

DETAILED STATEMENT OF COMMON GROUND

between

ST ALBANS CITY & DISTRICT COUNCIL and

HERTFORDSHIRE COUNTY COUNCIL

15 SEPTEMBER 2025

1 Introduction

- 1.1 St Albans City and District Council (SADC) and Hertfordshire County Council (non-property) have been engaging actively and ongoingly in order to assist in the development of the St Albans Local Plan since the start of its creation. This resulted in an agreed and signed Duty to Cooperate Statement of Common Ground, signed January 2025 (SADC/ED3).
- 1.2 SADC/ED3 set out that: “Both HCC and SADC intend to agree modifications to the plan to overcome HCC objections made at Regulation 19 stage prior to the commencement of the examination hearings.”
- 1.3 SACDC/ED3 also set out that work on the Local Plan evidence base would continue to secure HCC’s support for the plan.
- 1.4 The purpose of this Detailed Statement of Common Ground (SoCG) is to set out areas of common agreement between SADC and HCC and any areas yet to be agreed in relation to the draft St Albans Local Plan 2024 – 2041. The focus of this Detailed SoCG is on taking forward proposed Main Modifications addressing representations made by HCC at the Local Plan Regulation 19 stage, where necessary.
- 1.5 This Statement of Common Ground (SoCG) covers the Local Planning Authority area of St Albans City and District Council.
- 1.6 This statement is provided without prejudice to other matters of detail that parties may wish to raise during the Examination.

2 Background and Governance

- 2.1 SADC have considered the representations made by HCC at the Regulation 19 stage.
- 2.2 HCC is a key strategic partner in the preparation of the draft St Albans Local Plan. SADC communicates regularly with HCC in relation to the preparation of the draft Local Plan.

3 Areas of Common Ground

- 3.1 Both parties agree that they have a positive working relationship and a track record of joint working in partnership projects. Both agree to continue to work

together collaboratively on the relevant matters relating to the draft St Albans Local Plan.

- 3.2 SADC will propose Main Modifications at Stage 2 of the draft St Albans Local Plan Examination. SADC and HCC have agreed suggested Main Modifications. These are set out in Appendix A, Appendix iii and Appendix iv. In total modifications are proposed to 113 parts of the Plan. There are 4 instances where HCC suggested changes to soundness where a change is not being proposed.
- 3.3 It is common ground that the cumulative impacts of development arising from the Hemel Garden Communities Programme Area on the Strategic Road Network across both the SADC and DBC plans, and beyond the plan period, should be mitigated, funded, and delivered.

4 Matters of disagreement

- 4.1 HCC suggested 4 modifications related to soundness that have not been proposed as main modifications:
- A new strategic policy for Hemel Garden Communities
 - Addition of a recycling centre to allocation H3
 - Amendments to the supporting text following 3.44 relating to Compulsory Purchase Orders
 - Amendments to the Transport Impact Assessment (evidence base document) to refer to direct delivery of infrastructure and/or contributions

5 Outstanding Matters

- 5.1 The completion, agreement, publication, and examination of the Hemel Garden Communities IDP is an outstanding matter on which HCC, SACDC, and DBC are engaging.
- 5.2 The Inspectors also have HCC's representations regarding viability. The viability of the HGC IDP will also need to be considered in due course.
- 5.3 SACDC, HCC, and National Highways are also exploring a 'monitor and manage' approach to the Strategic Highways Network to manage the impact of development at HGC and Redbourn.

Signatories



Chris Briggs

Signed on behalf of St Albans City and District Council

A handwritten signature in cursive script, appearing to read 'SMcLaughlin'.

Sarah McLaughlin MRTPI

Signed on behalf of Hertfordshire County Council