go.”
- “If new homes are build a new school is needed due to significant demand and current places in this part of St Albans causing catchment size to be too small and local children missing out on a place at a school local to them.”
- “The local secondary school infrastructure is amongst the worst in the UK for access / catchment size and students who live very close to Beaumont and Sandringham miss out on places already.”
“Concerns about impact on catchment area for Beaumont school, shrinking due to all the new houses. There is a want for a new secondary school to be delivered up front before the houses.”

4.8.16 Housing proposals

4.8.17 A number of attendees asked about the plans for the housing development aspect of the scheme, and a number of comments were raised on the feedback form. Whilst this engagement event was always intended to be high-level, it is clear this will be an area of discussion to consider in greater detail at the event in early 2025.

4.8.18 Verbatim comments included:

- “It would be good to see more detail on the housing development”
- “Keep greenbelt green fund your improvements in some other way. Don't allow housing on your land.”
- “Don't build on green belt, it must be preserved for all time. find other ways to fund your activities.”

4.8.19 Transport and infrastructure

4.8.20 Questions were asked in regard to local transport links and bus stops. There was also concern about the impact of more housing on local transport infrastructure.

4.8.21 Verbatim comments included:

- "Traffic - Sandpit Lane has long queues at traffic lights (Beechwood Avenue) now. These are worse since the developments of the 1st housing development that has only just finished."
- "As a local resident, I strongly believe the college does not adequately cater for access via public transport currently. The local bus stops are not fit for purpose with the existing student numbers. The pavements are pretty much unusable by the local community at dark hours (i.e. lunchtime and from mid-afternoon onwards). It is not safe. It is essential, in my opinion that you make plans for bus access onto the site itself and set agreement, from the local bus companies to run routes through the site at peak times."
- "With 380 houses planned, I would like to see the accompanying plan for improvements to the infrastructure e.g. schools, doctors, dentists etc."
- "The local bus stops are not fit for purpose with the existing student numbers. The pavements are pretty much unusable by the local community at dark hours"

4.8.22 How can the access accommodate so much more traffic without a new access point to the site. Noted Hatfield Road very congested, especially when events are on.

4.8.23 Existing western footpath through the woods gets boggy but is linked by the walkers.

4.8.24 Keen to secure right of way routes parallel to Hatfield Road and along the west side of the campus.

4.8.25 Proposals should encourage cycling and walking within the campus.

4.8.26 General feedback

4.8.27 Overall, the event indicated there is general support for the high-level proposals. Whilst there are, of course, specific queries in relation to the issues highlighted above, further public consultation and stakeholder engagement will be organised in early 2025.

4.8.28 Verbatim comments included:

- "The college needs improvement."
- "The college clearly needs to upgrade facilities for students, as these have become very dilapidated in recent years."
- "I am surprised further building is taking place but appreciate there has to be funding created for the benefit of the college."

4.9 Feedback Analysis

4.9.1 This section summarises the feedback received through the in-person feedback forms, online survey on the website and info@stalbansvillage-consultation.co.uk email address, this totalled 244 responses.

4.9.2 The consultation provided valuable insights into the community's perspectives on the plans for Oaklands College. Feedback was collected through a range of channels, including the consultation event, feedback forms, the online survey, and email submissions. This multi-channel approach ensured that a diverse range of voices was heard.

4.9.3 There was broad agreement or some lack of sentiment towards new homes being proposed to accommodate for the improvements to the college, with 51% responding in such way.

4.9.4 Most respondents (71%) did not think the improvements to the College would increase their visits to the site with the majority believing it would stay the same. However, 129 respondents provided comment on what they would like to see come forward as publicly available amenities which would then potentially increase their visits to the college and increase community benefit. Some ideas include the below:

- "Additional schooling and resources for existing local residents." An increase in secondary school places is a significant theme due to the existing strain on the community, 30% of comments discussed the need for more secondary school places.
- "Maintained / enhanced public rights of way, and the ability to see the animals from the public rights of way".

4.9.5 Congestion is discussed throughout comments and suggestions to overcome this include "improved access for public transport" and "community park and ride" or "pedestrian crossing at Sandpit Lane". Improved access to sport on site, some ideas include "Adult classes for the community" and "improved access and affordable sport clubs for the community".

4.9.6 Feeling towards the proposals overall remained low, with the average score of 195 respondents ranking them four out of ten, however the comments section provides useful insight to what the concerns are for people which can be addressed more predominately at the next consultation period.

4.9.7 Sentiment towards housing coming forward was mixed, 49% voted "disagree" or "strongly disagree" and 51% were neutral towards this or "agreed" or "strongly agreed." The comment section provides more detail as to why people were cautious towards housing, this includes the pressure development will put on local infrastructure, especially school places and the local road network. To note some of the comments do acknowledge the need for housing in the area as well as raising their concerns about the development.

4.9.8 Concern for particularly secondary school places is discussed in 45% of comments, and is a concern for many, some comments as below:

- “There is so much housebuilding taking place in East St Albans and yet there aren't enough secondary school places for families who already live in the area.”
- “I realise that the college needs to find a way to fund improvements, however, the serious problem with the proposal is that schools on that side of St Albans are seriously oversubscribed.”
- “New houses should not be developed without a new secondary school.”
- “People are already buying and renting houses solely to get their first child into Samuel Ryder or Beaumont or Sandringham and then moving out. If Verulam stays single sex, failing to provide any adequate places for girls in east St Albans is outrageous.”

4.9.9 Additionally, 35% comments refer to concerns over traffic and strain on the local road network, public transport is discussed to, and how if this is improved it could positively impact the amount of people using cars. Some comments include:

- “I am concerned about the traffic new houses would create on an already busy Sandpit Lane. Has this been considered? 400+ houses with 2 cars per household would create 800+ extra cars accessing that road.”
- “Sandpit Lane has long queues at traffic lights (Beechwood Avenue) now. These are worse since the developments of the 1st housing development that has only just finished.”
- “It is essential, in my opinion that you make plans for bus access onto the site itself and set agreement, from the local bus companies to run routes through the site at peak times.”

4.10 Other feedback

4.10.1 All emails received to the project email address and freephone telephone number were responded to by the project team.

4.10.2 We received a total of 8 emails to the dedicated project email address during the first phase of consultation. The comments received in these emails reflected comments received through other channels. We did not receive any Freephone calls during the first phase of consultation. To view the verbatim email feedback, please see Appendix O.

5. Second round of consultation (April-May 2025)

5.1 Stakeholder engagement

5.1.1 To launch the second phase of consultation, all stakeholders were re contacted via email to inform them of the second community event and that update proposal would soon be shared, they were contacted on 6th April. Appendix J shows this letter to stakeholders.

5.1.2 During the second community event, 14, stakeholders attended the stakeholder preview session to learn about the proposals

5.1.3 At the engagement event on 24th April, conversations were had with many stakeholders, and these were followed up with meetings. In May 2025, we hosted two stakeholder meetings with Marshalswick North residents' association and Sandridge parish council, key topics are described below.

5.1.4 Stakeholder meetings will continue to be offered or suggested to stakeholders until submission and following submission.

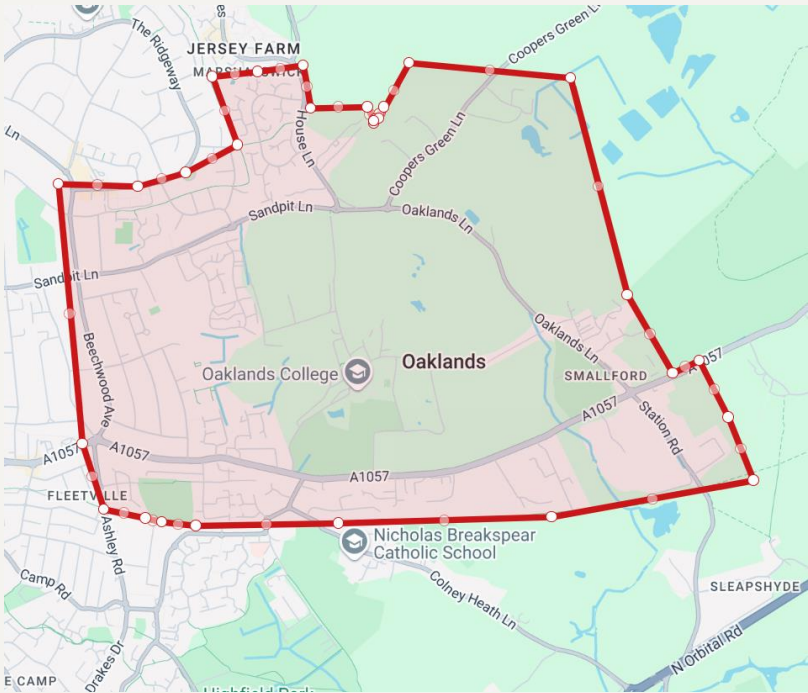
Stakeholder	Date	Meeting notes
Marshalswick North residents' association	7 th May	<p>Topics discussed:</p> <ul style="list-style-type: none"> • Community centre and local centre proposals • Public rights of way • Retail Visibility and Site Layout • Building Heights and Design • Bus Services and Transport Infrastructure • Pedestrian Crossings and Traffic Mitigation • Traffic Congestion and Emergency Access • Rights of Way and College Route • Sandridge Neighbourhood Plan and Community Contributions • Flooding drainage • Connectivity and Infrastructure • Phasing and Planning Timelines
Sandridge parish council	21 st May	<p>Topics discussed:</p> <ul style="list-style-type: none"> • Access routes • Community centre proposals and the parish's' involvement • Sandridge neighbourhood plan • Crossing and congestion on Sandpit Lane • Pick up and drop off times with the primary school

		<ul style="list-style-type: none">• Play spaces• Primary school• Housing design – will they be sustainable?• Timelines for submission
Marshalswick North Residents Association	6 th August 2025	Topics discussed: <ul style="list-style-type: none">• Final masterplan and key changes since last meeting• Local centre design• Amenity spaces across the proposals• Parking provision• Public rights of way• Discussions with highways re road safety mitigation• Bus service options• Construction phasing• Project timelines and next steps

5.2 Community newsletter

5.2.1 A community newsletter was hand delivered via LBOX to 3,859 addresses in the immediate area (pictured below) on 4th April. The newsletter provided an update on proposals for Oaklands College, and more detail towards the plans bring brought forward by Taylor Wimpey. Appendix H shows the community newsletter for the second round of engagement.

5.2.2 The newsletter also invited people to the community outreach event hosted at the College where residents would be able to submit a feedback form. Freephone, email and freepost details were included for people to contact the team.



Appendix B. Newsletter distribution area to 3,859 addresses surrounding the site.

5.3 Project website

5.3.1 A dedicated project website, www.stalbansvillage-consultation.co.uk, was updated to act as an online hub of information on what is proposed and to provide channels for feedback. More than 945 people have visited the website, which includes 1503 page views, and more than 165 people completed feedback forms online.

5.3.2 The website was launched shortly after the community engagement event. It contained updates on the plans for Oaklands College, it went into detail on the plans coming forward from Taylor Wimpey, a timeline, information on the site, and an online survey and live map. Appendix I shows screenshots of the website.

5.3.3 Freephone, email and freepost details were also available for people to contact the team. The website was designed to be easy to navigate and engaging. An online version of the feedback form was available on the website which gave people a different way to engage.

5.4 Press release

5.4.1 A press release advertising the community engagement event was sent to three local media outlets: the Herts Advertiser, The St Albans Times, and the St Albans and Harpenden Review.

5.4.2 The St Albans Times ran the story on 17th April 2025, ahead of the community event on 24th 2025, this outlined the plans coming forward, included links to the website and advertised the community event on 24th April 2025. The press release issued to local media is available at Appendix Q.

5.5 Community engagement event

5.5.1 On Thursday 24th April 2025, Oaklands College and Taylor Wimpey held a public consultation event for their proposals for the replacement and refurbishment of their facilities on Oaklands College and housing being brought forward on previous College land, in line with the St Albans draft local plan.

5.5.2 The event was held at Oaklands College's Construction Centre, Hatfield Road, St Albans, Hertfordshire, AL4 OJA . Images of the event are as below:



The format of the event was a drop-in session for the community from 3:30pm-7:30pm to speak to members of the project team.



5.5.3 Ward members and key stakeholders were contacted and invited to a stakeholder preview session from 3:00pm-3:30pm. The stakeholders who were invited to this session can be found in the stakeholder preview section below.

5.5.4 Key headline figures for the event can be found below:

- There were 71 attendees who attended both the stakeholder preview session and the drop-in event.

- 14 specifically invited stakeholders attended across the course of the consultation event. These are detailed in the stakeholder preview section below.
- 12 comments were shared regarding the naming of the site.
- A total of 12 feedback forms were completed at the consultation event. A number of attendees also took feedback forms away and we expect these to be posted to us over the coming days. We received 68 post-it notes comments on the draft masterplan. Shown in **appendix P**.
- The website for the proposals (www.stalbansvillage-consultation.co.uk) launched on Tuesday 29th April 2025. This has an online feedback mechanism as well and this has been sent to local stakeholders to distribute across their networks.

The banners shared at the event can be seen in **appendix K**.

5.6 Community pop up event

5.6.1 As part of the second round of engagement, we hosted a pop-up event informing the community about the proposal having conversation and gathering feedback on the plans. This took place at Oaklands College lambing weekend event on Saturday 10th May 2025.

5.6.2 Throughout the day, we engaged in 32 conversations with members of the local community regarding the proposed development. For most individuals, this was the first time they were hearing about the proposals. As such, our discussions primarily focused on explaining the key elements of the plans and what they would mean for the area.

5.6.3 Many people expressed interest in learning more and took down the QR code linking to the project's website for further information. The overall response was notably positive. Of all the interactions, only one individual voiced opposition to the proposals. The majority were supportive, with several people expressing a personal interest in securing housing within the development. Others commented on the strong likelihood of the project being approved, citing the clear and pressing need for housing in the area.

5.6.4 Images of the event as below:



5.7 Contact details

5.7.1 Similarly to the first round of engagement, ensuring people were able to get in touch with the team to ask any questions and make any comments was vital. The freephone telephone number and freepost address, also provided an important opportunity for people unable to access the online channels to engage.

5.7.2 The number, 0800 148 8911, and email address, info@stalbansvillageconsultation.co.uk, were staffed between 9.00am and 5.30pm from Monday to Friday. Both were answered and managed by a member of the Meeting Place team. The Meeting Place freepost address was also managed by Meeting Place.

5.7.3 These contact details were promoted through all communications including the newsletter, and website.

5.8 Feedback summary

5.8.1 This section summarises the feedback received throughout the second phase of consultation which launched in April 2025 through the following engagement opportunities:

- The in-person consultation event held on 24th April 2025
- The online survey made available via the project website, from 25th April

5.8.2 From 25th April 2025 until 23rd May 2025, a total of 254 feedback responses were received across each of the channels made available throughout the first phase of consultation. This included 12 physical feedback responses, 153 responses via the online survey, 68 post-it notes of feedback shared at the event and nine bespoke email responses.

5.8.3 Key themes gathered from the feedback received during the first phase of consultation include the following:

5.8.4 A copy of the feedback forms used during the second round of consultations can be found in Appendix N. All survey responses can be found in appendix L.

- The key themes are explored in more detail below.
- Traffic, and road infrastructure
- Local Centre
- Education facilities
- Healthcare facilities
- Public rights of way

5.8.5 Transport, road infrastructure and congestion

- Calls for traffic calming (speed limit reductions, better traffic lights), improved junctions (e.g., Hatfield Road), more frequent/affordable buses, and better cycling routes.
- Parking concerns: need for sufficient off-street parking, guest spaces, and car park fee clarity.
- Concerns over single access point for 472 homes, traffic congestion, and inadequate road widths for emergency vehicles.
- Concern over congestion on Sandpit Lane and surrounding roads, suggestion for an additional crossing to increase safety
- Support for improvements to cycle and pedestrian paths
- Proposals for a strong construction management plan, to control traffic.
- Issues with garage conversions impacting pavements and access.
- Many conversations were had on existing congestion issues and access route problems, with emphasis that this will be potentially worsened with new housing, therefore the proposals need to be strong and able to cope with the demand. Questions were asked in regard to local transport links and bus stops. There were also concerns about the impact of more housing on local transport infrastructure.

5.8.6 Verbatim comments include:

- "Reduce the speed limit on Sandpit Lane, and re-design the traffic light".
- "A crossing is urgently needed on Sandpit Lane imminently – before houses are built. Current Taylor Wimpey housing has already increased traffic and children need to cross the road safely to school".
- "The development should include the completion of the pedestrian and cycle pathway linking Oaklands Grange to Oakwood Drive. Over 100 children currently commute to Beaumont and Oakwood Schools, yet this essential route remains unfinished. Completing it would not only enhance safety and accessibility for students but also encourage sustainable travel into St Albans, potentially reducing local traffic congestion."
- "Heavy congestion already on Hatfield Road – what can be done to mitigate this?"
- "How will you cope with Sandpit Lane congestion? Better bus services? Cycle lanes? Local infrastructure improvements needed".

5.8.7 Local centre

- Strong demand for a community centre (including one for teens), better sports facilities (e.g. hockey pitches, clubhouse), and spaces for young people.
- Support for a convenience store to support the new homes and community
- Frustration over previously promised amenities (e.g., clubhouse, community space) being dropped.
- Need for short-stay accommodation for college staff and visitors.

5.8.8 Verbatim comments include:

- "Community centre is desperately needed – Marshalswick community centre is oversubscribed".
- "A community area with a coffee shop and local shop".
- "A community centre for local teenagers to use would be so needed".
- "Disappointed to hear plans for a community centre have been abandoned – existing centres are oversubscribed".

5.8.9 Public Rights of Way

- Frustration in previous decision to close the PROWs at various points in the College as to how this impacted journey time.
- Importance of maintaining pedestrian access throughout the development.
- Emphasis that if the routes do change in any way that the journey time should not increase.
- As per the question, *"We are looking to deliver improvements to public rights of way on the site. How important do you think this is for your community?"* - 82% said this was "very important", with 13% suggesting it was "somewhat important." This indicates the significance of the public rights of way to local people and that this topic should be managed well.
- The emphasis on the importance of the improvements shows a positive thinking, that some are happy to see change if it means improvements.

5.8.10 Verbatim comments include:

- "Pathway from current new housing is only half finished. Children cannot get to Beaumont easily, they have to walk around the long way, 20-30mins walk or drive – adding more traffic".
- "Crucial to keep this pathway at Sandpit Lane open after and during the development – it was closed for access too long with the previous Oaklands development".
- "Both TW and Oaklands lack credibility re the promised footpath from Phase 1 from local primary school remains to be built, whilst Oaklands closed footpaths but the students could use them!".
- "A firm commitment to maintaining the routes through the College while the works are taking place".

5.8.11 Educational, and healthcare facilities

- Pressure on existing GP and dentist services, with calls for NHS dentist provision and expanded healthcare facilities.
- Mixed views on the need for a primary school (with concerns over falling birth rate) and emphasis on lack of secondary school places, especially for girls.

- Requests for nursery provision and housing prioritised for key workers (teachers, NHS staff).

5.8.12 Verbatim comments include:

- "Do we really need a 2FE primary school? Primary numbers are falling".
- "Where will the new house residents go to secondary school? Shocked more pressure being put and squeezed on catchments!".
- "Doctors and dentist are already full. No space in existing local facilities – Council need to add more care services here".
- "Housing needs to be affordable for those on teacher and NHS salaries".
- "The birth rate is dropping – local primary schools are not full, however secondary schools are oversubscribed! Why a primary school over a secondary school?"

5.9 Feedback analysis

5.9.1 This section summarises the survey responses received through the in-person feedback forms, online survey on the website and info@stalbansvillage-consultation.co.uk email address, this totalled 165 responses.

5.9.2 The consultation provided valuable insights into the community's perspectives on the plans for Oaklands College, and those coming forward on the land being sold to Taylor Wimpey to the north-west of the College site. Feedback was collected through a range of channels, including the engagement event, feedback forms, the online survey, and email submissions. This multi-channel approach ensured that a diverse range of voices was heard.

5.9.3 The majority of respondents (93%) live in close proximity to the proposed development site, which is a key consideration in interpreting the feedback. This high proportion suggests that those most likely to be directly impacted by the proposals are actively engaging in the consultation process, ensuring that local voices are well-represented.

5.9.4 Regarding the forthcoming improvements at Oaklands College, respondents expressed clear support for the modernisation of facilities. The planned new sports hall and pitches were identified by 30% of participants as offering the greatest benefit to the wider community. A further 19% highlighted the value of the new academic buildings, citing the potential to enhance learning opportunities for Hertfordshire's young people and improve the overall educational environment.

5.9.5 Connectivity and access also emerged as major themes. A significant majority (82%) viewed enhancements to public rights of way as "very important," with an additional 13% describing them as "somewhat important." This underscores widespread support for better local connectivity. Specific suggestions included landscaped walking and cycle routes (27%) and improved footpaths within the college grounds (25%), both of which were seen as high priorities for local residents.

5.9.6 As part of Taylor Wimpey's broader development plans, including new homes and community infrastructure, respondents showed a preference for accessible green public spaces. When asked what they would most like to see, 21% supported the creation of new green areas, while 18% requested additional footpaths. In contrast, features such as benches and seating (12%) and designated play areas (13.5%) were less commonly desired, potentially indicating existing sufficiency or lower perceived demand for these amenities.

5.9.7 The proposed local centre also generated a strong response. Nearly half of all respondents (48%) indicated that a convenience store would be the most welcome addition, serving both new and existing residents. An independent shop received the least interest (5%), possibly reflecting the close proximity of St Albans, which already provides access to a range of unique retail offerings.

5.9.8 Overall sentiment towards the development proposals was mixed. A substantial proportion of respondents were either "neutral" (43%) or "unsure" (15%) about the plans. While there is broad support for the proposed improvements to Oaklands College, many expressed concerns about the potential impact of increased traffic and congestion associated with the new housing. Concerns were also raised about the capacity of local education infrastructure to accommodate the anticipated population growth.

5.10 Interactive map comments

5.10.1 Since 25 April 2025 until 23 May 2025, we had received a total of 24 submissions via the live interactive mapping tool on the project website. All comments can be found below and is ordered by the number of likes. These comments are verbatim:

Comments
Traffic congestion on Sandpit Lane is already a problem and needs to be addressed as part of the new scheme
Really like the new college designs, appreciate the central outdoor space and trying to bring the campus together
Green belt land. Leave it alone.
The public right of way should be maintained as is. Specifically, it should not meander to make the distance longer or more difficult. It is really the only practical way of walking between Jersey Farm and Hatfield Road.
Widening of already busy road – disastrous for air pollution, noise and the environment. The whole scene is abysmal.
Over developed with inadequate infrastructure. Leave well alone.

I don't like the primary school be so close to existing development, as it'll make the existing place very noisy with kids' noise. And very busy at pick up/drop off time. If it can move towards the Oaklands College area (far away from existing development), that will give less impact.

I don't like the 'Potential Future links to existing footpath network' to go from new development to the 100-106 Eagle Way as it's the private pathway need to be maintained by 100,102,104 and 106 Eagle Way residents. Especially there will be a primary school and I don't want the kids and parents to walk from the school to the private road in front of our houses to the existing main park.

Footpaths across the campus are very important and need to be maintained and improved

Will access to the PRow be maintained continuously using this next phase of development. Last time this was closed unnecessarily to the detriment of the local community who use it regularly.

Why would the access road not connect into the existing roundabout?

People live in Jersey Farm to be close to the countryside. Do not ruin it for St Albans residents

The local centre should incorporate a community hall of about 100m squared. This is important for the community events and cohesion with nearly 900 extra units/homes being added across these proposals and Oaklands Grange.

The emergency access does not work for phase 1. It must not be repeated here.

Deers, foxes and bats are regularly seen at this location and I'd like to suggest the nature corridor is wider to better accommodate them.

Care should be taken with existing trees such they are not removed to make way for construction vehicles which unfortunately happened in the Oaklands Grange development leaving a central gap between the original wooded section seen on google maps.

As a resident living adjacent to the proposed western habitat corridor, I would like to raise the following important concerns for your urgent consideration:

Security and Boundary Fencing

The proposed development borders directly with our residential estate. It is critical that a secure and robust boundary fence is installed between the new site and existing homes. This is necessary to prevent unauthorised access and potential crime, particularly during night-time hours. No informal or unrestricted access between the new development and our estate should be permitted.

Air Quality During Construction

Our property lies in close proximity to the development boundary. Members of our household suffer from allergies, and we are therefore highly sensitive to dust and air pollutants. Please ensure that appropriate dust suppression and air quality control measures are in place throughout the construction period to prevent any health risks to neighbouring residents.

Care homes

I don't think old people would like to live in the area as it's not convenient (no shops etc) and will let the development low profile. If use the area be recreational flat area for teens - basketball court, football court, gym, etc. it'll make the living community more vivid.

The existing 'parks' is too useless - no flat land for ball games and the facility inside are for infants and kids below 3.

There's enough not much benches for community to communicate or sit.

And the plants not attractive and no gardening design/landscape at all.

Flood Risk and Drainage Impact

Our area is known to be vulnerable to flooding. We request assurance that your development will not increase flood risk to existing properties. Specifically, your drainage design must not negatively impact our private drains or the shared estate drainage system. A clear and sustainable drainage strategy must be implemented, with careful attention to existing flood dynamics in the area.

Please ensure that any new footpaths maintain a good level of segregation from housing—similar to the Alban Way or Jersey Farm Woodland Park path in St Albans. This approach benefits both existing and future residents, and could help create a more connected walking route between the Alban Way and Jersey Lane, contributing to wider community links and reducing congestion on roads.

Taylor Wimpey did not manage to develop a nice green area here as mentioned in the brochure. The grass/plants are barely growing leaving it a really dry and cracked land.

Adding a path / access that would potentially lead to people using Oaklands grange as a parking area, could lead to challenge for emergency service access down a single track private road.

Commitment to add a full continuous green barrier between the developments to shield Existing houses from being over looked and the feel of over development.
Plus ensuring that the greenery actually is planted and takes - not just like Oakland's Grange with dead trees and rubble under top soil so nothing grows.

We support the development and want people to have the same opportunities as we did to live in this area. We feel some improvements could be made to the proposals. There is currently no screening between our houses along Eagle Way and the new Primary School. We do not benefit from the mature trees that line the fields to the north and are therefore completely exposed to the new development. We would want to see the width of the new wildlife corridor increased with additional trees and planting, including between the public footpath and new road, ensuring that the extensive wildlife that currently uses the field is maintained and not displaced. We'd like to see the car park for the Primary School moved further away and replaced with an extension to the

wildlife corridor or additional green space, such as that currently shown on the other side of the school near the pitch.



5.11 Other feedback

5.11.1 All emails received to the project email address and freephone telephone number were responded to by the project team.

5.11.2 We received a total of 9 emails to the dedicated project email address during the first phase of consultation. The comments received in these emails reflected comments received through other channels. We did not receive any Freephone calls during the first phase of consultation. To view the verbatim email feedback, please see Appendix O.

6. Response to key issues

6.1.1 All feedback has been reviewed by the team. This section details how the plans have responded to several key issues that were raised with the team during the consultation.

Key theme	Oaklands College and Taylor Wimpey's response
Support for the proposals	Oaklands College and Taylor Wimpey welcome the positive feedback received from the community and are encouraged by the recognition of the need for new homes and improvements to the College. We appreciate the

	<p>understanding that, without the sale of this land, such essential enhancements to the College would not be possible.</p>
Traffic and congestion	<p>Oaklands College and Taylor Wimpey continue to meet with the HCC Highways team to determine the best approach to preventing an increase in congestion and traffic in the area.</p> <p>As part of the plans being brought forward by Taylor Wimpey, there will be a focus on creating spaces that are pedestrian- and cycle-friendly to encourage alternative modes of transport to the car.</p>
Public rights of way	<p>Within the planning application it is proposed to create two new Active Travel Routes (ATRs) for public use on foot and bicycle on a permissive basis - one ATR will run west of the campus west of The Homestead to connect the North and South Drives, and one ATR will run north of the campus to connect the North and East Drives. The ATRs will enhance connectivity for local residents and college pupils with and between surrounding local residential, service, and employment areas.</p> <p>Various Public Rights of Way (PROW) are recorded on the college campus and are shown within the planning application as retained. It is to be noted, however, the Applicant is mindful that these public paths permit the public unfettered access through the campus which, as the planning application proposes, is to be enlarged and improved so as to provide for an increased future number of pupils including SEND students. The Applicant has a legal duty to protect pupils and staff whilst on College property and considers the increased numbers of pupils and staff consequently increases the need for enhanced measures to safeguard all from inappropriate and unwanted attentions. The application for planning permission is, therefore, submitted without prejudice to the College seeking to mitigate the safeguarding hazard by means of formal diversion(s) of PROW and, given the procedure for PROW diversion is separate to that of planning permission, a separate application(s) may be made in due course.</p>
Local centre	<p>Taylor Wimpey has listened to the community's thoughts on the local centre and the support for a new community facility. As a result, the plans have evolved to now include a community centre, to be operated by Sandridge Parish Council.</p> <p>This aligns with the Neighbourhood Plan and aims to promote community cohesion between new and existing residents by providing space that addresses the over-</p>

	<p>subscription of current facilities. This update is a direct response to community feedback and ongoing engagement with stakeholders, including Sandridge Parish Council and the Marshalswick North Residents' Association.</p>
<p>Healthcare facilities</p>	<p>Taylor Wimpey understands the concerns raised by some members of the community regarding potential pressure on local healthcare services. As part of the pre-application process, we have consulted with the relevant healthcare authorities at HCC and undertaken detailed assessments. These reports confirm that the proposed development is not expected to place undue pressure on existing facilities.</p> <p>We remain committed to working closely with local stakeholders to ensure that any future needs are identified and addressed in collaboration with the appropriate service providers.</p>
<p>Education facilities</p>	<p>Taylor Wimpey is bringing forward allocated land for a primary school for Hertfordshire County Council (HCC), this gives HCC the opportunity to assess the need for a primary school over the next decade and have the space if required.</p> <p>As part of the pre-application process, we have consulted with the relevant education authorities at HCC and undertaken detailed assessments, regarding concern for pressure on secondary school spaces. These reports confirm that the proposed development is not expected to place undue pressure on existing facilities.</p> <p>We remain committed to working closely with local stakeholders to ensure that any future needs are identified and addressed in collaboration with the appropriate service providers.</p>

7. Conclusion

7.1.1 Oaklands College and Taylor Wimpey are pleased with the response to the engagement series, with 554 total responses which includes feedback to surveys in both rounds of engagement, emails received, stakeholder meetings held, conversations had at pop up events and interactive map comments in person and on the website.

7.1.2 The engagement process aligns with St Albans Council's Statement of Community Involvement (SCI), ensuring consultation with the wider community before a planning application is submitted. This approach reflects Oaklands College and Taylor Wimpey's commitment to delivering a scheme that balances housing needs with community priorities.

7.1.3 Extensive stakeholder engagement has been a cornerstone of the process, including nine meetings with councillors, community representatives, and the parish council. A community newsletter was sent to 3,859 addresses in both December 2024 and April 2025. The newsletter invited residents to a consultation event and promoted the dedicated project website www.-stalbansvillageconsultation.co.uk

7.1.4 Two rounds of community engagement were held, with one month consultation periods for both, providing great opportunity for the community and stakeholders to get involved and have their say. Across both events, the first held in December and second in April there were 149 attendees, with 471 surveys completed across both.

In summary our engagement saw:

- **149** visitors had across two community events, and **32** conversations had at a pop-up event during the second round of engagement.
- **Ten** stakeholder meetings
- **401** surveys completed online across two surveys for both consultation periods.
- **2628** website views.
- **24** interactive map comments.
- The masterplan map resulted in **68** comments at the second engagement event.
- In total we had **554** responses to the proposals, across formal survey responses, emails to the team, post-it note feedback at events, and formal conversations or meetings.

Key themes raised during the consultation included:

- Concerns about local infrastructure capacity, such as healthcare and education facilities.
- Traffic and road safety, particularly along Sandpit Lane.
- The inclusion and development of the local centre, and potential community space.
- Impact on and improvements to public rights of way routes.
- Support for the College proposals, with concerns about the impacts of associated housing

Both Oaklands College and Taylor Wimpey remains committed to ongoing engagement with residents, stakeholders, and local authorities to ensure the development meets the needs of St Albans while supporting sustainable growth.

8. Appendix

Appendix A – Newsletter (December 2024)



SHAPING THE FUTURE of Oaklands College

December 2024



WHY WE'RE REDEVELOPING THE CAMPUS

- Replacing outdated buildings:** Many of our current facilities no longer meet modern educational or safety standards.
- Sustainability focus:** New buildings will align with cutting-edge environmental standards, reflecting our commitment to a greener future. We are proud that our recent Construction Centre build surpasses BREEAM standards.
- Improving community facilities:** Enhanced spaces will support health and wellbeing initiatives and recreational use by local residents.
- Expanding opportunities for all:** Increased accessibility and inclusion will ensure students of all ages and backgrounds can thrive.

Dear resident,
For over 100 years, Oaklands College has been a cornerstone of further education in Hertfordshire. Now, we are embarking on an exciting journey to redevelop our St Albans campus, replacing outdated facilities with sustainable, state-of-the-art buildings that will enhance learning opportunities and benefit the entire community.

Our plans will allow us to create a 21st-century, digitally immersive, learning environment. By replacing inadequate structures, like converted tractor sheds, with modern facilities, we aim to:

- **Support students of all ages and abilities,** including those with special educational needs.
- **Enhance community access to health,** wellbeing, and recreational activities.
- **Champion sustainability,** ensuring our campus supports a greener future.
- **Promote diversity and inclusion,** making education accessible to everyone.

We are proud to serve our community, with **81% of our students** living close to the St Albans campus. Our plans will **deliver long-term benefits**, including access to education, job creation, economic prosperity and improved community resources.



Share your views COMMUNITY EVENT

Come along to our community drop-in events to learn more about the proposals, give feedback and share your views.

Tuesday 10 December 3:00pm - 7:00pm
Oaklands College, St Albans Campus



For more details of the proposals, scan the QR code or visit stalbamsvillage-consultation.co.uk

NEW STATE-OF-THE-ART TEACHING FACILITIES AND BUILDINGS

- **Place making:** A radical concept that creates a hub of educational and community life at the heart of the St Albans campus.
- **On-site training:** Facilities to support existing the future of the college for horticulture, landscaping and IT training.
- **Restoration of the Market House:** Returning to historic character for future generations.
- **Improved Community Spaces:** The redevelopment will create accessible, inclusive open learning buildings and wellbeing, including a vibrant College Square for community activities, support spaces for students and staff, and a new central library and study area.
- **Expanded SEND Provision:** New St Albans Centre to support students with special educational needs, with a new building for 2000 places in Hertfordshire, the new building will address the need for long-term, ongoing student support, within their local community, to thrive.
- **Providing wellbeing:** Spaces for recreational and learning facilities for students, local sports clubs and community use.




Engaging with local schools

Oaklands College actively collaborates with local secondary and primary schools, providing students with opportunities to experience vocational education, explore career pathways, and participate in enrichment activities. The redevelopment will strengthen these partnerships by offering improved facilities, such as a new **robotics space**, **creative design** and **workshops**, and **open-plan learning**. We will continue to work with school groups to visit, engage in hands-on learning, and assist them in preparing for their future education at the college. We are expanding our learning early engagement, we aim to ensure young learners and support their transition to better education and vocational careers.

Building for the future

The redevelopment will include:

- **State-of-the-art teaching facilities** to support vocational training and meet local skills demands.
- **Enhanced digital learning spaces**, including Virtual Reality zones and digital design and engineering learning labs.
- **SMART technologies** deployed across the campus to create an innovative and connected learning environment for the future.
- **Improved community access** to sports, cultural, and creative facilities.

By engaging advanced technology and understanding our demands, we will equip students with the skills needed for a fast-moving digital economy while supporting the health, wellbeing and prosperity of the community, ensuring a lasting positive impact for St Albans.




Partnering with Taylor Wimpey

To further its development, Oaklands has partnered with Taylor Wimpey who have been instrumental in securing the St Albans' local plan and will provide high quality housing, including a new development of 1000 homes.

This team continues to collaborate in innovation and to provide high quality sustainable new communities. Taylor Wimpey is proud to work with Oaklands College, sharing innovative techniques with other developments and support expertise in the region through a range of digital solutions. They have been instrumental in helping to deliver our vision.



We'd like your feedback COMMUNITY EVENT

We look forward to welcoming you to our consultation event and hearing your thoughts on this transformative project. Together, we can shape a campus that serves our community for generations to come.

Tuesday 10 December 3:00pm - 7:00pm
Oaklands College, St Albans Campus

We're committed to working with the community to shape this vision. Please join us at our **community drop-in event** to learn more, share feedback, and help us refine our plans.

Scan the QR code or visit stalbamsvillage-consultation.co.uk for more details about the proposals.




Timeline

- Winter 2024** - First round of community engagement.
- Early 2025** - Second round of community engagement.
- Spring 2025** - Submission of Planning Application and start of statutory consultation process.
- Autumn 2025** - We hope to have the application determined by the Council.
- 2025 - 2030** - Phased construction works, with an aim for all buildings to be open and operational by 2030.

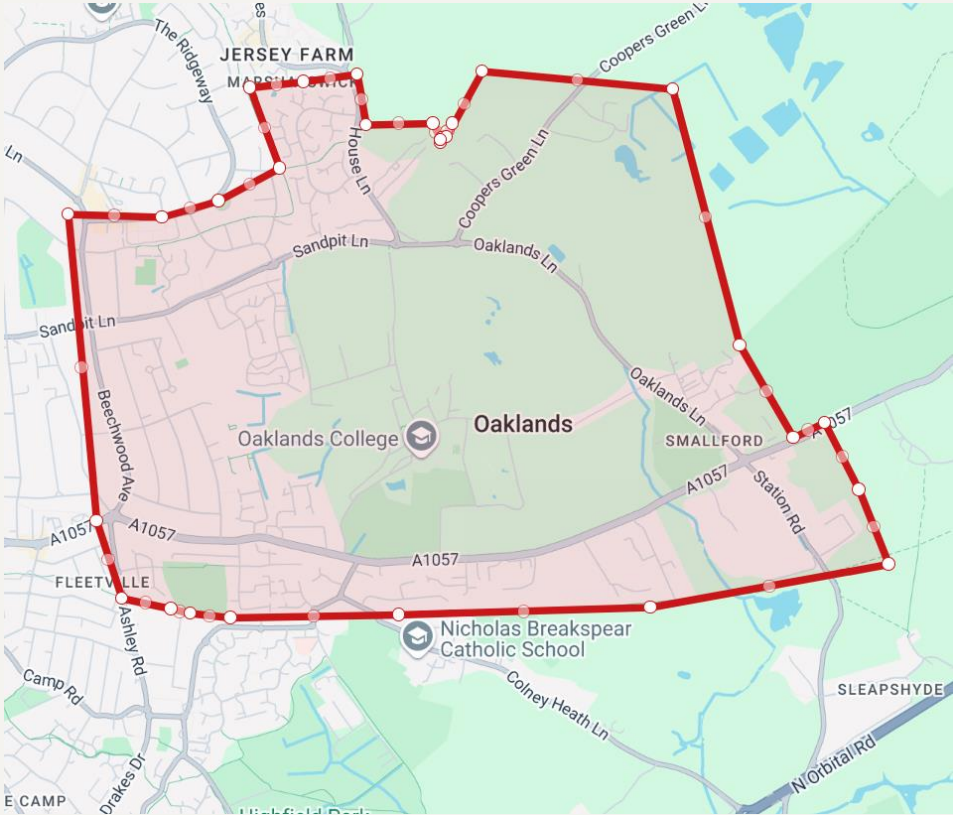
GET IN TOUCH

If you have any questions regarding the proposals or wish to be kept in touch, please contact us below:

- 0800 148 8911 (freephone) (Monday - Friday, 9:00am - 5:30pm)
- info@stalbamsvillage-consultation.co.uk
- Freepost MEETING PLACE CONSULTATION (No stamp required)
- www.stalbamsvillage-consultation.co.uk



Appendix B – Newsletter radius



Appendix C – Website (December 2024)

TBC

Appendix D – Letters to stakeholders (December 2024)

[NAME]
[STAKEHOLDER POSITION]
[STAKEHOLDER ORGANISATION]
Sent via email

November 2024

Dear [stakeholder name],

RE: Planning application to develop new facilities for Oaklands College

I am writing to you on behalf of Oaklands College, who are bringing forward a planning application to develop facilities for their St Albans Campus.

The College has provided transformational vocational and technical education for over 100 years and this development will support the training and skills development of many more local people across the next 100 years, through the financing of future improvements. The existing facilities will be improved with more opportunities to continue to provide high quality teaching to its roster of over 300 vocational and academic courses.

These proposals are coming forward through releasing land as part of a partnership with Taylor Wimpey, who will be submitting a separate planning application for new homes and education use to the north of the college site.

As [ward member / neighbouring ward member / Parish Council / other stakeholder] we believe that your input will be valuable as we look to improve our current proposals.

Oaklands College see community engagement as a critical part of the process, and I am notifying you of the upcoming consultation event to inform the local community of the proposed development and gather feedback to help evolve the scheme where possible ahead of submission. The event details can be found below:

Date: Tuesday 10 December 2024

Venue: Construction Centre, Oaklands College, St Albans Campus, Hatfield Road, St Albans, AL4 0JA

**Time: 2:30-3:30pm for stakeholder preview, by invitation only
3:30-7pm for the community**

A stakeholder preview session will take place prior to the public engagement event from 2:30-3:30pm to allow you to speak with team members and gain a further understanding of the proposals. You are of course more than welcome to stay after the preview session to speak with residents and gather their views on the presented proposals. Please share the attached newsletter with any residents to encourage them to learn about the proposals and share their views.

[Invitation to meet](#)

In addition, we would like to meet with you to discuss the College's proposals in further detail separate to the engagement event and to answer any questions you may have.

I would be grateful if you could provide some dates that suit you to meet, and we can arrange a meeting to discuss this exciting project further. If, in the meantime, you have any questions regarding the proposed development, please do not hesitate to get in touch.

Please do let us know if you have any questions.

Yours sincerely,

Roisin Murphy

On behalf of Oaklands College

Appendix E – Engagement event banners (December 2024)




WELCOME

Oaklands College is delighted to welcome you to its community engagement event to learn more about the plans for the new educational buildings.



Scan our QR code or visit
www.oaklandscollege-consultation.co.uk

For over 100 years, Oaklands College has been a cornerstone of further education in Hertfordshire. Now, we are embarking on an exciting journey to redevelop our St Albans campus, replacing outdated facilities with sustainable, state-of-the-art buildings that will enhance learning opportunities and benefit the entire community.

Our plans will allow us to create a 21st-century, digitally immersive, learning environment.

By replacing inadequate structures, like converted tractor sheds, with modern facilities, we aim to:

- **Support students of all ages and abilities**, including those with special educational needs.
- **Enhance community access** to health, wellbeing, and recreational activities.
- **Champion sustainability**, ensuring our campus supports a greener future.
- **Promote diversity and inclusion**, making education accessible to everyone.

HAVE YOUR SAY!

Your feedback is important to us

Information about the proposals can be found on the banners around the room. If you have any questions, members of the project team are on hand to assist.

After looking at the materials on display, please fill in a feedback form and leave it with us or return it to our Freepost address:

Freepost MEETING PLACE CONSULTATION
(no stamp is needed)

Oaklands College in St Albans covers 400 acres and is located just off Marsfield Road.



Key

- DEVELOPMENT ZONE
- EXTEND SPORTS ZONE
- OAKLANDS COLLEGE
- RESIDENTIAL DEVELOPMENT



A LEGACY OF TRANSFORMATIONAL EDUCATION

Oaklands has a proud heritage of providing responsive, transformational education. We opened our doors to men and women in 1921. Since then, we have provided our students with the knowledge and skills to achieve their individual ambitions and make a valuable contribution to their communities.



Scan our QR code or visit www.oaklandscollege.com/oaklands.co.uk

History of Oaklands

- 1920s**

Establishment of the Agricultural College
The site was originally developed as an agricultural College to serve the local farming community, offering education in traditional farming methods and rural sciences.
- 1930s – 1940s**

Growth and Adaptation
The college expanded its facilities and adapted its curriculum to meet the challenges of a changing agricultural sector, including mechanisation. New farming techniques and during WWII the College trained women for the Land Army.
- 1940s – 1950s**

Diversification
After World War II, the site saw increased enrolment and began offering a broader range of vocational courses, reflecting the needs of a modernising Britain.
- 1960s**

Campus expansion
Significant building projects took place, adding lecture halls, workshops, and student accommodation to support the growing student body and expanded course offerings.
- 1970 – 1980s**

Merging with other institutions and development of new facilities
Oaklands integrated with other regional educational institutions, broadening its curriculum to include non-agricultural vocational training, such as construction and engineering and the addition of modern facilities for computing and hospitality training, making it a diverse educational hub.
- 1990 – 2000s**

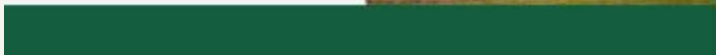
Focus on further education
Oaklands College focused on preparing students for higher education and employment with tailored vocational courses. Investments were made in new sports facilities, classrooms, and technology labs, positioning the College as a leader in vocational training and lifelong learning.
- 2010s**

Community and business partnerships
The site became a focal point for community events and partnered with local businesses to deliver apprenticeships and workforce development programmes.
- 2020s**

Continued evolution and sustainability
Oaklands College has focused on sustainability, introducing green initiatives, while continuing to upgrade facilities to meet the demands of digital and technological advancements.



To view the history of the Oaklands College site, scan our QR code or visit: www.yourlivingmemory.co.uk/oaklands





FROM THE PAST TO THE FUTURE

Why we are redeveloping the campus?



Replacing outdated buildings

Many of our current facilities no longer meet modern educational or safety standards.



Sustainability focus

New buildings will align with cutting-edge environmental standards, reflecting our commitment to a greener future. We are proud that our recent Construction Centre build surpasses BREEAM standards.



Improving community facilities

Enhanced spaces will support health and wellbeing initiatives and recreational use by local residents.



Expanding opportunities for all

Increased accessibility and inclusion will ensure students of all ages and backgrounds can thrive.



Scan our QR code or visit www.oaklandscollege.com/consultation





RESPONDING TO LOCAL SKILLS NEEDS

We are proud to serve our community, with 81% of our students living close to the St Albans campus.

Our plans will deliver long-term benefits, including access to education, job creation, economic prosperity and improved community resources.

Oaklands College is addressing local skills needs through various initiatives and strategic developments:



Scan our QR code to view Oaklands College's accountability statement

Curriculum development

Oaklands College maintains a broad and inclusive curriculum with a focus on vocational qualifications, apprenticeships, T Levels, and higher education pathways. Learners are the centre of our universe. The curriculum at Oaklands College is ambitious and accessible, responsive both to individual ambitions of learners and the needs of the communities we serve, supporting students to overcome barriers whilst providing the relevant learning and skills required to realise their full potential - supporting them towards future sustainable careers.

Employer engagement

The college has strong links with local employers and industry groups. This ensures that their educational offerings meet regional labour market demands and help address skills gaps.

Apprenticeships and work-based learning

With intermediate to higher-level apprenticeships across trades and vocations, Oaklands enables students to gain practical, job-ready skills.

Support for students with disabilities

The College has extensive provisions for students with learning difficulties and disabilities, ensuring accessibility and inclusivity in education.

These efforts position Oaklands College as a key player in addressing skills gaps in Hertfordshire and surrounding regions, fostering economic growth and individual career development.

The journey to modernising facilities

Significant investments in campus redevelopment are improving educational environments to align with modern training needs.

Sustainability initiatives

Efforts to replace old, inefficient campus buildings with energy-efficient structures not only improve the College's infrastructure but also align with sustainability goals, which are increasingly vital in the modern economy.

Sector-specific training

The college emphasises key sectors such as construction, engineering, health and social care, and digital technology, which are critical for the local and national economy.

Collaboration with stakeholders

Regular consultations with government bodies, employers, and local authorities help the college adapt its curriculum and services to emerging needs.





BUILDING FOR THE FUTURE

Continued evolution, digitisation and sustainability

Oaklands now supports over 7,000 students annually across three Hertfordshire campuses, offering a broad curriculum, including vocational training, apprenticeships, higher education, and SEND programmes. Our nationally renowned sports academies and centres of excellence in fields like creative industries, engineering, construction and provision for students with profound high needs make us a leader in education.



Scan our QR code or visit www.stalbanvillageconsultation.co.uk

The redevelopment will include:

- State-of-the-art teaching facilities to support vocational training and meet local skills demands.
- Enhanced digital learning spaces, including Virtual Reality zones and Artificial Intelligence-powered learning tools.
- SMART technologies deployed across the campus to create an innovative and connected learning environment for the future.
- Improved community access to sports, animal care, and creative facilities.

By integrating advanced technology and modernising our campus, we will equip students with the skills needed for a fast-evolving digital economy while supporting the health, wellbeing, and prosperity of the community, creating a lasting positive impact for St Albans.



Sketch View - North Drive



Sketch View - East Drive



TAYLOR WIMPEY

To fund this redevelopment, Oaklands has partnered with Taylor Wimpey, who will bring forward plans for new homes on part of the site.

These homes align with St Albans' local plan and will provide high-quality housing while enabling vital investment in education. This project builds on the successes of the Grange development which supported investment into improving teaching and learning facilities at the College.



Scan our QR code or visit www.stalbansvillage.com/stalbans

About Taylor Wimpey

This plan for new homes is being brought forward by Taylor Wimpey, North Thames, which is one of 24 regional business units across the UK which together make up Taylor Wimpey PLC, one of the UK's top housebuilders.

A focus on the environment, sustainability and quality

- We place the environment at the heart of our new schemes.
- We embrace new low carbon technologies and find innovative solutions to deliver at scale (we aspire to be a net zero business by 2045).
- We work with local people, businesses and local authorities to deliver sustainable communities.
- We pride ourselves on the quality of our new homes.
- We aspire to highest levels of customer satisfaction.

We understand Hertfordshire:

- We tailor schemes to suit the locality in which they are set, seeking to match the needs of local communities.
- We operate exclusively in Hertfordshire and the North London Boroughs.
- We currently have 11 operational sites in Hertfordshire – delivering 2,357 homes.

Oaklands Grange

In 2016, Oaklands College sold some college land to a development partner, Taylor Wimpey, with the aim of creating funding for college developments.

In 2017 Taylor Wimpey gained permission to develop Oaklands Grange, to the north of the site.

The site created 384 homes for local people, which included 35% affordable housing.

It was because of this development that Oaklands College was able to fund the redevelopment of the college in recent years. This has included enhancements to existing buildings and 16,211m² of new educational buildings, such as the student accommodation and sports pavilion. Approval was granted on the basis that the significant educational benefits and much needed housing would outweigh the harm to the Green Belt.





PROPOSALS

The opportunity to deliver improvements to the College will enable students who are attending now and in generations to come, to have a learning environment that is inspirational, sustainable and digitally enabled. Many of the proposals also provide benefit to the wider community and not just those studying or working at the college.

To fund this redevelopment, Oaklands has partnered with Taylor Wimpey, who will bring forward plans for new homes on part of the site. These homes align with St Albans' local plan and will provide high-quality housing while enabling vital investment in education.

The proposal offers an exciting opportunity to enhance Oaklands' historic campus with multiple community benefits.



Scan our QR code or visit: www.oaklandscollege.com/stalbanscollege

Download view of improved campus facilities



COLLEGE SQUARE
THE CREATIVE HEART

AT THE HEART OF THE COLLEGE, COLLEGE SQUARE WILL BE A VIBRANT HUB FOR COMMUNITY GATHERINGS, UPGRADED SPORTS FACILITIES FOR ALL, AND AN IMPROVED ANIMAL CARE CENTRE FOR EDUCATIONAL AND FAMILY ACTIVITIES. THESE ENHANCEMENTS WILL STRENGTHEN COMMUNITY TIES AND SUPPORT PHYSICAL AND MENTAL WELLBEING.



Benefits of the development

The changes will deliver a number of key benefits including:



A Creative Gateway: Facilities to support training for the future talent needed for Hertfordshire's booming film and TV industry.



Restoration of the Mansion House: Preserving its historic character for future generations.



Improved Community Spaces: The redevelopment will create accessible, inclusive spaces promoting happiness and wellbeing, including a vibrant College Square for community gatherings, upgraded sports facilities for all, and an improved animal care centre for educational and family activities. These enhancements will strengthen community ties and support physical and mental wellbeing.



Place making: A revitalised campus that serves as a hub for education and creativity at the heart of the St Albans community.



Expanded SEND Provision: A new High Needs Centre to support learners with special educational needs. With growing demand for SEND places in Hertfordshire, the new facilities will address this need, ensuring students receive tailored support, within their local community, to thrive.



Promoting wellbeing: Updated recreational and sporting facilities for students, local sports clubs and community use.





RESPONDING TO THE EMERGING LOCAL PLAN



Scan our QR code or visit www.oaklandscollege.com/statement

The current draft local plan proposes to:

- Designate the Oaklands College campus as a 'College Development Zone'.
- Designate part of the campus as a 'Sports and Community Zone'.
- Designate land to be used for the construction of an 8FE Secondary School.
- Remove the development site from the Green Belt.
- Construct a 2FE Primary School (including early years provision), new local centre and new market and affordable homes and extra care homes on the land to the north, accessed off Sandpit Lane (Site allocation B4 – East St Albans).

This site is allocated due to its sustainable location and potential to benefit Oaklands College as part of the plans.

The consultation on the draft local Plan for St Albans City and District Council has just closed, following comments and further decisions, the Draft Local Plan was submitted to the Secretary of State for its examination in public process.

As part of this planning application, Oaklands College and Taylor Wimpey will be bringing forward joint proposals for the college improvements, and a housing and education development to the north of the Oaklands College site.

This agreement and partnership between Oaklands College and Taylor Wimpey has been made in order to finance the investment into the new educational buildings and the overall benefits to the college and local community.

The future planning application will be supported by technical assessments that will include mitigation strategies to minimise impacts on the local environment and the local community.

Land designations of site in St Albans draft Local Plan





RESPONDING TO THE EMERGING LOCAL PLAN



Scan our QR code or visit www.stalbansvillage.com/stalbansuk

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NEXT STEPS

Thank you for attending our engagement event.

We appreciate your feedback, so please fill out a feedback form and either hand it to a member of staff or take it with you and return it via our Freepost address: Freepost MEETING PLACE CONSULTATION (no stamp is needed). Alternatively, you can complete the online survey via the dedicated website.

We will consider all feedback provided during the consultation and will take on board comments wherever possible.

A second consultation event will take place early in 2025 where further details about the college plans and new homes will be available.

Share your views

Indicative timeline

- **Winter 2024**
First round of community engagement.
- **Early 2025**
Second round of community engagement and consultation.
- **Spring 2025**
Submission of Planning Application and start of statutory consultation process.
- **Autumn 2025**
We hope to have the application determined by the Council.
- **2025-2030**
Phased construction works, with an aim for all buildings to be open and operational by 2030.

Contact us

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Monday-Friday 9am-5:30pm
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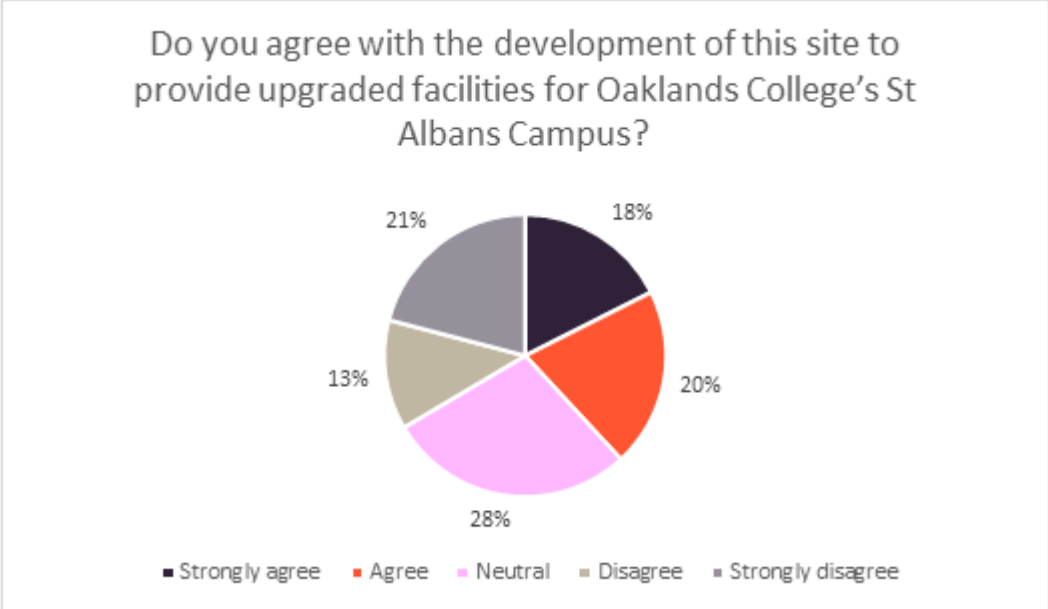


Appendix F – Feedback from first consultation (December-January 2024)

The feedback submitted via the paper forms or via the online survey can be found below.

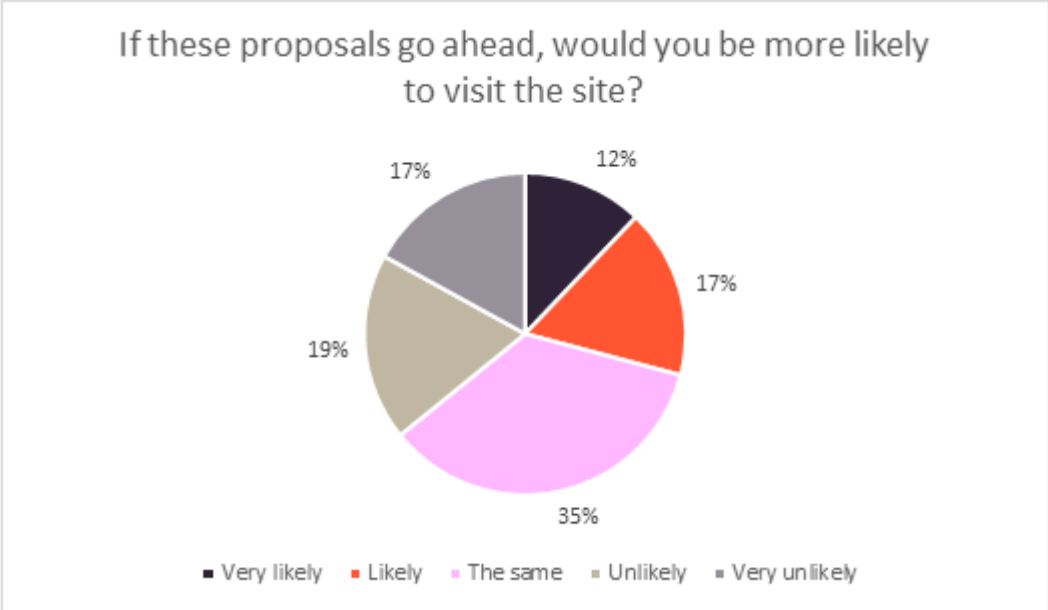
Q1. Do you agree with the development of this site to provide upgraded facilities for Oaklands College’s St Albans Campus?

235 people responded to this question



Q2. If these proposals go ahead, would you be more likely to visit the site?

223 people responded to this question



Q3. If so, what ideas would you like to see come forward as part of these improvements?



129 people responded to this question

“This question was an open answer question and some of the answers have been included through the key themes section”

Key themes include:

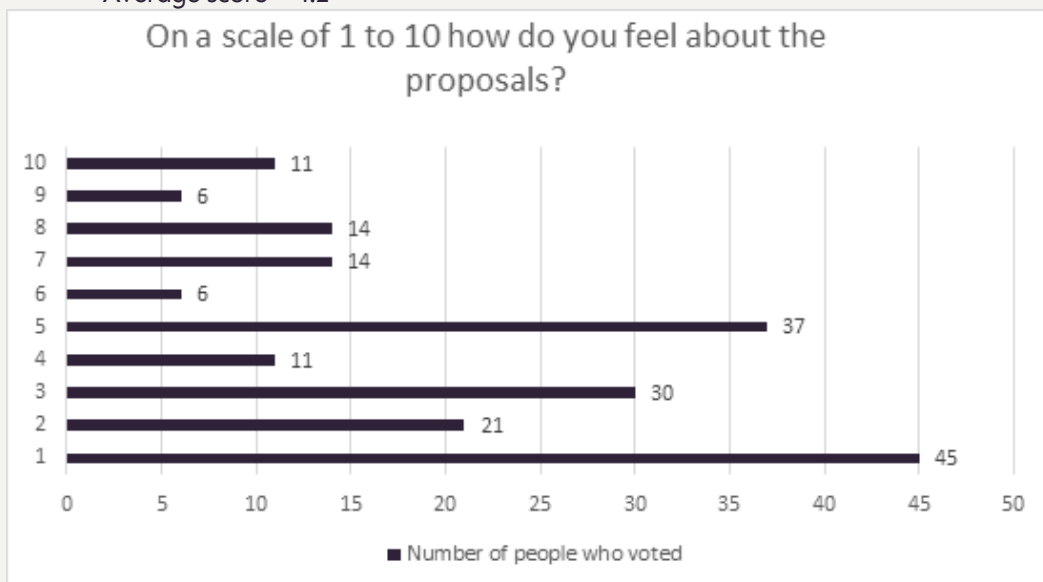
- Additional secondary school to cater for the new homes and existing strain
- Access to sports or general college facilities for the wider community, at an affordable rate
- Improved pathways/cycleways for public use
- A local shop
- Buffer zones to prevent overlooking

Q4. On a scale of 1 to 10, how do you feel about the proposals?

(1 = Least Positive, 10 = Most positive)

195 people responded to this question

- Average score – 4.2



Key themes from the comments include:

- Concerns for pressure on secondary school places which is already an issue
- Increase in traffic, particularly on Sandpit Lane
- Improvements to local bus routes
- Access to public rights of way

Verbatim comments below:

- *"The local secondary school infrastructure is amongst the worst in the UK for access / catchment size and students who live very close to Beaumont and Sandringham miss out on places already. It hit the national headlines recently. No new houses should be built in proximity to these schools until new secondary school provision is guaranteed. This development is in addition to the development on Nicholas Brakespeare school land which will increase demand for school places but not fulfil them at Nicholas Brakespeare which is for catholics only. The pressure on Beaumont school catchment will be huge. In addition the transport links along Sandpit lane and Hatfield road are already overcrowded with a significant rise in traffic from recent developments of housing on Beaumont and Oaklands land, and can't accommodate the extra traffic from these Housing proposals."*
- *"The only real concern is the impact of the housing development on the local, already congested, infrastructure."*
- *"As an essential part of the community I feel it is important that the College leads the way, not only with its education programme but with its wider involvement and engagement with the community - something I think this proposal delivers."*
- *"The funding that will be released by the sale of land will bring much needed improvements to the College's teaching and recreation facilities."*
- *"Better bus service is needed. current s6 bus service operated by Red Eagle is unreliable often late or too early and infrequent (one bus every 30mins) needs to be a bus every 15mins) A second bus service line operated by another line such as the 653 which is operated by tiger moth Uni buses is going to benefit the community at Oaklands Grange. alternatively 653 should be diverted from the Quadrant to also cover Oaklands Grange."*
- *"I accept new homes need to be built. However, 1) it is grossly negligent to allow such huge new developments without making radical changes to transport infrastructure. St Albans is already choked with traffic not only during rush hour but at weekends too. Without a radical rethink of transport in the town, within 5-10 years it will be absolutely un navigable by road - it will ruin it for everyone. Vague provisions for extra bike racks or paths just do not cut it - people who buy these houses will own and expect to drive their cars everywhere. The fact that it is difficult and expensive to overhaul transport is not an excuse to stick heads in the sand as is currently the case. 2) there needs to be a CONCRETE and CONTRACTUALLY BINDING requirement for a new secondary school to be built as part of any plans. Again, the current plans are unacceptably vague and there is too great a risk that the developer will just renege on these vague requirements."*
- ****"The nearest primary and secondary schools to the site are already oversubscribed and any new homes should not be permitted without additional primary and secondary school places being provided in St Albans East."*
- *A new day care nursery centre should be included in the masterplan to replace Acorns Nursery which Oaklands College closed and was demolished in 2021.*
- *More detailed engagement is required by the College, Taylor Wimpey, SADC planners and their specialist consultants with the local community to ensure the new masterplan meets everyones expectations. We dont want a watered down version of what is approved and can be funded, as per the previous 2017 masterplan.*
- *Please engage with organisations such as Look! St Albans and local resident associations during the detailed design process to ensure the new buildings and spaces*

*are designed with input from people who know St Albans well, and will live with the consequences.****

- *"I realise that the college needs to find a way to fund improvements, however, the serious problem with the proposal is that schools on that side of St Albans are seriously over subscribed. This means that any additional housing needs to have funding for a new school or at the very least funding for additional places."*
- *"Yes, there is so much housebuilding taking place in East St Albans and yet there aren't enough secondary school places for families who already live in the area. It's imperative that the new school is built and opened before new houses are completed and sold."*
- *"New houses should not be developed without a new secondary school. Secondary school"*
- *"The impact of the Oaklands Grange homes has been extremely negative for families in the Fleetville area trying to attain local secondary schooling at Beaumont. More infrastructure including secondary schooling is required. What steps are you taking to counter act the additional local car journeys and pollution these houses will add, given the distance to the station and town centre? It's hard to see any real positives for the local area in your master plan."*
- *"I think we need more schools"*
- *"Whatever you do, please ensure that any plans help to redress the way in which housing developers have profited massively from the creation of new developments near to existing secondary schools while wreaking havoc with the educational prospects of kids who are already in the area."*
- *"While I accept both the need for additional housing in St Albans and the UK more generally it is essential given demand for Secondary School places already exceeds local supply in East St Albans that proposals be linked to the provision of a site for and significant contribution towards a new secondary school as per local plan, with timing explicitly linked to the school's completion."*
- *"There needs to be funding for expanding or building new primary and secondary schools. The pathways and bus timetables need to improved as well. A new local grocery store would be good. Most importantly any new roads should be safe and be adopted by the council."*
- *"If new housing is built it needs to come with extra secondary school places and funding"*
- *"With all these new homes planned on the East side of St Albans then we desperately need new secondary schools since these are highly pressured now and causing catchments to shrink massively. The schools should be built before the houses to stop pressure on already highly subscribed schools. People in Fleetville are being forced to schools the opposite side of St Albans. Also new doctors will be needed, and local amenities such as newsagents and bus services"*
- *"Any new homes should only be approved if sufficient additional secondary school places become available at the same time"*
- *"It is crucial that there is an additional secondary school to cater for residents of the new development."*
- *"Any new homes should not be permitted without adequate provision of secondary schools. We are dealing with the effects of this still from the current development of houses. Thank you."*
- ****- Request for a significant contribution towards new secondary school as per local plan and timing of any new housing to be linked to the school's completion. Demand already exceeds local supply in East St Albans as demonstrated in the latest secondary allocations with a higher proportion of children now needing to travel across the city for schooling rather than being able to access their closest school (eg Beaumont closest school distance was c650 metres this year). 450 homes would significantly exacerbate this issue further - in particular for girls. The need to travel further for schooling is not in line with the plan for environmental improvements in the district.*

- *Improved pathways for sustainable travel including walking and cycling*
- *Improvements to bus routes eg more frequent services into the city centre along Sandpit Lane*
- *Improvements to junctions for example the junction at Sandpit Lane and Beechwood Avenue*
- *Local facilities including a shop, dentist and doctors"****
- *"If this goes ahead, I would like to see a buffer zone of 30m between the development on the field and the Oakland's Grange houses which overlook the current field. I would also hope that any flats above two storeys built as part of the new development would be towards the centre of this and not overlook the current houses on Oaklands Grange to preserve the integrity of this area."*
- *"Need additional secondary school provision"*
- *"My main reason for being less positive at the moment is the fear that new homes will come first, without the community resources to support the influx of population to East St Albans that will result. By this I mean roads, shops, doctors surgeries and critically schools. There is already an over demand of spaces for Beaumont Secondary School which saw a dramatic decrease in its catchment area last summer. Another housing development right on its doorstep will mean it will effectively cater only for those who live on the housing estates next to it. That may be fine IF there are other Secondary Schools in the area that allow for other families living in the Fleetville area to have a secondary school to which to send their children."*
- *"A new development will heavily increase occupancy density and such would need to come alongside with infrastructure improvements to support its growth. The roads surrounding the proposed development are facing heavy traffic in rush hours, GP practitioners are limited in the area and would need new options. Having shopping options would be important, also to reduce the need for people using their cars to leave the development. Improved pathways for walking and cycling, including connecting to Oakwood Drive. Keeping the privacy of the already present development is needed. All these comments and suggestions also come from a place so there are not a negative impact on housing prices for the current home owners around the area."*
- *"Building homes will put more strain on the local community, the oversubscribed schools, GPs and the only two main roads such Sanpit lane will be overcrowded and it is already overcrowded. Proper planning is required for any development to take place. Taylor Wimpy has not been the best developer as there are several outstanding health and safety cases which Okland Grange Community has reported to Taylor Wimpy and the local MP which has not been resolved."*
- *"Only that developers must ask what the existing community need before building another community without amenities. The Quadrant shops are suffering overload of people now, it will be a nightmare with additional families. This comment also includes the now over subscribed schools."*
- *"Please build a new school or provide funding for more school places. Beaumont is heavily over-subscribed and the catchment area is shrinking."*
- *"Oaklands College must pressure HCC to build secondary school places ahead of new homes. There needs to be sufficient new secondary school places added BEFORE any new houses are built and sold. If Beaumont School cannot have intake expanded then a new secondary school MUST be built BEFORE new homes are sold. Fleetville families are not able to get their children into Beaumont School due to the new 425 homes that have already been built and sold next to Beaumont School in recent years. The Beaumont School Y7 catchment shrunk from over 900 metres to about 600 metres in the last school allocation. Existing Fleetville families suffer from the new housing with inadequate co-ed non-faith secondary school places. And even some of those that buy the new homes are missing out on getting places at Beaumont School. Requiring commutes across St Albans to undesired single sex or faith schools."*
- *"The local secondary school infrastructure is amongst the worst in the UK for access / catchment size and students who live very close to Beaumont and Sandringham miss*

out on places already. It hit the national headlines recently. No new houses should be built in proximity to these schools until new secondary school provision is guaranteed. This development is in addition to the development on Nicholas Brakespeare school land which will increase demand for school places but not fulfil them at Nicholas Brakespeare which is for Catholics only. The pressure on Beaumont school catchment will be huge. In addition the transport links along Sandpit Lane and Hatfield Road are already overcrowded with a significant rise in traffic from recent developments of housing on Beaumont and Oaklands land, and can't accommodate the extra traffic from these housing proposals."

- *"The only real concern is the impact of the housing development on the local, already congested, infrastructure."*
- *"As an essential part of the community I feel it is important that the College leads the way, not only with its education programme but with its wider involvement and engagement with the community - something I think this proposal delivers."*
- *"The funding that will be released by the sale of land will bring much needed improvements to the College's teaching and recreation facilities."*
- *"Better bus service is needed. Current S6 bus service operated by Red Eagle is unreliable, often late or too early and infrequent (one bus every 30mins). Needs to be a bus every 15mins. A second bus service line operated by another line such as the 653 which is operated by Tiger Moth Uni buses is going to benefit the community at Oaklands Grange. Alternatively, 653 should be diverted from the Quadrant to also cover Oaklands Grange."*
- *"I accept new homes need to be built. However, 1) it is grossly negligent to allow such huge new developments without making radical changes to transport infrastructure. St Albans is already choked with traffic not only during rush hour but at weekends too. Without a radical rethink of transport in the town, within 5-10 years it will be absolutely un navigable by road - it will ruin it for everyone. Vague provisions for extra bike racks or paths just do not cut it - people who buy these houses will own and expect to drive their cars everywhere. The fact that it is difficult and expensive to overhaul transport is not an excuse to stick heads in the sand as is currently the case. 2) There needs to be a CONCRETE and CONTRACTUALLY BINDING requirement for a new secondary school to be built as part of any plans. Again, the current plans are unacceptably vague and there is too great a risk that the developer will just renege on these vague requirements."*
- *"The nearest primary and secondary schools to the site are already oversubscribed and any new homes should not be permitted without additional primary and secondary school places being provided in St Albans East. A new day care nursery centre should be included in the masterplan to replace Acorns Nursery which Oaklands College closed and was demolished in 2021. More detailed engagement is required by the College, Taylor Wimpey, SADC planners and their specialist consultants with the local community to ensure the new masterplan meets everyone's expectations. We don't want a watered down version of what is approved and can be funded, as per the previous 2017 masterplan. Please engage with organisations such as Look! St Albans and local resident associations during the detailed design process to ensure the new buildings and spaces are designed with input from people who know St Albans well, and will live with the consequences."*
- *"I realise that the College needs to find a way to fund improvements, however, the serious problem with the proposal is that schools on that side of St Albans are seriously oversubscribed. This means that any additional housing needs to have funding for a new school or at the very least funding for additional places."*
- *"Yes, there is so much housebuilding taking place in East St Albans and yet there aren't enough secondary school places for families who already live in the area. It's imperative that the new school is built and opened before new houses are completed and sold."*
- *"New houses should not be developed without a new secondary school."*

- *"The impact of the Oaklands Grange homes has been extremely negative for families in the Fleetville area trying to attain local secondary schooling at Beaumont. More infrastructure including secondary schooling is required. What steps are you taking to counteract the additional local car journeys and pollution these houses will add, given the distance to the station and town centre? It's hard to see any real positives for the local area in your masterplan."*
- *"I think we need more schools."*
- *"Whatever you do, please ensure that any plans help to redress the way in which housing developers have profited massively from the creation of new developments near to existing secondary schools while wreaking havoc with the educational prospects of kids who are already in the area."*
- *"While I accept both the need for additional housing in St Albans and the UK more generally it is essential, given demand for Secondary School places already exceeds local supply in East St Albans, that proposals be linked to the provision of a site for and significant contribution towards a new secondary school as per local plan, with timing explicitly linked to the school's completion."*
- *"There needs to be funding for expanding or building new primary and secondary schools. The pathways and bus timetables need to be improved as well. A new local grocery store would be good. Most importantly, any new roads should be safe and be adopted by the council."*
- *"If new housing is built it needs to come with extra secondary school places and funding."*
- *"With all these new homes planned on the East side of St Albans then we desperately need new secondary schools since these are highly pressured now and causing catchments to shrink massively. The schools should be built before the houses to stop pressure on already highly subscribed schools. People in Fleetville are being forced to schools the opposite side of St Albans. Also new doctors will be needed, and local amenities such as newsagents and bus services."*
- *"Any new homes should only be approved if sufficient additional secondary school places become available at the same time."*
- *"It is crucial that there is an additional secondary school to cater for residents of the new development."*
- *"Any new homes should not be permitted without adequate provision of secondary schools. We are dealing with the effects of this still from the current development of houses. Thank you."*
- *"- Request for a significant contribution towards new secondary school as per local plan and timing of any new housing to be linked to the school's completion. Demand already exceeds local supply in East St Albans as demonstrated in the latest secondary allocations with a higher proportion of children now needing to travel across the city for schooling rather than being able to access their closest school (e.g. Beaumont closest school distance was c650 metres this year). 450 homes would significantly exacerbate this issue further - in particular for girls. The need to travel further for schooling is not in line with the plan for environmental improvements in the district.*
- *Improved pathways for sustainable travel including walking and cycling*
- *Improvements to bus routes e.g. more frequent services into the city centre along Sandpit Lane*
- *Improvements to junctions for example the junction at Sandpit Lane and Beechwood Avenue*
- *Local facilities including a shop, dentist and doctors"*
- *"If this goes ahead, I would like to see a buffer zone of 30m between the development on the field and the Oakland's Grange houses which overlook the current field. I would also hope that any flats above two storeys built as part of the new development would be towards the centre of this and not overlook the current houses on Oaklands Grange to preserve the integrity of this area."*

- *"Need additional secondary school provision."*
- *"Given the recent furore surrounding the lack of secondary school places on the East side of St Albans (where Oaklands College is situated), following the building of both Oaklands Grange and also the development just off Hatfield Road, no further housing development should be allowed on the Oaklands site until the following supporting infrastructure is ALREADY BUILT: 1) a new secondary school (and probably also a new primary school); 2) a new doctor's surgery and dentist to cater for the new development, as well as supporting the existing Oaklands Grange and Hatfield Road developments; 3) local shopping facilities, to include a medium-sized supermarket (i.e. larger than a 'metro' type store, but not as large as a hypermarket size), and space for things like a bank, coffee shop/small restaurant, other retail stores; 4) bus stops - with adjustments to existing routes between Hatfield and St Albans to incorporate stops in the new development."*
- *"I support the College wanting to develop but am concerned about new housing developments in the area. My main concern is about lack of local school places."*
- *"As mentioned, it is absolutely imperative that the new housing comes with increased investment in public resources - schools and doctors/dentist being of the highest priority."*
- *"More facilities like doctors, community centre."*
- *"Local facilities and infrastructure are currently stretched to breaking point. In particular roads, healthcare and school places. Other recent developments have exacerbated this. No further development should be progressed without extensive community facilities including medical, schools and traffic."*
- *"If new homes are built there is a need for a new school. This side of St Albans has high demand on school places causing catchment distance to be unacceptably small and local children missing out on a local school."*
- *"If new homes are to be built then infrastructure is needed to meet the increased demand on the community - especially, more secondary schools places, which are already severely stretched in Fleetville."*
- *"Should the development take place there needs to be a secondary school and primary school for the kids as the current schools are oversubscribed. The traffic also needs to be considered."*
- *"Any new homes should only be built once new co-educational non-faith schools have been built, particularly a new secondary school as there are currently not enough school places for the number of students already living in the area. New homes would only further increase the pressure on schools, so should not be built until the school/schools and other amenities, such as GP surgeries have been built."*
- *"Secondary school impact is not being considered in the development of new homes. This is key to be able to proceed with proposals and should be addressed by developers prior to any further expansions. There are insufficient places now in local secondary school (Beaumont) following houses being built resulting in existing local community having to travel to schools out of area for places."*
- *"I would strongly oppose the building of any new houses unless concrete proposals are included to prove the necessary additional secondary schooling. There is very heavy pressure on the local secondary schools. Local children are already having to get buses 3 miles across town because there is insufficient local provision. These plans for yet more houses should not be permitted without appropriate additional secondary school places."*
- *"Increased number of homes in the area requires enough secondary school places around. It's already a big problem."*
- *"There aren't enough coeducational non-religious secondary schools in East St Albans to accommodate further house building. A new school must be built before any new houses are."*
- *"More houses means we need more investment in education. The co-ed secondary schools in the area are already oversubscribed. Also, the traffic in Sandpit Lane is*

already terrible. We need a footpath way connecting Oakland Grange and the possible new development to the schools on the other side such as Oakwood and Beaumont."

- *"It is imperative that as part of the wider development, the new secondary school is funded, constructed and opened promptly. Demand for places already far exceeds supply in East St Albans, with a detrimental impact from the Beaumont development meaning local children have to travel far across town to single sex or faith schools. The new school MUST be opened by the time the new houses are built."*
- *"I am extremely concerned about the added pressure on school places on the East side of St Albans."*
- *"Significant strain on availability of local schools for students within walking distance. The amount given by the developers is not enough to fund new secondary schools which are needed for the local area. Awful idea soon after recent development in the local area within the last 5 years."*
- *"I think no housing should be considered without the infrastructure to support it. Secondary school places are needed in this area to avoid children travelling across town, more doctors, dentists etc. Please do not go ahead without this in place, you are ruining St Albans."*
- *"I would like to see a new school and more school places as Beaumont school is already oversubscribed and the catchment area is shrinking."*
- *"(...this is a continuation...). My worry is that (apart from the benefits for Oaklands College), the housing developers will not be compelled to contribute to / build the wider provision of the facilities needed for those homes in that area. The perception is that they make their profit and disappear, and the local authority has no teeth to ensure that the extra community facilities around the new homes do indeed happen. For instance, if more school places are not provided in this part of St Albans, many children aged only 11 years old will be required to travel long distances on public transport to reach schools in mid or West St Albans. This will dramatically decrease their learning time at home, their rest, play and family time as well as their safety - all of which negatively affects the quality of life and their life chances. It's not good enough for the Local Authority to say that there are enough school places across the wider St Albans area without considering these factors."*
- *"Bring new homes and enhance the education quality through facilities improvement at Oakland College is totally irrelevant."*
-

Appendix H – Newsletter (April 2025)

Community update

April 2025




Dear Resident

As you may be aware, Oaklands College and Taylor Wimpey have partnered to bring forward the College's proposals to redevelop their St Albans campus. This is being secured through Taylor Wimpey's plans for new homes and a mixed-use development on previous College land. These plans align with St Albans District Council's draft local plan and seeks to deliver the objectives set out in the draft Local Plan (including Site Allocation B4) and the Sandridge Neighbourhood Plan.

The College's proposals will see the replacement of outdated facilities with sustainable, state-of-the-art buildings that will enhance learning opportunities and benefit the entire community. These proposals will be funded by the land sale to Taylor Wimpey, who are bringing forward plans which are in the early stages of engagement.

The broader investment plan for the St Albans campus includes place-making, a revitalised campus that serves as a hub for education and creativity at the heart of the campus, a creative gateway, restoration of the Mansion House, sports facilities, improved community spaces and enhanced SEND provision with a new High Needs Centre.

Taylor Wimpey's plans include:



A sketch view of the new sports zone

We want to hear from you!

We are now holding our second engagement event to show you our emerging proposals for the new homes and mixed-use development being brought forward by Taylor Wimpey, as well as the progress on the plans for the College.

Please come along to our community drop-in event to find out more and have your say.

Thursday 24 April, 3.30pm - 7.30pm

Construction Centre at Oaklands College, Hatfield Rd, Oaklands, St Albans, AL4 0JA

On arrival please report to reception.

To find out about the proposals to date, please visit: www.stalbansvillage-consultation.co.uk

This website will be updated on 24 April with detail on the latest plans.





Addressing housing needs

The development will introduce over 470 new, high-quality homes, including affordable homes. These plans are in line with the emerging local plan for St Albans City and District Council (2024).



Community infrastructure

Recognising the importance of community spaces, Taylor Wimpey proposes the construction of a local centre, fostering social interaction and providing a central hub for residents. The plans also include an extra care facility of up to 80 residential units, meeting the growing needs of the community.



Educational support

Taylor Wimpey's plans include the safeguarding of land for a new primary school, ensuring that, once built by Hertfordshire County Council with financial contributions from Taylor Wimpey, there will be education provision in a sustainable position within the heart of the new community.



Attractive landscaped public spaces

Taylor Wimpey is committed to improving the quality of life for residents by creating landscaped open spaces for public enjoyment. This includes improvements to public rights of way and access points, biodiversity improvements, play spaces, and promoting connectivity and accessibility.

Draft masterplan

A work in-progress subject to feedback.

- 01 Local centre
- 02 Care home
- 03 SUDs attenuation basin
- 04 Primary access to development
- 06 Emergency access / Access to local centre and care home only
- 08 Local centre square
- 07 Western habitat corridor
- 05 Eastern edge with swales
- 09 Linear open space
- 10 2FE Primary School site
- 11 Pedestrian access into site from North Drive and continuation via new bridleway
- 12 South east green area
- 13 Natural screening
- 14 Oaklands College Development



About Oaklands College

Oaklands has a proud heritage of providing responsive, transformational education. We opened our doors to men and women in 1921. Since then, we have provided our students with the knowledge and skills to achieve their individual ambitions and make a valuable contribution to their communities.

Oaklands now supports over 8,000 students annually across three Hertfordshire campuses, offering a broad curriculum, including vocational training, apprenticeships, higher education, and SEND programmes. Our nationally renowned sports academies and centres of excellence in creative industries, engineering, construction provision for students with profound high needs, make us a leader in education.



About Taylor Wimpey

Taylor Wimpey North Thames is one of 24 regional business units across the UK which together make up Taylor Wimpey PLC, one of the UK's top housebuilders. As a regional business, operating exclusively in Hertfordshire and the North London Boroughs, they know St Albans well. The team take pride in engaging with the local community at all stages, and building high quality new communities.



Contact us

To find out about the proposals to date, please visit www.stalbansvillage-consultation.co.uk

This website will be updated on 24th April with detail on the latest plans.

If you have any questions regarding the proposals or wish to be kept in touch, please contact us using the information below:

Call us on our dedicated Freephone line:
0800 148 8911 (freephone)
 (Monday - Friday, 9:00am - 5:30pm)

Email us at: info@stalbanvillage.co.uk

Write to us at: **Freepost MEETING PLACE CONSULTATION** (no stamp required)

Appendix I – Website (April 2025)

Introduction

A new development for St Albans and improvements to Oaklands College

Oaklands College and Taylor Wimpey have partnered to bring forward the College's proposals to redevelop their St Albans campus. This is being secured through Taylor Wimpey's plans for new homes and a mixed-use development on previous College land.

These plans align with St Albans District Council's draft Local Plan and seeks to deliver the objectives set out in the draft Local Plan (including Site Allocation B4) and the Sandridge Neighbourhood Plan.

The College's proposals will see the replacement of outdated facilities with sustainable, state-of-the-art buildings that will enhance learning opportunities and benefit the entire community. These proposals will be funded by the land sale to Taylor Wimpey, who are bringing forward plans which are in the early stages of engagement.

The broader investment plan for the St Albans campus includes place-making, a revitalised campus that serves as a hub for education and creativity at the heart of the campus, a creative gateway, restoration of the Mansion House, sports facilities, improved community spaces and enhanced Special Education Needs and Disability (SEND) provision with a new High Needs Centre.

Register
Keep up to date

Sign up to receive the latest news.

Name

Email

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What is being proposed?
Taylor Wimpey's plans include:

- ✓ **Addressing Housing Needs:** The development will introduce over 470 new, high-quality homes, including affordable homes. These plans are in line with the emerging local plan for St Albans City and District Council (2024) and the Sandridge Neighbourhood Plan.
- ✓ **Community Infrastructure:** Recognising the importance of community spaces, Taylor Wimpey proposes the construction of a local centre, fostering social interaction and providing a central hub for residents. The plans also include an extra care facility of up to 80 residential units, meeting the growing needs of the community.
- ✓ **Educational Support:** Taylor Wimpey's plans include the safeguarding of land for a new primary school, ensuring that, once built by Hertfordshire County Council with financial contributions from Taylor Wimpey, there will be education provision in a sustainable position within the heart of the new community.
- ✓ **Enhancing Public Spaces:** Taylor Wimpey is committed to improving the quality of life for residents by creating enhanced open spaces for public enjoyment. This includes improvements to existing public rights of way and access points, biodiversity improvements, play spaces, and promoting connectivity and accessibility.



About Oaklands College

Our proud heritage and commitment to education

Founded in 1921, Oaklands College has supported thousands of students in achieving their dreams and contributing to the local community. With over 8,000 students annually, we offer a wide range of courses, including technical and vocational training, A-levels (sports focus) apprenticeships, higher education, professional and SEND.

- **Our vision:** To be a sustainable educational trailblazer, inspiring our learners and wider community to achieve their potential in a changing world.
- **Our mission:** To prepare every learner for work, a rewarding career, and life's opportunities. By treating every student as the individual they are, with care, passion and understanding in a professional, contemporary and community-focused environment they'll value and enjoy.
- **Leading in vocational education:** Our centres of excellence in fields like creative industries, sport, engineering, and construction make Oaklands a leader in education.



Why change is needed

Our plans will allow us to create a 21st-century, digitally immersive, learning environment. By replacing inadequate structures, like converted tractor sheds, with modern facilities, our aims include:

- ✓ **Replacing outdated buildings:** Many of our current facilities (circa 50%) no longer meet modern educational or safety standards, and are not digitally enhanced for the 21st century.
- ✓ **Sustainability and an environmental focus:** New buildings will align with cutting-edge environmental standards, reflecting our commitment to a greener future. We are proud that our recent Construction Centre build surpasses BREEAM standards.
- ✓ **Improving community facilities:** Enhanced spaces will support health and wellbeing initiatives and recreational use by local residents.
- ✓ **Expanding opportunities for all:** Increased accessibility and inclusion will ensure students of all ages and backgrounds can thrive.



We are proud to serve our community, with 81% of our students living close to the St Albans campus. Our plans will deliver long-term benefits, including access

Oaklands College Taylor Wimpey About the site Proposals History FAQs [Have your say](#)

How will the project move forward

Timeline is subject to change due to planning and consultation.





About the site

Where is the development site?

The parcel of land that has been sold by Oaklands College to Taylor Wimpey lies to the north of the campus, and has been outlined in the draft local plan, due to its sustainable location and potential to benefit Oaklands College and its community as part of the redevelopment plans. The new homes will lie adjacent to the Oaklands Grange site, which Taylor Wimpey built after receiving planning permission in 2017.



Site location

Responding to the emerging Local Plan

St. Albans' emerging local plan (2024) refers to an allocated site for housing adjacent to Oaklands College, that is not within the green belt boundaries.

This site is allocated due to its sustainable location and potential to benefit Oaklands College as part of the plans.

The consultation on the draft local Plan for St Albans City and District Council has just closed, following comments and further decisions, the Draft Local Plan was submitted to the Secretary of State for its examination in public process.

This can be seen in the red line boundary image.

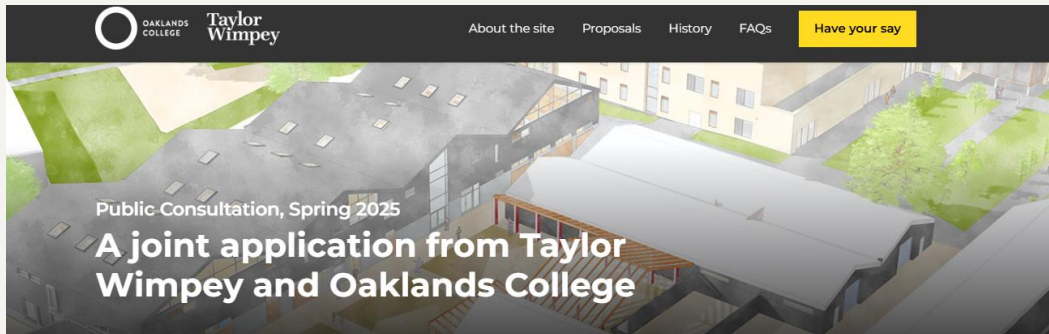


Red line boundary of allocation site

About the developer

Partnering with Taylor Wimpey





Our proposals
Benefits for Oaklands, our students, and the local community

The opportunity to deliver improvements to the College will enable students who are attending now and, in the future, and generations to come, to have a learning environment that meets their needs and allow the College to continue delivering excellence in education. Many of the proposals also provide benefit to the wider community and not just those studying or working at the College.



Creative Gateway – North Drive

Benefits of the development

The changes will deliver a number of key benefits including:

- ✓ **A Creative Gateway:** Facilities to support training for the future talent needed for Hertfordshire's booming film and TV industry.
- ✓ **Place Making:** A revitalised campus that serves as a hub for education and creativity at the heart of the St Albans community.
- ✓ **Restoration of the Mansion House:** Preserving its historic character for future generations.
- ✓ **Expanded SEND Provision:** A new High Needs Centre to support learners with special educational needs. With growing demand for SEND places in Hertfordshire, the new facilities will address this need, ensuring students receive tailored support, within their local community, to thrive.
- ✓ **Improved Community Spaces:** The redevelopment will create accessible, inclusive spaces promoting happiness and wellbeing, including a vibrant College Square for community gatherings, upgraded sports facilities for all, and an improved animal care centre for educational and family activities. These enhancements will strengthen community ties and support physical and mental wellbeing.
- ✓ **Promoting Health and Wellbeing:** Updated recreational and sporting facilities for students, local sports clubs and community use.

Building for the future

A Vision for modern, digital, and sustainable education

The redevelopment will create a 21st-century campus, integrating cutting-edge technologies and modern facilities designed to meet the needs of today's students and tomorrow's industries.

- **State-of-the-Art Teaching Facilities:** Equipped to support vocational training, enhancing employability and skills development, as an inclusive and accessible organisation.
- **Enhanced Digital Learning Spaces:** Including Virtual Reality zones and AI-powered learning tools.
- **Sustainable and SMART Technologies:** New buildings will incorporate green technologies and SMART systems to create an innovative, connected learning environment.
- **Community Access:** Improved community access to sports, animal care, and creative facilities to promote health, happiness and wellbeing.
- **Environmentally Focussed:** The development of a sustainable and environmentally focussed estate as an exemplar for the communities we serve.



Collaboration

Fostering collaboration with local schools

Oaklands College has long collaborated with local secondary and primary schools to provide students with hands-on learning opportunities. The redevelopment will strengthen these partnerships by offering enhanced facilities that will help prepare young learners for the industries of the future, including film, TV, engineering, and more.

- **Enrichment Opportunities:** New workshops and teaching spaces will allow local schools to engage in practical, career-focused learning.
- **Creating Pathways for Future Careers:** We aim to inspire the next generation of students and support their transition from school to college and beyond.



OAKLANDS COLLEGE Taylor Wimpey

[About the site](#) [Proposals](#) [History](#) [FAQs](#) [Have your say](#)

College Square

Creative learning and flexible study spaces

There is currently no central hub to act as the focus point for the campus. A new College Square would act as a centre to connect the wider campus zones, with lawns and spill out spaces for outdoor learning and activities. It will include new flexible study space, a new digital learning space and a new creative building to bring the arts together.

The College Square would also be able to host ceremonies, pop-ups, student performances, and outdoor dining and community events.



College Square



View north from South Drive

Animal management
Creative learning and flexible study spaces

Many of the buildings currently used for animal management are outdated and undersized, necessitating improvements to enhance the quality of care.

We are proposing the construction of a new building which will improve learning, have dedicated classrooms and better facilities. There will be improved, dedicated animal enclosures with enhanced landscaping, a pond, and a netted aviary for bird displays.

Our Animal Management Centre which homes exciting animals like lizards, horses and lemurs, will be accessible to the public on the weekends and holiday periods, when previously it was only available on selected open days.



Proposed building for animal enclosures and learning facilities


High needs
Educational needs and disabilities (SEND) facility

Hertfordshire currently lacks the facilities to accommodate young adults with high needs, forcing many to seek education outside the county. We aim to establish a space at Oaklands College that offers high-quality learning.

The existing Discovery Centre is too small to meet the increasing number of students with medical, emotional, and behavioural needs, and it lacks specialized support spaces. Our proposals include a purpose-built special educational needs and disabilities (SEND) facility designed to provide high-quality learning environments for students requiring significant support.



High Needs - North Drive



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quality learning. High Needs – North Drive


The existing Discovery Centre is too small to meet the increasing number of students with medical, emotional, and behavioural needs, and it lacks specialized support spaces. Our proposals include a purpose-built special educational needs and disabilities (SEND) facility designed to provide high-quality learning environments for students requiring significant support.

Sports hall and sports zone
Facilities built to host national competitions

Currently our facilities are too small to meet our needs, forcing teams to hire external facilities to train, which poses a challenge for our highly successful teams and community groups.


Our new proposals will create a new modern sports hall that will be suitable for national competitions. This facility will include full-size courts for college, club level and national standard sports, in addition to retractable seating to enable students to watch and learn. Other proposed facilities include:

- **A dedicated martial arts centre**, optimized for karate, taekwondo, fencing and other disciplines
- **A new 4G all weather pitch**
- **New athletics track and field pitch**
- **Road cycling circuit**
- **New cricket pavilion and covered cricket lanes**



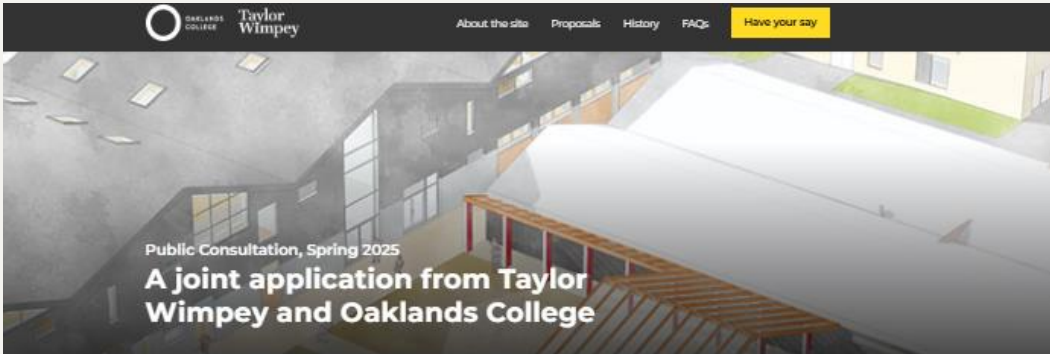
Mansion House
A centre and venue for students and employers to use and enjoy

Mansion House is currently in a poor condition, and our goal is to bring its old grandeur back to life. As a landmark of historic significance at Oaklands College, the restoration aims to preserve its rich heritage while reviving the elegance and prominence it once held.



Mansion South West

Contact
How to get in touch



Our proposals
A landscape led masterplan that will introduce new housing, care home facility, local centre and primary school

As part of this planning application, Oaklands College and Taylor Wimpey will be bringing forward joint proposals for the college improvements, and a residential development to the north of the Oaklands College site.

Our landscape led masterplan will introduce new housing, care home facility, local centre and primary school.



Key features
The proposals include:

- ✓ **472 new, high quality homes, including affordable.** This is in line with the emerging draft local plan for St Albans City and District Council and Sandridge Neighbourhood Plan.
- ✓ **A new local Centre,** which will include retail space.
- ✓ **Extra care facility for up to 80 residential homes,** meeting the growing needs of the community.
- ✓ **Safeguarding of land for a new primary school.**
- ✓ **Enhanced open spaces.**
- ✓ **Improvements to existing access routes.**
- ✓ **Play Spaces.**
- ✓ **Biodiversity net gain of 10%.**

These proposals are all being brought forward in line with the emerging local plan, and the Sandridge Neighbourhood Plan, in addition to consultation with planning officers.



Neighbourhood Plan, in addition to consultation with planning officers.

The site
Masterplan



Taylor Wimpey proposed site masterplan

Landscaping
A landscape led masterplan



Landscaping
A landscape led masterplan

The landscape proposals focus on creating an attractive and functional outdoor environment. Key features include green spaces, tree planting, and pedestrian friendly pathways to enhance the area's visual appeal and usability.

The design integrates natural elements to provide pleasant communal areas while also supporting biodiversity.

The layout ensures a balance between built structures and open spaces, promoting a welcoming and sustainable setting for residents and visitors.

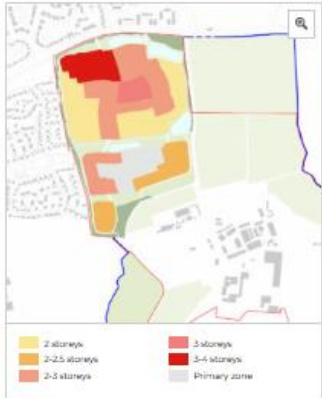
Below is an example of how this might look. The details of these plans are still being worked out and this should not be read as a final draft.



Character
Building designs

There are two character styles being proposed for the site. One draws influence from the new buildings at Oaklands College, with black weatherboarding and buff bricks. The other take influence for the redbrick buildings near Sandpail Lane, and the Victorian Stables of Oaklands College, therefore fitting in with the surrounding building design.

The majority of the homes will be two and two and half stories, with some three-story buildings in the centre of the site, and up to four stories in the north east corner around the local centre.



Building heights



Illustrative street scenes showing building designs

Local centre
Creating a vibrant atmosphere

The Local Centre will feature a building with shops and businesses on the ground floor and apartments above. Located near the site's western entrance, it will serve as a recognisable landmark. Its east side will face a public square, creating a lively atmosphere. The building will be four stories high, with balconies and windows adding to its vibrant appearance.



A public square

Bringing people together

A public square is being proposed to create a space for the community to meet, it will sit between the local centre and housing. We are proposing no car activity here, with significant greening and seating to help create a place that is more than just homes.

This is designed to bring people together and make this a vibrant place to live for both new and existing residents.



Care home facility

Apartments for people aged 65+ with areas to relax

The care home facility is located to the north west corner of the site. It will provide up to 80 apartments for those aged 65+ looking to move to a supported living arrangement, with ample social areas to relax and socialise in.

The block sits within a prominent position and will be viewed when travelling from the west, in an easterly direction along Sandpit Lane and will act as a landmark building for the scheme. This follows the advice of St Albans City and District Council as part of our pre-application discussion, and aligns with the aspirations of the emerging local plan.



New primary school

More learning opportunities for our younger generation

A new two form entry primary school will be located in the southern, central portion of the site, allowing access to the north and south of the school.



New open spaces
Increasing biodiversity

We're adding new green spaces and habitats to improve the area's natural environment.

On the western edge of the site, we'll keep and improve the existing trees and plants to create a valuable wildlife corridor. Our plans also include a 10% increase in biodiversity. Large open spaces with drainage basins will help manage rainwater while also benefiting local wildlife.

A green space in the south-east will act as a buffer between the development and the college, with a newly designed bridleway. Trees and plants will also be added to provide natural screening for the college.

A long, open green space will run through the centre of the development, improving the existing tree belt and connecting to Oaklands Grange.



Public rights of way
Prioritising safeguarding of students and young people

As part of these proposals, we are assessing and enhancing the current public rights of way (PRoW) on the College campus that connect to the wider area.

It is important to us that we sustain any journeys through the proposed new routes and that users can enjoy these active paths. We aim to improve the paths where needed, enhance safety on routes used by commuters and preserve the rural character of paths enjoyed for nature and leisure.

The College prioritises safeguarding of students. We are reviewing current public rights of way and redirecting routes where needed, to ensure the safety of young people who use the campus.

We are working with the council's public right of way team and local stakeholder groups such as Jersey Farm and Marshalswick North residential associations, St Albans Footpaths and Ramblers Association, and local politicians. Their feedback will be considered as part of the ongoing planning for the updated public rights of way solution.



Contact
How to get in touch

Call us: 0800 148 8911
Email us: info@stalbensvillage-consultation.co.uk
Write to us: Freepost MEETING PLACE CONSULTATION

Oaklands College Taylor Wimpey

About the site Proposals History FAQs Have your say

Public Consultation, Spring 2025

A joint application from Taylor Wimpey and Oaklands College

Engagement so far

Listening to the community

Engaging with the community has been a core principle of the design of these proposals. It has been important to speak to the community at an early stage and have their feedback on plans throughout the process.



Engagement so far

First engagement phase

In December 2024, the first engagement period launched which lasted just over six weeks. We informed the community about the plans for the College, indicated that plans would be coming forward from Taylor Wimpey in line with the local plan and collected feedback from the community.

The consultation period launched on Thursday 5 December 2024 and closed on Friday 10 January 2025.

During this time, the engagement included:

- **A public consultation event in December 2024** with 78 attendees, 14 from invited stakeholder group.
- **Over 500 people visited** the consultation website since launch.
- **235 individual surveys completed** through the public consultation event and the consultation website.

Since January 2025, we have hosted eight stakeholder meetings with the project team, and various community and political stakeholders, which have included local residents' association, councillors, and the local ramblers association. This has helped to inform the discussions, ahead of this engagement event.

The key themes that emerged from feedback to date include the below:

- **Principle of development**
- **Public rights of way**
- **Potential for housing proposals**
- **Concerns on the impact of transport and infrastructure**
- **Education facilities**





History
History of the site

Oaklands has a proud heritage of providing responsive, transformational education. We opened our doors equally to men and women in 1921. Since then, we have provided our students with the knowledge and skills to achieve their individual ambitions and make a valuable contribution to their communities.

Oaklands College has now been providing transformation education for 100 years and looks back with enormous pride at what has been achieved for and with our students, staff and the many employers, community members and stakeholders we serve. Famous faces throughout the years include Alan Titchmarsh, Alex Scott and Lewis Hamilton, growing our facilities will help cater to the future talent that attends the College and nurture them to similar success.



Timeline
History of Oaklands

- 1400 – 1500s**

The abbot of St Albans granted to Richard Slape land called Cokains Croft, and 3 acres of land lying in Threhousefeld formerly held by John atte Hale in 1414. The deed for the Tilthes of Hay for the Manor of Park was transferred to Anthony Denny in which 'Thred. Huzses' has been identified as a version of Three Houses.
- 1600-1700s**

Disputes over land ownership between what appear to be two brothers, Hugh and Ralph Srryth, took place. Ownership was eventually granted to Ralph. Sources available suggest that the Mansion House we see now was built around 1762 but there is not a great deal of information to confirm this date.
- 1800-1900s**

Extensive alterations and additions, including the clock house wing, were made in the Victorian era. The house ceased to be a private residential dwelling in 1920 whereafter it was bought by Hertfordshire County Council to be used as an educational establishment.

wing, were made in the Victorian era. The house ceased to be a private residential dwelling in 1920 whereafter it was bought by Hertfordshire County Council to be used as an educational establishment.

1920s: Establishment of the Agricultural College

The site was originally developed as an agricultural College to serve the local farming community, offering education in traditional farming methods and rural sciences.

1930s-1940s: Growth and Adaptation

The College expanded its facilities and adapted its curriculum to meet the challenges of a changing agricultural sector, including mechanisation and new farming techniques and during WWII, the College trained women for the Land Army.

Post-World War II (1940s-1950s): Diversification

After World War II, the site saw increased enrolment and began offering a broader range of vocational courses, reflecting the needs of a modernising Britain.

1960s: Campus Expansion

Significant building projects took place, adding lecture halls, workshops, and student accommodation to support the growing student body and expanded course offerings.

1970-1980s: Merging with other Institutions & development of new facilities

Oaklands integrated with other regional educational institutions, broadening its curriculum to include non-agricultural vocational training, such as construction and engineering and the addition of modern facilities for computing and hospitality training, making it a diverse educational hub.

1990-2000s: Focus on Further Education

Oaklands College focused on preparing students for higher education and employment with tailored vocational courses. Investments were made in new sports facilities, classrooms, and technology labs, positioning the College as a leader in vocational training and lifelong learning.

2010s: Community and Business Partnerships

The site became a focal point for community events and partnered with local businesses to deliver apprenticeships and workforce development programmes.

2020s: Continued Evolution and Sustainability

Oaklands College has focused on sustainability, introducing green initiatives, while continuing to upgrade facilities to meet the demands of digital and technological advancements. Oaklands now supports over 7,000 students annually across three Hertfordshire campuses, offering a broad curriculum, including vocational training, apprenticeships, higher education, and SEND programmes. Our nationally renowned sports academies and centres of excellence in fields like creative industries, engineering, construction and provision for students with profound high needs make us a leader in education.



FAQs
Your key questions answered

Why does the College need to undertake this development? ^

In order to continue providing education and training, the College needs to invest in new state-of-the-art teaching facilities and buildings. The current facilities are no longer fit for purpose, with maintenance and running costs ever-increasing.

When could the new facilities open? ^

Some of the new facilities could open as early as 2025 with most of the major building development such as the Creative Gateway opening from 2027.

Why does the development need housing, can the College buildings be brought forward as their own entity? ^

The College does not currently have the funds to undertake such an extensive scheme on its own. As such in order guarantee that future educational needs are met, the College is seeking to utilise unused land for housing in order to fund the development of its new buildings.

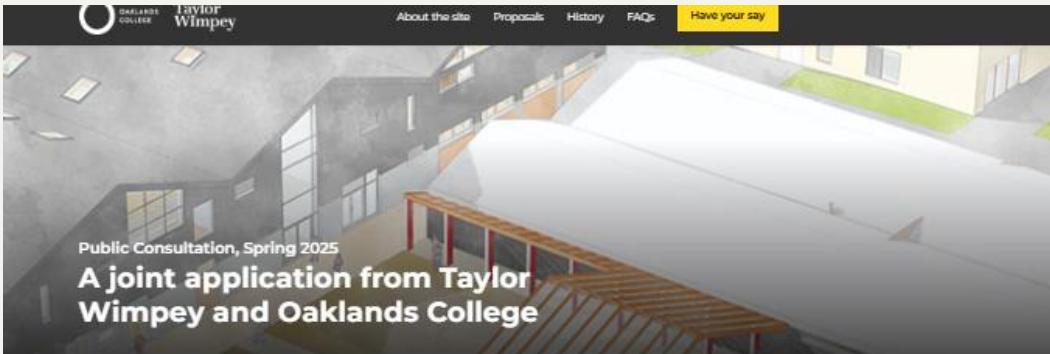
What are you proposing for this site? ^

There is an extensive investment plan for the St Albans campus which meets local skills demand and the requirement for enhancing places for SEND students. The full plan of investment can be found in the VSC Case. New developments include:

- Creative Gateway to support the skills required for the developing Film & TV jobs in Hertfordshire
- High Needs Centre to support the requirement of SEND places available in Hertfordshire
- Sports Centre to support the requirement of sports related training and playing areas needed for both College students and our community clubs and partners.

Contact
How to get in touch

Call us: 0800 148 8911
Email us: info@stalbanvillage-consultation.co.uk
Write to us: Freepost MEETING PLACE CONSULTATION



Have your say
We want your feedback

The online survey is now closed as of **Friday 23rd May 2025**.

If you have any further questions regarding the proposals, please do not hesitate to get in touch.

Call us: **0800 148 8911**
 Email us: info@stalbansvillage-consultation.co.uk
 Write to us: **Freepost MEETING PLACE CONSULTATION**

Interactive map

The interactive map is currently closed for new comments. Existing comments are still available to view.

[View comments](#)



Community drop-in event

On **Thursday 24 April 2025** Oaklands College hosted a community drop-in event where local residents were invited to join and have their say. If you were unable to attend, you can view the exhibition boards and draft site masterplan that were on display at the event.

[View exhibition boards \(PDF\)](#)
[View draft site masterplan \(PDF\)](#)



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Appendix J – Letters to stakeholders (April 2025)

Dear Cheryl,

RE: Invitation to second engagement event and stakeholder preview session for the Oaklands College and Taylor Wimpey development

I am writing on behalf of Oaklands College and Taylor Wimpey, who have partnered to bring forward the College's proposals to redevelop their St. Albans Campus secured through Taylor Wimpey's plans for new homes and a mixed-use development.

We previously held the first engagement event on Tuesday 10 December 2024 which unveiled the redevelopment plans for the Oaklands College Campus. Since then, the project team has been reviewing the feedback received and meeting with local stakeholders to refine these proposals, and now feel the proposals are detailed enough for further public engagement.

We would therefore like to notify you of a second **public engagement event** being held on **Thursday 24 April** to show the detailed proposals for the site. See full information below:

Date: Thursday 24 April 2025

Venue: Construction Centre, Oaklands College, St Albans Campus, Hatfield Road, St Albans, AL4 0JA

Time: 3-3.30pm for stakeholder preview, by invitation only
3.30-7.30pm for the community

As the President of the St Albans District Chamber of Commerce we believe your input will be valuable. We therefore would like to invite you to a **stakeholder preview session** which will take place from **3:00-3:30pm** prior to the public engagement event.

You are of course more than welcome to stay after the preview session to speak with residents and gather their views on the presented proposals. Please share the attached newsletter with any residents to encourage them to learn about the proposals and share their views.

Please do let us know if you have any questions.

Yours sincerely,

Andreas Payne
On behalf of Oaklands College and Taylor Wimpey

Appendix K – Engagement event banners (April 2025)

OAKLANDS COLLEGE **Taylor Wimpey**

Welcome

Oaklands College and Taylor Wimpey are delighted to welcome you to our community engagement event to learn more about the plans for improvements to the College and the residential development from Taylor Wimpey.

Scan our QR code or visit www.oaklandscollege-consultation.co.uk

Welcome to our second engagement event. In December we held our first engagement event and introduced the plans for Oaklands College to the community. We outlined that plans for the development of the adjacent residential allocation (referenced B4 in the submitted version of the Regulation 19 Local Plan) would soon be coming forward by Taylor Wimpey, and would be progressed alongside the proposals for the College.

For over 100 years, Oaklands College has been a cornerstone of further education in Hertfordshire. Now, Oaklands College is embarking on an exciting journey to redevelop their St Albans campus, replacing outdated facilities with sustainable, state-of-the-art buildings that will enhance learning opportunities and benefit the entire community.

Our plans will allow us to create a 21st-century, digitally immersive, learning environment.

By replacing inadequate structures, like converted tractor sheds, with modern facilities, we aim to:

- Support students of all ages and abilities, including those with special educational needs.
- Enhance community access to health, wellbeing, and recreational activities.
- Champion sustainability, ensuring our campus supports a greener future.
- Promote diversity and inclusion, making education accessible to everyone.

These improvements are possible through the College's sale of land to the North East of the site which was purchased by Taylor Wimpey.

Draft sketch images of the new from North East

Have your say!

Information about the proposals can be found on the banners around the room. If you have any questions, members of the project team are on hand to assist.

Your feedback is important to us. After looking at the materials on display, please fill in a feedback form and leave it with us or return it to our Freepost address.

Thank you for attending our engagement event and providing your thoughts on this transformative project. Together, we can shape a campus that serves our community for generations to come.

Draft sketch masterplan of the whole site including the Oaklands College proposals and Taylor Wimpey proposals

Taylor Wimpey will be bringing forward a landscape-led masterplan that is in line with the emerging St Albans Local Plan. The site is proposed for allocation due to its ability to deliver a strategic number of crucially important new housing (including extra-care) in a sustainable location. Further significant benefits exist, such as the enormous benefit to Oaklands College in providing the financial ability to deliver significantly enhanced educational facilities. The proposals will also deliver an important new local centre, new open space and safeguard land for a new primary school.



A LEGACY OF TRANSFORMATIONAL EDUCATION

Oaklands has a proud heritage of providing responsive, transformational education. We opened our doors to men and women in 1921. Since then, we have provided our students with the knowledge and skills to achieve their individual ambitions and make a valuable contribution to their communities.



Scan our QR code or visit www.oaklandscollege-consultation.co.uk

History of Oaklands

- 1920s**

Establishment of the Agricultural College
The site was originally developed as an agricultural College to serve the local farming community, offering education in traditional farming methods and rural sciences.
- 1930s - 1940s**

Growth and Adaptation
The college expanded its facilities and adapted its curriculum to meet the challenges of a changing agricultural sector, including mechanisation and new farming techniques. During WWII, the College trained women for the Land Army.
- 1940s - 1950s**

Diversification
After World War II, the site saw increased enrolment and began offering a broader range of vocational courses, reflecting the needs of a modernising Britain.
- 1960s**

Campus expansion
Significant building projects took place, adding lecture halls, workshops, and student accommodation to support the growing student body and expanded course offerings.
- 1970 - 1980s**

Merging with other institutions and development of new facilities
Oaklands integrated with other regional educational institutions, broadening its curriculum to include non-agricultural vocational training, such as construction and engineering and the addition of modern facilities for computing and hospitality training, making it a diverse educational hub.
- 1990 - 2000s**

Focus on further education
Oaklands College focused on preparing students for higher education and employment with tailored vocational courses. Investments were made in new sports facilities, classrooms, and technology labs, positioning the College as a leader in vocational training and lifelong learning.
- 2010s**

Community and business partnerships
The site became a focal point for community events and partnered with local businesses to deliver apprenticeships and workforce development programmes.
- 2020s**

Continued evolution and sustainability
Oaklands College has focused on sustainability, introducing green initiatives, while continuing to upgrade facilities to meet the demands of digital and technological advancements.





OAKLANDS, BUILDING FOR THE FUTURE



Scan our QR code or visit: www.stalbanscollege.com/sustainability

Continued Evolution, Digitisation and Sustainability.

Oaklands now supports over 8,000 students annually across three Hertfordshire campuses, offering a broad curriculum, including vocational training, apprenticeships, higher education, and SEND programmes. Our nationally renowned sports academies and centres of excellence in fields like creative industries, engineering, construction and our provision for students with profound high needs make us a leader in education.

The redevelopment will include:

- State-of-the-art teaching facilities to support vocational training and meet local skills demands.
- Enhanced digital learning spaces, including Virtual Reality zones and Artificial Intelligence-powered learning tools.
- SMART technologies deployed across the campus to create an innovative and connected learning environment for the future.
- Improved community access to sports, animal care, and creative facilities.

By integrating advanced technology and modernising our campus, we will equip students with the skills needed for a fast-evolving digital economy while supporting the health, wellbeing, and prosperity of the community, creating a lasting positive impact for St Albans.

Why we are redeveloping the campus

- **Replacing outdated buildings:** Many of our current facilities no longer meet modern educational or safety standards.
- **Sustainability focus:** New buildings will align with cutting-edge environmental standards, reflecting our commitment to a greener future. We are proud that our recent Construction Centre build surpasses BREEAM standards.
- **Improving community facilities:** Enhanced spaces will support health and wellbeing initiatives and recreational use by local residents.
- **Expanding opportunities for all:** Increased accessibility and inclusion will ensure students of all ages and backgrounds can thrive.





SHAPING THE FUTURE OF OAKLANDS



Scan our QR code or visit www.oaklandscollege.com/visit-us

Since the previous round of engagement, further design changes have been made, and plans have developed further. These include:

College square

There is currently no central hub to act as the focus point for the campus. A new College Square would act as a centre to connect the wider campus zones, with lawns and spill out spaces for outdoor learning.

The College Square would also be able to host ceremonies, pop-ups, student performances, and outdoor dining and community events. This would also include a proposed vibrant weekend farmers' market, creating a new community hub. The College also aims to increase its weekend adult education offerings, such as parent and child cookery classes and courses for all ages, like cycling proficiency.

High needs centre

Herfordshire currently lacks the facilities to accommodate young adults with high needs, forcing many to seek education outside the county. We aim to establish a space at Oaklands College that offers high-quality learning, for those with profound learning difficulties.

The existing Discovery Centre is too small to meet the increasing number of students with medical, emotional, and behavioural needs, and it lacks specialised support spaces. Our proposals include a purpose-built special educational needs and disabilities (SEND) facility designed to provide high-quality learning environments for students requiring significant support.



Creative gateway

The Creative Gateway at Oaklands College will be a dynamic new hub dedicated to the creative arts, with a focus on the rapidly growing film and TV industry in Herefordshire. The building will feature flexible study areas and a cutting-edge digital learning space, designed to inspire collaboration and creativity across all artistic disciplines.

Animal management

Many of the buildings currently used for animal management are outdated, necessitating improvements to enhance the quality of care.

We are proposing the construction of a new building which will improve learning, have dedicated classrooms and better facilities. There will be improved, dedicated animal enclosures with enhanced landscaping, a pond, and a covered aviary for bird displays.

Our animal management centre which houses exciting animals like lizards, horses and ferrets, will be accessible to the public and will be available on the weekends, when previously it was only available on selected open days.

Mansion house

Mansion House is currently in a poor condition, and our goal is to bring the old grandeur back to life. As a landmark of historic significance at Oaklands College, the restoration aims to preserve its rich heritage while reviving the elegance and prominence it once held.

Sports hall

Currently our facilities are too small to meet the needs of students and the wider community, forcing teams of all ages to hire external facilities to train, which poses a challenge for our highly successful teams.

Our proposals will create a new modern sports hall that will be suitable for College, community, and professional use. This facility will include full-size courts for College, club level and national standard sports, in addition to retractable seating to enable students to watch and learn. The long-term vision is to host College, local, regional and national competitions, with an aim of reaching the standards set by Sports England.





Engaging with the community

Engaging with the community has been a core principle of the design of these proposals. It has been important to speak to the community at an early stage and have their feedback on plans throughout the process.



Scan our QR code or visit:
www.oaklandscollege.co.uk/2025

First engagement phase

In December 2024, the first engagement period launched which lasted just over six weeks. We informed the community about the plans for the College, indicated that plans would be coming forward from Taylor Wimpey in line with the emerging local plan and collected feedback from the community.

The consultation period launched on Thursday 5 December 2024 and closed on Friday 10 January 2025.

During this time, the engagement included:

- A public consultation event in December 2024 with **78 attendees**, 14 from invited stakeholder groups.
- **Over 500 people** visited the consultation website since launch.
- **235 individual surveys completed** through the public consultation event and the consultation website.

Since January 2025, we have hosted eight stakeholder meetings with the project team, and various community and political stakeholders, which have included local residents' associations, councillors, and the local ramblers association. This has helped to inform the discussions and plans for both sites, ahead of this engagement event.




The key themes that emerged from feedback to date include the below:

- Principle of development
- Public rights of way
- Potential for housing proposals
- Concerns on the impact of transport and infrastructure
- Education facilities





RESPONDING TO LOCAL SKILLS NEEDS



Scan our QR code or visit: www.oaklandscollege-consultation.co.uk

Oaklands College is proud to serve our community, with **81% of our students** living close to the St Albans campus. Our plans will **deliver long-term benefits**, including access to education, job creation, economic prosperity and improved community resources.

Oaklands College is addressing local skills needs through various initiatives and strategic developments:

Curriculum development

Oaklands College maintains a broad and inclusive curriculum with a focus on vocational qualifications, apprenticeships, T Levels, and higher education pathways. Learners are the centre of our universe. The curriculum at Oaklands College is ambitious and accessible, responsive both to individual ambitions of learners and the needs of the communities we serve, supporting students to overcome barriers whilst providing the relevant learning and skills required to realise their full potential - supporting them towards future sustainable careers.

Employer engagement

Oaklands has strategic partnerships with local and national organisations such as Fujitsu, Brahamed Enterprises and MIND, and we have active and engaged relationships with over 1,000 employers ranging from large corporate organisations such as Airbus and Sky to smaller SME's which make up the large proportion of Hertfordshire businesses.

Specialised programmes

Oaklands provides tailored programmes for unemployed individuals, integrating community services to make training accessible. This supports social mobility and retrains individuals for high-demand sectors.

Apprenticeships and work-based learning

We help businesses across the UK attract, develop, and retain talent through training programmes and apprenticeships. We also enable students to gain practical, job-ready skills.

Support for students with disabilities

The College has extensive provisions for students with learning difficulties and disabilities, ensuring accessibility and inclusivity in education.

The journey to modernising facilities

Significant investments in campus redevelopment are improving educational environments to align with modern training needs.

Sustainability initiatives

Efforts to replace old, inefficient campus buildings with energy-efficient structures not only improve the College's infrastructure but also align with sustainability goals.

Sector-specific training

The College emphasises key sectors such as construction, engineering, health and social care, creative, and digital technology, which are critical for the local, regional, and national economy.

Collaboration with stakeholders

Regular consultations with government bodies, employers, and local authorities help the College adapt its curriculum and services to emerging needs.

These efforts position Oaklands College as a key player in addressing skills gaps in Hertfordshire and the surrounding region, fostering economic growth and individual career development.






About Taylor Wimpey

To fund this redevelopment, Oaklands College has partnered with Taylor Wimpey, who are bringing forward plans for new homes on part of the site.

The delivery of high quality homes on this site, an emerging Local Plan allocation, would contribute towards the significant housing need within St Albans. It would additionally provide important investment for Oaklands College to deliver significant investment in its educational facilities, driving the improvement of teaching and learning facilities.



Scan our QR code or visit:
www.oaklandscollege-consultation.co.uk



Site outline boundary, with Taylor Wimpey land indicated by the shaded area

The plans for new homes are being brought forward by Taylor Wimpey, North Thames, which is one of 24 regional business units across the UK which together make up Taylor Wimpey PLC, one of the UK's top housebuilders.

A focus on the environment, sustainability and quality:

- We place the environment at the heart of our new schemes.
- We embrace new low carbon technologies and find innovative solutions to deliver at scale (we aspire to be a net zero business by 2045).
- We work with local people, businesses and local authorities to deliver sustainable communities.
- We pride ourselves on the quality of our new homes.
- We aspire to highest levels of customer satisfaction.

We understand Hertfordshire:

- We tailor schemes to suit the locality in which they are set, seeking to match the needs of local communities.
- We operate exclusively in Hertfordshire and the North London Boroughs.
- We currently have 11 operational sites in Hertfordshire - delivering 2,357 homes.



Oaklands

In 2016, Oaklands College sold some College land to a development partner, Taylor Wimpey, with the aim of creating funding for College developments.

In 2017 Taylor Wimpey gained permission to develop Oaklands Grange, to the north of the site.

The site created 384 homes for local people, which included 35% affordable housing.

It was because of this development that Oaklands College was able to fund the redevelopment of some parts of the College in recent years. This has included enhancements to existing buildings and 16,211m² of educational buildings, such as the student accommodation and High Performance Centre. Approval was granted on the basis the significant educational benefits and much needed housing would outweigh the harm to the Green Belt.



Taylor Wimpey



Our proposals

As part of this planning application, Oaklands College and Taylor Wimpey will be bringing forward joint proposals for the College improvements, and a residential development to the north of the Oaklands College site.



Scan our QR code or visit: www.oaklandscollage.com/about-us

Our landscape-led masterplan will introduce new housing, care home facility, local centre and primary school.

This site, in accordance with the draft Local Plan and Sandridge neighbourhood plan, will unlock multiple benefits for St Albans. This will include:

Key benefits

-  **472 new, high quality homes, including affordable.** This is in line with the emerging draft local plan for St Albans City and District Council and Sandridge Neighbourhood Plan.
-  **A new local centre,** which will include retail space.
-  **Extra care facility for up to 80 residential homes,** meeting the growing needs of the community.
-  **Safeguarding of land for a new primary school.**
-  **Enhanced open spaces.**
-  **Improvements to existing access routes.**
-  **Play Spaces.**
-  **Biodiversity net gain of 10%.**



Draft site masterplan

- 1 Local centre
- 2 Care home
- 3 SUDs attenuation basin
- 4 Primary access to development
- 5 Emergency access / Access to local centre and care home only
- 6 Local centre square
- 7 Western habitat corridor
- 8 Eastern edge with zeealis
- 9 Linear open space
- 10 219 Primary school site
- 11 Pedestrian access into site from North Drive and continuation via new bridleway
- 12 South east green area
- 13 Natural screening

Proposed image of a street scene in the new development.





Taylor Wimpey



A landscape-led masterplan

The landscape proposals focus on creating an attractive and functional outdoor environment.

Key features include:

-  **Green spaces to enjoy and relax in**
-  **Proposed tree belt to increase tree coverage**
-  **Play space for both young children to teenagers**
-  **Pedestrian-friendly pathways to enhance the area's visual appeal and usability**


The design integrates natural elements to provide pleasant communal areas while also supporting biodiversity. The layout ensures a balance between built structures and open spaces, promoting a welcoming and sustainable setting for residents and visitors.

Drainage

As part of the sustainable drainage system proposals for the site, attenuation basins have been proposed to create drainage capacity on the site. These have been integrated into the landscape strategy as they sit within areas of open space. The design will likely provide a mix of dry detention basins and permanently wet basins which will create opportunities and benefit the ecology of the site.



Scan our QR code or visit:
www.oaklandscollege-consultation.co.uk



Draft landscape masterplan

<ul style="list-style-type: none"> Draft Red Line Boundary Land within Developer's Site Scope Drafting Boundaries Pending Public Rights of Way Pending Footpaths 	<ul style="list-style-type: none"> Silver Way & 9/24/1 Proposed Boundary Agreement including separating PFI/10w Bldg/10w/24/10w Proposed Foot & Cycle Paths Proposed Foot Paths Point of Focus links to existing bus/ped networks 	<ul style="list-style-type: none"> Proposed Wetland created during College building works Proposed Roadside, Roadside Edge and Tree Belts Proposed Tree planting Proposed Pedestrian to existing bus/ped network 	<ul style="list-style-type: none"> Proposed Residential and Development Proposed Suburb Proposed Central Open Space with the Bus/Station and Station Retention Basins Blue Green Infrastructure for WWS
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Taylor Wimpey



Responding to the emerging Local Plan



Scan our QR code or visit: www.oaklandscollege.com.uk/news/91

The landscape proposals focus on creating an attractive and functional outdoor environment.

The site is proposed for allocation due to its ability to deliver a strategic number of crucially important new housing (including extra-care) in a sustainable location. Further significant benefits exist, such as the enormous benefit to Oaklands College in providing the financial ability to deliver significantly enhanced educational facilities. The proposals will also deliver an important new local centre, new open space and safeguard land for a new primary school.

The consultation on the draft Local Plan for St Albans City and District Council has just closed. The Draft Local Plan has now been submitted to the Secretary of State for public examination.

This can be seen in the image below.

As part of this planning application, Oaklands College and Taylor Wimpey will be bringing forward joint proposals for the College improvements, and a residential development to the north of the Oaklands College site.

This agreement and partnership between Oaklands College and Taylor Wimpey will finance the investment into the new educational buildings delivering the benefits to the College and local community.

The current draft local plan proposes to:

1. Designate the Oaklands College campus as a 'College Development Zone'.
2. Designate part of the campus as a 'Sports and Community Zone'.
3. Remove the development site from the Green Belt.
4. Construct a 2FE Primary School (including early years provision), new local centre and new market and affordable homes and extra care homes on the land to the north, accessed off Sandpit Lane (Site allocation B4 – East St Albans).

Area 1
New homes, primary school, local centre, extra care homes and open space.

Area 2
Renovation of existing college buildings and new education facilities.

Area 3
Improved outdoor sports facilities.

Planning Boundaries
 - Development boundaries
 - Indicative red line area for development
 - Indicative red line area for development

Please refer to the Land Register for legal boundaries

Land designation of site in St Albans draft Local Plan



Taylor Wimpey



Access routes and connectivity

As part of these proposals, we are assessing and enhancing access routes.



Scan our QR code or visit: www.oaklandscollege-consultations.co.uk

The College prioritises safeguarding of students. We are reviewing current public rights of way and redirecting routes where needed, to ensure the safety of young people who use the campus.

It is important that we do not lengthen any journeys through the proposed new routes and that users can enjoy the paths as they always have. We aim to improve the paths where needed, enhance safety on routes frequently used by commuters and preserve the rural character of paths enjoyed for nature and leisure.

We are working with the council's public right of way team and local stakeholder groups such as Jersey Farm and Marshalswick North residential associations, St Albans Footpaths and Ramblers Association, and local politicians. Their feedback will be considered as part of the ongoing planning for the updated public rights of way solution.



- Draft Red Line boundary
- Land within ownership
- Bus Stop
- Existing Public Rights of Way & Walkways
- Existing Footpaths
- Type 1: Main Access Route & Walkway
- Type 2: Active Travel Link
- Type 3: Access with Disability
- Type 4: Use of Active Travel Link
- Type 5: Rural Access Route
- Potential Future links to existing footpath network
- Permissive Routes closed during College opening hours
- Potential New Crossings



Next steps...

Thank you for attending our engagement event.

We appreciate your feedback, so please fill out a feedback form and either hand it to a member of staff or take it with you and return it via our Freepost address:

Freepost MEETING PLACE CONSULTATION
(no stamp is needed)

Alternatively, you can complete the online survey via the dedicated website.

We will consider all feedback provided during the consultation and will take on board comments wherever possible.



Indicative timeline

- **December 2024**
First round of community engagement.
- **Spring 2025 (Now)**
Second round of community engagement and consultation.
- **Early Summer 2025**
Submission of Planning Application.
- **Mid 2025 onwards**
We hope to have the application determined by the Council.
- **2027**
We aim to have most of the major College buildings open for use.
- **2027**
Spades in the ground regarding the Taylor Wimpey homes coming forward.

How to get in touch

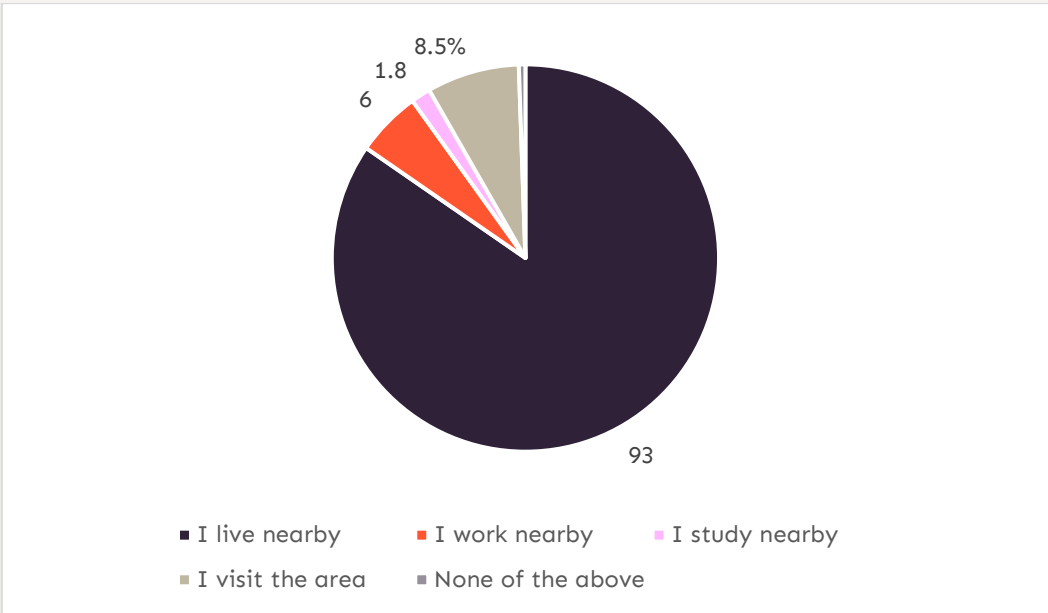
- 📞 **0800 148 8911** (freephone)
Monday-Friday, 9:00am-5:30pm
- ✉️ **info@stalbansvillage-consultation.co.uk**
- 📄 **Freepost MEETING PLACE CONSULTATION**
(no stamp required)
- 🌐 **www.stalbansvillage-consultation.co.uk**



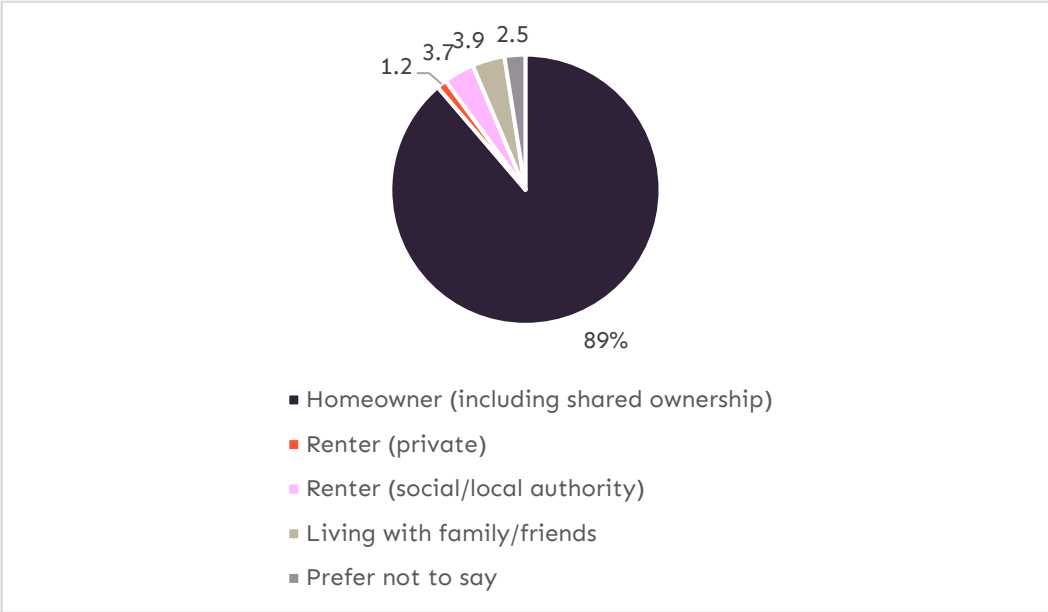


Appendix L – Feedback from second consultation (April-May 2025)

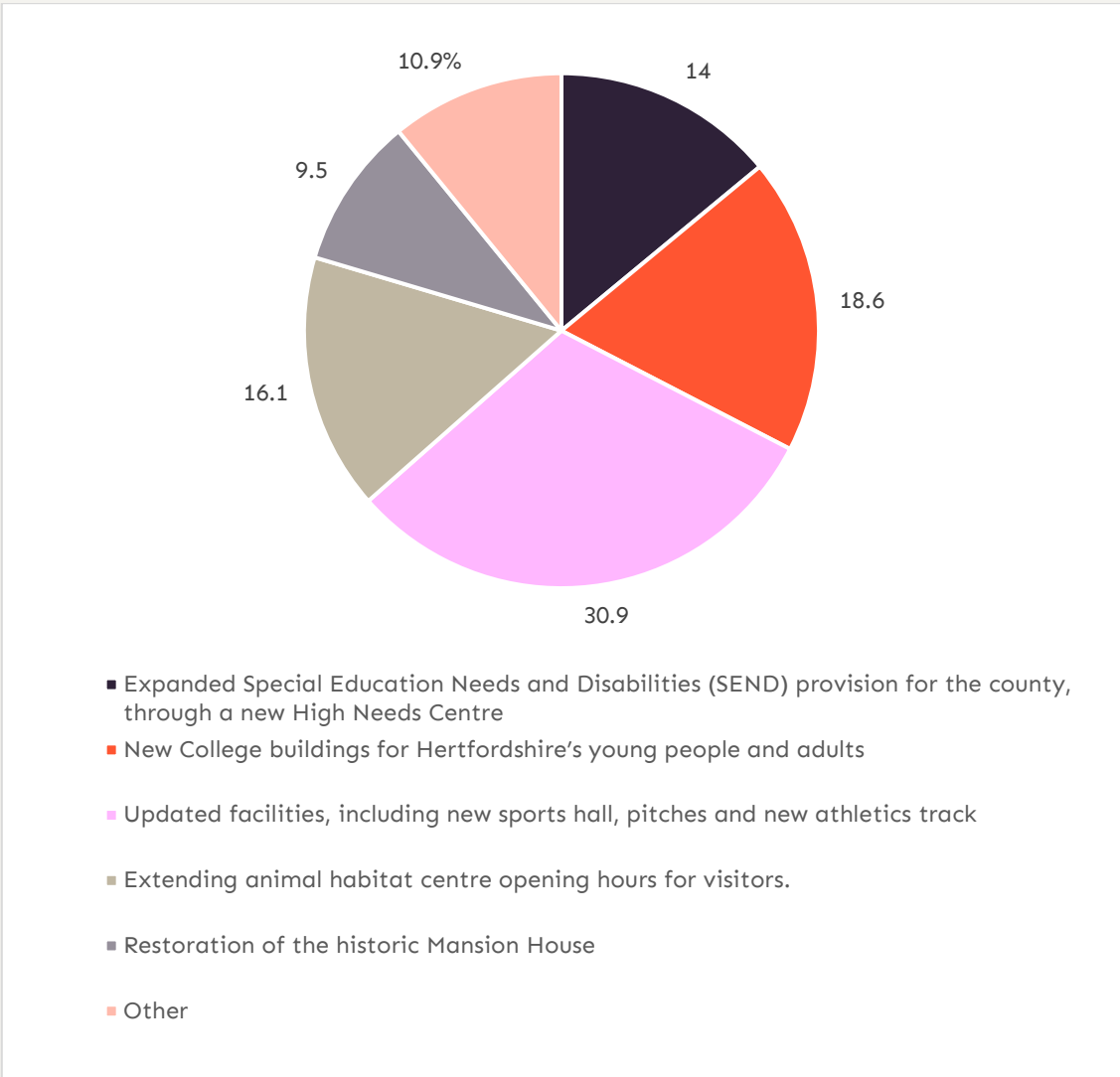
Q1. What is your relationship to the site?



Q2. Which of these best describes your current living arrangement?



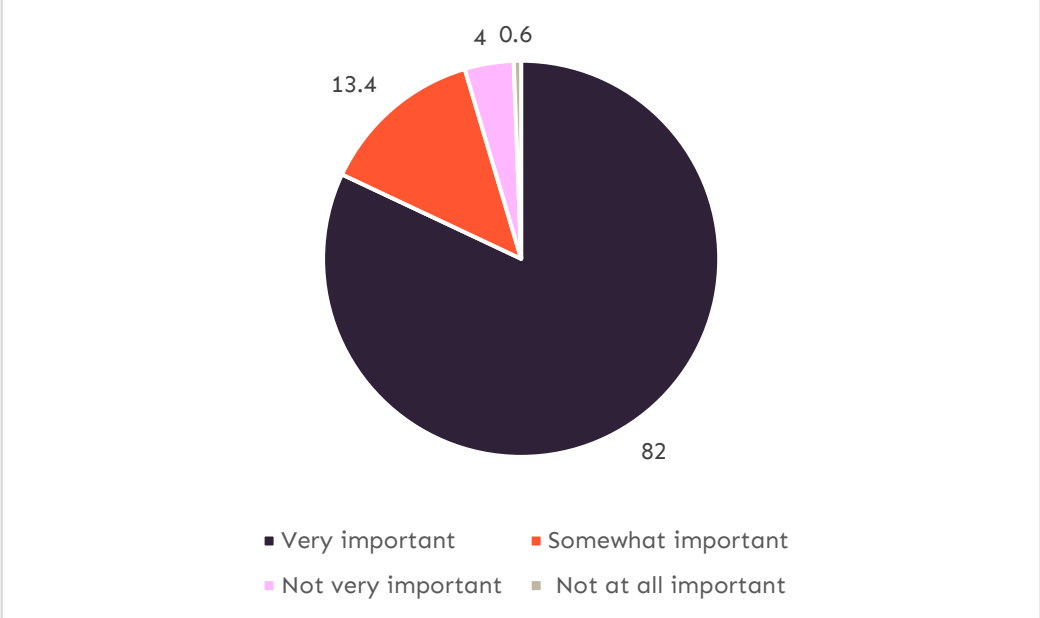
Q3. The plans for Oaklands College include a range of updated facilities. What do you think would benefit the community the most?



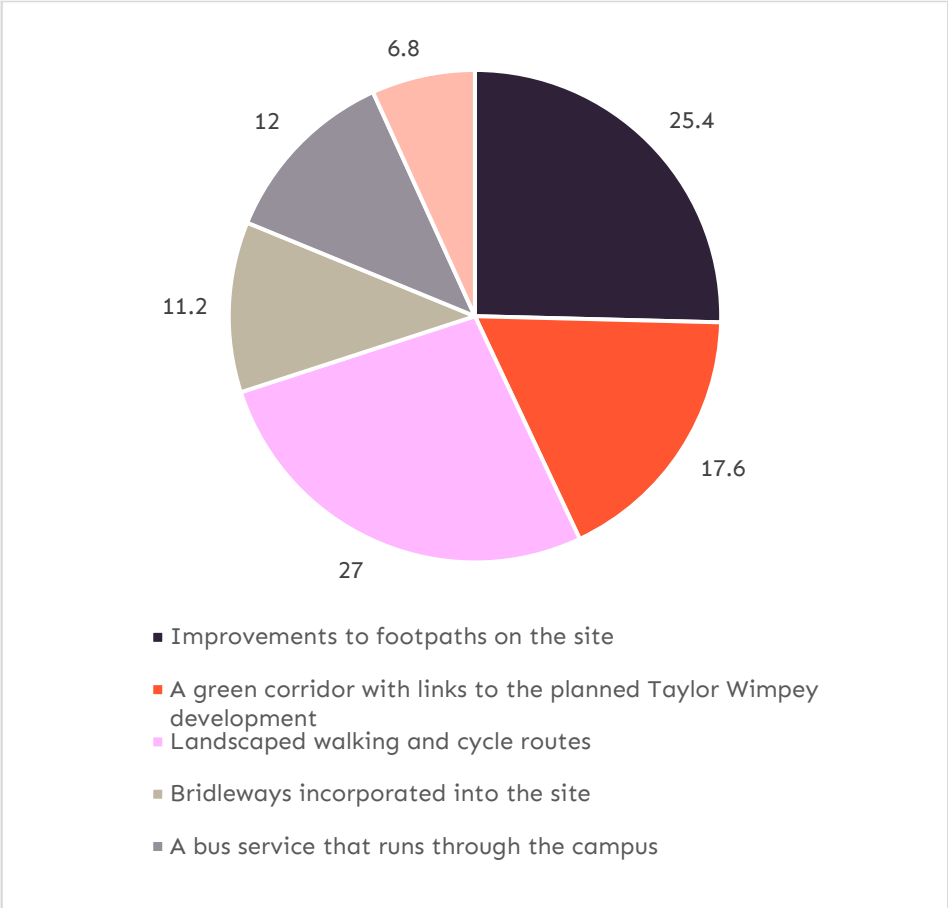
Other responses:

- Footpaths remaining open and not closes like before
- Improved roads, footpaths and cycle paths
- In addition to improved sports facilities, etc. The college need to keep access through Rights of Way fully open.

Q5. We are looking to deliver improvements to public rights of way on the site. How important do you think this is for your community?



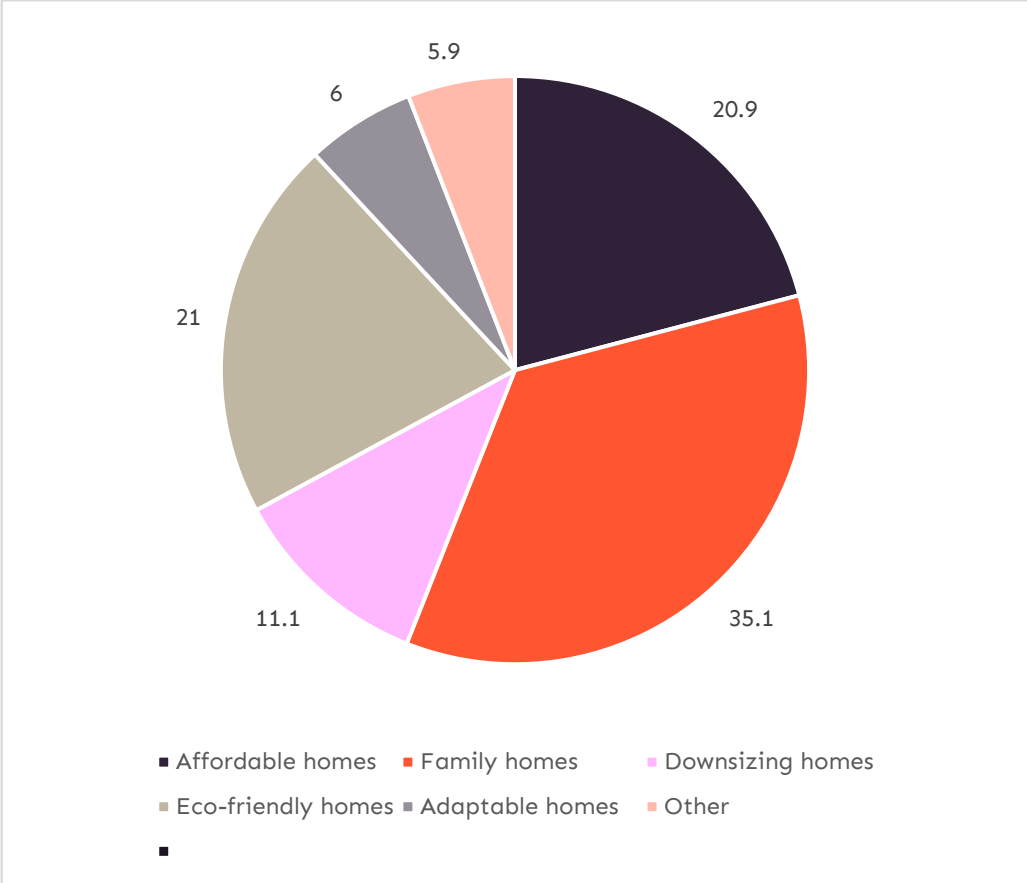
Q6. We are currently reviewing the links on the site to help improve connectivity between the Campus and the surrounding roads. What improvements would you like to see?



Responses to other:

- You need to provide a footpath you promised through Oaklands Grange Phase `
- Existing bus stops are not for purpose, new solution is needed urgently
- Additional traffic access, improved road safety out of Hatfield Road

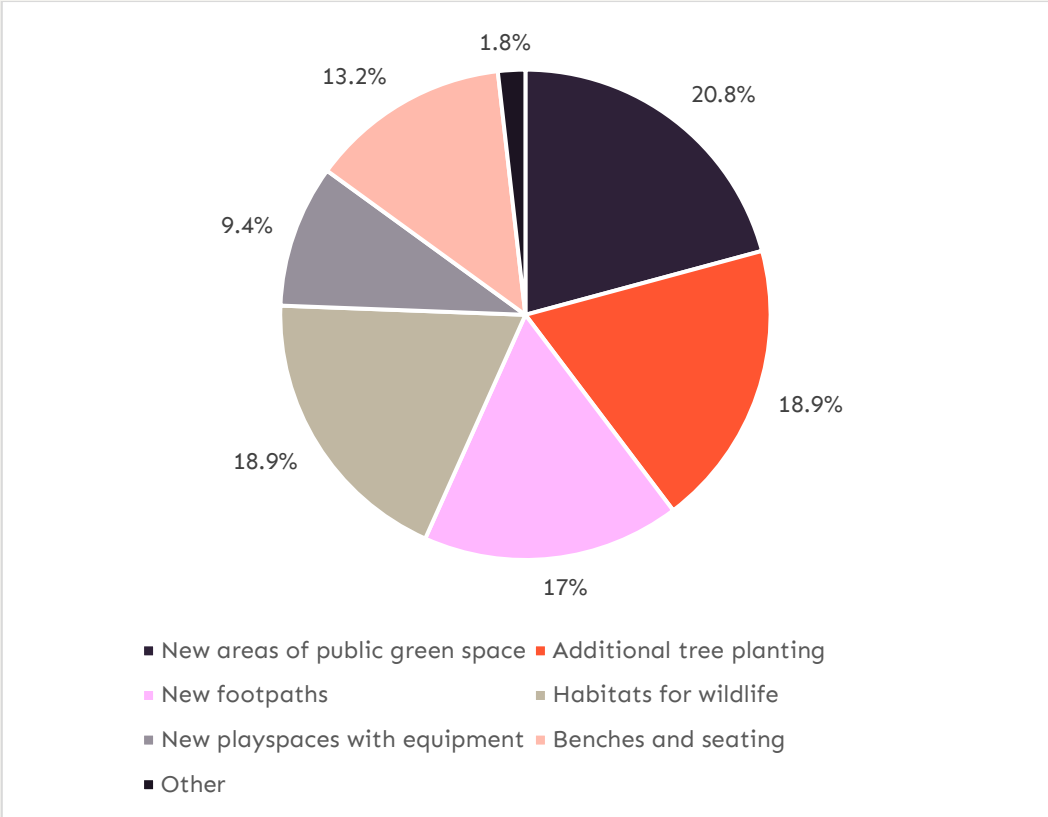
Q7. As part of the proposals, we are looking to provide a range of housing types. What type of homes do you feel are most needed locally?



Responses to "other":

- Social rent
- not sure the difference between affordable and downsizing
- Not entirely in support of more homes needed

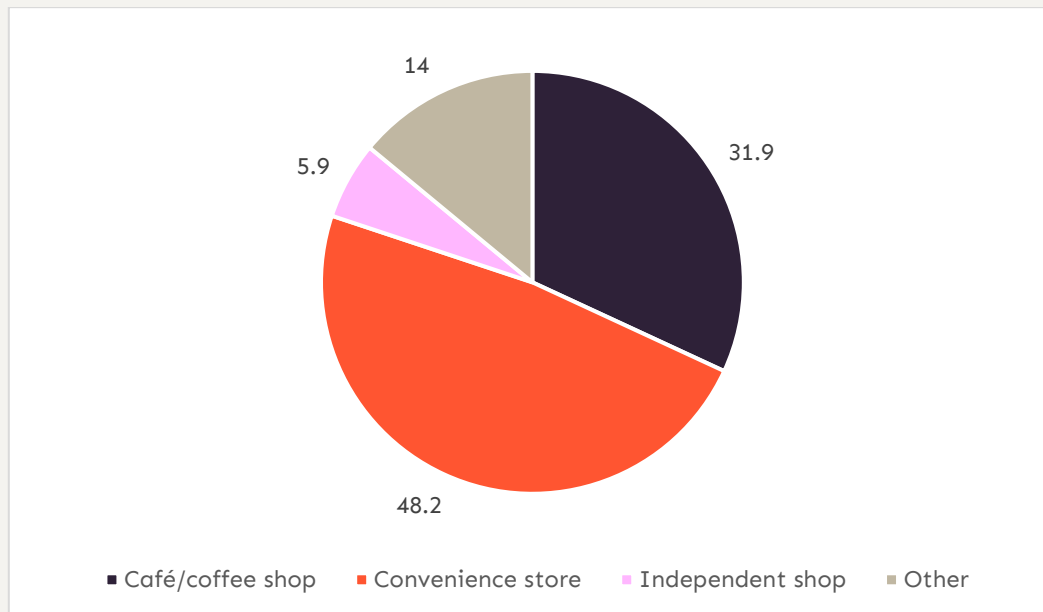
Q8. We are looking at delivering a range of landscaping options onsite. What features would you like to see?



Responses to "other":

- Include equipment suitable for older children. Enough for 0-7 years

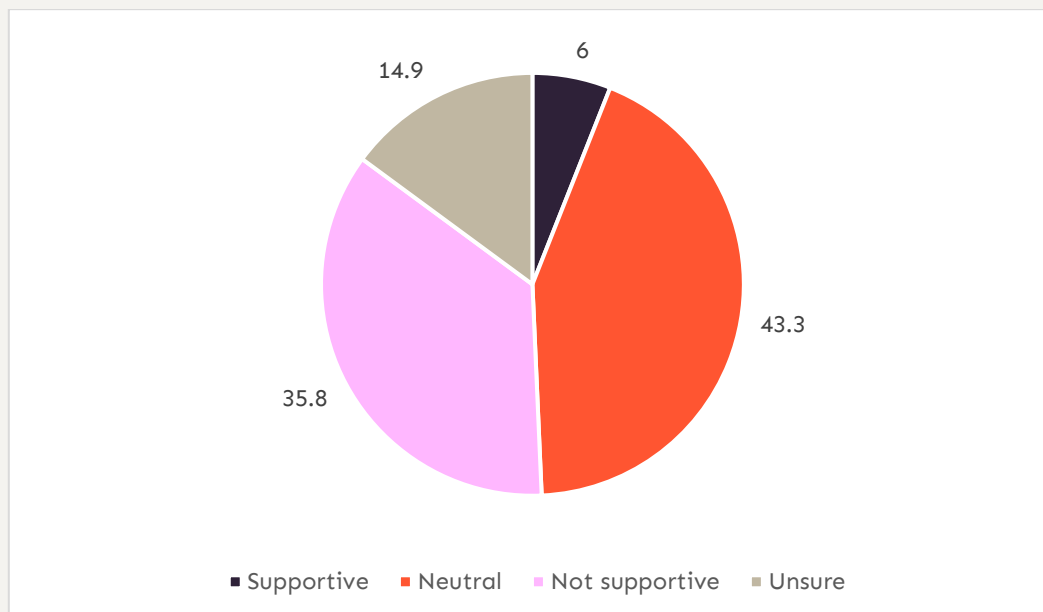
Q9. The local centre will include new retail space. What do you think would benefit the community the most?



Responses to "other"

- supermarket
- Doctor and dentist surgeries
- Doctor and dentist surgeries
- Independent shop okay but no vape shop or Barbara shop
- multinational restaurant
- church
- None
- Clubhouse & changing facilities for the resident hockey club.
- Doctors surgery
- School over subscribed. Doctors surgery local practice is full. Sandpit Lane is a busy road that can't support anymore traffic.
- None
- doctors surgery, dentist, school nursery
- Church
- Cafe/restaurant with adjacent parkland/open space/children's play area. The area needs to be an attractive destination foremost and the facilities should secondarily encourage people to extend the duration of their visit.
- Independent bike repair shop
- N/A Don't think the local centre is needed
- Supermarket
- sufficient road network and parking for any shops
- Groceries store

Q10. Thinking about our overall plans for both the enhancements to Oaklands College, and Taylor Wimpey proposals, how do you feel about them at this stage?



Q11. If you are comfortable sharing, what are the reasons for your answer to the previous question?

- *"Connected Pathways and Sustainable Travel – The development should include the completion of the pedestrian and cycle pathway linking Oaklands Grange to Oakwood Drive. Over 100 children currently commute to Beaumont and Oakwood Schools, yet this essential route remains unfinished. Completing it would not only enhance safety and accessibility for students but also encourage sustainable travel into St Albans, potentially reducing local traffic congestion."*
- *"Sandpit Lane Junction Improvements – The junction at Sandpit Lane and Beechwood Avenue requires traffic management enhancements, particularly a controlled right-turn option during peak hours, to improve safety and traffic flow."*
- *"Local Centre and Community Facilities."*
- *"Speed Limit and Pedestrian Safety on Sandpit Lane."*
- *"Parking Provision."*
- *"The number of people and traffic in the area, the road – Sandpit Lane and the congestion it brings. How this affects the schools near us, the intake to Beaumont school is already limited to the area. The facilities the site offers, the green space and the destruction it causes when building a housing development."*
- *"It will increase local traffic, overload local GP and schools (secondary)."*
- *"NA."*
- *"The area is already busy with too many cars so 400+ houses will increase the problem."*
- *"I believe the current area not affordable to build further houses per the limited support on transport and road capacity."*
- *"Do not like the design plan and too many houses on the site, needs more green space. Also need proper access for cars and roads to be wide enough for cars to pass safely unlike Oaklands Grange."*
- *"The development will create a severe congestion problem for the traffic in East St Albans. Also, capacities of nearby secondary schools cannot accommodate the needs of families who will be living in the new development."*
- *"New builds are built without appropriate infrastructure considerations like schools, GP surgeries, roads etc. and therefore not in agreement with the new development in the area as it is already saturated."*

- *"The current development by Taylor Wimpey has issues that have yet to be resolved. Starting a new development will side stream the current issues raised."*
- *"The traffic on Sandpit Lane is already poorly managed and in some parts is inappropriately 40mph. Pedestrian access from TW's previous development Oaklands Grange to the local primary and secondary school still remains unfinished, making a far longer walk for school children."*
- *"Bigger community is welcome but we need facilities like local stores and markets to support the needs."*
- *"The traffic issue at Sandpit Lane."*
- *"Unfulfilled commitments from Oaklands Grange #1."*
- *"Concerned about secondary school provision in the area and also the local traffic."*
- *"Major concern about the additional traffic that will build up, especially at the Sandpit Lane and Beechwood Avenue junction. This MUST be addressed or else during peak hours, the traffic will not move if a few cars are turning right onto Sandpit Lane from Beechwood heading towards the new development."*
- *"As residents of the Oaklands Grange site we know how Taylor Wimpey makes lots of promises and don't deliver. I'm not confident any of this will become reality, except for the houses they will directly benefit from."*
- *"I think it will be great to get a convenience store walking distance from the estate."*
- *"At this stage, I feel neutral about the overall plans. While I understand the potential benefits of enhancing Oaklands College and the proposed development by Taylor Wimpey, my main concerns are that these changes should not negatively impact local safety or worsen traffic congestion on Sandpit Lane."*
- *"Road safety needs to be addressed. The building of roads without kerbs should not happen and Sandpit Lane should be reduced to 30mph around the estate."*
- *"Infrastructure issues."*
- *"There is a lot of traffic using Sandpit Lane already and the roads out towards Sleepsyde are small and not designed for more traffic. Sandpit Lane towards town is always queued with traffic and there are regularly temporary traffic lights on it. A big new estate would make traffic unbearable. The new estate includes a very large community of people from Hong Kong. The estate has been marketed to this community in Hong Kong. It is positive to have a mixed community but marketing the houses overseas has led to local people being squeezed out of the market."*
- *"The area cannot take any more houses. The roads are gridlocked. We don't need more houses!!"*
- *"The traffic plan is not good at all. I always have more than 10 mins traffic every single day."*
- *"We really need a footpath from Oaklands Grange to Oaklands College. Oaklands Grange has many children studying in Beaumont School and cycling to school every day. The footpath can reduce the risk of car accidents and congestion during rush hour."*
- *"Traffic is horrible already. Sandpit will be completely blocked. Huge natural habitat destroyed."*
- *"Need for traffic management, secondary school, grocery store, sports complex in this area. These additions will help the new development and neighbourhood more than just residential build up."*
- *"Not happy to see the plans destroying the environment and creating unnecessary traffic to the existing crowded and busy area."*
- *"I'm happy to support provided that certain important enhancements and concerns are addressed."*
- *"Heavy traffic for Sandpit Lane."*
- *"There is no mention of how the new development will impact local traffic, and what mitigations are envisaged. Both Sandpit Lane and Hatfield Road see long queues of*

cars at peak traffic hours (up to nearly 1km on Sandpit Lane). Adding over 400 houses to this area will add hundreds more."

- *"Will overcrowd the area and put more push on secondary school places."*
- *"It is because it is just an idea, and not under real action yet."*
- *"This place is already too crowded and so much traffic that cannot accommodate an additional development."*
- *"I recognise the need for this for both the college improvements and local demand for housing, despite my own personal reservations on the current infrastructure to support it."*
- *"They should build something the community really needed."*
- *"Not enough secondary school. Road planning, too much traffic on Sandpit. Only 1 entrance/exit won't work. Not enough parking on new site, will easily cause traffic accidents."*

Q12. And finally, are there any changes we could make that you feel would be beneficial?

Verbatim answers:

- *"Connected Pathways – The development should include the completion of the pedestrian and cycle pathway linking Oaklands Grange to Oakwood Drive. Over 100 children currently commute to Beaumont and Oakwood Schools, yet this essential route remains unfinished. Complete the footpath to Oakwood school from Oaklands grange first..."*
- *"Sandpit Lane Junction Improvements – The junction at Sandpit Lane and Beechwood Avenue requires traffic management, too much traffic already."*
- *"Local Centre and Community Facilities – The proposed local centre should be designed to serve the broader community, including residents of Oaklands Grange, which currently lacks such amenities. This should include a community hall to support local events, clubs, and social groups."*
- *"Speed Limit and Pedestrian Safety on Sandpit Lane – To improve safety near residential areas, the speed limit on Sandpit Lane should be reduced to 30 mph."*
- *"Parking Provision – Adequate parking must be provided at the local centre and near the proposed school."*
- *"A new secondary school and another GP."*
- *"Connected Pathways and Sustainable Travel – The development should include the completion of the pedestrian and cycle pathway linking Oaklands Grange to Oakwood Drive. Over 100 children currently commute to Beaumont and Oakwood Schools, yet this essential route remains unfinished. Completing it would not only enhance safety and accessibility for students but also encourage sustainable travel into St Albans, potentially reducing local traffic congestion."*
- *"Sandpit Lane Junction Improvements – The junction at Sandpit Lane and Beechwood Avenue requires traffic management enhancements, particularly a controlled right-turn option during peak hours, to improve safety and traffic flow."*
- *"Local Centre and Community Facilities – The proposed local centre should be designed to serve the broader community, including residents of Oaklands Grange, which currently lacks such amenities. This should include a community hall to support local events, clubs, and social groups."*
- *"Speed Limit and Pedestrian Safety on Sandpit Lane – To improve safety near residential areas, the speed limit on Sandpit Lane should be reduced to 30 mph. Additionally, existing and proposed pedestrian crossings—such as zebra crossings—should be upgraded or added to ensure safe access across the road."*
- *"Parking Provision – Adequate parking must be provided at the local centre and near the proposed school to accommodate both passing trade and school drop-off/pick-up."*

This is essential to prevent parking overflow into Oaklands Grange and surrounding residential streets."

- *"Please consider increasing the width of the wildlife corridor between the new development where the Primary School will be located and Oaklands Grange. There is plenty of space to do this and the current proposals don't go far enough with the amount of planting. It should be there to encourage wildlife; it simply cannot be left in the same state as Oaklands Grange, where we have a couple of dead trees."*
- *"Complete the pathway for walking and cycling to Oakwood Drive; Sandpit Lane junction with Beechwood Avenue improvements; Speed limit and pedestrian safety on Sandpit Lane; Adequate parking at the college and local centre so overflow cars do not park in the residential area of Oaklands Grange; Maintain an area of greenery between Oaklands Grange and the new housing scheme; Plant more trees in Oakland Grange and the new housing scheme."*
- *"Reducing the development size together with much support for public transport."*
- *"More than 1 retail space and the development to support the wider community."*
- *"Unless the issues of school overcrowding and road congestion are addressed before construction begins, this proposed housing development will be a disaster for the neighborhood—regardless of how many community centers or retail shops are included in the plans. Both Beaumont and Sandringham secondary schools are already oversubscribed, and adding more families without expanding educational capacity will only worsen the strain on students, teachers, and families. Likewise, Sandpit Lane is congested during peak hours, and adding hundreds more vehicles will create gridlock, reduce safety, and diminish quality of life for all residents. These fundamental problems must be solved in advance, not as afterthoughts."*
- *"Unless the issues of school overcrowding and road congestion are addressed before construction begins, this proposed housing development will be a disaster for the neighborhood—regardless of how many community centers or retail shops are included in the plans. Nearby secondary schools are already oversubscribed, and adding more families without expanding educational capacity will only worsen the strain on students, teachers, and families. Likewise, Sandpit Lane is congested during peak hours, and adding hundreds more vehicles will create gridlock, reduce safety, and diminish quality of life for all residents. These fundamental problems must be solved in advance, not as afterthoughts."*
- *"Footpath to Oakwood – more ways to get around on foot to reduce traffic."*
- *"A pathway to Beaumont School, bicycle lanes, and more thought into how traffic flows to understand the planning of roads and pathways."*
- *"More provision for local services and a community hall."*
- *"Primary school and GP needed."*
- *"Secondary school provision must be increased to accommodate new families moving into the development."*
- *"Sandpit Lane should be made safer with more pedestrian crossings and traffic calming measures."*
- *"Better public transport connections to St Albans centre are needed."*
- *"Wildlife and green corridors should be expanded to maintain biodiversity."*
- *"More trees and planting in both the existing Oaklands Grange and the new housing scheme."*
- *"Parking at the school and local centre must be sufficient to prevent overflow into residential streets."*
- *"Reduce the size of the development if traffic and school pressures cannot be solved."*
- *"Retail offering should include more than one unit, ideally with variety (convenience store, café, etc.) to serve the whole community."*
- *"The development must deliver meaningful infrastructure improvements before housing is occupied."*

Appendix M – Feedback form (December 2024)



OAKLANDS
COLLEGE

Feedback form
December 2024

We value your feedback

Thank you for taking the time to attend the consultation event and fill in this form for the proposals for Oaklands College, St Albans.

Oaklands College would like to receive your feedback on these proposals. Please complete this feedback form and either hand it to a member of the project team at the event or send it back to us through the post.

Freepost MEETING PLACE CONSULTATION
(no stamp required)

For more details about the proposals scan the QR code or visit stalbansvillage-consultation.co.uk

1 Do you agree with the development of this site to provide upgraded facilities for Oaklands College's St Albans Campus?

Strongly agree Agree Neutral Disagree Strongly disagree

2 If these proposals go ahead, would you be more likely to visit the site?

Very likely Likely The same Unlikely Very unlikely

3 If so, what would you like to see come forward as publicly available amenities as part of these improvements?

4 On a scale of 1 to 10, how do you feel about the proposals?

1 2 3 4 5 6 7 8 9 10
 Least positive Most positive

5 Do you accept the principle of bringing forward new homes to help fund the improvements for the St Albans Campus?

Strongly agree Agree Neutral Disagree Strongly disagree

6 Do you have any further comments?

Your details

Name

Age 18-24 25-34 35-44 45-54 55-64 65+

Address

Postcode

Email

Phone

Thank you for completing this feedback form.

Please either give this completed form to a member of the project team or leave it in the feedback box. You can alternatively post this to us, free of charge without the need of a stamp, by posting it to:

Freepost MEETING PLACE CONSULTATION
(no stamp required)

If you have any further comments, please email info@stalbansvillage-consultation.co.uk or call us on **0800 148 8911** (freephone).


The deadline for comments is [DATE TBC].

This information is being collected on behalf of Oaklands College and will be shared with them and the project team, securely stored and destroyed at the end of the planning process. All written feedback will be anonymised and shared with the Local Planning Authority, St Albans District Council. For further information about how we hold and use your data and your rights under General Data Protection Regulations please email: info@stalbansvillage-consultation.co.uk


Appendix N – Feedback form (April 2025)

Oaklands College, St Albans

Feedback form



OAKLANDS
COLLEGE




Taylor
Wimpey

April 2025

Both Oaklands College and Taylor Wimpey would like to receive your feedback to help evolve the scheme wherever possible before an application is submitted to St Albans City and District Council. Please fill out this feedback form and hand it to a member of the project team at the event.

Alternatively, you can submit your completed form via **Freepost MEETING PLACE CONSULTATION** (no stamp required)

Deadline for feedback is Friday 8 May 2025



You can complete the survey on the website.

Scan the QR code or by visiting

www.stalbansvillage-consultation.co.uk

1 What is your relationship to the site? (Select all that apply)

<input type="checkbox"/> I live nearby	<input type="checkbox"/> I visit the area
<input type="checkbox"/> I work nearby	<input type="checkbox"/> None of these
<input type="checkbox"/> I study nearby	

2 Which of these best describes your current living arrangement

<input type="checkbox"/> Homeowner (including shared ownership)	<input type="checkbox"/> Living in temporary accommodation
<input type="checkbox"/> Renter (private)	<input type="checkbox"/> Student accommodation (private or halls)
<input type="checkbox"/> Renter (social/local authority)	<input type="checkbox"/> Prefer not to say
<input type="checkbox"/> Living with family/friends	

Oaklands College: The improvements at Oaklands College are an opportunity to benefit not just our students, but also the whole community. We want to get your thoughts on how we can improve the campus.

3 The plans for Oaklands College include a range of updated facilities. What do you think would benefit the community the most? (Select all that apply)

<input type="checkbox"/> New College buildings for Hertfordshire's young people and adults	<input type="checkbox"/> Extending animal habitat centre opening hours for visitors.
<input type="checkbox"/> Expanded Special Education Needs and Disabilities (SEND) provision for the county, through a new High Needs Centre	<input type="checkbox"/> Restoration of the historic Mansion House
<input type="checkbox"/> Updated facilities, including new sports hall, pitches and new athletics track	<input type="checkbox"/> Other (please specify below)

4 We are looking to deliver improvements to public rights of way on the site. How important do you think this is for your community?

Very important Somewhat important Not very important Not at all important

5 We are currently reviewing the links on the site to help improve connectivity between the Campus and the surrounding roads. What improvements would you like to see? (Select all that apply)

<input type="checkbox"/> Improvements to footpaths on the site	<input type="checkbox"/> Bridleways incorporated into the site
<input type="checkbox"/> A green corridor with links to the planned Taylor Wimpey development	<input type="checkbox"/> A bus service that runs through the campus
<input type="checkbox"/> Landscaped walking and cycle routes	<input type="checkbox"/> Other (please specify below)

Taylor Wimpey: We recognise the housing pressures in St Albans, including a growing waiting list and rising house prices. We want to deliver a scheme that properly responds to local needs, and we want your thoughts on how best to achieve this.

6 As part of the proposals, we are looking to provide a range of housing types. What type of homes do you feel are most needed locally? (Select all that apply)

<input type="checkbox"/> Affordable homes	<input type="checkbox"/> Eco-friendly homes
<input type="checkbox"/> Family homes	<input type="checkbox"/> Adaptable homes
<input type="checkbox"/> Downsizing homes	<input type="checkbox"/> Other (please specify below)

Taylor Wimpey: Beyond the types of homes we deliver, we also want to understand your views on how to make this an attractive development.

7 We are looking at delivering a range of landscaping options onsite.

What features would you like to see? (Select all that apply)

- New areas of public green space
- Additional tree planting
- New footpaths
- Habitats for wildlife
- New play spaces with equipment
- Benches and seating
- Other (please specify below)

8 The local centre will include new retail space. What do you think would benefit the community the most?

- Cafe/Coffee shop
- Convenience store
- Independent shop
- Other (please specify)

9 Thinking about our overall plans for both the enhancements to Oaklands College, and Taylor Wimpey proposals, how do you feel about them at this stage?

- Supportive
- Neutral
- Not supportive
- Unsure

10 If you are comfortable sharing, what are the reasons for your answer to the previous question?

11 And finally, are there any changes we could make that you feel would be beneficial?

Your details

Name:

Postcode:

Email:

Contact

info@stalbansvillage-consultation.co.uk
 www.stalbansvillage-consultation.co.uk
 0800 148 8911 (freephone)
 Freepost MEETING PLACE
 CONSULTATION (no stamp required)

To understand the inclusivity of our engagement, we're asking some optional demographic questions.

What is your age?

- Under 25
- 25 to 34
- 35 to 49
- 50 to 64
- 65 to 74
- 75 +
- Prefer not to say

What is your gender?

- Male
- Female
- Non-binary / Other
- Prefer not to say

How would you describe your ethnic background?

- White
- Mixed or multiple ethnic groups
- Asian
- Black
- Prefer not to say

This information is being collected by Meeting Place on behalf of Taylor Wimpey & Oaklands College. It will be shared with them, securely stored and destroyed at the end of the planning process. All written feedback will be anonymised and shared with the local planning authority, St Albans City and District Council. For further information about how we hold and use your data and your rights under General Data Protection Regulations, please visit: <https://stalbansvillage-consultation.co.uk/privacy-policy/>

Appendix O – Emails received

Emails received from December 2024-March 2025

Date	Email
10.12.2024	Dear sir/madam,

	<p>I am a local resident, living on Hatfield Road. I strongly request inclusion of proper review and revision of current public transport links to and from the college. To integrate bus travel in to/from the campus, and address the overcrowded and poorly positioned bus stop location on Hatfield Road (St Albans bound). Myself and other local residents have raised serious concerns with the College, Council and Bus Companies over the last two years. The issues mostly occur every weekday between approx 3.30 to 5.30, plus lunchtimes. There is genuine risk of traffic incidents, injury or worse to students and others as a result of overcrowding on the narrow pavement, or when crossing the busy road (multiple buses wait on the crossing zigzag lines; to go around buses and navigate nearby junctions traffic has to cross into the oncoming carriageway; cause of significant congestion), pavement access is often completely blocked for other pedestrians, large groups of teenagers appear intimidating, buses block private driveway access for extended periods repeatedly, students stand waiting in private driveways and littering. I have attached two example videos, of which are a daily frequent occurrence.</p> <p>Thank you for you review and action. Kind regards, XXX</p>
13.12.24	<p>Hi</p> <p>Where can I see detail of the college proposals? I am concerned at changing footpaths as these were closed spuriously before. Also I heard about charges for car parking for community users. That makes having any community use very costly. However I see no mention of either on the web page?</p> <p>Best wishes</p>
11.12.2024	<p>Good morning,</p> <p>Thanks for hosting the event last night regarding the St Albans village and the great opportunities which you are all exploring for the college as well as the local area.</p> <p>Can I please ask who is going to be responsibility for the discharging the planning conditions of the project? And can I please ask for there contact details?</p> <p>Thank you.</p>
<u>6.12.2024</u>	<p>Hi there</p> <p>https://stalbansvillage-consultation.co.uk/ I understand there's going to be some changes at Oaklands which might affect the St Albans hockey community.</p>

	<p>I'm a trainer/parent of the kids on the Sunday morning sessions and without fail we use the existing clubhouse to catch up as a community afterwards.</p> <p>To lose this would be a big blow to this valuable town community.</p> <p>How do I register my interest in St Albans hockey being able to retain a venue for a clubhouse ? This is an important part of the social side of the club.</p>
02.01.2025	<p>Dear consulting team</p> <p>Overall I am happy for the development to commence to improve the facilities and the lives of local people, however it has a caveat that only if the promised developments are done, and not cut at the first opportunity to make more profit.</p> <p>My feedback would be</p> <ul style="list-style-type: none"> - Improved pathways for walking and cycling including connected all the way to Oakwood Drive - considerations for improved bus routes - potentially circular around sandpit lane and south entrance and town. - The Oaklands grange existing junction needs to be improved traffic flow. (including usable second exit for Oaklands Grange Phase 1) - as the increased traffic already queues down sandpit lane. - A shop and coffee shop. - Doctors and dentists - parking suitable for the size of community space and facilities - not some fictional 1.something car per house. - the commitment of a primary school, Contributions to school building including secondary where demand already exceeds local supply in East St Albans - Buffer zones of 30m+ between the existing and new Oaklands Grange to prevent overlooking and keep developments distinct - such as a nature barrier like the wick. - Any building which is taller than current residential houses should be built away from the border of the existing housing to maintain the privacy, aspect and amenity of current residents - Protection of trees and new green spaces within the development - Inclusion of more diverse recreational facilities for older children - as oaklands grange 1 has young children entertainment, such as swings, table tennis tables, adventure play areas and public sports courts, to better serve the local community - promises to be kept, the access through Oaklands grange 1, still isn't open - this is not how the local community was promised Oaklands grange 1 - development ownership - can both Oaklands grange developments be arranged to be fully adopted and owned by St A district council. For land and maintenance.

	<p>Sorry for the long list of feedback, but to confirm, I am happy if the immediate local community is supported and not overlooked for profit and cramming more houses in.</p>
03.01.2025	<p style="text-align: center;">1. Dear Sir/Madam,</p> <p>I am replying in response to the request for feedback based upon the December open day outlining initial plans for college expansion and building of new houses.</p> <p>I am supportive of the college expansion but am unsure of the houses linked to it. To support the housing I'd like to know the following points are addressed:</p> <p>1. Outstanding Issues from Oaklands Grange Phase 1 are resolved before planning permission is granted:</p> <p>a) Pathway from the development to Oakwood Drive</p> <p>The promised pathway linking the Oakland Grange development to Oakwood Drive has not been completed. Only a small section of this has been built and joined up travel strategy is missing. The lack of this pathway, which would connect to local schools, is a major issue. Pupils need to take a 30+ minute journey along busy, partially unlit roads to reach local schools and amenities, rather than a safe, 10-minute walk that would be possible with the completed pathway. The Sandpit Lane junction with Beechwood Avenue is already congested with short car journeys that could be replaced by sustainable transport if this pathway were completed. Residents urge that this pathway be prioritised, fully funded before any new development, and designed to accommodate both pedestrians and cyclists.</p> <p>b) Sandpit Lane Pathway Improvements including Lighting</p> <p>The pathway along Sandpit Lane in front of Verulam Playing Fields was poorly constructed and has not been properly maintained. It remains without working street lighting in winter, and the bank is only supported by apparently temporary paving slabs rather than an acceptable retaining wall. This represents a significant safety risk. Residents request that this pathway be upgraded a condition of any future development to ensure it is safe, well-lit and durable safety risk posed by this pathway must be rectified before any further development proceeds.</p> <p>c) Emergency Access Entrance</p> <p>The emergency access route from Oaklands Grange Phase 1 is currently unusable due to poor-quality barriers that have now broken, leaving the route blocked by temporary plastic barriers. This is an unacceptable safety issue. Residents request that the emergency exit be repaired and made fully functional before any further development proceeds. The current state of the emergency access route could severely impact safety during an emergency situation, and the design is not fit for purpose. This should</p>

be improved, along with local junctions, to allow an extra fully functional one way entry and exit route for the 348 existing homes.

D) adoption of roads in Oaklands Grange phase 1. The roads have not been adopted and I ask the existing development roads are brought up to a standard they can be adopted in agreement with the council.

2. Future Considerations for Oaklands Grange Phase 1 Residents:

a) Any development work is phased in a way to minimise noise and dust impact to existing residents.

b) Buffer zones for privacy:

Many homes in Phase 1 of Oaklands Grange look directly onto the fields where the new development is proposed. To maintain privacy and ensure the developments remain distinct, residents request that a buffer zone of at least 25-30 metres be established between the edge of the new development and new housing. This will help to prevent overlooking and keep developments distinct.

c) Location and Design of Local Centre and any Flats

Any building which is taller than current residential houses should be built away from the border of the existing housing to maintain the privacy, aspect and amenity of current residents.

d) Tree Retention and Environmental Considerations

The existing mature tree line should be retained wherever possible, particularly in the central area between current fields and along borders with Oaklands Grange Phase 1.

e) Social housing

I support social housing but I ask it is incorporated within the new development and is not placed directly next to existing housing in Oaklands Grange phase 1.

3. New Local Amenities

Any new development should include a local centre with at minimum essential amenities including a convenience store, a dentist and a health surgery to meet the needs of the growing population in the area. These facilities are crucial to support the new community and reduce the need for car journey to access basic services.

The proposed development should include a larger central park area that caters to children of all ages, particularly older children. The existing playgrounds in Phase 1 are suitable only for small children. Residents have noted the inclusion of more diverse recreational facilities, such as swings, table tennis tables, adventure play areas and public sports courts, would better serve the local community.

4. Wildlife Considerations (Bats and Deer)

	<p>Residents highlight the presence of local wildlife, particularly bats and deer, in the area proposed for development. Bats are known to roost in several of the mature trees within the area, and any disruption or removal of these trees could have a significant impact on their habitats. Residents have frequently observed bats flying from the fields planned for development into Oaklands Grange Phase 1 at dusk. Given this, it is crucial that a detailed ecological survey is carried out to assess the presence of bat roosts and their wildlife, and that any planning approval includes appropriate mitigation measures to safeguard these species.</p> <p>Deer, specifically Muntjac, are also commonly sighted in the surrounding fields and woodlands. Residents have observed these deer venturing into the edge of Oaklands Grange.</p>
07.02.2025	<p>Hi I saw info on Facebook about this proposed new development. Do you know when a decision will be made about the new housing development going ahead and if so when they would start building them? I'm interested in buying a home but can't see when they would be available for sale.</p>

Emails below received post the delivery of the second round of engagement newsletter, April 2025-present

<u>Date</u>	<u>Email</u>
06.04.2025	<p>Dear team,</p> <p>I received the Community Update yesterday about the proposals for the Oaklands College site. I've had a look at the website and can't see any detailed maps for the developments proposed.</p> <p>Please could you email me the details of what is being proposed for this site. There are some sketches and maps on the community update sheet but with no road names to locate where the exact location is, making it very hard to assess what is actually being developed.</p> <p>Thank you very much for your help. Kind regards,</p>
06.04.2025	<p>Hi, Some feedback...</p> <p>The Local Centre of the planned development will attract visitors from residents in Marshalswick and has thought been given to there being a zebra crossing across Sandpit Lane? I appreciate the council would be responsible for planning for and building this and wondering if Taylor Wimpy and Oakland's College have discussed this with the council yet? And if not could they if not already? This is something that would be</p>

	<p>useful for the local community as well as residents in the new development. This strikes me that this would be just the thing that part of the s.106/CIL money could usefully be spent on.</p> <p>Best wishes,</p>
27.04.2025	<p>Thank you for the opportunity to share opinions on the draft masterplan, for the latest Oaklands College / Taylor Wimpey development plans.</p> <p>As a resident of Wynches Farm Drive, a community shafted by Taylor Wimpey, when they sold our one green community space to a developer, my neighbours and I have little faith in some of the promises made in the draft plans.</p> <p>We are still impacted by the lack of adoption of our estate more than two decades on, meaning issues with parking won't be dealt with by HCC. We have the constant threat of potential development, on our one vital green community space, hanging over us; and it is not maintained by the owner, leaving it to us, the community to do.</p> <p>Regarding the St Albans Village development, I have the following feedback:</p> <ol style="list-style-type: none"> 1) I do not believe the land allocated for a future school is in the right place. It would make more sense to have it just off Sandpit Lane, therefore causing less traffic to drive through the new estate, causing unnecessary pollution and danger of hundreds of cars, within the new community. This unnecessary traffic would also negatively impact the hugely reduced green spaces, that will be vital for the wildlife which will be losing a significant part of its habitat. 2) Please ensure the development is not started during breeding season (1 March to 31 July). The development site is a haven for wildlife, especially birds which I have personally witnessed breeding there. The sight of hundreds of birds taking flight from the amongst the long grasses is incredible. It would be anti-wildlife to allow breeding to start and then start clearing the land. 3) Please ensure the natural screening, indicated at 13 on the map you sent out to us, also covers the entire area around the whole of the outside of the proposed houses on the current paddocks. This will provide a vital corridor for wildlife from Home Wood. Please also ensure that this is not accessible by road (ie vehicles) from the new estate. 4) As a direct boundary neighbour to the college, already impacted by the establishment of a bridleway through Home Wood, it is unclear from the plans where the new bridleway will be. Please can you be clear about where this is. Please can you also ensure signage is erected, well before the development is started - it needs to be up now. I raised this issue when the bridleway was first cut through Home Wood, saying people would use it to ride motorbikes and off road vehicles through, which has happened. And that people would walk their dogs off leads; which happens regularly. Wildlife have been badly impacted by this, one muntjac deer was attacked by a dog and badly injured. There is no

	<p>effective signage at either end of Home Wood, telling people how they should respect the wood. I attach an example sign I saw in Tewin.</p> <p>5) I would like to understand if you intend to protect the green space to the side of Home Wood, which boundaries with South Drive. Again this will be a vital space for wildlife, with the development land being taken away from them. It will also be a haven for us residents, keeping noise down slightly.</p> <p>6) Please also be aware that lorries accessing the college from South Drive are noisy as they go over the speed bumps. We have experienced this regularly and often very early in the mornings.</p> <p>7) Please could you also ensure that noisy construction work only takes place within the generally permitted hours: from 8am to 6pm on weekdays (Monday to Friday) and 8am to 1pm on Saturdays. And no noisy work takes place on Sundays or bank holidays. There have been times during development on the college land when this is not respected.</p> <p>I appreciate that development is necessary; but the noise levels at the college have risen significantly in the last couple of years, making life for those of us in the community surrounding it much less enjoyable.</p> <p>The noise has even risen in the last few weeks, with the noise of the people attending the football, on the fields alongside Hatfield road; claxons and music can be heard being used over several hours.</p> <p>I appreciate you taking the time to read my email, and look forward to experiencing a considerate development.</p> <p>Many thanks</p>
<p>27.04.2025</p>	<p>Dear Oaklands college development</p> <p>I recently attended the community consultation on site at Oaklands and the staff I spoke to advised we use this email to continue to submit feedback on plans.</p> <p>It is great that a card home and primary school are being created, and the college new facilities look fantastic.</p> <p>The points of concern I wanted to raise are</p> <ul style="list-style-type: none"> - the need for the secondary school to be built on the reserved land too - right now children from the local Oaklands/ Fleetville area are having to take places across the other side of St Albans because Beaumont and Sandringham schools are so over subscribed. These new houses can only make it worse. <p>- how is the impact of this development being considered alongside the proposed development on Nicholas Brakespeare school land - the two are very close together so the impact on infrastructure and environment need to be reviewed holistically</p>

	<p>- there is a need for a physical community centre for teenagers - not just play areas. The existing local centres are booked out</p> <p>- it's vital that the bridleway/ footpath through to sandpit lane is kept open during the build period as well as afterwards - this is a key right of way and was closed for too long when Oaklands had building work in the last recent years</p> <p>- finally, there is a small tree along that same footpath that means a lot to me. When my dad died, during Covid lockdown, I would go there to remember him. It's not an impressive tree but it always felt in the middle of the fields with views all around. I still go there weekly to remember him. Please can I ask that the tree is not removed. It is on the path side of the boundary fence so I assume that it is on the public bridle way land, not on the land proposed to be built on</p> <p>I have attached photos here.</p>
09.04.2025	<p>Hi,</p> <p>I have received your Community update regarding the development of land sold off by the College to Taylor Wimpey and have a number of questions I would appreciate you answering please:</p> <ol style="list-style-type: none"> 1. Please can you tell me the breakdown of number of houses that will be built on the next piece of land to be developed eg. How many 1 bedroom, 2 bedroom, etc? 2. From your plans I cannot work out where the main access to the estate will be? Is it onto the roundabout at the end of House Lane? It would have been really helpful if your diagram had labelled the names of roads? 3. You will undoubtedly have analysed projections of the likely number of inhabitants and the projected number of vehicles likely to be on the new estate. Please can you share that information? 4. You have used a number of terms in your update that many people probably do not understand (including me) please can you explain: SUD attenuation basin (is this like a water retention basin to prevent flooding); swales (no idea)? 5. What does a local centre mean? What will be there? 6. What additional traffic management systems will be put in place to alleviate the queuing of traffic on Sandpit Lane due the traffic lights at the junction with Beechwood and in rush hour along House Lane (it is currently impossible to turn right onto House Lane in the morning rush hour as traffic is queued up to Villiers and beyond). 7. What was the thinking behind community engagement during the 2 most busy periods in the year (Christmas/New Year and Easter)? Many people will be away during both of these periods. The timings were also

	<p>not helpful as many people will either be coming home from work or doing the school run during these times. To have engagement on only 1 evening (last time there was only 1 person from Taylor Wimpey who was very difficult to talk to as he was busy but also had no real information) was not helpful or particularly engaging.</p> <p>It would have been more helpful to run events at normal times of the year, outside of peak vacation times, offering alternative dates in case of other commitments that have a broader range of times (eg. 2pm - 10pm). It feels like these timings were about suitability for the College rather than the local community?</p> <p>8. What was the thinking behind marketing the housing development in a tiny corner of a 4 page spread all about the College, for the first community engagement?</p> <p>If you are not likely to use the college, it is likely the document would have been binned. This would explain why most of my neighbours knew nothing about this.</p> <p>9. Why are you updating the website with further detail on the plans on 24th April - the day of the consultation? If this is truly an engagement session, then surely updates should occur BEFORE the session so that the community can digest them in advance and properly engage at the session, or, if you truly welcome engagement AFTER the meeting incorporating community feedback.</p> <p>Can I suggest you do not really want community engagement and therefore have made it as difficult as possible to avoid an outcry of objections? I would suggest this has actually fostered distrust as opposed to engagement and support.</p> <p>I would appreciate a reply to my questions.</p>
<p>30.04.2025</p>	<p>Hi ,</p> <p>I noticed that you are having new buildings for sales .(Please see following)</p> <p>May I know how to know more and have a site visit if possible ?</p>
<p>27.04.2025</p>	<p>Dear Oaklands college development</p> <p>I recently attended the community consultation on site at Oaklands and the staff I spoke to advised we use this email to continue to submit feedback on plans.</p> <p>It is great that a care home and primary school are being created, and the college new facilities look fantastic. I like the thought given to joining up walking routes too.</p> <p>The points of concern I wanted to raise are:</p>

	<ul style="list-style-type: none"> - the need for the secondary school to be built on the reserved land too - right now children from the local Oaklands/ Fleetville area are having to take places across the other side of St Albans because Beaumont and Sandringham schools are so over subscribed. These new houses can only make it worse. Alternatively Nicholas Brakespeare school should be made non-religious so it can accept and welcome all local children. - how is the impact of this development being considered alongside the proposed development on Nicholas Brakespeare school land? - the two are very close together so the impact on infrastructure and environment need to be reviewed holistically - there is a need for a new physical community centre for teenagers - not just open play areas. The existing local centres are booked out - the parish council are incorrect if they say otherwise - it's vital that the bridleway/ footpath through from the college to sandpit lane is kept open during the build period as well as afterwards - this is a key right of way and was closed for far too long when Oaklands had building work in recent years - finally, there is a small tree along that same footpath that means a lot to me. I would like to ask for it to be protected. When my dad died, during Covid lockdown, I would go there to remember him. It's not an impressive tree but it always felt in the middle of the fields with views all around. I still go there weekly to remember him. Please can I ask that the tree is not removed. It is on the path side of the boundary fence so I assume that it is on the public bridle way land, not on the land proposed to be built on & therefore cannot be removed?
30.04.2025	<p>Hi Andreas</p> <p>It was interesting to look at the street name suggestions sheet last Thursday, and the explanations behind some of the more obscure ones were fascinating.</p> <p>I mentioned that there were some very curious location names within Sandridge Parish and because I couldn't remember them at the time I thought I'd follow up with the attachment - see what you can make of those!!</p> <p>I've also picked up a hard copy of the Parish map for you which contains lots of other interesting and useful information, including suggested walks. I'd like to send this for you and your colleagues to peruse at leisure, what postal address shall I use?</p>
05.04.2025	<p>Hi,</p> <p>During the construction of the proposed new housing to the north of Oaklands College, can you absolutely 100% guarantee that North Drive will be open and accessible to the public? If not, you will have a big problem with the local community.</p> <p>Thanks,</p>

21.04.2025	<p>Hi</p> <p>Please could you clarify, ideally via a map showing the route, how the pedestrian access via the North side of the college is due to change.</p> <p>I refer to the communication below and also to the pictured comment number 11 in attachment.</p> <p>https://s3-eu-west-1.amazonaws.com/communication-attachments.pitchero.com/75899/communications/1745236849-oaklands-development-update-.pdf</p> <p>Best wishes</p>
16.04.2025	<p>Hi</p> <p>I have some questions regarding the further development at Oaklands College.</p> <p>* How many of the houses are going to be affordable to lower income families and how will they be marketed? Once plans have been approved on other developments the number of affordable houses have been reduced.</p> <p>* Amenities such as doctors, dentists, shops with parking, etc are over stretched in St Albans. Why is there no provision for these to be included in your plans?</p> <p>*You have included a safeguarded area for a primary school. Do you have a guarantee that Herts CC have the funds and are willing to build there? A development in another town not far from here had the same plan but with no guarantee from their council it looks like it won't be built and now proposed houses being built there.</p> <p>I am concerned for the increase in traffic on what is a busy road already adding to the pollution. What provisions are you adding to mitigate this?</p> <p>I wait for your your reply.</p> <p>Thank you.</p>

Appendix P– Post it note comments from second engagement event on 24th April 2025

- Drop curve will be needed along new roads, to ensure the roads are wide enough, this is currently an issue with many parking on pavements instead.
- Ensure social housing for families (3-4) beds, there is intended to be a school nearby!
- Can you persuade an NHS dentist to open nearby?
- Potential clash with Ellen Brook Quay development?
- Good to see 10% biodiversity new gain, but that's the legal minimum given Oaklands history, surely you should do better!
- Doctors and dentist are already full. No space in existing local facilities – Council need to add more care services here
- Spaces for young people to meet is needed, especially for 8+ where the parks aren't suitable
- There is only one access point (No4) for the development for 472 new homes. There will be approx. 1000 cars and so one access point is inadequate
- Please don't remove the trees growing along the footpath down to Sandpit Lane
- Trouble with garage conversions – how can these be managed? It impacts pavement space, and has been happening a lot at Oaklands Grange
- Please tidy up/re design the path on Sandpit Lane, next to Verulam playing fields
- Keen to understand the amount of cars that will be expected with the development
- Crucial to keep this pathway at Sandpit Lane open after and during the development – it was closed for access to long with the previous Oaklands development
- Reduce the speed limit on Sandpit Lane, and re-design the traffic lights
- Car parking spaces are key, 2 spaces and guest parking is needed
- A community centre is key!!
- Community centre is desperately needed – Marshalswick community centre is oversubscribed
- Will you level the hill? Prevent housing looking directly into current Newgate/Sandpit Lane housing?
- Street widths need to be wide enough for emergency vehicles
- Nursery school provision even if temporary until the primary is built)
- Discount housing for Oaklands College staff
- Where are the site levels and site sections?
- A crossing is urgently needed on Sandpit Lane imminently – before houses are built. Current Taylor Wimpey housing have already increased traffic and children need to cross the road safely to school
- Lots of sports clubs hire the College facilities, and families attend many times a week. Day parking charges are daytime with no free periods
- Need more hockey pitches specific for the sport – from Hockey team and occupiers
- No facilities planned for St Albans hockey club – clubhouse had been suggested. Local sports clubs train the students of the future
- Will there be car parking infrastructure?
- Drainage issues on sandpit Lane?
- Where is the Hockey club clubhouse? Promised at this site when the club moved
- Welcome more screening on Sandpit Lane
- Will there be one or two car parking spots? Will there be on or off plot?

- Pathway from current new housing is only half finished. Children cannot get to Baumont easily, they have to walk around the long way, 20-30mins walk or drive – adding more traffic
- Not happy with the College impeding PROWs, how much public money was spent on security?
- Will College facilities and needs centre, sports etc. in reality push out community use e.g. of pitches?
- Manage width of roads of cars– currently too tight
- Car parking capacity open the new estate needs to be planned and made sufficient
- The western habitat corridor is too narrow
- Where will the new house residents go to secondary school? Shocked more pressure being put and squeezed on catchments!
- How much funding is being given to Beaumont and Sandringham school to fund the expansion needed?
- Why green belt land?
- Car park fees proposed still unresolved for users of community facilities
- Provision of nursery care? Or school site? Community centre? Specialist building?
- Current green screening is sufficient on Sandpit Lane in winter particular with additional noise on Sandpit Lane/traffic
- Pedestrian crossway on Sandpit Lane at 1. Junction at House Lane 2. Junction at Barnfield road 3. Current entrance to Oaklands Grange
- Lots of congestion from here towards town and station. Need way more buses (frequency and cheap) on road to reduce congestion
- Shorr stay accommodation for College staff and visiting guests
- If buses are going regularly enough on Sandpit Lane they will pick that over the car – support no cars
- Screening for visual and noise impact is key for surrounding residents
- What will the car parking spaces and strategy look like?
- Traffic on Sandpit Lane is an issue, too many motorbikes to which are loud and fast
- Do we need the primary school?
- Green space is important
- How are you going to operate the elderly care facility? On site wareua?
- Need another access road to the school
- The birth rate is dropping – local primary schools are not full, however secondary schools are over subscribed! Why a primary school over a secondary school?
- Where will new residents go to secondary school, especially if they are girls?
- Disappointed to hear plans for a community centre has been abandoned – existence centres are oversubscribed
- What happens if the primary school is not built? What goes in the space?
- Housing needs to be affordable for those open teacher and NHS salaries
- Heavy congestion already on Hatfield Road – what can be done to mitigate this>?
- Infrastructure improvements needed on Hatfield Road
- Think we need a 30mph instead of 40mph on Sandpit Lane
- A community centre for local teenagers to use would be so needed – the parish council message that a centre is not needed is simply not true
- Improve junction with Hatfield Road and Colney Heath Lane
- Household parking provision – so many doing garage conversions and over to building line – leads to on road parking
- Do we really need a 2FE primary school? Primary numbers are falling
- I would like to reserve a home!
- How will you cope with Sandpit Lane congestion? Better bus services? Cycle lanes? Local infrastructure improvements needed

- Please deal with the boy racers at 6am
- Improve general infrastructure as below:
 - Enough access roads
 - Bus routes
 - Schools (good idea)
 - Enough parking
- Construction management plan – needs to be managed, who do we contact want to ensure noise vibrations are limited and limit the construction traffic impact

Appendix Q - Press release (April 2025)

Oaklands College Announces Next Phase Of Regeneration Project



17 Apr 2025

Posted at 18:06 in [Planning](#)

Up to 470 new homes could be built on land adjacent to Oaklands College in order to fund the replacement of outdated facilities with state-of-the-art sustainable buildings,

The project is the next phase of the redevelopment of the St Albans campus in order to enhance learning opportunities for students and benefit the entire community. The project will be funded by Taylor Wimpey North Thames, which is proposing new homes and a mixed-use development on part of the college's land.

The plans align with SADC's Local Plan and the Sandridge Neighbourhood Plan, with the aim of providing much-needed homes for local people, including affordable housing.

There will also be well as a new local centre to provide a central hub for residents and 80 extra care homes to meet local community needs.

The broader investment plan for the St Albans campus includes an expanded special educational needs and disabilities (SEND) provision with a new High Needs Centre for those with profound learning difficulties, updated recreational and sporting facilities for the whole community, the creation of a creative gateway for the film and TV industry and the restoration of the historic Mansion House.

Safeguarded space for a primary school is also being proposed, along with enhanced open spaces including improved access routes, boosted biodiversity, new play spaces and better accessibility.

Oaklands College is now inviting residents to share their views and give feedback on the plans, with a community drop-in event next Thursday, April 24, from 3.30-7.30pm in the college's Construction Centre.

This aims to provide the local community with further information and hear their views on the proposals ahead of submission to SADC in June. If approved, works at the college are expected to start in 2027, with the new educational buildings open and operational by 2030.

Oaklands principal and CEO Andrew Slade said: "The plans for Oaklands College will not only provide excellent facilities and improve accessibility, particularly for our SEND students, but will benefit the St Albans community as a whole, together with local businesses.

"We're excited to be partnering with Taylor Wimpey – the housebuilder prioritises the environment in its schemes and is helping to make our plans to improve the college a reality, as well as providing much-needed new homes and amenities for the community."

Residents can also visit the dedicated project website at www.stalbansvillage-consultation.co.uk, email the team at info@stalbanvillage-consultation.co.uk, or call the Freephone number on 0800 148 8911.

