

St Albans Local Plan - Statement of Common Ground between St Albans City & District Council and Hertfordshire County Council (HCC) - Park Street Garden Village Broad Location (S6 xi)

1. Introduction

This Statement of Common Ground (SoCG) has been jointly prepared by St Albans City & District Council (SADC) and Hertfordshire County Council (HCC) in relation to the Local Plan Broad Location S6 (xi) – Park Street Garden Village. It concisely considers areas of agreement between the parties following the HCC's representations on the St Albans Draft Local Plan in order to confirm the soundness and robustness of the Broad Location. It is possible that further agreed detail may be available by the time of the commencement of the Local Plan Hearing session on 21 January 2020.

The agreed matters in this SOCG do not preclude any further written or verbal representations that the District Council and HCC may wish to make as part of the Local Plan Examination.

It is important to also consider alongside this document the signed Local Plan Developer / Site Promoter Response Proforma 2018 as set out at Appendix 1.

Since that Proforma was submitted, the developer of the SRFI has advised the landowners and SADC of the commencement of development and has applied (LPA reference 5/2019/3002) for a certificate of lawfulness (existing development) for 'Carrying out of works approved under planning permission reference 5/2009/0708 for Construction of a Strategic Rail Freight Interchange (SRFI) comprising an intermodal terminal and rail and road served distribution units (331,665m² in Use Class B8 including ancillary B1/B2 floorspace) within Area 1, with associated road, rail and other infrastructure facilities and works within Areas 1 and 2 (the Development Site), (including earth mounds and a Park Street/Frogmore relief road) in a landscaped setting, and further landscaping and other works within Areas 3 to 8 inclusive to provide publicly accessible open land and community forest'.

2. Legal Compliance; Duty to Co-operate and Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)

The parties consider that the Local Plan is legally compliant and consistent with national planning policy including the National Planning Policy Framework (2019). It is considered that St Albans City & District Council has fulfilled the Duty to Co-operate and that the Local Plan has been prepared in accordance with the timetable set out in the Local Development Scheme. Furthermore, it is considered that the consultation on the Local Plan has been in accordance with the Council's Statement of Community Involvement and appropriate bodies have been consulted. A comprehensive and robust Sustainability Appraisal has also been carried out to support the Local Plan.

3. The Site

The site S6 (xi) is shown on the Draft Local Plan Policies Map (CD003) and a map of the directly relevant area controlled/owned by HCC is given in Appendix 2.

4. Broad Location for Development

Subject to the planning permission granted by the Secretary of State in July 2014 for a Strategic Rail Freight Interchange in principle the parties for the site agree that Policy S6 (xi) is potentially suitable.

Policy S6 - Broad Locations for Development

The Development Strategy (Policy S2) identifies a series of "Broad Locations" for development to contribute to meeting housing, infrastructure and other development needs over the plan period. Broad

Locations and the associated revised Green Belt boundaries are identified in indicative form on the Key Diagram and in detail on the Policies map.

All Broad Locations must meet the Policies set out in this LP and as shown on the Policies Map. Planning applications for development at the Broad Locations must materially accord with Masterplans which have been approved by the Council following consultation with local communities and key stakeholders.

Policy S6 xi) – Park Street Garden Village Broad Location

Objective

To provide a new Garden Village, deliver a step-change in the services on the Abbey Railway Line and provide a new secondary school to improve school accessibility in the south of the District. Delivery of approximately 600 of the dwellings to be beyond 2036.

Proposals

The development will be required to deliver:

- 1 *Masterplanned development led by the Council in collaboration with communities, landowners and other stakeholders*
- 2 *Minimum capacity 2,300 dwellings*
- 3 *The 2,300 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home and at least one 50+ home C3 Flexi-care scheme*
- 4 *Minimum 40% Affordable Housing in accordance with Policy L3*
- 5 *Minimum overall net density 40 dwellings per hectare*
- 6 *Housing size, type and mix as set out in Policy L1 and Appendix 6.*
- 7 *Strategic and local public open space, including managed woodland and ecological network links*
- 8 *Countryside access links including improved off-road paths (rights of way) and links to a community food zone retained in the Green Belt*
- 9 *A substantial new Country Park providing facilities for new and existing communities*
- 10 *Retention of important trees and landscape features*
- 11 *One 3FE and one 2FE primary schools, including Early Years provision, to serve the new community*
- 12 *An 8FE secondary school to serve the new and existing communities*
- 13 *Transport network (including walking and cycling links) and public transport services upgrades/improvements*
- 14 *New park and rail facility on the Abbey Railway Line south of the A414*
- 15 *15-20 minute peak period service on the Abbey Railway Line from date of first house occupation. This will likely require a new passing loop on the Abbey Railway Line, either on site or delivered elsewhere*
- 16 *3% of homes provided to be self-build housing*
- 17 *New neighbourhood and local centres, including commercial development opportunities*
- 18 *Recreation space and other community facilities, including health provision*
- 19 *Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands*
- 20 *Excellence in design, energy efficiency and water management*
- 21 *Appropriate renewable energy production and supply mechanisms*
- 22 *Two 15 pitch Gypsy and Traveller sites*
- 23 *Full exploration of possibilities for direct services to Euston via Watford and/or links to a future Metropolitan Line extension in Watford*
- 24 *Full exploration of possibilities for an Abbey Line stop or active travel routes / measures directly serving the BRE*
- 25 *Full exploration of possibilities for an additional station on the Midland Mainline*

5. Outstanding Matters

The following limited outstanding matters remains between the parties, in regard to Policy S6 (xi):

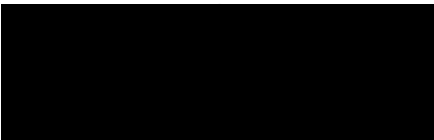
6. Masterplanning and Delivery

Whilst still to undergo significant further iteration generally through the processes set out in the Strategic Sites Masterplanning Toolkit, including responding to public engagement, an indicative Masterplan can be seen at Appendix 3.

7. Appendices

1. Local Plan Developer / Site Promoter Response Proforma
2. A plan of the area controlled/owned by HCC
3. Indicative Masterplan

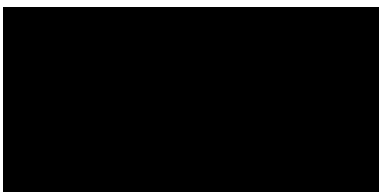
Signatories:



Signed:

Dated: 20 January 2020

On behalf of Hertfordshire County Council



17.1.20

Chris Briggs
Spatial Planning Manager
St Albans City and District Council

Broad Location(s):	Site S6(xi) Park Street Garden Village
Developer / Promoter:	Hertfordshire County Council

St Albans City and District Council

Draft Local Plan Draft Strategic Site Selection Evaluation Outcomes
- Validation Panel

DEVELOPER / SITE PROMOTER RESPONSE PROFORMA

Following the Validation Panel discussions (see discussion agenda attached for reference – Appendix 2) and in relation specifically to the Policies and Policies Map set out in the indicative draft Local Plan presented to the Council's Planning Policy Committee on 22 May, please confirm your position in respect of the following points:

Your response should be brief / in note form and be comprehensible to an informed reader without additional reference material.

Your response should be no longer than 4 sides (including Appendix 1).

Responses should be received by 5pm Thursday 31 May 2018.

It should be noted that these proforma responses will be published in due course.

Broad Location(s): Park Street Garden Village

Developer / Promoter: Hertfordshire County Council

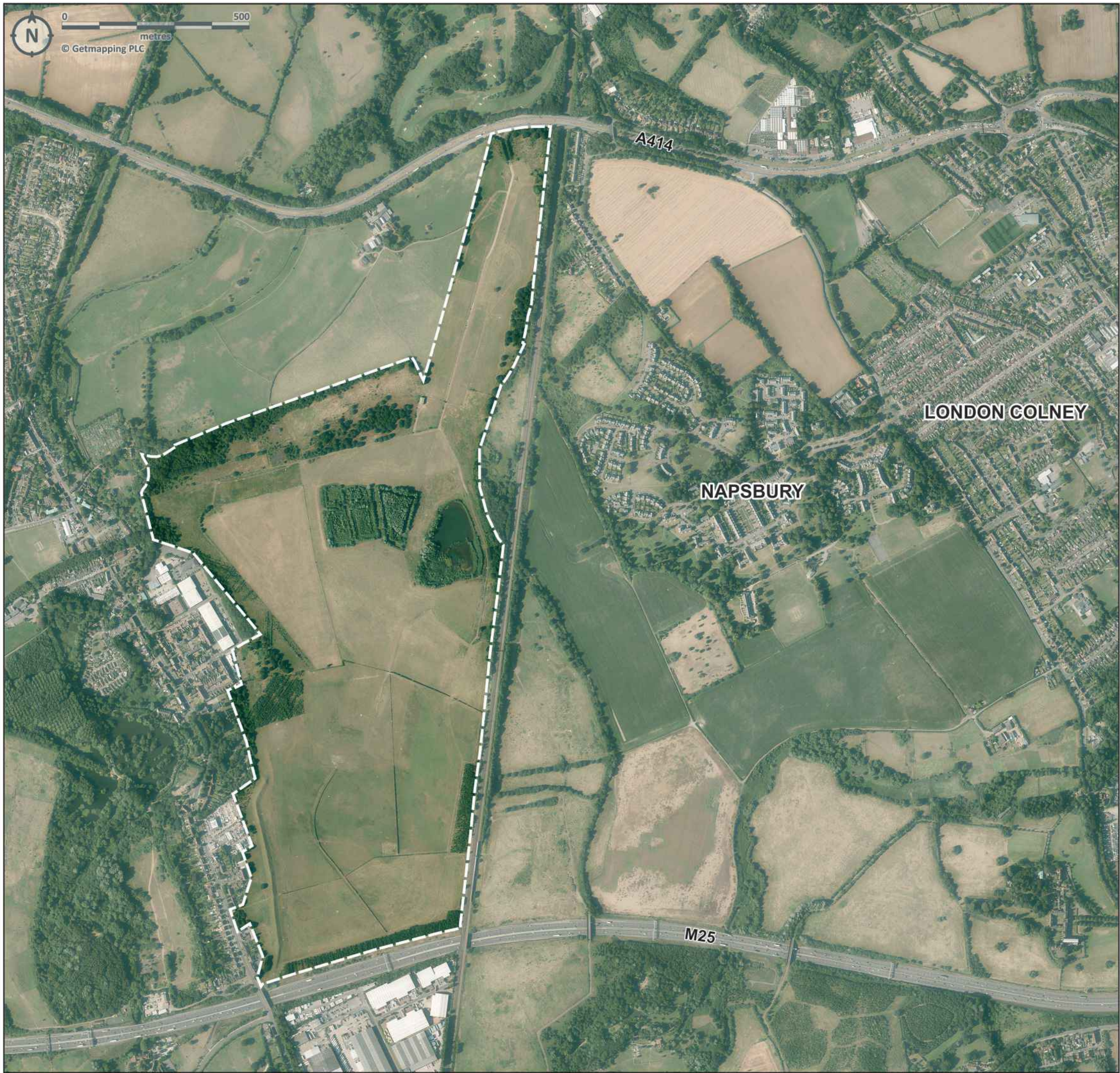
1. The draft Broad Location is 'available' There are no issues which are overriding constraints to development in terms of land ownership, restrictive covenants etc.	Yes	Any Commentary: The site is in three separate ownerships. HCC is confident the required site assembly can be achieved.
2. The draft Broad Location is 'Deliverable / Achievable' There is a reasonable prospect that the development, including all key aspects being assessed as part of the overall 'package' proposed, is viable and deliverable	Yes	Any Commentary:
3. The relevant draft Local Plan Policy requirements are acceptable and achievable This includes specifically Policies L1 Housing Size, Type, Mix and Density; L2 Provision of Older Persons Housing and Special Needs Housing; and L3 - Provision of and Financial Contributions towards Affordable Housing (including specified mix of 'social rent', 'affordable rent' and 'subsidised home ownership') This also includes the matrix in Appendix 1 for Housing Mix / Tenure	Yes	Any Commentary:
4. The relevant draft Broad Location policy requirements (S6 – Individual Broad Location as applicable) are acceptable and achievable.	Yes	Any Commentary:
5. The relevant draft Broad Location requirements as set out on the Policies Map (Individual Broad Location as applicable) are acceptable and achievable	Yes	Any Commentary: The site is in three separate ownerships. HCC is confident the required site assembly can be achieved.
6. The 'deliverable / achievable' community benefits (of all relevant kinds) to help the Council in consideration of 'exceptional circumstances', including	1 Minimum 40% affordable housing 2 Strategic and local public open space 3 New country park	

any 'additionality' or 'beyond standard' elements, are considered to be (listed in brief, no specific limit on number):	<p>4 New park and rail facility on the Abbey Line</p> <p>5 Recreation space and other community facilities including health provision</p> <p>6 Full exploration of possibilities for an Abbey Line stop or active travel routes/measures directly serving BRE</p> <p>7 Full exploration of possibilities for an additional station on the Midland Mainline</p> <p>8 New primary and secondary school and the community facilities they will provide</p> <p>9 New Park Street Bypass</p> <p>10 Capital receipts and/or income generated from development will be used by the County Council to invest in the delivery of services for the community of Hertfordshire</p>
7. Any other important considerations which the Council should be aware of	<p>1. This site can make a significant contribution to the objective in HCC's Local Transport Plan 4 to improve conditions for sustainable travel and specifically can facilitate 2 proposed interventions – improvements to the Watford – St Albans Abbey Line and establishing a cross-county bus rapid transit route.</p> <p>2. This site has the characteristics and potential to be given Garden Village status by central government</p>

Sh

On behalf of: HCC

Dated: 14/6/18



 SITE BOUNDARY
119.08ha

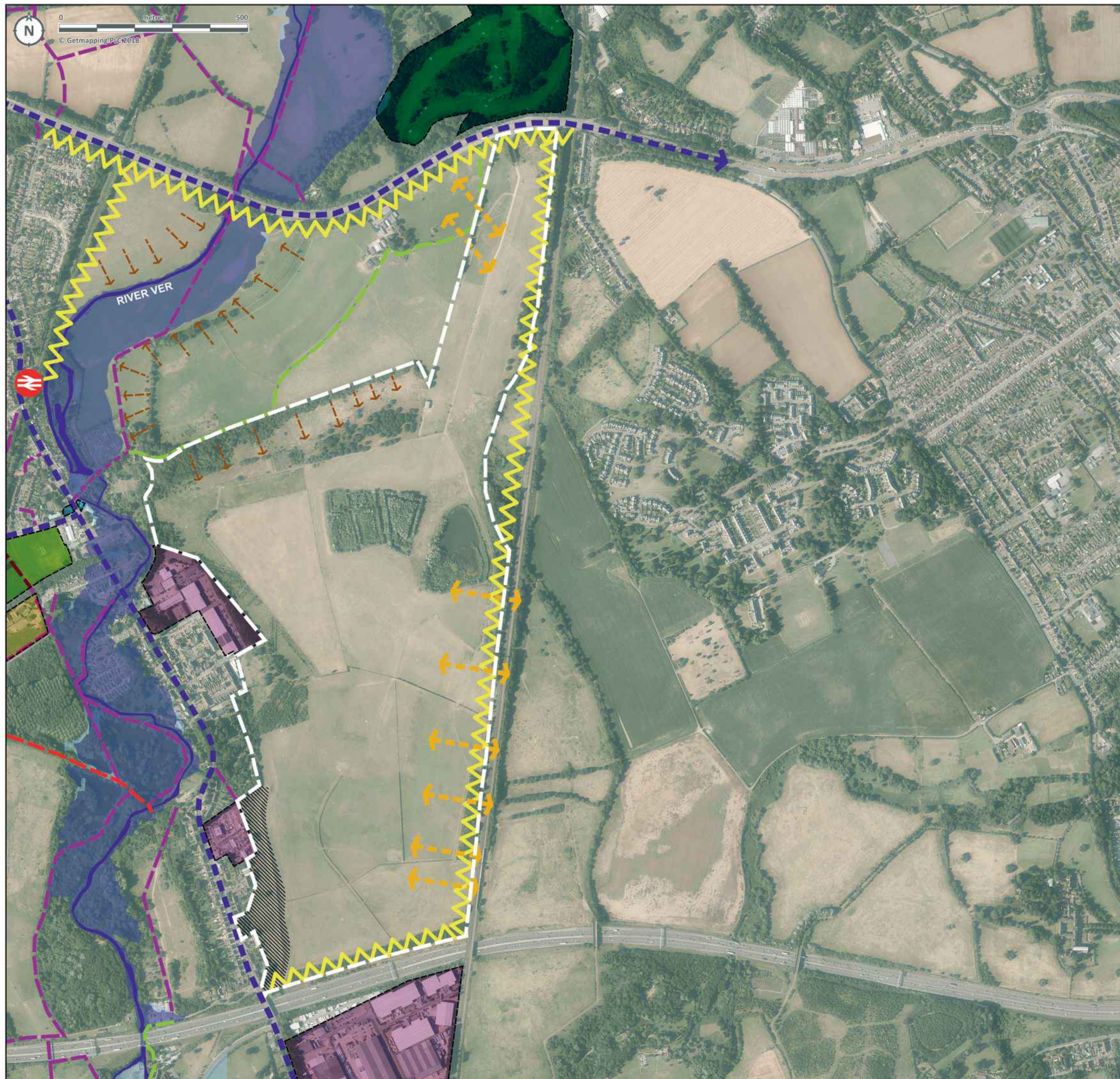
PARK STREET GARDEN VILLAGE BROAD LOCATION

Site location

PROJECT NO	DRAWING NO	REV
5241	600	
DRAWN	DATE	SCALE
HNA	OCTOBER 2018	1:10000

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- SITE BOUNDARY
- EMPLOYMENT SITES
- RETAIL FACILITIES
- LEISURE FACILITIES
- OPEN SPACE
- EDUCATIONAL FACILITIES
- EXISTING RAILWAY STATION
- BUND AREAS
- FLOOD ZONE 3
- FLOOD ZONE 2
- NOISE SOURCES
- VISIBILITY LINES
- SLOPE
- RESTRICTED BYWAY
- BRIDLEWAY
- PUBLIC FOOTPATH
- INFORMAL PATH
- BUS ROUTES

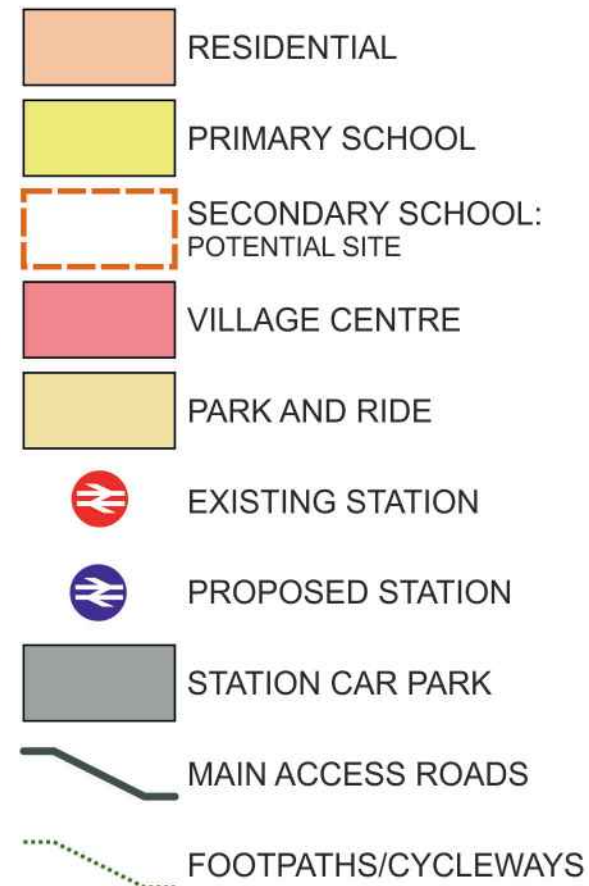
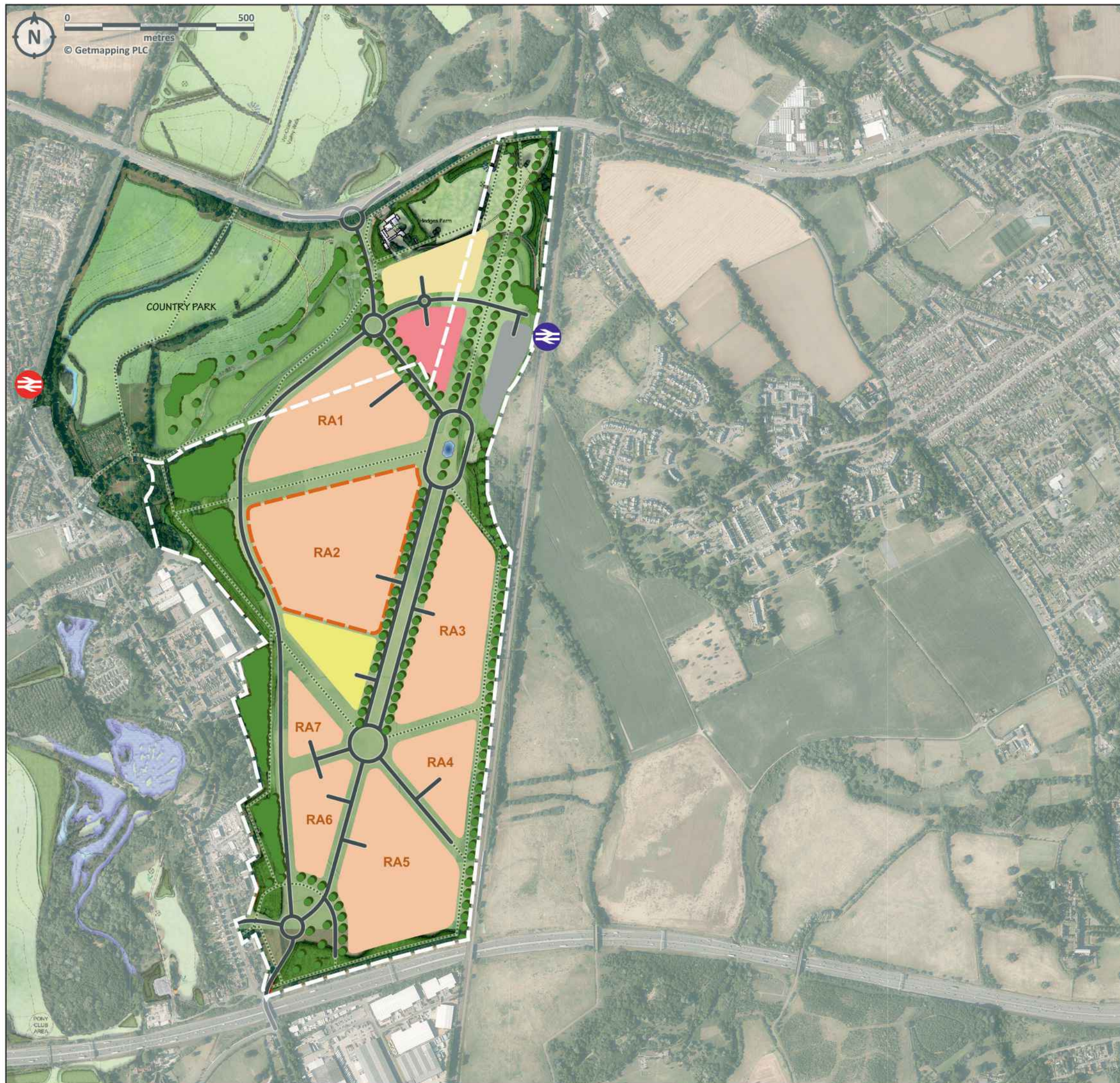
PARK STREET GARDEN VILLAGE BROAD LOCATION

Site constraints

PROJECT NO	DRAWING NO	REV
5241	601	
DRAWN	DATE	SCALE
HNA	OCTOBER 2018	1:10000

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LAND USE SCHEDULE		UNITS	
RESIDENTIAL		(30dph)	(40dph)
PARCEL	AREA		
RA1	9.50	285	380
RA2	13.00	390	520
RA3	9.00	270	360
RA4	4.00	120	160
RA5	10.00	300	400
RA6	3.50	105	140
RA7	2.00	60	80
TOTAL	51.00	1530	2040
PRIMARY SCHOOL	3.00		
VILLAGE CENTRE	2.50		
PARK & RIDE	3.00		
STATION CAR PARK	1.75		

PARK STREET GARDEN VILLAGE BROAD LOCATION

High level masterplan

PROJECT NO	DRAWING NO	REV
5241	602	
DRAWN	DATE	SCALE
HNA	OCTOBER 2018	1:10000

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