

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

Woollam Park

Development Specification
and Scheme Parameters - revised

October 2025



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DOCUMENT CONTROL

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1 Introduction

- 1.1 This document sets out the Development Specification and Parameters for a residential led mixed use development on land at North St Albans (the 'application site'). It has been prepared to inform a 'hybrid' planning application to be submitted on behalf of Hallam Land Management Limited, St Albans School, and St Albans School Woollam Trust. The application was amended in October 2025 and this document has been updated accordingly.
- 1.2 Planning permission is sought for the following development:
- (1) *Relocation and replacement of existing playing fields and erection of pavilion annex; and*
 - (2) *Construction of up to 1000 new homes (Use Class C3) to include a mix of market housing, affordable housing, age restricted specialist accommodation for the elderly, adult disability service units; a care home (Use Class C2); a local centre (Use Classes E and F); a primary school (Use Class F); the laying out of green infrastructure including habitat creation; drainage infrastructure; earthworks; pedestrian and cycle routes; new means of access and alterations to existing accesses.*
- 1.3 The application site, shown at *Appendix 1*, is described in detail in Section 3 of this Report.
- 1.4 The purpose of this document, together with the parameter plans, is to define and describe the proposed development

Format of the development specification and parameters

- 1.5 The application is submitted as a "hybrid" application. Part (1) is submitted as a full application. Part (2) is submitted as an outline application with approval of means of access sought at the present time, and all other reserved matters to be approved at a later date.
- 1.6 The proposed development is Environmental Impact Assessment ("EIA") development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The planning application will therefore be accompanied by an Environmental Statement ("ES"). Certain parameters will be fixed to set the framework for that assessment and subsequent future reserved matters as part of the multistage consent process. Without these, the EIA has no context from which to assess the likely environmental effects of the development. Adopting a 'parameters approach' allows for a degree of flexibility with regard to, for example, the detailed design of the development, whilst ensuring that the EIA is appropriate and legally robust.
- 1.7 Therefore, this report should be read alongside the parameter plans contained in *Appendix 2*, which will be submitted for approval as part of the planning permission.
- 1.8 In terms of format, this document is structured as follows:
- Section 2 sets out the procedural and policy requirements relevant to the submission of an outline planning application;
 - Section 3 sets out a description of the application site; and
 - Section 4 sets out the form of the proposed development and planning application.

2 Procedural matters

- 2.1 This section sets out the procedural and policy requirements relevant to the submission of an outline planning application.

Town and Country Planning Act 1990

- 2.2 An application for outline planning permission allows for a decision on the general principles of how a site can be developed. Pursuant to Section 90 of the Town and Country Planning Act 1990, outline planning permission is granted subject to conditions requiring the subsequent approval of one or more 'reserved matters'.

Town and Country Planning (Development Management Procedure) (Order) 2015

- 2.3 The following explains an outline planning permission and the associated reserved matters.

Part 1: Interpretation – Article 2

“outline planning permission” means a planning permission for the erection of a building, which is granted subject to a condition requiring the subsequent approval of the local planning authority with respect to one or more reserved matters;

“reserved matters” in relation to an outline planning permission, or an application for such permission, means any of the following matters in respect of which details have not been given in the application—

(i) *access*; in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network;

(ii) *appearance*; means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture

(iii) *landscaping*; in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

screening by fences, walls or other means;

the planting of trees, hedges, shrubs or grass;

the formation of banks, terraces or other earthworks;

the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and

the provision of other amenity features.

(iv) *layout*; means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development; and

(v) *scale*; except in the term ‘identified scale’, means the height, width and length of each building proposed within the development in relation to its surroundings.

Part 3: Applications for outline planning permission – Article 5

(1) Where an application is made to the local planning authority for outline planning permission, the authority may grant permission subject to a condition specifying reserved matters for the authority’s subsequent approval.

(5) Where access is a reserved matter, the application for outline planning permission shall state the area or areas where access points to the development proposed will be situated.

Part 3: Applications for approval of reserved matters – Article 6

An application for approval of reserved matters—

(a) must be made in writing to the local planning authority and give sufficient information to enable the authority to identify the outline planning permission in respect of which it is made;

(b) must include such particulars, and be accompanied by such plans and drawings, as are necessary to deal with the matters reserved in the outline planning permission.

Planning Practice Guidance

- 2.4 Planning Practice Guidance (“PPG”) published in March 2014 provides guidance in respect of the requirements for outline planning applications. The PPG notes that *“information about the proposed use or uses, and the amount of development proposed for each use is necessary to allow consideration of an application for outline planning permission”* (Paragraph: 034 Reference ID: 14-034-20140306).
- 2.5 PPG notes that the applicant can choose to submit details of any of the reserved matters as part of an outline application (Paragraph: 035 Reference ID: 14-035-20140306).
- 2.6 For Part 2 of the application, Table 1 below catalogues the extent to which (1) approval of some of reserved matters sought at the present time and (2) those which are reserved for subsequent approval.

Table 1: Extent of planning permission sought; matters not reserved and matters reserved

	THE RESIDENTIAL-LED MIXED USE SCHEME
Access	Yes – formation of new junction on Harpenden Road, pedestrian and cycle routes and connections to existing routes at Harpenden Road, Sandridgebury Lane and Valley Road, and alterations to Valley Road and Sandridgebury Lane. (Details of the shared footway/cycleway from Sandridgebury Lane to Bridleway Sandridge 009 (the Hertfordshire Way) shown on the Access and Movement Parameter Plan is reserved for subsequent approval.)
Appearance	No – reserved for later approval pursuant to Section 92(1) of the Town and Country Planning Act
Landscaping	No – reserved for later approval pursuant to Section 92(1) of the Town and Country Planning Act
Layout	No - reserved for later approval pursuant to Section 92(1) of the Town and Country Planning Act
Scale	No - reserved for later approval pursuant to Section 92(1) of the Town and Country Planning Act

3 The application site

3.1 This section provides a description of the application site.

Location

3.2 The site, shown at *Appendix 1*, is located immediately north of the urban area of St Albans and lies within the administrative area of St Albans City and District Council.

The site

3.3 The majority of the site is arable land in agricultural use and measures approximately 50.30 hectares in size. In the north west of the site are three playing fields, which are associated with Woollam Playing Fields.

3.4 The site is bounded to the south by the existing settlement of St Albans, St Albans Girls' School and the Valley Road Industrial Estate. The southern boundary is formed by Longspring Wood which is an ancient woodland and Local Wildlife Site. To the north and east there is countryside. To the north west are the Woollam Playing Fields and to the west are residential dwellings fronting Harpenden Road. A residential premise known as Cheapside Farm is situated to the east of the northernmost field and is accessed from a lane extending north from Sandridgebury Lane.

3.5 The site is contained by the A1081 to the west and the railway line to the east. Sandridgebury Lane runs southwest to northeast through the site. Valley Road extends south of Sandridgebury Lane.

3.6 The site is sub divided into five fields of varying size and shape. These fields are typically defined by hedgerows containing some trees.

3.7 There is one Public Right of Way ("PRoW") along the eastern and southeastern boundary of the site, referenced St Albans City 096.

Sewell Park

3.8 Adjoining the application site to the west is the remaining parcel of land within the previous North St Albans Broad Location. The site measures approximately 3ha and is broadly rectangular in shape.

3.9 Outline planning permission was granted in January 2022 for residential development of up to 150 dwellings together with all associated works. (Application Reference 5/2021/0423). A reserved matters application was submitted in July 2024. The detailed proposals include 123 new dwellings, of which, 49 (40%) are to be affordable. St Albans District Council's Planning Committee resolved to approve those reserved matters at its meeting in the 1st September 2025.

3.10 The location of pedestrian and cycle links between the application site and Sewell Park are shown on the parameter plans. The detailed design of these will need to be controlled by planning condition.

4 The form of the planning application

- 4.1 This section sets out the form of the planning application to be submitted.
- 4.2 The application is submitted as a “hybrid” application. Part (1) is submitted as a full application. Part (2) is submitted as an outline application with approval of means of access sought at the present time, and all other reserved matters to be approved at a later date.

The residential-led mixed use development

- 4.3 The main body of the application site is to be developed for new housing, a two-form entry primary school, a local centre including mobility hub, open space and drainage infrastructure. New landscape planting and habitat creation will be inherent within the developed areas.
- 4.4 For this part of the scheme, only access details are to be approved. The approval of other reserved matters (appearance, landscaping, layout and scale) would be conditioned.
- 4.5 The broad arrangement of land uses across this part of the application site is shown on the parameter plans listed in Table 2 and which are included at *Appendix 2*.

Table 2: Parameter plans

TITLE	DRAWING	INFORMATION PROVIDED
Land use parameter plan	DE_565_72 Rev D	The broad arrangement of land uses within the site
Access and movement plan	DE_565_73 Rev F	The internal access arrangements and points of connection to the site
Green and blue infrastructure parameter plan	DE_565_74 Rev E	The broad arrangement for blue and green infrastructure within the site
Building heights plan	DE_565_075 Rev D	The maximum height of buildings within development area

- 4.6 The components of this part of the development are shown in Table 3.

Table 3: Components of the proposed development

LAND USE	USE CLASS	QUANTUM
Housing including market, affordable, age restricted specialist accommodation for the elderly, and adult disability service units	C3	Up to 1000
A care home	C2	80-bed
Local centre	E and F	up to 2,230sqm
Primary school	F	Two-form entry (2 hectares of land)
Green infrastructure	-	-
Playing fields and sports pavilion annex	F	Three rugby pitches with a cricket pitch overlain, 285sqm (GEA) sports pavilion annex
Means of access and movement	-	Harpenden Road, Sandridgebury Lane Valley Road and pedestrian/cycle connection to Bridleway Sandridge 009

4.7 Building Heights are shown in Table 4.

Table 4: Proposed building heights

USE	STOREYS	HEIGHT (MAX TO RIDGE LINE)
Residential dwellings	Up to three storeys	Up to 12.8m in height
Apartments within local centre	Up to four storeys	Up to 16m in height
Buildings within the local centre	Up to four storeys	Up to 16m in height
Primary school	-	Up to 12m in height
80-bed care home	Up to three storeys	Up to 12.8m in height

Access

4.8 Access drawings for Harpenden Road, Sandridgebury Lane and Valley Road are included at *Appendix 3* and are listed in Table 5.

Table 5: Proposed Access Drawings

TITLE	DRAWING
Sandridgebury Lane turning loop	05920-SK-006 P3
Sandridgebury Lane west of railway line	05920-SK-008 P2
Sandridgebury Lane site access	05920-TR-C-024 P1
Sandridgebury Lane turning loop and Valley Road	05920-TR-C-025 P1
Harpenden Road active travel proposals between site accesses	05920-TR-C-026 P01
Modal filter at Valley Road	05920-SK-010 P3
Harpenden Road signalised site access	05920-CI-A-001 P06

The replacement playing fields

4.9 The existing playing fields must be relocated and made ready for use prior to the commencement of residential development on the site.

4.10 As such, detailed approval is sought for the replacement playing fields scheme.

4.11 The scheme in overall is shown on drawing DE_565_81 Rev F which is included at Appendix 4. The area of land is sufficiently large for three rugby pitches to be laid out over which a cricket pitch will be laid. The provision of these playing fields facilitates a more efficient use of other playing pitch land within the existing Woollam Playing Field area.

4.12 This works associated with the replacement playing field comprises:

- a) earthworks to create a plateau;
- b) the installation of surface water drainage;
- c) the surfacing of playing fields;
- d) the erection of new pavilion building;
- e) the erection of a means of enclosure to secure the site's boundary; and
- f) the laying out of an area of replacement car parking and extension of the existing internal highway.

4.13 Table 6 lists the drawings for the replacement playing fields and these are included at *Appendix 4*.

Table 6: Playing Field Drawings

TITLE	DRAWING	INFORMATION PROVIDED
Sports Pavillion Annex	DE_565_012 Rev F	The appearance of the proposed building
Pavillion annex proposed floor plan and roof plan	DE_565_013 Rev D	The internal arrangement of the building and its appearance in plan form
Site location plan	DE_565_70 Rev I	Site boundary
Existing site plan	DE_565_71 Rev I	Site boundary and 1m contours
Existing context plan	DE_565_78 Rev D	Existing OASA sports pitch and field arrangements
Proposed context plan	DE_565_79 Rev D	Proposed OASA sports pitch arrangements
Sports pitches existing site plan	DE_565_80 Rev C	Existing site configuration
Proposed pitch layout plan	DE_565_81 Rev F	The arrangement of playing pitches and ancillary uses
Proposed fencing and means of enclosure	DE_565_82 Rev G	Boundary treatments to enclose the playing fields land
Advanced planting specification 1 of 2	DE_565_103 Rev C	Proposed landscaping and planting arrangements
Advanced planting specification 2 of 2	DE-565_103_2 Rev A	Proposed landscaping and planting arrangements

Environmental Statement

4.14 Based on work undertaken to date and adopting the conclusion in the District Council's 2024 Scoping Opinion, the aspects of the environment likely to be significantly affected by the proposed development, both during construction and operation, are as listed below:

- a) Ecology and biodiversity
- b) Landscape and visual
- c) Agriculture and soil
- d) Heritage and archaeology
- e) Ground conditions
- f) Water resources
- g) Socio-economics
- h) Waste and material assets
- i) Climate change
- j) Traffic and movement;
- k) Noise and vibration; and
- l) Air quality.

4.15 The scope of the environmental topic assessments has been agreed with the District Council as part of the EIA Scoping Report. A Supplementary ES has been prepared that considers the October 2025 amendments.

5 Phasing and delivery

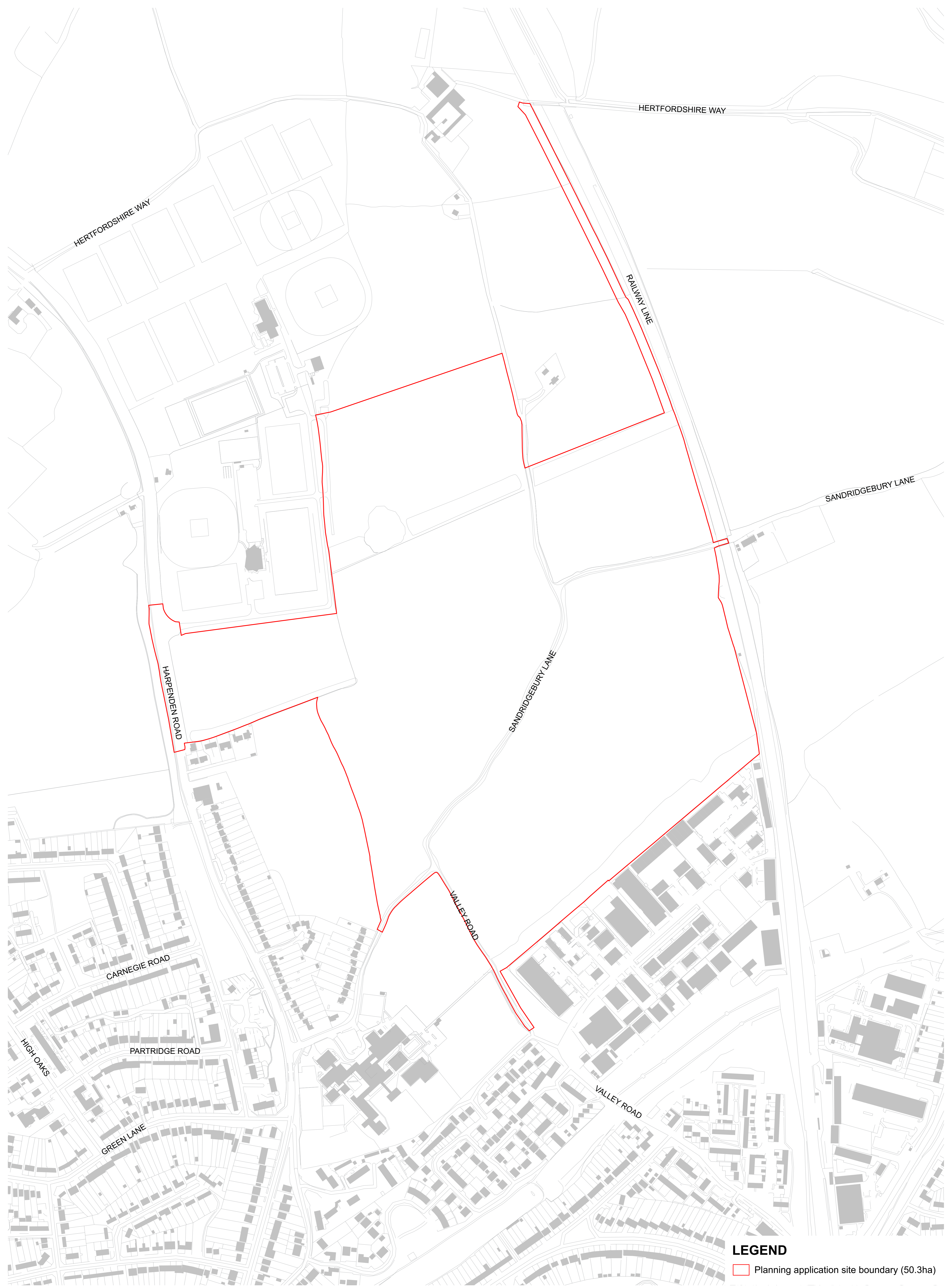
- 5.1 The proposals set out in the outline planning application are envisaged to be delivered over approximately a 10-year period with construction on replacement pitches commencing in 2026/27, construction commencing on residential development in 2027, first completions in 2029/30 and development completion by 2041.

Table 7: Delivery programme (indicative)


26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	Plan Period
Pitches	Pitches / Site Preparation works	-	75	100	100	125	150	200	200	1,000

- 5.2 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.
- 5.3 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.
- 5.4 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.
- 5.5 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.
- 5.6 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.

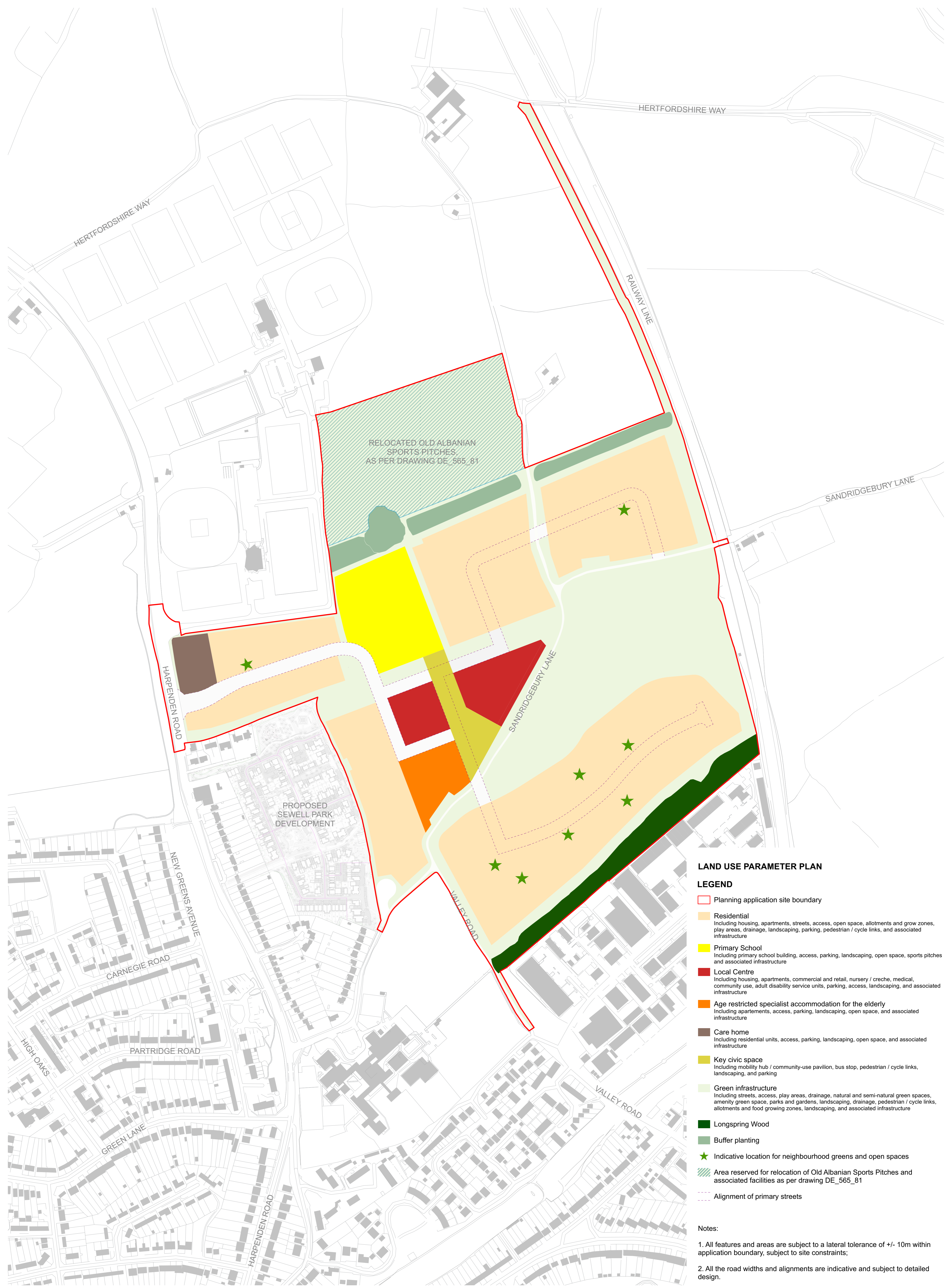
Appendix 1. Site location plan



LEGEND

 Planning application site boundary (50.3ha)

Appendix 2. Parameter plans



RELOCATED OLD ALBANIAN SPORTS PITCHES, AS PER DRAWING DE_565_81

PROPOSED SEWELL PARK DEVELOPMENT

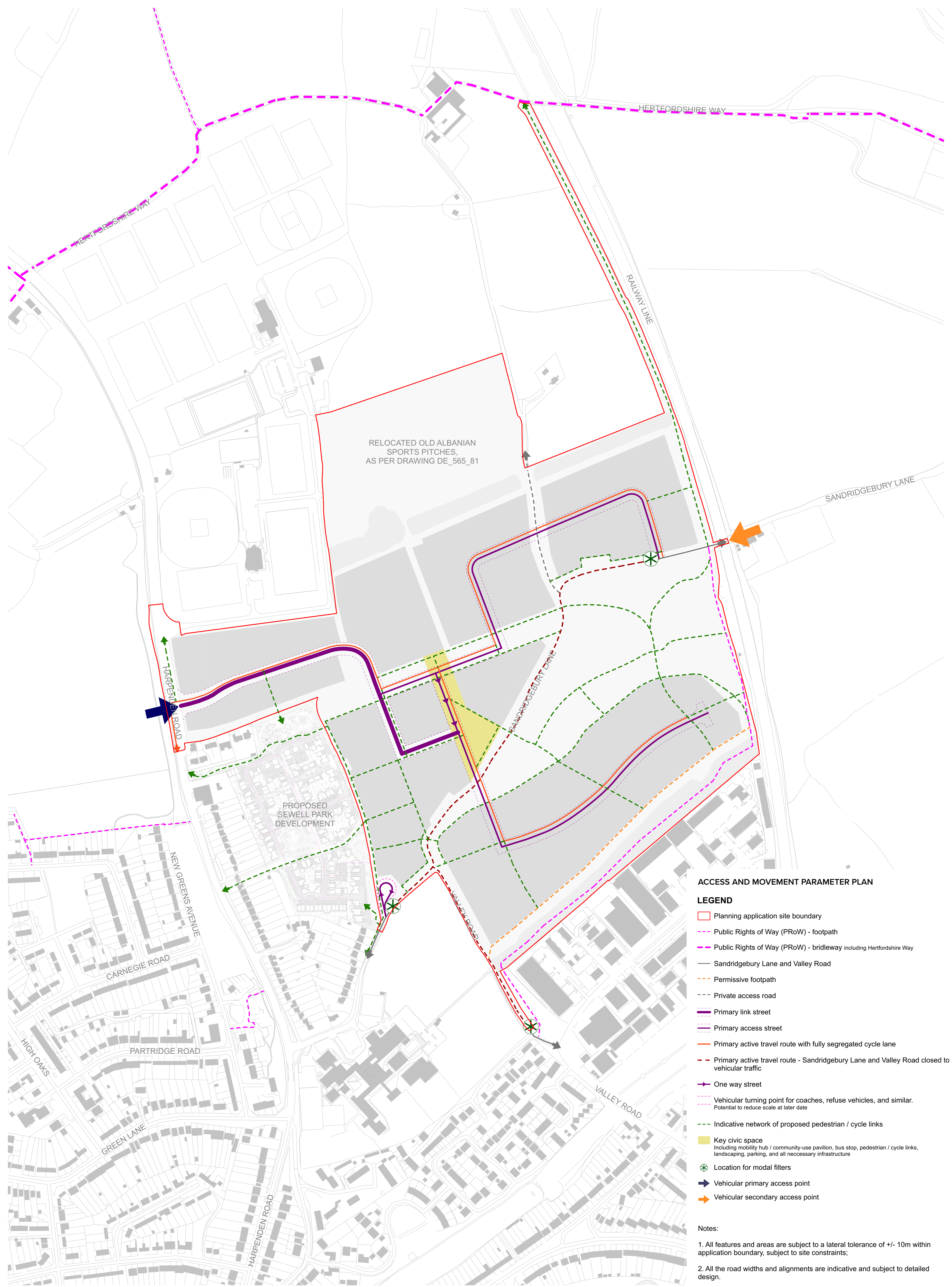
LAND USE PARAMETER PLAN

LEGEND

- Planning application site boundary
- Residential
Including housing, apartments, streets, access, open space, allotments and grow zones, play areas, drainage, landscaping, parking, pedestrian / cycle links, and associated infrastructure
- Primary School
Including primary school building, access, parking, landscaping, open space, sports pitches and associated infrastructure
- Local Centre
Including housing, apartments, commercial and retail, nursery / creche, medical, community use, adult disability service units, parking, access, landscaping, and associated infrastructure
- Age restricted specialist accommodation for the elderly
Including apartments, access, parking, landscaping, open space, and associated infrastructure
- Care home
Including residential units, access, parking, landscaping, open space, and associated infrastructure
- Key civic space
Including mobility hub / community-use pavilion, bus stop, pedestrian / cycle links, landscaping, and parking
- Green infrastructure
Including streets, 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
- 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.



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.



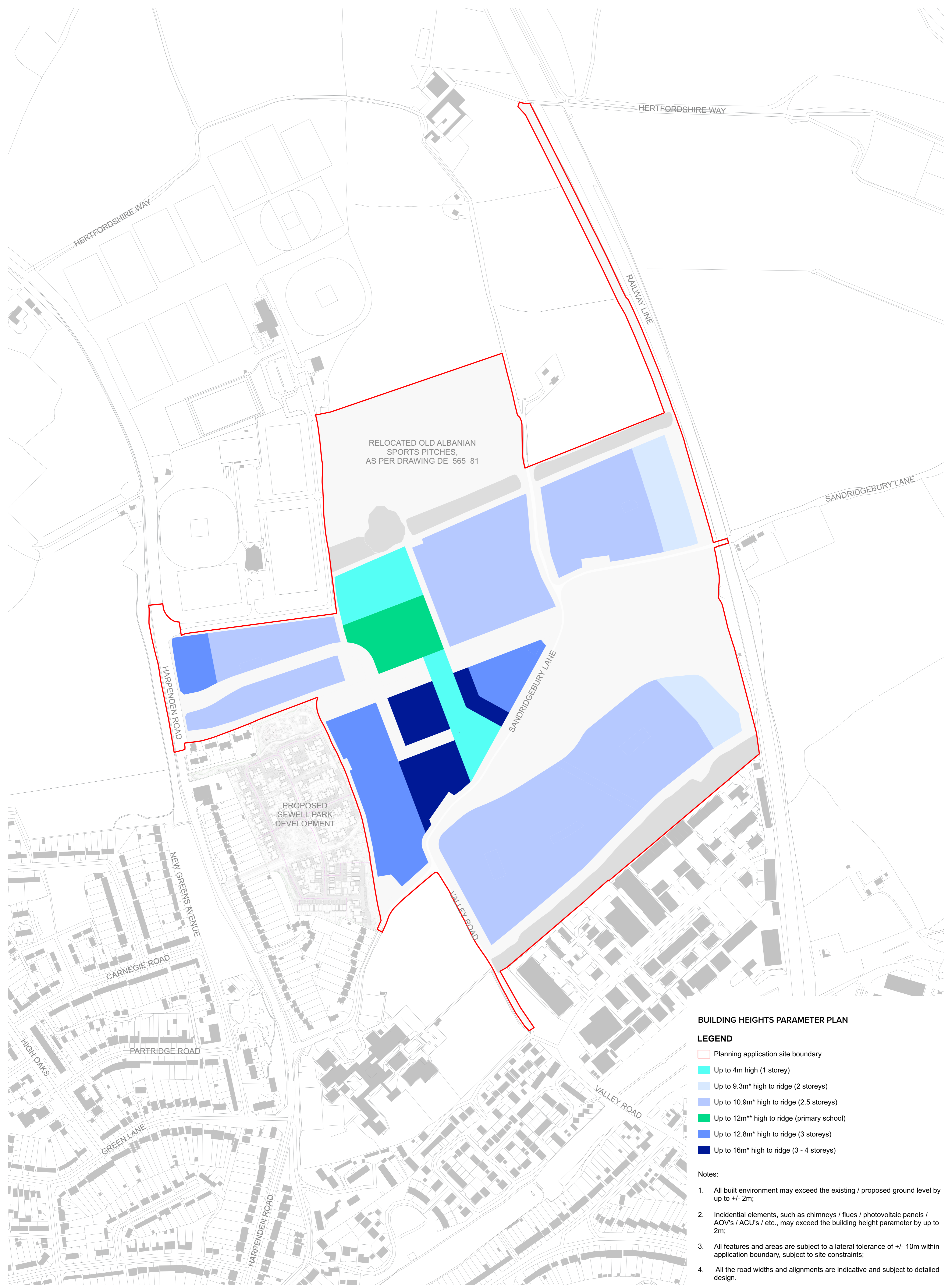
GREEN AND BLUE INFRASTRUCTURE PARAMETER PLAN

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.



BUILDING HEIGHTS PARAMETER PLAN

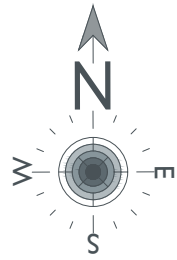
LEGEND

- Planning application site boundary
- Up to 4m high (1 storey)
- Up to 9.3m* high to ridge (2 storeys)
- Up to 10.9m* high to ridge (2.5 storeys)
- Up to 12m** high to ridge (primary school)
- Up to 12.8m* high to ridge (3 storeys)
- Up to 16m* high to ridge (3 - 4 storeys)

Notes:

1. All built environment may exceed the existing / proposed ground level by up to +/- 2m;
2. Incidental elements, such as chimneys / flues / photovoltaic panels / AOV's / ACU's / etc., may exceed the building height parameter by up to 2m;
3. All features and areas are subject to a lateral tolerance of +/- 10m within application boundary, subject to site constraints;
4. All the road widths and alignments are indicative and subject to detailed design.

Appendix 3. Access drawings



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

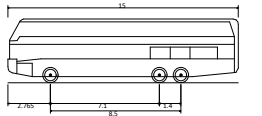
Tactile paving signals transition to mixed traffic conditions as existing

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

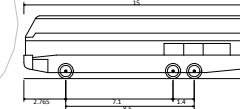
114.6m

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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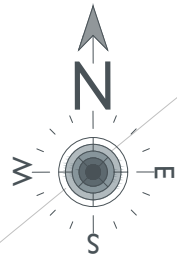
CLIENT
Hallam Land Management

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



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

PJA
 CLIENT
 Birmingham · Bristol
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Hallam Land Management
 PROJECT
 Land North of St. Albans

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

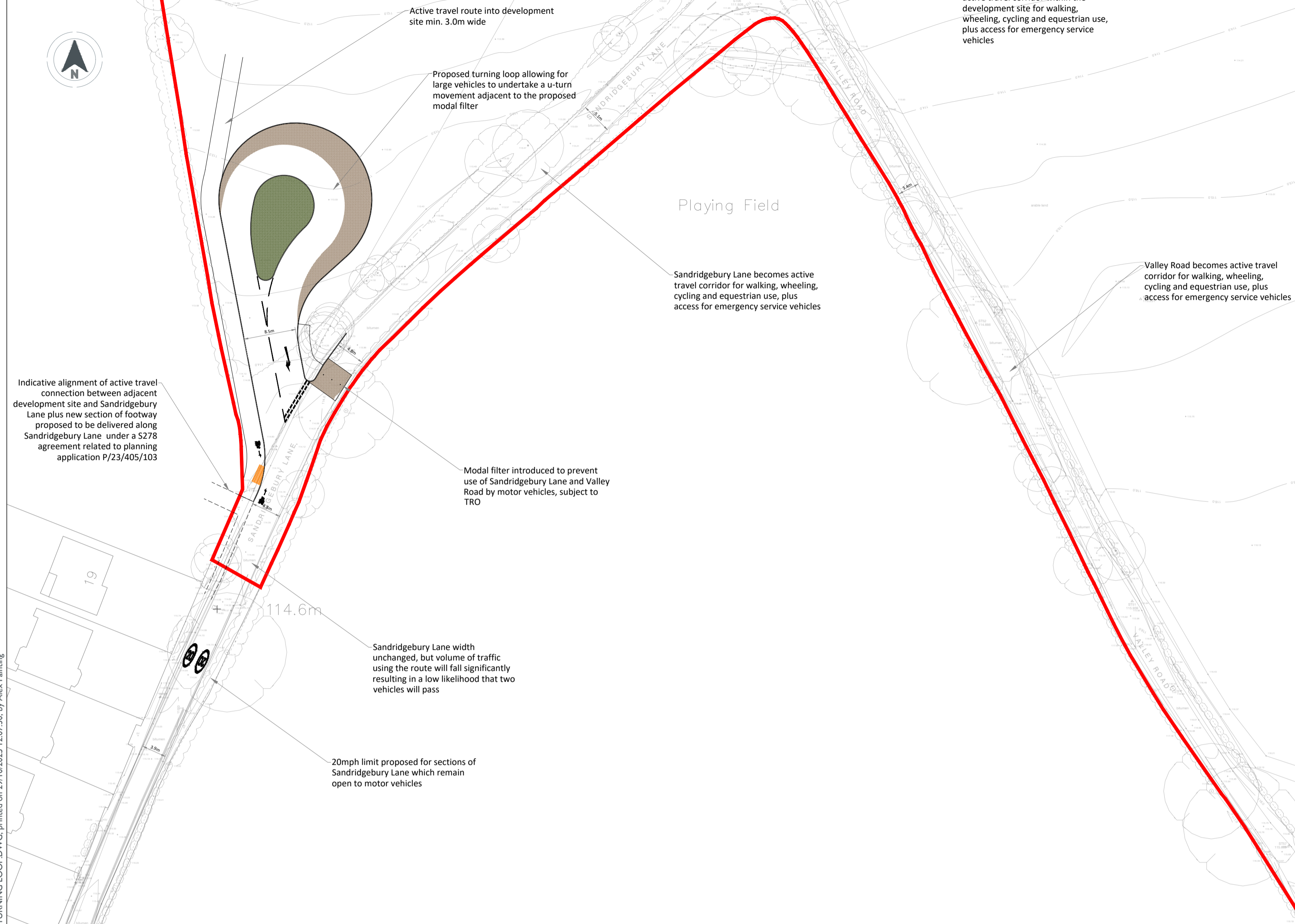
DRAWING ISSUE STATUS
INFORMATION

PJA JOB No. SUB-CODE DRAWING NO. REVISION
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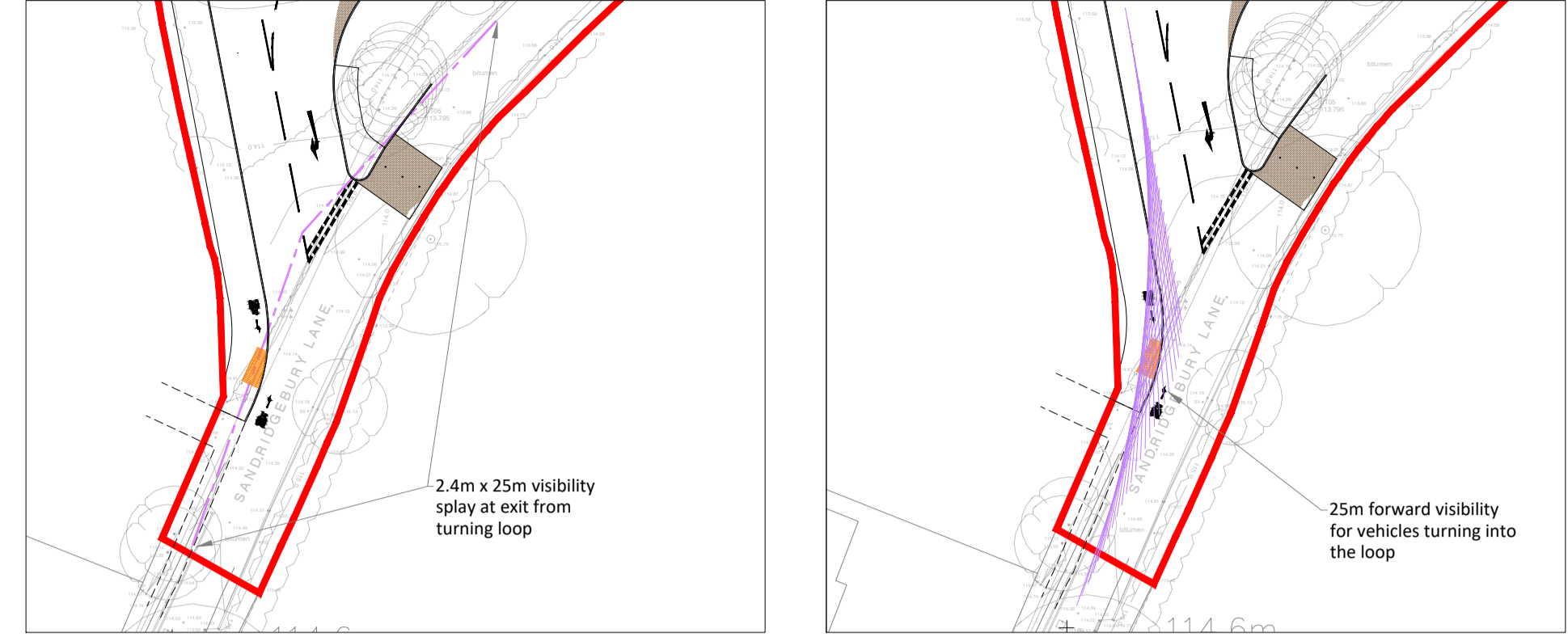
Revision Letter: P - Prelim / A - Approval / T - Tender / C - Construction
 BIM DRAWING REFERENCE

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

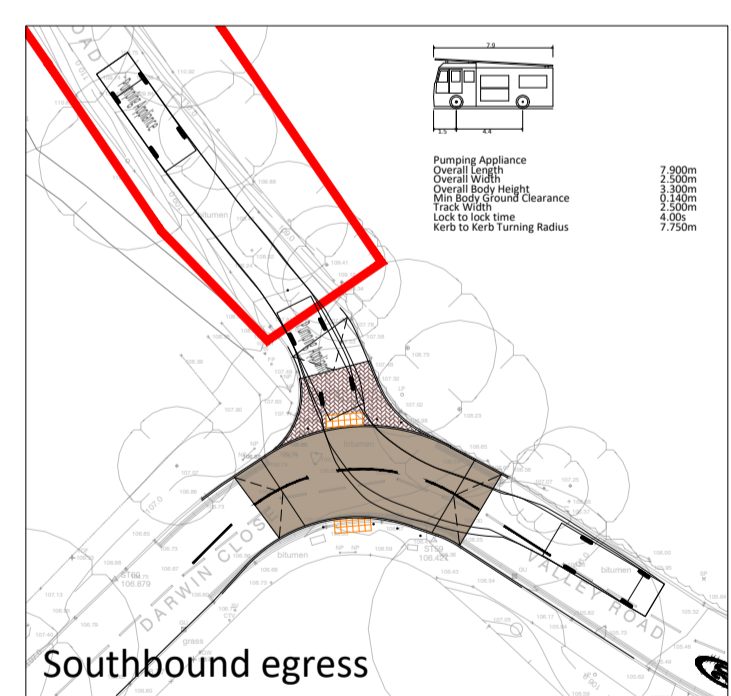
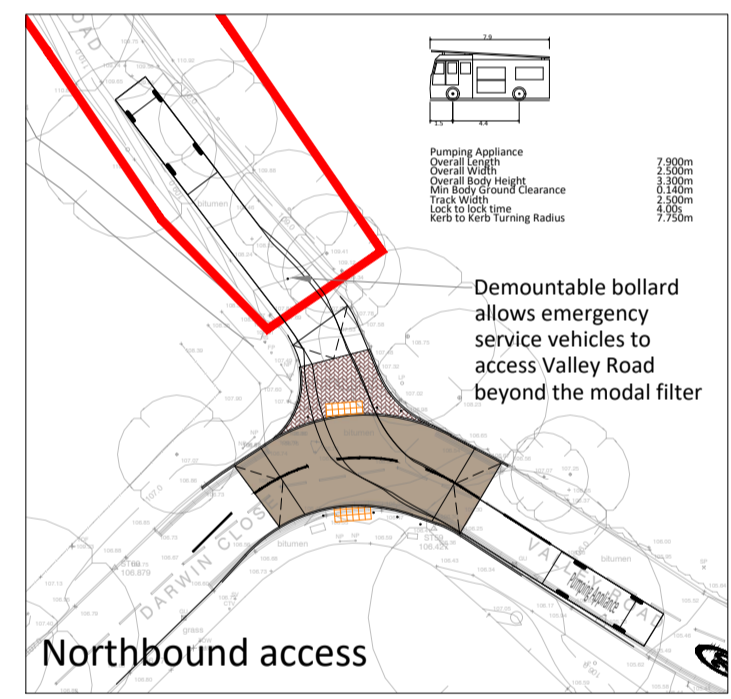
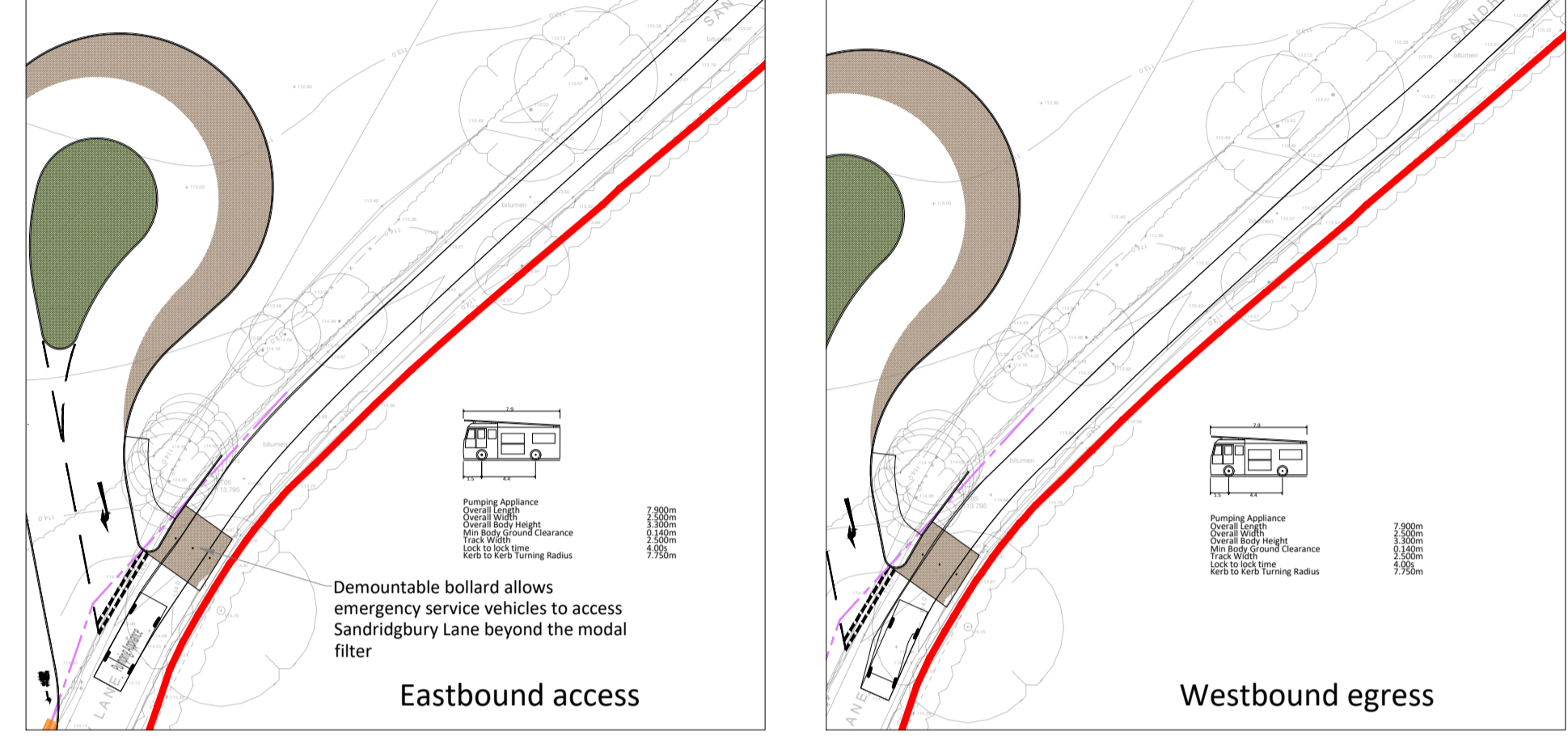
Sandridgebury Lane and Valley Road modal filters



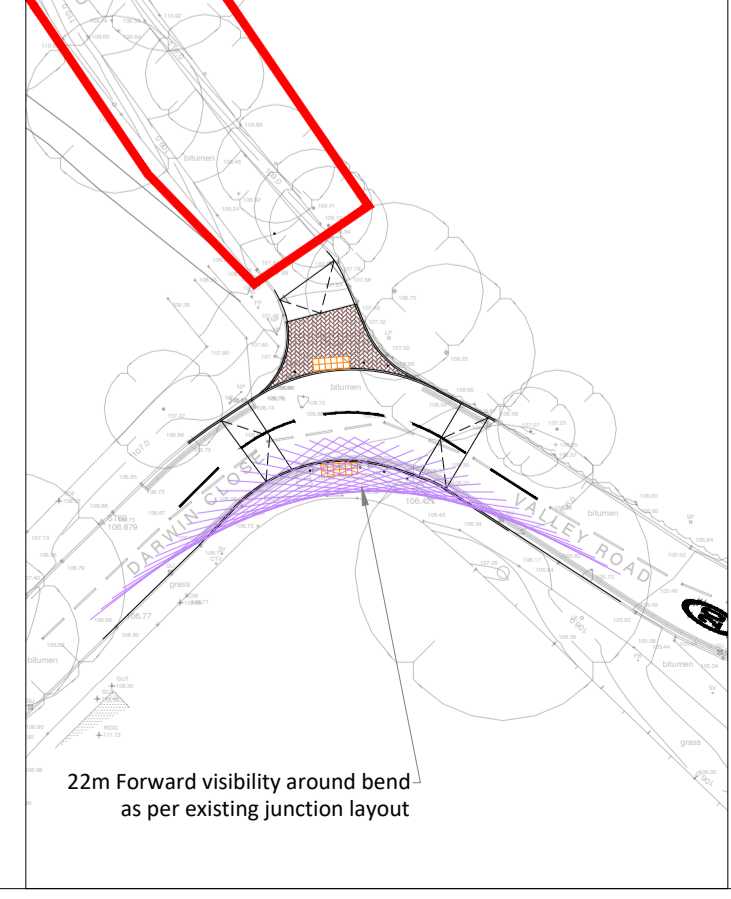
Turning Loop visibility splays



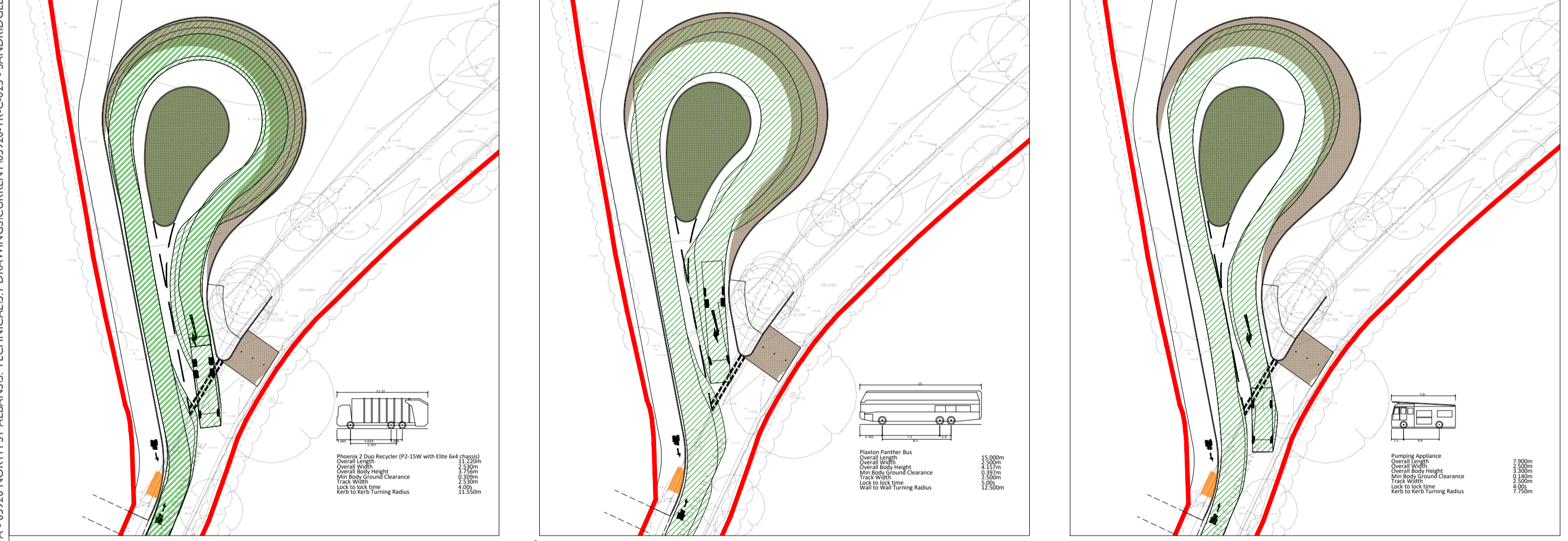
Emergency Vehicle access along Sandridgebury Lane



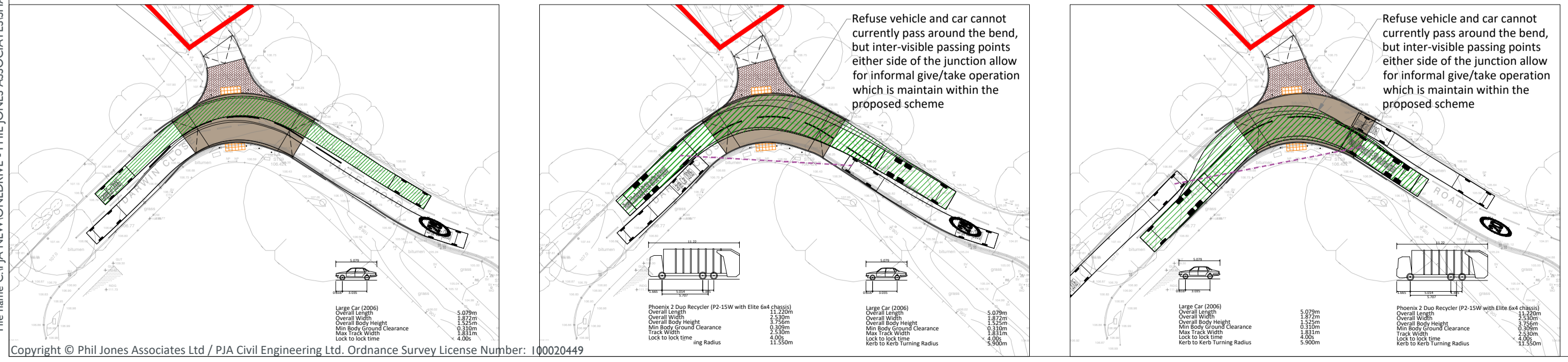
Forward Visibility



Swept Path Assessment of various vehicles utilising the turning loop



Swept Path Assessment of Valley Road / Darwin Close junction arrangement



Single de-mountable bollard placed in Valley Road to prevent use by motor vehicles

20mph limit proposed for sections of Sandridgebury Lane which remain open to motor vehicles

CDM Note

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- The proposals outlined are subject to Road Safety Audits.
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 - CD 109 Highway Link Design (revision 1)
 - CD 123 Geometric Design of At Grade Priority and Signal Controlled Junctions (revision 2.1.0)
 - Manual for Streets (2007)
 - Manual for Streets (2010)
 - LTN 1/20 Cycle Infrastructure Design (July 2020)
- The design criteria and philosophy is subject to local authority agreement.

POI	29.10.2025	Drawing issue status updated to 'For Planning'	AP	MM	MM
FIRST ISSUE					
Rev	Date	Revision Note	Drw	Chk	App

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Client
Hallam Land Management

Project
Land at North St Albans

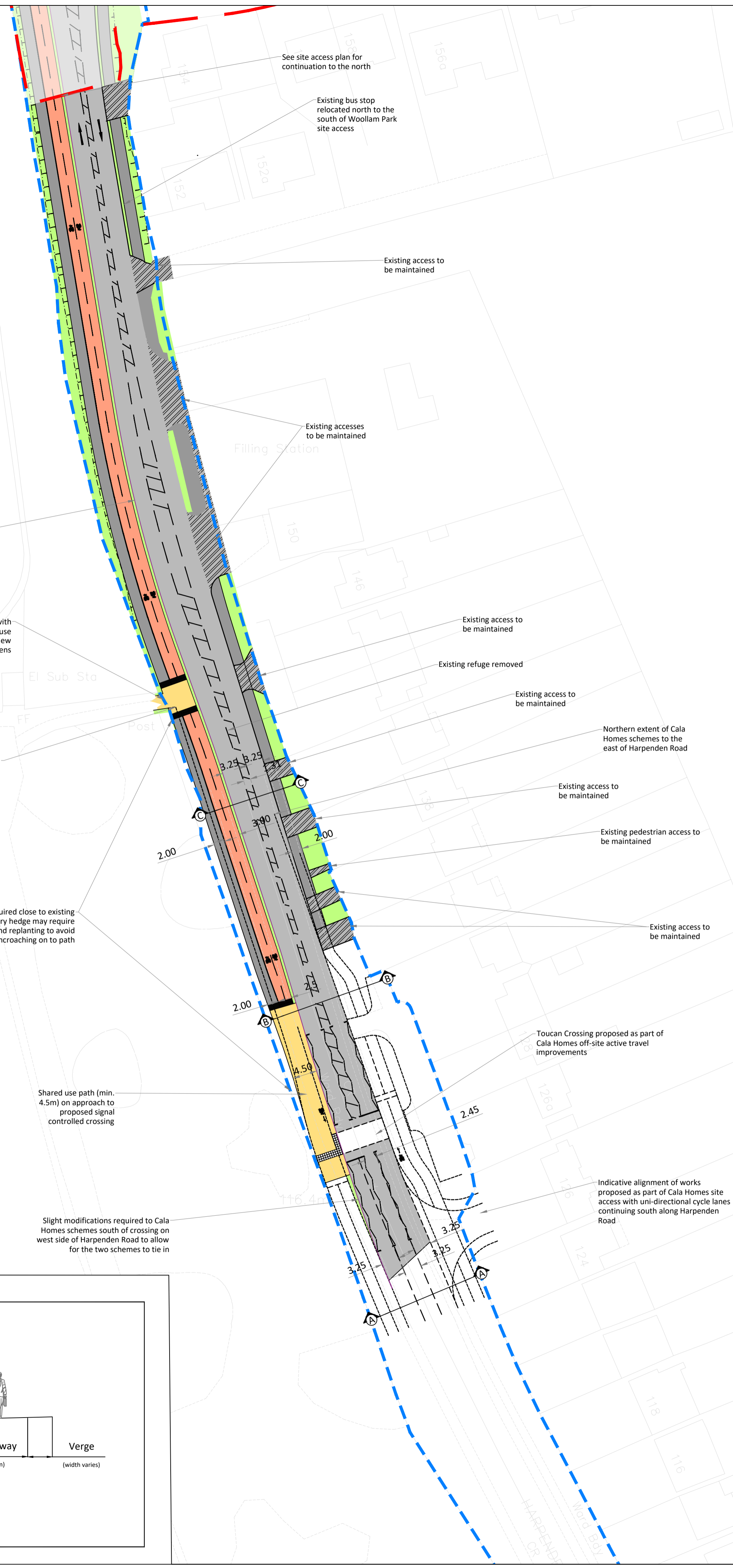
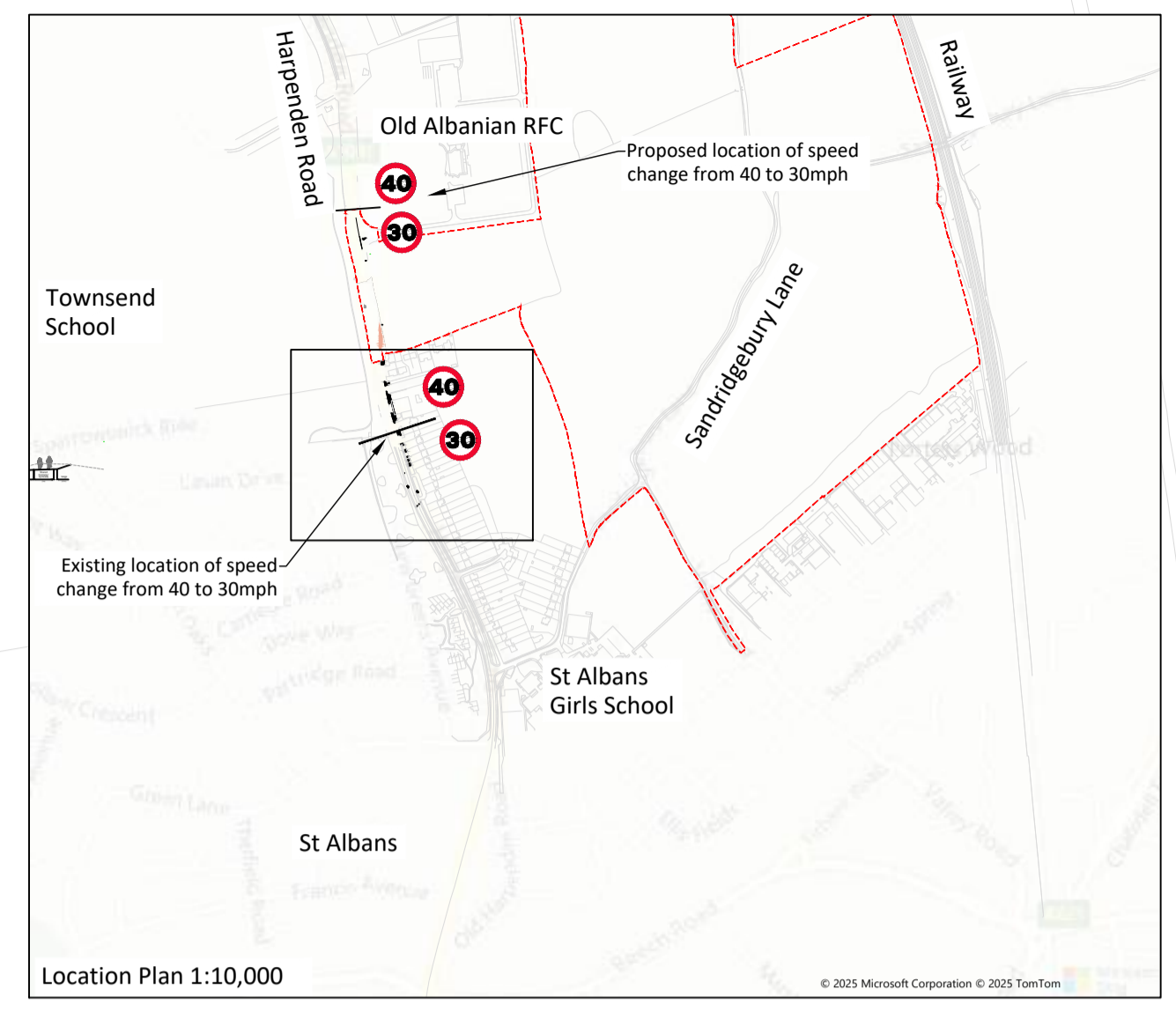
Title
Proposed turning loop and access restrictions at Sandridgebury Lane and Valley Road

Drawing Issue Status
For Planning

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

Drawing No. 05920-TR-C-025 Revision PI

Primary Contact
Matt.McFeat@pja.co.uk

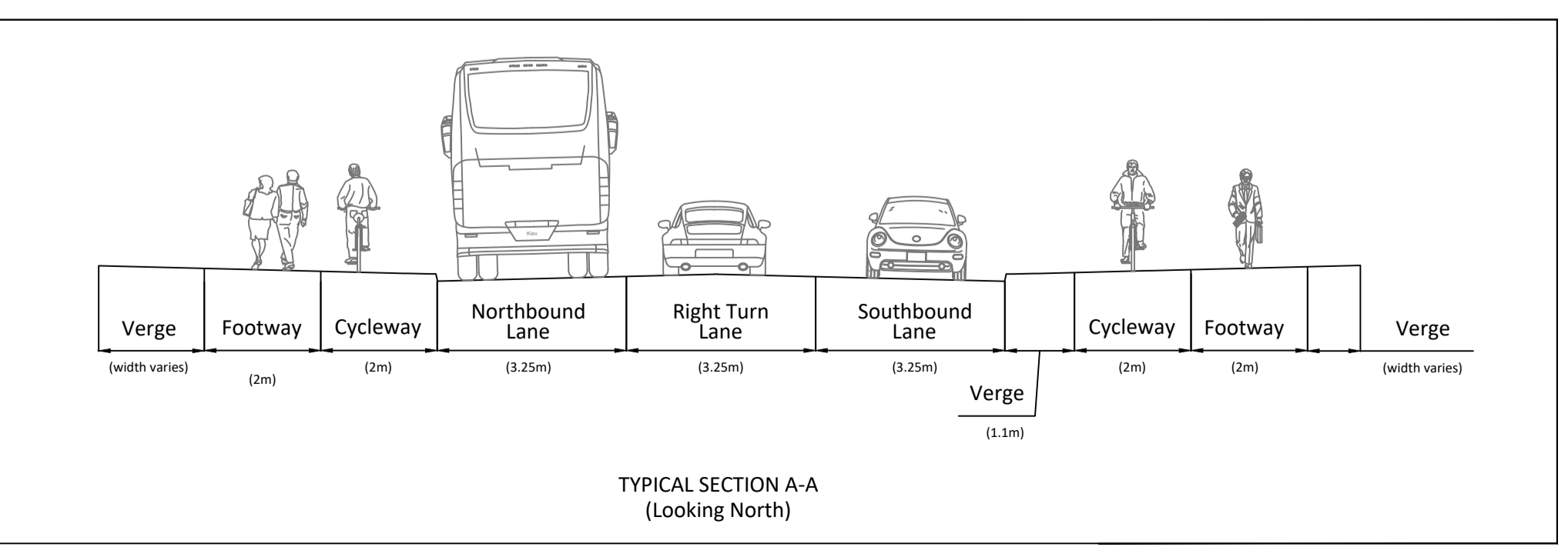
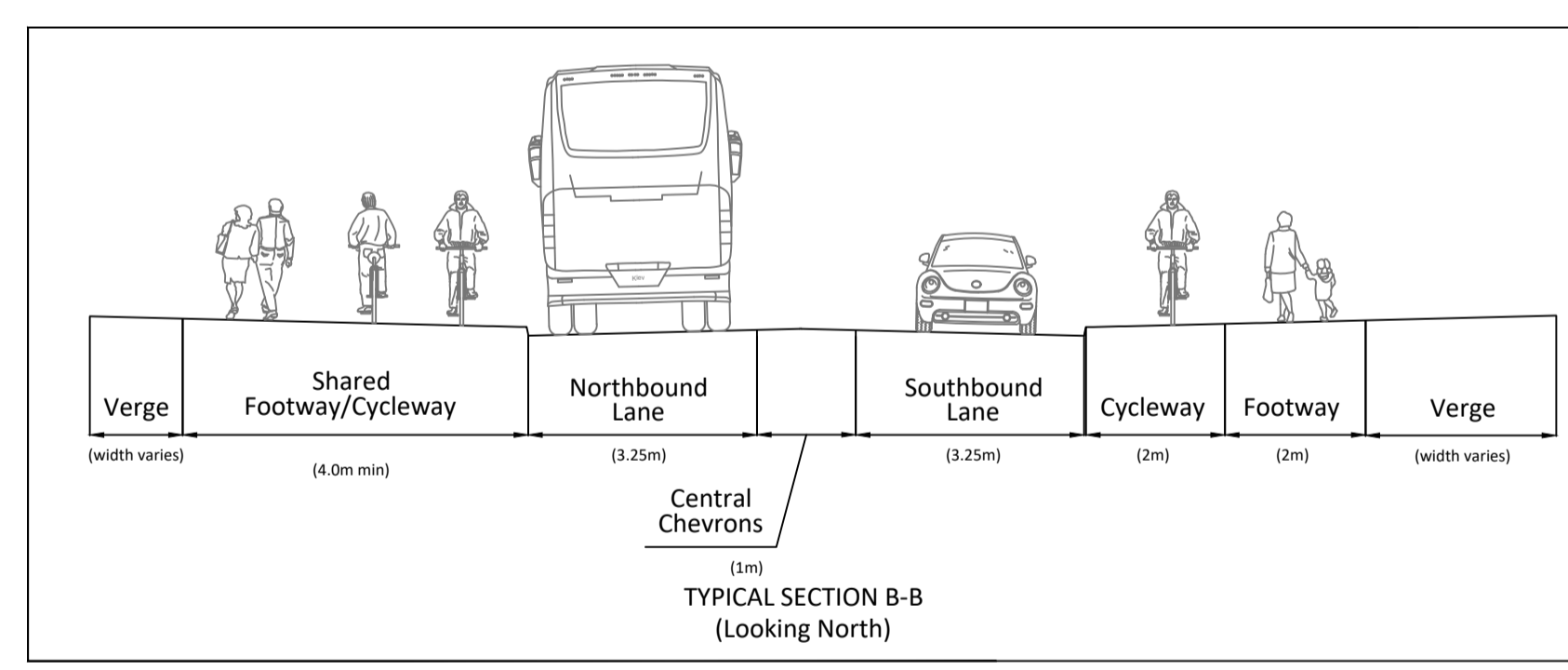
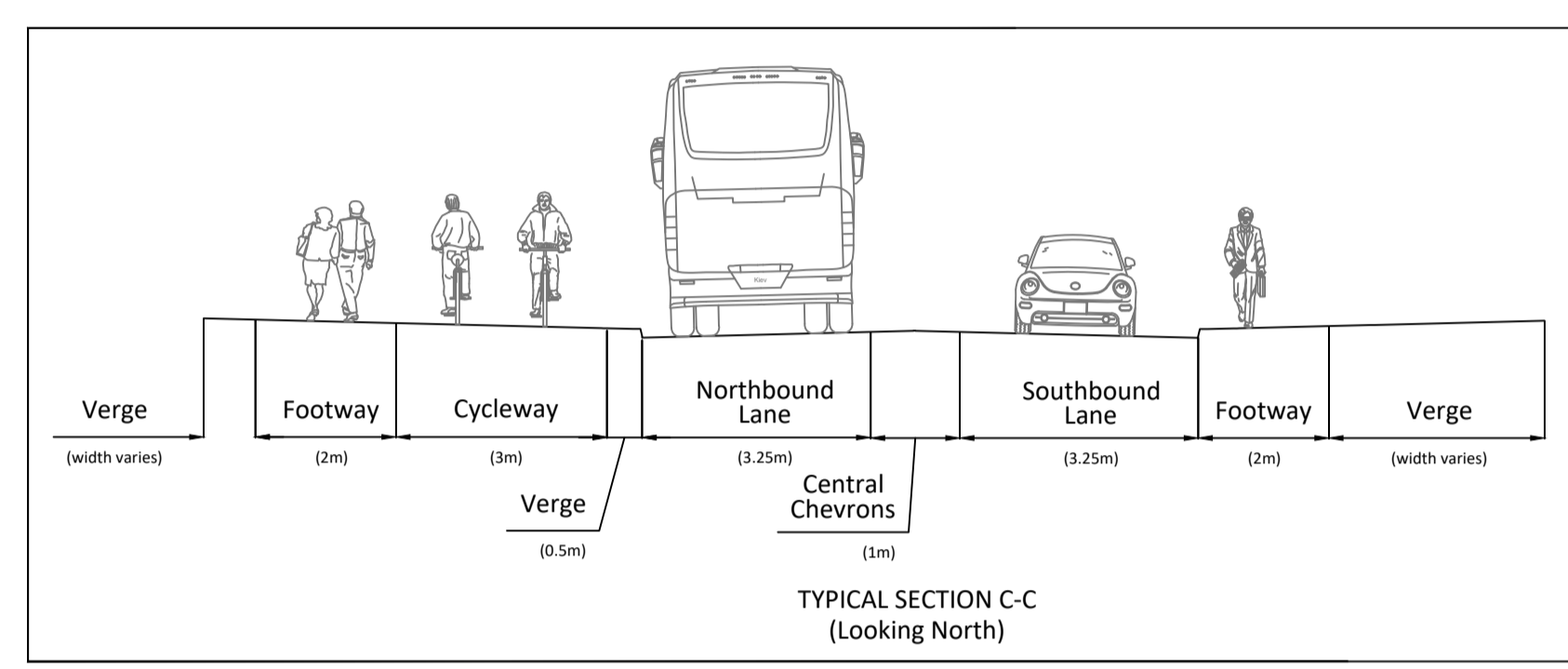


- Key**
- Highway Boundary
 - Site Boundary
 - Road Channel/Kerbline
 - - - Junction Visibility
 - ▨ Proposed Earthworks Slope
 - ▨ Tactile Paving (Buff, Uncontrolled)
 - ▨ Tactile Paving (Red, Controlled)
 - ▨ Primary Signal Head
 - ▨ Secondary Signal Head
 - ▨ Proposed Road Marking (White)
 - ▨ Proposed Road Marking (Yellow)
 - ▨ Existing Road Markings (White)
 - ▨ Carriageway
 - ▨ Footway
 - ▨ Vehicle Crossover
 - ▨ Shared Footway/Cycleway
 - ▨ Cycleway
 - ▨ Grass Verge
 - ▨ Coloured Bus Layby Surfacing

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 - LTN 1/20 Cycle Infrastructure Design (July 2020)
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Rev	Date	Revision Note	AP	MM	MM
P01	08.09.25	FIRST ISSUE	AP	MM	MM

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Client
Hallam Land Management

Project
Land at North St Albans

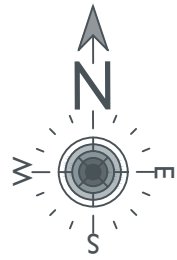
Title
Proposed Harpenden Road active travel connection between Woollam Park and Cala Homes site accesses

Drawing Issue Status
For Information

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

Drawing No.: 05920-TR-C-026 Revision: P01

Primary Contact: Andrew.Nixon@pja.co.uk



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

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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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CLIENT
Hallam Land Management

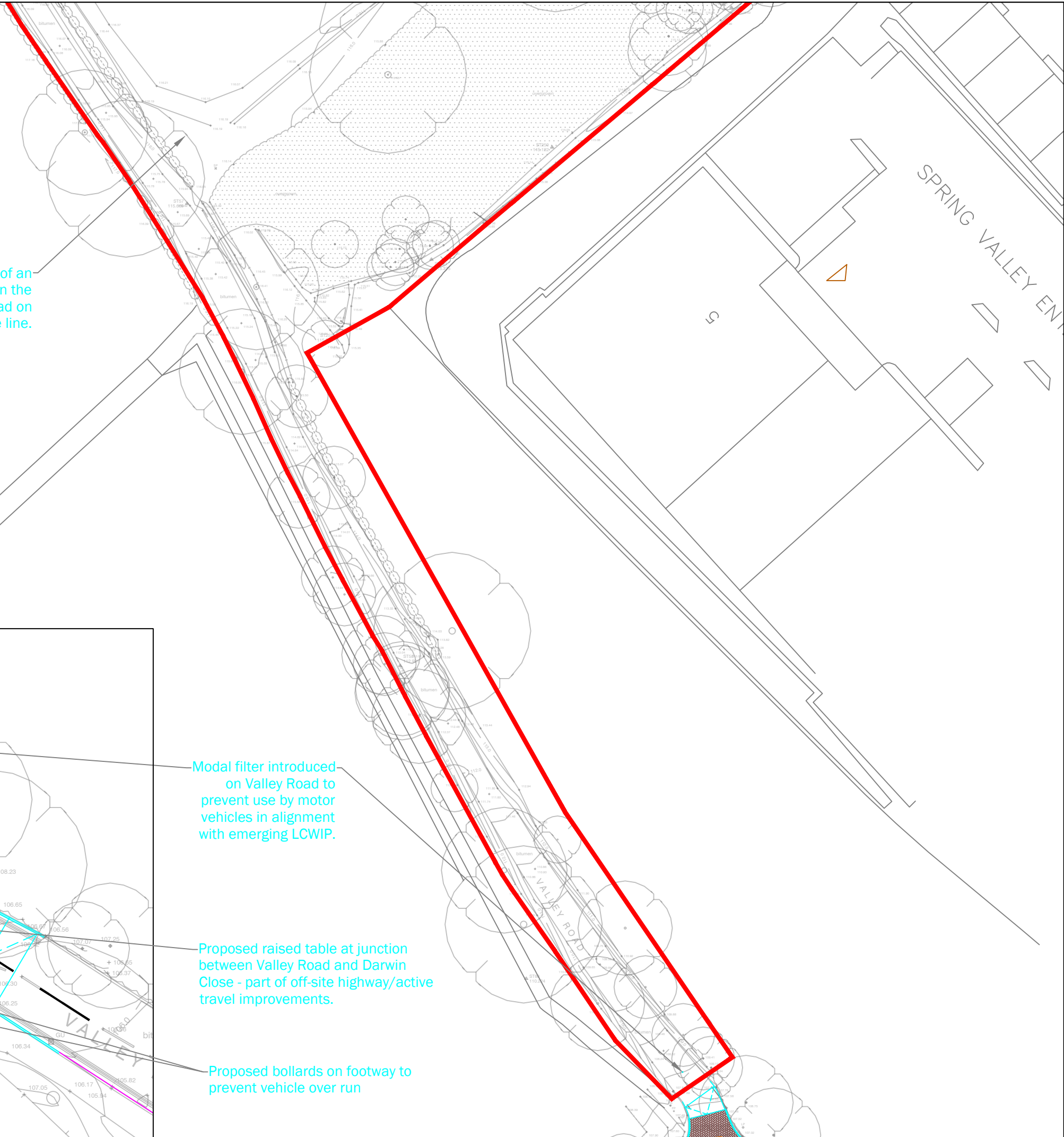
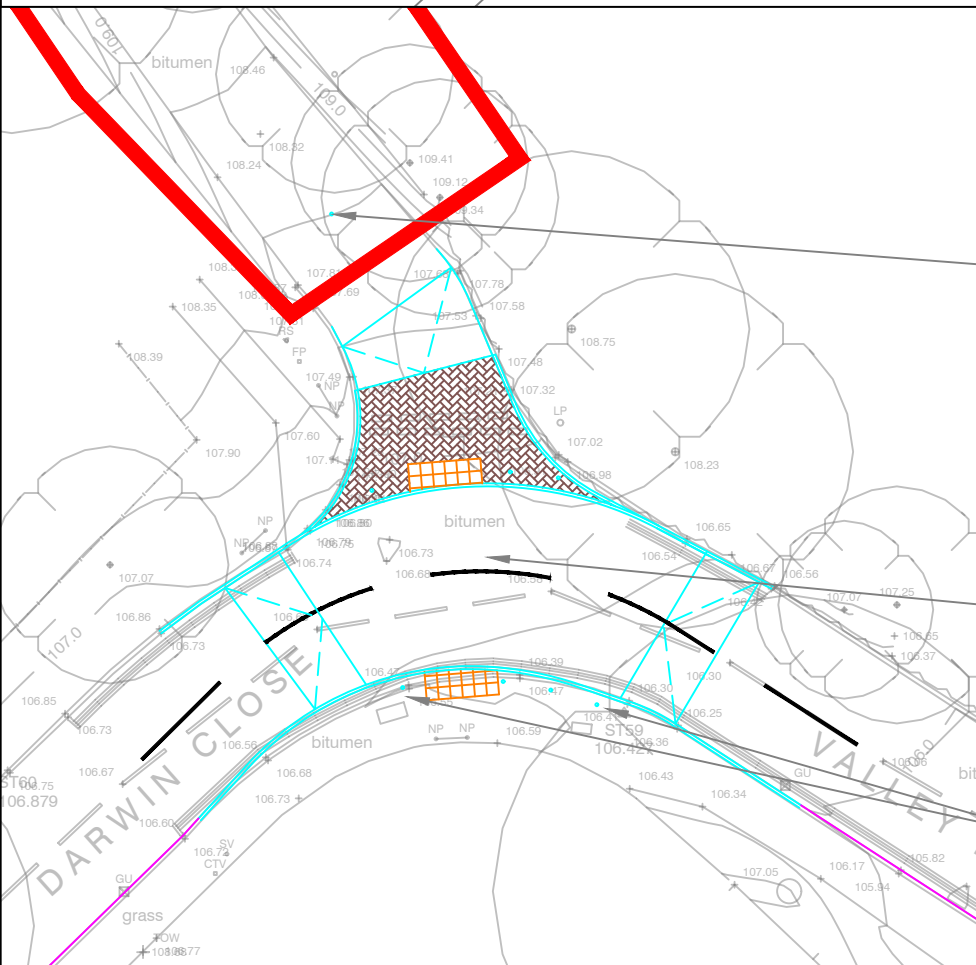
PROJECT
Land North of St. Albans

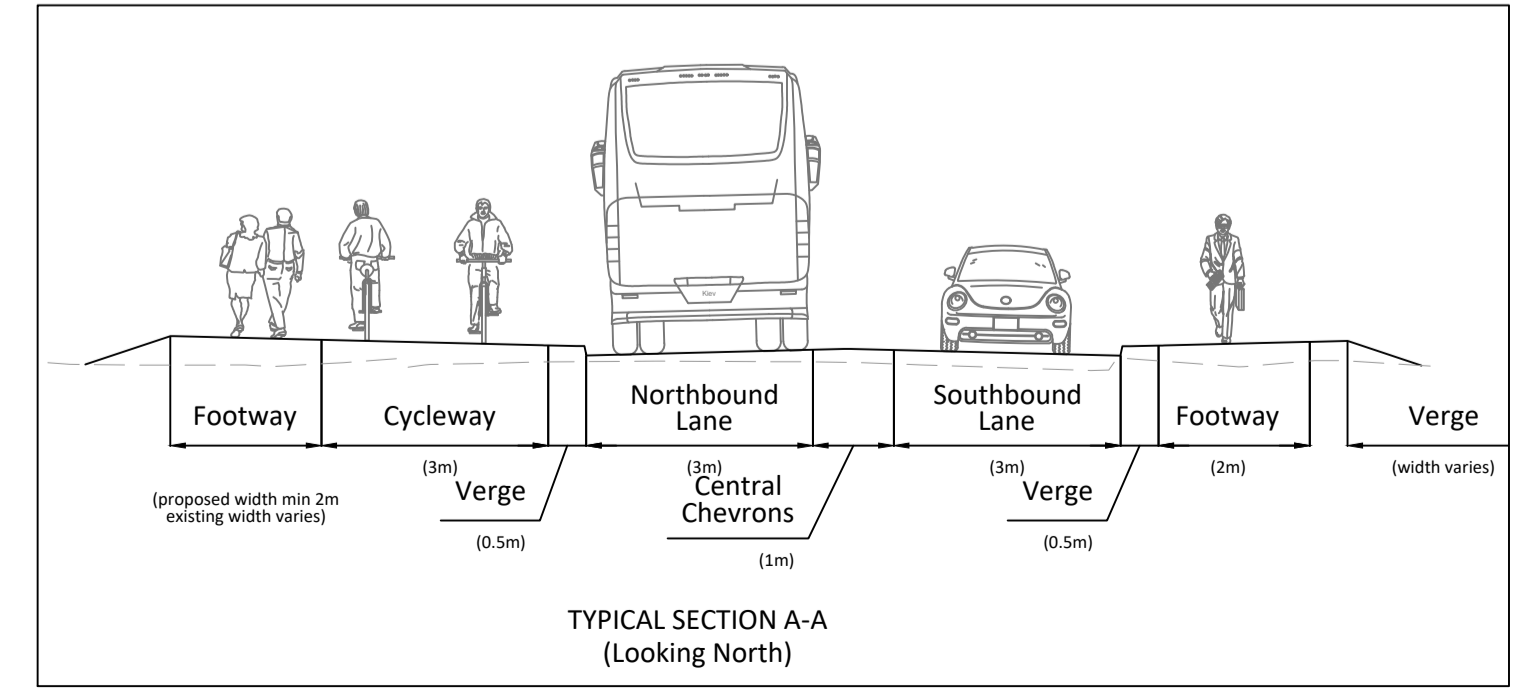
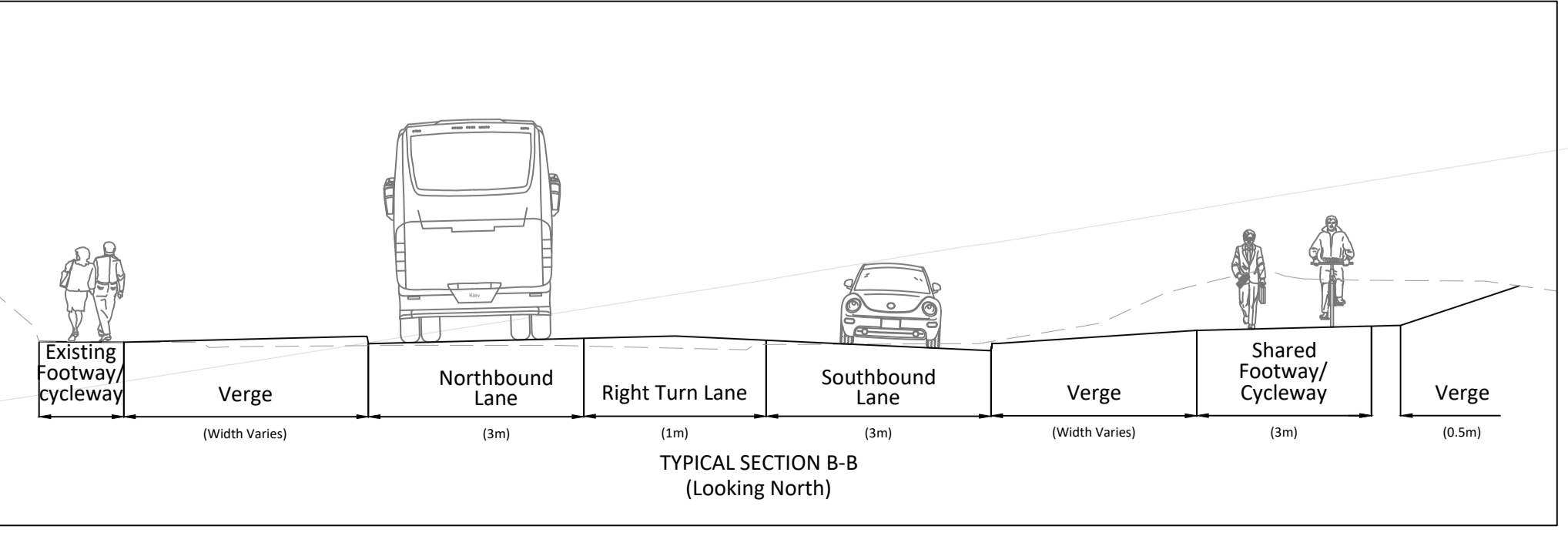
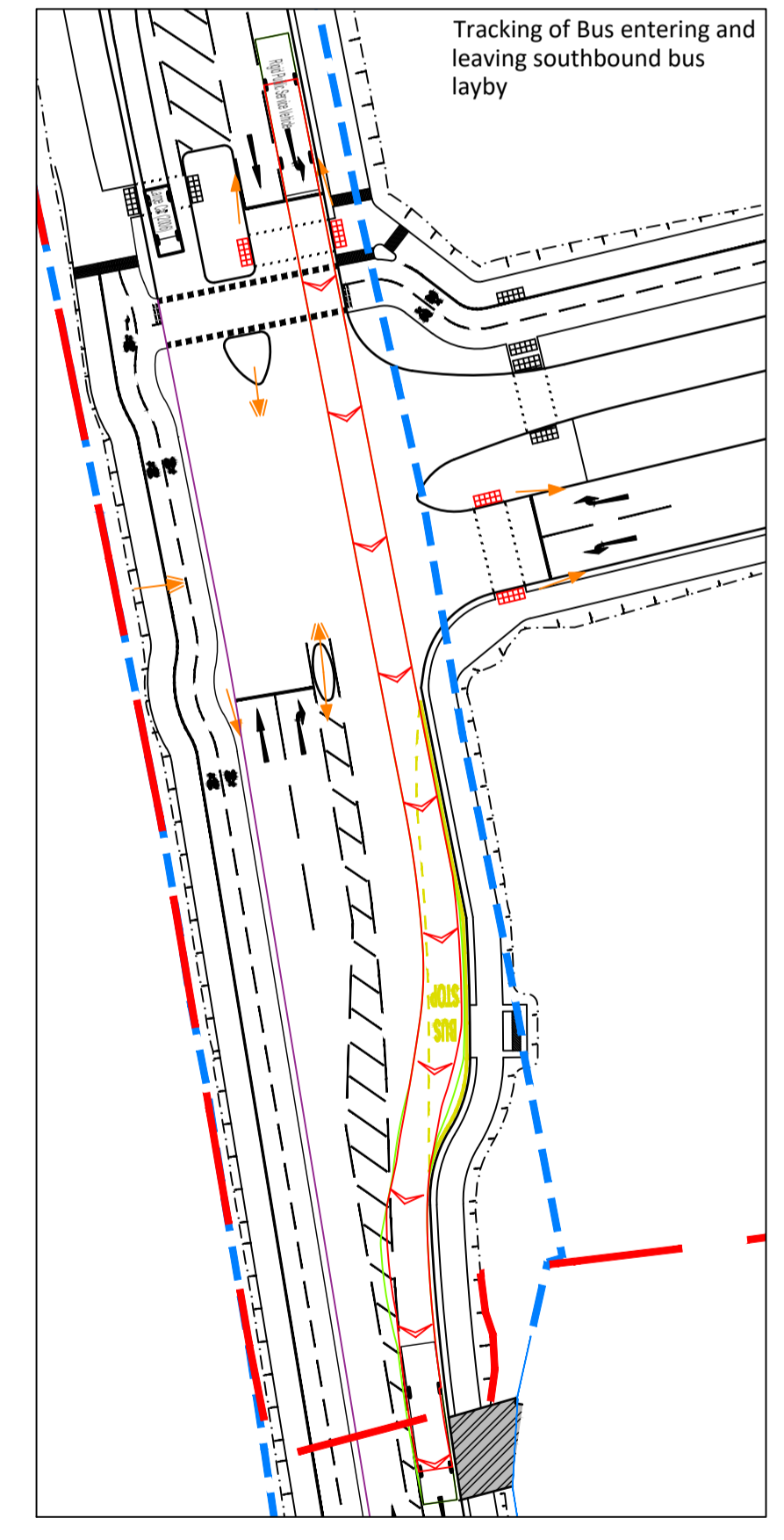
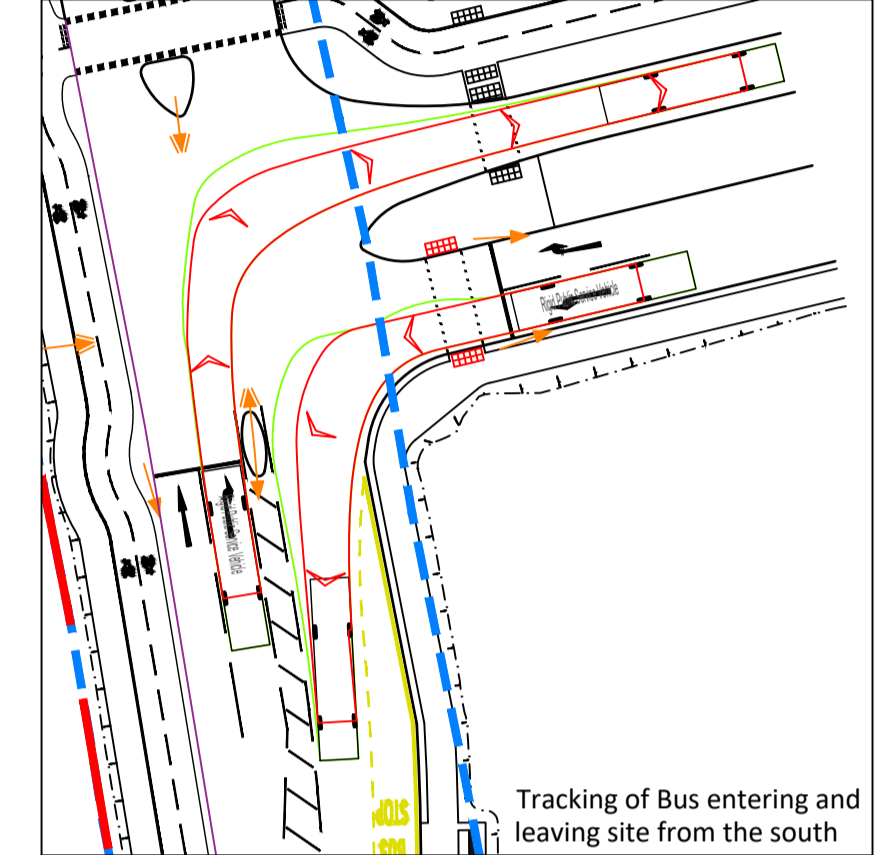
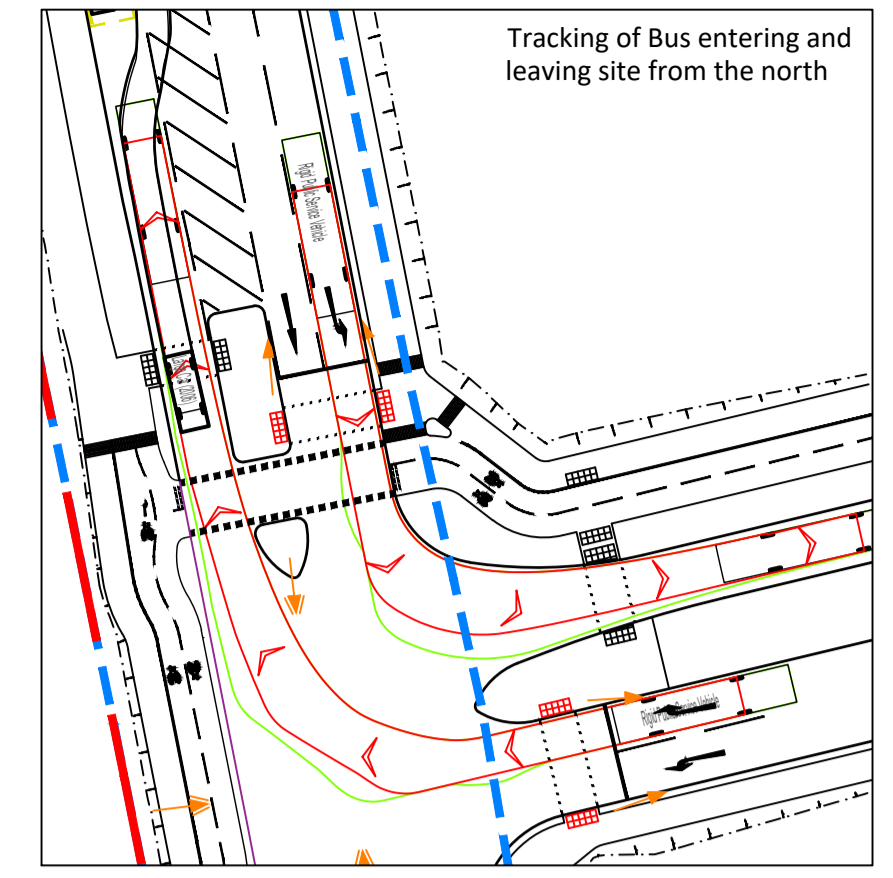
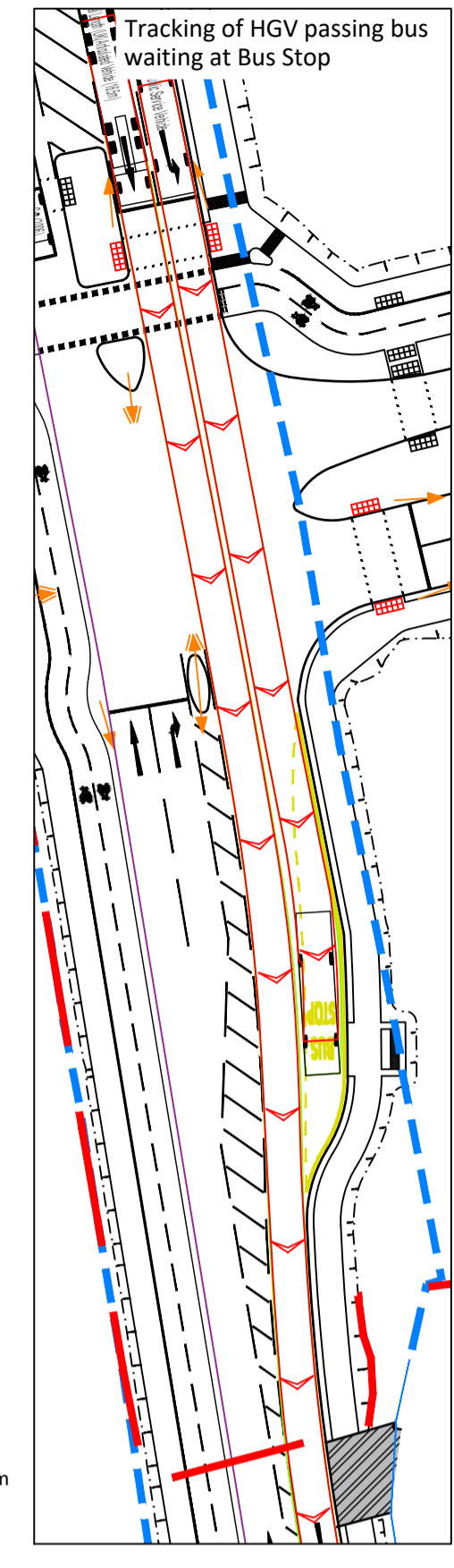
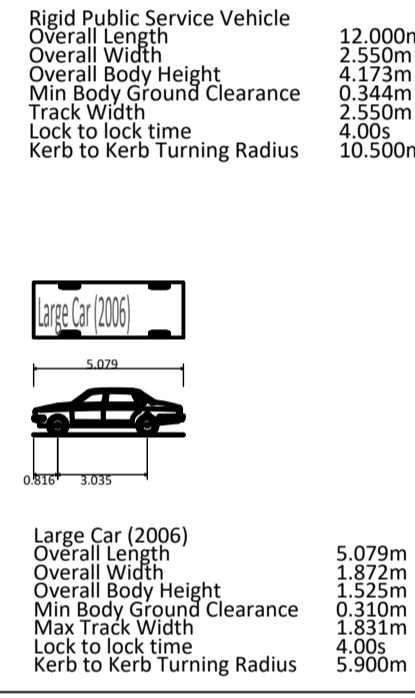
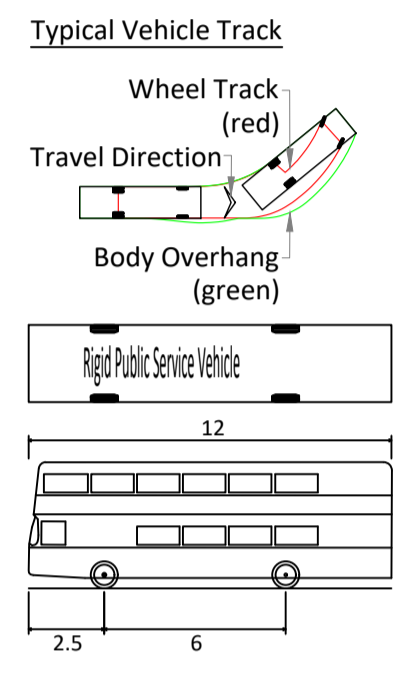
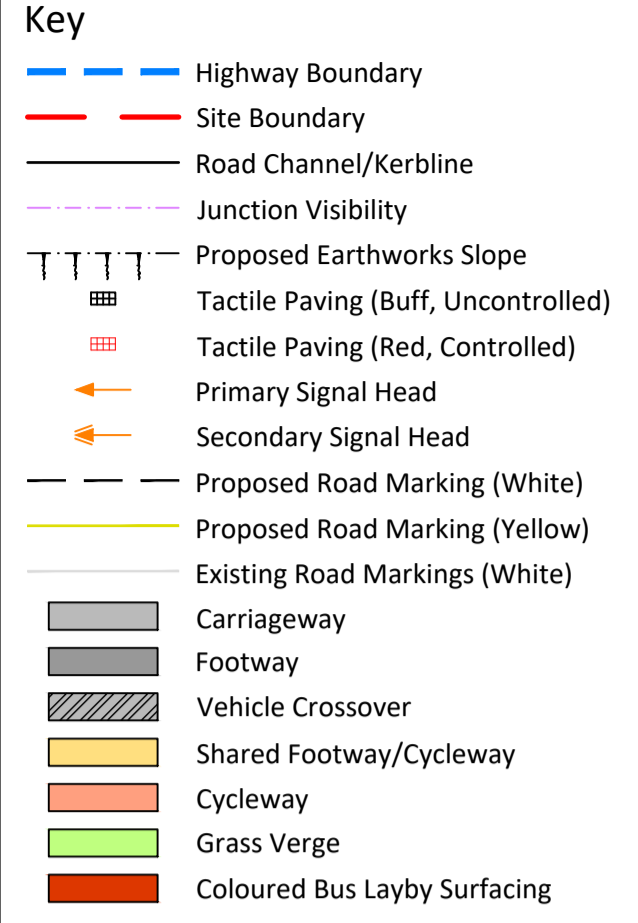
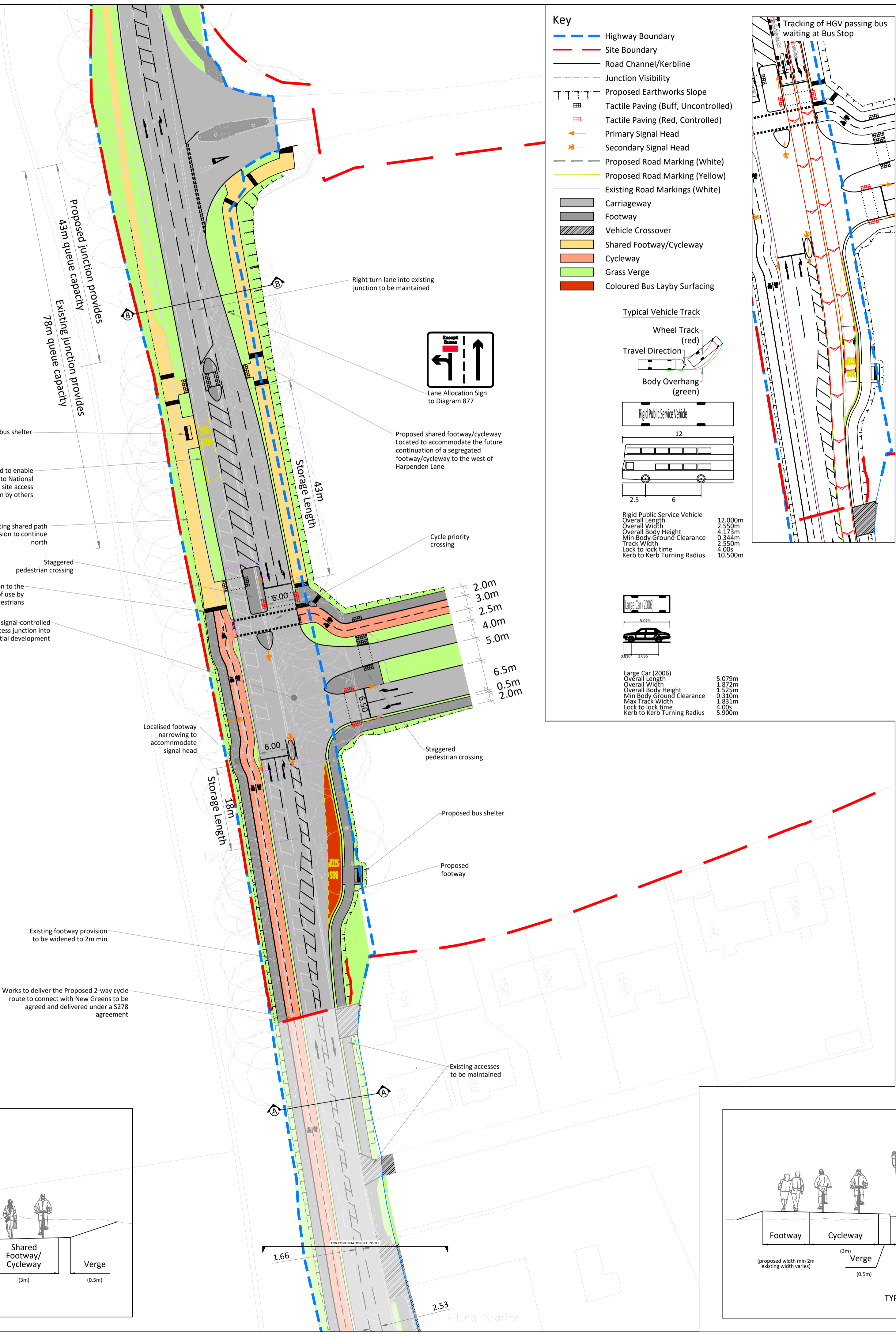
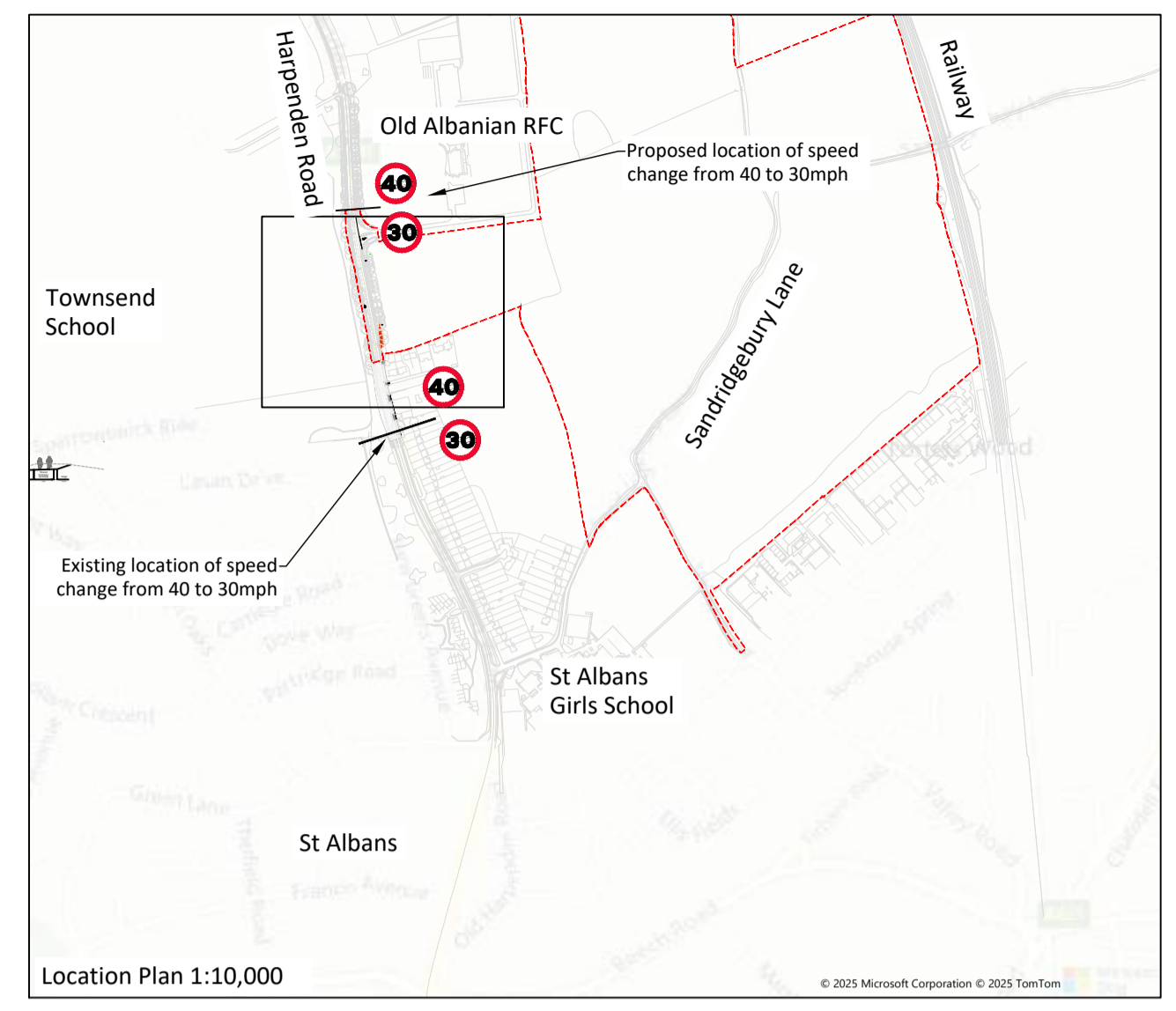
DRAWING TITLE
Potential modal filter location along Valley Road north of Darwin Close

INFORMATION

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

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





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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

Appendix 4. Playing field scheme



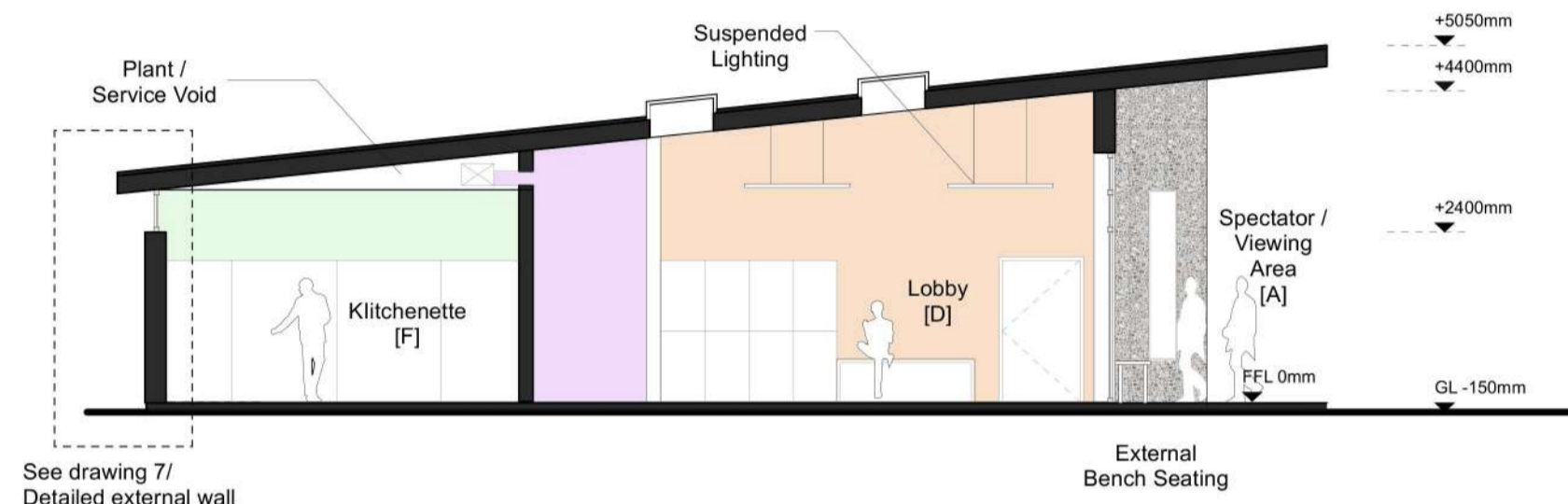
2 Side Elevation
Scale: 1:100



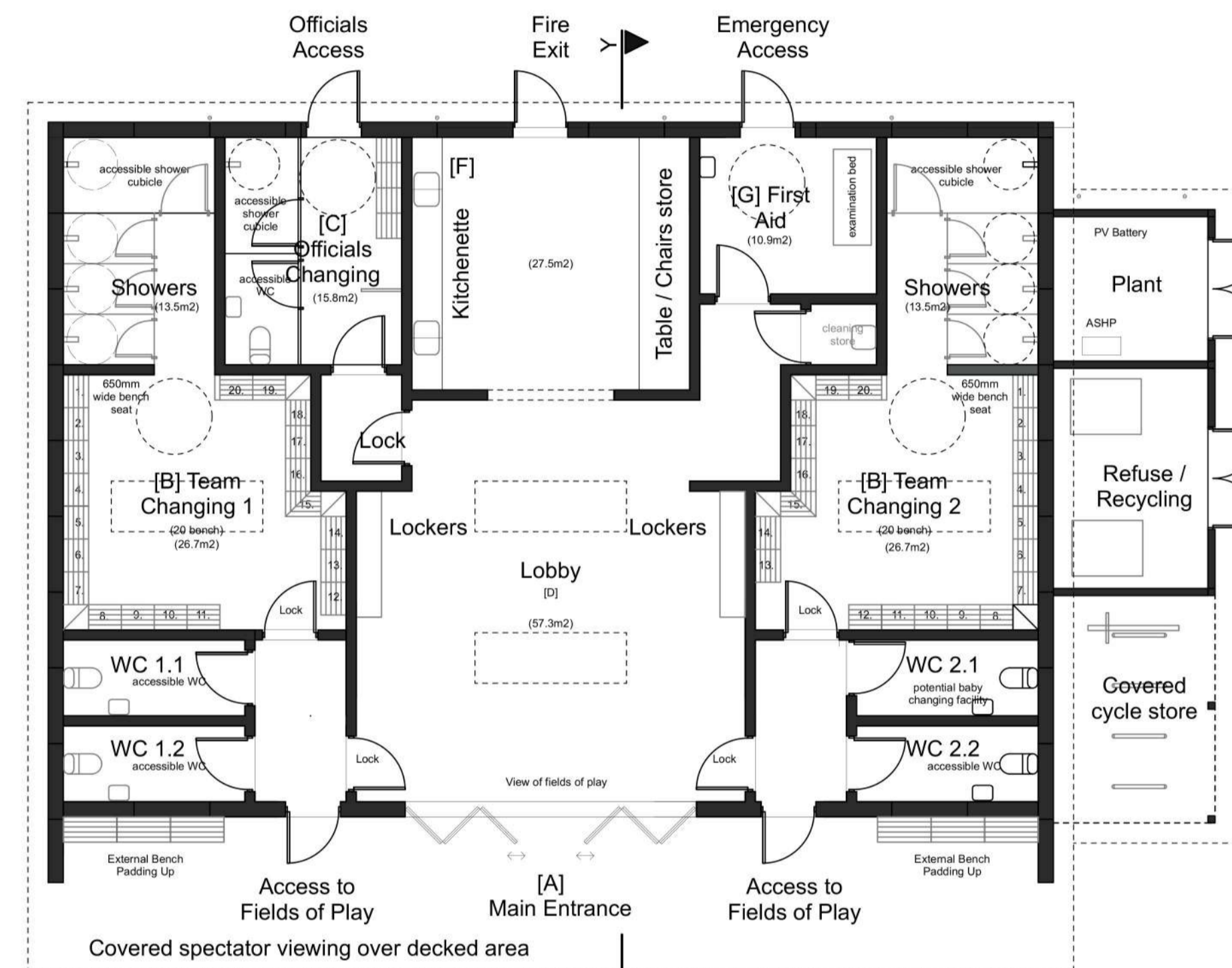
3 Front Elevation
Scale: 1:100



4 Side Elevation
Scale: 1:100



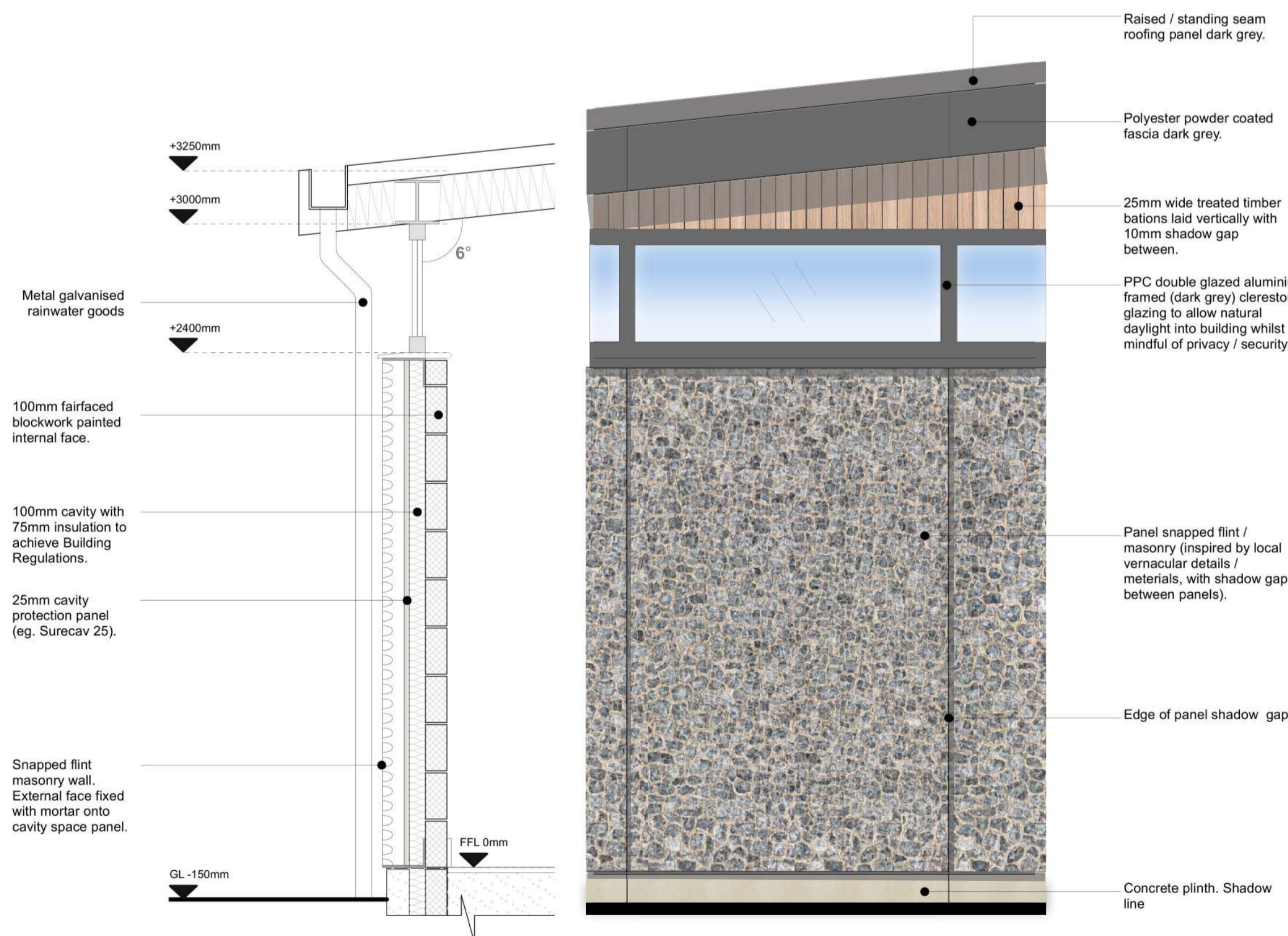
5 Section Y-Y
Scale: 1:100



1 Floor Plan
Scale: 1:100

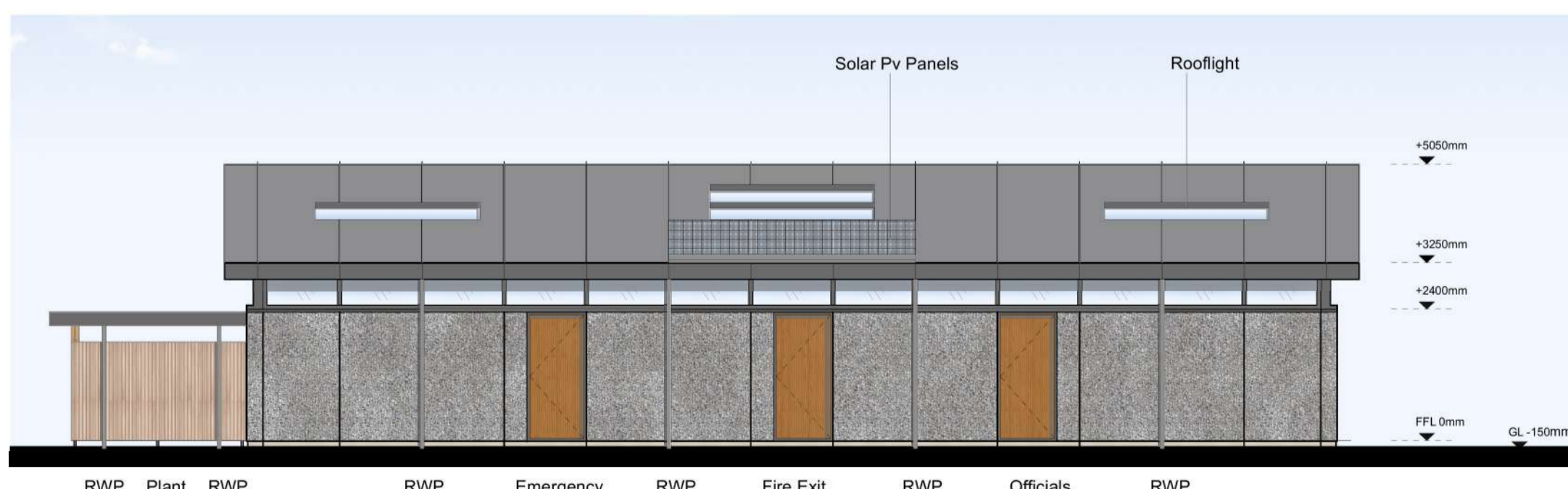


9 Site Plan
Scale: 1:1000



7 Detailed External Wall
Scale: 1:20

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

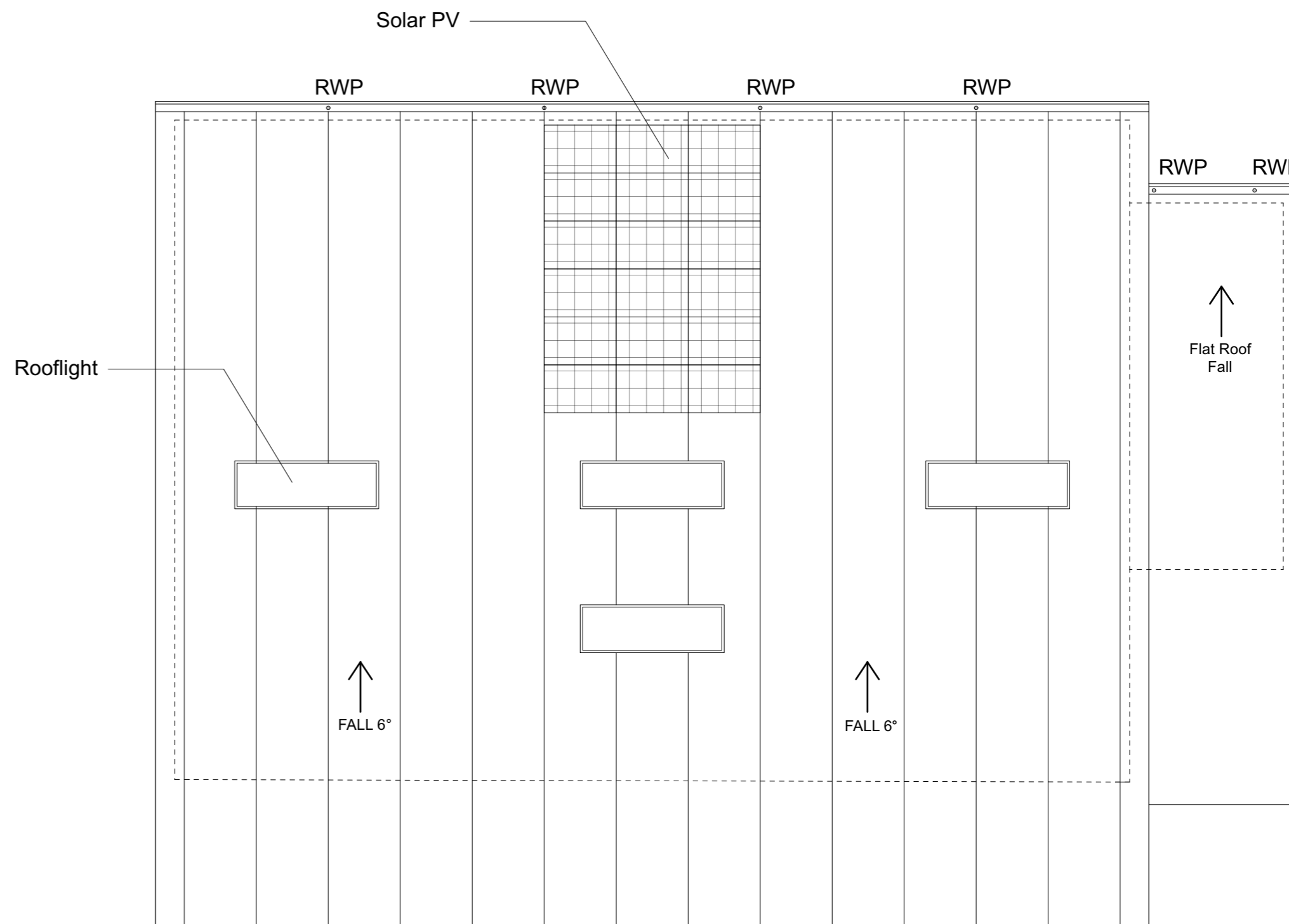
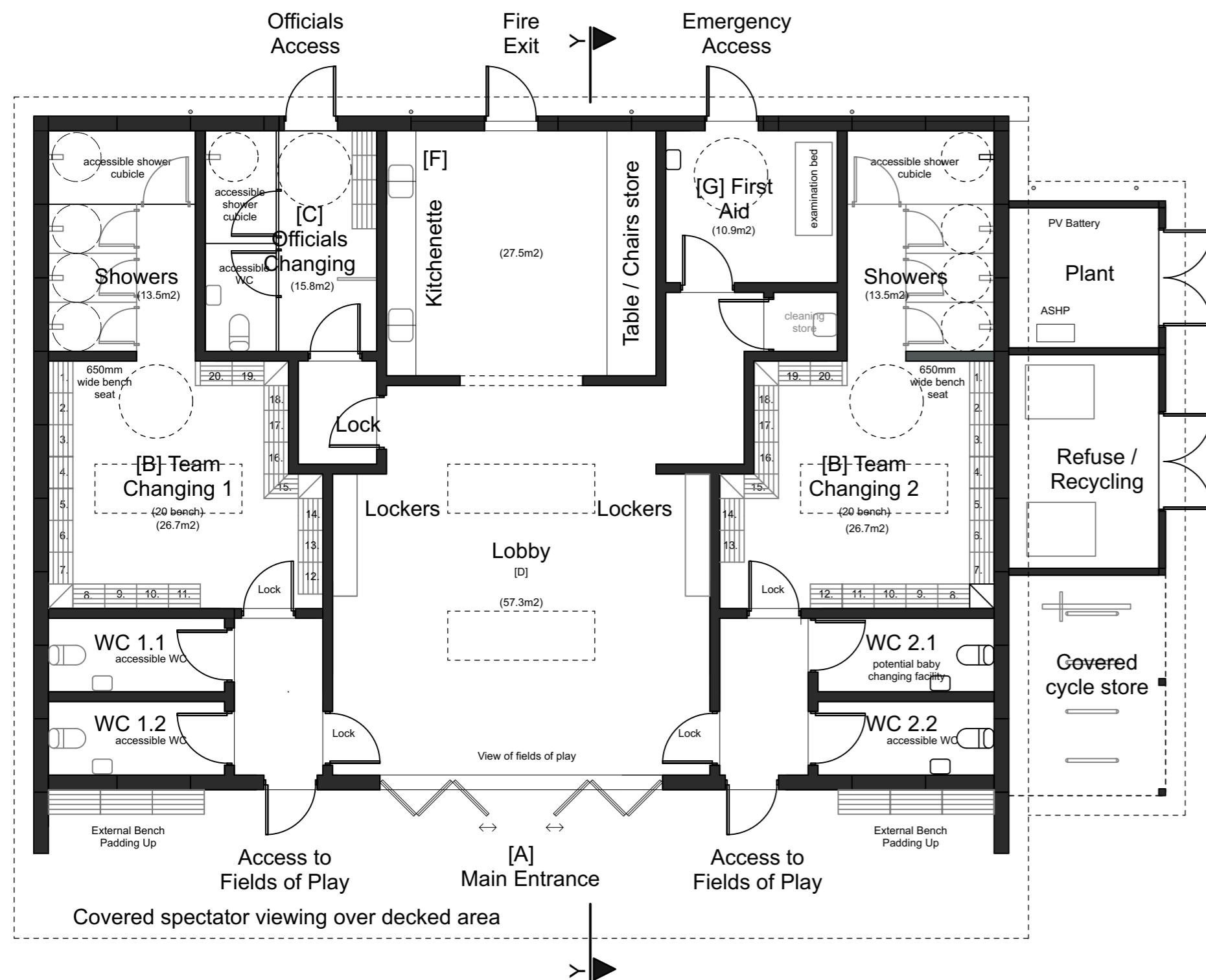


6 Rear Elevation
Scale: 1:100



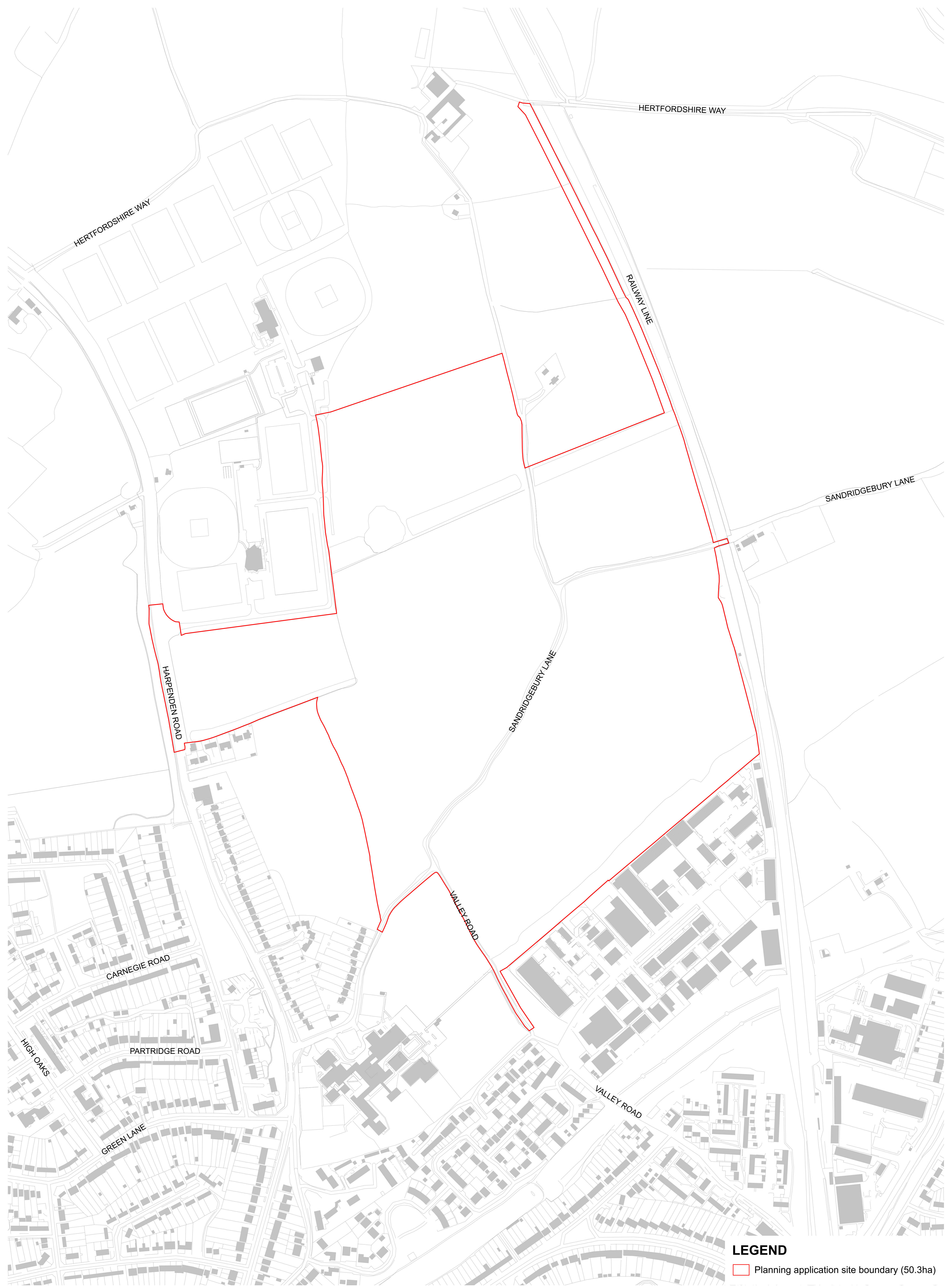
10 Precedent Images
Not to scale

SPORTS PAVILION ANNEX PLANNING PROPOSALS




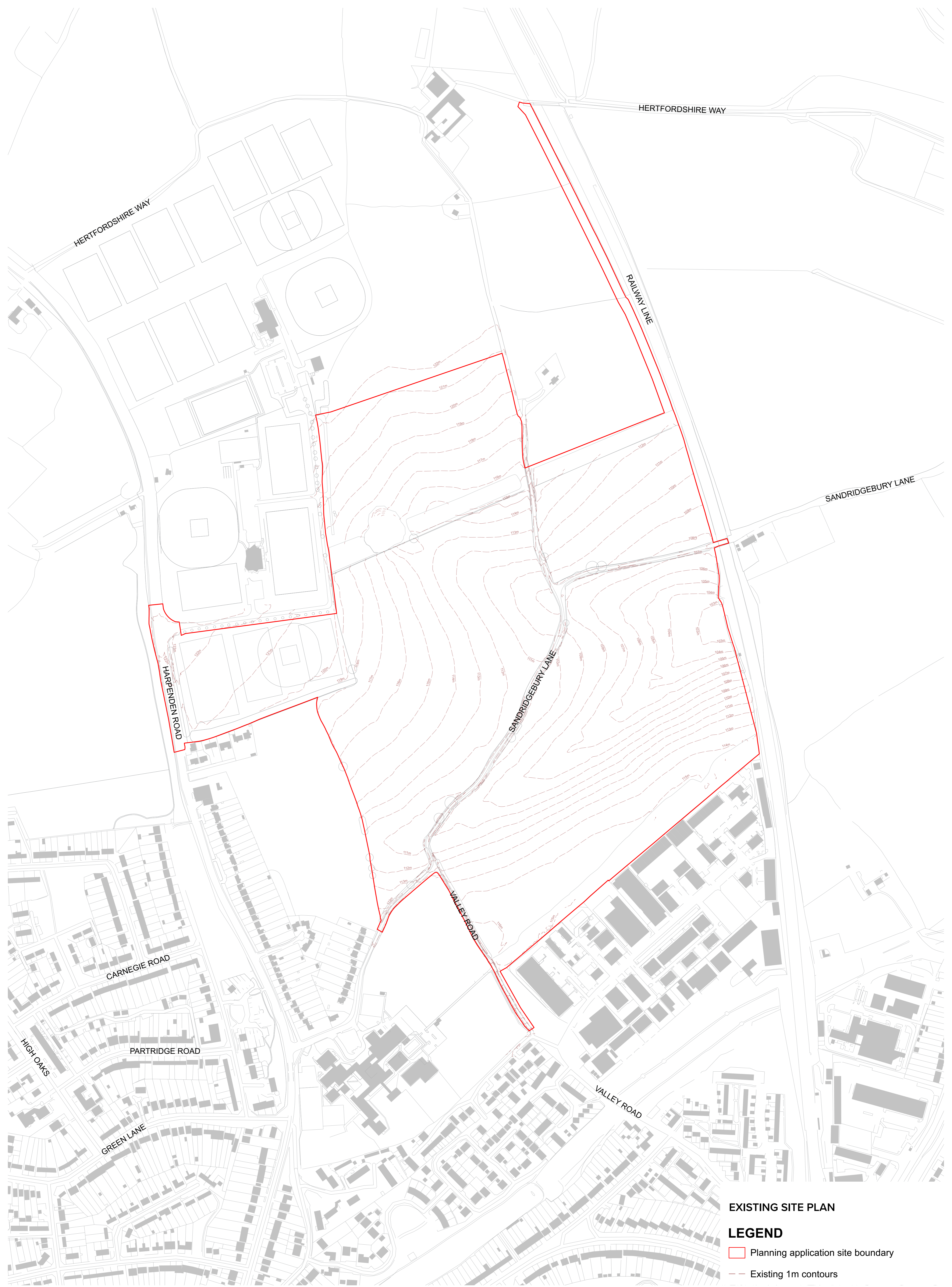
1 Floor Plan
Scale: 1:100

2 Roof Plan
Scale: 1:100



LEGEND

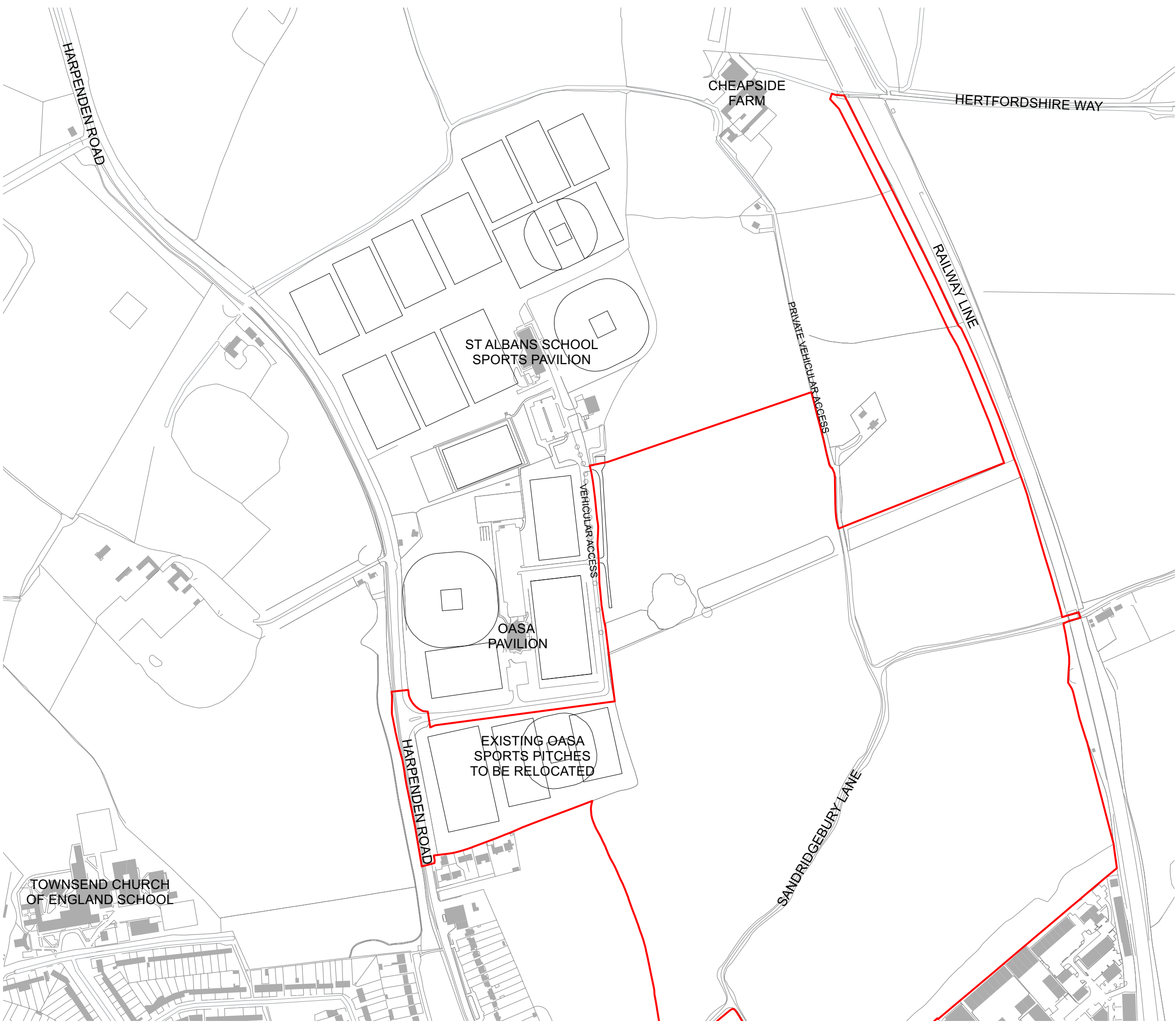
 Planning application site boundary (50.3ha)




EXISTING SITE PLAN

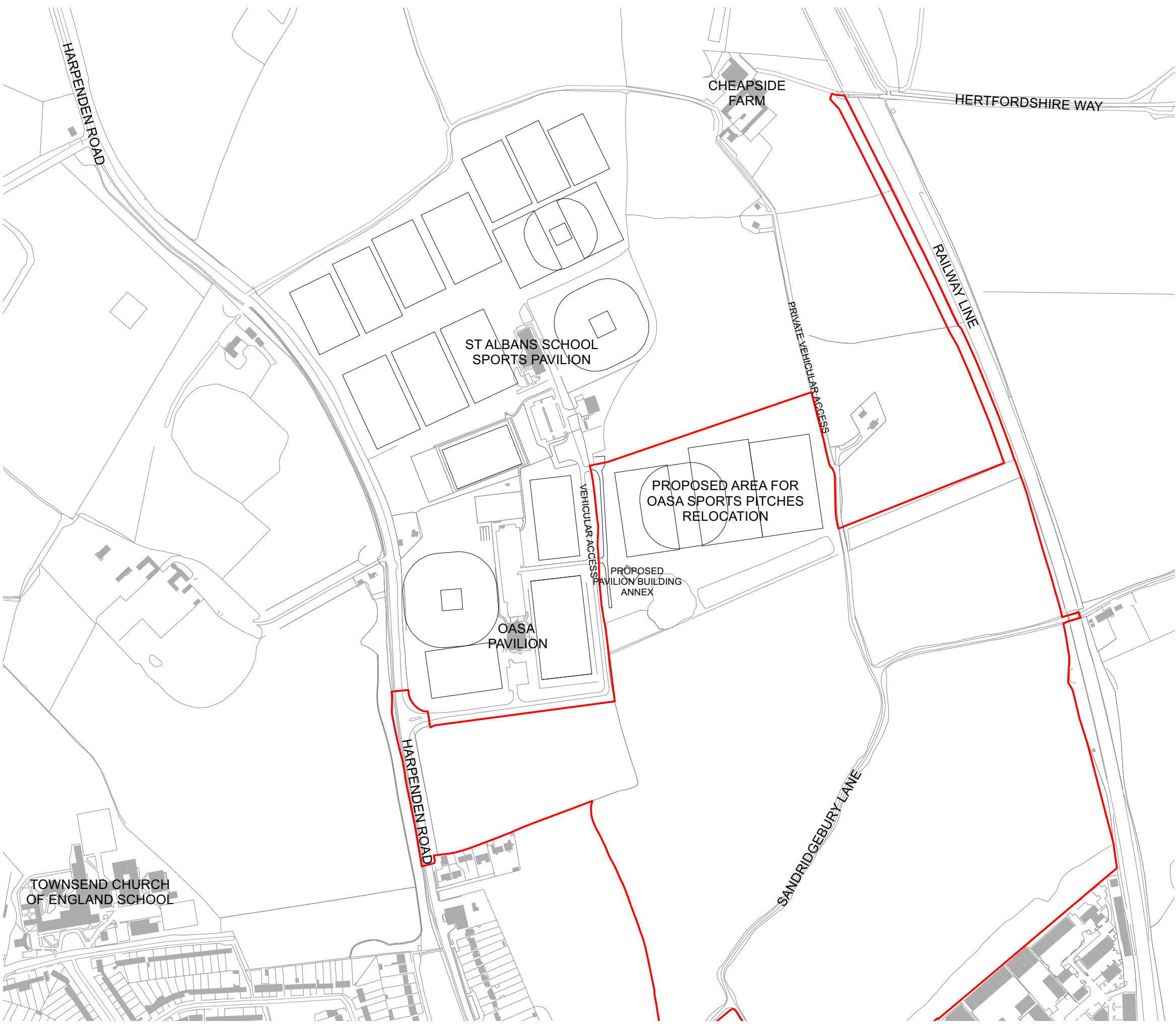
LEGEND

- Planning application site boundary
- Existing 1m contours



LEGEND

 Planning application site boundary



LEGEND

 Planning application site boundary

ST ALBANS SCHOOL
SPORTS PAVILION

ACCESS
GATE

CAR PARKING AREA

ACCESS
GATE

OASA
CAR PARK

VEHICULAR ACCESS

OASA
PAVILION

PRIVATE VEHICULAR ACCESS

PROPOSED AREA FOR
OASA SPORTS PITCHES
RELOCATION

EXISTING PLANTING

122m

121m

120m



119m

118m

117m

116m

LEGEND

-  Planning application site boundary
-  Existing 1m contours



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

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**
 - 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. 05920-A-0503 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/m² = 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/m² = 190,180 grams
 - Meadow Seeding Mix; such as Emorsgate EMI 'General Purpose Meadow Mixture' or similar approved; Planted at 4g/m² = 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/m² = 8,728 grams

Plant Species	%	Height (cm)	Form	Density	Breaks	Quantity
Acer campestre	5%	175-200	Feathered	0.5m²	5+	54
Quercus robur	5%	175-200	Feathered	0.5m²	5+	54
Betula pendula	5%	175-200	Feathered	0.5m²	5+	54
Carpinus betulus	5%	175-200	Feathered	0.5m²	5+	54
Quercus robur	10%	60-80	Transplant	0.5m²	2	109
Betula pendula	10%	60-80	Transplant	0.5m²	2	109
Alnus glutinosa	5%	60-80	Transplant	0.5m²	2	55
Sorbus aucuparia	5%	60-80	Transplant	0.5m²	2	55
Ulex europaeus	5%	60-80	Transplant	0.5m²	2	55
Viburnum opulus	5%	60-80	Transplant	0.5m²	2	55
Prunus spinosa	5%	60-80	Transplant	0.5m²	2	55
Corylus avellana	10%	60-80	Transplant	0.5m²	2	109
Crataegus monogyna	15%	60-80	Transplant	0.5m²	2	164
Sambucus nigra	10%	60-80	Transplant	0.5m²	2	109
- Native Scrub Planting**

Understorey to be seeded with appropriate mixture such as Emorsgate EWI Woodland Mixture planted at 4g/m² = 14,672 grams

Plant Species	%	Height (cm)	Form	Density	Breaks	Quantity
Corylus avellana	15%	60-80	Transplant	0.5m²	2	273
Crataegus monogyna	50%	60-80	Transplant	0.5m²	2	915
Viburnum opulus	5%	60-80	Transplant	0.5m²	2	93
Sambucus nigra	5%	60-80	Transplant	0.5m²	2	93
Ulex europaeus	5%	60-80	Transplant	0.5m²	2	93
Prunus spinosa	10%	60-80	Transplant	0.5m²	2	183
Ilex aquifolium	5%	60-80	Transplant	0.5m²	2	93
Ribes sanguineum	5%	60-80	Transplant	0.5m²	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 ²	186
	SaC	Santolina chamaecyparissus	3L	0.5m	5pm ²	186
	VeP	Veronica pinguifolia 'Page'	3L	0.5m	5pm ²	186
	LoL	Lonicera ligustrina var. yunnanensis	3L	0.5m	5pm ²	186
PM02	PrO	Prunus laurocerasus 'Otto Luyken'	3L	0.5m	5pm ²	163
	ViD	Viburnum davidii	3L	0.5m	5pm ²	163
	VeA	Veronica albicans	3L	0.5m	5pm ²	163
	EuE	Euonymus fortunei 'Emerald Gaiety'	3L	0.5m	5pm ²	163
PM03	ViM	Vinca minor	3L	0.5m	5pm ²	201
	HeH-1	Hedera helix	3L	0.5m	5pm ²	201
PM04	StS	Stachys byzantina 'Silver Carpet'	3L	0.5m	7pm ²	169
	AIM	Alchemilla mollis	3L	0.5m	7pm ²	169
	PhR	Phlomis russeliana	3L	0.5m	7pm ²	169
PM05	CaK	Calamagrostis x acutiflora 'Karl Foerster'	3L	0.5m	7pm ²	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



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