

STAGE 2 MATTER 1 - STATEMENT OF COMMON GROUND

between

**ST ALBANS CITY & DISTRICT COUNCIL and
HERTFORDSHIRE COUNTY COUNCIL**

October 2025

1. Introduction

1.1 St Albans City and District Council (SADC) and Hertfordshire County Council Growth & Infrastructure Unit 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.

1.2 The purpose of this Stage 2 Matter 1 Statement of Common Ground (SoCG) is to set out areas of common agreement between SADC and HCC to address concerns raised in HCC's Stage 2 Matter 1 Hearing Statement. The focus of this SoCG is on taking forward proposed Main Modifications addressing representations made by HCC that wholly resolve the concerns raised by HCC. These concerns, in essence, relate to surface water flow paths affecting a small number of specific small allocations in the draft Plan and the approach to surface water flow paths for future 'windfall' sites. There is also an identified opportunity for the Plan to be made more effective in relation to an historic watercourse.

1.3 As the concerns raised by HCC have now been wholly resolved, HCC do not intend to attend the Hearing Session for Stage 2 Matter 1.

1.4 This statement is provided without prejudice to other matters of detail that parties may wish to raise during the Examination.

2. Context

2.1 Since the submission of the Local Plan, the following have been updated:

- The National Planning Policy Framework updated in December 2024 (NPPF)
- The National Standards for Sustainable Drainage Systems (NSfSDS) updated June 2025 (previously the non-statutory technical standards for sustainable drainage)
- The Environment Agency surface water flood maps updated March 2025.
- The Planning Practice Guidance (PPG) for flood risk and coastal change updated September 2025.

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 is proposing Main Modifications at Stage 2 Matter 1 of the draft St Albans Local Plan Examination. SADC and HCC have agreed the proposed Main Modifications. These are set out below:

(1) *NEB8 – Managing Flood Risk*

...

g) That safe access and egress routes are included for the lifetime of the development ~~where appropriate~~ and have an agreed emergency plan, where required.

h) Surface water flow paths must be managed through the sequential approach to development. No development including Infrastructure, should be located in a Surface water flow path and the area is to be maintained as an open green corridor

(2) The removal of the following sites from Part B of the Plan:

1 - UC17 - Garage Block off Cotlandswick, London Colney (5 homes)

2 - UC24, Garages Rear of Hill End Lane (LP Reg 19 – 8 homes; updated calculation 5 homes)

3 - UC33 - Land Rear of 53 Snatchup, Redbourn (5 homes)

4 - UC46, Garage Blocks adj. to 76 Oakley Road and 151 Grove (LP Reg 19 6 homes - updated calculation 5 homes)

5 - UC51 - Garage Block to South of Abbots Park (5 homes)

6 - UC53, Motor Repair Garage, Park Street Lane (LP Reg 19 11 homes - updated calculation 9 homes)

7 - UC55, 44 – 52 Lattimore Road, St Albans (LP Reg 19 15 homes - updated calculation 13 homes)

(Total = 47 homes)

(3) The addition of wording to the Key development requirements for sites OS1 and M4 in Part B of the Plan:

Development proposals shall investigate and consider whether the ordinary watercourse, which is historically located on the surface water flow path through the site, could be managed or re-aligned to improve flood risk downstream and its interaction with drainage on the M25.

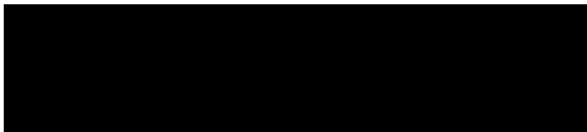
Signatories



Chris Briggs

09.10.25

Signed on behalf of St Albans City and District Council



Sarah McLaughlin

09.10.25

Signed on behalf of Hertfordshire County Council