

HALLAM LAND MANAGEMENT LIMITED  
ST ALBANS SCHOOL  
ST ALBANS SCHOOL WOOLLAM TRUST

# Woollam Park

Supplementary Environmental Statement

October 2025



PLANNING  
LIMITED

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## DOCUMENT CONTROL

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# 1 Introduction

- 1.1 Hallam Land, St Albans School and St Albans School Woollam Trust (the applicants) submitted a planning application in December 2024 for development at Woollam Park.
- 1.2 The planning application was accompanied by an Environmental Statement.
- 1.3 The environmental impact assessment that the applicants prepared was undertaken on the basis of the development for which permission was sought and certain drawings which represented the form of development. This is explained in the Chapter 3 of the ES.
- 1.4 The applicants are proposing certain amendments to the application at the present time. Accordingly, the likely significant effect of the proposed development in its amended form has been considered.
- 1.5 The purpose of this ES Addendum is to evaluate whether these amendments given rise to new or different environmental effects and whether the conclusions of the ES remain valid and provide the decision maker with the necessary environmental information to determine the planning application.
- 1.6 Section 2 describes the proposed amendments to the scheme and the relevant scheme drawings. Section 3 considers the likely significant environmental effects by reference to the environmental areas previously assessed. It also considers potential cumulative effects. Section 4 provides the conclusions.
- 1.7 The following tables summarises the findings:

Table 1: Summary of findings

ENVIRONMENTAL TOPIC AREA	SCHEME DIFFERENCE	CONCLUSION
Ecology and biodiversity	Revised landscape habitat plan	No change to assessed effects
Landscape and visual	Revised landscape plans	No change to assessed effects
Agriculture and soils	No material difference	No change to assessed effects
Heritage and archaeology	No material difference	No change to assessed effects
Ground conditions	Surface water treatment of run-off	Effects reduce to negligible for risk of groundwater contamination
Water resources	Surface water treatment of run-off	Effects reduce to negligible for risk of groundwater contamination
Socio-economics	No material change	No change to assessed effects
Waste and material assets	No material change	No change to assessed effects
Climate change	No material change	No change to assessed effects
Traffic and movement	No material change	No change to assessed effects
Noise and vibration	No material change	No change to assessed effects
Air quality	No material change	No change to assessed effects

## 2 Amendments to the proposed development

2.1 The development for which planning permission is sought remains the same. The quantum and use classes listed in Table 3 of the Development Specification and Scheme Parameters document remain the same. The amendments do not necessitate a change to the description of development.

2.2 Rather, there are slight changes to a small number of components of the proposed development. These are listed below:

1. an alteration to the surface water drainage strategy shown on drawing 05920-WR-0525 P10 to account for the post development hydraulic modelling;
2. consequential alterations to the Green Infrastructure and Access and Movement Parameter Plans;
3. consequential alterations to the Illustrative Framework Plan and Landscape Framework Plan;
4. consequential alterations to the habitat creation plan and the bio-diversity metric;
5. revisions to the principal elevation of the proposed pavilion;
6. revisions to the landscape specification for the playing field scheme including new details associated with the proposed pavilion;
7. identification of ball strike mitigation associated with the use of the current and relocated playing pitches;
8. revised access drawing 05920-CI-A-001 PO6 that realigns Harpenden Road to enable future north bound walking and cycling infrastructure;
9. revised access drawing 05920-SK-008-P1 that adjust the radii of the junction;
10. replacement of four car parking spaces with additional cycle parking provision.

2.3 The tables below record the application drawings that have been revised and superseded.

Table 1: Revised parameter plans

DRAWING	2024 REFERENCE	2025 AMENDMENT
Access and Movement Parameter Plan	DE_565-73 Rev D	DE_565_73 Rev F
Green and Blue Infrastructure Parameter Plan	DE_565-74 Rev D	DE_565_74 Rev E

Table 2: Revised access drawings

DRAWING	2024 REFERENCE	2025 AMENDMENT
Harpenden Road signalised site access	05920-CI-A-001 PO4	05920-CI-A-001 PO6
Sandridgebury Lane arrangement	05920-SK-008-P1	05920-SK-008 P2
Sandridgebury Lane turning loop	05920-SK-006 P2	05920-SK-006 P3

Table 3: Revised illustrative drawings

DRAWING	2024 REFERENCE	2025 AMENDMENT
Illustrative Framework Plan	DE_565_105 Rev B	DE_565_105 Rev D
Landscape Framework Plan	DE_565_102 Rev B	DE_565_102 Rev D
Habitat plan	ES Appendix 6.3 Figure 5	8575-E-01 Baseline Habitats 8575-E-02 Proposed Habitats 8575-E-03 Habitat Retention 8575-E-04 Baseline Habitat Condition and Distinctiveness 8575-E-05 Proposed Habitat Condition and Distinctiveness
Surface Water Drainage Strategy	05920-WR-0526 P01	05920-WR-0525 P11
Valley Road modal filter		05920-SK-010 P3

Table 4: Revised playing field drawings

DRAWING	2024 REFERENCE	2025 AMENDMENT
Proposed pitch layout plan	DE_565_81 Rev D	DE_565_81 Rev F
Pavillion annex elevations	DE_565_012 Rev C	DE_565_012 Rev F
Pavillion annex proposed floor plan and roof plan	DE_565_013 Rev B	DE_565_013 Rev D
Proposed fencing and means of enclosure	DE_565_82 Rev C	DE_565_82 Rev G
Advanced planting specification	DE_565_103 Rev A	DE_565_103 Rev C DE-565_103_2 Rev A

2.4 These drawings are included at Appendix 1 and have been considered by the EIA team to determine whether they give rise to new or different environmental effects. This is discussed in the following section.

## DEVELOPMENT PROGRAMME

- 2.5 The EIA assumed that the construction of the proposed development would commence on site in 2026. To allow for the passage of time the current assessment has considered development commencing in 2027 with first completions likely 2029/30 and will assume delivery of the completed development (1,000 dwellings) by 2041.
- 2.6 This delivery timescale is considered broadly realistic and readily achievable in light of the build rates experienced on developments of comparable scale elsewhere. New residential dwellings will be delivered, and occupied, throughout this period. The construction and operational phases will run in parallel, from the date of the first completion/occupation to the date of the last completion/occupation.
- 2.7 The replacement playing pitches will be delivered and occupied prior to construction starting on the residential development. The Old Albanian Sports Association must be able to use the replacement playing pitches before the existing pitches can be removed and that land can be used to construct the new access road. The replacement pitches are expected to be laid out over an 18 month period assuming development can start in spring 2027, construction for the residential development could begin in autumn 2028.

- 2.8 The local centre will be delivered in the early stages of development where feasible and reasonable, with a view to establishing positive travel patterns and supporting the sustainable growth of the new community.
- 2.9 There is also the opportunity to provide temporary meanwhile uses in the local centre whilst the neighbourhood population increases prior to the construction of retail and community facilities.

## 3 Likely significant environmental effects

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- 3.1 Chapters 6 to 17 of the ES considered the likely significant effects of the proposed development on different aspects of the receiving environment in accordance with Regulation 4(2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, namely population and human health, biodiversity, land, soil, water, air and climate, material assets cultural heritage and the landscape.
- 3.2 In the context of the amendments to the proposed development described in the previous Section, the EIA team have considered whether those alterations give rise to new or different environmental effects, and if so whether these would alter the conclusions of the ES.

### Ecology and biodiversity

- 3.3 The proposed amendments do not represent a material change to the arrangement of built development and green infrastructure across the site. The overarching landscape strategy and associated habitat creation measures remains the same. Direct and indirect effect on protected species and habitats remain the same as previously assessed.
- 3.4 The habitat creation plan which was the basis of the Biodiversity Net-Gain calculation at Appendix 6.3 of the ES has been revisited to account for the modest changes to the Landscape Framework Plan. This returns the following net gains: Habitats: +12.60 units (11.58%); Hedgerows: +8.19 units (24.61%). These continue to exceed the minimum requirement of 10% in the Environment Act 2021.

### Landscape and visual

- 3.5 The proposed amendments do not represent a material change to the arrangement of built development and green infrastructure across the site. The overarching landscape strategy remains the same. Proposed building heights remain the same. The extent of the visual envelope has not altered. Views of the proposed development would be no different to that previously assessed.
- 3.6 The illustrative landscape details do not amount to a materially different scheme nor do the planting and means of enclosure associated with the playing fields. Ball strike mitigation was accounted for in the initial assessment and the additional detailing does not alter this conclusion.

### Agricultural and soils

- 3.7 The proposed amendments do not change the extent of agricultural land that will be developed or the extent to which soils will be disturbed. The effects of the proposed development in these terms are no different to that previously assessed.

### Heritage and archaeology

- 3.8 The proposed amendments do not give rise to an impact on any designated heritage assets or their setting. The heritage and archaeology effects of the proposed development are no different to that previously assessed.

### Ground conditions

- 3.9 Reflecting the revised assessment of surface water run-off in the Water Resources Addendum and the level of surface water treatment provided in the surface water drainage strategy as inherent mitigation, effects on contamination of groundwater are now considered to be negligible.

## **Water resources**

- 3.10 Given the extensive further hydraulic modelling that has been undertaken, an Addendum to Chapter 11 of the ES Main Text has been prepared. This is included at Appendix 2. The conclusions of that assessment for the operational phase are that effects are now negligible for the unnamed ordinary water course within the site, groundwater source protection zone 3 and the Mid Chilterns Chalk WFD Groundwater Body, and minor adverse for population and human health.

## **Socio-economics**

- 3.11 The amendments do not change to the nature of proposed development. There is a small difference in open space typologies, but in overall terms, the scheme is no different as regards compliance with the draft Local Plan's standards. The socio-economic effects of the proposed development are no different to that previously assessed.

## **Waste and material assets**

- 3.12 The proposed amendments would not represent any material change to the volumes of waste generated or materials required for the construction process. The effects of the proposed development in terms of waste and material assets are no different to that previously assessed.

## **Climate change**

- 3.13 The proposed amendments do not represent measures that would contribute to any greater greenhouse gas emissions. The surface water drainage strategy continues to be designed to cater for storm events with the associated allowance for climate change to anticipate in the increased frequency and intensity of rainfall. The surface water drainage strategy is designed to protect vulnerable uses from the risk of flooding. Both the assessment of greenhouse gas emissions arising from the proposed development and its resilience to climate change are the same as that previously assessed.

## **Traffic and movement**

- 3.14 The proposed amendments do not change the quantum of development for which permission is sought. Consequently, there is no change to the highway modelling and expected trips to and from the development. The slight increase in cycle parking at the playing fields does not have a material effect on the conclusions. The effects of the proposed development in terms of 1) severance of communities, (2) road vehicle driver and passenger delay, (3) non-motorised user delay, (4) non-motorised user amenity, (5) fear and intimidation on and by road users, road user and pedestrian safety and (6) hazardous/large loads, are no different to that previously assessed.

## **Noise and vibration**

- 3.15 For the construction phase, the expected construction operations that give rise to noise or vibration effects would be the same. For the operational phase, as there is no predicted change to the uses on site, nor assumptions of vehicular traffic, the predicted effects would also be the same. The noise and vibration effects of the proposed development are no different to that previously assessed.

## **Air quality**

- 3.16 For the construction phase, the expected construction operations that give rise to emissions that could affect air quality would be the same. For the operational phase, as there is no predicted change to the uses on site, nor assumptions of vehicular traffic, the predicted air quality effects would also be the same. The air quality effects of the proposed development are no different to that previously assessed.

## Sewell Park

- 3.17 The ES also considered the cumulative effect of the proposed development alongside the development of Sewell Park which benefits from outline planning permission for up to 150 new homes. On the 1<sup>st</sup> September 2025, the LPA resolved to approve reserved matters application for 123 new dwellings. This is within the ambit of that outline planning permission, and, when considered alongside the proposed amendments, there are no new or different environmental effects.

## Development proposals at Sandridge

- 3.18 Two planning applications have been submitted for new housing development in Sandridge; 5/2025/1218 and 5/2025/1556. Together these propose the construction of approximately 140 new homes. Neither of these development proposals adjoin the application site. They are on the eastern side of the railway line and are between 1.5km and 2kms from the Application site (crow fly distance).
- 3.19 In many instances the receiving environment which could be significantly affected by the respective development proposals are different.
- 3.20 **Ecology:** Each scheme will need to mitigate its effects on habitats and species whilst achieving a net-gain in biodiversity.
- 3.21 **Landscape:** Because of intervening physical and landscape features – the railway line, boundary vegetation and built form, it is unlikely that there would be any significant inter- or intra-visibility that would cause any escalation of the visual effects of the proposed development. Application 5/2025/1218 may be viewed in succession with the proposed development by users of public footpath Sandridge 011, users of Sandridgebury Lane (beyond the site) and visitors to the Heartwood Forest. Whilst this might increase the magnitude of change experienced by those receptors, it is not anticipated that the cumulative development would not lead to any additional cumulative effects to those assessed in the LVIA.
- 3.22 **Water:** There is no hydrological relationship between Woollam Park and these two sites. Each will be required to manage surface water satisfactorily and this would include measures to maintain water quality.
- 3.23 **Agriculture:** Each development will result in the loss of agricultural land increasing the overall loss of such land. That cumulative effect is not however an overall affect that would justify the environmental effect on Woollam Park on this environmental receptor being unacceptable.
- 3.24 **Population:** Each will result in an increase in population but that is anticipated under the emerging Local Plan. Mitigation for social infrastructure can be expected to be provided either by direct provision or via planning obligations.
- 3.25 **Traffic:** Each development will result in an increase in traffic on the local highway network. In all likelihood the development related traffic will use the B651 as the principal route to St Albans or alternatively House Lane and Sandpit Lane. Each of these routes converge on the A1081 at different points. The highway modelling undertaken for the Woollam Park application assumes natural growth on the network and thus traffic from those developments would be accounted for in that overall assessment already.
- 3.26 **Air Quality and Noise** effects are derived from the transport modelling in any event and would be no greater.
- 3.27 **Climate change, adaptation, mitigation and material assets:** Each development will contribute to greenhouse gas emissions and result in an increase demand on material assets. In the context of the assessments undertaken for the proposed development, any additional effects from the scale of

those separate development is unlikely to change the significance of the effect. Each will need to adopt relevant mitigation measures to minimise their effect.

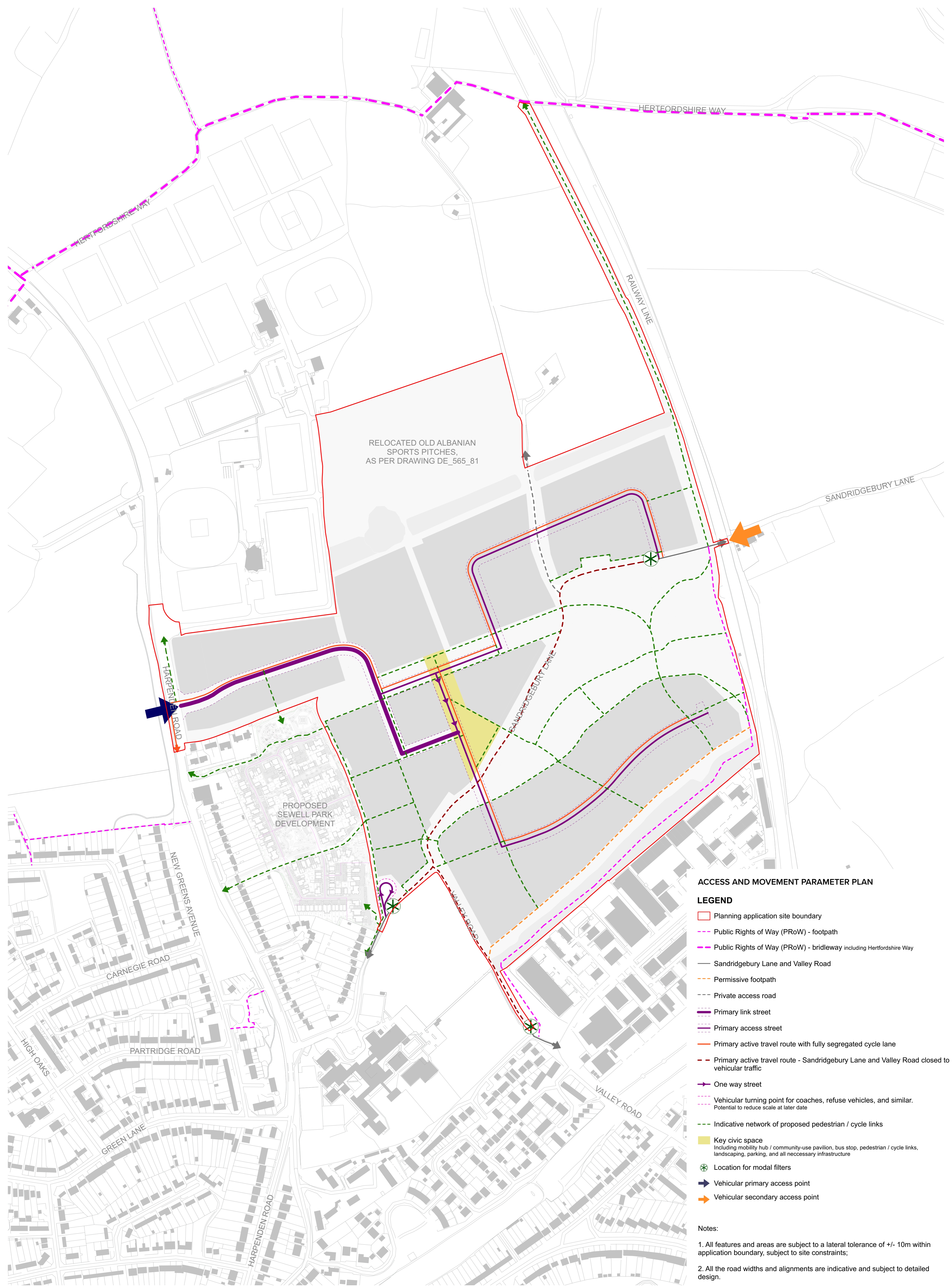
3.28 For these reasons, the anticipated cumulative effects of these developments does not materially alter the significance of the assessment of environmental effects.

## 4 Conclusions

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- 4.1 The submitted planning application for development at Woollam Park was accompanied by an Environmental Statement.
- 4.2 By the present time, the applicants propose a small number of alterations to the proposed development. Importantly, the development for which planning permission is sought remains the same. The quantum and use classes listed in Table 3 of the Development Specification and Scheme Parameters document remain the same. The amendments do not necessitate a change to the description of development.
- 4.3 To account for further hydraulic modelling that has been undertaken, the proposed surface water drainage strategy has been adjusted. This has resulted in a small number of consequential changes to two of the four parameter plans and certain illustrative drawings.
- 4.4 Slight adjustments have also been made to the playing field scheme; to the design of pavilion, the landscaping and means of enclosure, and the arrangement of car parking/cycle parking.
- 4.5 These amendments do not result in any fundamental change to the development for which planning permission is sought or how it is arranged across the application site.
- 4.6 Consequently, the assessment of environmental effects remains the same for all environmental receptors save for water resources.
- 4.7 The conclusions of the Environmental Statement summarised at Table 166 remain valid.

# Appendix 1. Drawings



RELOCATED OLD ALBANIAN SPORTS PITCHES, AS PER DRAWING DE\_565\_81

PROPOSED SEWELL PARK DEVELOPMENT

**ACCESS AND MOVEMENT PARAMETER PLAN**

**LEGEND**

- Planning application site boundary
- Public Rights of Way (PRoW) - footpath
- Public Rights of Way (PRoW) - bridleway including Hertfordshire Way
- Sandridgebury Lane and Valley Road
- Permissive footpath
- Private access road
- Primary link street
- Primary access street
- Primary active travel route with fully segregated cycle lane
- Primary active travel route - Sandridgebury Lane and Valley Road closed to vehicular traffic
- One way street
- Vehicular turning point for coaches, refuse vehicles, and similar. Potential to reduce scale at later date
- Indicative network of proposed pedestrian / cycle links
- Key civic space including mobility hub / community-use pavilion, bus stop, pedestrian / cycle links, landscaping, parking, and all necessary infrastructure
- Location for modal filters
- ➔ Vehicular primary access point
- ➔ Vehicular secondary access point

**Notes:**

1. All features and areas are subject to a lateral tolerance of +/- 10m within application boundary, subject to site constraints;
2. All the road widths and alignments are indicative and subject to detailed design.



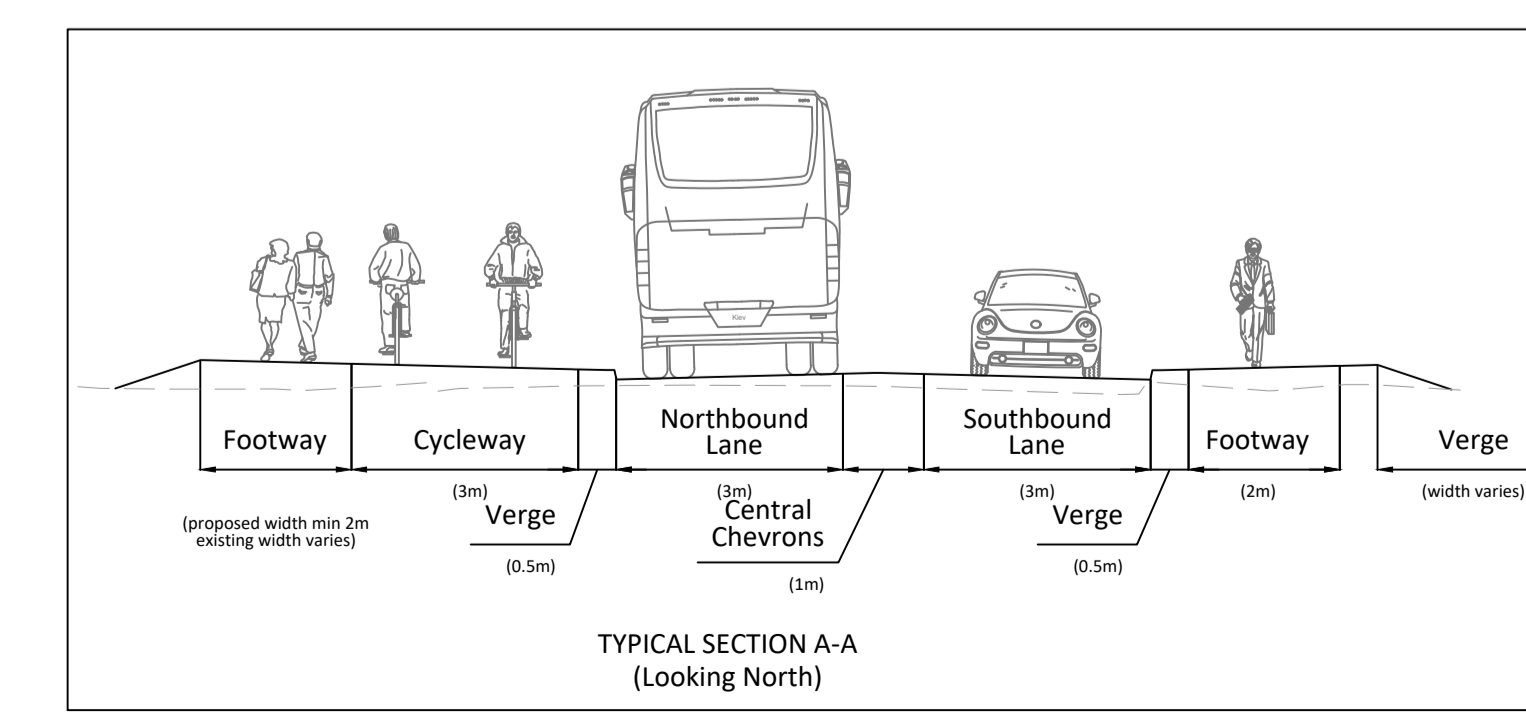
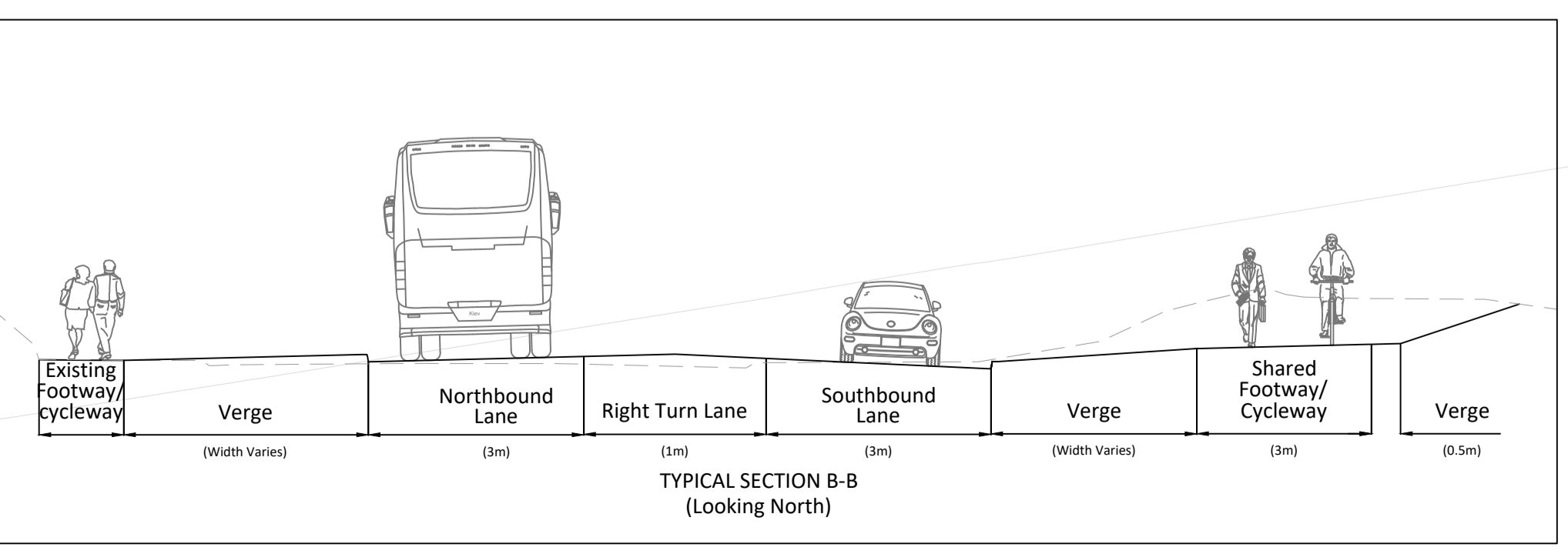
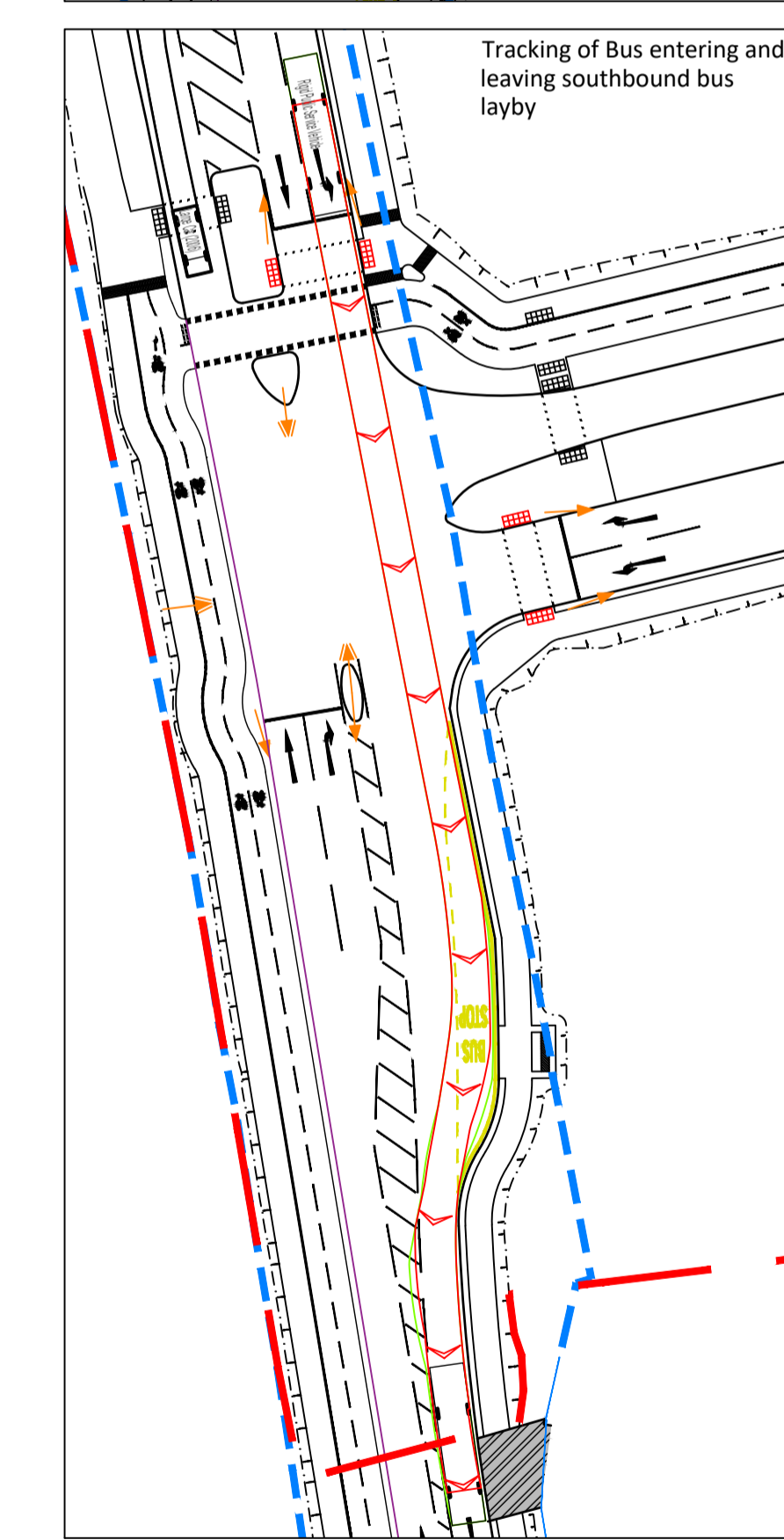
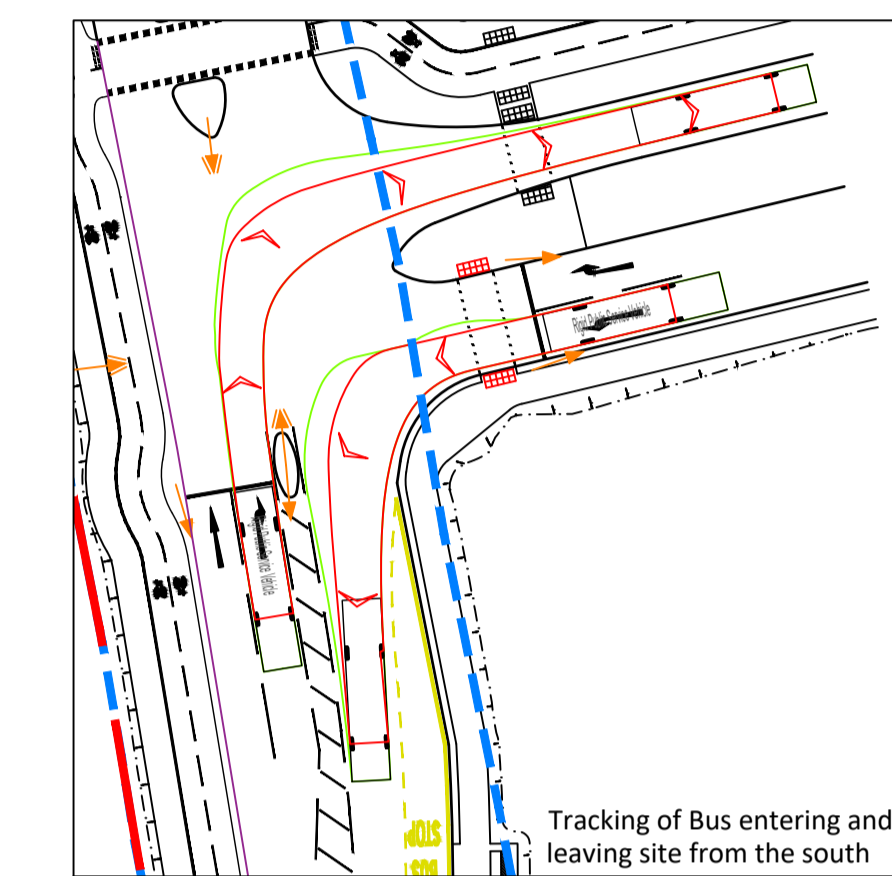
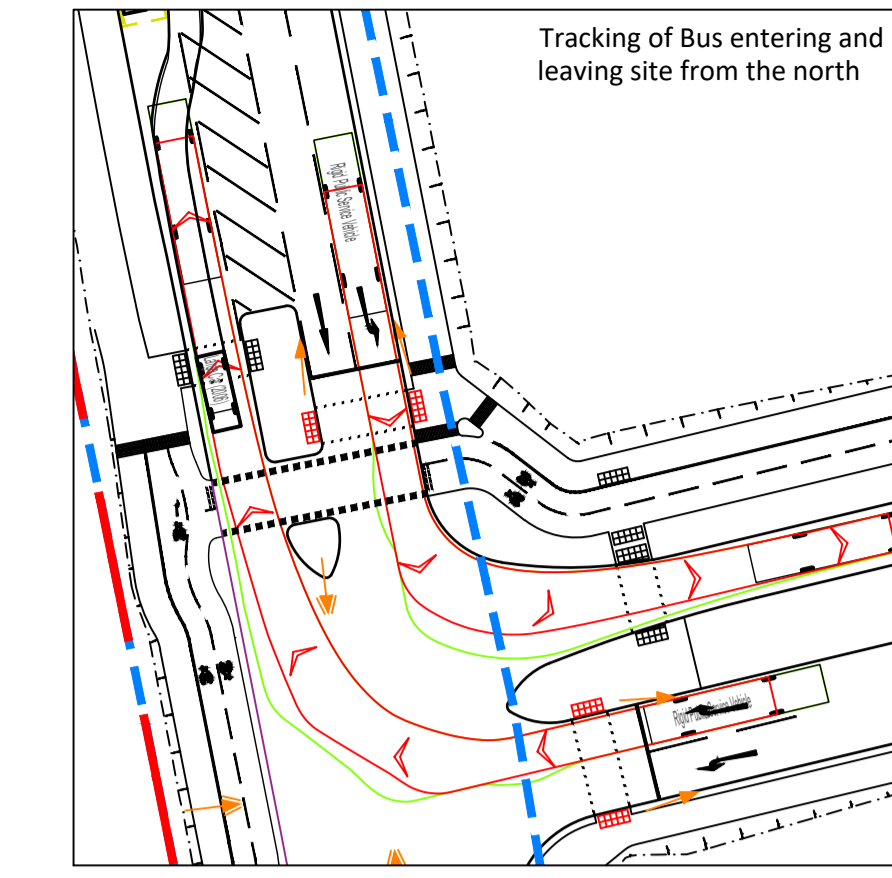
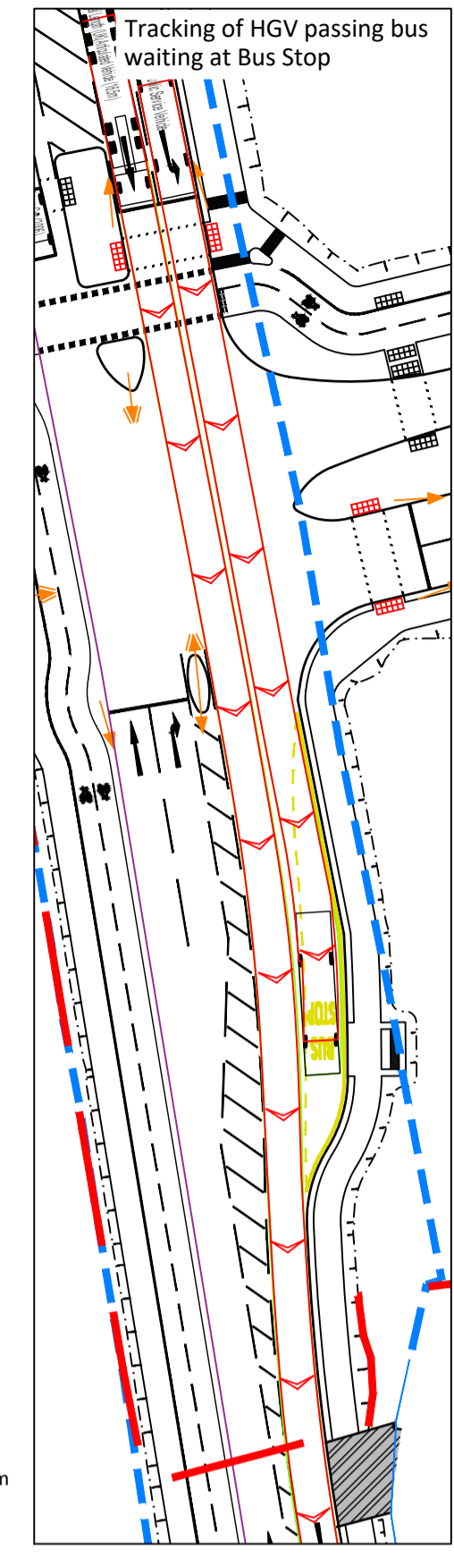
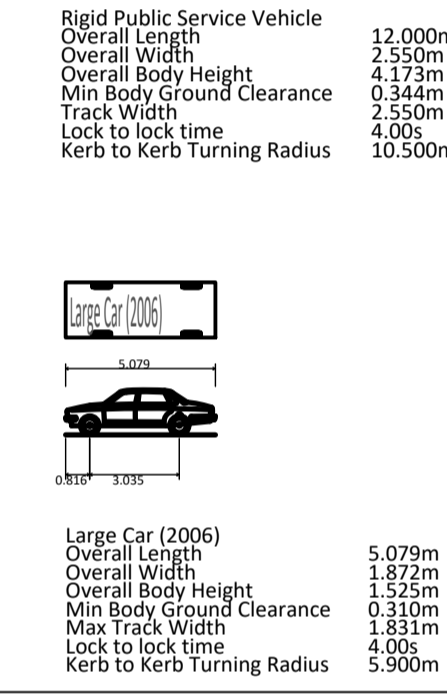
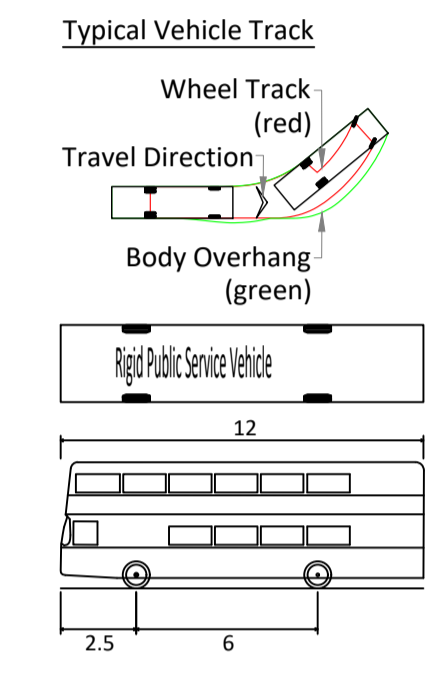
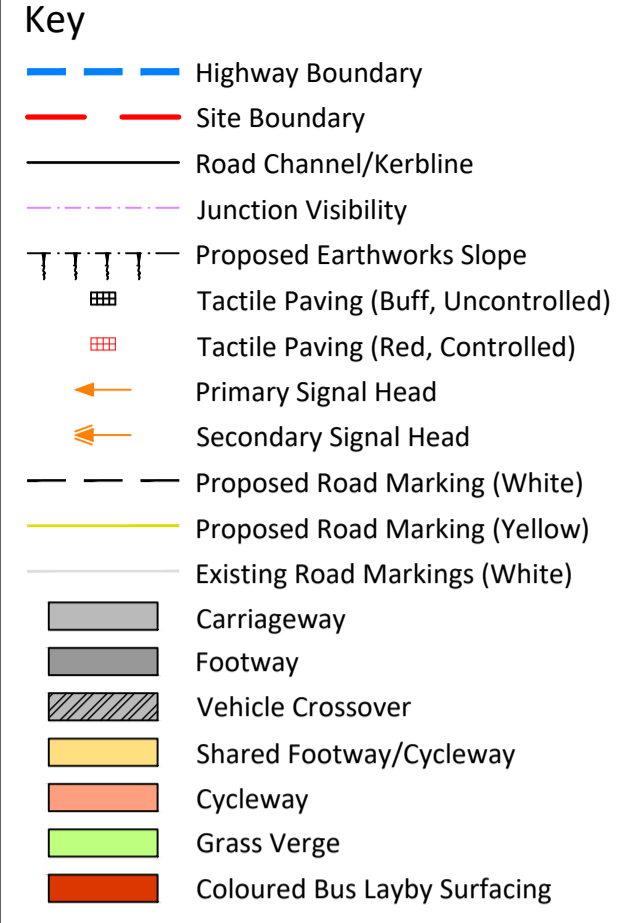
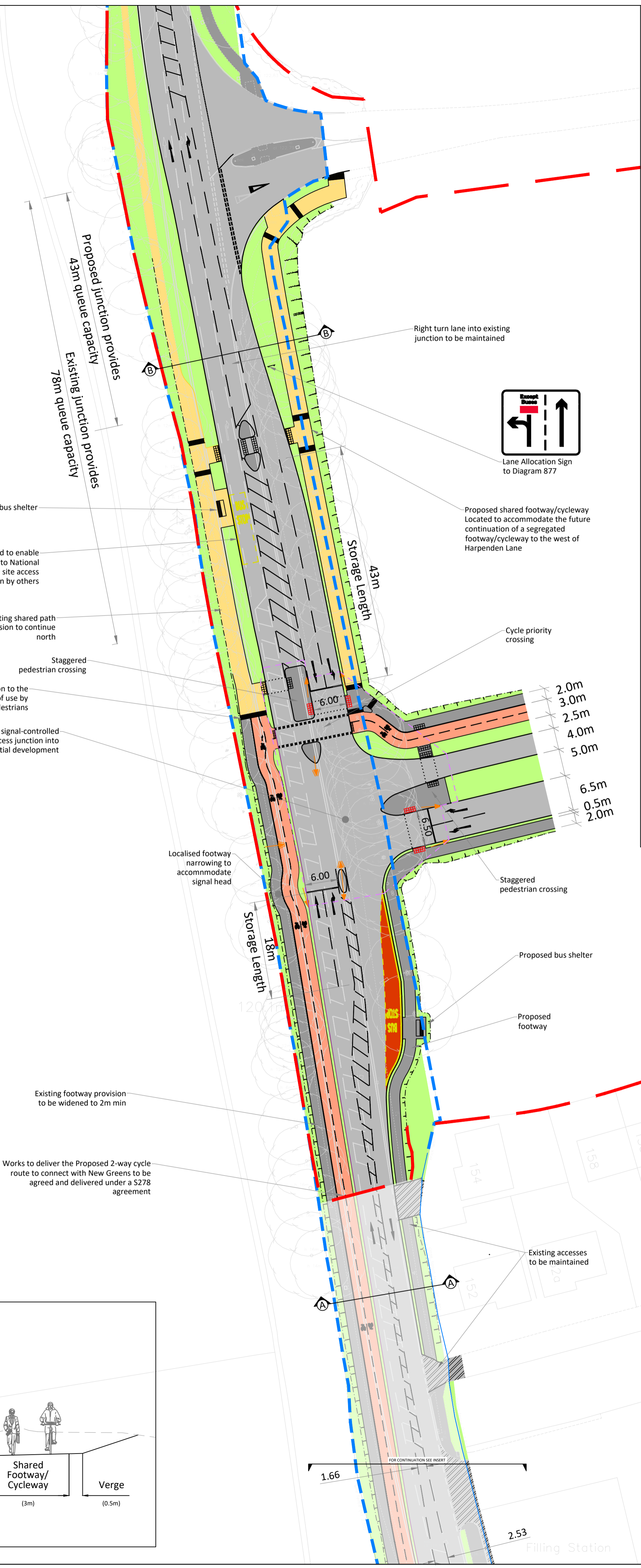
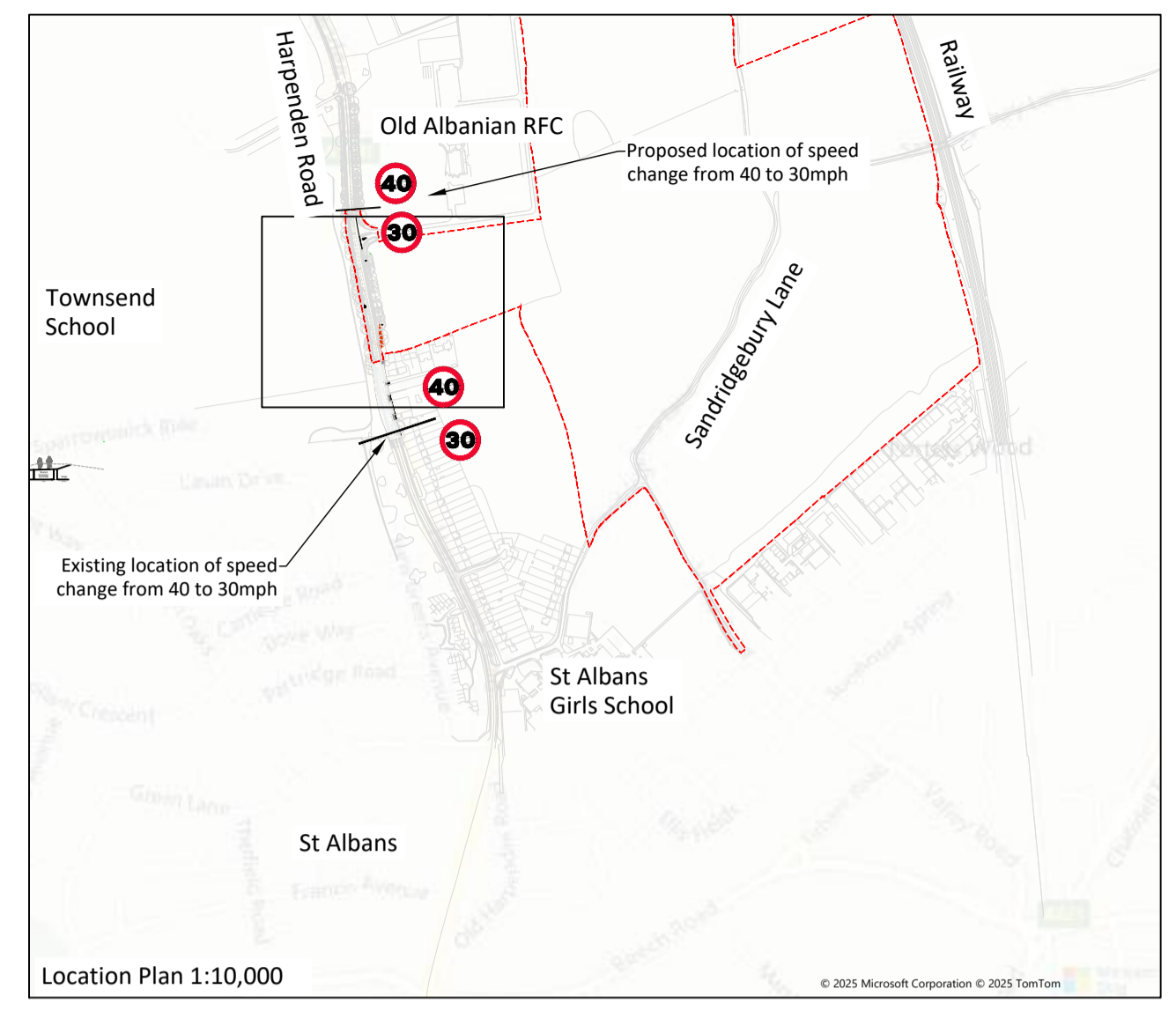
**GREEN AND BLUE INFRASTRUCTURE PARAMETER PLAN**

**LEGEND**

- Planning application site boundary
- Green infrastructure  
Including routes, access, play areas, drainage, natural and semi-natural green spaces, amenity green space, parks and gardens, landscaping, drainage, pedestrian/cycle links, allotments and food growing zones, landscaping, and associated infrastructure
- Longspring Wood
- Buffer planting
- ★ Indicative location for neighbourhood greens and open spaces
- Indicative location for play areas:
  - ✱ NEAP    ✱ LEAP    ✱ LAP    ✱ Teenage area
- Indicative zone for drainage infrastructure  
Including attenuation basins, infiltration basin, and swales
- ★ Indicative location for allotments and grow zones.  
Additional food growing and production opportunities will be provided within open space and residential areas
- Alignment protected for surface water drainage
- Area reserved for relocation of Old Albanian Sports Pitches and associated facilities as per drawing DE\_565\_81
- Alignment of primary streets

**Notes:**

1. All features and areas are subject to a lateral tolerance of +/- 10m within application boundary, subject to site constraints;
2. All the road widths and alignments are indicative and subject to detailed design.



**CDM Note**  
 These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9.

- Notes**
- Do not scale from this drawing.
  - All dimensions in metres unless stated otherwise.
  - This drawing is based on OS mapping.
  - This drawing is not to be reproduced in any part or form without consent of PJA Civil Engineering Ltd. All copyright reserved.
  - The design details presented must be reviewed in conjunction with the wider site information and site constraints.
  - No liability will be accepted by PJA for negligence or otherwise in relation to the accuracy of the OS mapping which has been received from third parties and it's contents.
  - Reproduction from the Ordnance Survey map with permission of the controller of His Majesty's Stationary Office.
  - The purpose of this drawing is to show the location and form of a new signal-controlled junction to form the access into a new residential development.
- The drawing has been produced to support an outline planning application.
- From a planning perspective, the purpose is to show where access is to be formed and indicate an engineering solution for the road / cycle / pedestrian link arrangements. The alignment and technical details of those arrangements are not fixed at this stage and will be resolved via condition.
- The design is Preliminary and subject to discussions with the local planning and highway authorities. The drawing should not be used for tendering or construction purposes and requires further development as part of the pre-planning application and understanding of highway authority preferences, which vary between authority.
  - All works are proposed to be within the highway boundary or Developer owned land. It is assumed that the highway and site boundary about each other.
  - Site specific detailed surveys need to be carried out to confirm design information, which may impact the outline design proposals. These include, but are not limited to, ground conditions, groundwater levels, utilities, ecology, tree protection etc. Impacts related to other civil features have not been detailed and are subject to detailed design.
  - Any existing details which are shown on this drawing are for guidance only and are to be checked on site.
  - The existing road widths are based upon OS mapping data.
  - The proposals outlined are subject to Road Safety Audits.
  - The junction has been designed in accordance with Design Manual for Roads and Bridges as listed below:
    - CD 109 Highway Link Design (revision 1)
    - CD 123 Geometric Design of At Grade Priority and Signal Controlled Junctions (revision 2.1.0)
    - LTN 1/20 Cycle Infrastructure Design (July 2020)
  - The design criteria and philosophy is subject to local authority agreement.

Rev	Date	Revision Note	Drw	Chk	App
P06	21.08.25	Updated to reflect HCC Planning Comments	RH	RH	MM
P05	25.02.25	Red Line Boundary Updated	RH	RH	MM
P05	03.02.25	Red Line Boundary Updated	RH	RH	MM
P04	25.09.24	Lane allocation sign added to amend use of southbound left lane, tracking amended	RH	RH	AN
P03	01.11.23	Layout amended, earthworks added	RH	RH	AN
P02	09.10.23	Site and Highway Boundaries amended	RH	RH	AN
P01	04.10.23	FIRST ISSUE	RH	RH	AN

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Client  
**Hallam Land Management**

Project  
**Land at North St Albans**

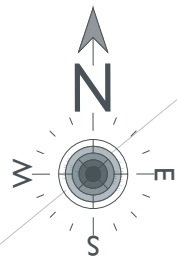
Title  
**Proposed Junction Access  
 General Arrangement**

Drawing Issue Status  
**For Information**

PJA Ref: 05920  
 Scale @ A1: 1:500  
 Date: August 25

Drawing No.: 05920-CI-A-001  
 Revision: P06

Primary Contact  
 Andrew.Nixon@pja.co.uk



Indicative street section without parking or landscape features

Sandridgebury Lane open to motor vehicles

Simple modal filter introduced at the southern end of the path to prevent use by motor vehicles

Visibility can be achieved between give-way line and passing place beneath railway bridge

Priority working introduced ahead of narrowing

3.0m (min.) wide active travel corridor link northward

Arrangement incorporates space to allow refuse vehicles to turn around within the site

Simple modal filter introduced to prevent use by motor vehicles, could incorporate de-mountable bollard or locking gate to enable use by agricultural vehicles

Modal filter introduced at Sandridgebury Lane intersection with proposed development road

Sandridgebury Lane closed to motor vehicles

Two turning heads would be required in this area if Sandridgebury Lane was closed to motor vehicles

**NOTES**  
 These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9

P2	14/10/25	Post-submission update	AP
P1	04/02/25	Red line and active travel route updated	AP
REV	DATE	REVISION NOTE	BY

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CLIENT  
**Hallam Land Management**

PROJECT  
 Land North of St. Albans

DRAWING TITLE  
 Potential arrangement of Sandridgebury Lane to the west of the railway bridge

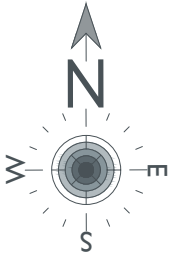
DRAWING ISSUE STATUS  
**INFORMATION**

PJA JOB No. SUB-CODE DRAWING NO. REVISION  
 05920 - SK - 008 - P2

Revision Letter: P - Prelim / A - Approval / T - Tender / C - Construction  
 BIM DRAWING REFERENCE

SCALE	DRAWN	REVIEWED	DATE
A3 @ 1:500	CT	MM	02/2023

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Potential for a pedestrian (and cyclist) link to Sandridgebury Lane

Larger turning loop allows for refuse vehicles and coaches to turn around. Material treatment used to soften appearance

2.4m x 25m visibility splay achieved within the extent of public highway

25m forward visibility into turning loop

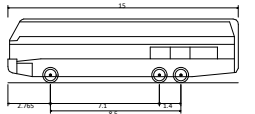
Tactile paving signals transition to mixed traffic conditions as existing

Indicative arrangement of active travel link into Cala Homes site and footway connection along Sandridgebury Lane

Demountable bollards / barrier is introduced to prevent motor vehicles proceeding east along Sandridgebury Lane, while allowing for limited access for emergency, maintenance or agricultural vehicles as necessary

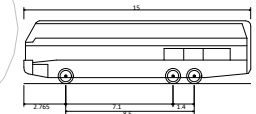
114.6m

**NOTES**  
These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9



Plaxton Panther Bus  
Overall Length 15.000m  
Overall Width 2.500m  
Overall Body Height 4.157m  
Min Body Ground Clearance 0.397m  
Track Width 2.500m  
Lock to lock time 5.005  
Wall to Wall Turning Radius 12.500m

Refuse vehicles and coaches can turn around in forward gear



Plaxton Panther Bus  
Overall Length 15.000m  
Overall Width 2.500m  
Overall Body Height 4.157m  
Min Body Ground Clearance 0.397m  
Track Width 2.500m  
Lock to lock time 5.005  
Wall to Wall Turning Radius 12.500m

114.6m

REV	DATE	REVISION NOTE	BY
P3	14/10/25	Post-submission update	AP
P2	04/02/25	Red Line updated	AP
P1	26/9/24	Alternative option removed	AP

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CLIENT  
**Hallam Land Management**

PROJECT  
Land North of St. Albans

DRAWING TITLE  
Potential turning loop arrangements off Sandridgebury Lane

DRAWING ISSUE STATUS  
**INFORMATION**

PJA JOB No. SUB-CODE DRAWING NO. REVISION  
05920 - SK - 006 - P3

Revision Letter: P - Prelim / A - Approval / T - Tender / C - Construction  
BIM DRAWING REFERENCE

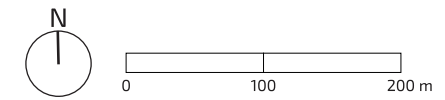
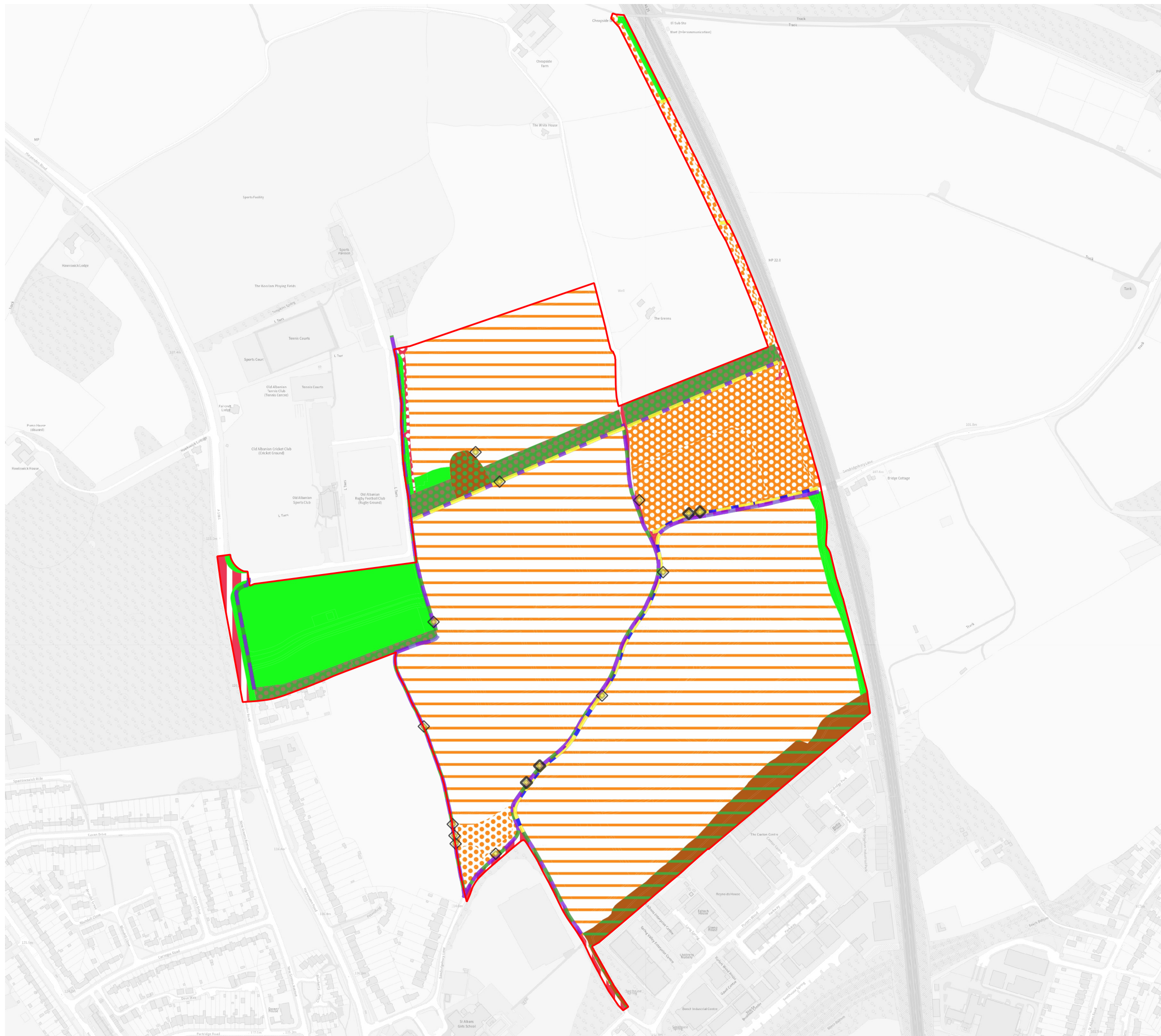
SCALE	DRAWN	REVIEWED	DATE
A3 @ 1:500	CT	MM	02/2023





**Legend**

-  Site Boundary
-  Existing trees and hedgerow
-  Existing trees to be removed
-  Existing trees root protection area (For further details, please see tree survey)
- Hard Landscape Proposals**
-  Standard road surface
-  Built form
-  Existing private road
-  Pedestrian priority, footpath/plaza
-  Segregated cycle route
- Soft Landscape Proposals**
-  Woodland planting
-  Native shrub/scrub planting
-  Wildflower/meadow
-  Amenity mown grass
-  Semi native ground cover planting mix
-  Attenuation - See PJA drainage strategy drawings for more information
-  Street trees and parkland specimens
-  Native tree and shrub specimen planting
-  Fruiting tree specimens
-  Native hedgerow
- Other**
-  Play Areas - NEAP, LEAP and LAP with required buffer zone from dwellings and walking distances, as per FIT guidance



- Redline Boundary
- Baseline Habitats**
- Arable field margins cultivated annually
- Artificial unvegetated, unsealed surface
- Cereal crops
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Modified grassland
- Non-cereal crops
- Other woodland; broadleaved
- Other woodland; mixed
- Baseline Hedgerow**
- Line of trees
- Native hedgerow
- Native hedgerow - associated with bank or ditch
- Native hedgerow with trees
- Species-rich native hedgerow
- Species-rich native hedgerow with trees
- Baseline Individual Trees**
- Existing large urban tree
- Existing medium urban tree

date 18/09/25 drwn/chkd  
DS / JW

client  
**Hallam Land Management Ltd**

project  
**Land North of St Albans,  
St Albans**

title **BASELINE HABITAT PLAN** scale  
1:5,500 @ A3

number **FIGURE 1** rev  
-



N

0 100 200 m

**Redline Boundary**

**Proposed Habitats**

- Allotments
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Lowland mixed deciduous woodland
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Other woodland; mixed
- Sustainable drainage system
- Traditional orchards
- Commercial
- Residential
- School

**Proposed Hedgerows**

- Native hedgerow
- Species-rich native hedgerow - associated with bank or ditch
- Species-rich native hedgerow with trees
- Species-rich native hedgerow with trees - associated with bank or ditch

**Proposed Individual Trees**

- Proposed small urban tree
- Retained large urban tree
- Retained medium urban tree

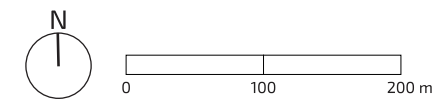
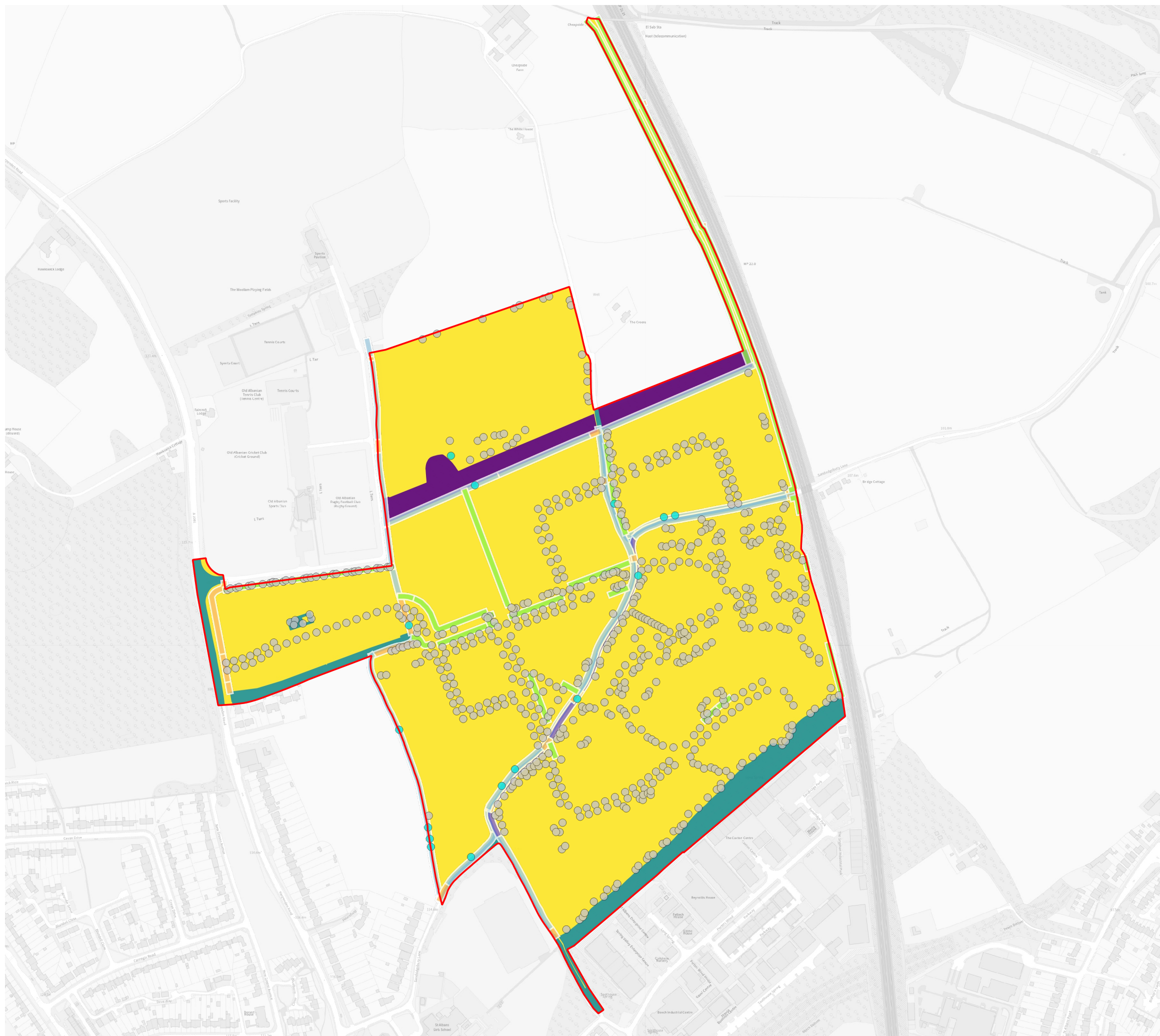
date 13/10/25 drwn/chkd DS / JW

client **Hallam Land Management Ltd**

project **Land North of St Albans, St Albans**

title **PROPOSED HABITAT PLAN** scale 1:5,500 @ A3

number **FIGURE 2** rev -



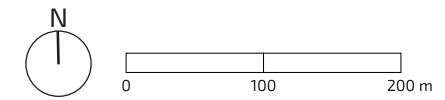
- Redline Boundary
- Habitats**
- Enhanced
- Retained
- Lost
- Hedgerows**
- Created
- Enhanced
- Retained
- Lost
- Individual Trees**
- Created
- Retained

date 18/09/25 drwn/chkd  
DS / JW

client **Hallam Land Management Ltd**  
 project **Land North of St Albans,  
 St Albans**

title **HABITAT RETENTION PLAN** scale  
1:5,500 @ A3

number **FIGURE 3** rev  
-



- Redline Boundary
- Baseline Habitat Condition**
- Good
- Moderate
- Poor
- N/A - Other
- Condition Assessment N/A
- Baseline Habitat Distinctiveness**
- High
- Medium
- Low
- V.Low
- Baseline Hedgerow Condition**
- Good
- Moderate
- Poor
- Baseline Hedgerow Distinctiveness**
- High
- Medium
- Low
- Baseline Individual Tree Condition**
- Moderate
- Good
- Baseline Individual Tree Distinctiveness**
- Medium

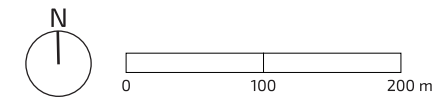
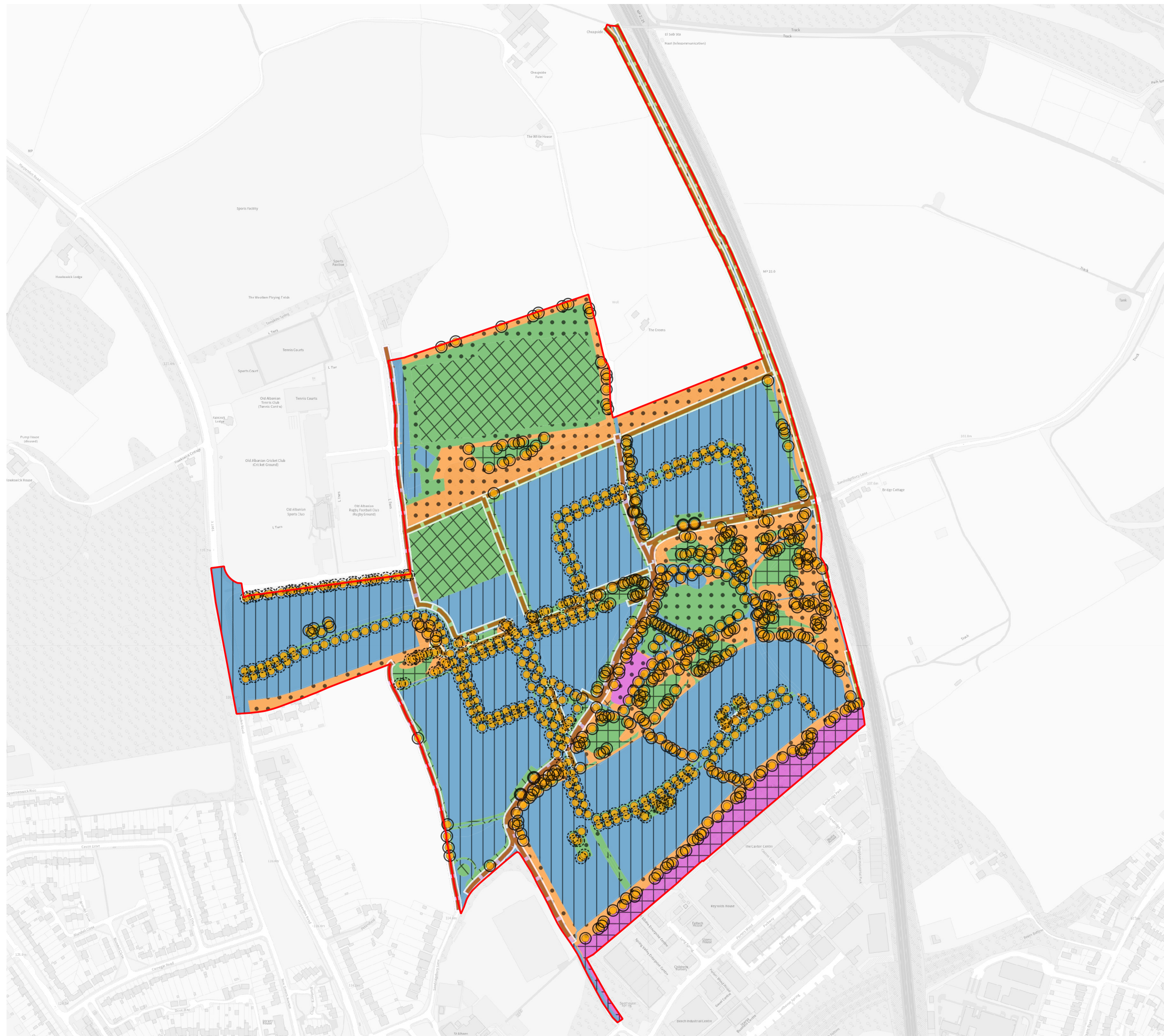
date 18/09/25 drwn/chkd  
DS / JW

client  
**Hallam Land Management Ltd**

project  
**Land North of St Albans,  
St Albans**

title **BASELINE HABITAT CONDITION AND DISTINCTIVENESS PLAN** scale 1:5,500 @ A3

number **FIGURE 4** rev -



- Redline Boundary
- Proposed Habitat Condition**
- Good
- Moderate
- Poor
- N/A - Other
- Condition Assessment N/A
- Proposed Habitat Distinctiveness**
- High
- Medium
- Low
- V.Low
- Proposed Hedgerow Condition**
- Good
- Moderate
- Proposed Hedgerow Distinctiveness**
- V.High
- High
- Low
- Proposed Individual Tree Condition**
- Poor
- Moderate
- Good
- Proposed Individual Tree Distinctiveness**
- Medium

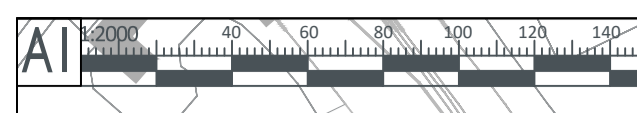
date 22/09/25 drwn/chkd  
DS / JW

client  
**Hallam Land Management Ltd**

project  
**Land North of St Albans,  
St Albans**

title **PROPOSED HABITAT CONDITION AND DISTINCTIVENESS PLAN** scale  
1:5,500 @ A3

number **FIGURE 5** rev  
-



Basin	Developable Area [ha]	Assumed Impermeable Area [ha]	Assumed Impermeable Area including 10% Urban Creep [ha]	Indicative Attenuation Volume [m3]
Catchment A	3.35	2.65	2.84	1,785
Catchment B	2.41	1.57	1.57	1,220
Catchment C	3.46	2.59	2.78	5,115
Catchment D	3.00	2.37	2.54	2,110
Catchment E	0.62	0.63	0.66	2,165
Catchment F, I, G and J	9.63	7.10	7.48	4,145
Catchment H	1.11	1.44	1.44	4,015
Catchment K	2.42	1.87	2.01	3,010
Catchment L	0.75	0.86	0.90	5,000
<b>Total</b>	<b>26.75</b>	<b>21.08</b>	<b>22.23</b>	<b>28,565</b>

- KEY:**
- Site Boundary
  - - - Catchment A
  - - - Catchment B
  - - - Catchment C
  - - - Catchment D
  - - - Catchment E
  - - - Catchment F
  - - - Catchment G
  - - - Catchment H
  - - - Catchment I
  - - - Catchment J
  - - - Catchment K
  - - - Catchment L
  - Indicative Location of Attenuation Basin with 3m maintenance strip
  - Indicative Location of Infiltration Basin with 3m maintenance strip
  - Location of Infiltration Testing Location IT04
  - Indicative Location of Low proposed Flow Channel
  - Indicative Location of proposed Conveyance Feature
  - Indicative Location of proposed Headwall
  - Indicative Location of Railway Line
  - Indicative Easement of 21m from the Railway Line (TBC)
  - Indicative Location of Proposed Surface Water Sewer
  - Indicative Surface Water Flow Route
  - Indicative Location of Proposed Foul Water Pumping Station and Storage Compound
  - Indicative Location of Proposed Surface Water Flow Routing Channel (0.5m deep with 1:3 side slopes)
  - Indicative Location of Proposed Surface Water Swale (1.0m deep, 0.5m base width with 1:4 side slopes)
  - Indicative Location of Proposed Orifice Plate
  - Indicative Location of Proposed Flow Control

- NOTES**
- These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9
- This Drawing is not to be reproduced in any part or form without the consent of PJA Civil Engineering Ltd. All copyright reserved.
  - No assessment of earthworks has been undertaken at this stage.
  - No assessment of surcharged outfall has been undertaken at this stage.
  - No utilities and arbor-cultural consideration has been undertaken at this stage.
  - Drawing should be read in conjunction with all other relevant scheme drawings.
  - Drawing includes:
    - Blue Green Infrastructure Plan provided by Define in September 2025 (Drawing No: DE\_565\_74\_REV\_E).
    - Proposed Levels produced by PJA in September 2025 (Drawing no. 05920-WR-A-0530)
    - Tree Survey provided by FPCR dated December 2023 (8575-T-01)
    - An infiltration rate of 1.88x10<sup>-3</sup>m/s from location IT04 was used from the 2024 Geo Environmental Group Infiltration Testing.
  - Indicative Surface Water Drainage Strategy based on:
    - Attenuation Basin A is 1.3m deep with 1:4 side slopes (including 300mm freeboard)
    - Attenuation Basin B is 1.5m deep with 1:4 side slopes (including 300mm freeboard)
    - Attenuation Basins FIG, H, and K are 2.3m deep with platform to facilitate planting. Staged basin is 1m deep with 1:3 side slopes. From the proposed platform, the basin utilizes 1:5 side slopes and is 1.3m in depth.
    - Attenuation Basins I and E are 2.3m deep with platform to facilitate planting. Staged basin is 0.8m deep with 1:3 side slopes. From the proposed platform, the basin utilizes 1:5 side slopes and is 1.5m in depth.
    - Attenuation Basin C is 2.5m deep with platform to facilitate planting. Staged basin is 1m deep with 1:3 side slopes. From the proposed platform, the basin utilizes 1:5 side slopes and is 1.5m in depth.
    - Attenuation Basin D is 2.4m deep with platform to facilitate planting. Staged basin is 1.4m deep with 1:4 side slopes. From the proposed platform, the basin utilizes 1:5 side slopes and is 1m in depth.
  - Volume within conveyance features has not been included within the attenuation calculations at this stage.
  - Discharge limited to an infiltration rate of 1.88x10<sup>-3</sup>m/s in accordance with the Geo Environmental Group Infiltration Testing, FEH 22 Data.
  - Cv Values of 1.
  - Impermeable Area Assumptions:
    - 60% impermeable for all residential development with an additional 10% for urban creep.
    - 100% impermeable for all highways.
    - 100% impermeable for all attenuation basins.
    - 50% for all educational facilities.
    - 80% for mixed used development.
    - 90% for commercial development.
  - Further consideration of utilities, arboricultural and ecological constraints should be undertaken prior to detailed design.
  - Indicative surface water drainage design based on masterplanning at the time of production and impermeable areas may result in changes to the drainage strategy.
  - Further ground investigation to confirm infiltration rates, seasonal groundwater levels and detail of the underlying chalk solubility is required.

- RISK ITEMS:**
- Risk Item 1: Indicative Surface Water Drainage Strategy is subject to proposed development hydraulic modelling to refine surface water flood extents across the Site.
- Risk Item 2: Indicative Surface Water Drainage Strategy is subject to a detailed earthworks and levels assessment.

REV	DATE	REVISION NOTE	BY
P11	26/09/2025	REVISED MASTERPLAN	AB
P10	20/08/2025	UPDATES TO HYDRAULIC MODELLING	SF
P09	04/12/2024	UPDATING RED LINE BOUNDARY	JG
P08	04/11/2024	REVISED DRAINAGE STRATEGY	GD
P07	23/10/2024	LANDSCAPE STRATEGY UPDATED	CT
P06	16/10/2024	REVISED DRAINAGE STRATEGY	CT
P05	15/10/2024	REVISED DRAINAGE STRATEGY	CT
P04	07/10/2024	REVISED DRAINAGE STRATEGY	CT
P03	20/09/2024	REVISED DRAINAGE STRATEGY	CT
P02	19/08/2024	REVISED DRAINAGE STRATEGY	CT
P01	27/11/2023	DRAFT FOR COMMENT	GD

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Exeter - London - Reading  
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CLIENT: Hallam Land Management Limited and St Albans School

PROJECT: Woollam Park, St Albans

DRAWING TITLE: Surface Water Drainage Strategy

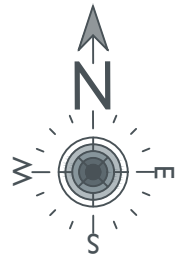
DRAWING ISSUE STATUS: **PLANNING**

PJA JOB No. SUB-CODE DRAWING NO. REVISION  
05920 -WR - 0525 - P11

Revision Letter: P - Preliminary Approval / T - Tender / C - Construction  
BIM DRAWING REFERENCE:

SCALE: A1@2,000 DRAWN: CT REVIEWED: AC DATE: Sept 2025





Levels may allow the formation of an active travel connection between the southern parcel and Valley Road on the desire line.

Modal filter introduced on Valley Road to prevent use by motor vehicles in alignment with emerging LCWIP.

Proposed raised table at junction between Valley Road and Darwin Close - part of off-site highway/active travel improvements.

Proposed bollards on footway to prevent vehicle over run

**NOTES**

These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9

REV	DATE	REVISION NOTE	BY
P3	14/10/25	Post submission update	AP
P2	04/02/25	Red Line Updated	AP
P1	26/9/24	Incorporate off-site improvements	AP

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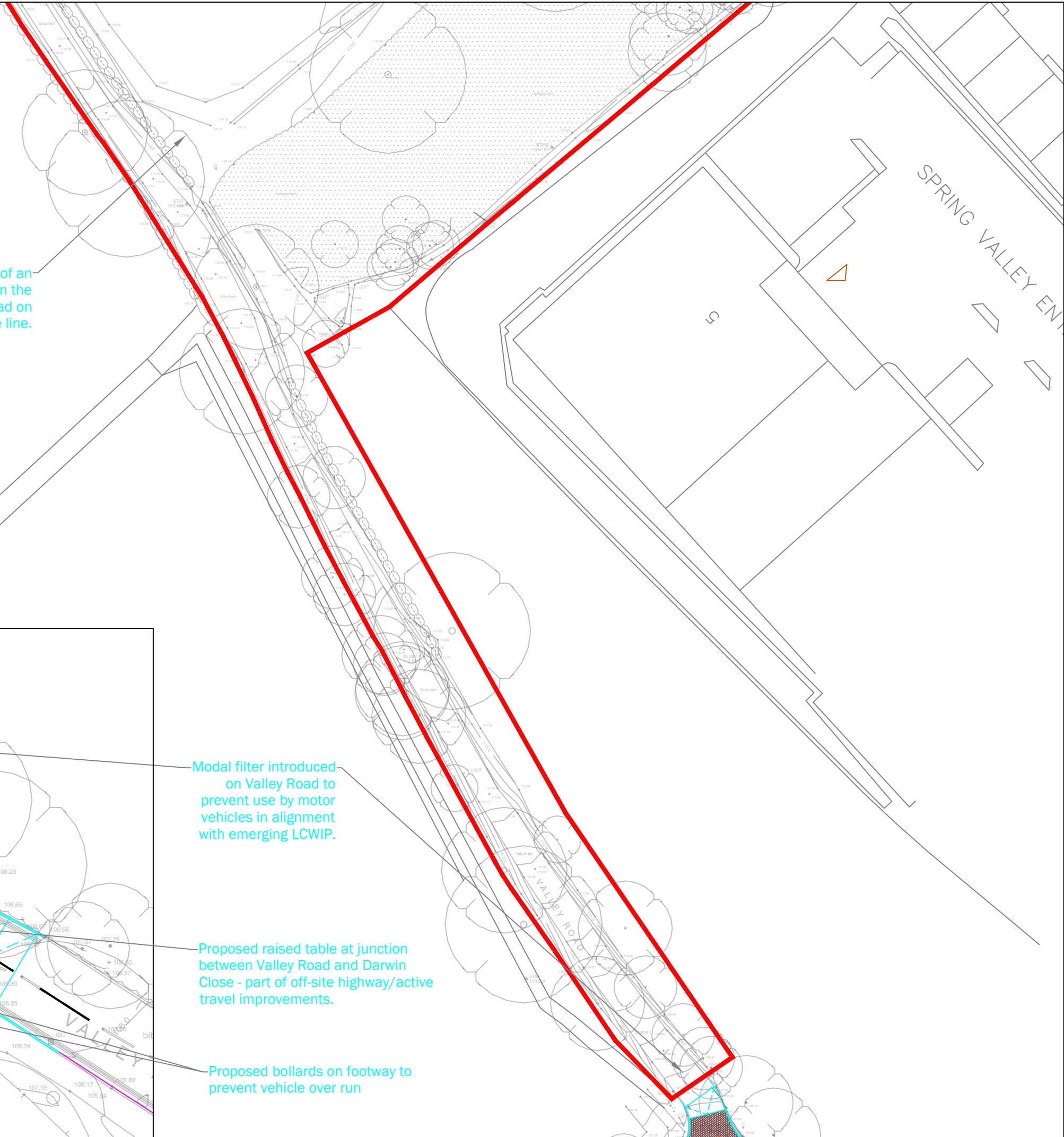
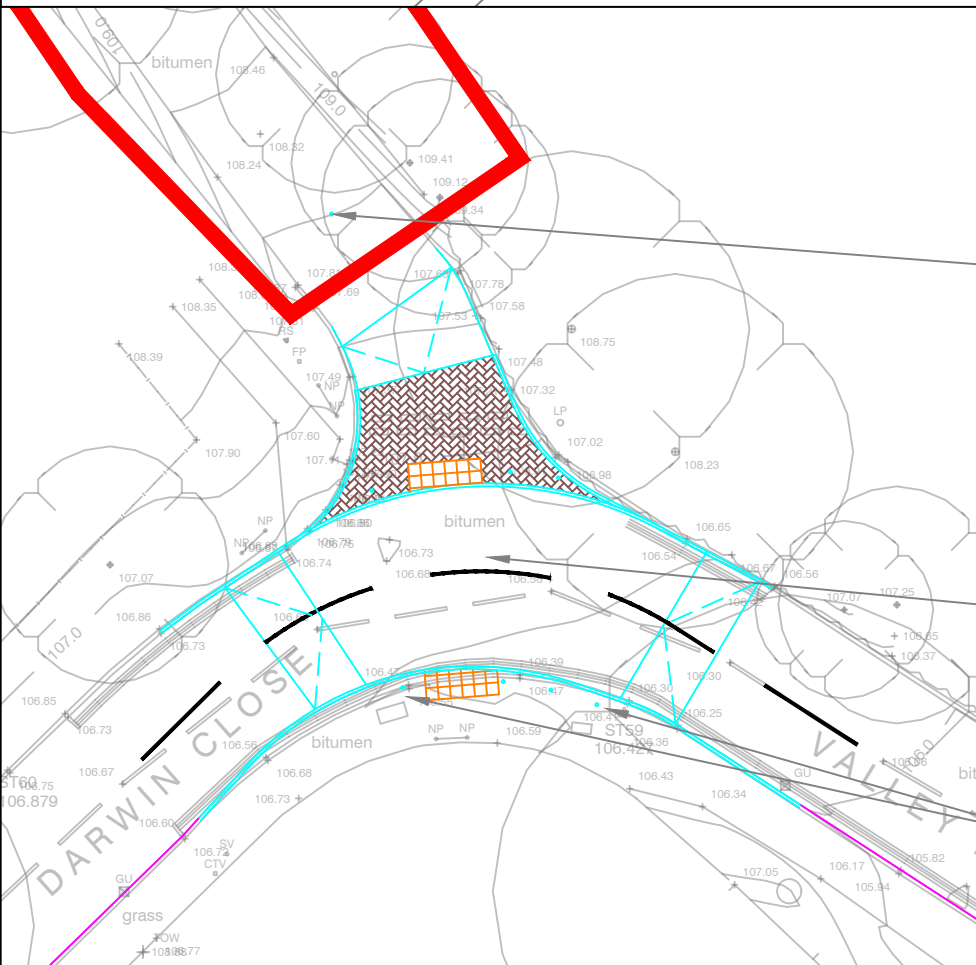
PROJECT  
Land North of St. Albans

DRAWING TITLE  
Potential modal filter location along Valley Road north of Darwin Close

**INFORMATION**

PJA JOB No. SUB-CODE DRAWING NO. REVISION  
**05920 - SK - 010 - P3**

SCALE	DRAWN	REVIEWED	DATE
A3 @ 1:500	CT	MM	02/2023





**LEGEND**

- Planning application site boundary
  
- SPORTS PITCHES / PAVILION BUILDING ANNEX**
- Relocated OASA sports pitches
- Proposed pavilion building annex  
2 Teams Changing Facility with associated covered spectator viewing area, covered cycle store, refuse / recycling, plant
- ↙ Proposed pavilion building annex main entrance
  
- NOTE:**
- Refer to Define drawing ref. DE\_565\_81 for detailed fencing / enclosure specification.
- Refer to Define drawing ref. DE\_565\_12 and DE\_565\_13 for detailed pavilion building annex specification.

- FOOTPATHS / CAR PARK**
- Block paving to footpaths
- Tarmac to junction / disabled car parking spaces
- Cellular mesh system to car park / car parking spaces
- Disabled car parking spaces

- LANDSCAPE**
- Existing tree / group of trees
- Existing hedgerows
- ⊗ Existing trees to be removed
- Proposed new boundary planting
  
- NOTE:**
- Refer to Define drawing ref. DE\_565\_103 for advanced planting specification.

- DRAINAGE**
- Area reserved for proposed attenuation basin
  
- NOTE:**
- Refer to PJA drawing ref. 05920-A-0503 for further information on drainage strategy.

- TOPOGRAPHY**
- Proposed 1m Contours
- Batter slope



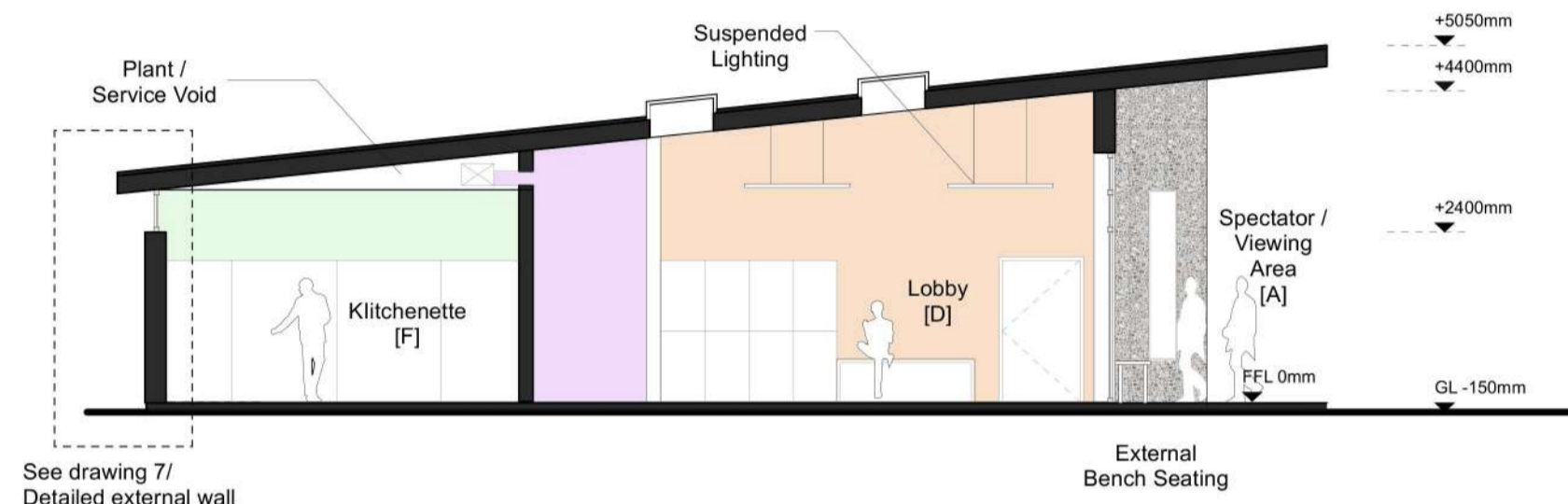
2 Side Elevation  
Scale: 1:100



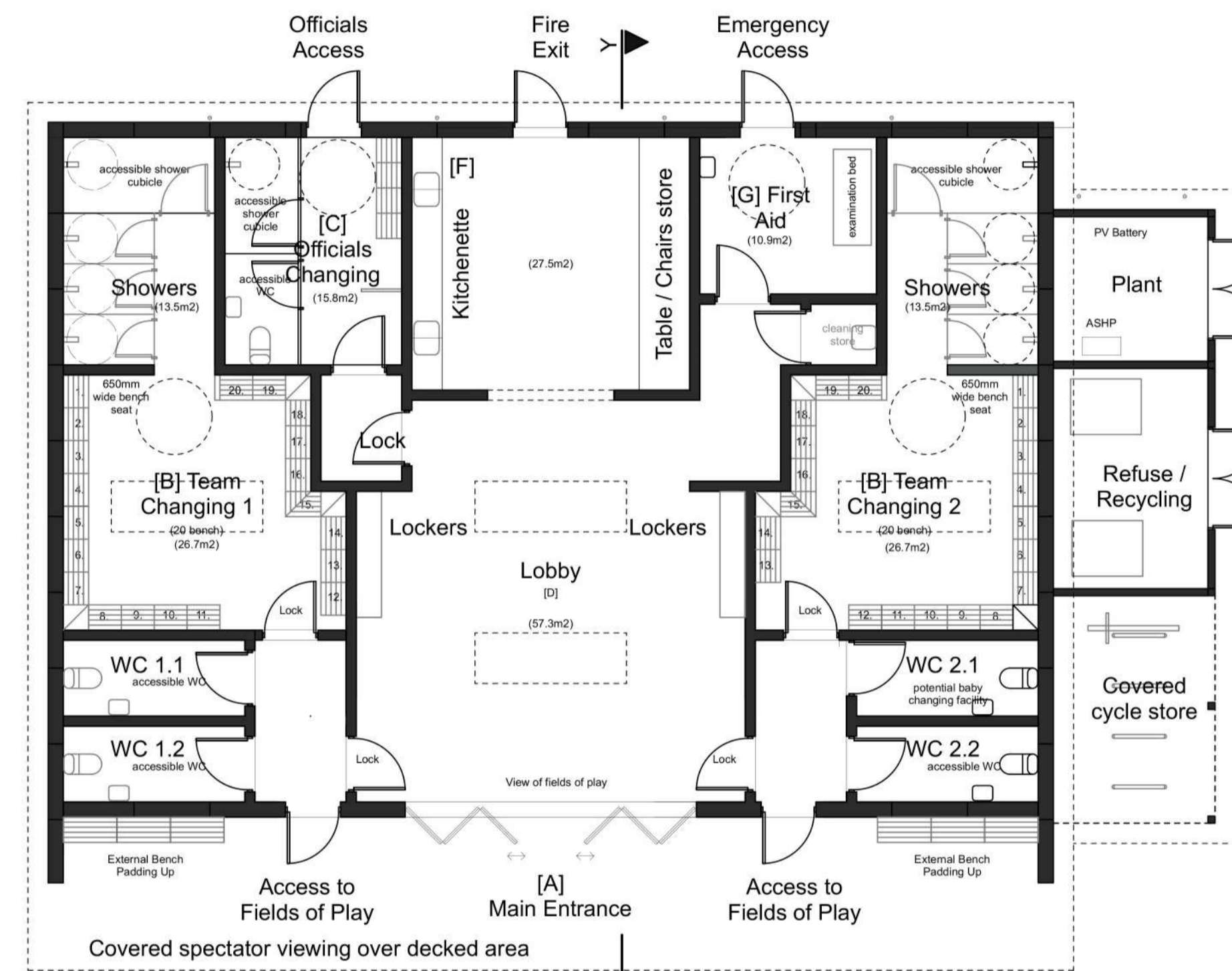
3 Front Elevation  
Scale: 1:100



4 Side Elevation  
Scale: 1:100



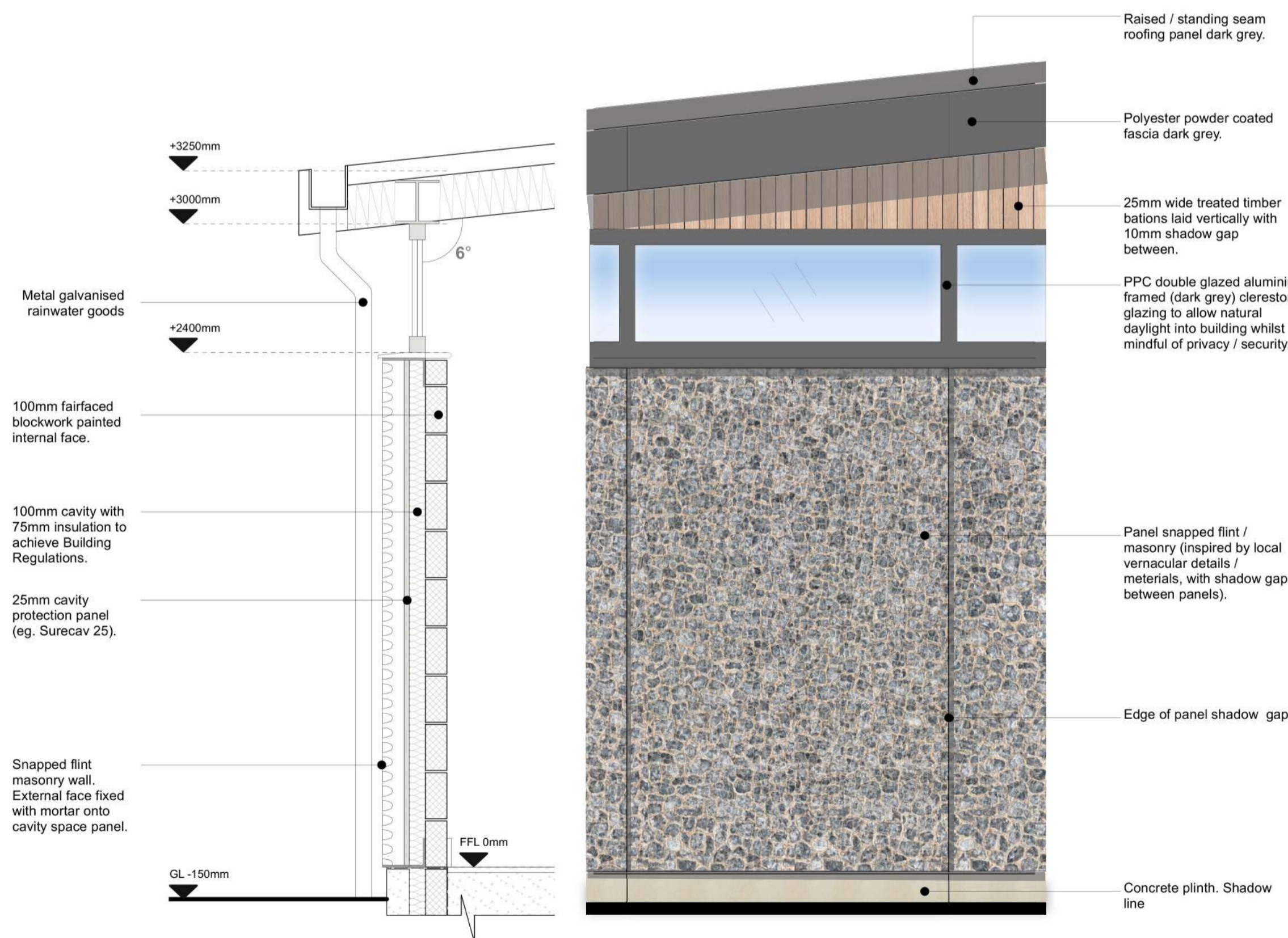
5 Section Y-Y  
Scale: 1:100



1 Floor Plan  
Scale: 1:100

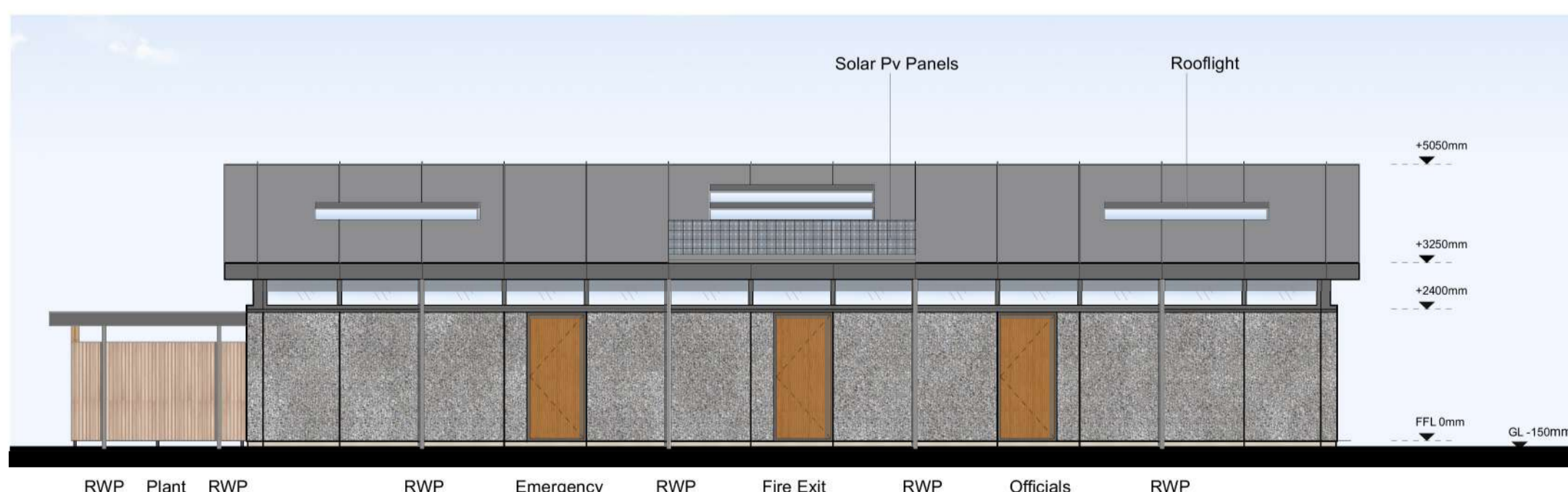


9 Site Plan  
Scale: 1:1000

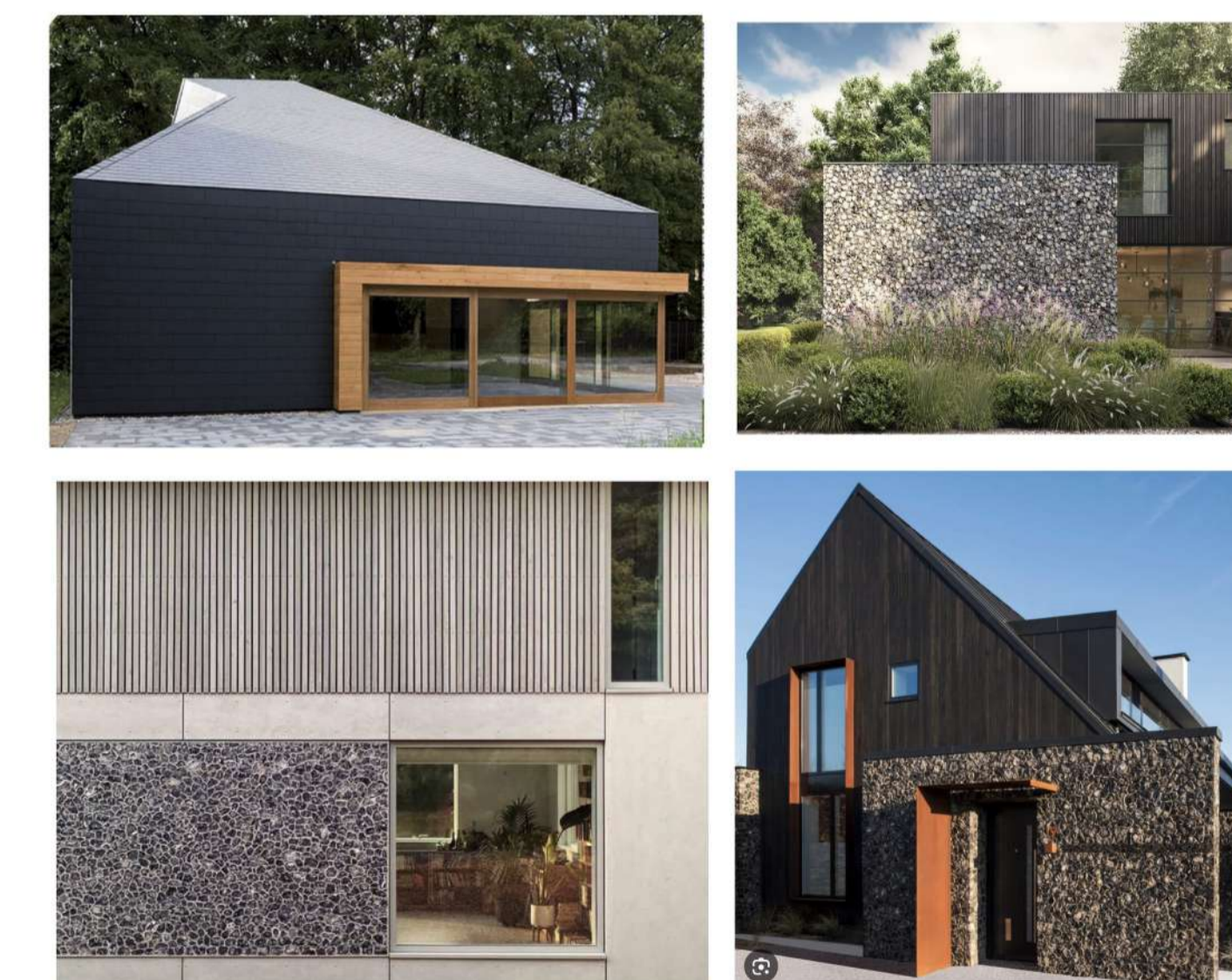


7 Detailed External Wall  
Scale: 1:20

8 Detailed Elevation - Including Proposed Materials  
Scale: 1:20

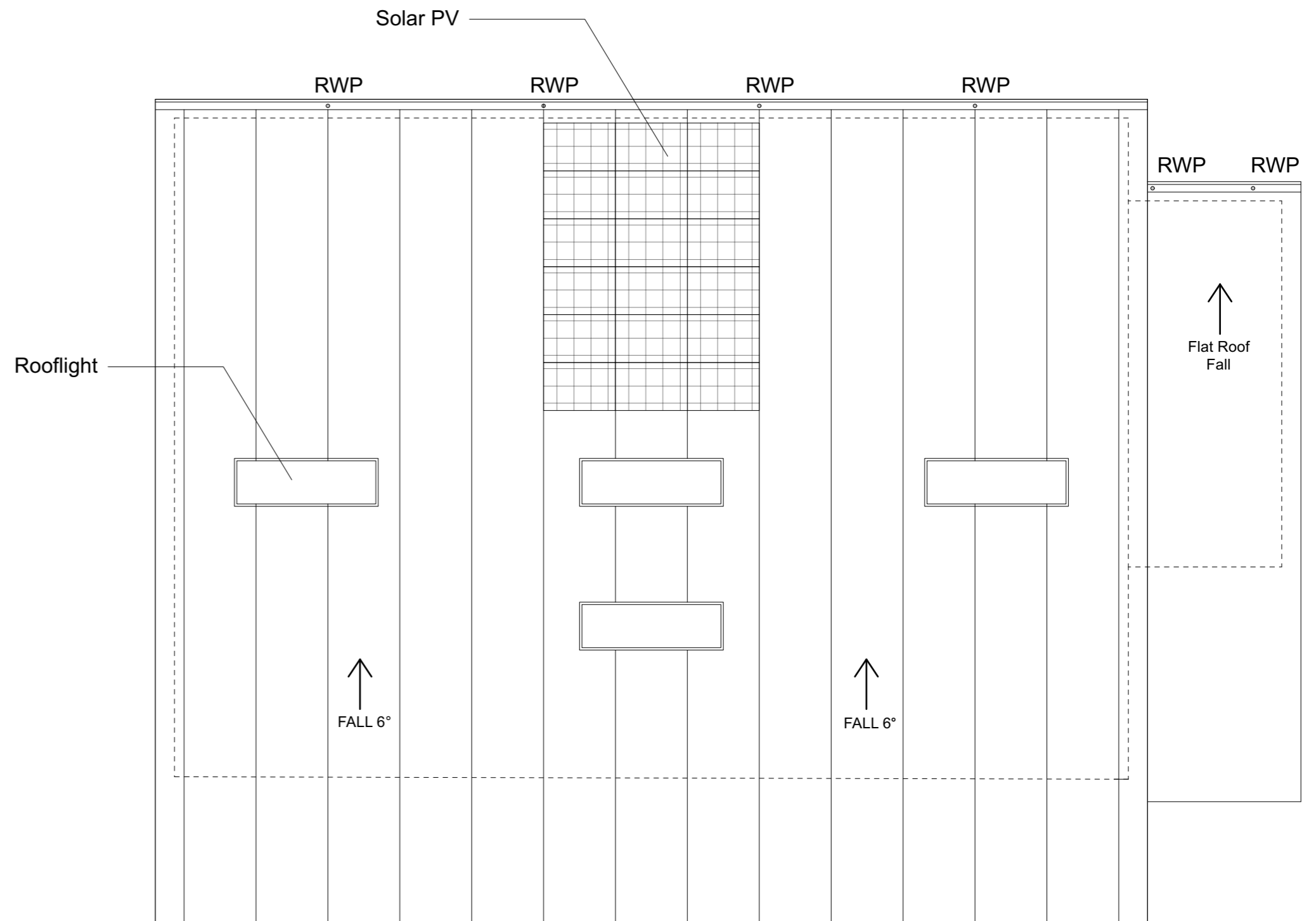
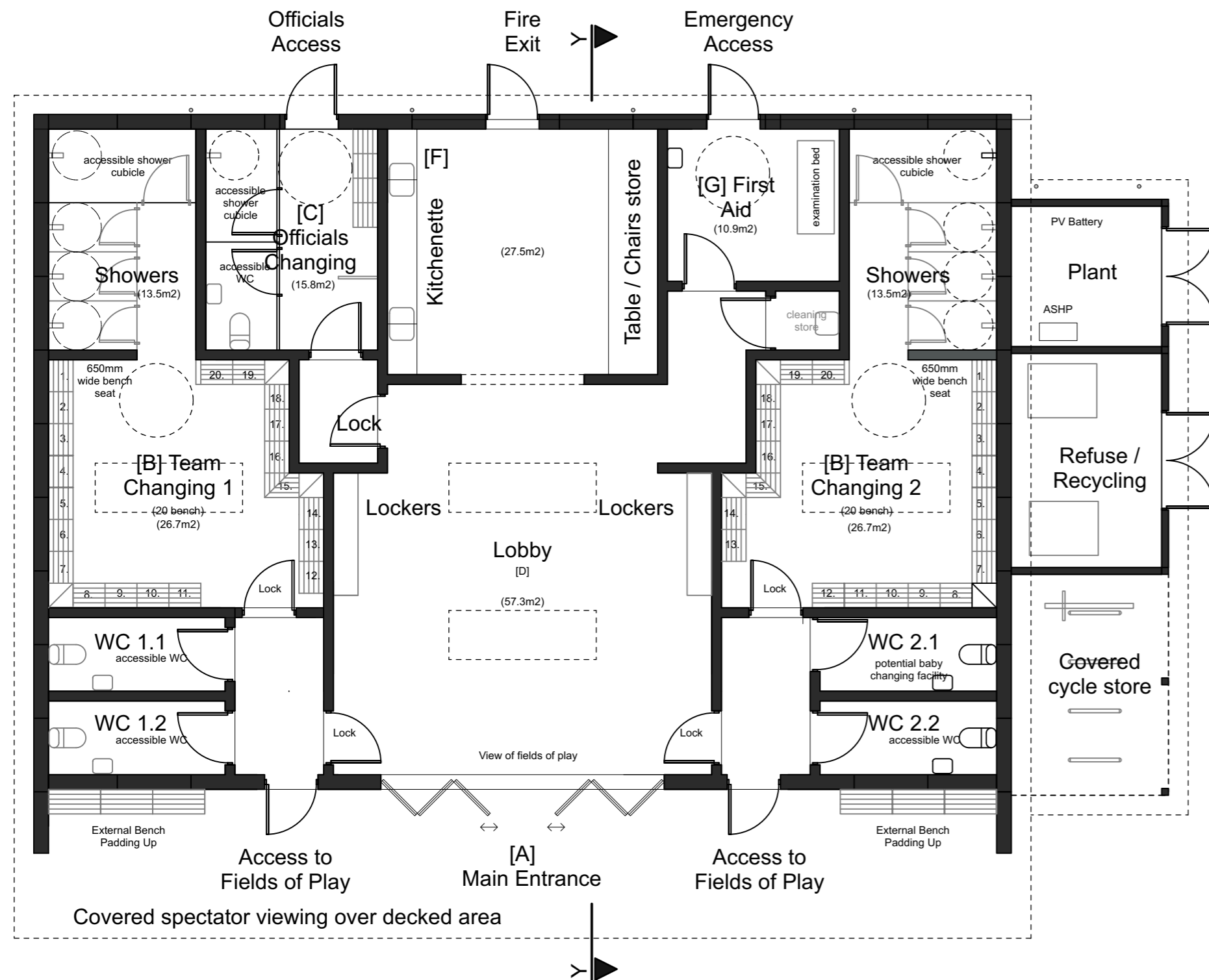


6 Rear Elevation  
Scale: 1:100



10 Precedent Images  
Not to scale

**SPORTS PAVILION ANNEX PLANNING PROPOSALS**



1 Floor Plan  
Scale: 1:100

2 Roof Plan  
Scale: 1:100

ST ALBANS SCHOOL  
SPORTS PAVILION



Example of D mesh fence









Example of timber knee rail fence



Example of demountable ballstriking netting

**LEGEND**

-  Planning application site boundary
-  Security boundary fence. D mesh fence, circa 1.8m high, polyester powder coating (PPC) rigid metal fence
-  Security boundary fence. D mesh fence, circa 3m high, polyester powder coating (PPC) rigid metal fence
-  Timber knee rail fence. Treated timber 'birdsmouth' posts, with square horizontal fencing rail, secured with galvanised straps, circa 1.0m high
-  Demountable ballstriking netting (4.5m high). Only erected whilst rugby is in session
-  Standard post and wire fence (1.2m high) with metal wire mesh to restrict potential access to drainage attenuation basin



Example of 1.2m high post and wire fence

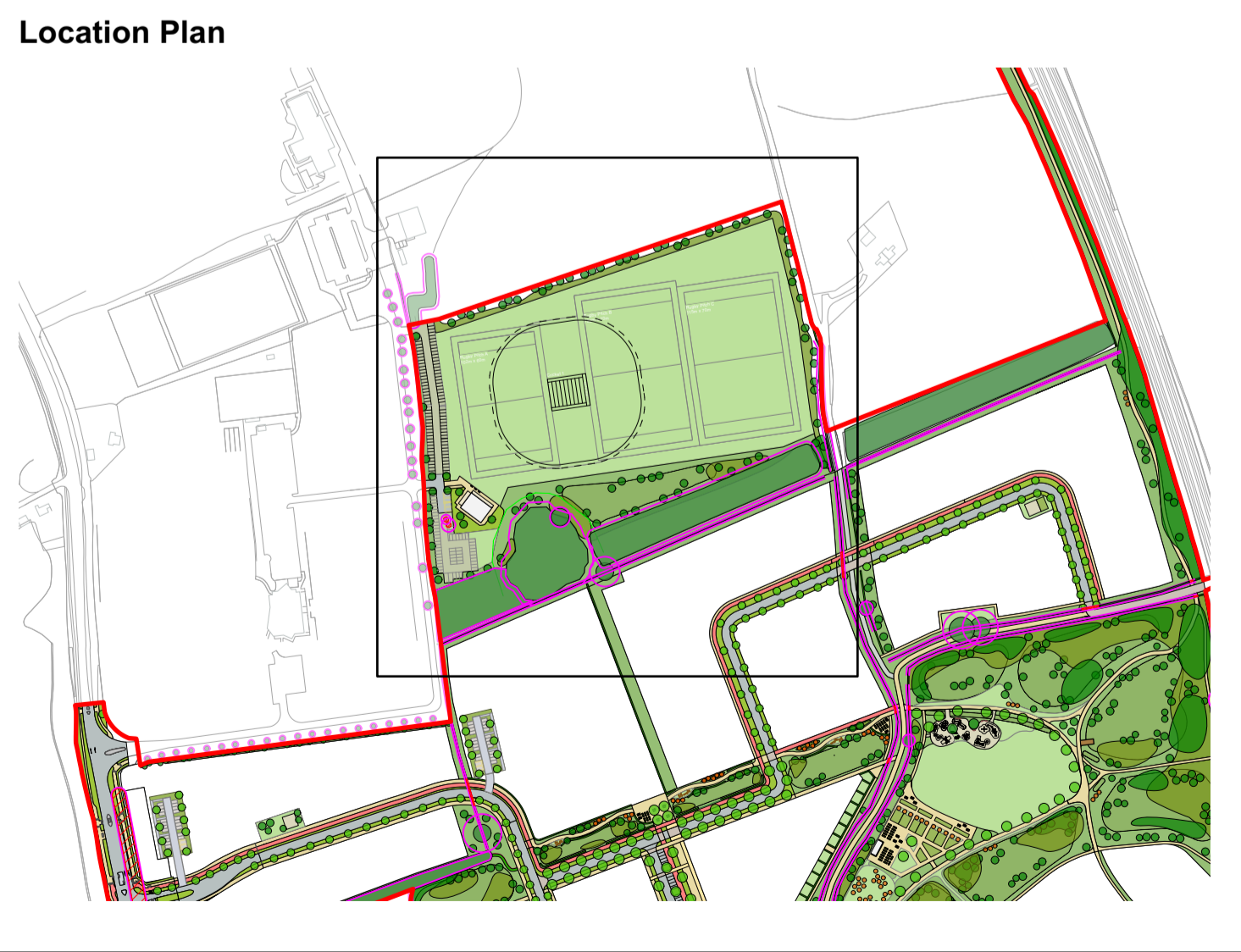


### Native Specimen Tree Planting

Code	Tree Species	Height (m)	Girth (cm)	Stem	Root Type	Quantity
QueR	Quercus robur	3-4	10-12	-	R/B	9
CarB	Carpinus betulus	3-4	10-12	-	R/B	7
PruAv	Prunus avium	3-4	10-12	2m clear stem	R/B	9
TiIE	Tilia europaea	3-4	10-12	-	R/B	4
SalA	Salix alba	3-4	10-12	-	R/B	3
AceE	Acer campestre 'Elsrijk'	3-4	10-12	2m clear stem	R/B	3
SorA	Sorbus aucuparia	2-3	8-10	-	R/B	19
MalS	Malus sylvestris	2-3	8-10	-	R/B	11
AceC	Acer campestre	2-3	8-10	-	R/B	3
BetP	Betula pendula	2-3	8-10	-	R/B	10
AlnG	Alnus glutinosa	2-3	8-10	-	R/B	5

### Watering

- Maintenance team to adjust the watering levels in line with weather conditions accordingly, taking extra care in long dry spells to keep soil at required moisture level.
- Watering is a critical concern for not only the maintenance of healthy plant material but also for observing water conservation practices. The amount of water to apply at any one time varies with the weather, drainage conditions and water holding capacity of the soil. For plant materials that have been established, it is imperative that any mandated water restrictions be fully conformed to.
- Proper watering techniques should provide even and thorough water dispersal.
- Newly planted trees will have high demands for water in spring and summer and need to be kept under close review. All watering should be carried out in accordance with BS8545:2014 recommendations.
- Additional visits will be necessary if trees become drought stressed during prolonged periods of dry weather.
- All trees are to be watered to field capacity upon each maintenance visit.



### Legend

- Application Boundary
- Existing Trees
  - Retained existing trees and hedgerows with root protection area; See FPCR drawing for further information on tree survey.
  - Existing trees to be removed
- Boundaries**
  - See Define drawing no. DE\_565\_82 Proposed Fencing / Enclosure Plan for further detail on boundaries
  - Security Boundary Fence;** D mesh fence, circa 1.8m high, polyester powder coating (PPC) rigid metal fence
  - Timber Knee Rail;** Treated timber 'birds-mouth' posts, with square horizontal fencing rail, secured galvanised straps, circa 1.0m high
  - Standard post and wire fence (1.2m high);** with metal wire mesh to restrict potential access to drainage attenuation basin
  - Security Boundary Fence;** D mesh fence, circa 3m high, polyester powder coating (PPC) rigid metal fence
  - Demountable ballstriking netting (4.5m high);** only erected whilst rugby is in session
  - 15m Buffer Badger Exclusion Zone**
  - Proposed Attenuation Basin;** See PJA drawing ref. O5920-A-O503 for further information on drainage strategy.
- Landscape**
  - Reinforced cellular mesh system,** such as Groundtrax Cellpave (or similar approved product); **overseeded with suitable hardwearing meadow seed mixture** (~20% wildflower, ~80% grass) such as Wild Wales Seeds - Clover Lawn Mix; Planted at 4g/m<sup>2</sup> = 13,670 grams
  - Sports pitch grass seeding;** to be constructed by specialist Sports England contractor to Sports England standards.
  - Amenity Grass Seeding;** Suitable hardwearing amenity mixture such as Emorsgate EG22 'Wear tolerant turfgrass mixture' or similar approved; Planted at 25g/m<sup>2</sup> = 190,180 grams
  - Meadow Seeding Mix;** such as Emorsgate EMI 'General Purpose Meadow Mixture' or similar approved; Planted at 4g/m<sup>2</sup> = 31,110 grams
  - Semi Ornamental Planting Mix;** See drawing number DE\_565\_103\_2 for detailed planting specification
- Native shrub and tree matrix planting (2m spacing)**

Understorey to be seeded with appropriate mixture such as Emorsgate EWI Woodland Mixture planted at 4g/m<sup>2</sup> = 8,728 grams

Plant Species	%	Height (cm)	Form	Density	Breaks	Quantity
Acer campestre	5%	175-200	Feathered	0.5m <sup>2</sup>	5+	54
Quercus robur	5%	175-200	Feathered	0.5m <sup>2</sup>	5+	54
Betula pendula	5%	175-200	Feathered	0.5m <sup>2</sup>	5+	54
Carpinus betulus	5%	175-200	Feathered	0.5m <sup>2</sup>	5+	54
Quercus robur	10%	60-80	Transplant	0.5m <sup>2</sup>	2	109
Betula pendula	10%	60-80	Transplant	0.5m <sup>2</sup>	2	109
Alnus glutinosa	5%	60-80	Transplant	0.5m <sup>2</sup>	2	55
Sorbus aucuparia	5%	60-80	Transplant	0.5m <sup>2</sup>	2	55
Ulex europaeus	5%	60-80	Transplant	0.5m <sup>2</sup>	2	55
Viburnum opulus	5%	60-80	Transplant	0.5m <sup>2</sup>	2	55
Prunus spinosa	5%	60-80	Transplant	0.5m <sup>2</sup>	2	55
Corylus avellana	10%	60-80	Transplant	0.5m <sup>2</sup>	2	109
Crataegus monogyna	15%	60-80	Transplant	0.5m <sup>2</sup>	2	164
Sambucus nigra	10%	60-80	Transplant	0.5m <sup>2</sup>	2	109
- Native Scrub Planting**

Understorey to be seeded with appropriate mixture such as Emorsgate EWI Woodland Mixture planted at 4g/m<sup>2</sup> = 14,672 grams

Plant Species	%	Height (cm)	Form	Density	Breaks	Quantity
Corylus avellana	15%	60-80	Transplant	0.5m <sup>2</sup>	2	273
Crataegus monogyna	50%	60-80	Transplant	0.5m <sup>2</sup>	2	915
Viburnum opulus	5%	60-80	Transplant	0.5m <sup>2</sup>	2	93
Sambucus nigra	5%	60-80	Transplant	0.5m <sup>2</sup>	2	93
Ulex europaeus	5%	60-80	Transplant	0.5m <sup>2</sup>	2	93
Prunus spinosa	10%	60-80	Transplant	0.5m <sup>2</sup>	2	183
Ilex aquifolium	5%	60-80	Transplant	0.5m <sup>2</sup>	2	93
Ribes sanguineum	5%	60-80	Transplant	0.5m <sup>2</sup>	2	92
- Notes:**
  - All transplants to be planted in random groups on a staggered grid at 2m centres.
  - All feathered specimens to be planted in random groups with individual species planted in random groups of 1-3 (minimum 4m apart).
  - Feathered specimens to be spread evenly throughout the matrix planting area.
  - All transplants and feathered specimens to be fitted with a biodegradable spiral rabbit guard. Guard to leave no gaps between spirals and be wound around branches where applicable.
- Native Hedge**

Total linear metres = 392 m (6 per linear metre)

Plant Species	%	Height (cm)	Form	Breaks	Quantity
Crataegus monogyna	70%	70-100	Transplant	2	1645
Viburnum opulus	5%	70-100	Transplant	2	118
Ilex aquifolium	10%	70-100	Transplant	2	235
Cornus sanguinea	5%	70-100	Transplant	2	118
Corylus avellana	5%	70-100	Transplant	2	118
Acer campestre	5%	70-100	Transplant	2	118
- Notes:**
  - Minimum 700mm whips; 3 year old transplants.
  - All transplants to be planted on a double staggered row at 300mm centres, 300mm apart.
  - To be planted with biodegradable spiral rabbit guards.



**Legend**



**Semi Ornamental Planting Mixes**

PM01	Code	Species	Size	Min. Height	Density	No.
PM01	LaA	Lavandula angustifolia 'Hidcote'	3L	0.5m	5pm <sup>2</sup>	186
	SaC	Santolina chamaecyparissus	3L	0.5m	5pm <sup>2</sup>	186
	VeP	Veronica pinguifolia 'Page'	3L	0.5m	5pm <sup>2</sup>	186
	LoL	Lonicera ligustrina var. yunnanensis	3L	0.5m	5pm <sup>2</sup>	186
PM02	PrO	Prunus laurocerasus 'Otto Luyken'	3L	0.5m	5pm <sup>2</sup>	163
	ViD	Viburnum davidii	3L	0.5m	5pm <sup>2</sup>	163
	VeA	Veronica albicans	3L	0.5m	5pm <sup>2</sup>	163
	EuE	Euonymus fortunei 'Emerald Gaiety'	3L	0.5m	5pm <sup>2</sup>	163
PM03	ViM	Vinca minor	3L	0.5m	5pm <sup>2</sup>	201
	HeH-1	Hedera helix	3L	0.5m	5pm <sup>2</sup>	201
PM04	StS	Stachys byzantina 'Silver Carpet'	3L	0.5m	7pm <sup>2</sup>	169
	AIM	Alchemilla mollis	3L	0.5m	7pm <sup>2</sup>	169
	PhR	Phlomis russeliana	3L	0.5m	7pm <sup>2</sup>	169
PM05	CaK	Calamagrostis x acutiflora 'Karl Foerster'	3L	0.5m	7pm <sup>2</sup>	287

**Notes:**  
 - Planting in same species groups no bigger than 7. Work through the bed laying groups by species and then repeating if overall species number in each bed is greater than 7 each.  
 - Planted in grouped swathes, to create subtle blocks of colour. No same species meet to each other. - Plant group edges staggered to create a soft transition between species (strong linear lines between groups to be avoided).  
 - All Shrub and herbaceous planting to have minimum 350-500mm topsoil and finished with 75mm bark mulch.  
 - Amenity grass areas to have 150-200mm topsoil. Finished topsoil levels for grass 30mm above adjacent hard surfaces to allow for settlement.

**Location Plan**



# Appendix 2. Water Resources Addendum

HALLAM LAND MANAGEMENT LIMITED  
ST ALBANS SCHOOL  
ST ALBANS SCHOOL WOOLLAM TRUST

# Woollam Park

Environmental Statement  
Addendum - Water Resources

October 2025



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## DOCUMENT CONTROL

Project:	North St Albans	Job Number:	18.260
Client:	Hallam Land	Date:	30/10/2025
Author Initial:	OJ	Reviewer Initial:	OJ
Issue:	1	Status:	Final
File Origin:	<a href="https://lrmplanning.sharepoint.com/sites/lrmprojects/2018/18.260%20St%20Albans/9%20Applications/251020%20Environmental%20Statement%20Addendum%20Water%20Resources.docx">https://lrmplanning.sharepoint.com/sites/lrmprojects/2018/18.260 St Albans/9 Applications/251020 Environmental Statement Addendum Water Resources.docx</a>		



# 1 Water Resources Addendum

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- 1.1 This Water Resources chapter addendum of the ES assesses the likely significant environmental effects of the Proposed Development on the environment in respect of the local hydrology, drainage and flood risk as well as surface and ground water quality as a result of the construction and operation of the Proposed Development. It has been compiled by PJA Civil Engineering Ltd.
- 1.2 This addendum should be read in conjunction with the Woollam Park Environmental Statement, with a focus on Chapter 11 'Water Resources'.

## ASSESSMENT METHODOLOGY

- 1.3 The assessment methodology and criteria remains the same as that set out in the Water Resources chapter of the Environmental Statement.

### Legislative / planning policy context

- 1.4 Since the Water Resource Chapter was prepared (January 2025), there have been a number of amendments to national policy and guidance in the context of the water environment as set out below:

- (1) National Planning Policy Framework (NPPF) (2024)
- (2) NPPF Planning Practice Guidance (PPG) (2025)
- (3) National Standards for Sustainable Drainage Systems (SuDS) (2025)

## BASELINE CONDITIONS

- 1.5 Since the original Water Resources chapter of the Environmental Statement, there have been updates to the baseline conditions, including the release of updated Environment Agency flood risk mapping. All other baseline conditions remain the same as the original chapter. Therefore, the following updated baseline conditions are set out in relation to surface water flood risk within the study area below:

### Flood Risk

#### Fluvial Flood Risk

- 1.6 There are two unnamed ordinary watercourses located within the site or in the immediate vicinity, which serve the existing highways within the Site, with no downstream connectivity. The nearest watercourse identified from Ordnance Survey mapping is the River Ver located 4.6km to the south-west of the site at its nearest point. Since the production of the original Water Resource Chapter the publicly available Flood Map for Planning has been updated. However, this mapping still confirms the Site lies wholly within Flood Zone 1, outside the maximum extents of identified potential fluvial flooding during the 1% AEP event and 0.1% AEP event from any nearby Main Rivers. An extract of the updated Flood Map for Planning is available in Figure A. .

#### Surface Water Flood Risk

- 1.7 The surface water flood risk shown in the original Water Resources Chapter utilised the old publicly available mapping. The updated publicly available Long Term Flood Risk Information, Surface Water Flood Risk Mapping, continues to show two corridors of surface water flood risk to flow across the site, generally in a west to east direction, which then collects and pools within

the site against the railway embankment to the east of the site. Both corridors of surface water are shown to be of Low (between 0.1% and 1% probability) to High (greater than 3.3% probability) risk of flooding. The surface water flood risk extents from the north of the Site have reduced in the updated mapping, however, the fundamental surface water flood risk to the Site remains unchanged. An extract of the updated Surface Water Flood Risk Mapping is available in Figure B.

- 1.8 The production of this updated mapping has been undertaken using national scale modelling and enhanced using compatible locally produced modelling from LLFAs (where available) to provide the generation of surface water flood risk mapping. The previous generations were primarily developed for regulator use as the approach and risk was refined. For example, the first did not include any allowance for sewers, whilst the second incorporated a national loss coefficient.
- 1.9 The current dataset presents the risk which takes account of the climate change allowances based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5 i.e. worst-case pathway.
- 1.10 Although through the production of this mapping, LLFAs were approached for culvert asset datasets to be incorporated within the national scale model, these data sets may not be fully comprehensive. A 2m DTM has also been utilised in the national scale model, whilst this better represents topography in comparison to previous versions of the mapping, there is still opportunity for refinement on a local scale where finer DTM LiDAR data is available couple with site-specific topographic data.
- 1.11 Since the original Environmental Statement Water Resource Chapter was produced, site-specific hydraulic modelling has been undertaken to refine the baseline (existing) surface water flood risk and enhance the understanding of surface water flood risk at the Site. The methodology and results of the hydraulic modelling are outlined in the Flood Risk Assessment and Drainage Strategy with document reference 05920-FRA-0002 (October 2025) and included in detail in Appendix J which will be submitted as a standalone document.
- 1.12 When compared to the publicly available Long Term Flood Risk Information - Flood Risk from Surface Water Map, the results of the site-specific Baseline Model generates slightly larger surface water flood extents within the Site, immediately adjacent to the existing railway embankment, than those shown in the public mapping for the equivalent return period. Figure C illustrates the extents of the baseline hydraulic modelling.

## INHERENT AND STANDARD MITIGATION

- 1.13 The following paragraphs provide a summary of the design measures and strategies adopted as part the Proposed Development to avoid or minimise the scheme's environmental impact on flood risk and water quality and its availability of water as a resource during the construction and operational phase. Where relevant the positive benefits the Proposed Development will bring are also identified.

### Construction

- 1.14 The Water Resources Chapter in the Environmental Statement outlines the tertiary mitigation measures proposed at the Site, including a Construction Environmental Management Plan (CEMP).
- 1.15 The CEMP will include a comprehensive strategy for monitoring all construction activities on a regular basis to ensure ongoing compliance with environmental and regulatory requirements.

This will include measures to address the risk of surface water flooding and potential impacts on water quality during the construction phase.

- 1.16 A Surface Water Management Plan (SWMP) will be prepared as part of the CEMP, setting out measures to manage surface water runoff, particularly during extreme rainfall events. This may include temporary drainage systems such as swales, bunds, sediment traps, or attenuation basins to control runoff rates and reduce the risk of on-site or off-site flooding. Regular inspections and monitoring will be undertaken by the Environmental Manager to ensure that all control measures are functioning effectively and to allow for timely response to any issues that arise during the works.

## **Operation**

### **Surface Water Runoff Drainage & Flood Risk**

- 1.17 The surface water drainage strategy has been revised since the original Water Resources Chapter, to provide larger attenuation basin extents and the incorporation of conveyance swales. Site-specific hydraulic modelling has also been undertaken for the Post-development scenario alongside the Baseline, to assess the impact of the proposed development on surface water flood risk.

### **Surface Water Runoff**

- 1.18 The surface water drainage strategy has been designed in accordance with the current industry guidance and best practice and aims to mimic the existing hydrological regime by infiltrating run-off to the north (Sports Pitches) and east (residential-led development). Attenuation storage will be provided in the form of open SuDS features throughout the Site, including attenuation basins, swales and infiltration basins.
- 1.19 The treatment of surface water runoff through the proposed surface water drainage strategy, results in a significant reduction in the potential pollution hazard from the Proposed Development. As outlined in the 'Flood Risk Assessment and Drainage Strategy' report, the proposed surface water drainage strategy provides sufficient pollution mitigation within in the minimum treatment train. However, the proposed surface water drainage strategy provides a significant treatment train to the surface water runoff before discharging to the final infiltration basin in the south of the Site.
- 1.20 The proposed surface water drainage strategy is infiltration led, which allows for the recharge of the existing aquifer in the Groundwater Source Protection Zone, mitigating the potential impacts of the proposed impermeable surfacing across the development.

### **Flood Risk**

- 1.21 To assess the impact of the Proposed Development on surface water flood risk the site-specific hydraulic model has been enhanced to represent the Proposed Development (post development model) by incorporating the proposed earthworks/levels, surface water drainage strategy (i.e. SuDS features) and any relevant control features.
- 1.22 The post-development model extents illustrate changes to existing, identified overland flow routes within the Site. The overland flow routes have been formalised by a series of conveyance features and storage basins, which manage and reduce the previously identified maximum flood levels adjacent to the existing railway embankment. The preliminary proposed levels aim to direct and channel overland surface water runoff away from the Proposed Development parcels. In the Post Development Model, only minimal localised flooding is identified in some sections of highway and small areas of the development parcels associated with the Proposed Development. There are no offsite flood risk impacts identified in the hydraulic modelling. Figure D illustrates the surface water extents for the post-development hydraulic model.

## ASSESSMENT OF ENVIRONMENTAL EFFECTS

### Potential Effects Prior to Additional Mitigation

#### Construction Phase

- 1.23 Following the implementation of the scheme's inherent mitigation measures during the Construction Phase; it is anticipated that there should be negligible adverse effect on the key receptors identified in the Woollam Park Environmental Statement Water Resources Chapter.

#### Operational Phase

- 1.24 Following the implementation of the scheme's inherent mitigation measures it is anticipated that there should be negligible adverse effect on the key receptors identified in the Woollam Park Environmental Statement Water Resources Chapter, in accordance with the Chapter summary.

#### Assessment

- 1.25 The sensitivity of each of the environmental receptors remains unchanged from the assessment which was undertaken in the original Water Resources Chapter in the Environmental Statement.
- 1.26 The magnitude of impact on the underlying Water Framework Directive (WFD) groundwater body has been reassessed and reduced compared to the original assessment due to significant improvements in the surface water management strategy. Under the existing baseline conditions, the Site is in agricultural use, where the application of pesticides and fertilisers presents a risk of infiltration into the underlying groundwater, potentially contributing to diffuse pollution and degrading groundwater quality, particularly within the identified Groundwater Source Protection Zone (GWSPZ).
- 1.27 In contrast, the Proposed Development incorporates a robust SuDS strategy, comprising a multi-stage treatment train designed to intercept, attenuate, and treat surface water runoff before it reaches any potential receptors. The inclusion of features such as conveyance swales and cascading attenuation basins will significantly reduce the pollutant loading in surface water runoff. As a result, the development will reduce existing source-pathway-receptor linkages, thereby offering a net improvement in water quality compared to the baseline.
- 1.28 The table below indicates the magnitude of change due to the Proposed Development on the individual environmental receptors which were established in Table 66 in the Woollam Park Environmental Statement.

Table 1: Magnitude of change predicted to water receptors

ENVIRONMENTAL RECEPTOR/RESOURCE	MAGNITUDE OF IMPACT
Unnamed Ordinary Watercourses within the Site	Low
Groundwater Source Protection Zone 3	Negligible
Mid Chilterns Chalk WFD Groundwater Body	Negligible
Population & Human Health	Low

- 1.29 Having determined the magnitude of change to the environmental receptors, the significance of the change is reviewed in the table below.

Table 2: Significance of effects on water receptors

ENVIRONMENTAL RECEPTOR/RESOURCE	SENSITIVITY	MAGNITUDE OF IMPACT	SIGNIFICANCE OF EFFECT
Unnamed Ordinary Watercourses within the Site	Low	Low	Minor
Groundwater Source Protection Zone 3	Medium	Negligible	Negligible
Mid Chilterns Chalk WFD Groundwater Body	Low	Negligible	Negligible
Population & Human Health	High	Low	Minor

## RESIDUAL EFFECTS

- 1.30 The below assessment demonstrates how beneficial or adverse effects may persist post mitigation and whether these effects are considered to be significant or not.

### Construction Phase

- 1.31 In accordance with the Woollam Park Environmental Statement, there should generally be no residual, long lasting effects following the construction period of a development.

### Operational Phase

- 1.32 As outlined in the Woollam Park Environmental Statement there is always a residual effect in terms of flooding and drainage where a storm and/or flood event can exceed the design standards of the development. However, through the development of the Site-specific hydraulic modelling exceedance events such as the 1 in 1000-year event have been modelled to understand their impact on the Proposed Development.
- 1.33 The post-development hydraulic model demonstrates the following:
- 1.34 The Proposed Development will manage and mitigate potential surface water flooding in any event up to and including the 1 in 1,000-year.
- 1.35 The proposed surface water drainage strategy and Proposed Development levels redirect and manage surface water runoff within the Site via blue-green corridors, which incorporate attenuation basins and conveyance features.
- 1.36 The Proposed Development will generate a reduction in maximum peak water levels adjacent to the existing railway embankment, as compared to existing conditions, in all events up to and including the 1 in 1,000-year.
- 1.37 The Proposed Development will generate a reduction in maximum peak water depths within three locations on Sandridgebury Lane, as compared to existing conditions, in all events up to and including the 1 in 1,000-year.
- 1.38 The key findings of the post-development hydraulic modelling are demonstrated in the Flood Risk Assessment and Drainage Strategy with document reference 05920-FRA-002 (October 2025).

Table 3: Significance of residual effects on water receptors

ENVIRONMENTAL RECEPTOR/RESOURCE	SIGNIFICANCE OF RESIDUAL EFFECT
Unnamed Ordinary Watercourses within the Site	Negligible
Groundwater Source Protection Zone 3	Negligible

ENVIRONMENTAL RECEPTOR/RESOURCE	SIGNIFICANCE OF RESIDUAL EFFECT
Mid Chilterns Chalk WFD Groundwater Body	Negligible
Population & Human Health	Minor

## CUMULATIVE EFFECTS

- 1.39 This section considers the Cumulative Effects of new major development situated within the vicinity of the Site (to date this includes the adjacent development at Land to rear of 112-156B Harpenden Road by Cala Homes). The site was previously assessed, however, there has been an update to the baseline conditions through the revision to the publicly available mapping published by the Environment Agency.
- 1.40 It should be noted that the consideration of cumulative effects is of a qualitative nature. Levels of effects or significance have not been attributed as part of this assessment.

### Consideration of Adjacent Development

- 1.41 As part of this assessment on Cumulative Effects, the adjacent major development to the west of the Site known as Land to rear of 112-156B Harpenden Road will be assessed to understand the effects this may have on existing and proposed infrastructure in St Albans.

### Surface Water Flood Risk

- 1.42 As outlined in Section 5.5 of the Flood Risk Assessment and Drainage Strategy with document reference 05920-FRA-0002 (October 2025), the Long-Term Flood Risk Information – Surface Water Flood Risk Mapping identifies two surface water flow corridors across the Site, generally flowing west to east, before collecting and ponding at the base of the railway embankment located on the eastern boundary.
- 1.43 A review of the adjacent Cala Homes development, located to the west of the Site, indicates that one surface water flow route originates within their landownership boundary and continues overland into the Site, bisecting it in an easterly direction. To understand the potential impact of this development on third-party land, hydraulic modelling was undertaken as part of the Flood Risk Assessment (Flood Risk and Drainage Statement, Ref. P23-405 – Issue 2, July 2024) for the Cala Homes proposal.
- 1.44 The results of the post-development hydraulic modelling confirm that surface water runoff will predominantly be contained within the Cala Homes development boundary. However, the existing overland flow path will be maintained and allowed to continue its route across the Site in a west-east direction, consistent with baseline conditions.
- 1.45 Therefore, the modelling demonstrates that the proposed adjacent development will not increase surface water flood risk to the Site or surrounding areas.
- 1.46 Furthermore, there may be a potential improvement in the management of currently unmanaged runoff from the adjacent development, which is expected to reduce the risk of cumulative effects relating to surface water flood risk. This is reflected in the conservative approach taken in the surface water flood risk modelling presented in the Woollam Park Flood Risk Assessment and Drainage Strategy with document reference 05920-FRA-002 (October 2025), which assumes the existing flow routes are retained post-development.

## CONCLUSION

- 1.47 This assessment of the Site in relation to flood risk, water availability, groundwater and surface water quality has been undertaken as a desktop study in line with best practice guidance. The addendum aims to outline the updates to the baseline conditions and the further development of inherent mitigation measures which has triggered the need to reassess the impact of the proposed development and significance of effect.
- 1.48 Updated baseline conditions have been established using readily available information, including web-based information and a desk-based assessment. This primarily relates to pluvial and fluvial surface water flood risk to the development due to updates to the publicly available mapping from the Environment Agency.
- 1.49 This was used to previously identify key receptors and the associated sensitivity/value of each of these receptors. Through the reassessment of the baseline conditions, their sensitivity remains unchanged.
- 1.50 As such this addendum specifically focusses on the assessment of the revised baseline conditions, the impacts of the revised surface water drainage strategy and the site-specific Post-development hydraulic modelling which has been undertaken to assess current and future flood risk of the Proposed Development.
- 1.51 As set out within this addendum and the Woollam Park Environmental Statement Water Resources Chapter, it is identified that in both the construction and operation phase, it is anticipated that there should be negligible to minor adverse effects on key receptors identified.
- 1.52 The updated assessment has demonstrated that providing the mitigation measures identified in this assessment and supporting Flood Risk Assessment and Drainage Strategy which has been submitted separately are adhered to, the Proposed Development will sustainably manage the drainage of the Site and flood risk (both on- and off-Site) for its lifetime, accounting for the effects of climate change.
- 1.53 Therefore, the Proposed Development is considered likely to have a **negligible effect on Groundwater Source Protection Zone 3 and the Mid Chilterns Chalk WFD groundwater body, due to the incorporation of multiple levels of treatment within the surface water drainage strategy**. These measures are designed to mitigate the potential risk of pollution arising from the development. Furthermore, the implementation of an infiltration-led drainage approach will support the ongoing recharge of the underlying aquifer, maintaining the natural hydrological function of the site.
- 1.54 The Proposed Development is considered likely to have a **negligible effect on the Unnamed Ordinary Watercourses within the Site**. Through the integration of the surface water drainage strategy the existing watercourses within the Site are not proposed to receive any additional surface water flows from the proposed development.
- 1.55 As an individual development the **minor adverse effect on Population and Human Health** are considered to be not significant. The residual effects during the operational phase of the development have the potential to result in a potential increase in surface water runoff and flood risk. However, through the implementation of the surface water drainage strategy this is considered to be minor adverse.
- 1.56 A summary of the assessment is set out in the table below.

Table 4: Summary of effects during construction phase

ENVIRONMENTAL RECEPTOR/RESOURCE	RECEPTOR SENSITIVITY	DESCRIPTION OF POTENTIAL IMPACT	PROPOSED MITIGATION	RESIDUAL EFFECT	SIGNIFICANCE OF RESIDUAL EFFECT
Unnamed Ordinary Watercourses within the Site	Low	Potential for deterioration of water quality and increase in flood risk.	CEMP will be secured by planning condition to ensure good environmental construction practice. Land Drainage Consent to be obtained prior to any works on the watercourses within the Site.	Negligible	Not Significant
Groundwater Source Protection Zone	Medium	Potential for deterioration of water quality	CEMP will be secured by planning condition to ensure good environmental construction practice.	Minor Adverse	Not Significant
Mid Chilterns Chalk WFD Groundwater Body	Medium	Potential for deterioration of water quality	CEMP will be secured by planning condition to ensure good environmental construction practice.	Minor Adverse	Not Significant
Human Health & Population	High	No perceivable impact	None Required	Negligible	Not Significant

Table 5: Summary of effects during operational phase

ENVIRONMENTAL RECEPTOR/RESOURCE	RECEPTOR SENSITIVITY	DESCRIPTION OF POTENTIAL IMPACT	PROPOSED MITIGATION	RESIDUAL EFFECT	SIGNIFICANCE OF RESIDUAL EFFECT
Unnamed Ordinary Watercourses within the Site	Low	Potential for deterioration of water quality and increase in flood risk.	A sustainable drainage strategy has been designed and will be implemented across the Site. A foul drainage strategy has been developed in consultation with Thames Water.	Negligible	Not Significant
Groundwater Source Protection Zone	Medium	Potential for deterioration of water quality	A sustainable drainage strategy has been designed and will be implemented across the Site. This incorporates a significant surface water treatment train through the cascading attenuation features within the proposed surface water drainage strategy. A foul drainage strategy has been developed in consultation with Thames Water.	Negligible	Not Significant
Mid Chilterns Chalk WFD Groundwater Body	Medium	Potential for deterioration of water quality	A sustainable drainage strategy has been designed and will be implemented across the Site. This incorporates a significant surface water treatment train through the cascading attenuation features within the proposed surface water drainage strategy. A foul drainage strategy has been developed in consultation with Thames Water.	Negligible	Not Significant
Human Health & Population	High	Potential increase in surface water runoff and flood risk.	A surface water drainage strategy is proposed which will provide attenuation storage within the SuDS features, including but not limited to swales and attenuation basins.	Minor	Not Significant

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