



Oaklands College & Land south of Sandpit Lane, St Albans

Health Impact Assessment

October 2025



Oaklands Blossom & Oaklands College, Sandpit Lane, St Albans: Health Impact Assessment

Health Impact Assessment Report



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Oaklands Blossom & Oaklands College, Sandpit Lane, St Albans: Health Impact Assessment

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Acronyms / Abbreviations

HIA	Health Impact Assessment
HUDU	Healthy Urban Development Unit
ICB	Integrated Care Board
CEMP	Construction Environment Management Plan
SADC	St Albans District Council
HCC	Hertfordshire County Council
PRoW	Public Right of Way
DMP	Dust Management Plan
BNG	Biodiversity Net Gain
DAS	Design and Access Statement
SCI	Statement of Community Involvement
MLSOS	Mid Layer Super Output Areas
IMD	Indices of Multiple Deprivation
FTE	Full-Time-Equivalent
NOMIS	Office for National Statistics
NPPF	National Planning Policy Framework
OHID	Office for Health Improvement and Disparities
PCN	Primary Care Network
PPG	National Planning Practice Guidance



Executive Summary

This Health Impact Assessment (HIA) has been prepared by Stantec on behalf of Taylor Wimpey (the “Applicant”) support of a hybrid planning application for a hybrid planning application submitted for a proposed residential-led development (the ‘Proposed Development’) located in St Albans, Hertfordshire (the ‘Site’).

The Hertfordshire County Council Position Statement on Health Impacts Assessments states the threshold for a residential development requiring an HIA is 100 or more residential units, this is exceeded by the Proposed Development. Hence, an HIA is required.

The HIA aims to:

- Identify potential positive and negative health impacts of the Proposed Development.
- Promote health equity and wellbeing through design and delivery.
- Recommend mitigation measures to reduce adverse effects and enhance benefits

The assessment aligns with national and local planning guidance, including the National Planning Policy Framework (2024), It uses the Healthy Urban Development Unit (HUDU) Rapid HIA Tool.

The HIA evaluates the Proposed Development against the 11 wider determinants of health within the HUDU Rapid HIA Tool, including housing, access to services, open space, air quality, active travel, safety, food access, employment, social cohesion, resource use, and climate change. It considers both construction and operational phases and identifies vulnerable groups likely to be affected.

Key Findings

The following outlines the key findings from this HIA:

Positive Health Outcomes: The Proposed Development is expected to have predominantly positive health impacts, particularly through by addressing key social, environmental, and infrastructure determinants:

- **Inclusive Housing:** A mix of family homes and an extra care facility, 70% of which will be affordable, supports independent living for older people and promotes a balanced, inclusive community.
- **Sustainable Design:** Climate-responsive features such as heat pumps, solar PV, and natural ventilation will reduce carbon emissions and enhance comfort and energy efficiency.
- **Community Infrastructure:** A new local centre and accessible public open spaces will foster social interaction, community resilience, and wellbeing.
- **Active Travel & Connectivity:** Enhanced walking, cycling, and public transport links will improve mobility and encourage healthier lifestyles.



- **Environmental Stewardship:** Waste minimisation, habitat retention, and biodiversity enhancements will support ecological health and sustainability.

Neutral Health Outcomes: For neutral impacts, whilst the HUDU benchmark suggests sufficient healthcare provision, this may not reflect local concerns regarding the capacity of services and therefore further engagement with the local Integrated Care Board (ICB) is recommended. Construction noise impacts are not fully addressed but are expected to be mitigated through a Construction Environment Management Plan (CEMP). Whilst there is not likely to be an over concentration of hot food takeaways ensuring a range of healthy and locally needed options in the operation of the Proposed Development requires further engagement. Opportunities and to support local employment through procurement, supply chain partnerships, or training initiatives need to be identified through an Employment and Skills Plan.

Recommended Mitigations:

- **Healthcare and Social Infrastructure:** Ongoing engagement with the ICB aims to ensure appropriate contributions and mitigation for healthcare, education, and SEND provision, supporting long-term service capacity.
- **Noise and Air Quality:** A CEMP will be implemented to mitigate noise and vibration impacts during construction, protecting neighbourhood amenity.
- **Accessibility and Active Travel:** A recommended 30 mph speed limit on Sandpit Lane will improve safety and encourage active travel.
- **Access to Healthy Good:** It is recommended that further engagement with local stakeholders is pursued to ensure that future uses are aligned with local need.
- **Employment and Skills:** An Employment and Skills Plan is proposed to address the lack of local job and training opportunities, helping to reduce negative impacts on access to work.
- **Social Cohesion:** Continued consultation with St Albans District Council (SADC) supports inclusive design and ensures educational infrastructure aligns with community needs.



1 Introduction

1.1 Background

- 1.1.1 This Health Impact Assessment (HIA) has been prepared by Stantec UK on behalf of Taylor Wimpey ('the Applicant'), in support of a hybrid planning application submitted for a proposed residential-led development (the 'Proposed Development') located in St Albans, Hertfordshire (the 'Site').
- 1.1.2 The Site is located within the administrative boundary of St Albans District Council and Hertfordshire County Council (HCC). The requirement for a HIA has been identified as the Proposed Development meets a local policy requirement within the Health Impact Assessment Position Statement¹ (adopted October 2019). This recommends the use of HIA on residential developments of over 100 residential units, which the Proposed Development exceeds.
- 1.1.3 This HIA seeks to identify the potential beneficial and adverse effects of the Proposed Development on the wider determinants of human health and demonstrate how the Proposed Development will enhance beneficial effects through its design and delivery, in a manner proportionate to the size and characteristics of the Proposed Development.

1.2 Report Structure

- 1.2.1 The HIA is structured as follows:
- Section 2: Proposed Development and Site Context – description of the site and development
 - Section 3: HIA Approach and Methodology – outline of assessment methodology
 - Section 4: Policy Context – summary of relevant planning policy
 - Section 5: Local Population and Health Characteristics – description of baseline health conditions
 - Section 6: Health Impact Assessment – assessment of health impacts in relation to the Proposed Development
 - Section 7: Summary and Conclusions – overview of the assessment recommendations and concluding remarks.

1.3 Other Documents

- 1.3.1 Other reports and statements have been prepared to support the planning application, which relate to impacts on the wider determinant of health, including technical assessments on air quality, contamination, and transport. This report cross-references those documents as they

¹ HCC (2019) Hertfordshire County Council Health Impact Position Statement. Available at: <https://www.hertfordshire.gov.uk/media-library/documents/public-health/health/hia-position-statement.pdf>



provide greater detail on the assessment of impacts, clarification on the Proposed Development and proposed mitigation. Documents referred to include:

- Design and Access Statement (DLA Architecture, BM3, Oobe and Julia Goodwin Landscape Architecture, 2025) provides an explanation of how a Proposed Development design responds to the site and setting, and demonstrate that it can be adequately accessed by prospective users;
- Statement of Community Involvement (meeting Place, 2025): details the consultation undertaken with stakeholders and the local community;
- Transport Assessment (Evoke, 2025): contained within the planning submission, covering connectivity and measures for encouraging walking and cycling;
- Air Quality Assessment (SLR, 2025): contained within the planning application, this assessment describes existing local air quality, considers the suitability of the Site for the proposed end-use and assesses the impact of the operation of the Proposed Development on air quality in the local area;
- Noise Risk Assessment and Acoustic Design Statement (Noise.co.uk, 2025) Impact Assessment: This assessment sets out the existing sound climate, assesses the suitability of the Site for residential development with respect to noise;
- Flood Risk Assessment (JMP Group Consulting Engineers, 2025): assesses risk of flooding on Site and sets out a strategy for surface water management;
- Landscape and Visual Impact Assessment (Julia Goodwin Landscape Architects, 2025) Plan: provides detail on the features within the wider landscape, assesses visual receptors and makes judgements regarding the magnitude of effect likely to occur and the level of effect on the landscape and visual receptors.
- Ecological Impact Assessment (ECOSA: 2025): assess the ecological conditions of the site and impacts associated with the proposed development
- Education Report (EFM, 2025): Asses the existing education landscape and impacts based on demographic data of the area and location of new residents
- Socio Economic Statement: (Stantec 2025): Prepared to understand the potential impact of the Proposed Development on the surrounding social and economic infrastructure.



2 Development and Site Context

2.1 The Site

- 2.1.1 The Site comprises two main areas, to the south of Sandpit Lane and encompassing the existing site of Oaklands College, with a combined total of 69.88 hectares (ha). The Site is positioned on the eastern outskirts of St Albans city. A Site Location Plan is provided in **Appendix A**.
- 2.1.2 The parcel of land to the south of Sandpit Lane, referred to as Oaklands Blossom, is currently predominantly agricultural field and comprises approximately 23.38 ha.
- 2.1.3 This greenfield land is bound to the east by North Drive, which provides a Public Right of Way (PRoW) bridleway (Sandridge 051), beyond which further agricultural fields are located. The western border of the parcel is populated with dense vegetation comprising trees and hedgerows. The west of the Site is bound by Oaklands Grange residential development, further west from this, Verulum School Playing Fields are situated. The north of the Sandpit Lane site is bound by a combination of hedgerow and trees which provide a buffer between the Site and Sandpit Lane. Residential properties are located on the northern side of Sandpit Lane and are part of the wider Jersey Farm settlement.
- 2.1.4 The south of this parcel is bound by a private track in the southeastern section and Beaumont School playing fields to the southwest. A small agricultural field situated to the south of the private track and to the north of Oaklands College separates the two sites.
- 2.1.5 Oaklands College parcel comprises a total of 45.01 ha and is centred approximately at National Grid Reference TL18310775. The Site hosts Oaklands College and associated facilities including, but not limited to, Oaklands Zoo, equestrian centre and associated sports facilities. This portion of the Site is bisected by two PRoW; Colney Heath 003 (bridleway) and Colney Heath 004 (footpath).
- 2.1.6 The south of the Oaklands College site is bound by agricultural fields, extending to Hatfield Road (A1057) to the south. The western boundary is comprised of a dense woodland, Beaumont School playing fields are situated behind this. The eastern boundary is comprised of agricultural fields. Further east, there are sparsely located residential properties along East Drive. Additional agricultural fields populate the northeastern boundary of Oaklands College, with a parcel of dense woodland providing a barrier between the college and Oaklands Lane.

2.2 The Proposed Development

- 2.2.1 The development proposals are as follows:

“A hybrid planning application for a severable phased development comprising:

- *Full planning application for the construction of homes (use class C3); new local centre and community facility (use classes E(a to f) and F); a children’s home (use class C2); demolition and renovation of existing college buildings; construction of new college buildings (use class F1.); the creation of Active Travel Routes including footpaths for walking, cycling and equestrian activities; removal and planting of trees; along with the laying out of green infrastructure (including publicly accessible open space) and habitat creation; drainage infrastructure, earthworks, new means of access and alterations to existing access points.*



- *Outline planning application (access only, all other matters reserved) for the construction of new homes (use class C3); new extra care home dwellings (use class C2); land for the construction of a new primary school (use class F1; demolition and renovation of existing college buildings; construction of new college buildings (use class F1.); the construction of new sports facilities and pitches; the creation of Active Travel Routes including footpaths for walking, cycling and equestrian activities; removal and planting of trees; new energy centre; new recycling facilities; new car parking facilities; along with the laying out of green infrastructure and habitat creation; drainage infrastructure, earthworks, pedestrian and cycle routes, alterations to existing access points.*
- *The phasing of the development is indicative allowing different phases to commence at different times and independently (severable) from each other. The outline phases are the subject of parameter plans and design codes.”*

2.2.2 Parameter plans are provided in **Appendix B**.

2.3 The Site Context

- 2.3.1 The east of the Site is generally comprised of agricultural fields which extend until Hatfield Town, approximately 2.6 km to the east. Approximately 690 m to the east of the Site, CEMEX Concrete Plant is located. The south of the Site is generally agricultural, excluding a strip of land to the south of Hatfield Road comprising the residential properties of Fleetville settlement and a small industrial park, hosting a variety of businesses and facilities including Dunelm, Homebase and Forest Town Church.
- 2.3.2 Further west from the Site, the more densely populated residential settlements of St Albans city are located. The Site is approximately 2.5 km to the east of St Albans City Train Station, which is part of the Midland Main Line which offers services to London in under 20 minutes.
- 2.3.3 There are numerous bus stops within close proximity to the Site. Oaklands College is readily serviced by bus routes 601, 602 and 612. A bus stop is situated approximately 40 m to the northwest of the Sandpit Lane parcel of the Site, this provides services along bus route S6.
- 2.3.4 Oaklands College is surrounded by multiple additional educational facilities. Excluding the previously mentioned schools, Oakwood Primary School, Mount Carmel Kindergarten and St John Fisher Primary School are within a 600 m radius of the Site. There are additional educational facilities positioned west of the Site, closer to St Alban’s city centre and more densely populated residential areas.
- 2.3.5 Approximately 740 m to the northwest of the Sandpit Lane site, there are numerous local amenities positioned off the Ridgeway, including Sainsburys, Subway and M & S. St Alban’s Café is located approximately 580 m to the southeast of the Site.
- 2.3.6 There are numerous sports facilities within close proximity to the Site. St Albans Hockey and Basketball clubs’ facilities are located within Oaklands College. Approximately 600 m to the east of the Site, St Albans RFC and Ultimate Frisbee Club are positioned. Additionally, St Albans Tennis Club is situated approximately 500 m to the west of the Site.
- 2.3.7 Within a 1 km radius of the Site, there are seven churches located. Approximately 1.8 km and 2.6 km to the west of the Site St Albans Islamic Centre and Venkatakrishna Vrindavana Hindu temple are located respectively.
- 2.3.8 The Site is located within an Air Quality Management Area (‘AQMA’); St Albans AQMA No.1. This was declared by St Albans City and District Council in 2004 and amended in 2009 due to the annual mean exceedance of nitrogen dioxide (NO₂) and 24 hour mean exceedance of particulate matter (PM₁₀).



3 HIA Scope and Methodology

3.1 Introduction

- 3.1.1 This chapter sets out the methodological approach of this HIA, including the requirement for an HIA, assessment scope and how health is defined for the purposes of the HIA.
- 3.1.2 The HCC Position Statement on HIA recommends the use of the Wales Health Impact Assessment Support Unit (WHIASU) screening toolkit². However, in the absence of a specific requirements to utilise this methodology, the Healthy Urban Development Unit (HUDU) has been applied as this is deemed more appropriate for the Proposed Development.
- 3.1.3 HUDU is nationally recognised for use in HIA to create healthy and sustainable communities and is specifically designed for a development context. The assessment framework is based on the HUDU Rapid Health Impact Assessment Matrix.

3.2 Requirement for HIA and Guidance Considerations

- 3.2.1 The objectives of HIA are as follows:
- To identify the potential positive and negative health impacts associated with the construction and operation of the development;
 - To identify opportunities for improving health and promoting health equality; and
 - To identify opportunities to mitigate negative impacts on health and reduce health inequalities.
- 3.2.2 The HCC Position Statement on Health Impacts Assessments states the threshold for a residential development requiring an HIA is 100 or more residential units, this is exceeded by the Proposed Development. Hence, an HIA is required.

3.3 Defining Health and Health Determinants

- 3.3.1 The established definition of health from the World Health Organisation (WHO) is that “Health is a state of complete physical, social and mental wellbeing and not simply the absence of disease or infirmity.”³ This assessment uses the WHO definition of health, recognising that a broader understanding of health and wellbeing, as well as illness and disease (mortality and morbidity), is useful.
- 3.3.2 This definition of health reflects the understanding that an individual’s inherited traits interact with lifestyle, community, environmental, social, and economic factors as well as a much wider range of issues to determine their health outcomes, as shown in Figure 3.1. Some impacts may be direct, obvious, or intentional and others indirect, difficult to identify and unintentional. The purpose of the HIA is to anticipate and mitigate for these effects.

² WHIASU (2025), [Health Impact Assessment Screening Record Sheet incl MWB template.pdf](#)

³ World Health Organisation (1946, entered 1948) Preamble to the Constitution of the World Health Organization as adopted by the International Health Conference, New York.



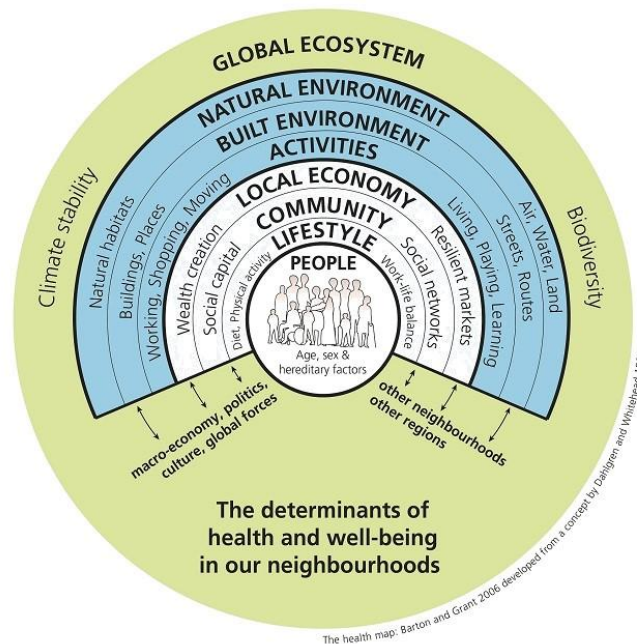


Figure 3.1 The Health Map - wider determinants of health and wellbeing (Barton and Grant, 2006 - adapted from Dahlgren and Whitehead, 1991)

3.4 Assessment Scope

3.4.1 A prospective, rapid HIA has been deemed to be appropriate and proportionate to the scale and nature of the Proposed Development in line with the requirement set out above

3.4.2 The HUDU Rapid HIA Matrix⁴ provides criteria that the Proposed Development has been assessed against to identify the impact it will have on health and wellbeing. For each theme, an assessment has been completed to establish the baseline of the existing situation, an evidence base around health impacts associated with a health priority, and identification of likely effects (adverse and beneficial). Recommendations for mitigation and monitoring have also been made.

3.4.3 The HUDU Rapid HIA Matrix contains 11 wider determinants of health, each determinant contains several questions focussed on key planning issues that relate to health and wellbeing. This tool has been used to determine the scope of the assessment. The 11 wider determinants of health are:

- Housing quality and design;
- Access to healthcare services and social care services and other social infrastructure;
- Access to open space and nature;
- Air quality, noise and neighbourhood amenity;

⁴ HUDU Rapid HIA Tool October 2019



- Accessibility and active travel;
- Crime reduction and community safety;
- Access to healthy food;
- Access to work and training;
- Social cohesion and inclusive design;
- Minimising the use of resources; and
- Climate change.

3.4.4 **Table 3.1** outlines the scope of this HIA.

Table 3.1 Scoping of Wider Determinants within the HUDU Rapid HIA Assessment

Wider Determinants	Scoped in/out	Scoping Justification
Housing Quality and Design	IN	The scheme proposes up to 472 new residential dwellings.
Access to healthcare services and social care services and other social infrastructure	IN	The scheme proposes up to 70 extra care units and multiple local centres.
Access to open space and nature	IN	One parcel of the proposal is located within a greenfield site and the area surrounding the proposed development is typically open fields.
Air quality, noise and neighbourhood amenity	IN	The proposed development is located within an AQMA.
Accessibility and active travel	IN	The proposed development includes educational facilities and extra care units, hence accessibility is key
Crime reduction and community safety	IN	The Site and surrounding areas provide key community amenities.
Access to healthy food	IN	New residential community will require access to local infrastructure.
Access to work and training	IN	Mixed use development proposed with potential to impact local job market.
Social cohesion and inclusive design	IN	Major development introducing potential new communities.
Minimising the use of resources	IN	The application is classed as a major development therefore sustainability will be considered.
Climate change	IN	The application is classed as a major development therefore climate change will be considered. SACDC have declared a climate emergency.

3.4.1 All themes are considered of relevance to the Development and have been used to inform the rapid HIA.



3.5 Baseline Assessment Methodology

- 3.5.1 Health impacts arise from many different determinants of health and distribution of effects varies by determinant. Furthermore, data is not always available at the same scale, all of which necessitates a range of study areas to be considered in HIA for baseline data collection and analysis.
- 3.5.2 A Local Study Area (LSA) has been determined to assess the general population and health baseline for the Proposed Development. The LSA is comprised of five middle super-output areas ('MSOAs') that encompasses the Proposed Development Site and the surrounding area. The LSA includes the following MSOAs:
- St Albans 021 (E02007090);
 - St Albans 007 (E02004930);
 - St Albans 008 (E02004931);
 - St Albans 013 (E02004936); and
 - Welwyn Hatfield 010 (E02004989).
- 3.5.3 Borough (St Albans City), regional; (East England) and national (England) level data are used as comparators to contextualise LSA data. Where data is not available at the LSA level data at the next closest geographic comparator will be used.
- 3.5.4 Other study areas used in this assessment include:
- Healthcare Study Area: The Healthcare Study Area used for this assessment is based on GP's which include the Site within their catchment area, as well as using active travel standards for wider healthcare services. The postcode AL4 0JA was used to determine relevant local GP practice.
- 3.5.5 In some cases, other technical assessment study areas are referenced where relevant.

Data Sources

- 3.5.6 The following data sources have been used to inform the baseline conditions:
- Office for National Statistics (ONS) / NOMIS;
 - Office for Health Improvement and Disparities (OHID);
 - Public Health England (PHE);
 - National Health Service (NHS); and
 - Indices of Multiple Deprivation (IMD), 2019.

3.6 Assumptions and Limitations

- 3.6.1 The following assumptions and limitations are relevant to this HIA:



- It is difficult to predict with certainty the long-term health effects of the Proposed Development, especially for specific groups and therefore this assessment is primarily based on professional judgement, alongside best practice guidance.
- It is noted in the baseline and assessment that the assessment of GP capacity has been undertaken with publicly available data at the time of writing. Further engagement should be pursued with the local ICB to refine approach to any Section 106 (S106) or on-site healthcare provision needed.
- The baseline data is desk based and therefore is reliant on the accurate reporting from external reputable sources.
- It is noted in Section 3.7 below that no consultation response was provided by HCC. As such, professional judgement has been applied to determine the best approach for the HIA, including study area selection and methodology choice.

3.7 Consultation

- 3.7.1 Consultation was attempted with Public Health Officers at HCC in order to agree the assessment approach and allow for any queries to be raised. The consultation email and letter and included in **Appendix C**. HCC was contacted via email (healthyplaces@hertfordshire.gov.uk) 9th May 2025, but a response was not issued regarding the proposed scope of the assessment.
- 3.7.2 As outlined, HCC recommends the application of the WHIASU screening toolkit for HIAs. However, the HUDU Rapid Health Impact Assessment Matrix has instead been followed in assessment as this is deemed more appropriate for the Proposed Development. The HCC position statement recommends that the assessment methodology is to be determined by the lead organisation undertaking the HIA process. As such, and in the absence of engagement from HCC, professional judgement has been applied to opt to use the HUDU rapid HIA tool as this provides a proportionate and specific approach to the scale of the Proposed Development being assessed. The HUDU methodology reflects a similar approach and principles for undertaking a HIA as the WHIASU method and provides a detailed, urban-design focussed assessment of the wider determinants of health, and as such this has become a well-established tool for proposals of this nature.



4 Policy Context

4.1 Introduction

- 4.1.1 The Proposed Development is situated within the administrative boundaries of SADC and HCC. Policies relevant to these administrative areas and national policies are set out below.

4.2 National Legislation and Planning Policy

Health and Social Care Act 2022

- 4.2.1 The Health and Social Care Act (2012)⁵ introduced a duty upon local authorities to “take such steps as it considers appropriate for improving the health of the people in its area”. This can include requiring a Health Impact Assessment (HIA) for policies, plans and projects. Some elements of this Act have been updated with the introduction of the Health and Social Care Act 2022⁶.

Care Act 2014

- 4.2.2 The Care Act (2014)⁷ introduced a duty upon local authorities to provide or arrange services that prevent people from developing care and support needs, or delay the progression of conditions such that people would need ongoing care and support. Local authorities should provide or arrange services that would help reduce needs and provide people with the means to recover.

National Planning Policy Framework (NPPF)

- 4.2.3 The National Planning Policy Framework (NPPF)⁸ which was revised in December 2024 (with minor amendments in February 2025) identifies the key principles in relation to health that local planning authorities should consider. In particular, Chapter 8 ‘Promoting healthy and safe communities’ states that decisions should aim to achieve the following key features to a healthy and safe community, these include:
- a. *“Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
 - b. *Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear, and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and*
 - c. *Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible*

⁵ UK Government (2012) [Health and Social Care Act 2012](#).

⁶ UK Government (2022) [Health and Care Act 2022](#)

⁷ UK Government (2014) [Care Act 2014](#).

⁸ UK Government (Dec 2024) [National Planning Policy Framework](#)



green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

National Planning Practice Guidance

- 4.2.4 The National Planning Practice Guidance⁹ (PPG, live document) supports the NPPF health and wellbeing objectives. It states that health, wellbeing, and health infrastructure should be considered in plan making and decision making, recognising the causal relationship between health and wellbeing and the built and natural environment.

4.3 Local Planning Policy and Guidance

City and District of St Albans District Local Plan Review 1994 (adopted 1994, saved and deleted policies version July 2020)

- 4.3.1 The City and District of St Albans District Local Plan Review 1994¹⁰ set out the development for St Albans City and surrounding area until 2007. In 2007, the Council received a Direction letter from the Secretary of State which listed the policies which were saved and are still relevant.
- 4.3.2 The policies of relevance to the Proposed Development include:
- Policy Intention 1A: Supplementary Guidance on Affordable Housing;
 - Policy 9: Non-residential Uses Within Residential Areas;
 - Policy 43: Elderly Persons Dwellings and Residential Homes/Hotels, Parking Standards; and
 - Policy 62: Community Care.
- 4.3.3 Due to the aged nature of the Local Plan, policy specifically referring to health, community and community assets is limited. Whereby the Local Plan cannot inform clearly on policy, the more up to date Hertfordshire Health and Wellbeing Strategy 2022-2026¹¹ will be utilised.
- 4.3.4 It is of note that there is currently an emerging new Local Plan to 2041 under consultation. This, however, is not anticipated to be adopted until March 2026, and therefore will not be considered under this assessment.

Hertfordshire Health and Wellbeing Strategy 2022-2026

- 4.3.5 The Hertfordshire Health and Wellbeing Strategy (2022-26)¹² sets out the Council's vision and strategic priorities for improving health and wellbeing and reducing health inequalities in the County. The overall vision is to achieve:

⁹ UK Government (2024) [Planning practice guidance - GOV.UK](#)

¹⁰ St Albans City and District Council (2020) [District Local Plan Review 1994 Saved and Deleted Policies Version \[July 2020\].pdf](#)

¹¹ St Albans City and District Council (2024) [New Local Plan | St Albans City and District Council](#)

¹² Hertfordshire County Council (2022) [Hertfordshire Health & Wellbeing Strategy 2022 - 2026](#)



“Working in partnership and with our communities to improve their health, wellbeing, and their quality of life to reduce health inequalities and help people live longer and healthier lives.”

4.3.6 The priorities in the strategy have been identified through the local Joint Strategic Needs Assessment (JSNA) informed by local and national data, research and good practice. This strategy identifies the following clear priorities:

- Every child has the best start in life;
- Good nutrition, healthy weight and physical activity;
- Good emotional and mental wellbeing throughout life;
- Reduction in smoking and substance misuse;
- A healthy standard for living for all; and
- Healthy and sustainable places and communities.

4.3.7 The document also outlines the strategies, strategic plans and programmes that are contributing to the delivery of the Health and Wellbeing Strategy. These include:

- Adult Care Services Plan 2021-2025;
- Air Quality Strategy;
- Sustainable Hertfordshire Strategy 2020;
- Mental Health Strategy 2022-2027;
- Hertfordshire County Council Covid-19 Recovery Strategy;
- Children’s Services Plan for Children and Young People 2021-2026;
- The Community Safety and Criminal Justice Plan for Hertfordshire 2022-2027;
- Sensory Strategy 2020-2023;
- SEND Strategy 2022-2025;
- A Carers Strategy for Hertfordshire 2021-2025;
- Domestic Abuse Strategy 2022-2025;
- Early Years Strategy 2021-2025;
- Strategic Plan 2022-2027 – Herts Sports Partnership;
- Health Creation Strategy;
- All-Age autism Strategy (in development);
- Hertfordshire Corporate Plan 2022 – 2025;
- Hertfordshire Skills and Employment Strategy 2021 – 2024;



- Hertfordshire Neglect Strategy 2021 – 2024;
- Hertfordshire School Improvement 2021 – 2026;
- Hertfordshire Serious Violence Strategy and Delivery Plan 2021 – 2026;
- Hertfordshire In-house Fostering Strategy 2020 – 2022;
- Hertfordshire’s Local Transport Plan 2018 – 2031;
- The NHS Long Term Plan 2019;
- Early Help Strategy 2021 – 2024;
- Sexual Health Strategy 2019-2024;
- Public Health Strategy 2022 – 2027;
- Hertfordshire Dementia Strategy 2022 -2027;
- Hertfordshire Suicide Prevention Strategy 2020-2025; and
- Physical Health Strategy for People with Mental Health, Learning Disabilities and Autism (in development)

Hertfordshire Joint Strategic Needs Assessment (JSNA) (various dates)

- 4.3.8 The Hertfordshire Joint Strategic Needs Assessment¹³ (JSNA) (various dates) identifies the specific health and social care needs of the local population and locates areas of inequality. This information is then utilised by public bodies to advise what types of services are required within the local community.
- 4.3.9 The JSNA contains a variety of needs assessments, each looking at a different issue. The following needs assessments are of relevance to the Proposed Development:
- Accessible Green Spaces JSNA (March 2024);
 - Adult Supported Living and Accommodation Based Care JSNA (April 2023);
 - Ageing Well JSNA (July 2023);
 - Children’s Life Chances JSNA (July 2016);
 - Death and Disability Lite Bite (March 2022);
 - Dementia JSNA (October 2022);
 - Equity of Access Lite Bite;
 - Hertfordshire Health and Wellbeing Priorities Briefing (April 2022);

¹³ Hertfordshire County Council (various dates) [Hertfordshire Joint Strategic Needs Assessment](#)



- Housing Quality and Health Briefing (March 2023);
- Mental Health and Wellbeing in Adults JSNA (June 2021);
- Mental Health and Wellbeing in Children and Young People (June 2021); and
- Physical Activity Briefing (November 2022).



5 Local Population and Health Characteristics

5.1 Introduction

- 5.1.1 This section outlines the population and health characteristics of the communities around the Proposed Development site, relevant to the assessment topics. The purpose is to gain an understanding of the overall health of the population, identify sensitivities that could be affected by the Proposed Development, identify receptors within the local area that may be affected by the Proposed Development, and in particular any vulnerable groups that may be inequitably affected by the development.

5.2 Local Study Area Baseline

5.3 Population

Population Overview

- 5.3.1 The resident population in the LSA in 2021 was 29,240, and the population of St Albans was 148,165¹⁴.

Age Structure – Local Study Area

- 5.3.2 Within the LSA 5.3% of the population is under the age of 5, which is similar to district (5.9%), regional (5.5%) and national (5.4%) averages. Only 14.5% of the LSA is aged 65 and above, which is lower than the county (17%), regional (19.6%) and national (18.3%) average. Furthermore, 2.1% are aged 85 and above, slightly lower than county (2.5%), regional 2.7%) and national (2.4%) averages¹⁵.
- 5.3.3 Within the LSA 21.7% of population is classified as school aged children (aged 5-19), which is higher than county (18.5%), regional (17.5%) and national (17.7%) averages.
- 5.3.4 The LSA features a large working population that is older than the regional and national averages. 64.5% of the LSA population is between the ages of 16-64, which is higher than the county (62.9%), regional (61.6%) and national (63%) averages. However, 40.5% of the LSA population is between age 35-64, which is higher regional (39.1%) and national (38.8%) averages. This is in line with the county average of 40.7%, which also proports 17.9% of its population to be aged 20-34, the same as the LSA population. This is lower than both the regional (18.2%) and national (19.6%) average¹⁶.

Population Growth

- 5.3.5 The England and Wales Census 2021 highlighted that the population of St Albans increased by 5.4%, from around 140,700 in 2011 to 148,200 in 2021. This is lower than the overall increase for England (6.6%) where the population grew by nearly 3.5 million and the regional

¹⁴ NOMIS (2025a), Population Projections – Local Authority Based by Single Year of Age.

¹⁵ NOMIS (2025b), Census 2021 – TS007 Age by Single Year.

¹⁶ NOMIS (2025c), Census 2021. TS007B – Age by Broad Age Bands.



increase for the East of England (8.3%). Nearby areas such as Central Bedfordshire and Watford experienced population increases of 15.7% and 13.3% respectively¹⁷.

- 5.3.6 The population of St Albans is expected to decrease from 148,814 in 2025 to 147,882 in 2034 (ONS, 2018).

Ethnicity and Religion

- 5.3.7 The majority of the LSA population identified as White 79.06% in 2021, this is marginally lower than the county (81.8%), regional (86.5%) and national average (81%). A slightly higher proportion of the LSA population (10.16%) identified as Asian, Asian British or Asian Welsh, compared to the county (8.6%), regional (6.4%) and national (9.6%) average. A similar trend can be seen for persons identifying as Black, Black British, Black Welsh, Caribbean or African; 4.22% of the LSA population identified with this ethnicity, marginally higher than county (3.7%) and regional (2.9%) averages. This is, however, in line with the national average (4.2%). The population identifying with Mixed or multiple ethnic groups was also slightly higher within the LSA population (4.64%) compared to county (3.8%), regional (2.8%) and national averages (3%)¹⁸.

- 5.3.8 Within St Albans 013 and Welwyn Hatfield 010 (two of the MSOAs within the LSA population), the percentage of the population identifying as Asian, Asian British or Asian Welsh was 10.1% and 16.3% respectively. Generally, Welwyn Hatfield 010 reported a far higher proportion population identifying as non-white compared to the other four MSOA's which were more aligned with the district and regional averages. 38.2% of Welwyn Hatfield 010 identified as non-white, this is far higher than the county (18.2%), regional (13.5%) and national average (19%).

- 5.3.9 The leading religions for those in the LSA are Christianity (45.6%) and 'no religion' (37.46%), which are similar to county (46.5%; 36.6%), regional (46.6%; 40.2%) and national (46.3%; 36.7%) averages. The LSA features a marginally higher proportion of population following Buddhism (0.64%) compared to the county (0.5%) regional (0.4%) and national average (0.5%). There are no MSOAs within the LSA that have a significantly higher proportion of one religion compared to the other MSOAs, county, regional and national averages¹⁹.

Deprivation and Economic Conditions

- 5.3.10 Overall, deprivation in the LSA is better than county, regional and national levels. The LSA reports 57.52% of households experience no dimension of deprivation, whereas the country, region and nation records 53.6%, 49.6% and 48.4% respectively. 0.08% of households within the LSA experience four or more dimensions of deprivation, lower than the county, regional and national average of 0.2%.
- 5.3.11 Within the LSA, St Albans 013 experiences the least amount of deprivation as 64.4% of households report no dimensions of deprivation, 28.6% one dimension, 5.9% two dimensions, 1.1% three dimensions and 0% four or more dimensions: all significantly lower than county, regional and national standards. Welwyn Hatfield 010 is more aligned with the county, regional and national averages, experiencing slightly higher levels of deprivation compared to the other MSOAs. Welwyn Hatfield reports 50.4% of households experience no dimension of

¹⁷ NOMIS (2025b), Census 2021 – TS007 Age by Single Year.

¹⁸ NOMIS (2025d), Census 2021. TS021 – Ethnic Group.

¹⁹ NOMIS (2025e), Census 2021. TS030 – Religion.



deprivation, 34.6% one dimension, 12.3% two dimensions, 2.5% three dimensions and 0.2% four dimensions²⁰.

5.3.12 61.18% of the LSA population is economically active, this is lower than the county average (63.3%), but higher than regional (59.8%) and national (58.6%) averages. Similarly, the LSA population has a lower percentage of unemployed persons (34.62%) compared to regional (38.2%) and national (39.1%) averages but is aligned with the county average of 34.6%.

5.3.13 Within the LSA population, Welwyn Hatfield reports a higher percentage of unemployed persons (40%) compared to the county, regional and national average. 46.8% of the population is economically active in Welwyn Hatfield and 13.2% of the population is economically active and a full-time student. This is significantly higher than the county (2.1%), regional (2%) and national (2.3%) averages²¹.

5.4 Health Overview

Overall General Health

5.4.1 The LSA population assessed their general health to a generally higher standard than county, regional and national averages. 56.44% reported their health as 'very good' and 0.62% as 'very bad', compared to county (52.6%, 0.8%), regional (48.3%, 1%) and national (48.5%, 1.2%)²².

Physical Health Characteristics

5.4.2 As shown in **Table 5.1** below, the St Albans District in which the LSA is located has better average scores for all key physical characteristics of health which includes male and female life expectancy, hip fractures in people aged 65 and over and morality rate for all causes when compared to the regional and national scores.²³

Table 5.1: Physical Health Characteristics

Indicator	Year	St Albans	East of England	England
Life Expectancy				
Life expectancy at birth for males (years)	2021-23	82.0	80.0	79.1
Life expectancy at birth for females (years)	2021-23	85.3	83.6	83.1
Morbidity				
Hip fractures in people aged 65 and over (per	2023/24	508	530	547

²⁰ UK Government (2019) [English indices of deprivation 2019 - GOV.UK](https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019)

²¹ NOMIS (2025f) Census 2021.TS066 - Economic Activity Status

²² NOMIS (2025g) Census 2021. [TS037 - General health](#)

²³ Department of Health & Social Care (2025) Local Authority Health Profiles. Available at: [Local Authority Health Profiles - Data | Fingertips | Department of Health and Social Care](#)



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100,000 population aged 65 and over)				
Mortality				
Under 75 mortality rate: all causes	2023	272.7	310.9	341.6
Under 75 mortality rate from all cardiovascular diseases (per 100,000 population aged under 75)	2023	50.5	68.6	77.4
Under 75 mortality rate from cancer (per 100,000 population aged under 75)	2023	108.3	113.4	120.8
Killed and seriously injured (KSI) rate on England's roads	2023	No Data	72.4	91.9
Key				
	Better than the England average			
	Similar to the England average			
	Worse than the England average			
	Not Compared			
*	Value is modelled or synthetic estimate			

Source: Department of Health and Social Care (2025)²⁴.

Mental Health and Behaviour Risk Factors

5.4.3 St Albans generally performs better, or at least comparably, across key mental health and behavioural risk indicators when compared to regional and national averages. Notably, the area has significantly fewer Year 6 children classified as obese and a much lower prevalence of adult smoking. However, one area of concern is hospital admissions for alcohol-related conditions, where St Albans shows slightly worse averages than the national average. Further details are provided in Table 5.2.

Table 5.2: Mental Health and Behaviour Risk Factors

Indicator	Year	St Albans	East of England	England
Mental Health				
Emergency hospital admission rate for intentional self-harm (per 100,000 population)	2023/24	103.4	108.1	117.0

²⁴ Department of Health & Social Care (2025) Local Authority Health Profiles. Available at: [Local Authority Health Profiles - Data | Fingertips | Department of Health and Social Care](#)



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Suicide rate (per 100,000 population aged 10 and over)	2021 - 23	8.9	9.5	10.7
Estimated dementia diagnosis rate (65+ years) (%)	2025	60.0	63.9	65.6
Lifestyle				
Percentage of physically active adults	2023/24	75.2	68.2	67.4
Percentage of overweight or obese adults	2023/24	60.1	65.9	64.5
Percentage of obesity in Year 6 children	2023/24	11.3	20.0	22.1
Smoking prevalence in adults (%)	2023	3	11.5	11.6
Hospital admission rate for alcohol-related conditions (under 18s)(per 100,000 population)	2021/22 - 23/24	24	19.6	22.6
Key				
	Better than the England average			
	Similar to the England average			
	Worse than the England average			
	Not Compared			

Source: Department of Health and Social Care (2025).

Life expectancy

- 5.4.4 Average life expectancy for St Albans is 84 years, marginally higher than the average life expectancy for Hertfordshire and the East of England of 82 years and England at 81 years. The life expectancy at birth for a woman is 85 years and 82 years for a man in St Albans.
- 5.4.5 Male healthy life expectancy ('HLE') in Hertfordshire is 65.42 years, which is higher than the average HLE for England (61.52 years). Female HLE in Hertfordshire is 66.05 years, which is also higher than the average HLE for England (61.88 years)²⁵.

Disease and Disability Prevalence

- 5.4.6 The rate of limiting long term illness and disability (recognised as disabled under the Equality Act 2010) is low in the LSA at 12.96%, compared to county (14.4%), regional (16.6%) and national (17.3%) averages. A further 7.1% of the LSA are 'Not disabled' under the Equality

²⁵ Department of Health & Social Care (2025) Local Authority Health Profiles. Available at: [Local Authority Health Profiles - Data | Fingertips | Department of Health and Social Care](#)



Act but have long term physical or mental health conditions without day-to-day activities being limited. This is in line with county (6.9%), regional (7.2%) and national (6.8%) averages²⁶.

- 5.4.7 In 2023, the mortality rate from circulatory disease for people aged 75 and under in Hertfordshire was 60 per 100,000 population (directly standardised), that was 591 deaths. The comparable rates in East of England and England are 68.6 and 77.4 per 100,000 population respectively.
- 5.4.8 In 2018/19, 0.78% of patients of any age were living with dementia in Hertfordshire, as recorded on all open and active GP practice disease registers. This compared to 0.83% for East of England and 0.78% for England. Prevalence of dementia is increasing across England.

5.5 Wider Determinants of Health

Physical Activity

- 5.5.1 Overall, physical activity in St Albans is generally higher than its comparators. In St Albans 76.8% of adults meet the recommended 150 minutes of physical activity a week which is higher than regional (63%) and national (63%) averages. Only 13.9% of the St Albans population were reported as inactive which is significantly lower than the regional (25.3%) and national (25.7%) averages²⁷.
- 5.5.2 Typically, physical activity in St Albans was reported as being outdoors as 71.9% of the assessed population exercised outdoors. This is significantly higher than regional (55%) and national (56%) levels²⁸.

Healthcare Capacity

- 5.5.3 Since 2015, people have a legal right to register with any GP of their choice to best suit their needs. GP surgeries determine their catchment area based on demand in partnership with their local ICB, this does not necessarily respond to administrative boundaries.
- 5.5.4 The Healthcare Study Area used for this assessment is based on GP's which include the Site within their catchment area, as well as using active travel standards for wider healthcare services. The postcode AL4 0JA was used to determine relevant local GP practices.
- 5.5.5 Given the above Table 5.3 lists the capacity, as of January 2025, of all GP practices with which include the site within their catchment area. The table notes if they are over capacity (defined as being above the Healthy Urban Development, HUDU, standard of 1 GP for every 1,800 people). It also notes if the GP practice is currently listed as accepting new patients. GP surgeries are not obliged to stop accepting new patients if above this threshold.
- 5.5.6 Table 5.4 lists other relevant health facilities including dentists, hospitals and pharmacies within the active travel standards of 5 km.
- 5.5.7 Table 5.3 shows that two out of the nine surgeries, partnerships and groups that include the Site within its catchment area are currently undercapacity and accepting new patients. Within Parkbury House Surgery (which includes Parkbury House Surgery and Parkbury Surgery)

²⁶ NOMIS (2025h), Census 2021. TS038 – Disability.

²⁷ Sport England (2024) [Active Lives | Results](#)

²⁸ Sport England (2024) [Active Lives | Results](#)



only the former is accepting new patients. Although the remainder of the GP practices are accepting new patients they are operating at overcapacity according to the HUDU standards.

5.5.8 Table 5.4 shows that two out of the sixteen dentists within 5 km of the site are accepting new NHS patients including children, adults and those entitled to free dental care. A further six are accepting limited new patients, including children and specialists referrals. Eight of the practices are not accepting new patients. Additionally, there are three hospitals within the 5 km distance and one urgent care (A&E) at a further distance. Finally, there are a range of pharmacies (fifteen) within a walking or cycling distance (5 km) from the site.

Table 5.3 GP Capacity

NHS GP code	Practice name	Walking distance (km)	FTE GP	Patient size	GP / Patient ratio	Over / Under Capacity?	Accepting new patients?
E82014	The Lodge Partnership		9.8	19,854	1 FTE GP per 2,026 patients	Overcapacity	Accepting new patients
	Lodge Surgery	1.4km					
	Highfield Surgery	3.7km					
	Redbourn Health Centre	8.8km <i>Out of suggested study area</i>					
E82084	Harvey Group Practice		9.1	13,987	1 FTE GP per 1,537 patients	Undercapacity	Accepting new patients
	Jersey Farm Surgery	1.7km					Accepting new patients
	Harvey Group Practice	3.5km					Accepting new patients
E82004	Hatfield Road Surgery	2.7km	2.0	5,063	1 FTE GP per 2,532 patients	Overcapacity	Accepting new patients
E82060	Parkbury House Surgery		11.3	22,171	1 FTE GP per 1,962 patients	Overcapacity	See below
	Parkbury Surgery	2.8 km					Not accepting new patients
	Parkbury House Surgery	3.2km					Accepting new patients



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E82059	Grange Street Surgery	3.2km	5.6	10,565	1 FTE GP per patient 1,887 patients	Overcapacity	Accepting new patients
E82031	Maltings Surgery	3.1km	8.9	19,349	1 FTE GP per 2,174 patients	Overcapacity	Accepting new patients
E82107	Summerfield Health Centre	3.7km	3.7	10,641	1 FTE GP per 2875 patients	Overcapacity	Accepting new patients

Source: NHS (2025b)²⁹, NHS (2025bc)³⁰ OnTheGoMap³¹

5.5.9 It is important to note regarding this assessment that this is a rapid desk-top assessment based on publicly available data. Therefore, it is a crude assessment of likely capacity and demand. It is recommended that further engagement is sought with the ICB to establish healthcare needs arising from the development in order to ensure that demand can be absorbed sustainably.

5.5.10 Table 5.4 lists other health facilities within the active travel standards, with the exception of hospitals.

Table 5.4 Health facilities near the Proposed Development

Type	Name	Walking distance (km)	Accepting NHS patients?
Dentist	Rabin Mr GK & Associates	1.4km	No recent update
Dentist	Jersey Farm Dental Practice	1.8km	Not accepting new NHS patients
Dentist	St Albans Dental Clinic	2.4km	When availability allows, the dentist allows new NHS patients if: Under 17 years old; Adults 18+ ;Adults entitled to free dental care
Dentist	Spectrum Associates (London) Limited	3.0km	Only taking new NHS patients for specialist dental referral
Dentist	Victoria Dental Clinic	3.0km	When availability allows, the dentist allows new NHS patients if: Under 17 years old
Dentist	Alexander House	3.2km	When availability allows, the dentist allows new NHS patients if: Under 17 years old; Adults 18+ Adults entitled to free dental care
Dentist	Dental Beauty St Albans	3.3km	When availability allows, the dentist allows new NHS patients if: Under

²⁹NHS (2025b) Microsoft Power BI [Microsoft Power BI](#) NHS (2025c) Find a GP – NHS [Find a GP - NHS](#)

³⁰ NHS (2025c) Find a GP – NHS [Find a GP - NHS](#)

³¹ OnTheGoMap (2025) [How far did I run? - Create running maps with On The Go Map](#)



			17 years old; Adults 18+; Adults entitled to free dental care
Dentists	Maltings Dental Surgery	3.3km	No recent update
Dentist	St Albans Orthodontic Centre	3.5km	Only taking new NHS patients for specialist dental referral
Dentist	Russel Avenue Dental Practice	3.5km	Only taking new NHS patients for specialist dental referral
Dentist	21 Dental	3.5km	Not accepting new NHS patients
Dentist	Gatrad Mr AA Associates	3.5km	No recent update
Dentist	Experdental Limited	3.7km	When availability allows, the dentist allows new NHS patients if: Under 17 years old
Dentist	High Oaks Dental Practice	3.9km	No recent update
Dentist	Birchwood Dental Practice	4.2km	Not accepting new NHS patients
Dentist	Hatfield Centre	4.3km	When availability allows, the dentist allows new NHS patients if: Under 17 years old
Hospital	St Albans City Hospital	3.9km	
Hospital	One Hatfield Hospital	4km	
Hospital	Kingsley Green Hospital		
Urgent Care A&E	Barnet Hospital	12.7km	
Pharmacies	There are 15 pharmacies within 5km of the site, the nearest is 1.4km away.	Nearest is 1.4km away.	

Source: NHS (2025a), NHS (2025b) and OnTheGoMap

Healthy Food Environments

5.5.11 Within the LSA 56.7% of adults in the are overweight (including obese), this is slightly lower than the regional (64.8%) and national (64%) levels³². There are no fast-food restaurants within immediate proximity of the Site. Approximately 800 m to the northeast of the Site a small cluster of shops, including a KFC, Subway and Greggs are located. This location also has a Sainsbury's Local and M&S Foodhall providing opportunities to buy groceries³³.

Green Infrastructure, Open Space and Play Space

5.5.12 Oaklands College currently provides numerous outdoor and indoor sporting facilities. Football pitches, hockey pitches, basketball courts and general playing fields are currently located

³² Department of Health & Social Care (2025) Local Authority Health Profiles. Available at: [Local Authority Health Profiles - Data | Fingertips | Department of Health and Social Care](#)

³³ OnTheGoMap (2025) [How far did I run? - Create running maps with On The Go Map](#)



within the Site and immediately adjacent to it. The Site is also part of the Oaklands College Parkrun route.

- 5.5.13 Approximately 760 m to the southwest of the Site, Longacres Playing Field is located. This provides playing fields, a play area and separate toddler area for the local community. Sherwood Park Recreation Ground is also located approximately 880 m to the northwest of the Site.
- 5.5.14 Highfield Park is located approximately 1.2 km to the south of the Site. This 82-acre park hosts regular community events and is utilised by the local community for a range of sporting activities including archery, boules and football. The network of footpaths throughout the park are utilised by walkers and runners.
- 5.5.15 The Site is predominantly surrounded by open fields.

Social Infrastructure and Local Facilities

- 5.5.16 There are a number of local facilities within a short walk/cycle of the Site. This includes two churches approximately 660 m to the southwest of the Site located within the industrial estate off Lyon Way. Two gyms are located adjacent to Highfield Park. Approximately 1 km to the west of the Site Marshalswick Library is situated.
- 5.5.17 Approximately 1 km to the northwest of the Site, in close proximity to the M&S Foodhall and Subway previously mentioned, there are two dental clinics located. This parade of shops also includes a pharmacy, two hairdressers, a pet store, numerous cafes, a jewellers and a veterinary clinic.
- 5.5.18 Excluding Oaklands College, there are numerous schools within close proximity of the Site, including Mount Carmel Kindergarten, Oakwood Primary School, Beaumont School and St John Fisher Primary School.

Transport and Travel

- 5.5.19 There are numerous bus stops within close proximity to the Site. Oaklands College is readily serviced by bus routes 601, 602 and 612. A bus stop is situated approximately 40 m to the northwest of the Sandpit Lane parcel of the Site, this provides services along bus route S6.
- 5.5.20 Within the Site and its immediate surrounds, there are multiple PRowS, including, but not limited to footpath Sandridge 049, bridleway Colney Heath 003, footpath Colney Heath 004 and bridleway Colney Heath 001. There are two Long Distance Paths within 5 km of the Site, Abbey Line Trail and the Welwyn Garden city Centenary Circular Walk.
- 5.5.21 National Cycle Network Route 61 (Maidenhead to Hatfield) passes approximately 500 m to the south of the Site.

Active Travel

- 5.5.22 Data regarding travelling to work patterns was collected in the 2021 Census. Among those travelling to work within the LSA (aged 16 and above), 6.98% arrived by foot, which is marginally lower than regional (7.3%) and national (7.6%) levels. A similar trend is witnessed for those utilising bicycles as their preferred mode of transport to work. 36.14% drove a car or a van to work, which is lower than county (41.4%), regional (47.7%) and national (44.5%) levels.
- 5.5.23 A higher percentage of the LSA population work from home (46.12%) compared to county (39.4%), regional (31.9%) and national (31.5%) averages. However, one of the MSOAs within



the LSA does not fit this trend. Within Welwyn Hatfield 010, only 28.2% of the population works from home. In this MSAO, 13.6% of the population travels by foot to work, higher than county, regional and national levels³⁴.

Economic Activity

5.5.24 There are 31,378 usual residents in the Study Area aged 16 or over, 59% of whom are economically active (excluding full-time students) and 57% of whom are in employment. Both these rates are lower than the district (63.6%, 61.4%) average but similar to national levels (58.6%, 55.7%). Additionally, 2% of the economically active population in the Study Area is unemployed, which is marginally higher than the district levels (2.2%) and the national levels (2.9%).

5.5.25 Within the Study Area 36% of the usual residents aged 16 or over are economically inactive, which is slightly higher than the district (34.7%) average but lower than and national (39.1%) averages. Of this total, 16% are retired, 11% are students, 4% are looking after the home or family, and 4% are long-term sick or disabled³⁵

Industrial profile

5.5.26 In 2023, in the East of England, 38 out of 45 local authorities saw an increase in the estimated number of employees, with the largest increases in Dacorum (up 11,900 or 10.2%), Cambridge (up 5,900 or 5.4%), and South Cambridgeshire (up 5,400 or 6.4%) (ONS, 2023).

5.5.27 The leading industries in the LSA are wholesale and retail (16.0%), education (11.7%) and human health and social work activities (11.3%). Wholesale and retail is a key employer within the MSAO Welwyn Hatfield 010 as 23.3% of the working population is employed within this industry. This is higher than county (14.9%), regional (15%) and national (15%) levels. For further information see Table 5.5³⁶

Table 5.5. Workplace Employment by Industry

Industry	LSA	St Albans	East of England	England
A: Agriculture, Forestry and fishing	0.3	0.3	1.0	0.8
B: Mining and quarrying	0.1	0.1	0.1	0.2
C: Manufacturing	5.0	4.7	7.0	7.3
D: Electricity, gas, steam and air conditioning supply	0.3	0.4	0.5	0.6
E: Water supply; Sewerage, Waste management and Remediation activities	0.5	0.4	0.7	0.7
F: Construction	7.7	7.1	10.0	8.7
G: Wholesale and retail trade; repair	16.0	12.5	15.0	15

³⁴ NOMIS (2025i), Census 2021. TS061 – Method Used to Travel to Work.

³⁵ NOMIS (2025f), Census 2021. TS066 - Economic Activity Status.

³⁶ NOMIS (2025j), Census 2021. TS060 – Industry.



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of motor vehicles and motorcycles				
H: Transport and storage	4.2	3.2	5.3	5
I: Accommodation and food service activities	4.0	3.8	4.3	4.9
J: Information and communication	7.7	8.6	4.6	4.7
K: Financial and insurance activities	4.8	6.9	4.4	3.8
L: Real estate activities	1.6	1.9	1.6	1.6
M: Professional, scientific and technical activities	9.0	12.9	6.8	6.7
N: Administrative and support service activities	5.3	4.9	5.4	5.3
O: Public administration and defence; compulsory social security	4.4	4.3	5.3	5.8
P: Education	12.2	11.7	9.8	9.9
Q: Human health and social work activities	12.0	11.3	13.7	14.6
Arts, entertainment, recreation & other services	4.7	5.2	4.5	4.6
Total	100%	100%	100%	100%

Source: NOMIS (2025c)³⁷

Community Safety and Crime Reduction

- 5.5.28 St Albans is the 28th most dangerous overall out of Hertfordshire's 140 towns, villages and cities. The overall crime rate in St Albans in 2023 was 72 crimes per 1,000 people. This is 13% higher than the Hertfordshire's overall crime rate of 64 per 1,000 daytime population. For England, Wales and Northern Ireland as a whole, St Albans is among the top 10 safest major towns.
- 5.5.29 The most common crimes in St Albans are violence and sexual offences, with 1,485 offences during 2023. This is 10% lower than 2022's figure of 1,652 offences. St Alban's least common crime is robbery, with 40 offences recorded in 2023³⁸.
- 5.5.30 The nearest police station to the Site is approximately 3.2km to the west, located in St Albans city centre.

³⁷ NOMIS (2025j), Census 2021.TS060 - Industry

³⁸ Police.uk (2025) [St Albans Central, North and West | Police.uk](https://www.police.uk)



Housing

5.5.31 The provisional average house price in St Albans in December 2024 was £651,000. This is significantly higher than the regional average house price of £340,000³⁹.

5.5.32 Accommodation in the LSA is characterised in Table 5.6 below⁴⁰.

Table 5.6: Housing Type

Type	LSA	Hertfordshire	England
Detached	19.6%	21%	22.9%
Semi-detached	38.42%	28.5%	31.5%
Terraced	19.62%	26.3%	23%
In purpose-built block of flats or tenement	19%	20.5%	17.1%
Part of another converted building	2.42%	2.5%	4.3%
In a commercial building	0.62%	0.9%	0.8%
A caravan or other mobile or temporary structure	0.24%	0.4%	0.4%

5.5.33 MSOA's St Albans 008, St Albans 013 and Welwyn Hatfield 010 within the LSA have a lower percentage of population living in detached homes, with 11.8%, 12.5% and 9.6% respectively. This is far lower than the regional (29.6%) and national (22.9%) averages.

5.5.34 Table 5.7 shows that housing tenure in the LSA features marginally higher rates of home ownership and marginally lower rates of rental accommodation in comparison to county and national standards.

5.5.35 The average home ownership within the LSA should be higher as the majority of MSOA's report over 70% home ownership. However, MSOA Welwyn Hatfield 010 reports accommodation ownership at 43.9%, 17.9% lower than the national average. Socially rented accommodation within Welwyn Hatfield 010 is higher than county (17.7%), regional (15.5%) and national (17.1%) levels at 26.8%. Comparatively, MSOA St Albans 013 (included in the LSA) reports 4.7% of its population living within socially rented accommodation.

Table 5.7: Household Accommodation Tenure (Census, 2021)

Tenure	LSA	Hertfordshire	England
Owned	67.8%	64.6%	61.3%

³⁹ NOMIS (2025k) House Price to Residence-based Earnings Ratio. Available at: [House price to residence-based earnings ratio - Office for National Statistics](#)

⁴⁰ NOMIS (2025l) [TS003 - Household composition](#)



Shared Ownership	0.7%	1.1%	1%
Social Rent	14.6%	17.7%	17.1%
Private Rent	16.9%	16.6%	20.5%
Lives rent free	0.1%	0.1%	0.1%

Air Quality

- 5.5.36 The Site is located within an Air Quality Management Area ('AQMA'); St Albans AQMA No.1. This was declared by St Albans City and District Council in 2004 and amended in 2009 due to the annual mean exceedance of nitrogen dioxide (NO₂) and 24 hour mean exceedance of particulate matter (PM₁₀).
- 5.5.37 In 2023, the mortality rate from respiratory disease for people aged 75 and under in Hertfordshire was 27.5 per 100,000 population (directly standardised), that was 267 deaths. The comparable rates in East of England and England are 28.5 and 33.7 per 100,000 population respectively.

Flood Risk

- 5.5.38 The yearly chance of surface water flooding within the Site area is considered high and is expected to maintain a high level of risk from 2040 to 2060.

5.6 Health Profile Summary

5.6.1 The baseline conditions relevant to the Development can be summarised as follows:

- **Population:** The LSA has a resident population of 29,240 with a larger working population that is older than the regional and national averages
- **Deprivation:** The LSA experiences lower levels of deprivation compared to county, regional, and national averages. Among the MSOAs comprising the LSA, St Albans 013 is the least deprived, with 64.4% of households reporting no dimensions of deprivation. In contrast, Welwyn Hatfield 010 aligns more closely with wider averages and shows slightly higher levels of deprivation.
- **Health Profile:** Residents in the LSA generally enjoy good physical and mental health, with higher life expectancy, lower morbidity, fewer Year 6 children classified as obese, and a notably lower adult smoking rate than district and national averages. However, hospital admissions for alcohol-related conditions in St Albans are slightly above the national average.
- **Transport and Travel:** The site is well-connected, with multiple bus stops nearby and within walking distance of local amenities, including two churches. Several Public Rights of Way (PRoWs) are present within and around the site, enhancing accessibility and opportunities for active travel.
- **Education and Healthcare Capacity:** Nine GP surgeries include the site within their catchment areas, but only two are currently under capacity and accepting new patients. In addition to Oaklands College, there are several schools located close to the site.



- **Housing:** The LSA features a mix of housing types, predominantly semi-detached, followed by detached, terraced, and purpose-built flats. Home ownership rates are slightly higher than district and national averages, while social renting is slightly lower.
- **Economic Profile:** The study area has a higher proportion of economically active and employed residents compared to both district and national averages.

5.7 Assessment Receptors and Vulnerable Groups

5.7.1 The following receptor and vulnerable population groups have been identified as the most likely to experience impacts as a result of the Development. The WHIASU population group checklist has been used to inform this list⁴¹:

- Future Residents of the Site
- Future users of the Site
- Construction workforce
- Neighbouring residents;
- Children and young people
- Older people
- People with long term health conditions
- People with mental health conditions
- People unable to access services and facilities
- People in key settings: workplaces/schools/hospitals/ care homes/ prisons

⁴¹ WHIASU (2020) [WHIASU Population Groups Checklist.pdf](#)



6 Health Impact Assessment

6.1 Introduction

6.1.1 The tables below set out the potential health and wellbeing impacts associated with the Proposed Development during its construction and operational phases using the HUDU 'Rapid Health Impact Assessment Tool' (2019).⁴²

6.2 Housing Design and Affordability

6.2.1 Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness. Post-construction management also has impact on community welfare, cohesion and mental wellbeing. The affordability of housing, especially for those with lower-incomes or facing economic hardship is important for health and wellbeing. Affordable housing is linked to improved health equity by ensuring that everyone has a fair chance to achieve optimal health. Additionally, affordable housing contributes to overall community wellbeing by reducing homelessness and improving access to essential services.

6.2.2 The way housing is managed after construction also plays a key role in supporting community wellbeing, social cohesion, and mental health. Affordability is a crucial factor, especially for individuals and families on lower incomes or experiencing financial hardship. Providing genuinely affordable housing helps to promote health equity by giving everyone a fair opportunity to lead a healthy life. Moreover, it supports wider community wellbeing by reducing homelessness and improving access to essential services.

6.2.3 These principles, outlined in the HUDU HIA Matrix, ensure inclusivity, resilience, and enhanced quality of life for all residents. By prioritising high standards of housing design and the integration of affordable housing, developments can foster vibrant and cohesive communities, reduce health disparities, and support healthier lifestyles for current and future generations.

6.2.4 The groups likely to be impacted by this determinant:

- Construction workforce

⁴² NHS London Healthy Urban Development Unit (2017) HUDU Planning for Health: Healthy Urban Planning Checklist. Available at: [HUDU Rapid HIA Tool October 2019](#)



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- Neighbouring residents;
- Children and young people
- Older people
- General adult population
- People on low income;
- People with long term health conditions
- People with mental health conditions
- People with physical, sensory or learning disabilities/difficulties
- Future users of the Site
- People in key settings: workplaces/schools/hospitals/ care homes/ prisons
- Pedestrians and cyclists;

Table 6.1: Housing Design and Affordability

Housing Design and Affordability					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
1	Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4(2)?	Yes	<p>The Building Regulations 2010 (HM Government, 2010) Requirement M4(2) sets out that new development will make '<i>reasonable provisions for most people to access the dwelling and will incorporate features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users</i>'.</p> <p>The Proposed Development will be policy compliant with requirements for the quantity of homes within Building Regulation M4(2), in line with policy HOU3: Specialist Housing of the Local Plan.</p>	Positive	None



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Housing Design and Affordability					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
2	Does the proposal address the housing needs of older people, i.e., extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	<p>The Oaklands Blossom area of the Site will feature the residential elements of the Proposed Development. This area will deliver up to 472 residential dwellings (up to 167 homes in detail and up to 305 homes in outline). As stated above, the Proposed Development will be policy compliant with Building Regulation M4(2) (accessible and adaptable dwellings).</p> <p>The scheme also includes a proportion of dwellings designed to M4(3) standards. Based on the proposed tenure split, this equates to five market dwellings designed to M4(3)(a), and seven affordable dwellings designed to M4(3)(b). These homes will provide high levels of accessibility, ensuring that the development contributes to an inclusive and sustainable community.</p> <p>The M4(3) homes have been carefully integrated within the layout and are designed to meet the specific requirements of wheelchair users. They provide step-free access, generous circulation space, and bathrooms capable of accommodating turning requirements.</p> <p>A 70-unit extra care facility will feature in the Oakland Blossom portion of the Site (to be secured in outline). The extra care facility will address the housing needs of older people with minimum care requirements and will be designed to ensure the occupants maintain the ability to have a degree of independence. Of the 70 new extra care homes (Class C2), 28 (40%) will be affordable. Additionally, the Proposed Development will include one four bed children's home (to be secured in at Reserved Matters Stage) which will be located within the Oaklands Blossom area of the Proposed Development.</p>	Positive	None
3	Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	As outlined in Q1 and Q2 above, the policy requirement of homes within the Proposed Development will be built to be compliant with Building Regulation M4(2), ensuring that they are accessible and adaptable to meet changing needs over time.	Positive	None



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Housing Design and Affordability																																							
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed																																		
			In addition to this, the Proposed Development will include a 70-unit extra care facility, as discussed in Q2. An extra care facility supports independent living by blending the autonomy of private accommodation with access to on-site care and support services.																																				
4	Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	The Proposed Development will provide a range of new family homes offering a range of housing types and tenures which will ensure a mixed, balanced and vibrant community is delivered to support local housing needs including homes for older people.	Positive																																			
5	Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	<p>Of the 472 new homes (Class C3) proposed within the Oaklands Blossom development, 189 (40%) of these will be first homes and affordable homes, which will be offered for social or affordable rent. A range of tenures are also proposed including shared ownership, rent and ownership. Additionally, 14 of the new homes (2.97%) will be self or custom-build homes and will be delivered in the outline phases of the Proposed Development.</p> <p>Housing mix for the outline residential elements of the Proposed Development is anticipated to range from 1 bed apartments to 5 bed houses. The exact mix for the outline residential properties will be determined at Reserved Matters Stage. Housing mix for the 167 homes to be secured in detail is outlined below:</p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Market Sale</th> <th colspan="4">Affordable</th> </tr> <tr> <th>Social Rent</th> <th>Affordable Rent</th> <th>Shared Ownership</th> <th>First Homes</th> </tr> </thead> <tbody> <tr> <td>1-bed (2-person) Flat</td> <td>-</td> <td>7</td> <td>15</td> <td>-</td> <td>17</td> </tr> <tr> <td>2-bed (2-person) Flat</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>2-bed (3-person) Flat</td> <td>1</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>2-bed (4-person) Flat</td> <td>8</td> <td>5</td> <td>4</td> <td>-</td> <td>-</td> </tr> </tbody> </table>		Market Sale	Affordable				Social Rent	Affordable Rent	Shared Ownership	First Homes	1-bed (2-person) Flat	-	7	15	-	17	2-bed (2-person) Flat	-	-	-	-	-	2-bed (3-person) Flat	1	-	-	-	-	2-bed (4-person) Flat	8	5	4	-	-	Positive	None
	Market Sale	Affordable																																					
		Social Rent	Affordable Rent	Shared Ownership	First Homes																																		
1-bed (2-person) Flat	-	7	15	-	17																																		
2-bed (2-person) Flat	-	-	-	-	-																																		
2-bed (3-person) Flat	1	-	-	-	-																																		
2-bed (4-person) Flat	8	5	4	-	-																																		



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Housing Design and Affordability											
Q	Criteria	Yes / No / N/A	Comment						Impact	Mitigation Proposed	
			2-bed (4-person) House	3	6	-	6	-			
			3-bed (5-person) House	38	2	-	3	-			
			3-bed (6-person) House	3	-	-	-	-			
			4-bed (5-person) House	21	-	1	1	-			
			4-bed (6-person) House	5	-	-	-	-			
			4-bed (7-person) House	3	-	-	-	-			
			5-bed (7-person) House	3	-	-	-	-			
			5-bed (8-person) House	15	-	-	-	-			
			TOTAL	100	20	20	10	17			
					67						
					167						
			<p>There is currently no adopted legislation outlining policy requirements for tenure and affordability mix. However, it is regarded that the above mix provides a wide range of housing options to meet the requirements of the local area. For example, as discussed in the baseline section of this HIA, there is a higher percentage of school age children in the LSA, indicating a higher rate of families. As such, the Proposed Development includes extensive provision for family homes.</p> <p>The Building Regulations 2010 (HM Government, 2010) Requirement M4(3) sets that new developments are to make “<i>reasonable provision either at completion or at the point following the completion, for wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants.</i>”</p> <p>The Proposed Development includes a number of homes designed to M4(3) standards, ensuring high accessibility for wheelchair users. This comprises five market dwellings built to M4(3)(a) and seven affordable</p>								



Housing Design and Affordability					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
			<p>dwellings to M4(3)(b), in line with policy requirements. These homes feature step-free access, generous circulation space, and bathrooms suitable for wheelchair turning, contributing to an inclusive and sustainable community.</p>		
6	Does the proposal contain homes that are highly energy efficient (e.g., a high SAP rating)?	Yes	<p>The <i>Climate Change and Energy Statement</i> (AES Sustainability Consultants, 2025) confirms that the Oakland Blossom portion of the Proposed Development will meet and exceed Part L 2021 energy efficiency standards. Key measures include:</p> <ul style="list-style-type: none"> • Residential Apartments: Fully electric units with space heating via electric panel heaters and hot water supplied by hot water heat pumps (HWHP). • Commercial Spaces: Heating and cooling provided by air source heat pumps (ASHP). • Renewables: Solar PV installed on suitable roof areas, with renewable energy maximised where feasible. • At Oakland College, the CPWP sustainable Design and Energy strategy states that on this portion of the site a whole-life sustainability approach has been adopted. A centralised energy centre will provide low-carbon heating to new and refurbished buildings, supporting long-term decarbonisation and improved carbon performance. <p>Overall, the proposed measures across both areas of the Site align with local and neighbourhood plan policies and exceed regulatory energy standards.</p>	Positive	None

6.3 Access to Health and Social Care Services and Other Social Infrastructure

6.3.1 Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Encouraging the use of local services is influenced by accessibility, in terms of transport and access into a building, and the range and quality of services offered. Access to good quality health and social care, education (primary, secondary and post-19) and community facilities has a direct



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positive effect on human health. Opportunities for the community to participate in the planning of these services has the potential to impact positively on mental health and wellbeing and can lead to greater community cohesion.

6.3.2 As outlined in the HUDU HIA Matrix, developments that prioritise access to health and social care services and other social infrastructure contribute to healthier, more cohesive communities. By encouraging proactive self-care and supporting lifelong learning and workforce development, planners can contribute to improved health outcomes and enhanced quality of life for all residents.

- The groups likely to be impacted by this determinant:
- Construction workforce
- Neighbouring residents;
- Children and young people
- Older people
- General adult population
- People on low income;
- People with long term health conditions
- People with mental health conditions
- People with physical, sensory or learning disabilities/difficulties
- Future users of the Site
- People in key settings: workplaces/schools/hospitals/ care homes/ prisons

Table 6.2: Access to Health and Social Care Services and Other Social Infrastructure



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Access to Health and Social Care Services and Other Social Infrastructure					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
7	Does the proposal retain or re-provide existing social infrastructure?	Yes	<p>The Proposed Development will include the following provisions with respect to this determinant:</p> <ul style="list-style-type: none"> • 70 extra care homes for elderly residents (aged 65 years old and above); • One four bed children's homes (likely to include sleeping space for staff); • A local centre which will provide a range of flexible uses and community spaces; • Land dedicated to a future primary school; and • The renovation of existing Oaklands College buildings which will include creating of space for a High Needs Center. <p>The above provisions provide various health and wellbeing benefits to future residents of the Site as well as the existing community. For example, it is proposed that a mixture of age groups will occupy the Proposed Development, from young families to older people which will promote social cohesion. There will be opportunities for play and physical activity through the provision of new public open space, including play areas, formal sports pitches and facilities.</p>	Positive	None
8	Does the proposal assess the impact on health and social care services and have local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes	<p>As outlined in Table 5.3, there are nine GP surgeries accepting new patients which include the Site in their catchment area. One of the GP practices is operating with capacity when benchmarked against the HUDU standard with collective capacity to accommodate a further 2,393 patients. The Socio-Economic Statement estimates that the Proposed Development will result in demand for an additional 1,278 GP places.</p> <p>It is acknowledged that the HUDU benchmark is a simplistic measure, and further engagement will be required with the ICB to determine if there is sufficient clinical floorspace within the listed facilities to accommodate the population increase. It is noted that mitigation may be required in the form of a S106 contribution to enable local health care provision to absorb the future impact of the future development. The level of this contribution should be determined via further engagement with the NHS ICB.</p>	Neutral	Further engagement with the ICB to determine contribution



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Access to Health and Social Care Services and Other Social Infrastructure					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
9	Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	The Proposed Development does not include the provision of a healthcare facility. See Q8 for further discussion of impact on local healthcare capacity.	Neutral	None
10	Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g., primary, secondary and post 19 education needs and community facilities?	Yes	<p>The Proposed Development includes the renovation and construction of educational buildings associated with Oaklands College campus. Construction of new education facilities will occur in the following areas:</p> <ul style="list-style-type: none"> • Creative Gateway; • Animal Management; • High Needs Center; • Propellor Stage Studio; and • Refectory and kitchen. <p>In addition to these educational centres within Oaklands College campus, the Proposed Development will include land provision for a 2FE primary school in the Oaklands Blossom portion of the Site which HCC can deliver.</p> <p>Excluding Oaklands College, there are numerous schools within close proximity of the Site, including Mount Carmel Kindergarten, Oakwood Primary School, Beaumont School (secondary school) and St John Fisher Primary School. The Education Assessment report (EFM, September 2025) identifies current capacity within surrounding schools and projects that this is likely to fall in coming years. However, this report also identifies that this trajectory may be reversed if there is considerable growth in the surrounding area. The report concludes that consultation with HCC on the need for secondary, early years and SEND development mitigation is ongoing and will be determined following agreement between the Applicant and HCC.</p>	Positive	Consultation with HCC on the need for secondary, early years and SEND development mitigation is ongoing.



Access to Health and Social Care Services and Other Social Infrastructure					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
11	Does the proposal explore opportunities for shared community use and co-location of services?	Yes	The Proposed Development will include a local centre within the Oaklands Blossom portion of the Site. This will provide a flexible range of uses including up to 578 sqm of commercial floorspace (Use Classes E(a to f)) and approximately 100 sqm of community floorspaces (Use Class F). The local centre along with the extra care home will be positioned within Civic Square. As outlined in the DAS (DLA Architecture <i>et al.</i> , 2025) this area is designed as the focal point for community life, creating an accessible space for recreation and cultural activities for all members of the local community. Additionally, the Proposed Development will provide additional open space provision in both Oaklands College and Oaklands Blossom portions of the Site and extensive additional sport pitches and facilities within the Oaklands College campus. Further spaces for communal activities within Oaklands College campus include designated space for markets, exhibitions and fairs centrally located within the college campus. These flexible communal spaces can positively impact community resilience providing places for interaction and fostering a community identity.	Positive	None

6.4 Access to Open Space and Nature

- 6.4.1 Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health. Open/green spaces provide venues for social interaction which can foster community ties and social support. Additionally, the provision of parks and open spaces can offer the space for recreational activities that can enhance social wellbeing.
- 6.4.2 The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour; a growing number of children and young people are missing out on regular exercise, and an increasing number of children and young people are being diagnosed as obese. Access to play spaces, community or sport facilities such as sport pitches can encourage physical activity. There is a strong correlation between the quality of open space and the frequency of use for physical activity, social interaction or relaxation.



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6.4.3 Aligned with the HUDU HIA Matrix, developments that prioritise access to open space and nature ensures inclusivity for all users while supporting active lifestyles and recreation. Integrating these spaces within developments can promote healthier living environments and enhance the overall quality of life for residents.

The groups likely to be impacted by this determinant:

- Neighbouring residents;
- Children and young people
- Older people
- General adult population
- People with long term health conditions
- People with mental health conditions
- Future users of the Site
- Pedestrians and cyclists;

Table 6.3: Access to Open Space and Nature

Access to Open Space and Nature					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
12	Does the proposal retain and enhance existing open and natural spaces?	Yes	<p>The Proposed Development will provide a variety of accessible and public open spaces and recreation areas to meet the needs of the local community whilst encouraging social activity.</p> <p>In relation to natural spaces, the retention of existing tree belts and hedgerows has been treated as a priority throughout the design process. These will be retained where possible and extensive additional planting will feature throughout the Proposed Development including in the creation of</p>	Positive	None



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Access to Open Space and Nature																	
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed												
			<p>landscape buffers. Further natural environments will be enhanced with the implementation of permanently wet SuDS which will create new habitat environments. The Proposed Development will achieve over 10% Biodiversity Net Gain (BNG).</p> <p>The Proposed Development will include 66,283 sqm of open space provision throughout the Oaklands Blossom and Oakland College areas of the Site. Within the Oaklands College portion of the Site, open space provision includes the College Square and Sensory Garden which will provide green space and rest areas. Similarly, the Central Open Space and Sandpit Lane Open Space in the Oaklands Blossom element of the Proposed Development will provide biodiverse accessible open spaces for the local community and residents to enjoy. For example, the Sandpit Lane Open Space will feature a sensory planting area and bridges over SuDS to encourage engagement with the natural environment.</p>														
13	In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	<p>As stated above in Q12, the Proposed Development will include new and enhanced open and natural space. The scheme seeks to achieve accessible natural green spaces interconnected by new footpaths and cycle routes. Green buffers will be provided throughout the Proposed Development to shelter direct views of built infrastructure, separate the Proposed Development from nearby residential developments and provide protection to existing green spaces (including Oaklands Wood CWS).</p> <p>The total provision for open spaces is outlined below:</p> <table border="1"> <thead> <tr> <th>Open Space Type</th> <th>Provision (sqm)</th> </tr> </thead> <tbody> <tr> <td>Parks and Gardens</td> <td>8,353</td> </tr> <tr> <td>Natural and Semi-natural Greenspace</td> <td>39,324</td> </tr> <tr> <td>Amenity Greenspace</td> <td>17,692</td> </tr> <tr> <td>Provision for Children and Young People</td> <td>744</td> </tr> <tr> <td>LAP (Local Area of Play)</td> <td></td> </tr> </tbody> </table>	Open Space Type	Provision (sqm)	Parks and Gardens	8,353	Natural and Semi-natural Greenspace	39,324	Amenity Greenspace	17,692	Provision for Children and Young People	744	LAP (Local Area of Play)		Positive	None
Open Space Type	Provision (sqm)																
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Access to Open Space and Nature						
Q	Criteria	Yes / No / N/A	Comment		Impact	Mitigation Proposed
			LEAP (Local Equipped Area of Play)			
			NEAP (Neighbourhood Equipped Area of Play)			
			Allotments	170		
			The above provision does not include the extensive outdoor sports facilities to be provided throughout the eastern portion of the Oaklands College campus.			
14	Does the proposal provide a range of play spaces for children and young people?	Yes	<p>A complementary arrangement of play spaces and play opportunities will be distributed across the Site, to meet local open space and play standards. This will include the above (Q13) outlined provision of 774 sqm of formal equipped play spaces.</p> <p>Additionally, informal 'landscaped' areas based on natural play principles will feature within the Proposed Development. The combination of these and numerous play opportunities throughout the Site will offer a variety of play experiences for children of different ages.</p>		Positive	None
15	Does the proposal provide links between open and natural spaces and the public realm?	Yes	<p>The design of the Proposed Development has incorporated well-designed development principles.</p> <p>As mentioned above, the Proposed Development will create buffer zones to existing woodland areas and vegetation to mitigate any potential impacts from the Proposed Development and to provide pedestrians with a natural and scenic route for movement throughout the Site.</p> <p>The Proposed Development will include dedicated pedestrian links within the Site to facilitate seamless access between the Oaklands Blossom and Oaklands College portions of the Site. Additionally, pedestrian links to the surrounding area will be provided such as direct links between Oaklands Blossom and Oaklands Grange residential development to provide social cohesion and access for surrounding residents to the green open spaces offered within the Proposed Development.</p>		Positive	None



Access to Open Space and Nature					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
16	Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The open and natural spaces will be accessible to both existing and future residents and students through various accesses and pedestrian/cycle routes within the Proposed Development. As stated in Q13, the Proposed Development seeks to achieve accessible natural green spaces interconnected by new footpaths and cycle routes. The open and natural spaces aim to be accessible to all by providing rest spaces, clear wayfinding and wheelchair friendly paths and surfaces	Positive	None
17	Does the proposal set out how new open space will be managed and maintained?	Yes	As discussed in the DAS (DLA Architecture <i>et al.</i> , 2025) the Proposed Development's open space will be managed and maintained by a Landscape Management Plan.	Positive	None

6.5 Air Quality, Noise and Neighbourhood Amenity

6.5.1 The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to incidence of chronic lung disease and heart conditions and asthma levels of among children and young people and the elderly. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects.

6.5.2 Aligned with the HUDU HIA Matrix, developments that incorporate good design to enhance air quality and lessen noise impacts, can enhance the liveability and attractiveness of a place, contributing to a higher level of health and wellbeing of residents.

6.5.3 The groups likely to be impacted by this determinant:

- Future residents;
- People with or at risk of pre-existing health conditions.
- Neighbouring residents;



Table 6.4: Air Quality, Noise and Neighbourhood Amenity

Air Quality, Noise and Neighbourhood Amenity					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
18	Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	<p>Air Quality: An Air Quality Assessment has been undertaken to support the planning application. This concludes that provided effective mitigation is implemented, such as a Dust Management Plan (DMP), residual effects from dust and PM₁₀ emissions during the construction phase would be 'not significant'.</p> <p>Noise and Vibration: Additionally, a Noise Risk Assessment and Acoustic Design Statement has been undertaken. While this does not explicitly outline construction impacts, it is expected that significant noise impacts can be mitigated through the implementation of a Construction Environmental Management Plan (CEMP).</p>	Neutral	Noise and vibration effects to be mitigated through implementation of a CEMP
19	Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	The Air Quality Assessment states that vehicle movements generated during the operation of the Proposed Development will give rise to NO ₂ , PM ₁₀ and PM _{2.5} emissions which will have potential impacts to worsen air quality within the area. Unmitigated effects of the Proposed Development are outlined in the Air Quality Assessment are anticipated to be not significant and well below the annual mean thresholds. Despite the emissions of the Proposed Development not being expected to exceed the relevant thresholds, mitigation will be implemented. Mitigation will include but not limited to: zero emissions and low emission technologies, strategic locating of sensitive receptors away from pollutant exposure and a Framework Travel Plan to encourage the use of more sustainable modes of transport.	Positive	None
20	Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	The Noise Risk Assessment and Acoustic Design Statement outlines Sandpit Lane to the north of the Site as the main source of noise pollution at the Site. The potential impacts from the highway to residents of the Proposed Development has been mitigated through the careful design of	Positive	None



Air Quality, Noise and Neighbourhood Amenity					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
			the Proposed Development as outlined in the DAS (DLA Architecture <i>et al.</i> , 2025)		

6.6 Accessibility and Active Travel

6.6.1 Accessibility and active travel play a crucial role in fostering healthier communities. Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and spaces that are easily accessible and safe also encourage all groups, including older people and people with a disability, to use them. By prioritising walking, cycling, and public transport over private vehicle use, developments can reduce air pollution, encourage physical activity, and mitigate the risks of chronic illnesses like obesity and diabetes and improve mental health.

6.6.2 These principles, emphasised in the HUDU HIA Matrix, contribute to equitable access to services while promoting inclusivity. By embedding accessibility and active travel into planning, developments can improve physical and mental health outcomes while creating vibrant, adaptable spaces that align with climate and sustainability goals. This approach forms a foundation for healthier lifestyles and long-term community wellbeing.

6.6.3 The groups likely to be impacted by this determinant:

- Neighbouring residents;
- Children and young people
- Older people
- General adult population
- People on low income;
- People with long term health conditions
- People with physical, sensory or learning disabilities/difficulties



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- Future users of the Site
- Pedestrians and cyclists;

Table 6.5: Accessibility and Active Travel

Accessibility and Active Travel					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
21	Does the proposal address the ten Healthy Streets indicators?	Yes	<p>The Proposed Development addresses the Healthy Streets⁴³ indicators in the following ways:</p> <p>Pedestrian from all walks of life: The Proposed Development will follow the movement hierarchy, as set out within the Transport Assessment, which places walking as the priority. The Proposed Development contains a range of new and existing footpaths and shared surfaces, including retained, enhanced and new pedestrian links. The provision of attractive, enhanced links to the surrounding areas provides residents with options to walk both on and off site.</p> <p>Clean Air: As detailed in the Air Quality Assessment, the Proposed Development is unlikely to lead to a significant effect to air quality in relation to vehicle movements during the construction and operational phase.</p> <p>Easy to cross: The Site will include a provision of a series of pedestrian and cyclist connections to maximise permeability, including at least three pedestrian/cycle crossing points to be provided on Sandpit Lane between House Lane and Marshalswick Lane and additional toucan crossings across Hatfield Road to the east of South Drive to provide new cycle crossing.</p>	Positive	None

⁴³ Transport for London (2017). Guide to the Healthy Streets Indicators.



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Accessibility and Active Travel					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
			<p>People feel safe: As discussed in the Transport Assessment the proposed internal layout has been designed in accordance with the Place and Movement Planning and Design Guidance for Hertfordshire (PMPDG). New pedestrian and cycle routes into and throughout the development site will be prioritised, enhancing safety and accessibility to and from the site for pedestrians and cyclists.</p> <p>Things to do and see: The Proposed Development will include a local centre, sports pitches, public open space and allotments which will provide residents and the local community with areas to use.</p> <p>Places to stop and rest: The Proposed Development will include new and enhanced open and natural spaces, which are expected to offer opportunities for rest and relaxation through the provision of accessible, well-designed areas for sitting, gathering, and enjoying the natural environment.</p> <p>People feel relaxed: The Proposed Development will include a local centre, sports pitches, public open space and allotments which will provide residents and the local community with areas to relax.</p> <p>People choose to walk and cycle: The Proposed Development facilitates walking and cycling as detailed in Q22 and Q23 below. A Framework Travel Plan has also been submitted separately for the Proposed Development to encourage residents to use sustainable modes of travel.</p> <p>Shade and shelter: A variety of green infrastructure will be present within the Proposed Development and can reduce overheating through providing a shading and cooling effect. Trees provide shade giving relief from heat and vegetation undergoes evapotranspiration which helps to cool surrounding air.</p>		



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Accessibility and Active Travel					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
			<p>Not too noisy: The Noise Risk Assessment and Acoustic Design Statement concludes that with the implementation of effective design, the sound levels of the Proposed Development will not have adverse impact on the noise environment of the Proposed Development.</p>		
22	Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes	The Site will contain pedestrian links throughout which will improve the connectivity and permeability of the Site to residents and the surrounding community, such as the proposed connections to the Oaklands Grange residential development. In terms of layout and design within the Site, a network of high-quality pedestrian routes will offer direct, safe, and convenient access around and through the Site on foot. Additionally, the on-site primary school and local centre will ensure that younger residents develop sustainable travel behaviour for daily travel.	Positive	None
23	Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes	<p>The Site will contain cycle links throughout which will improve the connectivity and permeability of the Site to residents and the surrounding community, such as the proposed connections to the Oaklands Grange development. In terms of layout and design within the site, a network of high-quality cycle routes will offer direct, safe, and convenient access around and through the site by cycling. Measures to encourage cycling include:</p> <ul style="list-style-type: none"> • Creation and implementation of cycle specific routes to allow for safe cycling within the Site; • Improvements to the existing access route to Alban Way via Colney Heath Lane and Hill End Lane are proposed to provide a safe and direct route to this key cycle route; • New street signs will be provided at key interchanges along with on-route cycle markings to direct cyclists to the Alban Way route and to/from the Site and onward connections; and • Extensive cycle parking provision including 5% of spaces for adapted bicycles. 	Positive	None
24	Does the proposal connect public realm and internal	Yes	To facilitate active travel and to enable residents and visitors to make direct journeys to the Site, a number of active travel connections are proposed as	Positive	None



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Accessibility and Active Travel					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
	routes to local and strategic cycle and walking networks?		part of the Proposed Development. The proposed new vehicle access will be provided with pedestrian and cycle provisions on either side of the carriageway, connecting to the existing network on Sandpit Lane. Additional non-vehicular access points will be provided to the neighbouring Oakland Grange development. The Proposed Development will be well positioned to reach key amenities within St Albans from sustainable modes of transport.		
25	Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	As discussed in the Transport Assessment, the Proposed Development will implement numerous traffic calming measures at the key highways and relevant junctions surrounding and within the Site which will aid in the prevention of road injuries. The Transport Assessment additionally concludes that there are currently not any safety issues in the surrounding network of the Site. The Proposed Development, within the Transport Assessment, has also been outlined as having the potential to implement a 30-mph speed limit on Sandpit Lane which would further encourage highway safety.	Positive	30 mph speed limit recommended to be implemented on Sandpit Lane.
26	Is the proposal well connected to public transport, local services and facilities?	Yes	The nearest bus stops to Oaklands Blossom are located on Sandpit Lane, to the west of the roundabout junction with Barnfield Road and the nearest bus stop to Oaklands College are located on Hatfield Road to the east and west of the College access. The Transport Assessment concludes that the Site is well serviced by existing public transport which provides direct routes to local services and facilities. Further, the proposals incorporate a bus improvement scheme for Oaklands Blossom. The residential internal layout has been designed to accommodate bus access for the spine road loop, with the intention for the proposals to accommodate a bus route to/from St Albans City Centre. The proposed bus route within Oaklands Blossom is anticipated to provide a more direct and quicker route to St Albans City Centre and Railway Station, enhancing the opportunities for onward travel via rail services. The proposals also involve improvements to the existing bus stops on Hatfield Road, which serve Oaklands College.	Positive	None



Accessibility and Active Travel					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
27	Does the proposal seek to reduce car use?	Yes	The Proposed Development aims to reduce car use by promoting cycling and walking to improve connectivity, as well as use of public transport with access near the proposed Site. These measures are described further in Q22, Q23 and Q26.	Positive	None
28	Does the proposal allow people with mobility problems or a disability to access building and places?	Yes	As stated in Q1 and Q2 the Proposed Development addresses the housing needs of older people by ensuring that homes will meet M4(2) standards, in line with Local Plan requirements, thereby providing accessible and adaptable housing suitable for a wide range of needs, including older residents. Additionally, the scheme also includes a proportion of dwellings designed to M4(3) standards. These homes will provide high levels of accessibility, ensuring that the development contributes to an inclusive and sustainable community.	Positive	None

Crime Reduction and Community Safety

6.6.4 Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the ‘fear of crime’, both of which impacts on the mental wellbeing of residents. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns.

6.6.5 Aligned with the HUDU HIA Matrix, developments that place emphasis on crime reduction and community safety contribute to the health and wellbeing, particularly mental wellbeing of residents, and will enhance the overall quality of life for residents.

6.6.6 The groups likely to be impacted by this determinant:

- Future residents;
- Neighbouring residents;



Table 6.6: Crime Reduction and Community Safety

Crime Reduction and Community Safety					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
29	Does the proposal incorporate elements to help design out crime?	Yes	<p>As discussed in the DAS (DLA Architecture <i>et al.</i>, 2025) the Proposed Development has been designed with safety and security as a key design driver. Site wide security measures will include the implementation of an effective lighting strategy to maintain light levels and deter criminal and antisocial behaviour.</p> <p>The Oaklands College campus element of the Proposed Development will feature security measures designed to generate a safe environment and protect students/visitors of the educational facilities. While the campus remains open to the public, secure measures will include:</p> <ul style="list-style-type: none"> • Implementation and monitoring of CCTV cameras; • Visibility and passive supervision across the Site through opportunities for informal observation and elimination of hidden non-overlooked areas of public space.; and • Secure buildings and windows. <p>Security measures specific to the Oaklands Blossom portion off the Site include but not limited to the following:</p> <ul style="list-style-type: none"> • Street layout has been designed to ensure clear visibility for motorists at junctions and bends, enhancing pedestrian safety. • LEAP playspace will be safely accessible via clear, legible routes and will be overlooked by nearby homes and the Primary School for natural surveillance. • Rear garden access will be secured with lockable gates. • Housing mix supports varied occupancy patterns, promoting natural surveillance and community engagement. • Cycle storage is provided for each plot, either in garages or sheds in rear gardens. <p>Further detail is provided in the DAS (DLA Architecture <i>et al.</i>, 2025).</p>	Positive	None



Crime Reduction and Community Safety					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
30	Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	The Proposed Development includes the creation of accessible open spaces and thoughtful street design, which help promote natural surveillance and community interaction. These elements contribute to a sense of safety and openness, avoiding the isolation often associated with gated developments. Further, the Oaklands College aspect of the Proposed Development will be entirely open to public access, further removing any potential creation of gated communities. In addition to the open spaces accessible to the public it is likely that the sports facilities and pitches will be utilised for public use and support the wider community's engagement with physical activity.	Positive	None
31	Does the proposal include attractive, multi-use public spaces and buildings?	Yes	The Proposed Development includes the provision of up to 472 residential dwellings, children's home, elderly extra care facility, local centre, sports pitches, educational facilities and associated buildings, land provision for primary school, public open space, community growing space vehicular access, pedestrian and cycle links, landscaping and related infrastructure. The DAS (DLA Architecture <i>et al.</i> , 2025) states that the Proposed Development will deliver high quality homes within a well-considered design that contributes to the immediate and wider context.	Positive	None
32	Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	Engagement and consultation have been carried out with the local community and voluntary sector. The engagement and consultation process is outlined and discussed as part of the Statement of Community Involvement (SCI). The SCI ensure that consultation is proportionate to the scale and impact of the proposals.	Positive	None

6.7 Access to Healthy Food

6.7.1 Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families, older people are the least able to eat well because of lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar. Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviour and improve physical and mental health.



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6.7.2 Aligned with the HUDU HIA Matrix, developments that prioritise access to healthy food will support healthier lifestyles and may help to reduce the prevalence of various diseases including heart disease and obesity. This approach forms a foundation for healthier lifestyles and long-term community wellbeing.

6.7.3 The groups likely to be impacted by this determinant:

- Future residents;
- Neighbouring residents;
- People on low income;
- People with long term health conditions

Table 6.7: Access to Healthy Food

Access to Healthy Food					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
33	Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	Yes	The Proposed Development will include an area for allotment and growing. Additionally, there are various allotments located within St Albans including: Hixberry Lane Allotments, The Camp Allotments and Cunningham Hill Allotments. These areas will facilitate the opportunities to grow local food.	Positive	None
34	Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	The Proposed Development includes a local centre that will provide in up to 578 sqm of flexible commercial floorspace (Use Classes E(a to f)). Although it is unknown at this stage who will occupy the premises, the inclusion of these uses provides an opportunity for smaller affordable shops and social enterprises. Further, as mentioned in Q11, the Oaklands College campus will feature designated space for markets, exhibitions and fairs which will have the capacity to support social enterprises and small businesses.	Positive	None
35	Does the proposal avoid contributing towards an over-	No	Although the Proposed Development includes a potential flexible range of uses, it does not include provision of hot food takeaways which are	Neutral	



Access to Healthy Food					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
	concentration of hot food takeaways in the local area?		classified as sui generis use class ⁴⁴ , or other commercial spaces that would risk contributing to an over-concentration of hot food takeaways in the local area.		It is recommended that further engagement with local stakeholders is pursued to ensure that future uses are aligned with local need.

6.8 Access to Work and Training

6.8.1 Employment and income are key determinants of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Works aids recovery from physical and mental illnesses. Access to training opportunities can lead to higher levels of job security and stable employment reduces stress and anxiety, contributing to better mental health.

6.8.2 Aligned with the HUDU HIA Matrix, developments that prioritise access to work and training opportunities contribute to healthier, more cohesive communities. By supporting lifelong learning and workforce development, planners can help create environments where residents thrive socially, economically and personally.

6.8.3 The groups likely to be impacted by this determinant:

- Future residents.
- Construction workers
- Neighbouring residents;
- Young people

⁴⁴ Public Health (2021) [Addendum: Hot food takeaways use in the new Use Class Order - GOV.UK](#)



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- People on low income;

Table 6.8: Access to Work and Training

Access to Work and Training					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
36	Does the proposal provide access to local employment and training opportunities including temporary construction and permanent 'end-use' jobs?	Yes	<p>According to the Socio-Economic Statement (Stantec, 2025), the construction phase of the proposed development is expected to generate approximately 158 direct construction jobs and support a further 63 indirect jobs. During the operational phase, the development could sustain up to 131 full-time equivalent (FTE) on-site jobs.</p> <p>In line with Policy EMP5 of the emerging St Albans Local Plan, major developments are required to contribute to local employment and skills development. This includes initiatives such as construction training, apprenticeships, and local labour agreements, particularly in sectors where skills shortages have been identified. It is expected that this will be developed post-submission.</p> <p>Improvements to Oaklands College as part of the development will enhance vocational training opportunities, supporting employability and skills development for pupils. However, there is also potential to provide additional support for individuals entering trade professions.</p> <p>Therefore, it is recommended that an Employment and Skills Plan (ESP) be developed to maximise local employment, training, and skills development opportunities throughout both the construction and operational phases of the project.</p>	Neutral	Develop and implement an Employment and Skills Plan
37	Does the proposal provide childcare facilities?	Yes	<p>The Proposed Development includes land allocated for a new primary school, providing HCC with the flexibility to assess future demand over the next decade and deliver a school if required.</p> <p>As outlined in the Statement of Community Involvement (Meeting Place, 2025), community feedback highlighted the desire for a new day care nursery to replace Acorns Nursery within the Oaklands College masterplan. In response, the Socio-Economic Statement (Stantec, 2025) confirms</p>	Positive	None



Access to Work and Training					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
			<p>that crèche/day nursery facilities will be incorporated into the Local Centre of the proposed development.</p> <p>Taken together, these provisions are expected to have a positive impact on this determinant, supporting early years education and childcare provision for the local community.</p>		
38	Does the proposal include managed and affordable workspace for local businesses?	N/A	As detailed in Q34, the Proposed Development includes a local centre that will provide up to 578 sqm of flexible commercial floorspace (Use Classes E(a to f)). Although it is unknown at this stage who will occupy the premises, the inclusion of these uses provides an opportunity for shops and social enterprises. In addition, the Oaklands College campus will feature designated space for markets, exhibitions and fairs which will have the capacity to support social enterprises and small businesses.	Positive	None
39	Does the proposal include opportunities for work for local people via local procurement arrangements?	No	As outlined in Q36 it is expected that an Employment and Skills Plan which will include mechanisms to embed local work opportunities will be developed post-submission.	Neutral	Develop and implement an Employment and Skills Plan

6.9 Social Cohesion and Inclusive Design

- 6.9.1 Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion.
- 6.9.2 Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing. Planning proposals should be developed in consultation with differentiated community groups (such as children, young people, residents, families, businesses, faith groups, community organisations). They should be involved in the planning of the project from the beginning and throughout the life cycle of the project.



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6.9.3 These principles, emphasised in the HUDU HIA Matrix, contribute to social cohesion and inclusive design. By embedding these principles into planning, developments can enhance inclusivity amongst all residents and promote the feeling of connectiveness. This approach forms a foundation for healthier lifestyles and long-term community wellbeing.

6.9.4 The groups likely to be impacted by this determinant:

- Future residents;
- Neighbouring residents;
- Children and young people
- Older people
- General adult population
- People with long term health conditions
- People with mental health conditions
- People with physical, sensory or learning disabilities/difficulties
- People in key settings: workplaces/schools/hospitals/ care homes/ prisons
- Pedestrians and cyclists;



Table 6.9: Social Cohesion and Inclusive Design

Social Cohesion and Inclusive Design					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
40	Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes	<p>Multiple rounds of engagement have been undertaken for this project, involving a wide range of activities such as community meetings, newsletters, a dedicated project website, local media coverage, community engagement events, pop-up sessions, and the collection of feedback forms.</p> <p>Key points raised by the community that are relevant to health inequalities are summarised below:</p> <ul style="list-style-type: none"> • Public access through the college grounds must be retained. • There is existing pressure on the local secondary school—concerns were raised about where pupils will go during construction. • Strain on GP and dental services was highlighted. • Feedback on increased housing was mixed: while some supported additional homes, others expressed concern about development in the green belt and the potential pressure on existing community facilities. • Concerns were raised about the impact of more housing on local transport infrastructure, including congestion, parking, road safety, and access routes. • There was support for improved cycling and pedestrian infrastructure. • Additional amenities to support the growing community were welcomed. • Views on the need for a primary school were mixed, with some citing falling birth rates, while others emphasised the lack of secondary school places, particularly for girls. • Requests were made for nursery provision and housing prioritised for key workers, including teachers and NHS staff. <p>In response to concerns raised during community engagement, Oaklands College and Taylor Wimpey have taken the following steps to help address potential health inequalities:</p>	Positive	None



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Social Cohesion and Inclusive Design					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
			<ul style="list-style-type: none"> Traffic and Congestion: Ongoing collaboration with Hertfordshire County Council Highways to identify solutions that minimise traffic impacts. Active Travel: Plans include two new Active Travel Routes through the college grounds to improve connectivity for residents and pupils, alongside a broader focus on pedestrian- and cycle-friendly infrastructure. Public Access: Existing Public Rights of Way (PROW) across the college campus will be retained, ensuring continued public access. Community Cohesion: A new community centre, to be operated by Sandridge Parish Council, will support integration between new and existing residents. Health and Education Services: Taylor Wimpey is working closely with local stakeholders to identify and respond to future needs for healthcare and secondary school provision. <p>For a full breakdown of the feedback received, please refer to the Statement of Community Involvement (Meeting Place, 2025).</p> <p>The above responses show that the Applicant has considered health inequalities associated with wider determinants of health by addressing local needs through community engagement.</p>		
41	Does the proposal connect with existing communities, i.e., layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	<p>The Transport Assessment (Evoke, 2025) concludes that the Proposed Development connects well with existing communities. It prioritises sustainable transport in line with HCC's Transport User Hierarchy, while ensuring safe access for all vehicles.</p> <p>Although in the Statement of Community Involvement (Meeting Place, 2025) community feedback raised concerns about congestion, the assessment found that impacts can be mitigated to an acceptable level under the NPPF's 'severe' test.</p>	Positive	None



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Social Cohesion and Inclusive Design					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
			<p>The layout prioritises active travel, with new pedestrian and cycle routes linking to existing infrastructure. The site is within walking and cycling distance of key services in St Albans and is served by frequent bus services and access to St Albans Railway Station.</p> <p>The Proposed Development incorporate a bus improvement scheme for Oaklands Blossom. The residential internal layout has been designed to accommodate bus access. Additionally, Bus stops will be provided throughout the site to ensure all future end users of the site have access to bus services within a 400m distance, as referred within the 'Bus Services & New Residential Developments' guidance (January 2025). These stops will be provided with seating, shelter and real-time information.</p> <p>Overall, the Proposed Development is considered to have a positive effect on community connectivity.</p>		
42	Does the proposal include a mix of uses and a range of community facilities?	Yes	<p>The Proposed Development includes the provision of up to 472 residential dwellings, children's home, elderly extra care facility, local centre, sports pitches, educational facilities and associated buildings, land provision for primary school, public open space, community growing space vehicular access, pedestrian and cycle links, landscaping and related infrastructure.</p> <p>These new areas will provide new areas of the community to use. As such, the proposed development is expected to have a positive impact on this determinant, enhancing local infrastructure and social cohesion.</p>	Positive	None
43	Does the proposal provide opportunities for the voluntary and community sectors?	N/A	<p>Following public feedback supporting the inclusion of a local centre and a new community facility, the development plans have evolved to incorporate a community centre, which will be operated by Sandridge Parish Council. The Council's vision for community centres is to maintain them as thriving hubs for leisure, creativity, support, advice, and education—places that bring local people together and foster stronger, more connected neighbourhoods.</p>	Positive	None



Social Cohesion and Inclusive Design					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
44	Does the proposal take into account issues and principles of inclusive and age friendly design?	Yes	<p>As outlined above, a 70-unit extra care facility will be included within the Oaklands Blossom portion of the site (to be secured in outline). This facility is designed to meet the housing needs of older individuals requiring minimal care, while supporting their independence. Of the 70 extra care homes (Use Class C2), 28 units (40%) will be designated as affordable housing.</p> <p>As detailed in responses to Q12 and Q14, a complementary arrangement of play spaces and opportunities will be distributed across the site. These will include informal landscaped areas inspired by natural play principles, offering a diverse range of experiences for children of varying ages. The proposed development will also deliver a variety of accessible public open spaces and recreational areas, designed to meet the needs of the local community and encourage social interaction.</p> <p>Therefore, it is assessed that the Proposed Development will have a positive impact with respect to this determinant</p>	Positive	None

6.10 Minimising the Use of Resources

6.10.1 Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution.

6.10.2 These principles, outlined in the HUDU HIA Matrix, ensure an enhanced quality of life for all residents. Lower resource consumption can lead to fewer emissions which can improve local air and water quality. Cleaner environmental promote healthier communities by reducing respiratory and cardiovascular diseases. Reducing the use of resources can also help mitigate climate change which can decrease the frequency and severity of extreme weather events that can cause injuries and health issues.

6.10.3 The groups likely to be impacted by this determinant:

- Future residents;
- Neighbouring residents;



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- Construction workers

Table 6.10: Minimising the Use of Resources

Minimising the Use of Resources					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
45	Does the proposal make best use of existing land?	Yes	<p>As outlined in Question 5, the Proposed Development will deliver up to 472 new homes. While the precise mix of residential units will be determined at a later stage, it is anticipated that the scheme will include a range of housing types, from one-bedroom apartments to five-bedroom houses. Importantly, 40% of these homes will be designated as First Homes and affordable housing, offered at either social or affordable rent levels.</p> <p>As identified in the baseline, the LSA reside in a range of housing types with the four predominant being detached, semi-detached, terraced and In purpose-built block of flats or tenement. Additionally, average house prices in St Albans are significantly higher than the regional average.</p> <p>Considering the above, the development is expected to have a positive impact on housing design and affordability, as it will provide a diverse mix of dwelling sizes and tenures tailored to meet identified local housing needs.</p> <p>As highlighted in the Baseline Assessment, average house prices in St Albans are significantly higher than the regional average. The proposed development will help address this affordability gap by increasing the supply of accessible housing options.</p> <p>Located within the St Albans Green Belt, the development has been carefully designed to minimise its impact on the surrounding landscape, as detailed in the Sustainability and Energy Strategy (CPWP, 2025). Measures include optimising building massing and scale to harmonise with the existing environment, and incorporating native tree planting, hedgerows, and ecological corridors to reinforce the rural character and enhance biodiversity.</p>	Positive	None



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Minimising the Use of Resources					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
			Based on the above, the proposed development will have a positive impact on this determinant.		
46	Does the proposal encourage recycling, including building materials?	Yes	<p>For residential waste, the Sustainability and Energy Strategy (CPWP, 2025) outlines that St Albans District Council provides comprehensive kerbside collection services, including mixed recycling, paper and card, food waste, textiles, small electrical items, garden waste, and general waste. All dwellings within the Proposed Development will be designed to incorporate suitable internal and external spaces for the sorting and storage of waste, aligned with these local collection services.</p> <p>For construction waste, as detailed in both the Sustainability and Energy Strategy (CPWP, 2025) and the Climate Change and Energy Statement (AES Sustainability Consultants, 2025), a Construction Waste Management Plan (CWMP) or Site Waste Management Plan (SWMP) will be implemented to minimise construction waste. This plan will set benchmarks in accordance with industry best practice, aiming to divert materials from landfill wherever possible through reuse, recycling, or return to supplier.</p> <p>As detailed in both the Sustainability and Energy Strategy (CPWP, 2025) and Climate Change and Energy Statement (AES Sustainability Consultants, 2025), to minimise construction waste, a Construction Waste Management Plan/Site Waste Management Plan will be implemented, with benchmarks set according to industry best practice. Wherever possible, materials will be diverted from landfill through reuse, recycling, or return to supplier</p> <p>The Proposed Development will also prioritise construction product efficiency and the selection of materials with low environmental impact</p>	Positive	None



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Minimising the Use of Resources					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
			<p>across the building's lifecycle, wherever feasible. This approach supports the broader sustainability objectives of the project.</p> <p>Therefore, it is assessed that the Proposed Development has a positive impact with respect to this determinant.</p>		
47	Does the proposal incorporate sustainable design and construction techniques?	Yes	<p>Both the Sustainability and Energy Strategy (CPWP, 2025) and the Climate Change and Energy Statement (AES Sustainability Consultants, 2025) outline a range of measures to promote sustainable design and construction practices. These include, but are not limited to:</p> <ul style="list-style-type: none"> • Responsible and sustainable sourcing of resources, materials, products, machinery, and equipment. • Minimisation of waste sent to landfill through reuse and recycling. • Reduction of water consumption via low-flow fixtures and fittings. <p>The Proposed Development will seek to protect and enhance existing green infrastructure wherever possible. As identified in the Ecological Assessment (ECOSA, 2025), where green infrastructure is unavoidably lost, mitigation will be provided through the planting of native tree and</p>	Positive	None



Minimising the Use of Resources					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
			<p>shrub species. Retained areas will be further enhanced with additional planting to support biodiversity and ecological connectivity.</p> <p>Based on the measures outlined above, the Proposed Development is assessed to have a positive impact in relation to this determinant.</p>		

6.11 Climate Change

- 6.11.1 There is a clear link between climate change and health. Climate change exacerbates health inequalities in several ways, disproportionately affecting vulnerable populations, for example, pre-existing health conditions are often more prevalent in disadvantaged communities which makes them more susceptible to the adverse effects of climate change. Local areas should prioritise policies and interventions that ‘reduce both health inequalities and mitigate climate change’ because of the likelihood that people with the poorest health would be hit hardest by the impacts of climate change. Climate change is potentially a significant threat to public health and may widen inequalities in health.
- 6.11.2 Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer contributing to excess winter and summer deaths. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs also have the potential to contribute towards the mental wellbeing of residents.
- 6.11.3 As outlined in the HUDU HIA Matrix, sustainable practices not only support biodiversity and resource efficiency, but also improve living conditions. By prioritising climate change mitigation, developments can address health disparities, enhance resilience to environmental challenges, and create healthier, more equitable spaces for current and future generations.
- 6.11.4 The groups likely to be impacted by this determinant:
- Future residents;



Table 6.11: Climate Change

Climate Change					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
48	Does the proposal incorporate renewable energy?	Yes	<p>The emerging St Albans Local Plan (Policies SP2, CE1, and CE2) and the Sandridge Neighbourhood Plan (Policy D6) require new developments to address the climate emergency through sustainable design and integration of renewable or low-carbon energy solutions.</p> <p>The <i>Climate Change and Energy Statement</i> (AES Sustainability Consultants, 2025) confirms that the Oakland Blossom development will meet and exceed Part L 2021 energy efficiency standards. Key measures include:</p> <ul style="list-style-type: none"> • Residential Apartments: Fully electric units with space heating via electric panel heaters and hot water supplied by hot water heat pumps (HWHP). • Commercial Spaces: Heating and cooling provided by air source heat pumps (ASHP). • Renewables: Solar PV installed on suitable roof areas, with renewable energy maximised where feasible. <p>At Oakland College, the CPWP sustainable Design and Energy Strategy states that on this portion of the site a whole-life sustainability approach has been adopted. A centralised energy centre will provide low-carbon heating to new and refurbished buildings, supporting long-term decarbonisation and improved carbon performance.</p> <p>Overall, the proposed measures across both sites align with local and neighbourhood plan policies and exceed regulatory energy standards. The development is assessed to have a positive impact with regard to climate and energy performance.</p>	Positive	None
49	Does the proposal ensure that building and public	Yes	As detailed in the Climate Change and Energy Statement (AES Sustainability Consultants, 2025), Oakland Blossom will use high-efficiency	Positive	



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Climate Change					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
	spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?		<p>heat pumps across all residential units, with smart controls and insulated pipework to reduce energy waste. Non-residential buildings, including the local centre and children's home, will be heated via air source heat pumps with efficiencies of 450% and 306%.</p> <p>For Oakland College, the Sustainability and Energy Strategy (CPWP, 2025) states this portion of the development will feature buildings with enhanced insulation, low air permeability, and optimised glazing to exceed Part L 2021 standards. Cooling will follow best-practice hierarchy, including natural ventilation, external shading, and high-efficiency mechanical systems with heat recovery and free cooling. Both parts of the site incorporate advanced heating and cooling strategies that exceed regulatory standards and support long-term sustainability. The development is assessed to have a positive impact.</p>		None



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Climate Change					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
50	Does the proposal maintain or enhance biodiversity?	Yes	<p>The Proposed Development is located within the St Albans Green Belt. While Policy SP3 recognises the need for housing in the district, it prioritises the protection of the Green Belt's openness and natural character by preventing inappropriate development.</p> <p>According to the <i>Ecological Impact Assessment</i> (ECOSA, 2025), there will be a loss of grassland—either permanent or temporary—on the southeast and central areas of the site. However, the majority of existing woodland habitats are expected to be retained. To compensate, new planting will use native tree and shrub species, and retained habitats will be enhanced to improve ecological condition and connectivity.</p> <p>A BNG assessment will be undertaken to ensure the development achieves at least a 10% increase in biodiversity units. The site currently supports common breeding birds and has potential habitat for otters, badgers, invertebrates, bats, and hazel dormice. Mitigation measures include installing roosting and nesting features and creating new planting areas to support breeding and foraging. These will be tailored to benefit key species identified in the assessment.</p> <p>Wildlife surveys are ongoing to confirm the presence of protected species such as roosting bats, dormice, breeding birds, and reptiles. Further mitigation will be developed based on these findings. Importantly, the implementation of a Construction Environmental Management Plan (CEMP) will ensure that no designated habitats or qualifying features are adversely affected.</p> <p>With the proposed mitigation and enhancement measures, the development is expected to have a positive ecological impact.</p>	Positive	None
51	Does the proposal incorporate sustainable urban drainage techniques?	Yes	<p>According to the Flood Risk Assessment and Drainage Strategy (JNP Group Consulting Engineers, 2025), the proposed development is at very low risk of flooding, even when accounting for future climate change. Areas</p>	Positive	None



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Climate Change					
Q	Criteria	Yes / No / N/A	Comment	Impact	Mitigation Proposed
			<p>with low, medium, or high surface water flood risk are limited to three overland flow paths running west to east adjacent/through the site.</p> <p>Groundwater flood risk is also low across most of the site, with slightly higher risk confined to the northern boundary, near the chalk stream and dry valley along House Lane and Oaklands Lane.</p> <p>A surface water drainage strategy has been designed to ensure no flooding occurs anywhere on-site during events up to 1.0% Annual Exceedance Probability (AEP) plus climate change allowance.</p> <p>With these measures in place, the development is expected to have a positive impact in relation to flood risk and drainage.</p>		



7 Summary and Conclusions

- 7.1.1 This HIA has reviewed the Proposed Development to identify potential health impacts, demonstrate how health considerations have been incorporated into the proposals, and to identify opportunities for securing measures that could bring health and wellbeing enhancements in the future delivery of development.
- 7.1.2 The method and scope of the HIA has been tailored to be proportionate to the scale and nature of the Proposed Development. The assessment makes use of the matrix of the HUDU tool to identify health impacts. The completed matrix also cross references other documents submitted with the planning application that are relevant to the HIA, and that contain greater detail on technical assessment and/or proposed mitigation.
- 7.1.3 The baseline conditions relevant to the Proposed Development can be summarised as follows:
- **Population:** The LSA has a resident population of 29,240 with a larger working population that is older than the regional and national averages
 - **Deprivation:** The LSA experiences lower levels of deprivation compared to county, regional, and national averages. Among the MSOAs comprising the LSA, St Albans 013 is the least deprived, with 64.4% of households reporting no dimensions of deprivation. In contrast, Welwyn Hatfield 010 aligns more closely with wider averages and shows slightly higher levels of deprivation.
 - **Health Profile:** Residents in the LSA generally enjoy good physical and mental health, with higher life expectancy, lower morbidity, fewer Year 6 children classified as obese, and a notably lower adult smoking rate than district and national averages. However, hospital admissions for alcohol-related conditions in St Albans are slightly above the national average.
 - **Transport and Travel:** The site is well-connected, with multiple bus stops nearby and within walking distance of local amenities, including two churches. Several Public Rights of Way (PRoWs) are present within and around the site, enhancing accessibility and opportunities for active travel.
 - **Education and Healthcare Capacity:** Nine GP surgeries include the site within their catchment areas, but only two are currently under capacity and accepting new

patients. In addition to Oaklands College, there are several schools located close to the site.

- **Housing:** The LSA features a mix of housing types, predominantly semi-detached, followed by detached, terraced, and purpose-built flats. Home ownership rates are slightly higher than district and national averages, while social renting is slightly lower.
- **Economic Profile:** The study area has a higher proportion of economically active and employed residents compared to both district and national averages.

7.1.4 As shown in **Section 6**, the Proposed Development is considered to have an overall positive or neutral effect in relation to wider determinants of health, with the majority of effects being assessed as positive. There were six neutral effects and no negative effects identified.

Positive Effects

7.1.5 The majority of health determinants assessed were found to have positive impacts, including:

- The provision of an extra care facility will help meet the housing needs of older people by supporting independent living. It blends the autonomy of private accommodation with access to on-site care and support services. 70% of the units will be affordable, ensuring inclusive access for those in need.
- The Proposed Development will deliver a range of new family homes, offering diverse housing types and tenures. This will help create a mixed, balanced, and vibrant community that meets the needs of different household sizes and income levels.
- Climate-responsive design features have been incorporated into the Proposed Development, including hot water heat pumps, air source heat pumps, solar PV panels, and a centralised energy centre. These elements will provide renewable and low-carbon energy. Additional measures such as shading, natural ventilation, and strategic landscaping will ensure year-round comfort and energy efficiency.
- A local centre is included in the proposed development, offering a range of flexible uses and community spaces. These communal areas are designed to enhance community resilience, foster social interaction, and help build a strong sense of identity among residents.
- The Proposed Development will provide a variety of accessible public open spaces and recreational areas, designed to meet the needs of the local community and encourage social activity and wellbeing.
- Active transport routes will be expanded and enhanced, alongside improvements to the public transport network, offering better connectivity for both existing and future residents.
- The design and construction of the development will be managed to minimise waste, ensuring that only necessary materials are sent to landfill.

- Where green infrastructure is unavoidably lost, mitigation will be provided through the planting of native trees and shrubs. Retained areas will be further enhanced to support biodiversity and ecological connectivity.
- Existing habitats will be retained and improved, with additional planting and ecological enhancements to strengthen their condition and connectivity across the site.

Neutral Effects

7.1.6 Several determinants were assessed as neutral, often due to the outline nature of the application or absence of direct provision:

- While the HUDU benchmark suggests that there is sufficient healthcare provision to support incoming residents, this tool offers a simplistic assessment and does not reflect the concerns raised through community engagement. The actual capacity of health and social care services to accommodate population growth requires a more nuanced and locally informed evaluation.
- A Noise Risk Assessment and Acoustic Design Statement has been completed; however, it does not explicitly address the potential impacts during the construction phase. It is anticipated that significant noise disturbances can be effectively mitigated through the implementation of a robust Construction Environmental Management Plan (CEMP).
- The Proposed Development includes a mix of uses, which are unlikely to contribute to an over-concentration of hot food takeaways in the area but the exact uses have yet to be determined. Further engagement with local stakeholders and the community is recommended to ensure that these future uses respond to local need.
- The Proposed Development does not at this stage identify specific opportunities to support local employment through local procurement, supply chain arrangements and training. The development of an Employment and Skills Plan is expected to align with local policy.

7.1.7 Mitigations Recommended

Table 7.1 Mitigation

Theme	Impact	Mitigation
Access to Health and Social Care Services and Other Social Infrastructure	Neutral	Further engagement with the ICB to determine contribution.
Access to Health and Social Care Services and Other Social Infrastructure	Positive	Consultation with HCC on the need for secondary, early years and SEND development mitigation is ongoing.
Air Quality, Noise and Neighbourhood Amenity	Neutral	Noise and vibration effects to be mitigated through implementation of a CEMP

Accessibility and Active Travel	Positive	30 mph speed limit recommended to be implemented on Sandpit Lane.
Access to Healthy Food	Neutral	It is recommended that further engagement with local stakeholders is pursued to ensure that future uses are aligned with local need.
Access to Work and Training	Negative	Develop and implement an Employment and Skills Plan
Social Cohesion and Inclusive Design	Positive	Consultation with HCC on the need for secondary, early years and SEND development mitigation is ongoing.

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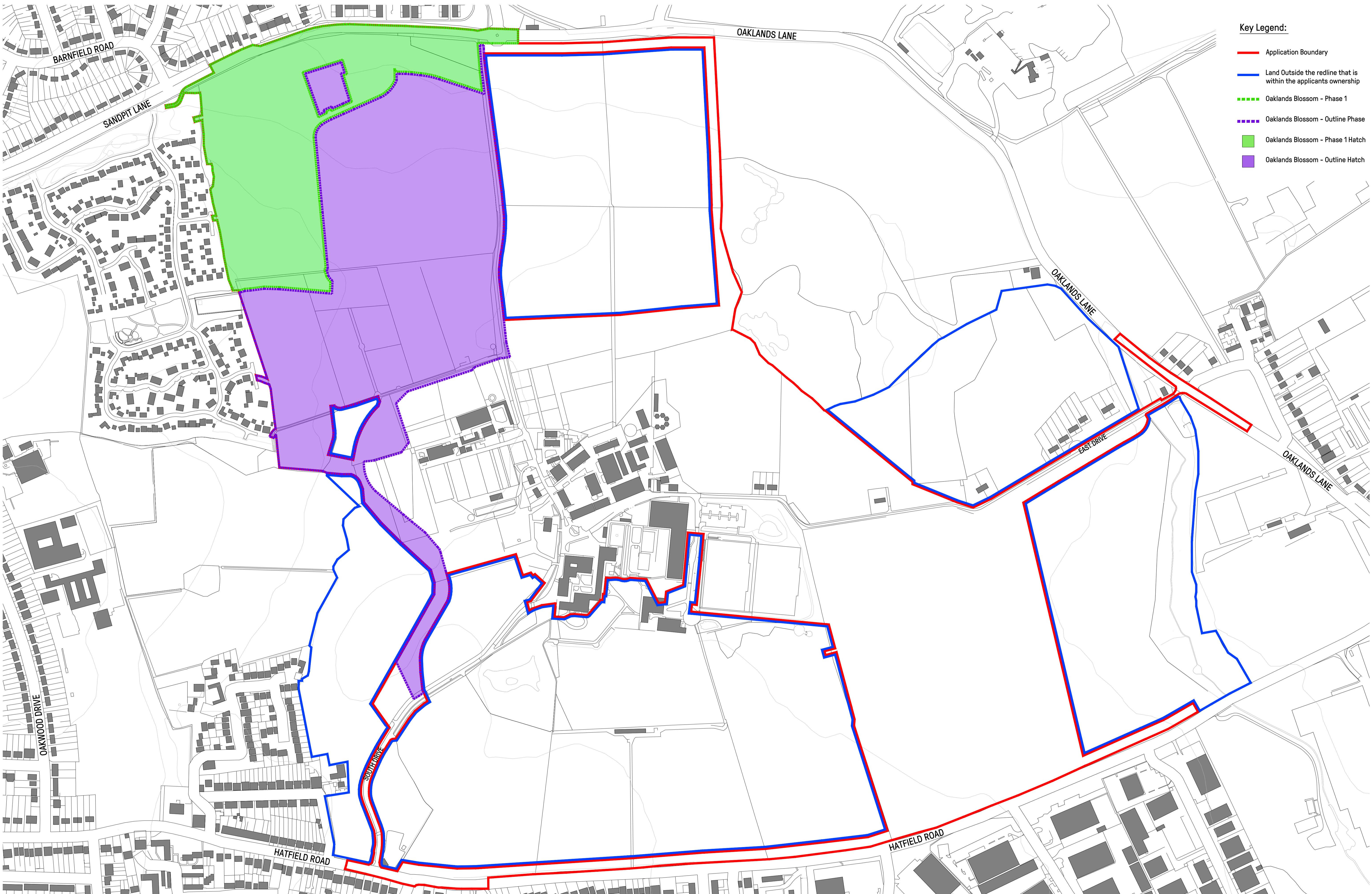
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Appendix A Site Location Plan

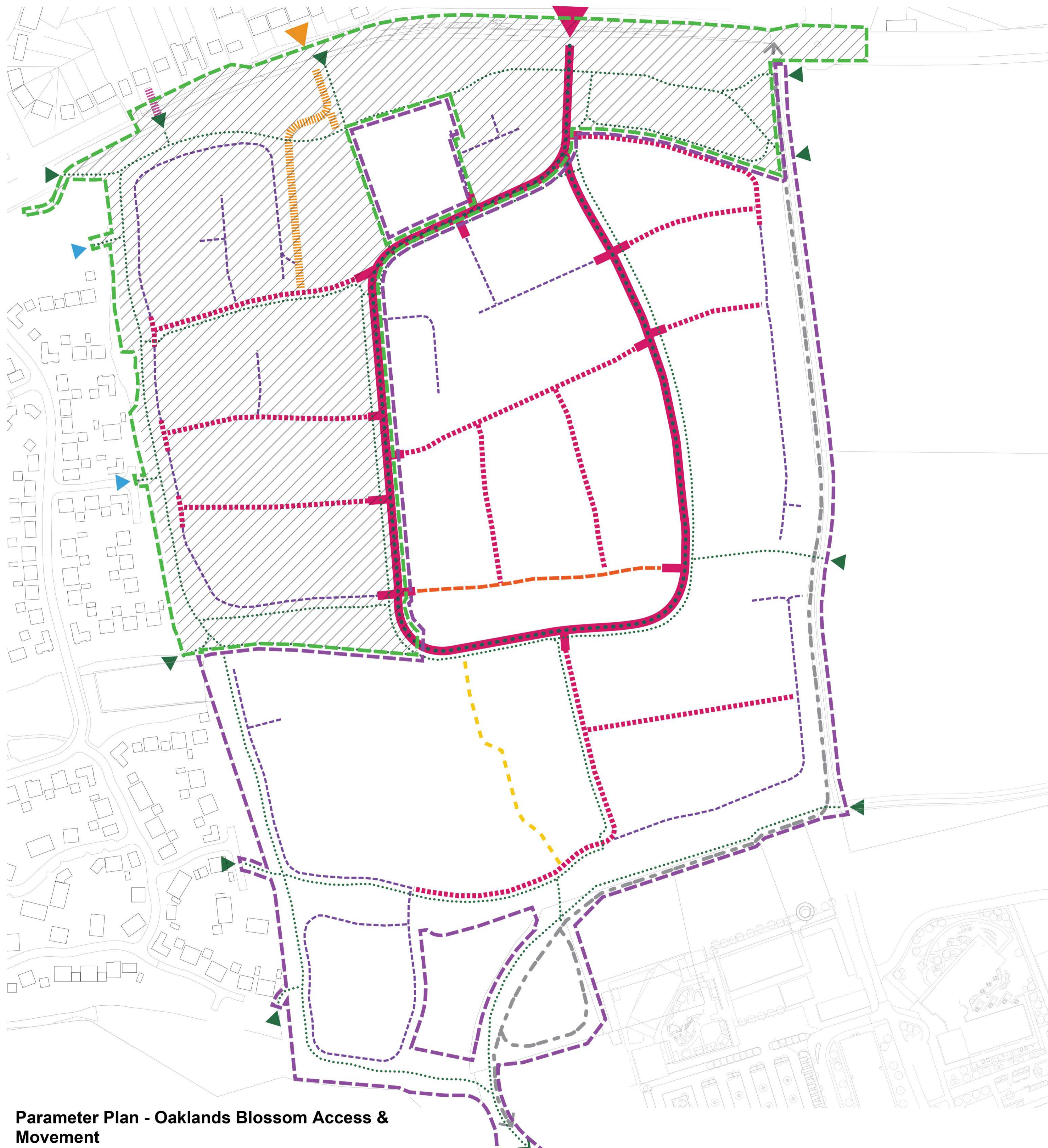


- Key Legend:**
- Application Boundary
 - Land Outside the redline that is within the applicants ownership
 - Oaklands Blossom - Phase 1
 - Oaklands Blossom - Outline Phase
 - ▨ Oaklands Blossom - Phase 1 Hatch
 - ▨ Oaklands Blossom - Outline Hatch

<p>Notes</p> <ul style="list-style-type: none"> - Copyright in this drawing remains the property of BM3 Architecture Limited. - Contractors and consultants are to advise BM3 Architecture Limited of any discrepancies. 	<p>Revision</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">A -</td> <td style="width: 85%;">Sheet format and title updated to reflect updates made to outline phase boundary and their location against the overall application.</td> </tr> </table>	A -	Sheet format and title updated to reflect updates made to outline phase boundary and their location against the overall application.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Date</td> <td style="width: 25%;">By</td> <td style="width: 25%;">Chkd</td> <td style="width: 25%;">CDM Notes</td> </tr> <tr> <td>01.10.25</td> <td>MBT</td> <td>JB</td> <td></td> </tr> </table>	Date	By	Chkd	CDM Notes	01.10.25	MBT	JB		<p>Scale</p>		<p>Project</p> <p>OAKLANDS COLLEGE & OAKLANDS BLOSSOM ST. ALBANS</p>	<p>Drawing</p> <p>APPLICATION BOUNDARY ILLUSTRATING THE B4 RESIDENTIAL SITE ONLY SHOWING DETAILED AND OUTLINE APPS.</p>	<p>Client</p> <p>Taylor Wimpey</p>	<p>BM3</p>
A -	Sheet format and title updated to reflect updates made to outline phase boundary and their location against the overall application.																	
Date	By	Chkd	CDM Notes															
01.10.25	MBT	JB																
<p>Scale 1:2500@A1 Dated 09-25 Job No. 72223</p>		<p>Drawing No. D-003 Drawn by MBT Checked JB</p>		<p>Client's Element PLANNING Revision A</p>		<p>London Office Selous House, 5-12 Mandela Street, Camden Town, London, NW1 0DU T. 0203 881 3290 E. design@bm3.co.uk</p>												

Y:\0491\0223 - Sandpit Lane, St Albans\01\WP\02 CAD\13 SITE LOCATION PLAN\0223_A - Site Location Plan.dwg plotted on 01/10/2025 by Monica Tanaka

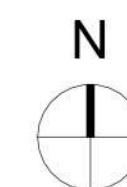
Appendix B Parameter Plans



Key:

- B4 Outline Site
- B4 Detailed Site
- Total Developable Area
- Indicative Primary Vehicular Route
Potential Alignment +/- 10m Variation
- Indicative Secondary Vehicular Route
Potential Alignment +/- 10m Variation
- Indicative Tertiary Vehicular Route
Potential Alignment +/- 10m Variation
- Indicative Active Travel Link (Shared Pedestrian/Cycle Route)
Potential Alignment +/- 10m Variation
- Public Right of Way (Bridleway)
- Indicative Pedestrian Route (School Only)
- Shared Surface
Potential Alignment +/- 10m Variation
- Emergency Vehicular Route
- Proposed New Bus Route through the site
- Proposed New Toucan Crossing
- Main Vehicular Route
- Emergency Access
- Pedestrian/Cycle Access
- Pedestrian Only Access

Parameter Plan - Oakland Blossom Access & Movement
1 : 1250 @A1



D	30.09.25	Site Boundary Updated	JN	HJH
C	31.08.25	Updated outline boundary to include pedestrian/cycle entrance to South West/attenuation basin omission	JN	HJH
B	13.08.25	Latest detail plan and minor updates	JN	MT
A	29.07.25	Minor updates to Stantec comment	JN	MT
rev.	date	description	drawn	audited

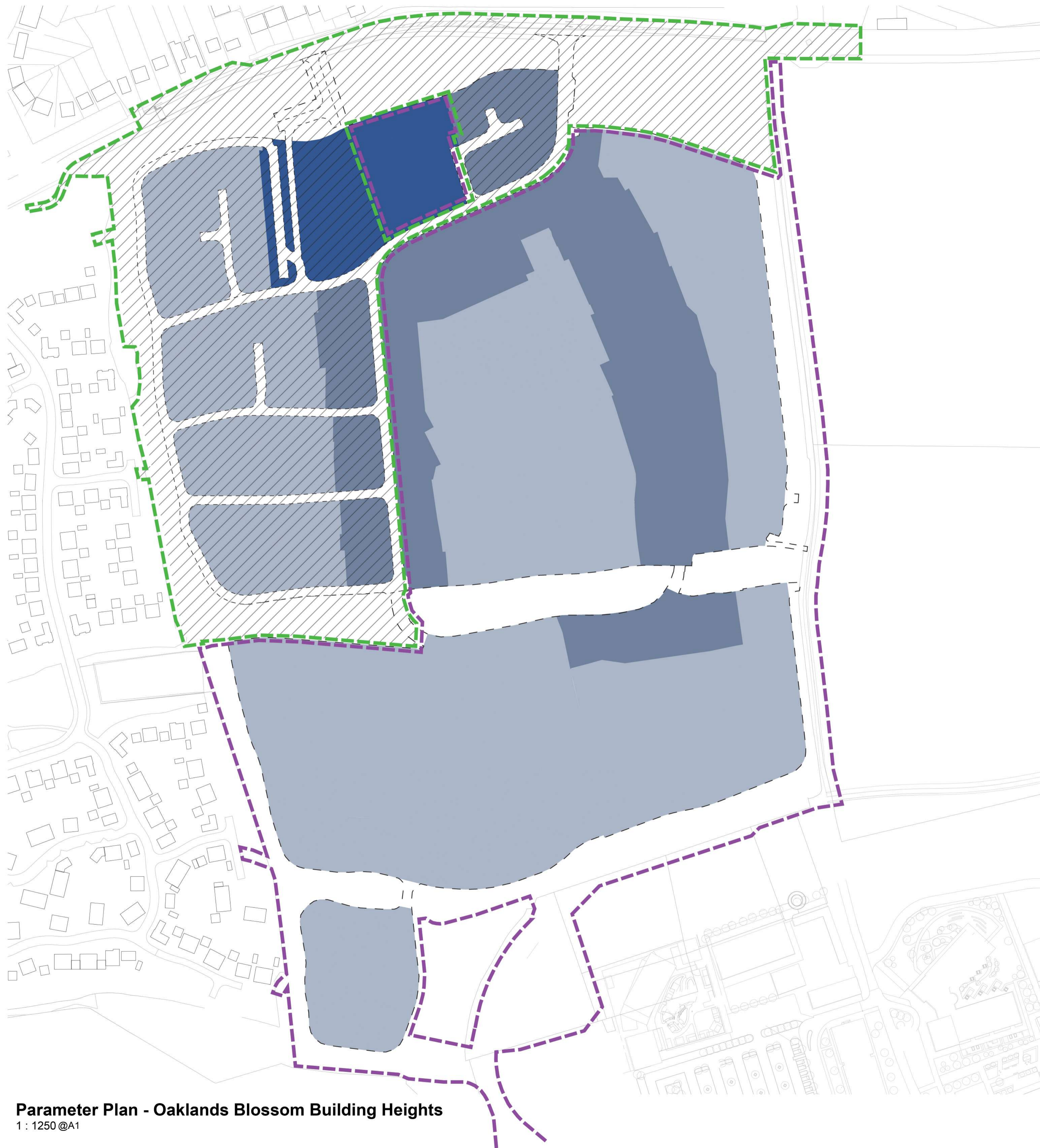
PLANNING

Taylor Wimpey







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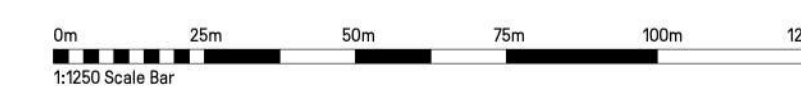
project	job number	drawn	scale	date created
Oaklands Blossom, St. Albans	72223	JN	1 : 1250 @A1	07/08/25
drawing title	drawing number	revision		
Parameter Plan - Oakland Blossom Access & Movement	D601	D		



Key:

-  B4 Outline Site
-  B4 Detailed Site
-  Total Developable Area
-  Up to 4 Storeys - Buildings located within the indicated area will be up to 4 storeys in height (Maximum Height 19m)
-  Up to 3 Storeys - Buildings located within the indicated area will be up to 3 storeys in height. (Maximum Height 12.5m)
-  Up to 2.5 Storeys - Buildings located within the indicated area will be up to 2.5 storeys in height (Maximum Height 10.5m)

Parameter Plan - Oaklands Blossom Building Heights
1 : 1250 @A1



D	30.09.25	Site Boundary Updated & Extra Care Facility updated to 4 storeys	JN	HJH
C	31.08.25	Updated outline boundary to include pedestrian/cycle entrance to South West/attenuation basin omission	JN	HJH
B	13.08.25	Latest detail plan and minor updates	JN	MT
A	29.07.25	Minor updates to Stantec comment	JN	MT
rev	date	description	drawn	audited

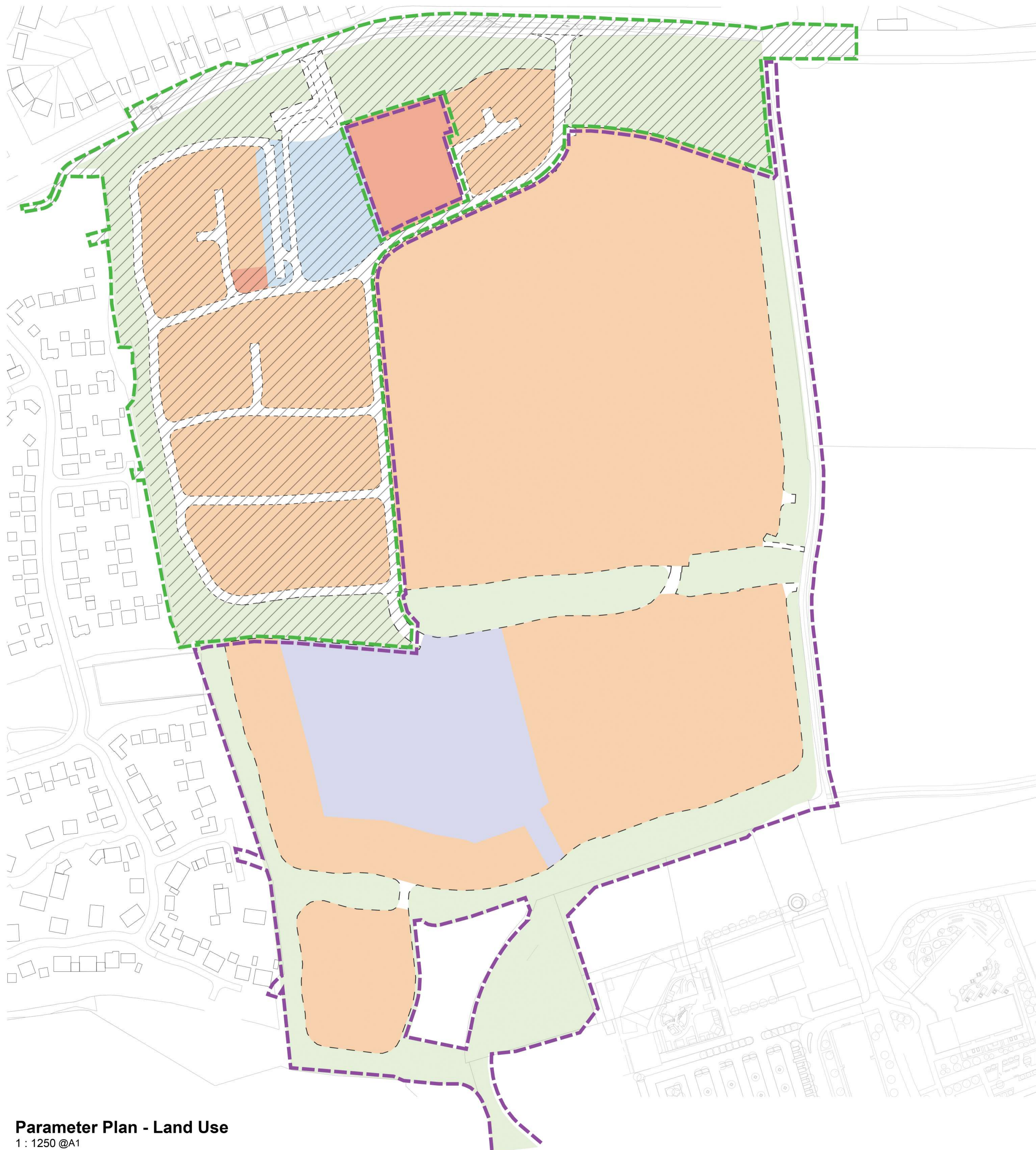
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project	job number	drawn	scale	date created
Oaklands Blossom, St. Albans	72223	JN	1 : 1250 @A1	07/08/25
drawing title	drawing number	revision		
Parameter Plan - Oaklands Blossom Building Heights	D602	D		



Key:

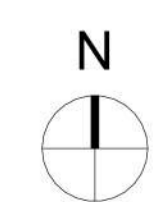
- B4 Outline Site
- B4 Detailed Site
- Total Developable Area
- Residential Developable Area Comprising C3 Residential and Associated Infrastructure
- C2 Residential Institutions and Associated Infrastructure
- Local Centre Developable Area Comprising C3 Residential, Class E Commercial, Class F2 Community Uses and Associated Infrastructure
- Developable 2FE Primary School Area Comprising F1 Learning and Non-Residential Institutions and Associated Infrastructure
- Public Open Space Including Pedestrian/Cycle Links, Formal and Informal Landscaping, Drainage Infrastructure

rev	date	description	drawn	audited
D	30.09.25	Site Boundary Updated	JN	HJH
C	31.08.25	Updated outline boundary to include pedestrian/cycle entrance to South West/attenuation basin omission	JN	HJH
B	13.08.25	Latest detail plan and minor updates	JN	MT
A	29.07.25	Minor updates to Stantec comment	JN	MT

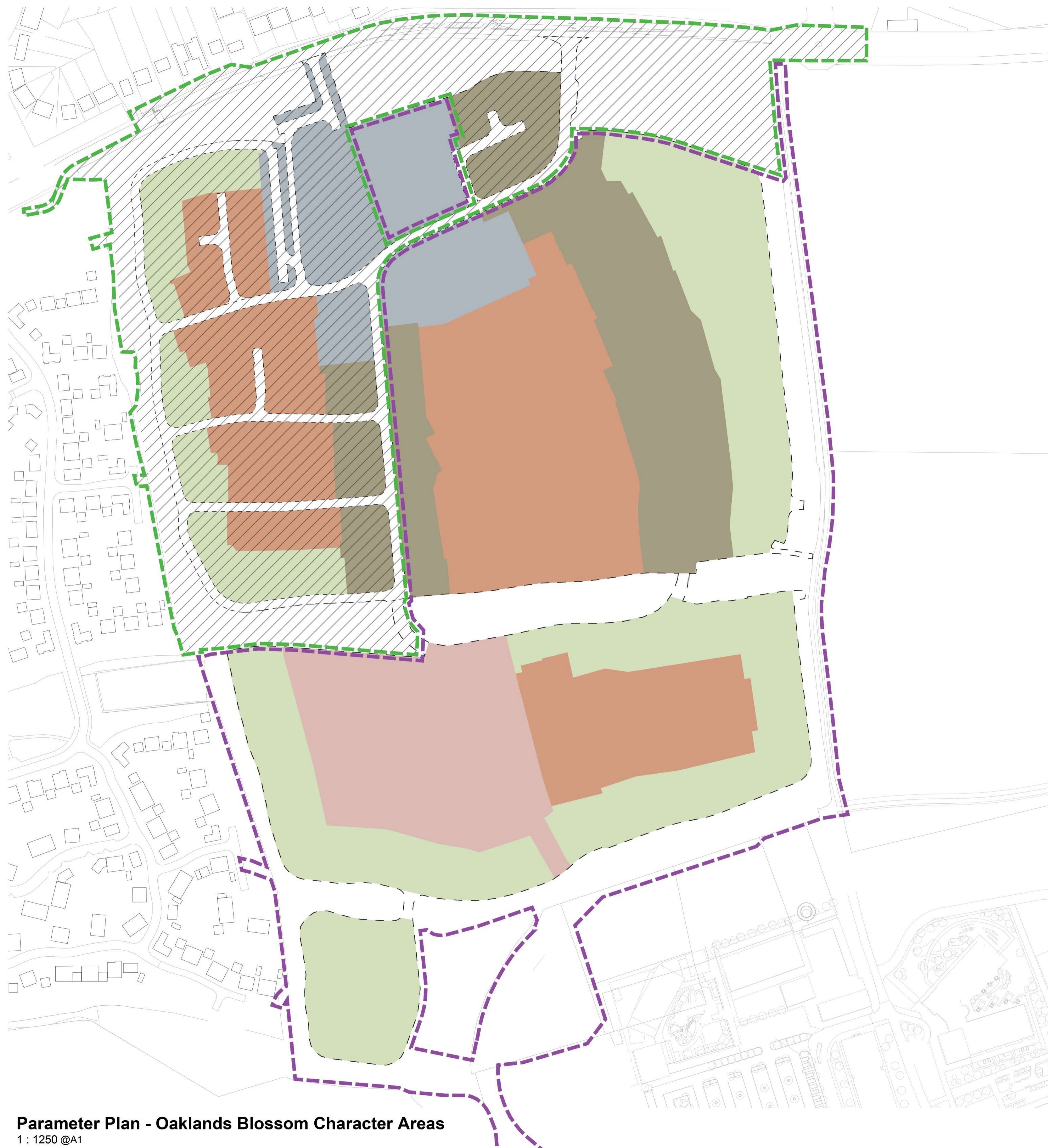
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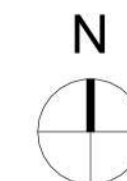


project	job number	drawn	scale	date created
Oaklands Blossom, St. Albans	72223	JN	1 : 1250@A1	07/08/25
drawing file	drawing number	revision		
Parameter Plan - Land Use	D600	D		



Key:

- B4 Outline Site
- B4 Detailed Site
- Total Developable Area
- Character Area 1
Avenue Approach
- Character Area 2
Residential Links
- Character Area 3
The Meadow Edge
- Character Area 4
Community Village
- Character Area 5
The Primary School Zone



D	30.09.25	Site Boundary Updated	JN	HJH
C	31.08.25	Updated outline boundary to include pedestrian/cycle entrance to South West/attenuation basin omission. The Dell character area updated to be part of Meadow Edge	JN	HJH
B	13.08.25	Latest detail plan and minor updates	JN	MT
A	29.07.25	Minor updates to Stantec comment	JN	MT
rev	date	description	drawn	audited

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project	job number	drawn	scale	date created
Oaklands Blossom, St. Albans	72223	JN	1 : 1250 @A1	07/08/25
drawing title	drawing number	revision		
Parameter Plan - Oaklands Blossom Character Areas	D603	D		



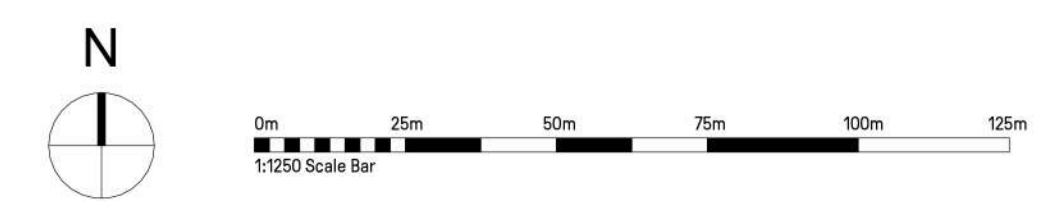
- Key:
- B4 Outline Site
 - B4 Detailed Site
 - Total Developable Area
 - Green Infrastructure**
Public Open Space Including Pedestrian/Cycle Links, Formal and Informal Landscaping, Drainage Infrastructure
 - Blue Infrastructure**
SuDS Pond and Basin (Permanently Wet)
+/- 10m Variation
 - Blue Infrastructure**
SuDS Basin (Dry)
+/- 10m Variation
 - Blue Infrastructure**
Swale
+/- 10m Variation
 - Civic Square
 - Rain Gardens/ Street Trees
Potential Arrangement
 - Proposed Extended Tree Belt
Potential Arrangement
 - Proposed Hedge Boundary Treatment
Potential Arrangement
 - Existing Woodland Scrub / Bramble To Be Retained
 - Existing Trees/Hedges To Be Retained
 - Location of Local Equipped Area for Play (LEAP)
 - Location of Local Area for Play (LAP)

rev	date	description	drawn	checked
D	30.09.25	Site Boundary Updated & drawing updated to align with landscape proposals.	JN	HJH
C	31.08.25	Updated outline boundary to include pedestrian/cycle entrance to South West/attenuation basin omission	JN	HJH
B	13.08.25	Latest detail plan and minor updates	JN	MT
A	29.07.25	Minor updates to Stanlec comment	JN	MT

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Appendix C Consultation Letter

Date: 9th May 2025

Our Ref: 33310694

Attention:

Hertfordshire County Council,
Norwick Road,
South Oxney,
WD19 6NL

Dear Sir/Madam,

RE: Oaklands College: Health Impact Assessment (HIA) methodology and screening:

I am reaching out to you from the Health and Social Value team at Stantec regarding a hybrid planning permission application by Taylor Wimpey UK Ltd. for the land south of Sandpit Lane, comprising two parcels of land, one greenfield and one brownfield approximately 3km to the east of St Albans' city centre. To the west of the proposed development is the recently completed Oaklands Grange development (Taylor Wimpey UK Ltd), to the north and south there are existing developed areas, and to the east there is open countryside.

The proposed development comprise the following:

- Up to 472 new residential dwellings across two sites with the inclusion of up to 80 extra care units;
- Provision of land for a new 2FE primary school;
- A new local centre;
- New buildings and works within the Oaklands College Campus; and
- Landscaping and open space.

Our team has been instructed to undertake a Health Impact Assessment (HIA) as agreed with Taylor Wimpey UK Ltd. The need for an HIA is outlined by the Hertfordshire County Council Health Impact Position Statement as the proposed development exceeds the 100 residential unit threshold.

The aim of this engagement is to ensure that the HIA follows the requirements of Hertfordshire County Council (HCC) and that the assessment considers key local policies and priorities relevant to health and wellbeing.

Suggested Assessment Approach and Scope

To inform the HIA, Stantec would like to agree on the assessment approach and scope of topics to be assessed.

The Hertfordshire County Council Position Statement on Health Impact Assessments recommends use of the Wales Health Impact Assessment Support Unit (WHIASU) screening toolkit. The requirement for a HIA has already been screened through the need identified in the emerging Local Plan and HCC guidance.

The HCC Position Statement states that the applicant should suggest an appropriate and recognised HIA methodology for the assessment. Therefore, given the nature of the proposals, we would recommend that a rapid HIA is conducted using well-established methodology developed by the NHS London Healthy Urban Development Unit (HUDU). The HUDU Rapid HIA Toolkit (2019) provides a

proportionate approach to HIA that utilises existing evidence and data to assess the impacts of the development proposals across a number of health determinants. The assessment will be used to identify appropriate mitigation and enhancement measures to address negative impacts and enhance positive benefits. The tool is tailored to the built environment and issues that may be directly or indirectly affected by planning decisions.

We are aware that the HCC guidance recommends the use of the WHIASU guidance. Therefore, we propose to use both the Population Groups Checklist and the Quality Assurance Checklist within our assessment.

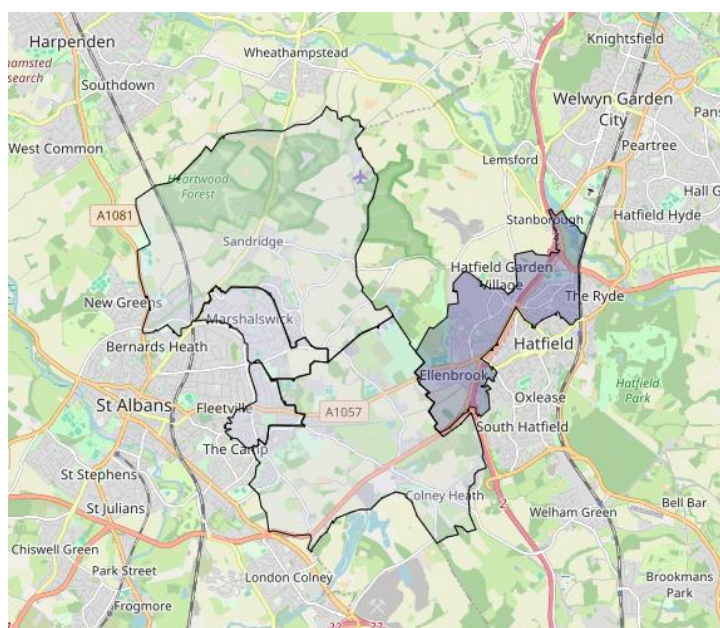
Based on the above, the HIA is proposed to take the following structure:

1. Introduction
2. Description of the Proposed Development and its surrounding context
3. HIA Scope and Methodology
4. National, regional and local policy review. The policies covered include:
 - Health and Social Care Act (2012)
 - Care Act (2014)
 - National Planning Policy Framework (NPPF)
 - National Planning Practice Guidance (PPG)
 - City and District of St Albans District Local Plan Review 1994 (adopted 1994, saved and deleted policies version July 2020)
 - Hertfordshire Health and Wellbeing Strategy 2022-2026
 - Hertfordshire Joint Strategic Needs Assessment (JSNA) (various dates)
5. Population, health and wider determinants baseline (based on those determinants scoped in where data is available)
6. Assessment using the HUDU Rapid Health Impact Assessment Matrix
7. Recommendations and conclusions.

Scope

The proposed local study area (LSA) has been determined to assess the general population and health baseline for the proposed development, which is comprised of the following middle super-output areas (MSOAs), the below map outlines this area.

- St Albans 021 (E02007090);
- St Albans 007 (E02004930);
- St Albans 008 (E02004931);
- St Albans 013 (E02004936); and
- Welwyn Hatfield 010 (E02004989).



The HUDU Rapid Health Impact Assessment Matrix Toolkit has been used to determine the scope of health determinants considered in the assessment. The following themes are suggested to be scoped in:

Determinant of Health	Scoped in/out	Justification
Housing quality and design	IN	The scheme proposes up to 472 new residential dwellings.
Access to healthcare and social care services and other social infrastructure	IN	The scheme proposes up to 80 extra care units and multiple local centres.
Access to open space and nature	IN	One parcel of the proposal is located within a greenfield site and the area to the east of the proposed development is typically open countryside.
Air quality, noise and neighborhood amenity	IN	The proposed development is located within an AQMA.
Accessibility and active travel	IN	The proposed development includes educational facilities and extra care units, hence accessibility is key.
Crime reduction and community safety	IN	The Site and surrounding areas provide key community amenities.
Access to healthy food	IN	New residential community will require access to local infrastructure.
Access to work and training	IN	Mixed use development proposed with potential to impact local job market.
Social cohesion and inclusive design	IN	Major development introducing potential new communities.
Minimising the use of resources	IN	The application is classed as a major development therefore sustainability will be considered.

Climate Change	IN	The application is classed as a major development therefore climate change will be considered. SACDC have declared a climate emergency.
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Guidance from Hertfordshire County Council


Given the above we would like to ask the Local Health officer, or other relevant person within HCC, the following questions:

- Are there any specific health issues that need to be considered in relation to the site?
- Are there any specific vulnerable groups that need to be considered that might not be covered in specifically under the Equalities Act?
- Are there any additional local health policies that need to be reviewed?
- Does HHCC have any comments on the methodology and scope? (For example, the decision to apply the HUDU Rapid Health Impact Assessment Matrix over the WHIASU or determinants of health scoped in)
- The policy section has identified the following JSNA documents of relevance:
 - Accessible Green Spaces JSNA (March 2024);
 - Adult Supported Living and Accommodation Based Care JSNA (April 2023);
 - Ageing Well JSNA (July 2023);
 - Children’s Life Chances JSNA (July 2016);
 - Death and Disability Lite Bite (March 2022);
 - Dementia JSNA (October 2022);
 - Equity of Access Lite Bite;
 - Hertfordshire Health and Wellbeing Priorities Briefing (April 2022);
 - Housing Quality and Health Briefing (March 2023);
 - Mental Health and Wellbeing in Adults JSNA (June 2021);
 - Mental Health and Wellbeing in Children and Young People (June 2021); and
 - Physical Activity Briefing (November 2022).
- Are there any other JSNA documents that need to be considered in the scope of the HIA?
- The HIA refers to the emerging new local plan as not yet of relevance, is this approach to the new policy considered accurate?

Many thanks for your assistance. Should you have any queries or wish to discuss anything further, please do not hesitate to get in touch, and we are happy to set up a call.

Kind regards,
 Yours faithfully
Stantec UK Ltd



Prudence Wales
 Job title: Associate Health and Social Value
 Phone: 

With every community, we redefine what's possible.

Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.



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