

WRITTEN STATEMENT ON BEHALF CREST NICHOLSON
Stage 2 Hearing Sessions – Week 2, Hearing Day 6 (16 October 2025)
Regulation 19 Submission Number: 266

Inspector's Matter 8 – Community Infrastructure

Issue 1 – Community Infrastructure – Policies SP7, SP14 and COM1-COM4

1.1 No comments.

Issue 2 – St Albans City Football Club – Policy COM5

1.2 No comments.

Issue 3 – Utilities Infrastructure – Policies SP9 and UIN1-UIN2

1.3 No comments.

Issue 4 – Health and Wellbeing – Policies S13 and HW1-HW5

Q1 Are Policies SP13 and HW1-HW5 justified, effective and consistent with national policy?

1.4 No comments.

Q2 Is it sufficiently clear to users of the Plan when a Health Impact Assessment is required? Is Policy HW5 effective in this regard?

1.5 It is clear when a HIA is required but it is not necessary to set this out in a Local Plan policy. The types of development/ application that require a HIA would be better set out in a local validation list that can be more easily updated to reflect changing circumstances and provide additional details on the scope and purpose of a HIA. Policy HW5 could then focus on the policy objective of a HIA and requirement for significantly adverse impacts to be mitigated.

Issue 5 – Strategic Scale Development – Policy IMP1

Q1 What is the justification for Policy IMP1? Does it establish planning policy, or set out validation requirements for planning applications?

1.6 Policy IMP1 sets out expectations around engagement on infrastructure capacity and provision that would form part of an infrastructure/ utilities statement to be submitted with planning applications for relevant developments. It is, in effect, setting the scope of such a document and could be included in a local validation list. Alternatively, it could be provided as guidance for the strategic scale site allocations/ Broad Locations set out at Part B of the Local Plan.

Issue 6 – Site OS2 – Land at Toulmin Drive, St Albans

1.7 No comments.