



Welcome

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



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

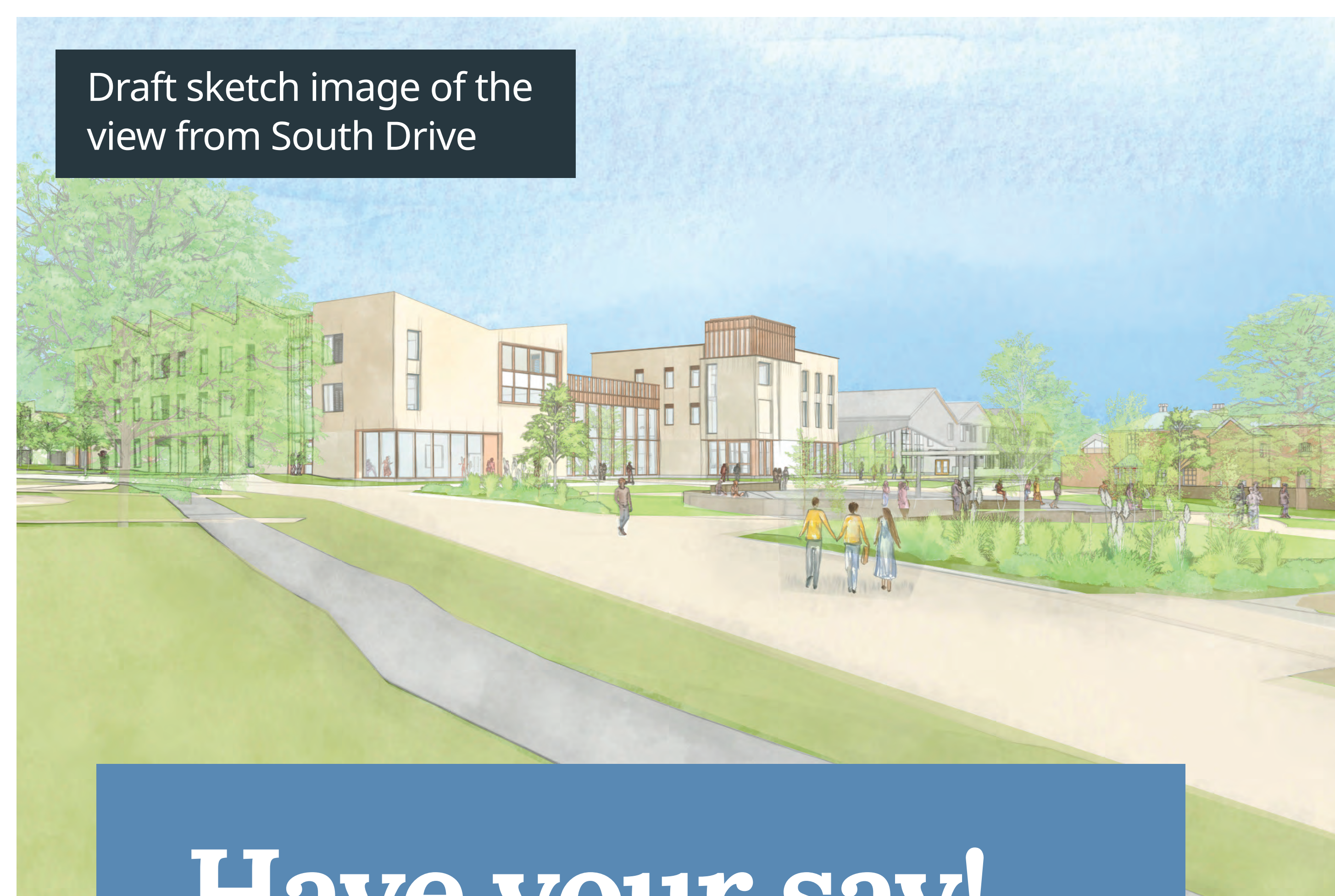
For over 100 years, Oaklands College has been a cornerstone of further education in Hertfordshire. Now, Oaklands College is embarking on an exciting journey to redevelop their St Albans campus, replacing outdated facilities with sustainable, state-of-the-art buildings that will enhance learning opportunities and benefit the entire community.

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

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

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

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



Draft sketch image of the view from South Drive

Have your say!

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

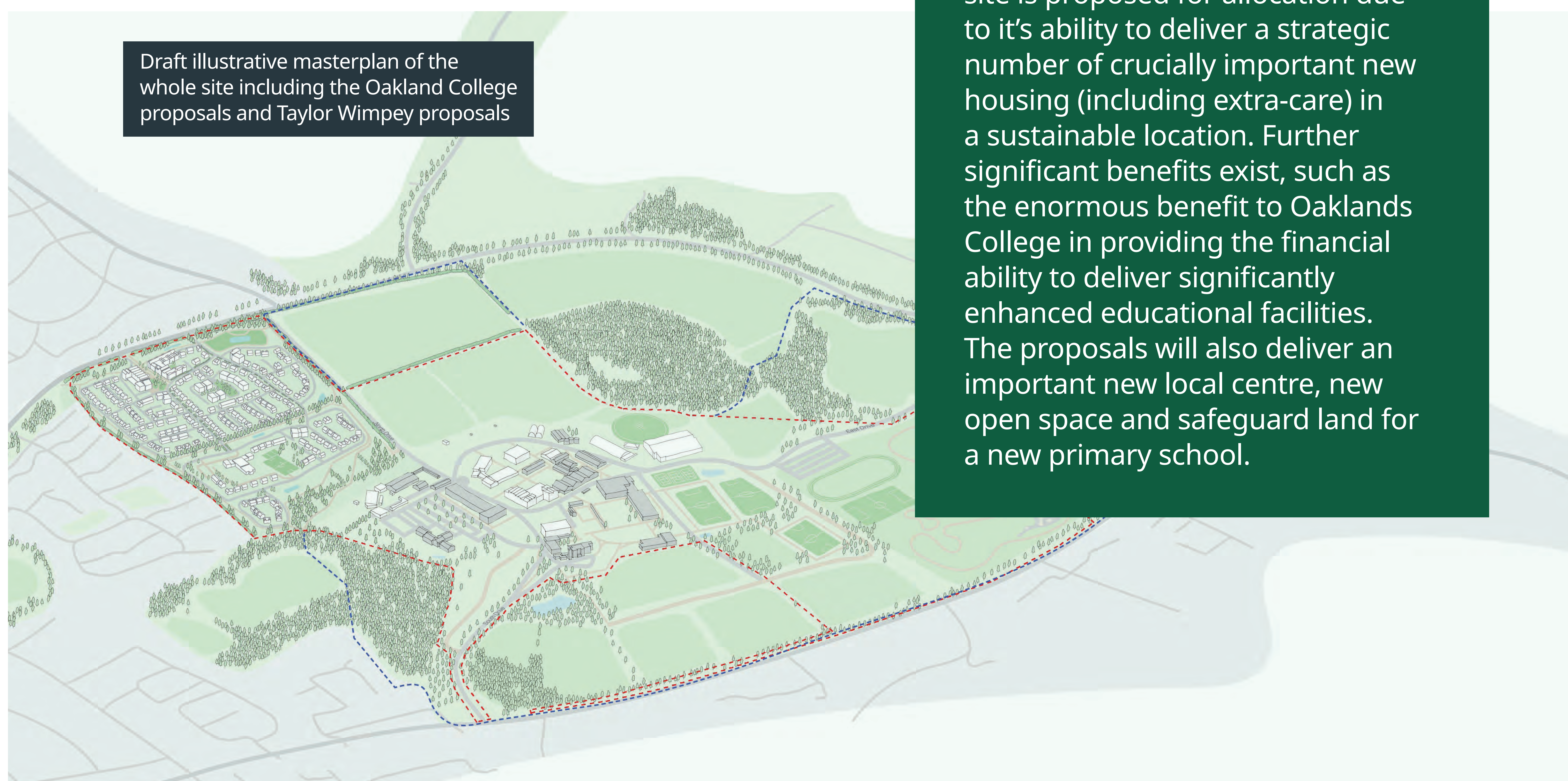
Your feedback is important to us.

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

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

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

Draft illustrative masterplan of the whole site including the Oakland College proposals and Taylor Wimpey proposals





OAKLANDS
COLLEGE



OAKLANDS, BUILDING FOR THE FUTURE



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Continued Evolution, Digitisation and Sustainability.

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

The redevelopment will include:



State-of-the-art teaching facilities to support vocational training and meet local skills demands.



Enhanced digital learning spaces, including Virtual Reality zones and Artificial Intelligence-powered learning tools.



SMART technologies deployed across the campus to create an innovative and connected learning environment for the future.



Improved community access to sports, animal care, and creative facilities.

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

Why we are redeveloping the campus

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



Draft masterplan for
Oaklands College site





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SHAPING THE FUTURE OF OAKLANDS



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

College square

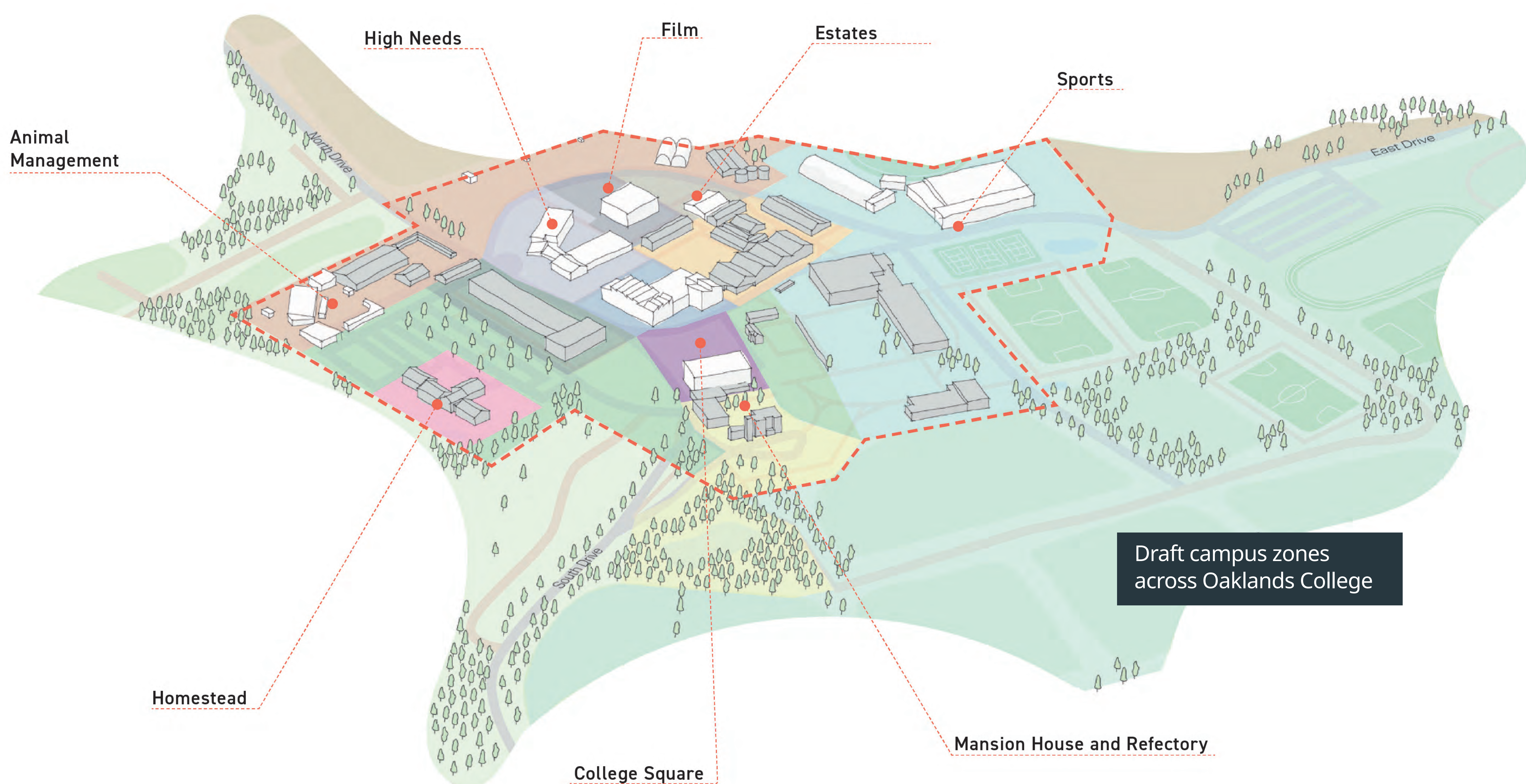
There is currently no central hub to act as the focus point for the campus. A new College Square would act as a centre to connect the wider campus zones, with lawns and spill out spaces for outdoor learning.

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

High needs centre

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

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



Creative gateway

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

Animal management

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

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

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

Mansion house

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

Sports hall

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

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



Engaging with the community

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



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First engagement phase

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

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

During this time, the engagement included:

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

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



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

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





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RESPONDING TO LOCAL SKILLS NEEDS



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

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

Curriculum development

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

Employer engagement

Oaklands has strategic partnerships with local and national organisations such as Fujitsu, Rothamsted Enterprises and MIND, and we have active and engaged relationships with over 1600 employers ranging from large corporate organisations such as Airbus and Sky to smaller SME's which make up the large proportion of Hertfordshire businesses.

Specialised programmes

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

Apprenticeships and work-based learning

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

Support for students with disabilities

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

The journey to modernising facilities

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

Sustainability initiatives

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

Sector-specific training

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

Collaboration with stakeholders

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

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





About Taylor Wimpey

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

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



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



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

A focus on the environment, sustainability and quality:

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

We understand Hertfordshire:

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

Oaklands

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

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

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

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





Our proposals

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



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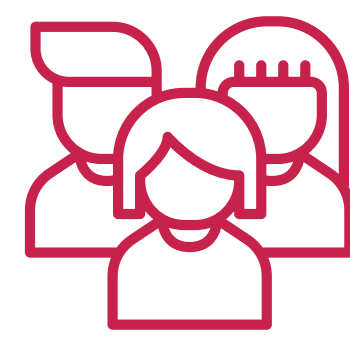
Our landscape-led masterplan will introduce new housing, care home facility, local centre and primary school.

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

Key benefits



472 new, high quality homes, including affordable. This is in line with the emerging draft local plan for St Albans City and District Council and Sandridge Neighbourhood Plan.



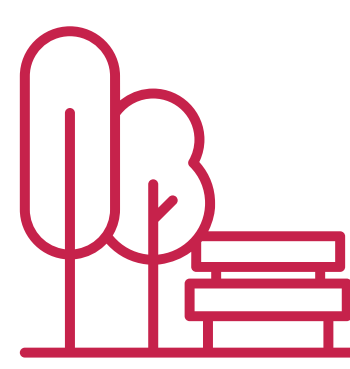
A new local Centre, which will include retail space.



Extra care facility for up to 80 residential homes, meeting the growing needs of the community.



Safeguarding of land for a new primary school.



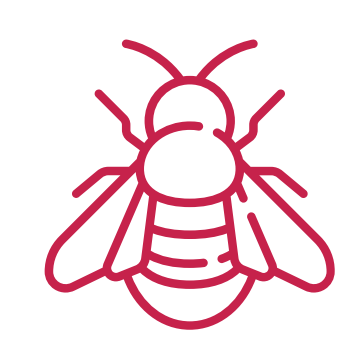
Enhanced open spaces.



Improvements to existing access routes.



Play Spaces.



Biodiversity net gain of 10%.



Draft site masterplan

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

Proposed image of a street scene in the new development





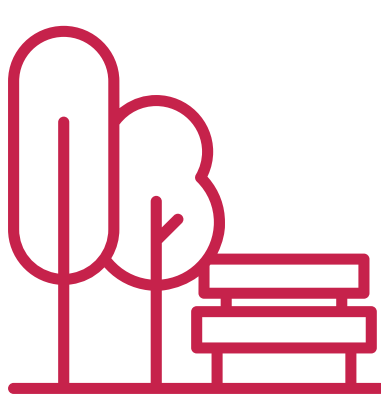
A landscape-led masterplan

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

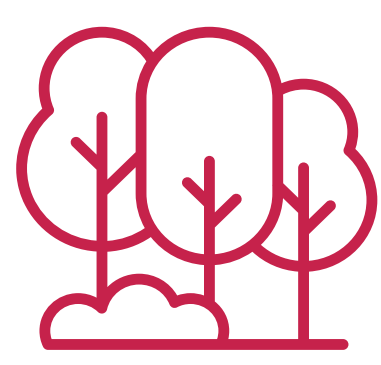


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Key features include:



Green spaces to enjoy and relax in



Proposed tree belt to increase tree coverage



Play space for both young children to teenagers



Pedestrian-friendly pathways to enhance the area's visual appeal and usability

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

Drainage

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





Responding to the emerging Local Plan



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

This can be seen in the image below.

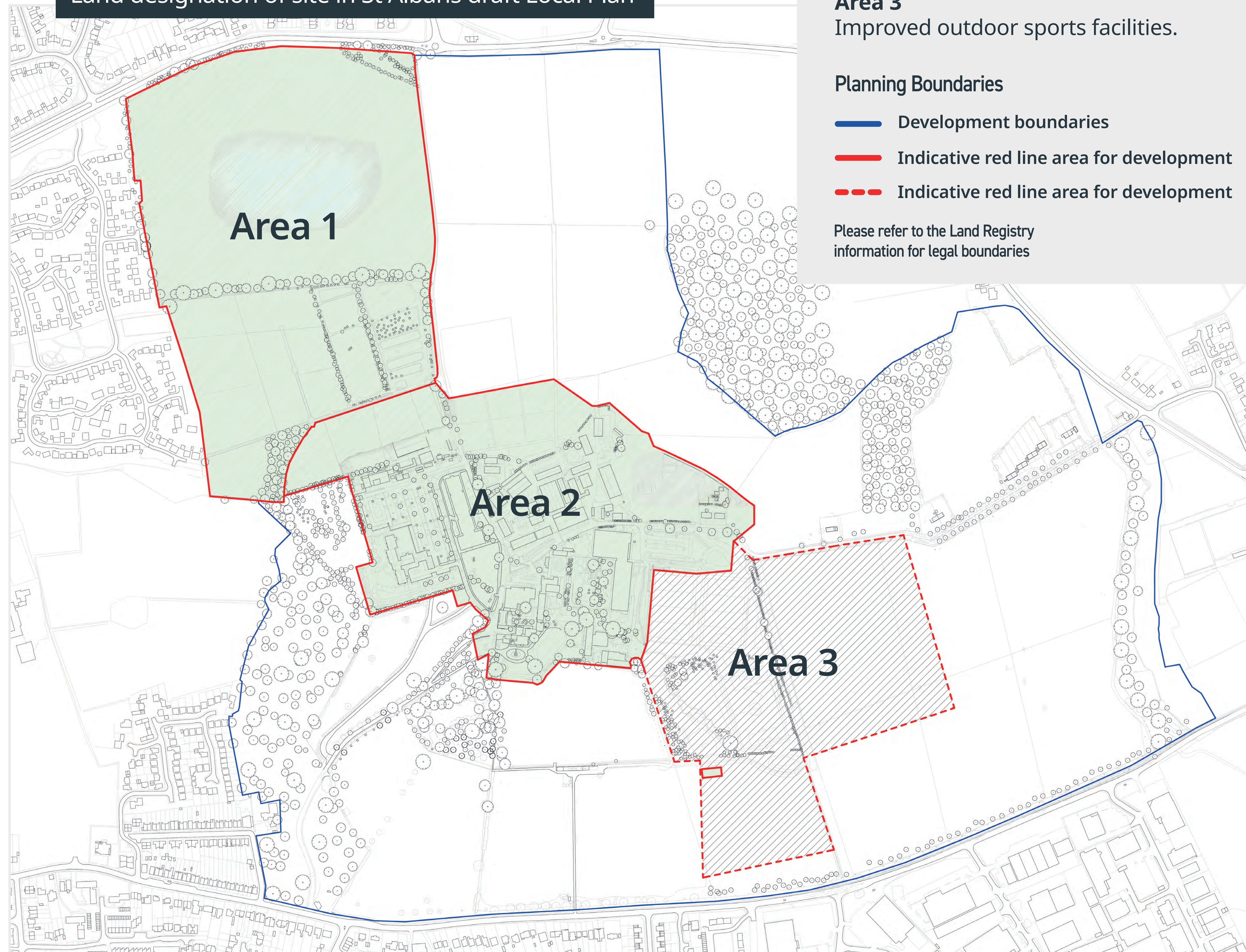
As part of this planning application, Oaklands College and Taylor Wimpey will be bringing forward joint proposals for the College improvements, and a residential development to the north of the Oaklands College site.

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

The current draft local plan proposes to:

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

Land designation of site in St Albans draft Local Plan





Access routes and connectivity

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



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

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

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

Draft access route plan



- Draft Red Line Boundary
- Land within Ownership
- Bus Stops
- Existing Public Rights of Way & Bridleways
- Existing Footpaths
- Type 1: Main Access Route & Bridleway
- Type 2: Active Travel Link
- Type 3: Avenue with Bridleway
- Type 4: Rural Active Travel Link
- Type 5: Rural Leisure Route
- Potential Future links to existing footpath network
- Permissive Routes closed during College operating hours
- Potential New Crossings



Next steps...

Thank you for attending our engagement event.

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

Freepost MEETING PLACE CONSULTATION
(no stamp is needed)

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

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

Share
your views



Indicative timeline

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

How to get in touch



0800 148 8911 (freephone)
Monday-Friday, 9:00am-5:30pm



info@stalbansvillage-consultation.co.uk



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