

Matter 8 – Community Infrastructure

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

Q1 What is the justification for the allocation and the extent of the site area?

- 1.1 The justification is that the site has been identified as an opportunity to provide significantly improved community facilities and that, especially in this Green Belt location, it is important for the Council to set out a Policy context for a future planning application. There is also a direct link between the community facilities due to be provided at this site and the existing community facilities at UC28, New Greens Residents Association, 2 High Oaks, St Albans.
- 1.2 The Council as landowner has undertaken significant pre-application feasibility and design work for site OS2. A pre-application meeting was held in August 2025 and the pre-application statement includes a useful summary of the current position and intent, as reproduced below:

The proposed design combines the New Greens Residents Association and Social Club, and existing sports changing rooms into a new single facility to the north of New Greens.

The need for development has been triggered by RAAC concrete being identified within the current changing rooms, leading to their closure on safety grounds, and the Social Club being in a poor state of repair and needing a high level of capital investment from the tenants. A combined set of facilities allows both issues to be addressed and offers development opportunity at the existing Social Club site for additional residential accommodation. The combined facilities are located broadly in the same position as the current changing rooms.

- 1.3 No overriding constraints have been identified through the pre-application process.
- 1.4 The extent of the specific site area is based upon the on-site constraints and opportunities and has been shaped by the pre-application feasibility and design work.
- 1.5 As set out in answer to:

M711 Q1 Are the 'Urban Settlement' sites within St Albans justified, effective and consistent with national planning policy? If not, what modifications are required to make the Plan sound?

there has also been significant pre-application feasibility and design work for the linked site UC28 New Greens Residents Association, 2 High Oaks, St Albans. A scheme for 10 homes on this site underwent a pre-application meeting in 2025 and the project is being actively taken forward by the Council as landowner.

- 1.6 NB: There is a proposed Main Modification for OS2, based on discussion with Historic England, as set out in SADC/ED85B and SADC/ED85C.

Q2 Is the allocation developable within the plan period?

- 2.1 Yes, it is considered that the allocation is developable within the plan period, for the reasons set out above in answer to M8I6Q1.