Oaklands Blossom

Design & Access Statement

Oaklands Blossom & Oaklands College, St. Albans

BM3 dla Oaklands College Taylor Wimpey

Revisions

Iteration	Issue Date	Comments Changes
V1	Sept-2025	Original Submission
V2	October-2025	Minor Amendments & Additions
V3	October-2025	Minor Amendments on Chapter 3

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**Note: Pages 148–167 have been intentionally left blank to accommodate potential future additions.

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Chapter 1

Site Wide Proposals

1. Introduction

1.1. Executive Summary

1.1.1. The Hybrid Planning Application relates to two key development parcels:

- Site B4 (East St Albans), also referred to as Oaklands Blossom; and
- Oaklands College Campus, including associated facilities and sport pitches.

1.1.2. Together, these parcels form a comprehensive masterplan known as the Site. The proposals combine detailed and outline planning elements to deliver a mixed-use development that integrates new housing, education facilities, community infrastructure, and open space.

1.1.3. The proposals deliver a once-in-a-generation opportunity to transform Oaklands College with sustainable, purpose-built facilities, replacing outdated and inefficient buildings. This investment will ensure the College continues to serve Hertfordshire's learners for the next century, while simultaneously providing much-needed housing, including affordable homes, SEND provision, and extra care accommodation.

1.1.4. The development also secures wider community benefits including public use of sport facilities, land for a new primary school, community space, a new local centre, active travel routes, biodiversity enhancements, and socio-economic uplift. Collectively, these benefits far outweigh any harm to the Green Belt, thereby establishing very special circumstances for development.

1.1.5. The proposals are aligned with national and local planning policy, including the NPPF, St Albans Local Plan, and the Sandridge Neighbourhood Plan. In light of the Council's significant housing shortfall, the delivery of this scheme is both urgent and justified.

A once-in-a-generation opportunity to transform education and deliver significant community benefits in Hertfordshire.

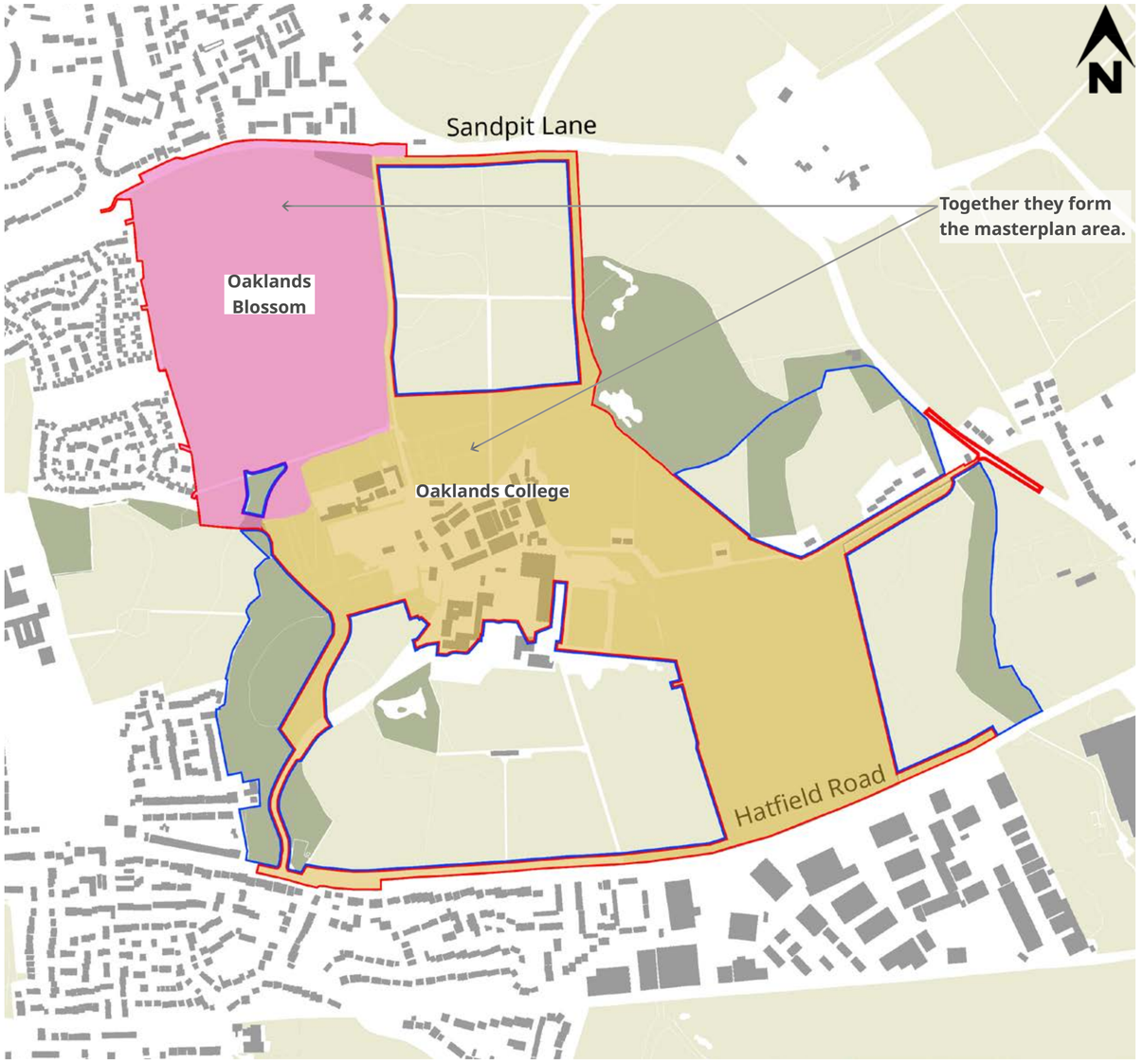

Figure 1. Site Parcels Overview

1.2. The Team

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1.3. Scope of the Application

1.3.1. The Hybrid Planning Application seeks:

- **Detailed Planning Permission** for certain elements of the development, ensuring early delivery of key infrastructure and facilities; and
- **Outline Planning Permission** (with all matters reserved except access) for the remainder of the site, establishing a robust framework for the comprehensive masterplan.

1.3.2. The development will deliver a broad package of land uses and benefits, including:

- Residential development, providing market, affordable, and self/custom build homes;
- New education facilities for Oaklands College, alongside SEND and children's home provision;
- Extra care homes to meet identified local needs;
- Land for new Primary School;
- A new Local Centre and Community Space;
- Publicly accessible sports and recreational facilities;
- New and improved active travel routes, local transport connections, and open space;
- Biodiversity New Gain (BNG) and landscape-led enhancements.

1.3.3. The proposals respond to the site's context and policy requirements, with a design approach shaped by pre-application discussions, technical assessments, and consultation feedback. Together, the detailed and outline elements establish a deliverable framework for the long-term regeneration of this strategic site.

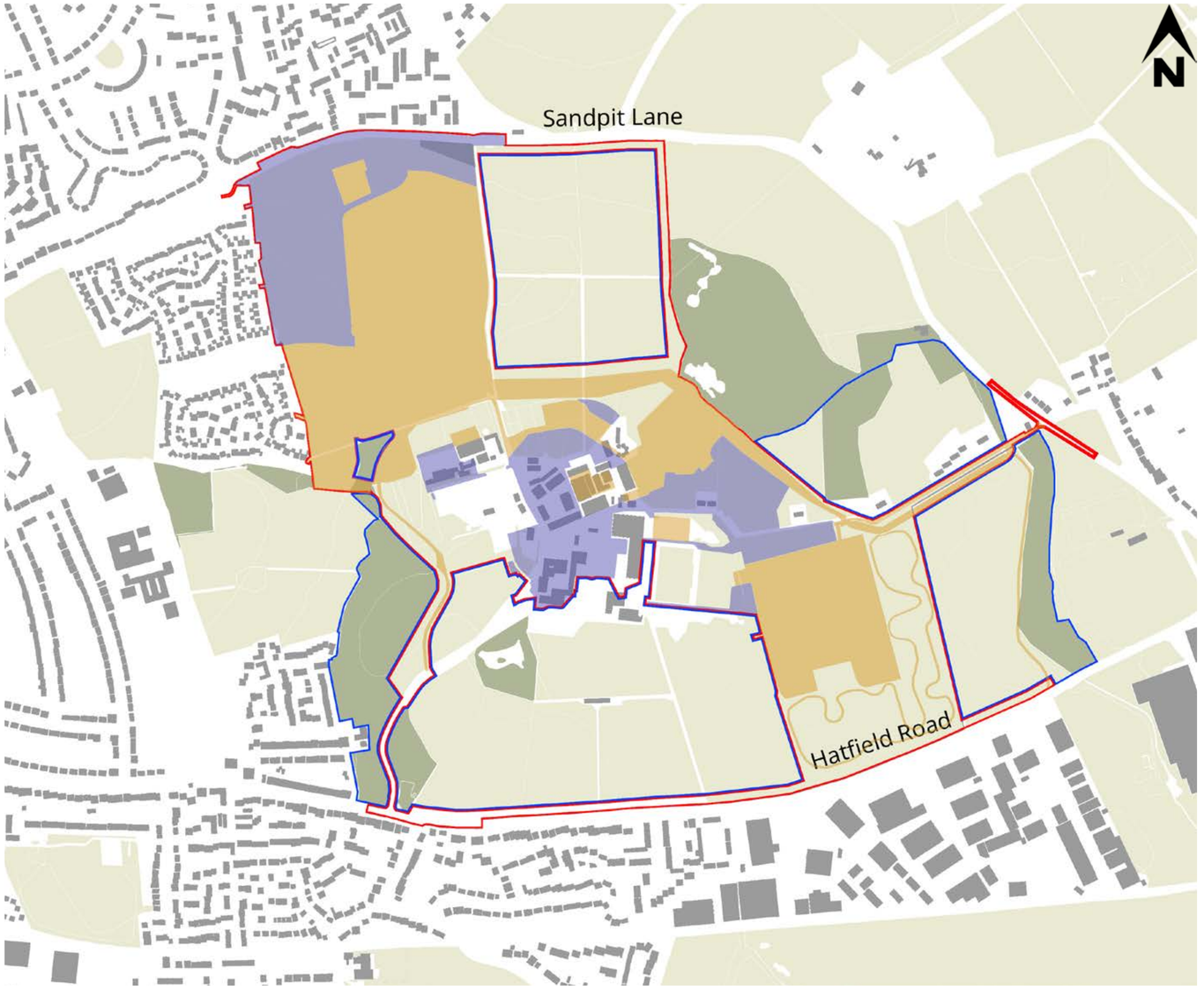


Figure 2. Hybrid Planning Application Structure

2. Consultation

2.1. Community Consultation

2.1.1. As part of the engagement process for the project both Taylor Wimpey and Oaklands College were passionate about engaging thoroughly with the local community. From December 2024 to submission, we have held two rounds of community consultation, held ten stakeholder meetings with local political groups and a pop-up event at the College summer day. The additional report, the Statement of Community Involvement, gives an overview of all consultation activity undertaken prior to the submission of the planning application alongside outlining how the plans have responded to feedback from the local community and other stakeholders.

Engagement Phase One: December 2024-January 2025

2.1.2. During phase one, we were introducing the proposal to the local community, with a focus on the proposed vision for the College, as well as high level information about Taylor Wimpey's plans for the residential aspect of the scheme, in line with the draft local plan.

2.1.3. Newsletters were delivered to 3,859 local residents, informing them of the plans, and encouraging them to visit the website to learn more and get involved by attending the engagement event on 10th December, or completing the survey online. In addition, 36 local stakeholders were informed of the proposals and engagement event via email, these were from both political and community groups. Below shows some key stats from the engagement period

2.1.4. There were 78 attendees who attended both the stakeholder preview session and the drop-in event.

2.1.5. 14 specifically invited stakeholders attended across the course of the consultation event. These are detailed in the stakeholder preview section below.

2.1.6. From launch of the website until the end of March, 639 users visited the site, which resulted in 1125 website views.

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

Engagement Phase two: Stakeholder Engagement - Spring 2025

2.1.8. During this time the below stakeholder meetings occurred, with all taking in-person at the College, and one online. These meetings were key to understand key priorities of certain groups and started open dialogue with key representatives of the community. Key takeaways are as follows:

- Detail on the homes coming forward - number of homes/affordable housing
- Detail on the local centre
- Traffic impact assessments
- Bus services
- Public rights of way
- Access routes
- Oaklands Grange
- Affordable housing

2.1.9. Stakeholder/Date

- St Albans Civic Society - 4th February
- Marshalswick North residents' association and Jersey Farm residents' association - 17th February
- Cllr John Hale - Hertfordshire County Council (HCC) & Sandridge Parish Councillor - 6th March
- Ramblers Association - 6th March
- Sandridge Parish Council - 12th March
- Jersey Farm residents' association - 12th March
- Cllr Jamie Day, Cllr Anthony Rowland and Cllr Graeme Shaw - Hill End Ward Councillors - 18th March

Engagement Phase three: April-June 2025

2.1.10. During phase two, more detailed plans were shared by both Oaklands College and Taylor Wimpey, with a particular focus on Taylor Wimpey, whose proposals had only just been introduced in phase one. These included plans for residential development, open spaces, amenity and education facilities, and potential changes to public rights of way. A newsletter was distributed on 4th April to inform residents about the next stage of the proposals and invite them to an engagement event on 24th April at Oaklands College, where they could meet the team and learn more.

Figure 3. Oaklands College Community Engagement

Figure 4. Site-Wide Public Consultation

2.1.11. In addition to the main community event, a pop-up session was held at Oaklands College on 10th May to raise further awareness and engage a broader cross-section of the community. This event led to 32 conversations with local residents. Three further stakeholder meetings were also held, two in May 2025, with Sandridge Parish Council, and Marshalswick North Residents' Association with a third in August 2025 with MRNA and Jersey Farm residents association.

2.1.12. Key headline figures for the consultation period were:

- 71 attendees attended both the stakeholder preview session and the drop-in event.
- 14 specifically invited stakeholders attended across the course of the consultation event. These are detailed in the stakeholder preview section below.
- 12 comments were shared regarding the naming of the site.
- 153 feedback forms were completed online
- A total of 12 feedback forms were completed at the consultation event. A number of attendees also took feedback forms away and we expect these to be posted to us over the coming days. We received 68 post-it notes comments on the draft masterplan. Shown in appendix P.
- The website for the proposals (www.stalbansvillage-consultation.co.uk) launched on Tuesday 29th April 2025. More than 945 people have visited the website, which includes 1503 page views.

2.1.13. Throughout the whole engagement programme there were:

- 149 visitors had across two community events, and 32 conversations had at a pop-up event during the second round of engagement.
- Ten stakeholder meetings
- 471 surveys completed online across two surveys for both consultation periods.
- 2,628 website views.
- 24 interactive map comments.
- The Masterplan map resulted in 68 comments at the second engagement event.
- In total we had 554 responses to the proposals, across formal survey responses, emails to the team, post-it note feedback at events, and formal meetings.

2.1.14. Key themes raised during the consultation included:

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

2.1.15. Scheme Revisions

- Taylor Wimpey is working with Sandridge Parish Council to bring forward a local community space, with the parish council having ownership over the building. This is a significant change, listening to both the community and key stakeholders about the greater need for community spaces in the area since the existing spaces are at capacity.
- Through conversations with the rambler's group and other community discussions, the original plan to change the public rights of way have been amended to use a preferred route as suggested by the ramblers.
- We're exploring ways for the college's buildings and outdoor spaces to be more widely available for local people, something that was discussed throughout the engagement process. As a result, Oaklands College is seeking funding for a community garden and we have added a second sports pavilion for hockey, cycling, and athletics, alongside the existing cricket pavilion.
- Both Oaklands College and Taylor Wimpey remains committed to ongoing engagement with residents, stakeholders, and local authorities to ensure the development meets the needs of St Albans while supporting sustainable growth.

Figure 5. Community Comments on the Illustrative Masterplan

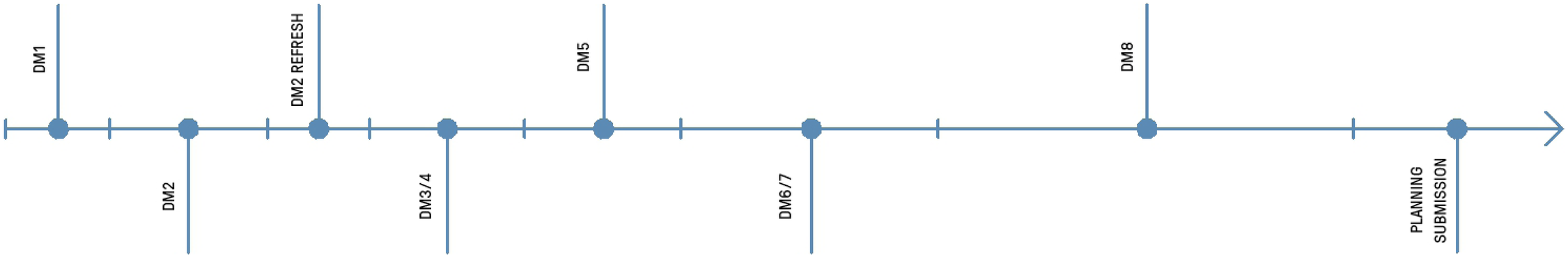
2.2. Pre-App Process

2.2.1. Extensive pre-application discussions have taken place with both SACDC, HCC, Sandridge Parish Council, Marshalswick North Residents' Association, Jersey Farm Residents' Association, LLFA and other statutory consultees have taken place prior to submission of the planning application.

2.2.2. Prior to the process the team received an extensive schedule of meetings by the council, and were expected to present material in adherence with the pre-prepared checklist. A total of seven meetings took place, with an additional design workshop focusing on the Local Centre.

2.2.3. The process helped the team gain clarity on planning policy, identify issues at an early stage and allowed the team to collaborate with the LPA to resolve them before the formal application was submitted.

2.2.4. A comprehensive breakdown of the process can be located in the respective College and Residential chapters.



3. Site Wide Appraisal

3.1. Site Location & Context

3.1.1. The Application Boundary situated in St. Albans, Hertfordshire, totals 69.88Ha and is comprised of 45.01Ha of College development, 23.38Ha of Oaklands Blossom development, whilst the remaining 1.49Ha comprises off-site highways works.

3.1.2. The site is enclosed by suburban residential development to the North, West & South, whilst a rural character resides to the east comprising arable land. Oaklands College sits at the heart of the site, and has a rich history dating back over 100 years in the area.

3.1.3. Sandpit Lane, a key route in and out of St. Albans resides to the North of the site, whilst another major connective route, Hatfield Road, runs adjacent to the South of the site and provides an existing connection into the College. Oaklands Lane, residing to the East, also provides access to the College.

3.1.4. The site is bounded by a series of mature trees and hedgerows. It also contains a mixture of open fields and ancient woodland, the east of the site also sits within the Greenbelt.

Figure 6. Site Location

3.2. Landscape & Visual Appraisal

3.2.1. The Site is enclosed by residential development to the north-west, west and south, with industrial uses to the south-east of the Site, beyond Hatfield Road (A1057). Sandpit Lane bounds the northern edge of the Site, with Oaklands Lane along the Site to the east. To the east, the Butterwick Brook and associated woodland encloses the Site, with playing fields and Smallford beyond. Oaklands College campus is located at the centre of the Site, having originally comprised an estate and designed landscape.

3.2.2. The Site is not subject to any landscape designations, although it lies within the Green Belt in the adopted Local Plan. The emerging Local Plan allocates the north-western part of the Site for residentially-led development and releases this part of the Site from the Green Belt. Oaklands College is previously developed land (PDL). Home Wood, to the south-west of the Site, is Ancient Woodland and a Local Wildlife Site. Public Rights of Way (PRoW) and bridleways traverse the Site, along North, South and East Drive. These pass through the College Campus.

3.2.3. The landform within the Study Area falls from the urban area of St Albans towards the River Colne. The Butterwick Brook, that runs to the east of the Land within Ownership is a tributary of the River Colne. The landform is generally gently undulating, rising up to Symondshyde Hill to the north of the Site at approximately 110m above ordnance datum (AOD). The Site lies between approximately 90m and 80m AOD. A subtle local ridgeline runs from west to east through Orchard Grove and into the Site.

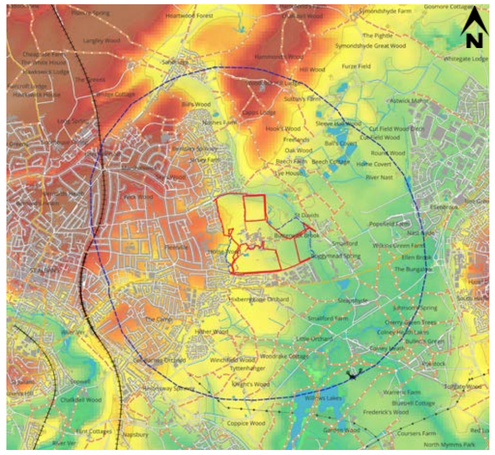


Figure 7. Topographical Features Plan

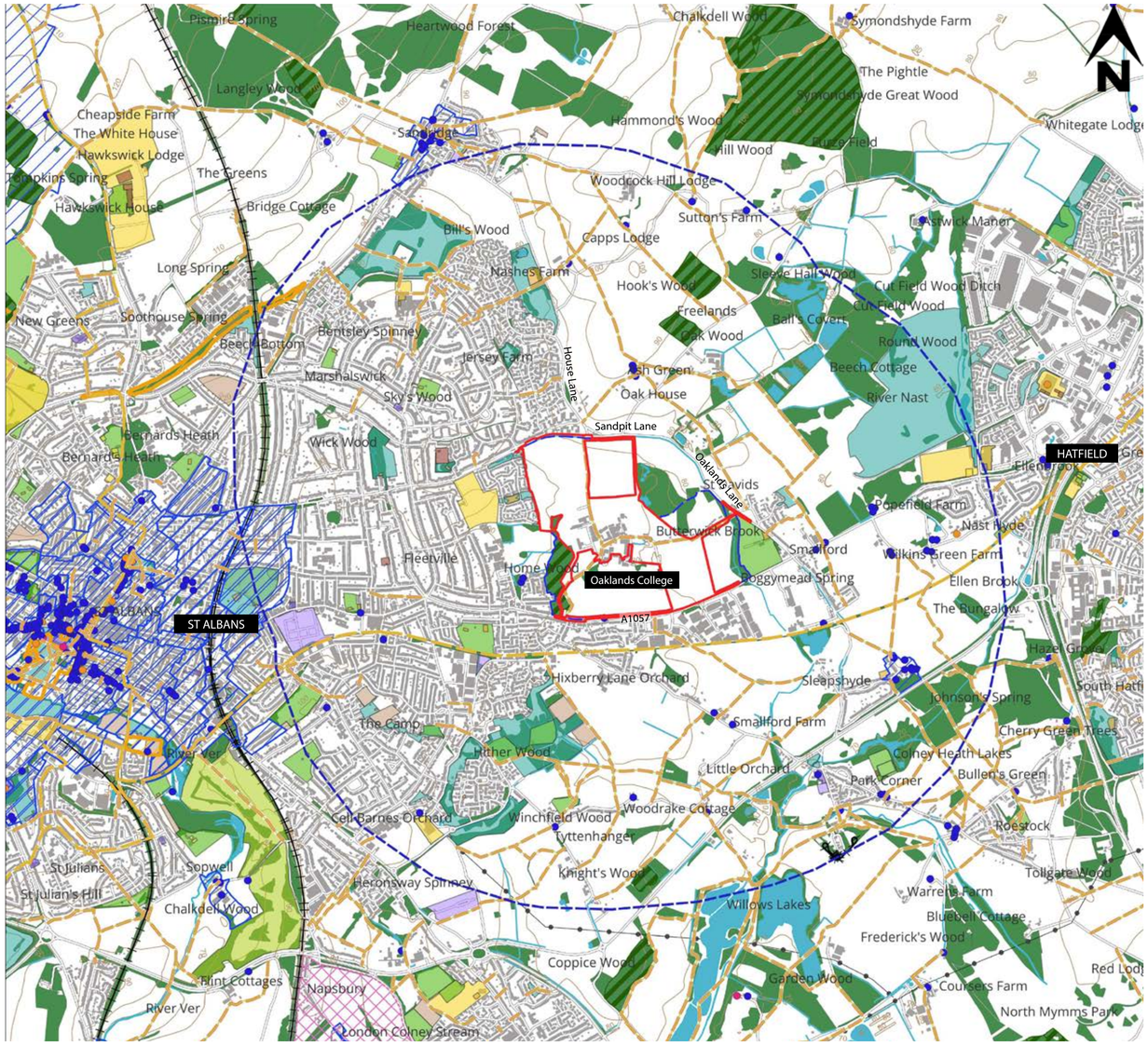


Figure 8. Landscape and Visual Site Context Plan

3.2.4. At a National scale, the Study Area, including St Albans and Hatfield Garden Village, lie within the Northern Thames Basin National Character Area (NCA). The Northern Thames Basin NCA is a diverse area containing the suburbs of North London and historic towns, including St Albans, located within a wide plateau, divided by river valleys. There is a varied landform, field pattern and pattern of woodland, and urban expansion has long been a feature of the NCA, which has broken up the variety of semi-natural habitats within the NCA over time.

3.2.5. At a more local scale, the Site lies within the De Havilland Plain Landscape Character Area (LCA). The LCA covers an extensive level plain, with large arable land to the north creating a largely open and exposed landscape. To the south, the parkland and historical landscape at Oaklands College influences the character of the LCA, within which the Site is located. The central area is influenced by the disused Hatfield aerodrome and existing and restored mineral workings, to the east of the Site. The LCA is influenced by urban fringe development and the assessment notes that there is an incoherent and jumbled landscape, particularly to the south and centre. There are views of arable land from local roads, including Coopers Green Lane and Green Lane. Many of the views within Oaklands are contained.

3.2.6. The Zone of Theoretical Visibility Plan illustrates the screening provided by landform alone. Existing development and frequent woodland blocks and trees provide additional screening and visual enclosure of the Site, as illustrated by Figure 7.

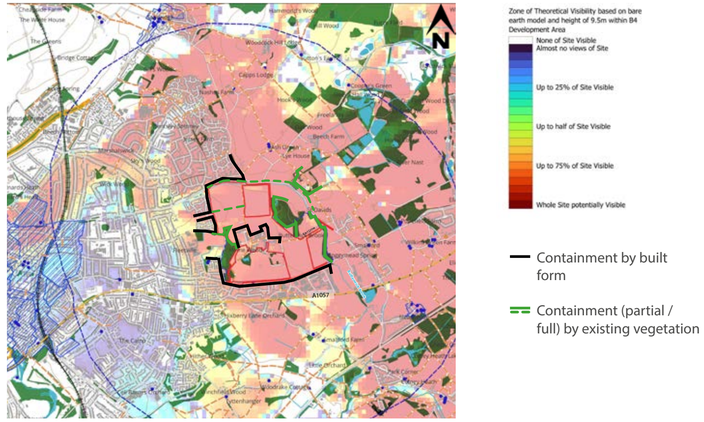


Figure 10. Zone of Theoretical Visibility Plan

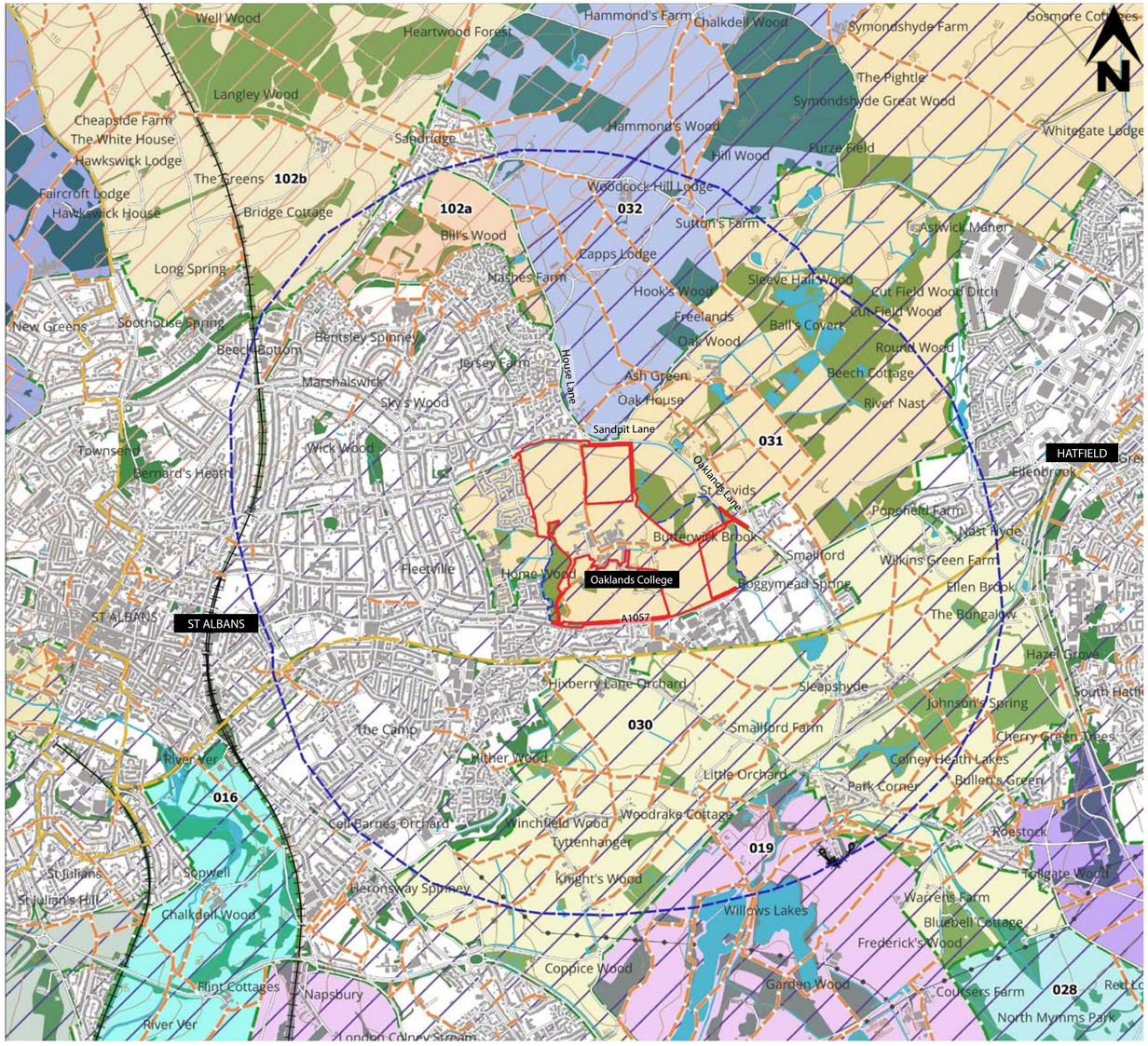


Figure 9. Landscape Character Plan

3.2.7. The Site comprises a core of existing buildings within the Oaklands College Campus, which is surrounded by parkland, associated with Mansion House, and a mix of recreational and agricultural fields. Field boundaries are a mix of hedgerows, post and rail and security fencing. Home Wood is an Ancient Woodland and Local Wildlife Site on the south-western edge of the Site.

3.2.8. The landscape condition within the Site is varied, with areas that feel less managed and eroded, particularly along Sandpit Lane and in the vicinity of the quarry, which is emphasised by dumping and litter.

3.2.9. The College Campus is characterised by open views across fields, with a core of built form and mature trees. The massing of Mansion House dominates, despite the extent of college buildings. Leylandii hedges are a discordant element within the landscape, which is characterised by mature parkland trees and tree avenues associated with the former designed landscape around Mansion House.

3.2.10. Outgrown hedgerows along Sandpit Lane & Hatfield Road generally curtail views into the Site. There are slightly more open views from Hatfield Road towards the College Campus, although these are seen through a line of mature trees. The most open views of the Site are from the bridal ways and PRoW that traverse the Site along North, South and East Drive. Beyond the immediate vicinity of the Site, views are limited due to topography, built form and existing vegetation. Where the Site can be seen it is in the context of the existing built form at Oaklands Grange and Jersey Farm, and development along Hatfield Road.

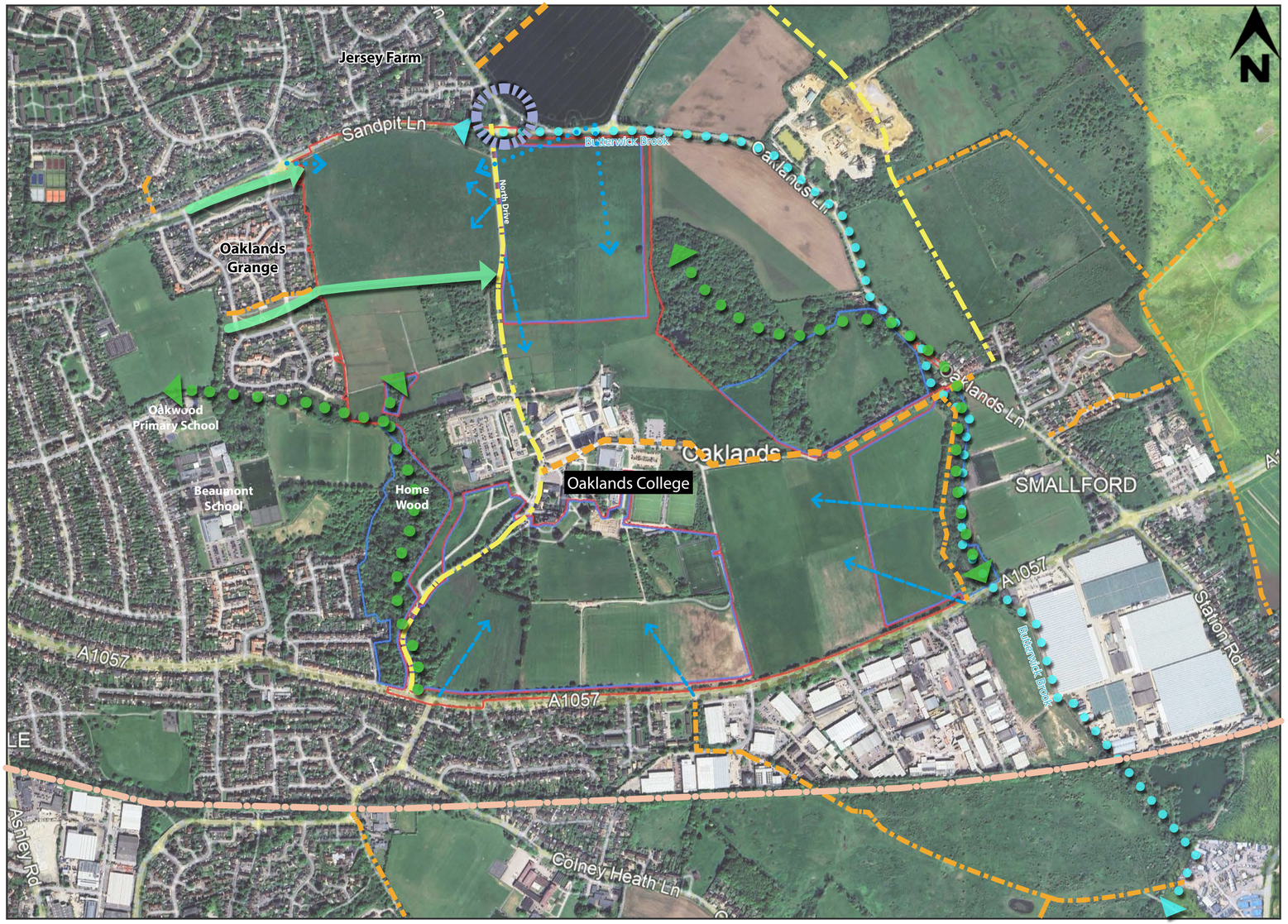


Figure 11. Landscape and Visual Site Appraisal

Key Legend

- Existing Bridal Way
- Existing Public Right of Way (PRoW)
- Pedestrian and Cycle link
- National Cycle Route
- Open Space and Pedestrian links
- Habitat Corridor: Terrestrial
- Habitat Corridor: Aquatic
- Open Views
- Filtered Views
- Gateway into St Albans

3.3. Waterways & Flood Risk

3.3.1. A comprehensive Flood Risk Assessment has been undertaken to consider all potential sources of flooding across the site. The assessment confirms that the site lies entirely within Floor Risk Zone 1, representing a low risk of fluvial flooding, even when accounting the climate change. No risks are associated with coastal flooding or infrastructure failure.

Surface Water Flooding

3.3.2. The site is generally at very low risk of surface water flooding, with localised areas of higher risk confined to three overland flow oaths running west-east across the site:

- **Northern Flow Path** - along Sandpit Lane towards House Lane / Oaklands Lane, mostly low risk, with isolated higher risk within highways ditches;
- **Central Flow Path** - passing through Oaklands Blossom and Oaklands College areas, generally low risk, with small pockets of higher risk in low-lying ground;
- **Southern Flow Path** - through central Oaklands College area, higher risk (>3.3% AEP), likely influenced by existing buildings and infrastructure.

3.3.3. These findings align with the Environment Agency's Long Term Flood Risk mapping and site-specific modelling. Mitigation will be managed through a site-wide surface water drainage strategy.

Groundwater Flooding

3.3.4. Groundwater flood risk is considered low, supported by borehole evidence showing groundwater levels 5-20m below ground level. A slightly higher risk exists along the chalk stream/ dry valley near House Lane - Oaklands Lane. Mitigation measures will be incorporated into drainage design where required.

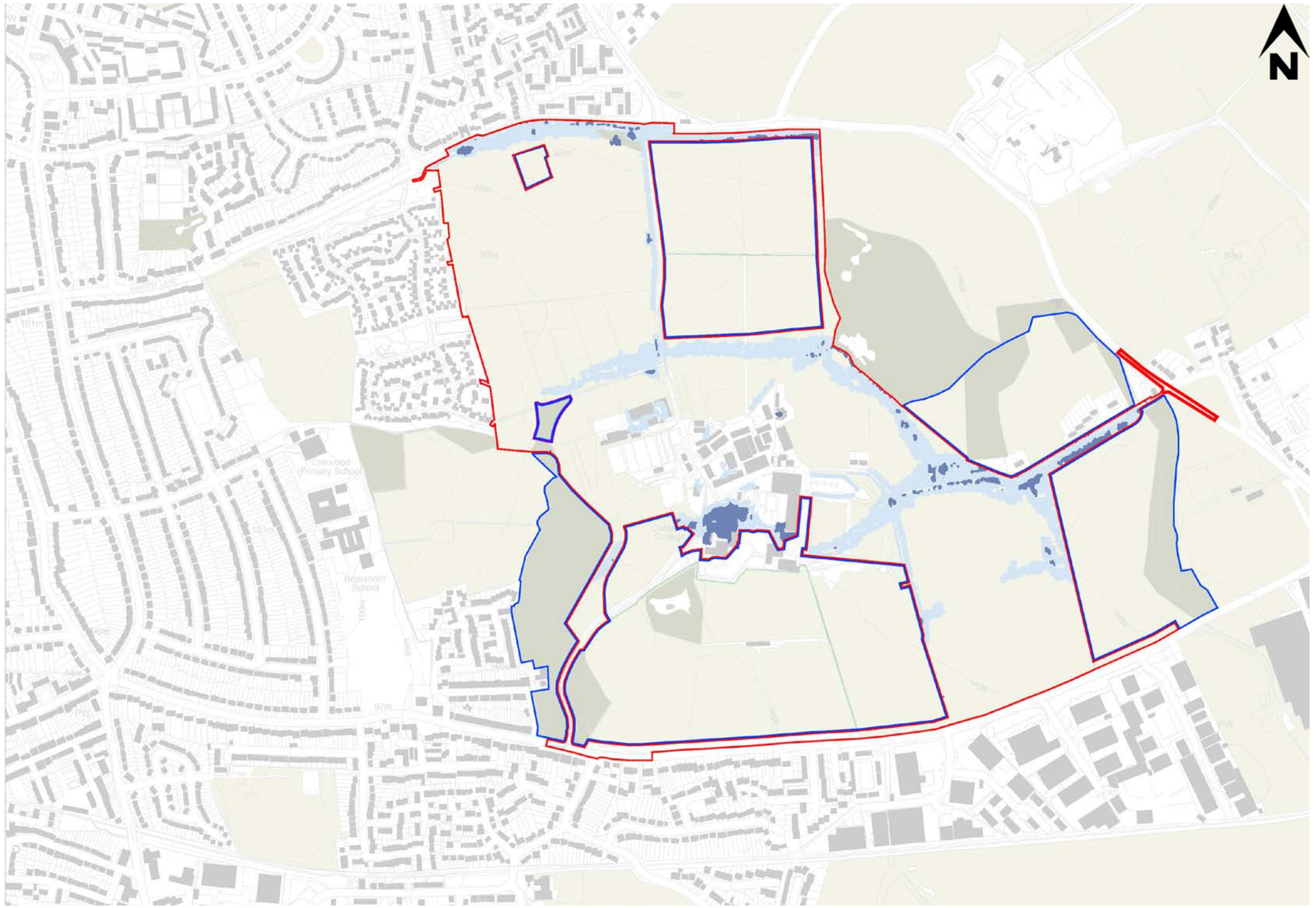


Figure 12. Waterways & Flood Risk Appraisal

Sewer Flooding

3.3.5. Records show historic sewer flooding within the wider postcode area, though not precisely located within the site. As a precaution, sewer flooding is treated as a potential risk and will be addressed through drainage strategy measures.

3.3.6. The assessment incorporates Environment Agency climate change allowances, including:

- Peak river flows: up to +72% (2080s, upper scenario)
- Peak rainfall intensity: up to +40% (2070s, upper end)

3.3.7. The proposed development responds to these requirements with a robust drainage and flood management approach, ensuring resilience over its lifetime.

3.4. Vehicular Routes

3.4.1. The site benefits from strong vehicular connectivity, linking it to St. Albans City Centre, Hatfield & the wider road network.

3.4.2. Sandpit Lane, residing to the north of the site, has strong westerly connections to the A1081 which bisects St. Albans Town Centre, as well as links north to Sandridge. Hatfield Road (A1057) interfacing with the southern boundary, connects St. Albans with Hatfield and has wider connections to the A1. It also holds strong ties to St. Albans City station in the west. Oaklands Lane unites the two roads along the eastern boundary of the site.

3.4.3. The sites proximity to the primary road networks enhances accessibility and convenience for the colleges students and supports the sustainable growth of the residential community.

3.4.4. The secondary roads in the vicinity consist largely of residential streets which connects the various neighbourhoods and links back to the primary streets. Tertiary roads provide sole access to residential properties and experience low volumes of traffic.

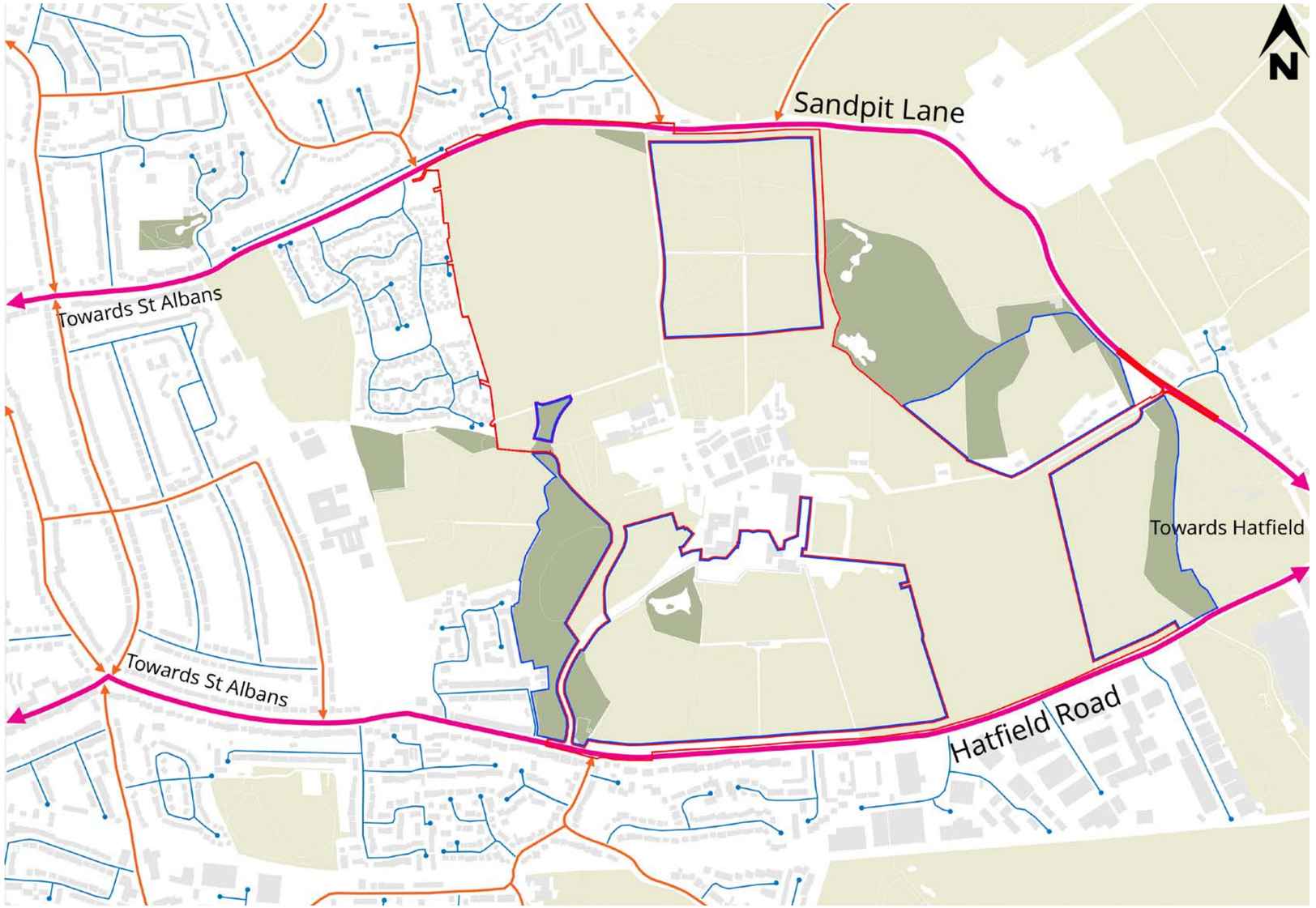


Figure 13. Vehicular Routes Appraisal

3.5. Public Transport

3.5.1. There are many regular bus services within the vicinity of the site, particularly along Hatfield road which provides links to destinations such as Hatfield, Welwyn Garden City and St. Albans City Centre. A bus stop resides to the east of South Drive, as well as to the South of East Drive servicing the College. The 602 service travels from Watford, Hatfield or St. Albans up to every 15 minutes Mon-Fri, the 362 service travels from Borehamwood, whilst the 612 service travels from Luton & Wheathampstead during peak times on school days only.

3.5.2. The 653 bus service operates to the North of the site, providing links into St. Albans City Centre, before terminating in New Greens, to the Northwest of St. Albans. The nearest bus stops to the site in this location reside along Newgate close and adjacent to the new Oaklands Grange site.

3.5.3. St. Albans City Station, providing direct services into Central London, resides to the west of the site. It presents an approximate 6 minute drive and 30 minute walk or a 10 minute cycle via Alban Way.

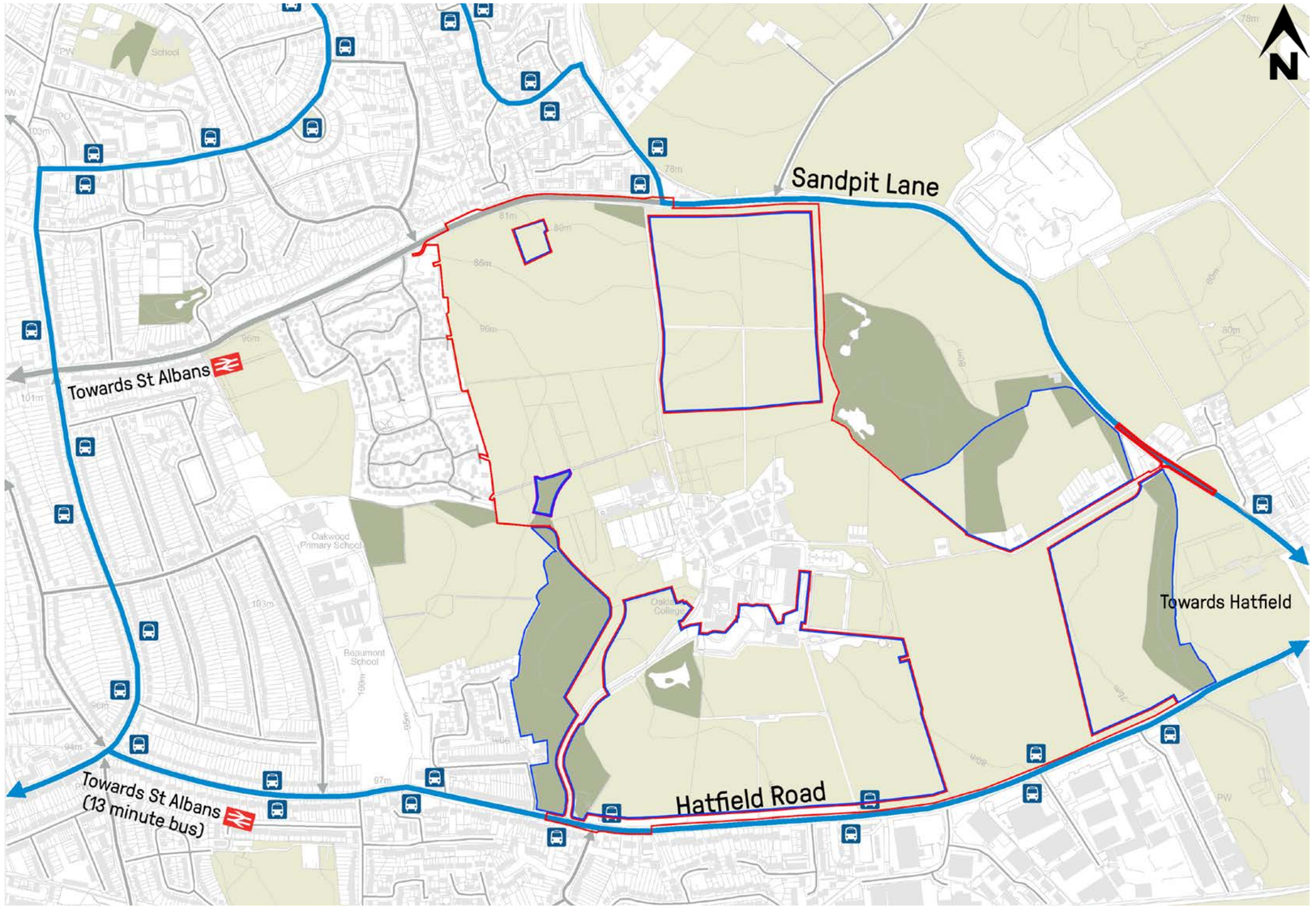


Figure 14. Public Transport Appraisal

3.6. Pedestrian Routes

3.6.1. A strong network of walking and cycling routes exist around the site, providing access and connectivity to the surrounding natural and urban areas.

3.6.2. Jersey lane residing to the North of the site is a pedestrian route linking the communities of Marshalwick, Jersey Farm & Sandridge. Alban way, to the south of the site, is a shared-use path along the former Hatfield/St. Albans railway and serves as a popular commuting and leisure route, with strong links to the respective Town & City centres.

3.6.3. The positioning of the site presents an opportunity to strengthen the link between Jersey Lane & Alban Way by proposing a series of urban commuter and rural recreational routes, thus integrating the site into the existing network.

3.6.4. The proposal also presents an opportunity to strengthen East/West routes through the site, as a series of rural public footpaths and bridleways exist to the east.

Figure 15. Pedestrian Route Appraisal

3.7. Density & Urban Grain

3.7.1. The Site is bounded by residential developments to the North, West & South, comprising a variety of 20th & 21st Century developments. The building configurations are generally based on a perimeter block format with generous rear gardens and building frontages facing onto the public realm. The majority of the urban blocks are large which creates a coarse urban grain.

3.7.2. A 1960s/1970s estate dislocated directly north of the site which is more unconventional in areas with the rear of dwellings and gardens facing onto the public realm, with the dwelling frontages facing onto a communal green space. This area is more dense and creates a finer urban grain.

3.7.3. Directly west, a new housing development known as Oaklands Grange is situated. This is more dense than the 1930s estate further to the west, but follows similar perimeter block principles with dwellings facing the public realm, with private amenity space to the rear of the dwellings. Perimeter blocks are generally smaller with a greater network of connecting roads and footpaths.

3.7.4. Generally the housing to the site is low to medium density and produces a mainly course urban grain with pockets of development slightly more finer in urban grain. Two storey dwellings, in a semi-detached formation is the most common typology used in the area of residential development, however two and a half storey dwellings together with bungalows are also present throughout.

3.7.5. The College buildings located centrally to the site exhibit a finer urban grain. A small concentration of farm houses exist to the North East of the site.

Key Legend

- Scheme Application Boundary
- College Owned Land Boundary
- Residential - Low Urban Density
- Residential - Medium Urban Density
- Education
- Industrial

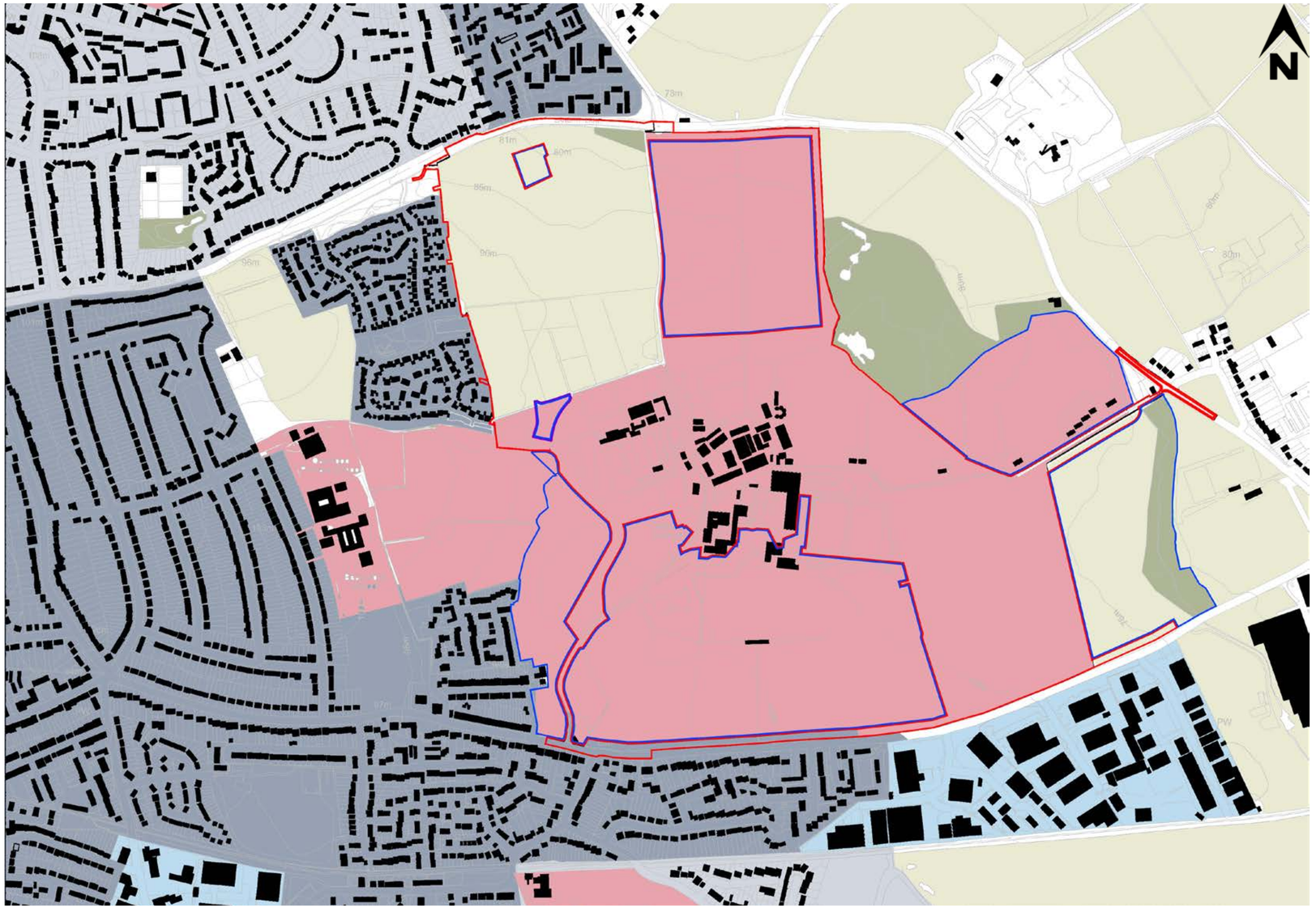


Figure 16. Density & Urban Grain Appraisal

3.8. Listed Buildings

3.8.1. The images below capture the Grade II listed buildings/markers in the area and demonstrate how the modern vernacular of the area has developed, in relation to built form and materials used to link to these historical buildings.

3.8.2. Kay Walk St. Albans resides immediately to the west of the site, meanwhile the Grade II listed Milepost resides to the south of Oaklands College along Hatfield Road. An additional two Grade II listed buildings reside to the northeast of the site within the Oak Farm premise.

Figure 18. 5 Kay Walk - Grade II Listed

Figure 19. The Lodge Kay Walk - Grade II Listed

Figure 20. Milepost - Grade II Listed

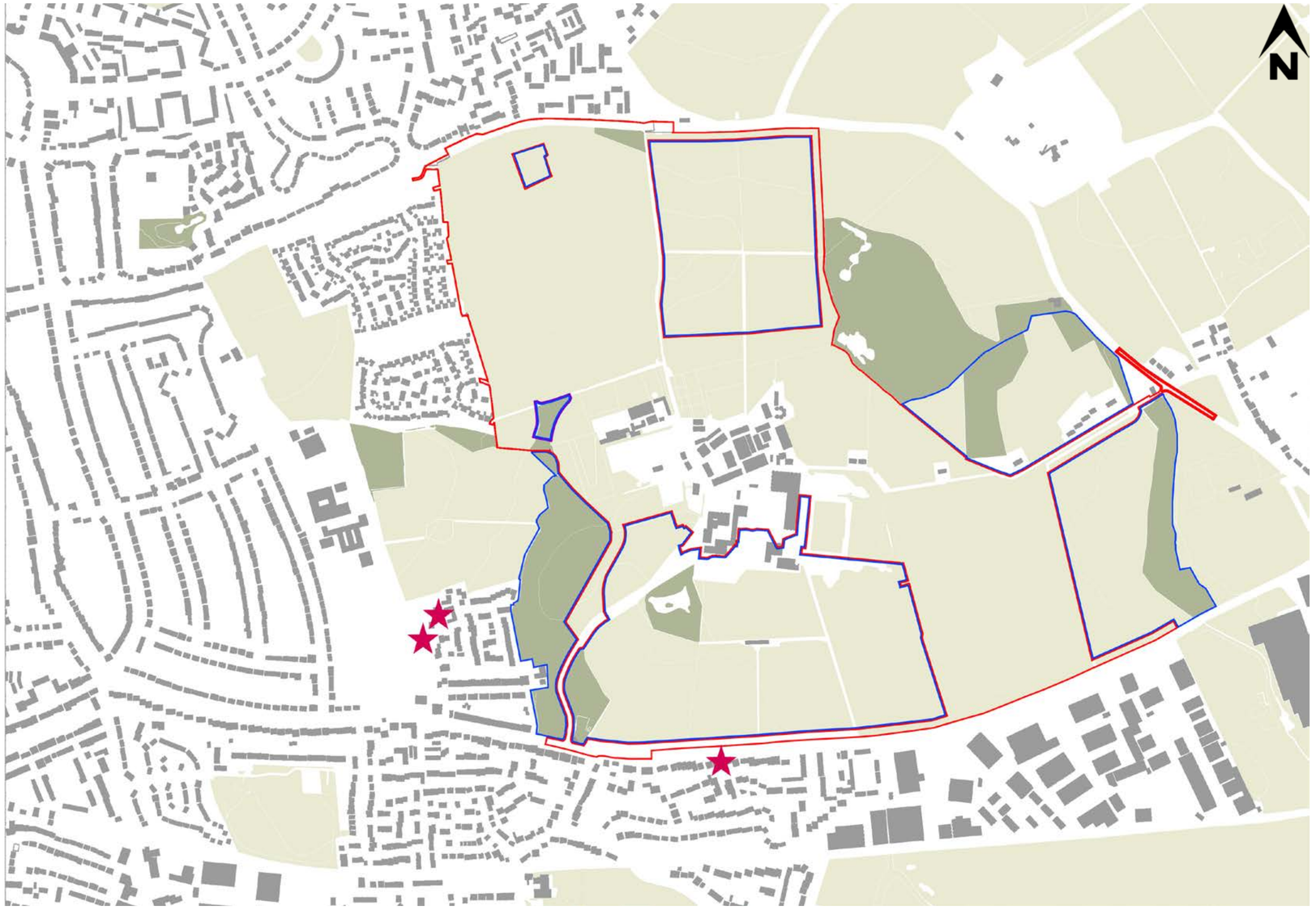


Figure 17. Listed Buildings Appraisal

3.9. Existing Site Sections

Figure 21. Existing Site Wide Section - North South i-i NTS

Figure 22. Existing Site Wide Section - North South ii-ii NTS

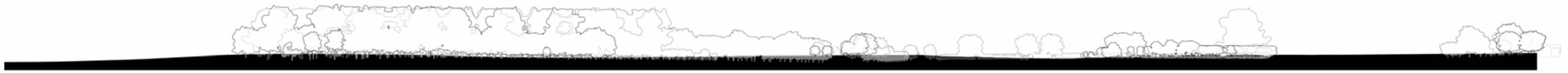


Figure 23. Existing Site Wide Section - North South iii-iii NTS

Figure 24. Existing Site Wide Section - East West iv-iv NTS

Figure 25. Existing Site Wide Section - East West v-v NTS

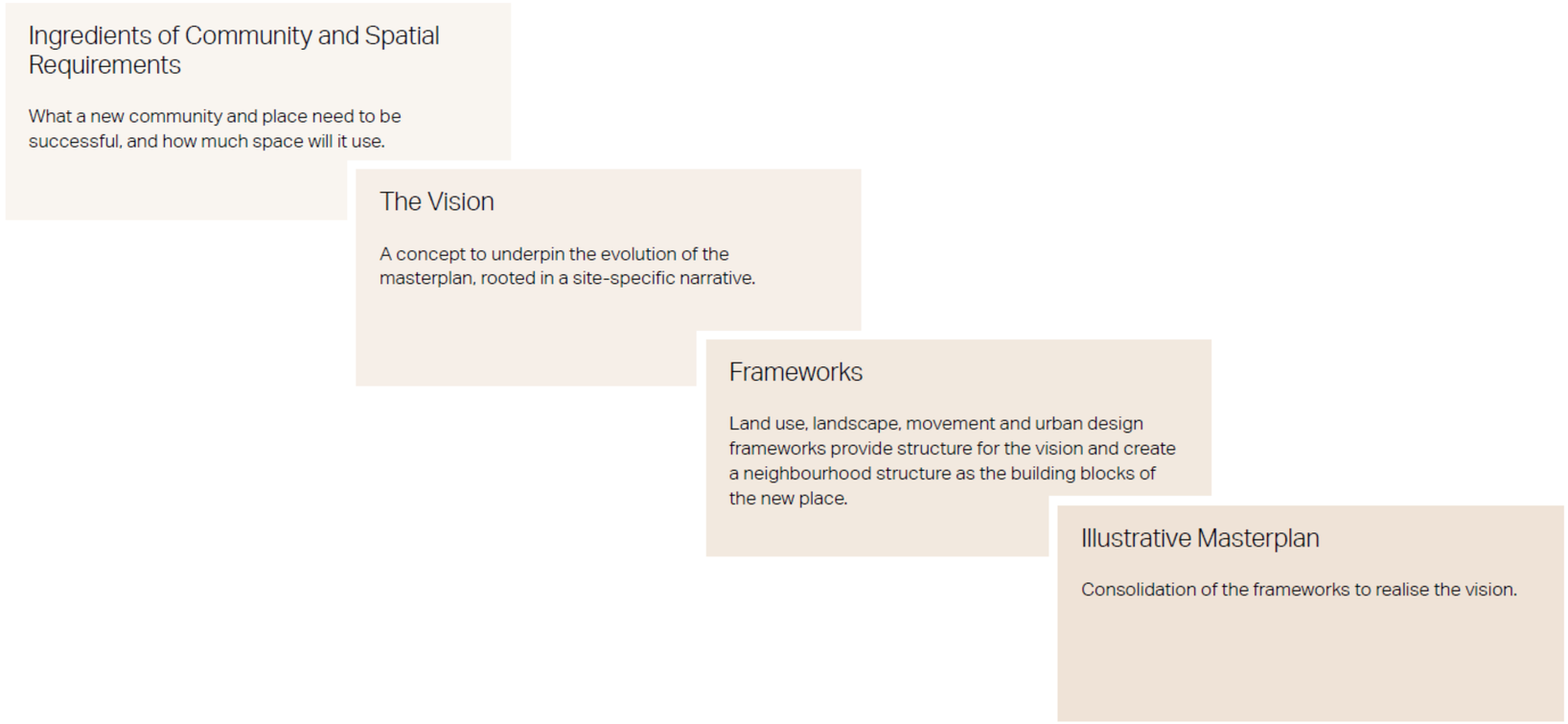
Figure 26. Existing Site Wide Section - East West vi-vi NTS

4. Site Wide Proposals

4.1. Masterplan Approach

4.1.1. The Design team and applicant started by considering how to build a successful and integrated community and endeavoured to:

- Incorporate the placemaking and design principles (refer to the Strategic Sites Design Principles) into the designs.
- Integrate the new place successfully into nearby existing places, bringing benefits and improvements to the established community in areas such as amenities, service provision, and access to open space.
- Review and adhere to open space standards set out in the draft local plan.
- Liaised effectively with HCC lead local flood authorities to shape strategy for surface water drainage
- Entered a dialogue with the HCC local education authority to confirm the scale of provision
- Assessed the scale of local retail, leisure and hospitality required
- Engaged community groups to establish specific community needs in the area



4.2. Landscape Framework & Principles

4.2.1. The site-wide landscape framework is based on the local landscape character, existing features and movement routes, and seeks to enhance and restore landscape character; extend the network of active travel routes; and create habitat corridors that link into the wider context.

4.2.2. Key principles for the site-wide landscape proposals, as illustrated in Figure 27 (next page), include:

- Retain and enhance the existing trees and hedgerows wherever possible to safeguard landscape features that contribute positively to the local landscape character and improve the screening and containment of the Site.
- Buffers and set-backs are to be created to existing woodland to protect the existing woodland and enable the creation of enhanced habitat buffers along woodland edges.
- The use of native species and species that support pollinators should be encouraged wherever possible and appropriate.
- Habitat corridors are proposed along the surface water flood routes through the Site, supporting semi-natural planting, to provide an attractive setting for the Proposed Development on Sandpit Lane and to create a soft transition between the proposed homes at Oaklands Blossom and the College Campus, and reinforcing the trees setting of St Albans and Oaklands College Campus.
- A habitat corridor is proposed along the western edge of Oaklands College Campus, as an enhanced buffer to Home Wood, and providing an attractive and safe setting for the proposed ATR.
- SuDS infrastructure is to be designed to incorporate a range of drainage solutions, including rain gardens, permeable paving, swales, dry SuDS basins and wet SuDS ponds. These are to be designed as integrated elements within the wider open space network, to enhance their visual amenity, recreational and habitat value, wherever possible.
- Trees are proposed along Sandpit Lane to create a well-treed open space that provides filtered views of the Proposed Development when arriving into / departing from St Albans, and to replace trees removed to accommodate access and sight lines. The open space along Sandpit Lane is to be designed to create an attractive gateway into St Albans, and a habitat corridor that supports enhanced connectivity.
- The Oaklands Blossom central tree belt is to be retained as a key feature within the central open space, with trees strategically removed to accommodate access; and vegetation to be cleared and canopies to be lifted, where appropriate, to enhance the tree belt and help to integrate the tree belt within the proposed open space.
- A low mixed native hedgerow and informally spaced trees are to be provided along the eastern boundary of Oaklands Blossom to create an attractive settlement edge that is in keeping with local character.

Key Legend

- Scheme Application Boundary
- Ownership Boundary
- Existing Bus Stops
- Proposed Bus Stop
- Existing Bridleways
- Existing PRoW (outwith Site)
- Existing Footpaths
- Proposed Bridleways including upgrading North Drive and East Drive PRoW to HCC Bridleway Standards
- Existing Bridleways that will become permissive access routes
- Security Points
- Proposed Foot & Cycle Paths
- Proposed Foot Path
- Proposed links to existing footpath network
- Proposed Structural Tree planting
- Proposed Hedgerows to restore landscape condition
- Proposed Residential Development
- Proposed Local Centre & Extra Care Home
- Proposed Primary School
- Proposed Central Open Space with Local Equipped Area for Play and Community Growing Space
- Blue Green Infrastructure and Habitat Corridors incorporating landscape and visual mitigation planting

Figure 27. Site-Wide Landscape Strategy Plan

4.3. Wider Movement Framework

4.3.1. The movement framework for the masterplan has been designed to establish a clear and legible structure of routes for all modes of transport, ensuring integration with the surrounding area and supporting sustainable travel choices.

Vehicular Routes

A hierarchy of vehicular streets has been defined, comprising primary, secondary, and tertiary routes. The primary vehicular routes connect directly with the wider road network, providing the main point of access into the development. Secondary and tertiary routes distribute traffic internally, helping to reduce pressure on main streets while supporting permeability across the site. An emergency/service access is also identified to ensure resilience and safe operation.

Active Travel and Pedestrian Routes

Pedestrian and cycle connections form a central part of the framework, with active travel routes running throughout the site and linking to the wider network. The scheme integrates with existing routes such as the Alban Way and Jersey Lane pedestrian/ cycle corridor, creating safe and direct connections to nearby neighbourhoods, schools, and community facilities. New pedestrian links extend into the surrounding areas, strengthening connectivity and promoting walking and cycling as preferred modes of travel.

Public Rights of Way (PRoW)

The development retains and enhances the existing PRoW footpaths and bridleways, ensuring continuity of access for the wider community. Where required, PRoW upgrades and re-alignments are proposed to improve safety, accessibility, and integration with the new development.

Connections and Wayfinding

Key connections are reinforced towards local landmarks and destinations, including Sandridge, Hatfield, Colney Heath, and St Albans City Centre. These links support wider integration and encourage sustainable travel beyond the site.

4.3.2. Overall, the movement framework delivers a balanced and inclusive network of streets, paths, and connections. It enables safe and efficient movement, prioritises sustainable modes, and creates opportunities for active lifestyles, while maintaining strong vehicular connectivity.

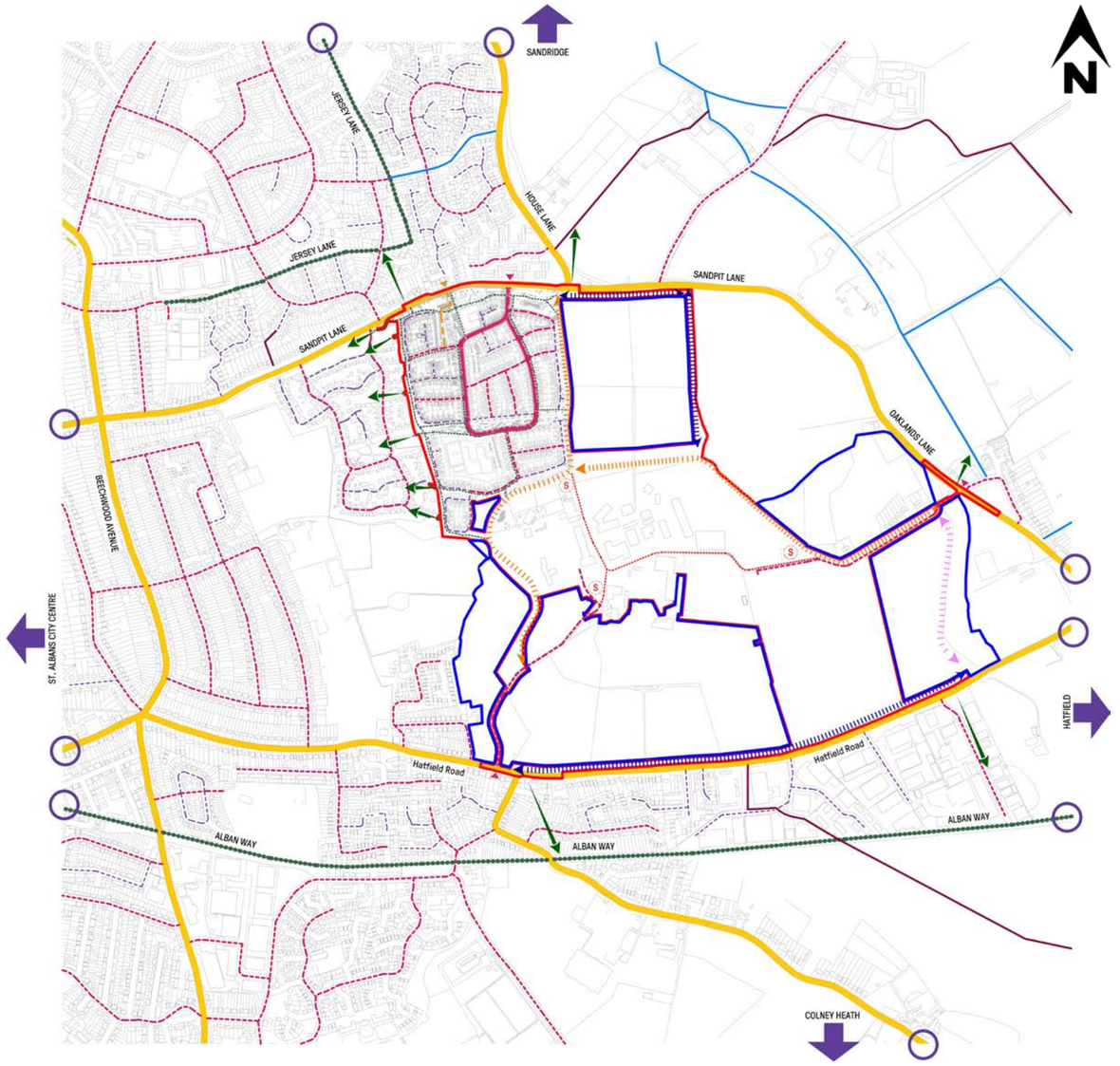


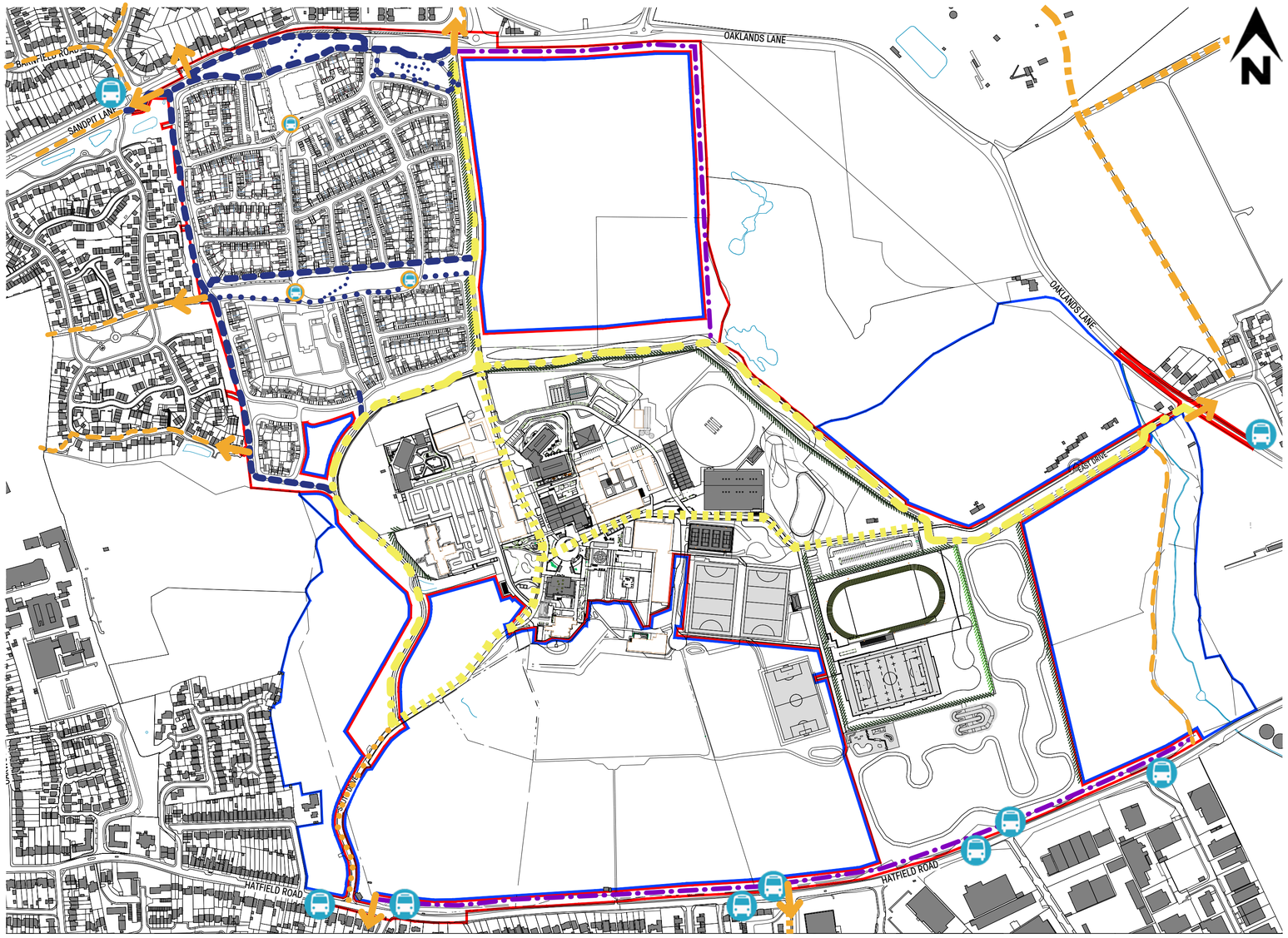
Figure 28. Movement Framework

4.4. Strategic Movement Framework

4.4.1. The landscape movement framework provides a hierarchy of routes, ranging from more urban 'commuter' routes through to rural recreational routes, that complement the existing PRoW and path network.

4.4.2. A series of typologies have been developed for the routes, with the most accessible and multi-purpose routes being Type 1, which comprise surface and lit pedestrian and cycle routes, and bridleways; through to Type 4 rural leisure routes which are more informal and unlit, in keeping with their rural character.

4.4.3. A legible system of signage is proposed to aid way-finding and accessibility, and to promote the local identity of Oaklands College.

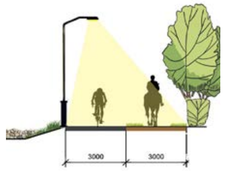


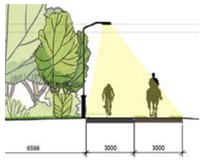
Key Legend

- Scheme Application Boundary
- Ownership Boundary
- Existing Bus Stops
- Proposed Bus Stop
- Existing PRoW (outwith Site)
- Existing Footpaths
- Existing Bridleways / PRoW within Campus to become permissive routes and to be upgraded as part of the proposed Oaklands College Campus public realm
- Type 1: Bridleways
  Main access routes through Oaklands College to be upgraded/ provided in accordance with HCC's standards for bridleways, including surfacing and lighting
- Type 2: Active Travel Route
  Key Active Travel Routes providing all-weather and lit pedestrian and cycle routes linking into wider movement network
- Type 3: Urban Leisure Route
  Surfaced pedestrian path through areas of open space
- Type 4: Urban Leisure Route
  Informal, unsurfaced permissive paths for recreational walking routes within Oaklands College and Oaklands Blossom
- Proposed links to wider network

Figure 29. Landscape Movement Framework Plan

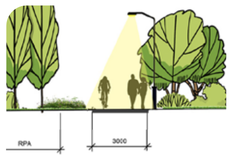
4.4.4. The landscape movement framework types are described in Figure 30, setting out the nature of the routes lighting, surfacing, width and setting. The different typologies create a hierarchy of movement routes through Oaklands Blossom and Oaklands College, accommodating the range of needs and accessibility of the local and new communities.





Typical specification:

- 3m cycle/pedestrian sealed surface
- 3m wide bridleway grass/earth surface
- Type 1 provides a safe, accessible alternative route around the Campus, along the eastern edge of the residential development and Home Wood, linking North and South Drives
- Lighting provided along entire length of the link, designed to minimise impact on habita
- Signage to be used along the route
- Regulatory signage where PRoW meets the highway



Typical specification:

- 3m cycle/pedestrian sealed surface separated from traffic with grass verge/ planting strip
- Type 2 occurs along the active travel link to the west of the residential site and through open spaces
- Lighting provied along entire length of the link, in accordance with location and context
- Destination signage to be used at each end of the route

Typical specification:

- 2m pedestrian sealed surface separated from traffic with grass verge/planting strip
- Solar LED lighting at 10m spacings, and around main junctions, where appropriate

Typical specification:

- 3m wide shared use recreational links grass/earth surface
- Leisure routes generally following field boundaries and woodland edges for an attractive rural setting
- Existing typology occurs along footpath along the Butterwick Brook between East Drive and Hatfield Road
- No lighting due to rural setting
- No barriers provided to allow safe passing of the users

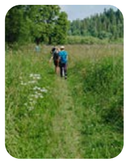


Figure 30. Landscape Movement Framework Typologies