

## Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.

### Matter 2 – The Duty to Co-operate

#### Main Issue

Whether the Council has complied with the duty to cooperate in the preparation of the Plan.

#### General

#### 1. Question 1

What are the genuinely strategic matters as defined by S33A(4) of the Planning and Compulsory Purchase Act?

##### 1.1 As set out in this section of the Act:

(4) *For the purposes of subsection (3), each of the following is a “strategic matter”—*

- (a) *sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas, and*
- (b) *sustainable development or use of land in a two-tier area if the development or use—*
  - (i) *is a county matter, or*
  - (ii) *has or would have a significant impact on a county matter.*

##### 1.2 As set out in the NPPF:

#### *Examining plans*

35. *Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are ‘sound’ if they are:.*

...

- c) **Effective** – *deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground;*

##### 1.3 Overall, the Council considers that the genuinely strategic matters (as defined by S33A(4) of the Planning and Compulsory Purchase Act) are, in simple terms: the scale and locations of development, principally for housing; employment; transport, water and education infrastructure; and the Green Belt, overall in the Plan and in the Broad Locations; generally as set out in the Plan, in particular at Policies S1-S6. These are the matters that have been the principle focus of cooperation with DtC bodies. These matters have been agreed by adjoining LPAs as set out in DtC discussions and the SoCG in the Duty to Cooperate Compliance Statement ([CD 028](#)).

- 1.4 The Council has considered this question from the start of its work on this Plan. This has included, as set out in [CD 028](#) primarily at paragraphs 17-37, including:

**MECHANISMS FOR COOPERATION**

*Regular partnership meetings*

...

*Joint working on strategies and infrastructure planning*

...

*Communication before, at and after formal stages of Local Plan production*

- 1.5 The issue has been addressed in brief as part of the Self-Assessment of Soundness and Legal Compliance of the Plan 2019 ([CD 025](#)) where it sets out on page 80:

| <b>Activity</b>   | <b>Legal requirement</b>                 | <b>Guidance reference</b> | <b>Additional notes</b>   | <b>Possible Evidence</b>  | <b>(Possible) Evidence – outline points and references only</b>  |
|---|--|---------------------------|---|---|--|
| <p>4. Have you identified and addressed any issues which are likely to have a significant impact on at least two planning areas. In doing so, have you co-operated with other local planning authorities, county councils where they are not a planning authority, LEPs, LNPs and the prescribed bodies in identifying and addressing any strategic cross-boundary issues</p> <p>If you have not agreed on the approach</p> | The Act section 33A(1) and section 20(5) | NPPF paras 24 to 27       | Under NPPF para 27, the plan should be based on effective joint working on cross-boundary strategic priorities to be found 'Effective'. | Statement identifying any strategic cross-boundary issues or impacts on county matters addressed in the document and explaining the approach taken to co-operate with the relevant bodies. Supporting correspondence and reports e.g. Memorandum of Understanding, shared and agreed evidence | The DtC Statement and SWH Statement of Common Ground set out key issues that will have an impact on at least two planning areas, and the approach taken to cooperate with the relevant bodies. |

|                                  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|
| <i>is there a justification?</i> |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|

- 1.6 It can be noted that there is also a strong overlap with the question in the context of the South West Herts joint work and the emerging JSP. As set out as part of [CD 028](#) at Appendix 4 entitled 'South West Hertfordshire (SWH) Draft Statement of Common Ground (SoCG) – February 2019', where it sets out (in the JSP context) at page 75:

#### 4.0 KEY STRATEGIC MATTERS

4.1 *The Joint Strategic Plan (JSP) will provide the strategic context for the statutory development plan portfolio across South West Herts and will be prepared jointly by all of the partner LPAs and Hertfordshire County Council. Its scope will be focused on the following strategic policy matters that are common across all five local planning areas:*

- 1: *A Spatial Strategy for South West Herts including any Strategic Areas of Opportunity;*
- 2: *Strategic housing need across South West Herts, Local Plan requirements and provision;*
- 3: *Strategic employment need across South West Herts, Local Plan requirements and provision, including any priorities and spatial implications of the emerging Local Industrial Strategy*
- 4: *Strategic infrastructure need across South West Herts, Local Plan requirements and provision; and*
- 5: *Strategic approach to Green Belt, areas of Outstanding Natural Beauty (AONB) and blue and green infrastructure across South West Herts.*

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**2. Question 2**

**Should these be set out in the Plan?**

- 2.1. The Council considers that they do not need to be set out in the Plan and that the current draft of the Local Plan appropriately sets out an approach to these 'genuinely strategic matters' overall. SADC is happy to consider this further if required.

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### **Overall housing provision**

#### **3. Question 3**

**Who has the Council engaged with in terms of overall housing provision and what form has this taken?**

3.1 Overall housing provision is such an important matter for SADC and also all neighbouring and nearby Local Planning Authorities, that it has been a central feature of all of the Duty to Cooperate dialogue, over a substantial period of time. This engagement and cooperation has notably led to the submitted draft LP that meets development needs for housing in full (according to the Government's 'standard method') and led to the position that all DtC bodies agree that the DtC has been met. All issues that have arisen over time (including in relation to the former draft Strategic Local Plan) have now been overcome. The South West Herts LPAs have all signed a Statement of Common Ground. This is set out in detail in the Duty to Cooperate Compliance Statement ([CD 028](#)).

3.2 The Council has directly engaged directly with the following bodies regarding overall housing provision, who are the DtC bodies as set out in [CD 028](#):

9) *In the context of St Albans City & District the Council has the Duty to Co-operate with neighbouring local authorities and a range of prescribed bodies:*

*Hertfordshire County Council  
Dacorum Borough Council  
Hertsmere Borough Council  
Three Rivers Borough Council  
Watford Borough Council  
Welwyn & Hatfield Borough Council  
Central Bedfordshire Council  
North Herts District Council  
Luton Borough Council  
Environment Agency  
Historic Buildings and Monuments Commission for England (known as Historic England)  
Natural England  
Civil Aviation Authority  
Homes and Communities Agency (now Homes England)  
Herts Valleys Clinical Commissioning Group  
National Health Service Commissioning Board (now NHS England)  
Office of Rail Regulation  
Highways England  
Mayor of London  
Transport for London*

10) *In addition, although not defined by statute in the same way as the above listed organisations, Local Enterprise Partnerships and Local Nature Partnerships are bodies defined in the Regulations as bodies that local authorities have a duty "to have regard to". In respect of St Albans these are:*

*Hertfordshire Local Enterprise Partnership  
Hertfordshire Local Nature Partnership*

- 3.3 A concise version of the specific DtC history of SADC is set out in [CD 028](#) as:

#### *DUTY TO CO-OPERATE HISTORY*

##### *Overall Summary*

- 12) *St Albans has taken forward detailed, active, constructive and on-going cooperation that has informed the development of the Local Plan since the inceptions of the first iterations of earlier draft Development Plan work in 2006. For example, in 2006 St Albans jointly contracted Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) consultants and work for Local Plan development. This joint commission was by St Albans, Dacorum, Three Rivers and Watford.*
- 13) *St Albans has a specific and detailed history with regard to the Duty To Cooperate. In very concise form, the former draft Strategic Local Plan (SLP) failed the DtC test in 2016. This was essentially because of the DtC objections from the South West Herts Group of LPAs. The Council then addressed the reasons for that failure directly. It has joined the South West Herts Group and has accepted the five LPA Housing Market Area and Functional Economic Market Area. The five LPAs are jointly working on evidence, on individual Local Plans and working towards a statutory Joint Strategic Plan. All the South West Herts LPAs and HCC have signed a Statement of Common Ground as now set out in the NPPF and PPG. SADC has now reached a position whereby, very significantly, none of the 'prescribed bodies' relevant for DtC considerations consider that the DtC has not been met. These are very significant steps forward since the DtC issues for the former draft SLP in 2016.*

- 3.4 As further set out in [CD 028](#), the forms of engagement have been comprehensive and conducted as part of an ongoing strategic approach to ensure the Duty to Cooperate requirements have been fulfilled. This has included, as set out in [CD 028](#) primarily at paragraphs 17-37, including:

#### *MECHANISMS FOR COOPERATION*

##### *Regular partnership meetings*

...

##### *Joint working on strategies and infrastructure planning*

...

##### *Communication before, at and after formal stages of Local Plan production*

- 3.5 The most important discussions have been the Portfolio Holder meetings with the neighbouring and nearby LPAs and HCC. These have all included specific discussions regarding overall housing provision. This is set out in [CD 028](#) at:

- 31) *Statutory stages of consultation (Regulation 18 and Regulation 19 consultations) took place in Jan-Feb and Sep-Oct 2018. All of the statutory bodies were notified. Building on previous rounds of Portfolio Holder (PH) level discussions, a specific round of PH level DtC discussions took place in the summer of 2018. These took place with the wider grouping of neighbouring and nearby LPAs and HCC. All of the Meeting Notes were agreed and reported to Planning Policy Committee and can be found at Appendix 12.*
- 32) *It should be emphasised that the round of 2018 Portfolio Holder meetings had built on previous rounds of such discussions relating to the draft SLP and even before that. There were comprehensive rounds of Portfolio Holder meetings associated with the draft SLP Reg 18 and Reg 19 consultations in 2015 and 2016. There have been*

*numerous ad hoc such Portfolio Holder meetings before and since those SLP meetings as well. There have also been officer level meetings to support the Portfolio Holder meetings. Local Plan progress and to deliver the joint technical work outlined earlier.*

- 33) *Following the Regulation 19 consultation a further round of PH level DtC discussions took place in early 2019. As addressed earlier, no LPAs raised DtC objections at the Regulation 19 stage. These early 2019 meetings took place with all the LPAs that had raised potentially significant queries at Reg 19 stage. All of the draft Meeting Notes are currently in circulation for agreement and will be published as soon as they are agreed. It can be noted that there are no known disagreements regarding the draft Meeting Notes – it is simply that with the number of relevant parties, they do often take some time to finalise. All of the LPAs involved and HCC confirmed that they had no DtC objection at these meetings. The agreed Dacorum Meeting Notes can be found at Appendix 13.*

- 3.6 As well as the agreed Dacorum PH DtC Meeting Notes referred to above, the rest of the PH DtC Meeting Notes were agreed thereafter. These were reported to PPC in [July 2019](#) and as set out above, all of the LPAs involved and HCC confirmed that they had no DtC objection at these meetings. Copies of these Meeting Notes can be found at M2Q3 Appendix 1

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### **4. Question 4**

**Are there issues of unmet need from within neighbouring authorities? If so how are these being addressed?**

4.1. Taking the relevant neighbouring/nearby LPAs set out in [CD 028](#), the current position can be summarised as:

- 1 Dacorum Borough Council (DBC) – DBC is taking forward a new draft Local Plan and is currently between Regulation 18 and Regulation 19 stages. DBC's updated LDS shows a Regulation 19 Plan publication in May 2020. DBC have not currently identified any 'unmet needs' that it is seeking to be potentially addressed by SADC.
- 2 Hertsmere Borough Council (HBC) – HBC is taking forward a new draft Local Plan and is currently between Regulation 18 and Regulation 19 stages. HBC have not currently identified any 'unmet needs' that it is seeking to be potentially addressed by SADC.
- 3 Three Rivers Borough Council (TRDC) - TRDC is taking forward a new draft Local Plan and is currently between Regulation 18 and Regulation 19 stages. TRDC have not currently identified any 'unmet needs' that it is seeking to be potentially addressed by SADC.
- 4 Watford Borough Council (WBC) - WBC is taking forward a new draft Local Plan and is currently between Regulation 18 and Regulation 19 stages (having recently undertaken a second draft Local Plan Regulation 18 stage). WBC has identified potential unmet needs in the areas of housing, employment land and secondary schooling and has asked all its neighbouring / nearby authorities to consider if they can assist WBC in provision. A letter from WBC officers to SADC officers is included at M2Q4 appendix 1. A response from SADC officers to WBC officers addressing both WBC's recent Local Plan consultation and the aforementioned letter is at M2Q4 appendix 2. In summary, these issues are being taken forward collectively as part of South West Herts and wider discussions at this stage in WBC's Plan development. There are considered to be no direct implications for SADC's Local Plan at this time.
- 5 Welwyn & Hatfield Borough Council (WHBC) – WHBC's Local Plan is currently in Examination and has been for some time. At Portfolio Holder meetings in 2018 and 2019 WHBC has asked SADC (along with other neighbouring and nearby LPAs) if SADC had any capacity to meet what their Inspector considered to be approximately 4,000 homes of 'unmet need'. SADC set out that it did not consider that it had any capacity to meet WHBC's potential 'unmet need' (agreed Meeting Notes 2018 at [CD 028](#) p144-147 and at M2Q4 appendix 3 and 2019 agreed Meeting Notes at M2Q4 appendix 4). WHBC is continuing to engage with its Inspector with regard to their Examination process and it is understood that WHBC are seeking to address what the Inspector considers to be 'unmet needs' within WHBC's area. It can be additionally noted that WHBC falls outside of the agreed 5 LPA South West Herts Housing Market Area. There are considered to be no direct implications for SADC's Local Plan at this time.
- 6 Central Bedfordshire Council (CBC) – CBC's Local Plan is currently at Examination. CBC have not currently identified any 'unmet needs' that it is seeking to be potentially addressed by SADC.



- 7 North Herts District Council (NHBC) - NHBC's Local Plan is currently at Examination. NHBC have not currently identified any 'unmet needs' that it is seeking to be potentially addressed by SADC.
- 8 Luton Borough Council (LBC) - LBC's Local Plan was adopted in 2017. LBC have not currently identified any 'unmet needs' that it is seeking to be potentially addressed by SADC.

4.2. Overall, there are therefore considered to be no current issues of 'unmet need' that have a direct bearing upon this Local Plan. Potential 'unmet needs' will continue to be addressed through the mechanisms of Duty to Cooperate outlined above and in [CD 028](#).

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### **5. Question 5**

#### **Have specific concerns been raised through duty to co-operate discussions or representations?**

- 5.1 The Council considers that the critical issue is that no DtC 'prescribed bodies' consider that the DtC has not been met. As set out in [CD 028](#) at paragraph 12 (and addressed in answer to earlier Matter 2 Questions)

*All the South West Herts LPAs and HCC have signed a Statement of Common Ground as now set out in the NPPF and PPG. SADC has now reached a position whereby, very significantly, none of the 'prescribed bodies' relevant for DtC considerations consider that the DtC has not been met.*

- 5.2 No specific DtC concerns have been raised by DtC bodies through duty to co-operate discussions or representations; other than the specific queries raised by Dacorum as set out in their LP Regulation 19 representations. These DBC concerns are set out very clearly in the context of overall DBC support for the DtC steps taken by SADC and the LP as a whole. DBC set out in part:

*The Strategic Local Plan Inspector's decision letter dated 28 November 2016 concluded that SADC had not met the DtC. SADC then submitted an application for judicial review, but this was dismissed by Sir Ross Cranston in his judgment of 13 July 2017.*

*Since this judgment, there has been a clear and very welcome change of approach from SADC. The Council is now working with DBC and the other South West Hertfordshire authorities (Hertsmere, Three Rivers and Watford) in a far more collaborative manner.*

- *SADC has joined the South West Hertfordshire (SW Herts) Group of local authorities and is committed to work on a Joint Strategic Plan for SW Herts, as stated in paragraph 1.5 of the Draft SALP.*
- *SADC, together with the other SW Herts authorities, has commissioned consultants to produce a SW Herts Local Housing Need Assessment and Economic Study Update.*
- *SADC and DBC are working closely with The Crown Estate on master planning and delivery arrangements for the proposed East and North Hemel Hempstead development, referred to now as 'Hemel Garden Communities' (HGC). This joint working extends to a bid for funding and support from MHCLG and Homes England through its Garden Communities Prospectus programme, with the submission due by 9 November 2018.*

*Nevertheless, DBC still has some concerns regarding SADC's approach towards DtC in relation to the Draft SALP. Our view is that more should be done in certain respects, as explained below:*

- *The plan should set out the strategic cross-boundary matters, particularly those with cross-boundary implications.*
- *Further improvements should be made to the evidence base, to ensure that it forms an adequate basis for considering cross boundary issues.*

- *DBC and SADC are working proactively on the future planning of the proposed urban extensions at East and North Hemel Hempstead. However, an agreement has not yet been reached on how much (if any) of the proposed housing and employment development on the edge of Hemel Hempstead within St Albans District should count towards DBC's needs. Our aim is to agree the numbers or percentages and the phasing of any contribution to our needs from the St Albans broad locations. We would welcome further negotiations on this matter and suggest that our authorities should jointly commission an independent study to advise on the possible way forward. We look forward to taking forward this work with St Albans District over the months leading up to its formal submissions of the SALP.*
- *The implications for growth of Hemel Hempstead in St Albans district on the town in terms of the delivery of an appropriate mix of employment uses and social and community facilities. Furthermore, the impact on the town's existing infrastructure and the resultant need for a range of new infrastructure provision.*

- 5.3 Regarding individuals and parties that are not DtC 'prescribed bodies', there have been a number of specific concerns raised through their representations. These are set out in summary in the Regulation 22 (c) Consultation Statement ([CD 005](#)) at section 1.5 pages 108-120. It can be noted that this section includes a number of points made that support the approach to the DtC that has been taken.
- 5.4 The full list of parties that have made a representation under the DtC can be found at M2Q5 Appendix 1. For the avoidance of doubt, the Council considers that none of the points raised through these representations means that the DtC has not been met.

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### **6. Question 6**

**Does the overall housing provision being planned for in St Albans City and District area have any implications for other authorities? If so, what are they and how are these being addressed?**

- 6.1. Yes, the overall housing provision being planned for in St Albans City and District area does have significant implications for other authorities. They are due to the specific and cumulative impacts on cross-boundary infrastructure such as highways and sustainable transport provision; water provision; and housing and employment provision. This is particularly with regard to the East and North Hemel Broad Locations (now part of 'Hemel Garden Communities' HGC). These are being positively addressed in the Plan as primarily set out in Policies S1-S6; and through joint working, especially with Dacorum BC and Hertfordshire CC. As set out in [CD 028](#), these implications have been and continue to be addressed by positive cooperation operating primarily at an HGC, a South West Herts or Hertfordshire geography.
- 6.2. The genesis of East and North Hemel (HGC) through cooperative joint working over a long period of time and how the implications have been and are being addressed is set out in [CD 028](#) as:

#### ***Hemel Garden Communities (HGC)***

- 24) *The East Hemel Hempstead (EHH) and North Hemel Hempstead (NHH) Broad Locations have required and will continue to require substantial joint working with DBC, HCC, HLEP and others. Inclusion of these Broad Locations in the LP follows joint work on the Hertfordshire LEP SEP and a joint Green Belt Review with St Albans, Dacorum and Welwyn & Hatfield. These LP proposals are a direct response to the LEP Strategic Economic Plan and DBC's regeneration priority for Hemel Hempstead, including the need to make best use of its New Town origin services and facilities.*
- 25) *Cooperation in this geographic area between St Albans and Dacorum, including HCC and more recently the HLEP, has had a long history. As Dacorum noted in their 2012 Core Strategy DtC Statement, the District co-operated on "joint evidence work and consultation for Growth at Hemel Hempstead, 2006 and East Hemel Hempstead Area Action Plan Issues and Options, 2009".*
- 26) *A joint bid for Hemel Garden Communities (HGC) between DBC, HCC, HLEP and SADC, with support from Homes England and the Crown Estate, was made in November 2018. This bid is based on the East Hemel and North Hemel Broad Locations. In March 2019 the government confirmed that the HGC bid has been successful in receiving official government garden town status and funding. Hemel Garden Communities, roughly half within St Albans (as per the draft Local Plan) and half within Dacorum (as per emerging Local Plan), aims to deliver up to 11,000 homes and 10,000 jobs. Minister of State for Housing Kit Malthouse MP said in awarding Garden Town status in March 2019:*

*"These new towns will not only provide homes for families, but will be vibrant communities where everyone, including neighbouring communities can benefit from new infrastructure - leaving a legacy for future generations to be proud of."*

*“I congratulate these councils who have put forward ambitious proposals, which will build many thousands of high-quality homes, and am pleased to support them as they work to make these plans a reality.”*

- 27) *As well as this strategic cooperation, there are also very good examples of practical joint working on the substantial cross-boundary site at Spencers Park Phase II. This application sites within both Dacorum and St Albans. This site has been progressed through pre-application discussions since 2014. This has involved both LPAs and the two landowners - Homes and Communities Agency (now Homes England) and the Crown Estate - working jointly to deliver a 600 home and 2 Hectare of business use scheme. A joint application to both LPAs has received resolutions to grant subject to the completion of a S106 agreement, which has now been agreed.*

- 6.3. An update on the position with regard to cooperation with partners including Dacorum regarding HGC was set out in Planning Policy Committee papers in [July 2019](#). In a report entitled “Neighbouring / Nearby Authority Planning Update” the update was given:

*Hemel Garden Communities (HGC) - The joint SADC bid with Dacorum Council and HCC for growth adjoining Hemel Hempstead has been successful, receiving Garden Town status and £750k of funding. The scheme was one of only 5 successful bids out of over 100 bids in this round and joins the 23 existing garden communities the government is currently supporting. A draft High Level Memorandum of Understanding between SADC, DBC and HCC can be found at Appendix 2. An indicative Governance structure for HGC can be found at Appendix 3. As further background, a draft HGC Charter was submitted with the bid and can be found at Appendix 4.*

- 6.4. In summary, there has been very close and positive cooperation between SADC and DBC with regard to cross-boundary implications arising from the scale and type of growth proposed at East and North Hemel in particular. There has been and continues to be close working between the LPAs and involving key partners such as the Herts LEP, HCC, Highways England and key landowners. It is significant to note that the joint work addressing the cross-boundary implications has addressed so far and as will continue to be appropriately addressed through the technical and political mechanisms outlined in the [PPC July 2019](#) report appendices. More detail relating to the arrangements for joint working between the Council and Dacorum Council (and other partners) for HGC is set out at M7iQ5 and M7iQ7.

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**7. Question 7**

**[i] In overall terms has the Council engaged constructively, actively and on an ongoing basis in maximising the effectiveness of the preparation of the Plan? [ii] What has been the outcome of co-operation and how has this addressed the issue of housing provision?**

- 7.1. [i] Yes, in overall terms, the Council does indeed consider that it has engaged constructively, actively and on an ongoing basis in maximising the effectiveness of the preparation of the Plan. The evidence for this is primarily set out in the Duty to Cooperate Compliance Statement ([CD 028](#)). The conclusion to this document sets out:

**CONCLUSION**

- 34) *This statement outlines the detailed, active, constructive and on-going cooperation that has informed the development of the St Albans Local Plan 2020-2036. This has developed ever since the inceptions of the first iterations of earlier draft Development Plan work in 2006. This cooperation has been undertaken at officer, senior officer, Portfolio Holder and Leader levels on an ongoing basis.*
- 35) *Cooperation will strengthen and continue. The mechanisms, goodwill and engagement are in place to deliver needed housing and infrastructure in the county, in south west Herts and in Hemel Garden Communities in a cooperative and coordinated way. There have been substantive outcomes of cooperation and there will be many more to come.*
- 36) *St Albans former draft Strategic Local Plan (SLP) failed the DtC test in 2016. This was essentially because of the DtC objections from the South West Herts Group of LPAs. The Council then addressed the reasons for that failure directly. It has joined the South West Herts Group and has accepted the five LPA Housing Market Area and Functional Economic Market Area. The five LPAs are jointly working on evidence, on individual Local Plans and working towards a statutory Joint Strategic Plan. All the South West Herts LPAs and HCC have signed a Statement of Common Ground as now set out in the NPPF and PPG. SADC has now reached a position whereby, very significantly, none of the 'prescribed bodies' relevant for DtC considerations consider that the DtC has not been met. These are very significant steps forward since the DtC issues for the former draft SLP in 2016.*
- 37) *Cooperation has involved prescribed bodies and other organisations relevant to the Duty to Cooperate at relevant stages of Plan preparation. It demonstrates that the Council has complied with Duty to Cooperate requirements throughout preparation of its Local Plan in accordance with Section 110 of the Localism Act, Section 33A of the Planning and Compulsory Purchase Act 2004 and the NPPF.*

- 7.2. The NPPF (2019) sets out the requirement to prepare one or more Statements of Common Ground (SoCG). As addressed in [CD 028](#), SADC has fulfilled the requirements as set out in the included South West Herts SoCG.
- 7.3. [ii] As addressed in [CD 028](#), there have been numerous positive outcomes including the joint technical work, South West Herts MOU (2018), South West Herts Leaders Collaboration MOU (2019) and the South West Herts SoCG (2019).

- 7.4. In terms of outcomes and how they have specifically addressed the issue of housing provision, the most significant and very positive outcomes are the inclusion of the East Hemel and North Hemel Broad Locations (now also part of Hemel Garden Communities). These outcomes, as addressed in more detail in [CD 028](#), have provided a solid evidence to help justify the inclusion of the 5,500 homes in the Plan at East and North Hemel. This includes the key positive transformational role for HGC for the current town of Hemel, including supporting future housing growth in the town within Dacorum Borough.
- 7.5. Overall, therefore it is through the cooperation on housing provision that the Plan addresses the issue of housing provision by setting out how it provides fully for the District's housing need (according to the Government's 'standard method').



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### Jobs growth and employment land provision

#### 8. Question 8

#### **Who has the Council engaged with in terms of jobs growth and employment land provision and what form has this taken?**

8.1. In a similar way to the response to M2Q3 with regard to housing, overall employment provision is such an important matter for SADC and also all neighbouring and nearby Local Planning Authorities, that it has been a central feature of all of the Duty to Cooperate dialogue, over a substantial period of time. This engagement and cooperation has notably led to the submitted draft LP which provides the large majority of the multi-site Herts Enviro-Tech Enterprise Zone. This includes principally in the Plan the proposal for 55 Hectares of employment land at East Hemel (Central) (now branded Herts IQ) and also growth at the BRE and Rothamsted. The cooperation and agreement on the issue has led to the position that all DtC bodies agree that the DtC has been met. All issues that have arisen over time (including in relation to the former draft Strategic Local Plan) have now been overcome. The South West Herts LPAs have all signed a Statement of Common Ground. This is set out in detail in the Duty to Cooperate Compliance Statement ([CD 028](#)).

8.2. The Council has directly engaged directly with the following bodies regarding overall jobs growth and employment land provision, who are the DtC bodies as set out in [CD 028](#):

9) *In the context of St Albans City & District the Council has the Duty to Co-operate with neighbouring local authorities and a range of prescribed bodies:*

*Hertfordshire County Council  
Dacorum Borough Council  
Hertsmere Borough Council  
Three Rivers Borough Council  
Watford Borough Council  
Welwyn & Hatfield Borough Council  
Central Bedfordshire Council  
North Herts District Council  
Luton Borough Council  
Environment Agency  
Historic Buildings and Monuments Commission for England (known as Historic England)  
Natural England  
Civil Aviation Authority  
Homes and Communities Agency (now Homes England)  
Herts Valleys Clinical Commissioning Group  
National Health Service Commissioning Board (now NHS England)  
Office of Rail Regulation  
Highways England  
Mayor of London  
Transport for London*

10) *In addition, although not defined by statute in the same way as the above listed organisations, Local Enterprise Partnerships and Local Nature Partnerships are bodies defined in the Regulations as bodies that local authorities have a duty "to have regard to". In respect of St Albans these are:*



*Hertfordshire Local Enterprise Partnership  
Hertfordshire Local Nature Partnership*

- 8.3. As further set out in [CD 028](#) and also in response to M2Q3, the forms of engagement have been comprehensive and conducted as part of an ongoing strategic approach to ensure the Duty to Cooperate requirements have been fulfilled. This has included, as set out in [CD 028](#) primarily at paragraphs 17-37, including:

*MECHANISMS FOR COOPERATION*

*Regular partnership meetings*

*...*

*Joint working on strategies and infrastructure planning*

*...*

*Communication before, at and after formal stages of Local Plan production*

- 8.4. The most important discussions have been the Portfolio Holder meetings with the neighbouring and nearby LPAs and HCC. These have all included specific discussions regarding jobs growth and employment land provision. The Hertfordshire LEP and Hertfordshire EZ have also been particularly key parties.

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### 9. Question 9

**What are the inter-relationships with other authorities in terms of economic activity, travel to work and the market for employment land and premises?**

- 9.1. The key and strongest inter-relationships in terms of 'economic activity, travel to work and the market for employment land and premises' are between the 5 LPAs that form the South West Herts Functional Economic Market Area (FEMA) – namely Dacorum, Hertsmere, St Albans, Three Rivers and Watford. It is notable that this FEMA aligns directly with the Housing Market Area (HMA) for South West Herts. There are also some more limited inter-relationships with Welwyn & Hatfield and contextual inter-relationships with the wider area; including London, Luton/Central Beds and the Cambridge-Milton Keynes-Oxford corridor.
- 9.2. In [EMP 001](#), the South West Herts Economic Study Update 2019, the geography and nature of the inter-relationships (and therefore the justification for the FEMA) is discussed in detail primarily in chapter 3, pages 2-13, paragraphs 3.1-3.49. The Executive summary relatively concisely sets out the position on page (i) as:

#### **Functional Economic Market Area**

- iii. *The 2016 study identified a functional economic market area made up of **Dacorum, Hertsmere, St Albans, Three Rivers and Watford**. This was based on evidence of strong commuting and migration relationships and shared leisure, retail and public sector catchment areas. There has been limited data published since the 2016 study which would allow us to update the assessment, however the data which is available continues to suggest the definition of the FEMA is valid. This includes:*
- Recent migration data continues to point to strong relationships between the five authorities. The only strong relationship outside the FEMA is between St Albans and Welwyn Hatfield which was also the case in the 2016 study.*
  - The refreshed Strategic Economic Plan continues to identify an M1 growth corridor which includes each of the local authority areas.*
  - The 2018 South West Herts Retail and Leisure Study shows a significant proportion of each district's convenience and comparison shopping expenditure is within the FEMA, with a large amount of comparison spending occurring in Watford.*
- iv. *The FEMA also shares strong relationships with other areas which could exert a growing influence on economic and labour market trends in South West Herts. How these relationships might change in future is highly uncertain, however we would note the following:*
- London: Given the high level of housing growth planned for South West Herts and continuing affordability challenges in London, it seems likely that the strong immigration and out-commuting flows between the FEMA and the capital will continue to grow. The loss of employment floor space in London also presents opportunities for South West Herts to attract jobs and businesses. Although this would be dependent on South West Herts authorities first addressing their own undersupply.*

- *Luton/Central Beds: significant employment and housing growth is planned around Luton, including ambitious plans to grow the capacity of the airport. However we do not anticipate this undermining growth in South West Herts. The economies of the two areas are sufficiently different for this growth to complement rather than compete with growth in the FEMA.*
- *Cambridge-Milton Keynes-Oxford Corridor: this high performing area has been identified for significant growth up to 2050. This would involve significant investment in new infrastructure and housing and would look to capitalise on the area's knowledge assets. While any effects on South West Herts would be long term there may be a risk that the scale of development and new infrastructure investment could make this a more attractive investment location for certain sectors where there may be competition with South West Herts*

9.3. There is also a relatively concise summary within [CD 028](#) of the [7 November 2017 PPC report](#) which addresses the history as to how SADC has reached a view of agreeing the SWH FEMA, based on evolving technical work and evolving positions of SADC and neighbouring/nearby Councils:

*PPC 7 November 2017 - Housing Market Areas and Functional Economic Market Areas – Way Forward*

...

*Local Considerations*

...

4.1 *It is critically important to bear in mind that there is never an absolutely definitively 'right' answer to HMA/FEMA geography. This is particularly so in Hertfordshire, given the polycentric nature of the settlements and complex and ever-shifting patterns of home-moves, house prices, jobs, influence of London etc. Decisions about what HMA/FEMA to use for Plan-making is a judgment and a judgment that can reasonably change over time. That judgment is informed by a range of technical and evidential considerations, but also practical and pragmatic considerations. This has always been the case, but this is particularly so bearing in mind the current stances of other nearby LPAs and the recent SLP Examination and Judicial Review processes.*

...

4.7 *Given all of the context above, it is considered that the Council should move forward with joint work at this time on the basis of accepting for Plan-making purposes the five authority South West Herts HMA and FEMA. This is joint work only and not work on joint Local Plans. This work must take into appropriate account other important functional linkages, such as with Welwyn and Hatfield.*

*PPC Resolved:*

*That the Council moves forward with joint work on a Statement of Common Ground with the South West Herts Group with a view to joining the Group. This work must take into appropriate account other important functional linkages such as with Welwyn and Hatfield.*

9.4. These inter-relationships are also set out in response to M5Q19.

**Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

**10. Question 10**

**How have these inter-relationships been taken into account in preparing the Plan in terms of jobs growth and employment land provision?**

- 10.1. There has been close working between all the 5 South West Herts LPAs and HCC, the Hertfordshire LEP and Hertfordshire Enterprise Zone, that has taken account of the inter-relationships involved, in preparing the Plan. This close working has been on both technical employment land and jobs growth work underpinning this Plan and forthcoming Plans from the other LPAs, but also specifically the employment land and jobs proposals in this Plan. Substantively, this includes principally in the Plan the Policies S5 and S6. These set out the proposal for 55 Hectares of employment land at East Hemel (Central) (now branded Herts IQ) and significant growth at the BRE and Rothamsted. It is clear that all the 5 SWH LPAs, HCC, the Herts LEP and Hertfordshire Enterprise Zone support the overall SADC approach to jobs growth and employment land; including the policies S5 and S6 and key focus on delivering the multi-site Herts Enviro-Tech Enterprise Zone.
- 10.2. The evidence for this is primarily set out in: the South West Herts Economic Study Update 2019 [EMP 001](#) (and now the finalised version [EMP Sept 2019](#)); in the Duty to Cooperate Compliance Statement ([CD 028](#)); and in the earlier [EMP 003](#), SADC's Economic Development and Employment Land Evidence (2016); as well as in the 5 SWH LPA, HCC and Herts LEP responses to the Plan Regulation 19 consultation, where they support the approach taken to jobs growth and employment land provision taken by SADC.
- 10.3. The close joint working is shown not only through the close working together on Emp 001 but also in the important joint forums and joint work including successfully bidding jointly by SADC, DBC, HCC and Herts LEP for Enterprise Zone (EZ) status for the multi-site Herts Enviro-Tech EZ. This multi-site EZ occupies sites across DBC's and SADC's areas and all the parties are now successfully jointly working on practical delivery of the EZ, including explicitly through the policies in this Plan.
- 10.4. Principally for SADC, the acknowledged inter-relationships have informed the proposal for 55 Hectares of employment land at East Hemel (Central) and growth at the BRE and Rothamsted. This has formed a key part of the ongoing Portfolio Holder bilateral LPA meetings. The Enterprise Zone, East Hemel (Central) Broad Location, and expansion at the BRE and Rothamsted have consistently been part of these discussions over several years, including as evidenced in [CD 028](#).

**Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

**11. Question 11**

**In overall terms has the Council engaged constructively, actively and on an ongoing basis in maximising the effectiveness of the preparation of the Plan? What has been the outcome of co-operation and how has this addressed the issue of jobs growth and employment land provision?**

- 11.1. Yes, the Council does indeed consider that it has engaged constructively, actively and on an ongoing basis in maximising the effectiveness of the preparation of the Plan. In terms of outcomes, the 5 SWH LPAs, HCC, Herts LEP and Herts Enterprise Zone support the overall Plan approach and key focus on delivering the multi-site Herts Enviro-Tech Enterprise Zone. This includes principally the proposal for 55 Hectares of employment land at East Hemel (Central) (now branded Herts IQ) and growth at the BRE and Rothamsted.
- 11.2. That cooperation continues and will continue into the future. This includes work on taking forward the ideas set out in [EMP 001](#) (now updated as [EMP Sept 2019](#)) in order to assist the other SWH LPAs in taking forward their emerging draft Plans.
- 11.3. There is a particular thread of cooperation regarding the potential for some of the land at East Hemel (Central) Broad Location to fulfil a wider sub-regional role in assisting LPAs within the SWH area. This is expressed in ongoing technical work and the published technical work in [EMP 001](#) and [EMP 003](#). This has also been an ongoing positive part of discussions regarding South West Herts at all levels of work. Examples are set out in [CD 028](#); in the recent SADC response to Watford's Reg 18 consultation, as at M2Q4 appendix 2; and in the PH DtC meetings, as at M2Q4 Appendix 3. This includes, for example, in the Portfolio Holder meeting between SADC and DBC in 2018 as set out in [CD 028](#) at page 115:
- there may be some capacity to provide for Dacorum's employment needs within East Hemel (central). These issues can be discussed further in the context of the ongoing SWHG work.*
- 11.4. The Council considers it is important to bear in mind that no DtC body considers that the Duty to Cooperate has not been met, including with regard to employment land and job growth matters.

## Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.

### Transport infrastructure

#### 12. Question 12

##### **What are the strategic matters and particular issues?**

- 12.1. The Council works in cooperation with HCC in relation to transport, including in particular the annual COMET runs, which are a transport model providing future forecasts across the County area. This COMET run work (and related work) is the principle evidence base upon which strategic matters and particular issues for transport are identified. For LP4, the forecast year has been defined by HCC as 2036. This year was chosen as it aligns with the local plan review timescales in south west Hertfordshire, and is the furthest year into the future for which reasonable planning data projections are available. A copy can be found at COMET LP4 Forecasting Report Final ([INFR Jun 2019](#))
- 12.2. Local Plan 4 (LP4) is the fourth local plan run that has been undertaken. LP4 includes the proposed transport schemes agreed with Hertfordshire districts in autumn 2018. It aligns with the Infrastructure Delivery Plans and Transport Strategies at the time such as the Growth and Transport Plans (GTPs) and the A414 strategy. A full list of all transport schemes included in LP4 is detailed in Section 4 of the document. Compared to the COMET Base Year model, over 300 schemes are included in LP4. In addition to highways and public transport schemes, a range of mode shift schemes were included in LP4 and attempts to reduce areas of notable delay from the previous LP3 (Local Plan Run 3) were made. The forecast is a reflection of the total cumulative growth within the county (including datasets from beyond the County as well) rather than a test of any specific (set of) developments and/or schemes.
- 12.3. At a County level, the main issues identified as set out in LP4 for transport are:
- *Vehicle Flows and Congestion - Model results show significant congestion on key urban and inter-urban roads in 2036 ...:*
    - *Modelling shows the highest levels of congestion in the urban areas of Watford, St Albans, Hemel Hempstead, and Hatfield towns;*
    - *Modelling shows congestion (although to a lower level) in the urban areas of Welwyn Garden City, Stevenage, Hitchin, Letchworth Garden City, Baldock and Bishop's Stortford;*
    - *Modelling shows congestion on the A414 through Hemel Hempstead and between the M1 and A10;*
    - *Various sections of the M25, A1(M) and M1 suffer from congestion; and*
    - *There is congestion and delays on key strategic routes entering and exiting Hertfordshire from neighbouring Local Authorities.*
    - *Reduced flows through central Hemel Hempstead due to downgraded A414 in LP4;*
    - *Marginal flow differences on the A414 corridor west of the A10, the reduction of delays at the A414/Fifth Avenue junction in Harlow encourages traffic back onto the A414 east of the A10. This may affect the parallel A120 corridor further north. Reduced flows through Hertford on the A414 due to the Hertford Bypass;*
  - *Inter-urban Highway Journey Times - Increased vehicle flow and congestion in the Forecast Year cause a rise in the average journey time between urban areas in Hertfordshire. Towns in the south west of Hertfordshire, especially Watford, experience some of the greatest changes in journey times due to the congestion on the network.*



- Public Transport Network Results - *Forecast results also indicate that the rail network in Hertfordshire will experience an increase in passenger boardings by approximately 51% across the AM, IP and PM Peaks between 2014 and 2036. Bus travel, by comparison is likely to grow at a lower rate (7%) over the same period as a result of rising personal incomes that make rail's higher fares relatively more affordable. Longer distance bus travel decreases as rail becomes a more attractive option, however some local movements by bus increase due to the linkages of new developments to bus routes.*

12.4. For main issues at a District (including adjoining impacts) geography, an analysis of COMET LP4 for SADC has been carried out and can be found at COMET LP4 SADC Analysis V4 Final ([INFR Oct 2019](#)). A summary of key points is at 7.1 which is replicated below:

7.1.1 *LP4 shows there are several areas of congestion and delay around SADC, however no obvious "showstoppers" where very long delays or high levels of congestion are recorded. Many of the junctions experiencing delays are currently known as congestion hotspots.*

7.1.2 *The locations of the new strategic sites appear to be feasible around SADC, however they do generate congestion on the approaches to some of the urban centres such as Hemel Hempstead, St Albans and Hatfield. Journey times increase as expected however the locations of developments away from traditional town centres appears to benefit some movements.*

7.1.3 *LP4 does not indicate that any of the sustainable measures proposed would conflict with the planned growth, however greater improvements could be considered to improve links to the west of the District, such as between East Hemel and Redbourn. Links between the surrounding key towns such as Hemel Hempstead, Hatfield and Watford should be maximised and any GTP schemes along these corridors to/from St Albans should be considered essential.*

7.1.4 *LP4 suggests the interaction of SADC with the M1, M25 and A1(M) strategic network is key. As the District is bordered by these routes it is paramount that any rat running onto the District network is discouraged wherever possible.*

12.5. A full list of transport initiatives can be found in COMET LP4 SADC Analysis V4 Final ([INFR Oct 2019](#)). The Council considers that, overall, there are a number of strategic matters and particular issues related to transport:

- Transport infrastructure associated with East and North Hemel Hempstead Broad Locations and HGC – in particular regarding impacts on and around M1J8 (including at Maylands Prospectus at IDP appendix 3)
- Transport infrastructure to facilitate Abbey line improvements and Park and Rail hub – in particular associated with PSGV Broad Location, including at SWH GTP (at ref 77 of IDP) diagrams as at M2Q12 Appendix 1.
- Transport infrastructure associated with the A414 Corridor Strategy (at ref 78 of IDP) - numerous initiatives on the A414 and parallel routes - it relates to growth all across the A414 from Hemel Hempstead to Harlow – and is also most strongly related to the Broad Locations at PSGV, East and North Hemel Hempstead (HGC) and West of London Colney.

- 12.6. While there are a number strategic matters and particular issues related to transport, it is considered important to remember that the main analysis undertaken by the consultants regarding St Albans District concludes at page 74:

*LP4 shows there are several areas of congestion and delay around SADC, however no obvious “showstoppers” where very long delays or high levels of congestion are recorded. Many of the junctions experiencing delays are currently known as congestion hotspots.*



## Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.

### 13. Question 13

**Who has the Council engaged with? When did this engagement begin, has it been active and ongoing and what form has it taken?**

- 13.1. Similarly to the way that housing and employment engagement has been considered, as set out in response to Matter 2 questions 3 and 8, and as further set out in [CD 028](#), the forms of engagement have been comprehensive and conducted as part of an ongoing strategic approach to ensure the Duty to Cooperate requirements have been fulfilled. This has included, as set out in [CD 028](#) primarily at paragraphs 17-37, including:

#### *MECHANISMS FOR COOPERATION*

*Regular partnership meetings*

...

*Joint working on strategies and infrastructure planning*

...

*Communication before, at and after formal stages of Local Plan production*

- 13.2. As set out in [CD 028](#), the Council has engaged with all of the statutory DtC bodies and many other organisations and individuals. In the specific context of the question, the key parties have been and continue to be HCC, Highways England, the four other South West Herts LPAs and other nearby LPAs.
- 13.3. As also set out in [CD 028](#), this engagement began with the inception of the first iterations of earlier draft Development Plan work in 2006. Since the former draft Strategic Local Plan (SLP) failed the DtC test in 2016 this engagement has been deepened and re-focussed.
- 13.4. The engagement has been active and ongoing as set out in [CD 028](#) and in answer to the earlier Matter 2 Question 12. The forms have varied according to the nature of the work and have taken place under all three mechanisms for cooperation.
- 13.5. For example, as set out in [CD 028](#) at page 107, one of the Hertfordshire Growth Boards Objectives is:
10. *To work with strategic partners across our borders to ensure effective coordination of cross border issues, decisions and infrastructure needs e.g. authorities in the LSCC, Oxford-Milton Keynes-Cambridge Corridor, Central Bedfordshire and Luton, London.*
- 13.6. As a further example, in relation to joint work on HGC as set out in [CD 028](#) on page 17:
- A joint bid for Hemel Garden Communities (HGC) between DBC, HCC, HELP and SADC, with support from Homes England and the Crown Estate, was made in November 2018. This bid is based on the Est Hemel and North Hemel Broad Locations. In March 2019 the government confirmed that the HGC bid has been successful in receiving official government garden town status and funding.*
- 13.7. This joint work is driven forward at multiple levels, including through the HGC Stakeholder Steering Group which SADC officers, DBC officers, HCC officers, the Herts LEP and Highways England officers all attend. The HGC Steering group also has a specific Transport sub-group which looks in greater detail at the transport issues, which again all the parties aforementioned attend.

- 13.7. In simple terms, the forms of engagement have been at both officer and political levels, covering: (1) a wider than Hertfordshire, (2) Hertfordshire, (3) South West Herts and (4) bilateral St Albans and neighbouring/nearby authority geographies.
- 13.8. An example of collaborative work which is active and ongoing relates to M1 J8 which was included in the Maylands Prospectus (IDP [INFR 005d](#)). As seen in the extract below, the engagement on this project commenced in 2015 and the Maylands Prospectus was finalised in January 2018.

*In 2015, Hertfordshire Local Enterprise Partnership commenced work on the Maylands Growth Corridor Study. The purpose of the study was to identify current and future transport constraints and opportunities facing the Maylands area of Hemel Hempstead. The area is set to undergo a transformation in the future as a result of planned new housing and employment development. There was a need therefore to confirm the challenges relating to the transport network in and around the Maylands area, and identify the priorities for investment in transport infrastructure and services. The Study has been developed in partnership with Hertfordshire County Council, Dacorum Borough Council, St Albans City and District Council, Highways England and The Crown Estate.*

- 13.9. Since Jan 2018, cooperation has continued, and as an example is illustrated in the SADC response to Matter7 S6i Q8 which asks 'What are the timescales and funding sources for the necessary improvements to junction 8 of the M1?' The response shows joint working to secure funding for the project has continued and is ongoing. Moving forward it is expected that this positive working relationship will continue.
- 13.10. Another example of collaborative working which is active and ongoing relates to the A414 Corridor Strategy. A successful (HCC) Invest to Transform bid was made in December 2016, funding was confirmed in April 2017 and work started on developing a Strategy for A414. The Strategy was needed to identify the role, function and investment priorities for the A414 corridor in the medium to longer term and was critical to help identify the key infrastructure required to support planned and future growth and identify funding opportunities from developments and bids.
- 13.11. The A414 Strategy was developed by Hertfordshire County Council, supported by AECOM and in partnership with the following Local Authorities: Dacorum, Watford, St Albans, Welwyn Hatfield, East Herts, Broxbourne, Harlow and Essex County Council. The A414 Member and Officer Groups have been engaged in the development of the Strategy throughout. For example, a workshop was held with Members in August 2017 to identify issues and agree objectives for the strategy and start to develop transport scheme options. Further workshops were held throughout 2018 to keep Members updated on the strategy, share the results of the optioneering and shortlisting exercises and invite comments.
- 13.12. The next step will be the development of an A414 Implementation Plan which will require continued joint working on the project and this positive working relationship will be ongoing.
- 13.13. A further example of collaborative working is the Growth and Transport Plans. A GTP is a 'daughter document' of the LTP4, and is informed by the overarching guidance and direction of the LTP. The GTP sits alongside a range of mode-specific strategies. The GTPs are one of the key approaches for the County Council to respond and work collaboratively for the purpose of applying Hertfordshire County Council's LTP policies and objectives to a growth-focused area.
- 13.14. The South West Herts Growth & Transport Plan ([SWH GTP](#)) has been developed by Hertfordshire County Council supported by AECOM and in partnership with the district and

borough councils (Dacorum, Watford, Three Rivers, St Albans and Hertsmere). Workshops were held during the plan development process with the local county councillors, relevant Executive Members and district council Portfolio Holders for Planning and Transport to inform the draft SWH GTP. The draft Plan was subject to an eight-week public consultation in 2018. The Abbey Line improvements and its positive links to the A414 corridor and sustainable transport initiatives are key elements of the SWH GTP.

- 13.15. The SWH GTP is the first of a new suite of spatial transport strategies being developed for areas in Hertfordshire, and which will be supporting documents of the Local Transport Plan (LTP4). The Growth & Transport Plans propose objectives and packages of transport interventions that seek to support economic growth, housing and jobs whilst promoting quality of life and environmental objectives. The SWH GTP mainly covers Hemel Hempstead and Watford, and their interactions with St Albans and other settlements including Rickmansworth, Harpenden, Luton and Bushey.
- 13.16. These interventions that are proposed in the GTP will require work from HCC and all relevant stakeholders - including Hertfordshire districts and boroughs, Highways England, the Local Enterprise Partnership, Network Rail, community groups, and adjacent Local Authorities – to further investigate and develop the opportunities. As such, a GTP is not prescriptive but instead forms the basis for informed discussions on the future of transport infrastructure and interventions across the growth-focused areas of Hertfordshire.
- 13.17. Overall, it can be seen that partnership working on all projects has been active and ongoing and it has enabled a collaborative and strategic approach to transport infrastructure at the county, SWH and St Albans District geographies. All the projects have required ongoing and regular input from stakeholders during the key production timeframe. It involved regular partnership meetings with stakeholders & consultants, on a regular basis, together with a rolling work programme of consultant's drafts and stakeholder input and comments.

**Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

**14. Question 14**

**In overall terms has the Council engaged constructively? What has been the outcome of co-operation and how has this addressed the issue?**

- 14.1. The Council does indeed consider that it has “engaged constructively”.
- 14.2. The outcomes have primarily been known specific requirements, which have been incorporated into the draft Plan, primarily at Policy S6 (and L18) and ongoing workstreams which SADC and partners are ongoingly committed to.
- 14.3. From earlier work (including Maylands Growth Corridor work in 2015-18) and more recently the GTP work, the main aspects for package 2 and package 4 are set out below.

| <b>Package 2 – Maylands (Hemel Hempstead)</b> |  |
|---|--|
| <i>Aim</i>                                    | <i>To provide improved access to the Maylands industrial area from both within Hemel Hempstead and outside of the town by all modes of transport.</i>  |
| <i>Main aspects</i>                           | <ul style="list-style-type: none"> <li><i>• The introduction of an East Hemel (Maylands) Multi-Modal Transport Interchange serving the Maylands and Enterprise Zone developments.</i></li> <li><i>• Improving access to the M1 through the provision of an additional junction and enhancements to Hemel’s existing junction.</i></li> <li><i>• A new spine road serving East Hemel Hempstead urban extension and Maylands alongside a series of cycling improvements to improve connectivity across the proposed developments.</i></li> </ul> |

| <b>Package 4 – St Albans-Watford Corridor</b> |   |
|---|---|
| <i>Aim</i>                                    | <i>To maximise the potential of the existing Abbey Line as a rail route by enhancing onward connections into St Albans City, and to transform the parallel A405 into a multi-modal road by diverting strategic traffic onto the motorway network, freeing up space for more local journeys by bus, bike or by car.</i>  |
| <i>Main aspects</i>                           | <ul style="list-style-type: none"> <li><i>• The introduction of a new St Albans South Public Transport Hub, including a new station on the Abbey Line, direct bus services to St Albans City Station, and a transfer point between local and interurban buses.</i></li> <li><i>• Additional slips at M25 J21 to allow all movements between the M25 and M1, and streetscape improvements along the A405 at Bricket Wood.</i></li> <li><i>• Enhanced cycling facilities along the A405 linking St Albans and Leavesden.</i></li> </ul> |

- 14.4. These have formed the basis (alongside other work, such as the HGC joint work set out in response to other MIQs) for the specific transport requirements set out in Policy S6, primarily for East and North Hemel Hempstead and Park Street Garden Village Broad Locations (more detail set out at other MIQ responses, especially M7i,ii and xi).
- 14.5. With regard to ongoing work streams, examples include M1J8 and the A414 Corridor Strategy. For M1J8 an important outcome within an ongoing work programme, is agreeing the EZ project and TCE co-funded package of work to undertake the design and preparatory works for the Breakspear Way and M1 Junction 8 improvements ahead of securing planning permission, in order to accelerate delivery of this critical infrastructure (more detail set out at other MIQ responses, especially M7iiQ5).
- 14.6. For the A414 work, the adoption of the A414 Corridor Strategy in November 2019 is an important outcome within an ongoing work programme, which now sits as an adopted Transport Strategy supporting LTP4. It will be used to support bidding and funding opportunities including to Central Government and assists in shaping requirements arising

from new developments. It will also help inform Local Plan Infrastructure Delivery Plans across the LPAs in the corridor.

- 14.7. The Council considers it is important to bear in mind that no DtC body considers that the Duty to Cooperate has not been met, including with regard to transport infrastructure matters.

## **Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

### **Water resources/waste water**

#### **15. Question 15**

##### **What are the strategic matters and particular issues?**

- 15.1. With regard to the genuinely strategic matters as defined by S33A(4) of the Planning and Compulsory Purchase Act, as set out in answer to Matter 2 question 1, with regard to Water resources / waste water they are considered to include water resources, Water Supply, Waste Sewerage, Wastewater Treatment and Water Quality and Ecology.
- 15.2. Setting this out in a little more detail, the strategic matters can be considered at the two levels of (1) strategies and (2) specific proposals.
- 15.3. Taking (1) strategies first, this consists mainly of a Water Cycle Strategy 2010 ([ENV 013](#)) commissioned by SADC, Dacorum, Three Rives, Watford and Welwyn Hatfield.

*A Water Cycle Study (WCS) is needed to ensure that water supply, water quality, sewerage and flood risk management issues can be addressed to enable the growth to 2031, as proposed in the Regional Spatial Strategy (RSS), the East of England Plan (and forthcoming review), whilst preserving and enhancing the water environment. Future stages of the WCS will form a key part of the evidence base for the LPA Core Strategies, and provide steer to the LPAs as they refine these Strategies and subsequent policies.*

*As the lead authority, DBC appointed Hyder Consulting (UK) in December 2009 to complete a Water Cycle Study - Scoping Report for the five LPAs. This high level study will provide the context for the more detailed studies which may be required for future Core Strategy Submissions and Site Allocations.*

*The Scoping phase will review the existing water cycle arrangements and infrastructure capacity, whilst considering the potential growth scenarios affecting the five LPA areas up to 2031.*

- 15.4. Taking (2) specific proposals second, this includes the cumulative impacts of growth within the Plan, the study examines two scenarios of growth, 'Current Growth' based on the RSS 2008, and 'Highest Growth', which with St Albans has a growth 18,200, accurately reflects that currently proposed.
- 15.5. For the avoidance of doubt and as set out in [CD 028](#), the Council has also discussed the Water Project for Hertfordshire 2015-2051 which is a joint study undertaken by: Hertfordshire County Council, the Environment Agency, the Hertfordshire Local Economic Partnership, Local Hertfordshire Councils and water infrastructure providers.
- 15.6. The project gathered information to provide project partners with a range of information on the effects of planned growth on the water environment, water supply and wastewater treatment infrastructure requirements in the county. This provides an evidence base which allows informed decisions to be made on how water and wastewater infrastructure needs can be managed to facilitate sustainable future growth.
- 15.7. The first stage of the project delivered a draft Hertfordshire Water Study in 2017. The draft study models planned growth in Hertfordshire and assesses infrastructure options for water supply and wastewater treatment across the County and beyond. It confirms that there is

available water supply to support projected levels of growth in Hertfordshire in the current round of Local Plans. Additionally, the draft report confirms that waste water treatment capacity is available to support current growth levels in Hertfordshire to 2031; however investment in capacity will be required to service growth beyond that period.

- 15.8. The outcomes of stage one will feed into the further detailed infrastructure planning at the District level once published and signed off by all authorities. More information is available in the appendices for water infrastructure (see Appendices 44 to 49 in document Infrastructure Delivery Plan Appendices - Part 12 ([INFR 002n](#))). To illustrate the conclusions on sewage treatment and water resources, please see extract set out below.
- 15.9. A possible second stage to the Hertfordshire Water Study could be commissioned in due course if required. This would aim to examine the conclusions of the stage one report, in order to provide detailed information about the cost and requirements of water and sewerage infrastructure for each district. HCC has agreed to create a generic brief for stage two. Ultimately, local authorities will decide on an individual basis if work for a possible second stage will be undertaken.

### 8.6.2 Sewage Treatment

*Maple Lodge STW is predicted to require at least focused planning from 2021 onwards to ensure it can accommodate expected growth. Under the high scenario, strategic interventions could be needed to ensure it has sufficient capacity in 2051.*

| STWs            | Scenario | 2021 | 2031 | 2051 |
|-----------------|----------|------|------|------|
| Maple Lodge STW | High     |      |      |      |
|                 | Med      |      |      |      |
|                 | Low      |      |      |      |

Figure 47 – St Albans STW Classification of Need

Note: table only shows STWs which are predicted to require at least focused planning by 2051

### 8.6.3 Water Resources

*The availability of water resources in St Albans is largely sufficient in 2021 but could require significant improvement by 2051, as with much of the county.*

| WRZ | 2021 | 2031 | 2051 |
|-----|------|------|------|
| 1   |      |      |      |
| 2   |      |      |      |

Figure 48 – St Albans WRZ Classification of Need

Note: More information on the location, name and extent of the WRZs can be found in Section 6.3.

## **Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

### **16. Question 16**

**Who has the Council engaged with? When did this engagement begin, has it been active and ongoing and what form has it taken?**

#### **16.1. As set out in the Water Cycle Study (ENV 0013)**

*The stakeholders involved in steering this WCS were:*

- *Dacorum Borough Council (DBC);*
- *Natural England (NE);*
- *St Albans City and District Council (SADC);*
- *Thames Water Utilities Ltd (TWU);*
- *The Environment Agency (EA);*
- *Three Rivers District Council (TRDC);*
- *Veolia Water Central (VWC);*
- *Watford Borough Council (WBC); and*
- *Welwyn Hatfield Borough Council (WHBC).*

*In addition, Hertfordshire Biological Records Centre (HBRC), Hertfordshire County Council (HCC) and British Waterways (BWW) have provided information throughout the consultation.*

#### **16.2. Similarly to the way that housing has been considered, as set out in response to Matter 2 Questions 3 and 8, and as further set out in [CD 028](#), the forms of engagement have been comprehensive and conducted as part of an ongoing strategic approach to ensure the Duty to Cooperate requirements have been fulfilled. This has included, as set out in [CD 028](#) primarily at paragraphs 17-37, including:**

##### ***MECHANISMS FOR COOPERATION***

*Regular partnership meetings*

*...*

*Joint working on strategies and infrastructure planning*

*...*

*Communication before, at and after formal stages of Local Plan production*

#### **16.3. The Water Project for Hertfordshire 2015-2051 is a joint study undertaken by: Hertfordshire County Council, the Environment Agency, the Hertfordshire Local Economic Partnership, Local Hertfordshire Councils and water infrastructure providers.**

#### **16.4. The study required ongoing and regular input from stakeholders during the key production timeframe from 2015 – 2017. There were also regular updates to HIPP on progress on the Water Study since its Autumn 2015 inception until December 2017 when the draft final report was completed. It involved regular partnership meetings with stakeholders & consultants, on a quarterly basis (approx.) during this time period, together with a rolling work programme of consultant's drafts and stakeholder input and comments.**

#### **16.5. The Hertfordshire Water study was jointly funded by a partnership made up of the County Council, the Environment Agency, the Hertfordshire LEP, 9 of the 10 Hertfordshire District and Borough Councils (Broxbourne chose not to take part) and the statutory water undertakers that operate in the county, Thames Water, Anglian Water and Affinity Water. In**



addition, Chiltern District Council also participated as they face similar issues to Hertfordshire in relation to water supply and waste water treatment.

- 16.6. The consultants commissioned to conduct the study were Arcadis Consulting UK Ltd (Arcadis). They were commissioned to produce a strategic assessment of water infrastructure in Hertfordshire with evidence to support planning for growth over the next 35 years. Arcadis facilitated collaboration within the partnership through consultation and engagement. This involved the collection of data, agreement of assumptions and provided a level of transparency across the partners for all aspects of development and water utility planning. The main conclusions of the consultant's report are that there is existing water supply and waste water capacity to meet growth currently planned for within the current round of local development plans to 2031. However, additional work and investment will be needed to service growth levels that are being anticipated for the period 2031 to 2051.
- 16.7. Within Hertfordshire, sewerage and wastewater treatment is jointly managed by Thames Water Utilities Ltd and Anglian Water Services Ltd (Anglian), while water supply is provided by both Thames Water 3 and Affinity Water Ltd (Affinity Water). Infrastructure planning for water supply and waste water management is undertaken on a five-yearly basis as part of the national price review process undertaken by the Office of Water Regulation (OFWAT). The findings of the Hertfordshire Water Study will feed into the response to the upcoming price review process, PR19.
- 16.8. A possible second stage to the Hertfordshire Water Study could be commissioned in due course if required. This would aim to examine the conclusions of the stage one report, in order to provide detailed information about the cost and requirements of water and sewerage infrastructure for each district. HCC has agreed to create a generic brief for stage two. Ultimately, local authorities will decide on an individual basis if work for a possible second stage will be undertaken.

**Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

**17. Question 17**

**In overall terms has the Council engaged constructively? What has been the outcome of co-operation and how has this addressed the issue?**

- 17.1. Yes, the Council does indeed consider that it has “engaged constructively”. The evidence for this is primarily set out in the Duty to Cooperate Compliance Statement ([CD 028](#)). The joint Water Cycle Strategy ([ENV 013](#)) carried out by consultants commissioned jointly and conducted on a cross-boundary basis covering St Albans, Dacorum and Welwyn & Hatfield, Three Rivers and Watford. Watercycle work has directly informed policies within the Local Plan, in particular L29.
- 17.2. The extensive work on the Herts Water Study undertaken as described in M2 Q16 above involved constructive engagement from the Council. The Hertfordshire Water study was jointly funded by a partnership made up of the County Council, the Environment Agency, the Hertfordshire LEP, 9 of the 10 Hertfordshire District and Borough Councils (Broxbourne chose not to take part) and the statutory water undertakers that operate in the county, Thames Water, Anglian Water and Affinity Water. In addition, Chiltern District Council also participated as they face similar issues to Hertfordshire in relation to water supply and waste water treatment.
- 17.3. Within Hertfordshire, sewerage and wastewater treatment is jointly managed by Thames Water Utilities Ltd and Anglian Water Services Ltd (Anglian), while water supply is provided by both Thames Water 3 and Affinity Water Ltd (Affinity Water). Infrastructure planning for water supply and waste water management is undertaken on a five-yearly basis as part of the national price review process undertaken by the Office of Water Regulation (OFWAT). The findings of the Hertfordshire Water Study will feed into the response to the upcoming price review process, PR19.
- 17.4. Therefore, as well as providing evidence for Local Plans it also provided valuable input for water planning by utility companies and OFWAT.
- 17.5. The partnership has enabled a collaborative and strategic approach to water infrastructure in the county, although to effectively produce policy and plan for the future continued collaboration and more work will be required at the local level. Long term planning will be a constant dialogue between partners and a way of future proofing growth. There will be more water management rounds leading up to 2031, to assess resilience in the long term. This will enable partners such as Hertfordshire County Council the opportunity to communicate on growth and the capability of the water infrastructure in place. The County Council will continue to work closely with all those in the water study to ensure our water infrastructure is resilient for the coming years and our environment is protected. Partnership working has opened up communication channels and offers opportunities to express concerns, through the partnership.
- 17.6. The study conclusions for Hertfordshire are that there is enough water supply and sufficient waste water capacity to service expected growth levels to 2031. This reflects the water companies current water resource plans and their ability to adjust these over the short to medium term. It also assumes that the approach being taken at present to try to reduce demand for water in the county will meet with success. In addition, the water supply companies are able to bring in additional resources from sources such as Grafham Water to service increased demand should that be necessary. The improvements required for waste water infrastructure to 2031 and the investment necessary to achieve this are all considered

to be within normal working practices and can be achieved with the necessary lead in times. Furthermore, the opportunity to adjust the approach within the next cycle of water resource planning gives sufficient flexibility for the period to 2031.

- 17.7. Deriving growth projections at the district level to 2051, using Local Plan figures and regional projections has shown that ensuring adequate water infrastructure capacity is critical to support the projected growth beyond the period covered by the current round of local plans, 2031 and beyond. Understanding water supply and waste water treatment needs up to 2051 has removed some of the uncertainties in the timings for new infrastructure needed to serve growth.

## **Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

### **Flood risk**

#### **18. Question 18**

##### **What are the strategic matters and particular issues?**

- 18.1. With regard to the genuinely strategic matters as defined by S33A(4) of the Planning and Compulsory Purchase Act, as set out in answer to Matter 2 question 1, with regard to flood risk, the following cross boundary issues are considered in the South West Hertfordshire Area.
- 18.2. Setting this out in a little more detail, the strategic matters can be considered at the two levels of (1) strategies and (2) specific proposals.
- 18.3. Taking (1) strategies first, this includes the commissioning the South West Hertfordshire SFRA ([ENV 001](#)), which sets out;

*The topography of the study area and direction of watercourse flow means that South West Hertfordshire has the potential to affect the flood risk in all of the above neighbouring authority areas, with the exception of Central Bedfordshire. In contrast, as the steep chalk uplands of South West Hertfordshire form the headwaters of the surrounding river catchments, the study area is likely to be affected by relatively few neighbouring authorities, namely Aylesbury Vale, Central Bedfordshire, Chiltern and Hertsmere.*

*A high-level overview of potential cross-boundary flood risk issues is provided in Table 8-1 for the four authorities within South West Hertfordshire, and the neighbouring authorities. In the vast majority of cases, if appropriate flood risk considerations and management of surface water drainage are provided, development in neighbouring authorities is unlikely to affect flood risk in South West Hertfordshire.*

*Where sites are located near an authority boundary, or have the potential to contribute to, or be affected by, flood risk in an adjacent authority, site developers are advised to also consult the SFRAs of the relevant adjacent authorities.*

- 18.4. Taking (2) specific proposals second, this includes the cumulative impacts of growth within the Plan, the group of East and North Hemel (now part of HGC) Broad Locations and individual Broad Locations. As part of the Strategic Site Selection Process sites were not brought forward that were considered to have significant constraints, such as those with a significant amount of land located in the flood zones 2 or 3.
- 18.5. The Local Plan sets out how each Broad Location will mitigate issues regarding flood risk, with Policy L29 (Green and Blue Infrastructure, Countryside and Landscape and Trees) setting out an overall approach.
- 18.6. NPPF sets out the following principles in relation to flooding:

*Paragraphs 155 - 156 of the NPPF state that: "Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards. All plans should apply a sequential, risk-based approach to the location of development – taking into account*

*the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. ”.*

*Cumulative impacts on flood risk (Para. 156)*

- *Local Plans must be supported by a SFRA, and provide policies for managing all sources of flood risk.*
- *Planning policy on flood risk should address the cumulative flood risks associated with separate new developments which are located within, or affect, areas susceptible to flooding.*

*Impacts of Climate Change (Para. 157)*

- *The impacts of climate change in increasing flood risk should be taken into account, and where it may cause development to become unsustainable in the long-term, opportunities should be taken to ‘relocate development, including housing, to more sustainable locations’.*

18.7. The Broad Locations were assessed as part of the South Hertfordshire Level 1 SFRA. Please see below. It demonstrates that the Local Plan avoided areas at risk of flooding when selecting Broad Locations:

| Site Name                             | Area (ha) | Flood Zones     |                 |                    |                |                |   |
|---------------------------------------|-----------|-----------------|-----------------|--------------------|----------------|----------------|---|
|                                       |           | % in FZ 3b only | % in FZ 3a only | Total % within FZ3 | % in FZ 2 only | % in FZ 1 only | Total % within FZ 3a + 70% climate change |
| West of Chiswell Green Broad Location | 15.12     | 0%              | 0%              | 0%                 | 0%             | 100%           | 0%  |
| North of St Albans Broad Location     | 41.97     | 0%              | 0%              | 0%                 | 1%             | 99%            | 1%  |
| North East Harpenden Broad Location   | 33.67     | 0%              | 0%              | 0%                 | 0%             | 100%           | 0%  |
| West of London Colney Broad Location  | 13.78     | 0%              | 0%              | 0%                 | 0%             | 100%           | 0%  |
| East of Hemel Hempstead north         | 66.94     | 0%              | 0%              | 0%                 | 0%             | 100%           | 0%  |
| East of Hemel Hempstead south         | 59.36     | 0%              | 0%              | 0%                 | 0%             | 100%           | 0%  |
| East of St Albans                     | 40.17     | 0%              | 0%              | 0%                 | 0%             | 100%           | 0%  |
| North-West of Harpenden               | 18.16     | 0%              | 0%              | 0%                 | 0%             | 100%           | 0%  |
| Former Radlett Aerodrome              | 4.2176    | 0%              | 0%              | 0%                 | 0%             | 100%           | 0%  |

18.8. The Sustainability Appraisal considered the plan in terms of flood risk, under SA Objective 3 which is replicated below:

3. *Ensure that new developments avoid areas which are at risk from flooding and natural flood storage areas.*
  - *To avoid developments in areas being at risk from fluvial, sewer or groundwater flooding (for instance natural flood plains) while taking into account the impacts of climate change*

- To ensure that developments, which are at risk from flooding or are likely to be at risk in future due to climate change, are sufficiently adapted
- To promote properly designed and maintained sustainable urban drainage systems to reduce flood risk and run off and contribute to improved water quality, green and blue infrastructure and function.
- To take account of additional surface water generated by new development
- To seek opportunities for Natural Flood Management where appropriate.

18.9. The Sustainability Appraisal found that 'No significant effects were identified for the Local Plan. Please see extracts from SA NTS [CD 011](#) below.

|     | Reference Term | SA Objective   | Significant effects identified    |
|-----|----------------|--|-----------------------------------|
| ... | ...            | ...  | ...                               |
| 3   | Flood risk     | Ensure that new developments avoid areas which are at risk from flooding and natural flood storage areas | No significant effects identified |

*In relation to flood risk (SA objective 3), by seeking to avoid development in areas at risk from flooding, ensuring that water and flood risk are fully addressed by new development and requiring SUDS, including flood storage areas, to be incorporated into new developments (Policy L29 Green and Blue Infrastructure, Countryside, Landscape and Trees) there should be a positive effect against this objective. In addition, supporting the creation and enhancement of green infrastructure (also Policy SL29) which could provide for flood alleviation will also help support the achievement of the objective.*

18.10. The more detailed flood risk assessment for the broad locations in the SA demonstrates that the Local Plan avoided areas at risk of flooding. Please see extract from SA NTS [CD 011](#) below.

| Option                                       | SA Objectives      |               |
|--|--------------------|---------------|
|  | 1. Water resources | 2. Flood risk |
| Policy S6 i) East Hemel Hempstead (North)    | -                  | -             |
| Policy S6 ii) East Hemel Hempstead (Central) | -                  | -             |
| Policy S6 iii) East Hemel Hempstead (South)  | -                  | -             |
| Policy S6 iv) North Hemel Hempstead          | -                  | -             |
| Policy S6 v) East St Albans (South)          | -                  | ?             |

|  |  |   |
|--|--|---|
| Policy S6 vi) North St Albans            |  | - |
| Policy S6 vii) North East Harpenden      |  | ? |
| Policy S6 viii) North West Harpenden     |  | - |
| Policy S6 ix) West of London Colney      |  | ? |
| Policy S6 x) West of Chiswell Green      |  | - |
| Policy S6 xi) Park Street Garden Village |  | x |

18.11. The SA Addendum 2019 [CD 012](#) considered the new SFRA 2019. At appendix D, it sets out:

*The landscape of south-west Hertfordshire, including St Albans, is such that the level of flood risk is relatively low, in particular along the chalk tributaries such as the Gade and the Bulbourne where the catchment topography is such that river flooding will only affect a relatively narrow and well-defined corridor as opposed to an expansive floodplain.*

*A Strategic Flood Risk Assessment (SFRA) covering St Albans and three neighbouring authorities was undertaken in 2018. Appendix C of the SFRA identifies that the sources of fluvial flood risk in St Albans are “the River Lee in the north of the district, The Rivers Colne and Ver, and two tributaries of the Colne to the east, the Ellen and Butterwick Brooks.” Surface water flood risk is “largely confined within the valleys of the Main Rivers and ordinary watercourses of St. Albans District, particularly within the rural areas”. Groundwater flood risk is “concentrated in the floodplains of the Rivers Lee, Ver and Colne, as well as Butterwick and Ellen Brooks. Here, the chalk geology and gravel surface deposits can result in heightened groundwater levels at or just below the ground surface. The settlements identified as at highest risk of groundwater flooding are southern St. Albans, Marshalswick (St. Albans), Redbourn, Batford and Wheathampstead.”*

18.12. The assessments from the SA Addendum are set out below. It can be seen that the main changes relate to implications of climate change where written notations have been added, however overall the predicted likely effects have remained unchanged.

#### **Policy S6 i) East Hemel Hempstead (North) Broad Location**

|   |            |   |   |   |   |   |   |
|---|------------|---|---|---|---|---|---|
| 3 | Flood risk | <p>Site is not in a flood risk zone. No predicted effects.</p> <p><u>The 2018 SFRA considers the implications of climate change:</u></p> <ul style="list-style-type: none"> <li><u>It shows that none of the site lies in 'Flood Zone 3 + 70%CC'.</u></li> <li><u>It identifies that some small parts of the site are classified as 'RoFSW<sup>5</sup> + CC (1 in 100-year + 40% CC). These will need to be taken into account in future masterplanning and detailed design.</u></li> </ul> | - | - | - | - | - |
|---|------------|---|---|---|---|---|---|

**Policy S6 ii) East Hemel Hempstead (Central) Broad Location**

|   |            |  |   |   |   |   |   |
|---|------------|--|---|---|---|---|---|
| 3 | Flood risk | Site is not in a flood risk zone. No predicted effects.<br>The 2018 SFRA considers the implications of climate change: <ul style="list-style-type: none"><li>• <u>It shows that none of the site lies in 'Flood Zone 3 + 70%CC'.</u></li><li>• <u>It identifies that some small parts of the site are classified as 'RoFSW + CC (1 in 100-year + 40% CC). These will need to be taken into account in future masterplanning and detailed design.</u></li></ul> | - | - | - | - | - |
|---|------------|--|---|---|---|---|---|

**Policy S6 iii) East Hemel Hempstead (South) Broad Location**

|   |            |  |   |   |   |   |   |
|---|------------|--|---|---|---|---|---|
| 3 | Flood risk | Site is not in a flood risk zone. No predicted effects.<br>The 2018 SFRA considers the implications of climate change: <ul style="list-style-type: none"><li>• <u>It shows that none of the site lies in 'Flood Zone 3 + 70%CC'.</u></li><li>• <u>It identifies that some parts of the site are classified as 'RoFSW + CC (1 in 100-year + 40% CC). These will need to be taken into account in future masterplanning and detailed design.</u></li></ul> | - | - | - | - | - |
|---|------------|--|---|---|---|---|---|

**Policy S6 iv) – North Hemel Hempstead Broad Location**

|   |            |  |   |   |   |   |   |
|---|------------|--|---|---|---|---|---|
| 3 | Flood risk | Site is not in a flood risk zone. No predicted effects.<br>The 2018 SFRA considers the implications of climate change: <ul style="list-style-type: none"><li>• <u>It shows that none of the site lies in 'Flood Zone 3 + 70%CC'.</u></li><li>• <u>It identifies that some parts of the site are classified as 'RoFSW + CC (1 in 100-year + 40% CC). These will need to be taken into account in future masterplanning and detailed design.</u></li></ul> | - | - | - | - | - |
|---|------------|--|---|---|---|---|---|



### **Policy S6 v) East St Albans Broad Location**

|   |            |   |   |   |   |   |   |
|---|------------|---|---|---|---|---|---|
| 3 | Flood risk | <p>Approximately 1.5% of the site, in the north-east corner of the site (that has been identified as an education site), lies within in flood risk zones 2 and 3 relating to Butterwick Brook and there would therefore be a potential flood risk for new development. However, the majority of both the wider site and the education allocation is in the lower risk flood zone 1 and therefore the flood risk area could be avoided.</p> <p><u>The 2018 SFRA considers the implications of climate change:</u></p> <ul style="list-style-type: none"> <li><u>It shows that none of the site lies in 'Flood Zone 3 + 70%CC'.</u></li> <li><u>It identifies that some parts of the site are classified as 'RoFSW + CC (1 in 100-year + 40% CC). These will need to be taken into account in future masterplanning and detailed design.</u></li> </ul> | - | - | ? | ? | ? |
|---|------------|---|---|---|---|---|---|

### **Policy S6 vi) North St Albans Broad Location**

|   |            |   |   |   |   |   |   |
|---|------------|---|---|---|---|---|---|
| 3 | Flood risk | <p>Site is not in a flood risk zone. No predicted effects.</p> <p><u>The 2018 SFRA considers the implications of climate change:</u></p> <ul style="list-style-type: none"> <li><u>It shows that none of the site lies in 'Flood Zone 3 + 70%CC'.</u></li> <li><u>It identifies that some parts of the site are classified as 'RoFSW + CC (1 in 100-year + 40% CC). These will need to be taken into account in future masterplanning and detailed design.</u></li> </ul> | - | - | - | - | - |
|---|------------|---|---|---|---|---|---|

### **Policy S6 vii) North East Harpenden Broad Location**

|   |            |  |   |   |   |   |   |
|---|------------|--|---|---|---|---|---|
| 3 | Flood risk | <p>The site is adjacent to the flood zone of the River Lea, which runs on the other side of the Lower Luton Road, although there is a very small area of flood zone 2 encroaching onto the site.</p> <p><u>The 2018 SFRA considers the implications of climate change:</u></p> <ul style="list-style-type: none"> <li><u>It shows that the same very small area of the site lies in 'Flood Zone 3 +70%CC'</u></li> <li><u>It identifies that some small parts of the site are classified as 'RoFSW + CC (1 in 100-year + 40% CC)<sup>6</sup>'. These will need to be taken into account in future masterplanning and detailed design.</u></li> </ul> | - | - | ? | ? | ? |
|---|------------|--|---|---|---|---|---|

### **Policy S6 viii) North West Harpenden Broad Location**

|   |            |   |   |   |   |   |   |
|---|------------|---|---|---|---|---|---|
| 3 | Flood risk | <p>Site is not in a flood risk zone. No predicted effects.</p> <p><u>The 2018 SFRA considers the implications of climate change:</u></p> <ul style="list-style-type: none"> <li><u>It shows that none of the site lies in 'Flood Zone 3 + 70%CC'.</u></li> <li><u>It identifies that some parts of the site are classified as 'RoFSW + CC (1 in 100-year + 40% CC). These will need to be taken into account in future masterplanning and detailed design.</u></li> </ul> | - | - | - | - | - |
|---|------------|---|---|---|---|---|---|

### **Policy S6 ix) West of London Colney Broad Location**

|   |            |  |   |   |   |   |   |
|---|------------|--|---|---|---|---|---|
| 3 | Flood risk | <p>Just over 1% of the site, near the southern boundary of the associated education site, is in flood zone 2 associated with the River Colne. However, the whole of the housing area and the majority of the education site are in in the lower risk flood zone 1 and therefore the flood risk area could be avoided.</p> <p><u>The 2018 SFRA considers the implications of climate change:</u></p> <ul style="list-style-type: none"> <li><u>It shows that none of the site lies in 'Flood Zone 3 + 70%CC'.</u></li> <li><u>It identifies that some parts of the site are classified as 'RoFSW + CC (1 in 100-year + 40% CC). These will need to be taken into account in future masterplanning and detailed design.</u></li> </ul> | - | - | ? | ? | ? |
|---|------------|--|---|---|---|---|---|

### **Policy S6 ix) West of Chiswell Green Broad Location**

|   |            |   |   |   |   |   |   |
|---|------------|---|---|---|---|---|---|
| 3 | Flood risk | <p>Site is not in a flood risk zone. No predicted effects.</p> <p><u>The 2018 SFRA considers the implications of climate change:</u></p> <ul style="list-style-type: none"> <li><u>It shows that none of the site lies in 'Flood Zone 3 + 70%CC'.</u></li> <li><u>It identifies that some parts of the site are classified as 'RoFSW + CC (1 in 100-year + 40% CC). These will need to be taken into account in future masterplanning and detailed design.</u></li> </ul> | - | - | - | - | - |
|---|------------|---|---|---|---|---|---|

### **Policy S6 xi) Park Street Garden Village Broad Location**

|   |            |  |  |  |  |  |          |
|---|------------|--|--|--|--|--|----------|
| 3 | Flood risk | <p>Approximately 7.5% of the site is in the flood risk zones 2 and 3 associated with the River Ver which runs through the north west corner of the site. There would therefore be a flood risk for new development. However, the Local Plan Policies Map indicates that the north-west area of the site is allocated for 'L18 Transport Strategy (improvements in Green Belt)' (of which approximately 25% is in flood zones). As the majority of the site is in the lower risk flood zone 1 the flood risk area could be avoided for new built development.</p> <p><u>The 2018 SFRA considers the implications of Climate change:</u></p> <ul style="list-style-type: none"> <li><u>It shows that the area of site which lies in 'Flood Zone 3 + 70%CC' is the same as that which is currently in flood risk zone 3.</u></li> <li><u>It identifies that some additional parts of the site are classified as 'RoFSW + CC (1 in 100-year + 40% CC). These will need to be taken into account in future masterplanning and detailed design.</u></li> </ul> |  |  |  |  | PL x x x |
|---|------------|--|--|--|--|--|----------|

18.13. When considering flood risk in relation to Broad Locations, including where the effect is predicted is uncertain or minor adverse or where effects of climate change are noted, the following considerations should be taken into account.

18.14. Within the wider area of the Broad Locations, it is recognised there may be very small areas affected at peripheral locations. As by far the vast majority of the land within Broad Locations are within flood zone 1, the possible small flood risk areas could be avoided for new built development. The Master Planning process, which is a policy requirement, will prevent the development of buildings at locations outside of flood zone 1 and take account of areas affected by climate change; and will steer development to areas with a lower risk of flooding.

18.15. Annex 1 of the Local Plan shows that base capacity calculations have been undertaken, which are duplicated below. It can be seen that residential is calculated at 60% of the non-GB area; and non-residential accounts for 40%, which will include provision of green

infrastructure and SuDs etc in accordance with policy. Most Broad Locations also contain additional land which is not removed from the Green Belt. Taken together with the small size of areas possibly affected, this provides confidence that the Broad Location has capacity to accommodate any possible flood requirements which will be subject of more detailed work during the Master Planning process.

#### **Annex 1 - Broad Location (BL) Area and Base Capacity Calculations (in Hectares - Ha)**

| <b>Broad Location (BL)</b> | <b>BL Wider Area (Ha) (Purple on Policies Map)</b> | <b>Broad Location Non-Green Belt Area (Ha) i.e. Area to be removed from GB</b> | <b>60/40 resi / non-resi split on BL Wider Area</b> | <b>60/40 resi / non-resi split on non-GB Area</b> | <b>New Education Site in GB up to (Ha)</b> | <b>Net developable area when education sites are in Green Belt - 80% of Non-Green Belt area</b> | <b>SADC net developable area for capacity calculations x 40 dwellings per hectare =</b> | <b>60/40 excluding school but including circa 1 Ha allotment site</b> |
|----------------------------|--|--|---|---|--|---|---|---|
| North West Harpenden       | 22.3   | 18.2   | 13.4/8.9  | 10.9/7.3  | 2.8  | 14.5* See note below  | 14.5x40 = 581   |   |
| North East Harpenden       | 43.2   | 31.7   | 25.9/17.3   | 19/12.7   |  |   | 19x40 = 760   |   |
| North St Albans            | 46.7   | 46.7   | 28/18.7   | 28/18.7   |  |   | 28x40 = 1120  |   |
| East St Albans             | 116.9  | 52.5   | 70.1/46.8   | 31.5/21   | 22.2                                       |   | 31.5x40 = 1260  |   |
| Park Street Garden Village | 186.0  | 97.7   | 111.6/74.4  | 58.6/39.1   |  |   | 58.6x40 = 2344  |   |
| Chiswell Green             | 15.2   | 15.2   | 9.1/6.1   | 9.1/6.1   |  |   | 9.1x40 = 365  |   |
| London Colney              | 38.1   | 13.8   | 22.9/15.2   | 8.3/5.5   | 24.5                                       | 11.0* See note below  | 11x40 = 441   |   |
| East Hemel South           | 138.8  | 115 (98 for calcs*)  | 76.3/50.9   | 59/39* See note below                             |  |   | 59x40 = 2360  |   |
| East Hemel North           | 159.6  | 67.7   | 95.8/63.8   | 40.6/27* see note below                           | 27.7                                       |   | 40.6x40 = 1624  |   |
| North Hemel                | 87.2   | 66.8   | 52.3/34.9   | 40.1/26.7   |  |   | 40.1x40 = 1604  |   |

18.16. Overall the evidence shows that flood risk in the District and as related to the Broad Locations do not raise particular issues of a cross boundary nature.

## **Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

### **19. Question 19**

**Who has the Council engaged with? When did this engagement begin, has it been active and ongoing and what form has it taken?**

19.1. The Strategic Flood Risk Assessment was a joint document commissioned by the South West Hertfordshire Authorities of Dacorum, Three Rivers, Watford and St Albans. Stakeholder engagement included the Environment Agency, Hertfordshire County Council, Thames Water and the Canal and River Trust.

19.2. Similarly to the way that housing has been considered, as set out in response to Matter 2 Questions 3 and 8, and as further set out in [CD 028](#), the forms of engagement have been comprehensive and conducted as part of an ongoing strategic approach to ensure the Duty to Cooperate requirements have been fulfilled. This has included, as set out in [CD 028](#) primarily at paragraphs 17-37, including:

#### *MECHANISMS FOR COOPERATION*

*Regular partnership meetings*

...

*Joint working on strategies and infrastructure planning*

...

*Communication before, at and after formal stages of Local Plan production*

19.3. The Councils in the SW Herts area, together with other stakeholders, are working closely together in the preparation of their Local Plan evidence bases. In terms of the SFRA, they have worked together since 2017 to procure and carry out the joint SFRA study. The roles and responsibilities in SW Herts for flood risk are set out below, it can be seen that all the relevant stakeholders worked together and were appropriately engaged throughout.

19.4. The consultants commissioned to conduct the study were JBA Consulting. They were commissioned to produce a SFRA in SW Hertfordshire with evidence to support planning for growth. JBA Consulting facilitated collaboration within the partnership through consultation and engagement. This involved the collection of data, agreement of assumptions and provided a level of transparency across the partners for all aspects of the SFRA work.

19.5. The partnership has enabled a collaborative and strategic approach to SFRA in the SW Herts area, although to effectively produce policy and plan for the future, continued collaboration will be needed and more work may be required at a local level in some areas. Partnership working has opened up communication channels and offers opportunities to express and deal with any concerns, through the partnership working.

19.6. The study required ongoing and regular input from stakeholders during the key production timeframe during 2018. It involved partnership meetings, in person or by phone as appropriate, with stakeholders & consultants, on a regular basis during this time period, together with a rolling work programme of consultant's drafts and stakeholder input and comments.

*Table 2-2: Roles and responsibilities in South West Hertfordshire.*

| <i>Risk Management Authority (RMA)</i>  | <i>Strategic Level</i>   | <i>Operational Level</i>   |
|---|--|--|
| <i>Environment Agency</i>   | <ul style="list-style-type: none"> <li><i>National Statutory Strategy</i></li> <li><i>Reporting and supervision (overview role)</i></li> </ul>                   | <ul style="list-style-type: none"> <li><i>Main Rivers, reservoirs</i></li> <li><i>Designating authority for assets linked to the Main River network</i></li> <li><i>Identify Significant Flood Risk Area</i></li> <li><i>Flood Risk and Hazard Maps</i></li> <li><i>Flood Risk Management Plan</i></li> <li><i>Warn and inform during flood events</i></li> <li><i>Enforcement authority for Reservoirs Act 1975</i></li> </ul>  |
| <i>Lead Local Flood Authority (Hertfordshire County Council)</i>  | <ul style="list-style-type: none"> <li><i>Input to national strategy</i></li> <li><i>Formulate and implement local flood risk management strategy</i></li> </ul> | <ul style="list-style-type: none"> <li><i>Ordinary Watercourses</i></li> <li><i>Enforce and consent works (as Land Drainage Authority)</i></li> <li><i>Surface water, groundwater, other sources of flooding</i></li> <li><i>Prepare and publish a PFRA</i></li> <li><i>Identify Flood Risk Areas, where areas of nationally significant flood risk exist</i></li> <li><i>Produce flood hazard mapping and Flood Risk Management Plans in Flood Risk Areas</i></li> <li><i>Maintain a register of 'significant' flood risk assets</i></li> <li><i>Designating authority for essential flood infrastructure</i></li> <li><i>Statutory consultee for surface water drainage proposals on large scale developments</i></li> </ul> |
| <i>Lower Tier Authorities (Dacorum Borough Council, St. Albans City and District Council, Three Rivers District Council, Watford Borough Council)</i> | <ul style="list-style-type: none"> <li><i>Input to National and Local Authority Plans and Strategy</i></li> </ul>  | <ul style="list-style-type: none"> <li><i>Maintenance of Ordinary Watercourses (where riparian owners)</i></li> <li><i>General drainage powers (under the Land Drainage Act) to manage flood risk from Ordinary Watercourses</i></li> <li><i>Designating authority for essential flood infrastructure, where linked to Ordinary Watercourses</i></li> <li><i>Duty to act consistently with, and have due regard for, local and national Flood Risk Management strategy when conducting their functions (e.g. planning)</i></li> </ul>  |

**Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

**20. Question 20**

**In overall terms has the Council engaged constructively? What has been the outcome of co-operation and how has this addressed the issue?**

- 20.1. Yes, the Council does indeed consider that it has “engaged constructively”. The evidence for this is primarily set out in the Duty to Cooperate Compliance Statement ([CD 028](#)). South West Hertfordshire Strategic Flood Risk Assessment ([ENV 001](#)) was carried out by consultants commissioned jointly from authorities within South West Herts. The flood risk has directly informed policies within the Local Plan, in particular L29 (Green and Blue Infrastructure, Countryside, Landscape & Trees) and the selection of the Broad Locations.
- 20.2. JBA Consulting was engaged to undertake the SFRA which was jointly funded by the partnership. The extensive work on the SFRA undertaken as described above involved constructive engagement from the Council.
- 20.3. The outcome of the co-operation, has been the production of the SFRA which will underpin planning for growth in SW Herts. The partnership has enabled a collaborative and strategic approach to flooding in the south-west of the county, although to effectively produce policy and plan for the future continued collaboration and more work will likely be required at the local level. Long term planning will be a constant dialogue between partners and a way of future proofing growth.
- 20.4. The SFRA outputs are: Appraisal of all potential sources of flooding, including Main River, ordinary watercourse, surface water, groundwater and sewer flooding; Updated review of historic flooding incidents; Mapping of location and extent of functional floodplain; Reporting on the standard of protection provided by existing flood risk management infrastructure An assessment of the potential increase in flood risk due to climate change; Areas at risk from other sources of flooding, for example surface water or reservoir; Recommendations of the criteria that should be used to assess future development proposals and the development of a Sequential Test and sequential approach to flood risk; and High level screening of sites against fluvial and surface water flood risk.
- 20.5. In terms of cross boundary considerations, the SFRA sets out the following at para 8.1. The Council considers that work on the Local Plan accords with these principles; and we will continue to work in collaboration with SW Herts authorities and stakeholder to apply these principles in future planning for growth in this area.

*In consultation with Hertfordshire County Council and the Environment Agency, conditions set by Dacorum Borough Council, St. Albans City and District Council, Three Rivers District Council and Watford Borough Council should support the implementation of SuDS and appropriate flood mitigation measures. As a minimum, development should have a neutral impact on flood risk, and where possible should improve existing issues, to ensure that flood risk is not exacerbated either within, or outside of, the Council's administrative area.*

**Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

**Other strategic matters**

**21. Question 21**

**What are the other strategic matters and particular issues?**

- 21.1. The Council considers that the large majority of the strategic matters are as set out in response to previous Questions under Matter 2. However, there are also considered to be strategic matters not yet directly addressed under:

*Strategic approach to Green Belt, areas of Outstanding Natural Beauty (AONB) and blue and green infrastructure across South West Herts*

- 21.2. Under this heading, SADC responses have so far only addressed in detail the aspects regarding water and sewage. It is considered important also to recognise the significance of the Green Belt and AONB across all 5 of the South West Herts LPAs, as well as bilaterally across other neighbouring/nearby LPAs. Apart from the north west part of Dacorum Borough, all of the SWH LPAs are whole washed over by the Metropolitan Green Belt and/or the Chilterns AONB.
- 21.3. There is also the more specific matter of the Green Belt as part of the East and North Hemel Broad Locations, in the context of HGC.

## **Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

### **22. Question 22**

**Who has the Council engaged with? When did this engagement begin, has it been active and ongoing and what form has it taken?**

- 22.1. The evidence for this is primarily set out in the Duty to Cooperate Compliance Statement ([CD 028](#)). The main relevant bodies that the Council has engaged with in terms of the Green Belt and AONB have been:

*Hertfordshire County Council  
Dacorum Borough Council  
Hertsmere Borough Council  
Three Rivers Borough Council  
Watford Borough Council  
Welwyn & Hatfield Borough Council  
Central Bedfordshire Council  
North Herts District Council  
Luton Borough Council*

*Environment Agency  
Natural England*

- 22.2. Similarly to the way that housing has been considered, as set out in response to Matter 2 Questions 3 and 8, and as further set out in [CD 028](#), the forms of engagement have been comprehensive and conducted as part of an ongoing strategic approach to ensure that the Duty to Cooperate requirements have been fulfilled. This has included, as set out in [CD 028](#) primarily at paragraphs 17-37, including:

#### **MECHANISMS FOR COOPERATION**

*Regular partnership meetings*

*...*

*Joint working on strategies and infrastructure planning*

*...*

*Communication before, at and after formal stages of Local Plan production*

- 22.3. The most important discussions have been the Portfolio Holder meetings with the neighbouring and nearby LPAs and HCC. These have all included specific discussions regarding the Green Belt (and where directly relevant the AONB – ie primarily in discussions with Dacorum).
- 22.4. With regard to when this engagement began, as also set out in [CD 028](#), this engagement began with the inception of the first iterations of earlier draft Development Plan work in 2006. Since the former draft Strategic Local Plan (SLP) failed the DtC test in 2016 this engagement has been deepened and re-focussed.



**Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

**23. Question 23**

**In overall terms has the Council engaged constructively? What has been the outcome of co-operation and how has this addressed the issue?**

- 23.1. Yes, the Council does indeed consider that it has “engaged constructively”. The evidence for this is primarily set out in the Duty to Cooperate Compliance Statement ([CD 028](#)). The joint Green Belt Review ([GB 001-GB 004](#)) carried out by consultants commissioned jointly and conducted on a cross-boundary basis covering St Albans, Dacorum and Welwyn & Hatfield. As set out in detail in [ED 025C](#), this GB work has directly informed the Broad Locations in the Plan as a direct outcome. Specific strategic scale changes have been proposed to the Green Belt in the Plan in order to deliver the Broad Locations.
- 23.2. In terms of outcomes and how they have addressed the issue, this approach to making specific strategic Green Belt boundary changes to accommodate growth has been specifically welcomed and supported by the SWH LPAs, Welwyn & Hatfield, HCC, the Herts LEP and Herts EZ. It can also be noted that Natural England responded to the Plan Reg 19 Publication and raised no objections.
- 23.3. With regard to the more specific matter of the Green Belt as part of the East and North Hemel Broad Locations, in the context of HGC again this approach to making specific strategic Green Belt boundary changes to accommodate growth here has been specifically welcomed and supported by the SWH LPAs, Welwyn & Hatfield, HCC, the Herts LEP and Herts EZ. Dacorum, as the most directly impacted adjoining Council, are clearly very supportive of East and North Hemel (and HGC), as set out in more detail elsewhere. It can also be noted that Natural England responded to the Plan Reg 19 Publication and raised no objections.

**Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

**24. Question 24**

**Has the funding for any essential infrastructure been secured? If not, why not and what are the implications for the delivery of the Plan?**

- 24.1. Yes sources of funding for essential infrastructure, primarily associated with the Broad Locations, has been identified and will be secured through the requirements set out in the Plan and developer contributions.
- 24.2. The IDS (at IDP annex 1) Columns N and O sets out the funding sources and key stakeholders for infrastructure at Broad Locations.
- 24.3. The landowner / developers have also confirmed that they can meet policy requirements for development of broad locations, including infrastructure delivery. These confirmations, in person and in writing May/June 2018, set out that this included taking into account all relevant draft Local Plan policies as a whole. As set out in more detail in response to later MIQs, the landowner / developers have also confirmed that they can meet policy requirements for development of broad locations, including infrastructure delivery more recently in December 2019 in Statements of Common Ground. The written confirmations were included in PPC reports in June 2018 are as linked to below:

<http://stalbans.moderngov.co.uk/ieListDocuments.aspx?CId=459&MId=8683&Ver=4>

- 24.4. In addition, the SADC CIL LP Viability Strategic Site Testing ([INFR Sep 2019](#)) confirms that policy compliant development of broad locations is viable. SADC CIL LP Viability Strategic Site Testing ([INFR Sep 2019](#)) concludes:

*This testing demonstrates that the .... strategic site is viable and deliverable having regard to both the Council's planning policy requirements (including affordable housing and development specified in Policy S6... and the proposed Community Infrastructure Levy charging rates set out in BNPPRE's November 2017 CIL&LPVS.*

**Table 4.1: Appraisal results – East Hemel Hempstead (North)**

| Scenario appraised | Residual land value | BLV (based on £370,000 per Ha) | Viable/ Unviable |
|--------------------|---------------------|--------------------------------|------------------|
| 40% AH & CIL       | £79,032,000         | £25,049,000                    | Viable           |

**Table 4.1: Appraisal results – East Hemel Hempstead (South)**

| Scenario appraised | Residual land value | BLV (based on £370,000 per Ha) | Viable/ Unviable |
|--------------------|---------------------|--------------------------------|------------------|
| 40% AH & CIL       | £82,810,000         | £36,260,000                    | Viable           |

**Table 4.1: Appraisal results – East St Albans**

| Scenario appraised | Residual land value | BLV (based on £370,000 per Ha) | Viable/ Unviable |
|--------------------|---------------------|--------------------------------|------------------|
| 40% AH & CIL       | £68,924,000         | £19,425,000                    | Viable           |

**Table 4.1: Appraisal results – North East Harpenden**

| Scenario appraised | Residual land value | BLV (based on £370,000 per Ha) | Viable/ Unviable |
|--------------------|---------------------|--------------------------------|------------------|
| 40% AH & CIL       | £52,653,000         | £11,729,000                    | Viable           |

**Table 4.1: Appraisal results – North Hemel Hempstead**

| Scenario appraised | Residual land value | BLV (based on £370,000 per Ha | Viable/ Unviable |
|--------------------|---------------------|-------------------------------|------------------|
| 40% AH & CIL       | £90,322,000         | £24,716,000                   | Viable           |

**Table 4.1: Appraisal results – North St Albans**

| Scenario appraised | Residual land value | BLV (based on £370,000 per Ha | Viable/ Unviable |
|--------------------|---------------------|-------------------------------|------------------|
| 40% AH & CIL       | £ 72,954,000        | £17,279,000                   | Viable           |

**Table 4.1: Appraisal results – North West Harpenden**

| Scenario appraised | Residual land value | BLV (based on £370,000 per Ha | Viable/ Unviable |
|--------------------|---------------------|-------------------------------|------------------|
| 40% AH & CIL       | £44,037,000         | £6,734,000                    | Viable           |

**Table 4.1: Appraisal results – Park Street Garden Village**

| Scenario appraised | Residual land value | BLV (based on £370,000 per Ha | Viable/ Unviable |
|--------------------|---------------------|-------------------------------|------------------|
| 40% AH & CIL       | £81,038,000         | £36,149,000                   | Viable           |

**Table 4.1: Appraisal results – West of Chiswell Green**

| Scenario appraised | Residual land value | BLV (based on £370,000 per Ha | Viable/ Unviable |
|--------------------|---------------------|-------------------------------|------------------|
| 40% AH & CIL       | £30,729,000         | £5,624,000                    | Viable           |

**Table 4.1: Appraisal results – West of London Colney**

| Scenario appraised | Residual land value | BLV (based on £370,000 per Ha | Viable/ Unviable |
|--------------------|---------------------|-------------------------------|------------------|
| 40% AH & CIL       | £29,445,000         | £5,106,000                    | Viable           |

- 24.5. The cost assumptions for infrastructure being provided at the Broad Locations in the Strategic Site Viability are set out below:

#### East Hemel Hempstead North

|                                     |       |            |             |
|-------------------------------------|-------|------------|-------------|
| Contingency                         | 5.00% | 11,411,908 |             |
| Site opening up costs               |       | 34,120,000 |             |
| Strategic Open Space                |       | 3,300,000  |             |
| Local open/play space green infrast |       | 1,650,000  |             |
| S106                                |       | 2,015,916  |             |
| CIL                                 |       | 13,358,810 |             |
| Transport                           |       | 18,150,000 |             |
| Education                           |       | 31,515,000 |             |
| Community Facilities                |       | 1,650,000  |             |
|                                     |       |            | 117,171,634 |

#### East Hemel Hempstead South

|                                     |       |            |
|-------------------------------------|-------|------------|
| Contingency                         | 5.00% | 16,459,646 |
| Site opening up costs               |       | 49,119,999 |
| Strategic Open Space                |       | 4,800,000  |
| Local open/play space green infrast |       | 2,400,000  |
| S106                                |       | 2,889,392  |
| CIL                                 |       | 19,274,446 |
| Transport                           |       | 26,400,000 |

|                             |                   |
|-----------------------------|-------------------|
| <i>Education</i>            | <i>45,840,000</i> |
| <i>Community Facilities</i> | <i>2,400,000</i>  |

169,583,483

#### East St Albans

|                              |              |                   |
|------------------------------|--------------|-------------------|
| <i>Contingency</i>           | <i>5.00%</i> | <i>8,818,386</i>  |
| <i>Site opening up costs</i> |              | <i>26,119,999</i> |
| <i>Strategic Open Space</i>  |              | <i>2,500,000</i>  |
| <i>Local open/play space</i> |              | <i>1,250,000</i>  |
| <i>green infrast</i>         |              | <i>1,550,063</i>  |
| <i>S106</i>                  |              | <i>10,205,965</i> |
| <i>CIL</i>                   |              | <i>10,560,000</i> |
| <i>Transport</i>             |              | <i>23,875,000</i> |
| <i>Education</i>             |              | <i>1,250,000</i>  |
| <i>Community Facilities</i>  |              |                   |

86,129,413

#### North East Harpenden

|                              |              |                   |
|------------------------------|--------------|-------------------|
| <i>Contingency</i>           | <i>5.00%</i> | <i>5,465,192</i>  |
| <i>Site opening up costs</i> |              | <i>15,800,000</i> |
| <i>Strategic Open Space</i>  |              | <i>760,000</i>    |
| <i>Local open/play space</i> |              | <i>760,000</i>    |
| <i>green infrast</i>         |              | <i>943,000</i>    |
| <i>S106</i>                  |              | <i>6,050,993</i>  |
| <i>CIL</i>                   |              | <i>2,280,000</i>  |
| <i>Transport</i>             |              | <i>5,700,000</i>  |
| <i>Education</i>             |              | <i>760,000</i>    |
| <i>Community Facilities</i>  |              |                   |

38,519,185

#### North Hemel Hempstead

|                              |              |                   |
|------------------------------|--------------|-------------------|
| <i>Contingency</i>           | <i>5.00%</i> | <i>10,442,531</i> |
| <i>Site opening up costs</i> |              | <i>31,120,000</i> |
| <i>Strategic Open Space</i>  |              | <i>3,000,000</i>  |
| <i>Local open/play space</i> |              | <i>1,500,000</i>  |
| <i>green infrast</i>         |              | <i>1,841,221</i>  |
| <i>S106</i>                  |              | <i>12,180,549</i> |
| <i>CIL</i>                   |              | <i>16,500,000</i> |
| <i>Transport</i>             |              | <i>11,250,000</i> |
| <i>Education</i>             |              | <i>1,500,000</i>  |
| <i>Community Facilities</i>  |              |                   |

89,334,301

#### North St Albans

|                              |              |                   |
|------------------------------|--------------|-------------------|
| <i>Contingency</i>           | <i>5.00%</i> | <i>7,849,154</i>  |
| <i>Site opening up costs</i> |              | <i>23,120,000</i> |
| <i>Strategic Open Space</i>  |              | <i>2,200,000</i>  |
| <i>Local open/play space</i> |              | <i>1,100,000</i>  |
| <i>green infrast</i>         |              | <i>1,265,000</i>  |
| <i>S106</i>                  |              | <i>8,654,224</i>  |
| <i>CIL</i>                   |              | <i>12,100,000</i> |
| <i>Transport</i>             |              | <i>8,250,000</i>  |
| <i>Education</i>             |              |                   |

Community Facilities 1,100,000

65,638,378

### North West Harpenden

|                       |       |            |
|-----------------------|-------|------------|
| Contingency           | 5.00% | 4,244,484  |
| Site opening up costs |       | 12,100,000 |
| Local open/play space |       |            |
| green infrast         |       | 580,000    |
| S106                  |       | 724,500    |
| CIL                   |       | 4,626,380  |
| Transport             |       | 1,740,000  |
| Education             |       | 4,350,000  |
| Community Facilities  |       | 580,000    |

28,945,364

### Park Street Garden Village

|                       |       |            |
|-----------------------|-------|------------|
| Contingency           | 5.00% | 16,090,161 |
| Site opening up costs |       | 47,200,002 |
| Strategic Open Space  |       | 4,600,000  |
| Local open/play space |       |            |
| green infrast         |       | 2,300,000  |
| S106                  |       | 2,795,927  |
| CIL                   |       | 18,495,305 |
| Transport             |       | 25,300,000 |
| Education             |       | 43,930,000 |
| Community Facilities  |       | 2,300,000  |

163,011,395

### West of Chiswell Green

|                       |       |           |
|-----------------------|-------|-----------|
| Contingency           | 5.00% | 2,336,416 |
| Site opening up costs |       | 7,300,000 |
| Local open/play space |       |           |
| green infrast         |       | 365,000   |
| S106                  |       | 419,750   |
| CIL                   |       | 2,871,223 |
| Transport             |       | 1,095,000 |
| Education             |       | 2,737,500 |
| Community Facilities  |       | 365,000   |

17,489,889

### West of London Colney

|                       |       |           |
|-----------------------|-------|-----------|
| Contingency           | 5.00% | 3,419,245 |
| Site opening up costs |       | 9,400,000 |
| Local open/play space |       |           |
| green infrast         |       | 440,000   |
| S106                  |       | 575,000   |
| CIL                   |       | 3,536,645 |
| Transport             |       | 1,320,000 |
| Education             |       | 8,404,000 |
| Community Facilities  |       | 440,000   |

27,534,890

- 24.6. It should be noted that the Concept 1 (SC1) Eastern Gateway Improvements is requesting central government funding (eg. Current HCC (and SADC/DBC/Herts LEP supported) Highways England RIS 2 bid) to contribute towards delivery of phase 3, which is the later phased and more significant M1 J8 improvement. This is discussed at SADC response to M7 S6i Q8, where it is explained that SC1 is required to deliver Hemel Garden Community (c11,000 homes including East Hemel Broad Locations). Phase 1 and phase 2 of SC1 are developer funded and will provide early benefits and capacity to the Eastern Gateway. Current modelling estimates that the M1 J8 improvement (the element requesting central government contribution) will be needed after 3,600 – 6,800 homes are delivered in and around Hemel (though this may be brought forward more quickly if appropriate funding can be secured earlier).
- 24.7. Overall, sources of funding for essential infrastructure, primarily associated with the Broad Locations, has been identified and will be secured through the requirements set out in the Plan and developer contributions.

**Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

**Broad locations for development**

**25. Question 25**

**Are there cross boundary issues in relation to any of the proposed site allocations such as transport or other infrastructure requirements? If so how have they been addressed through co-operation?**

- 25.1. As addressed in detail in response to other Matter 2 Questions, there are indeed considered to be cross boundary issues such as transport and other infrastructure requirements in relation to the Broad Locations.
- 25.2. The Council considers it is important to bear in mind that no DtC body considers that the Duty to Cooperate has not been met, including with regard to the Broad Locations.

## **Councils Response to Stage 1 Matters, Issues, Questions - Thursday 12 December 2019.**

### **Matter 2 – The Duty to Co-operate**

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**Duty to Co-operate Meeting with St Albans City and District Council  
Tuesday, 22<sup>nd</sup> January 2019 (The Forum, Hemel Hempstead)**

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**Attendees**

Councillor Mary Maynard, SADC (MM)  
Tracy Harvey, SADC (TH)  
Chris Briggs – SADC (CB)  
Councillor Graham Sutton, DBC (GS)  
James Doe, DBC (JD)  
Chris Taylor, DBC (CT)  
Andrew Horner, DBC (AH)

Minute taker – Stephen Mendham, DBC (SM)

**Notes of meeting:**

**1. INTRODUCTIONS**

The parties introduced themselves and explained their respective roles.

**2. Update on St Albans Local Plan**

**a) Latest on Local Plan**

MM provided an overview of progress. St Albans are through reg 19 with no prescribed body withholding DtC. Sites taken forward unlikely to please all developers which may lead to Judicial Review. Some local councillors are concerned at the scale of the proposed developments but social and affordable housing provision are seen very positively..

Infrastructure provision is raising some issues and the challenge of effectively engaging with the NHS regarding healthcare provision was discussed. JD explained that work to date indicates there may be an ability to accept a new hospital if the case is made out but it is very much work in progress. Both JD and CB felt that the NHS have not been very forthcoming with information. TH suggested that the hospital issues should progressed with the South West Herts Group.

**b) *Timetable for new Local Plan***

MM, CB and TH advised that quick progress is now being made with submission likely in late March or early April 2019. MM advised that it has good momentum to get it done and wishes to keep that momentum going with so many parties currently on board, including central government who seem to be pleased that it is moving forward.

**c) *Duty to co-operate / Cross boundary issues***

All parties confirmed their wish to continue to co-operate.

GS explained that a concern is the numbers put forward for Hemel East where there is pressure from residents and councillors and believes that there should be some give and take by both sides. MM explained that anything St Albans does for Dacorum means that St Albans has to potentially provide something somewhere else in its area. There is the further issue that the Councils are at different stages in their Local Plan process.

MM explained that St Albans would listen to sound planning reasons for taking numbers and therefore Dacorum would need to provide detailed reasons, based on comprehensive evidence. This might then enable St Albans to make an allocation, for example by way of an update to the Local Plan. TH expressed concern that if allocations are made now that will delay submission of St Albans' Local Plan and risk intervention. St Albans cannot at this stage add any more policies. CB/MM cautioned against taking a purely bi-lateral approach to allocations should Dacorum's updated studies show a deficit. The SW Herts Group would need to provide a collective way forward to address that concern.

Both Councils have concerns regarding the Crown's approach in the Leverstock Green area:

- Both JD and TH advised that nothing has been agreed in terms of master plans but the Crown appears to have a different approach to both Councils. JD/TH advised that the Crown are looking to submit an application around July 2019 but Dacorum and St Albans feel the Crown's plans need more work.
- St Albans have not yet seen anything from the Crown regarding PPA. Both Councils are receiving mixed messages from the Crown on resourcing and what offers have been made seem very inadequate for the work likely to be involved.
- MM advised that she had had a good and positive meeting with Leverstock Green residents. GS said he felt that there was great strength of local feeling and both Council's need to ensure that there is strong engagement with the local community.

On Gypsy & Traveller issues GS advised that this part of Dacorum already has an over concentration of G&T sites and is concerned regarding the two additional sites suggested within the Hemel East application. There needs to be further discussion between the Councils.

CB advised that St Albans has a higher proportion than most areas with an indicated need to provide circa 60 sites for G&T. Re-distributing sites may adversely impact on the progress of St Albans' Local Plan and current evidence supports the allocations provided.

MM suggested that Dacorum goes forward with its call for sites & include G&T sites. Dacorum stated that it does have a problem with the allocation of sufficient G&T sites.

In relation to housing numbers, St Albans suggested that Dacorum state that if its evidence base demonstrates that it cannot meet the need it should put forward this argument to the SW Herts Group for consideration. JD expressed concerns that this may not be a realistic solution as Local Plans are being prepared in advance of the proposed Joint Strategic Plan, for which there is no confirmed timescale presently.

JD advised that Dacorum will have a much clearer position in mid-March with its sites but it is already known that there will be a shortage in the first 5 – 10 years. St Albans advised that it also will have a shortage (against the standard methodology figures) in the next 5 – 10 years. CB suggested that a stepped approach may deal with it.

JD said that it needs to be appreciated that in reality, East Hemel will become an organic part of Hemel Hempstead. A possible way forward may be that both Councils put before St Albans' inspector at examination that Dacorum cannot meet its housing need but recognises that St Albans is also constrained.

Both Councils are dealing with Green Belt release whilst at the same time showing the planning inspector that no stone has been left unturned in that search.

St Albans has concerns with the Crown's approach over the mix in the employment area. Whilst the Crown primarily wants provision for logistics St Albans is seeking a functional business park with a good mix of businesses.

TH – suggested pushing back at Employment Zone meetings where the Crown will also be present and CB advised that St Albans is open to Dacorum stating that employment falls within its area. JD explained the constraints on employment land within Dacorum where essentially Maylands is the only location where employment can happen and the only other possible location is Kings Langley which is likely to be highly contentious. JD repeated that Dacorum made its position clear in its response draft Local Plan policy S5. CB felt that there was a query on viability but the approach was generally correct based on recent trends.

JD – in respect of policy S6 there needs to be an overarching policy on Hemel Garden Communities. CB advised that St Albans are not proposing any major changes, there will be minor modifications and clarifications, and St Albans going into examination with an open mind. TH felt that it is more clarification than a policy shift. Some matters cannot be picked up as it would be difficult to make adjustments without policy shift. St Albans will provide a list of matters where it cannot meet Dacorum's representations.

### **3. Update on Dacorum Local Plan**

#### **a. Latest on Local Plan**

JD explained that Dacorum's full evaluation of sites is expected to finish end of March 2019. Report to cabinet on progress in February 2019. Aiming to produce a draft Local Plan for reg19 consultation in Summer 2019. As part of the process Dacorum is looking at development trajectories and urban capacity / densities and higher densities are seen as part of issues surrounding green belt release. Cross party T&F groups have begun. GS advised that Dacorum have elections in May which may slightly change composition of the T&F groups.

#### **b. Timetable for new Local Plan**

Dealt with in 3a above.

#### **c. Duty to co-operate / Cross boundary issues**

Dealt with in 2c above.

### **4. Hemel Garden Communities (HGC)**

CT advised that the Crown is pursuing its own ideas. Both Councils agreed that there is a strong need to put the message across to the Crown that there are issues that need to be addressed and to hold regular meetings with the Crown, especially as local residents are keen to see that there is engagement. Councils are to make the April meeting.

JD stated a need to provide clarity on the roles of both Councils in HGC and raised the possibility of both Councils entering into a Memorandum of Understanding. St Albans felt that low staffing levels may make that difficult to achieve and are looking at the Crown to provide resources, it risks delaying matters and may limit or even prevent St Albans realising other options.

### **5. SWHG and SoCG etc**

MM advised that on SWHG that it is progressing with a project plan being produced. Attendance has been patchy by leaders which may arise from lack of depth of understanding about what officers have been doing. GS & JD stated that it was not their impression, leaders are there for vision with officers attending to the technical work. JD and GS agreed to take the matter away and obtain feedback.

**6. AOB**

None.

**Meeting outcomes / agreed actions:**

1. Both Councils will take forward hospital issues with SW Herts Group.
2. St Albans will provide a list of matters where it cannot meet Dacorum's representations.
3. Both Councils are dealing with Green Belt release whilst at the same time showing the planning inspector that no stone has been left unturned in that search.
4. Both Councils are to make Hemel Garden Communities meeting in April 2019 and to use it as an opportunity to engage with the Crown regarding their concerns over the Crown's approach
5. Dacorum will look into work of SWHG and provide feedback



## Duty to Cooperate meeting between St Albans DC and Welwyn & Hatfield BC

**VENUE: WHBC**

**DATE: 29 January 2019 @ 14.00**

### Meeting Notes

#### Attendees:

St Albans City and District Council (SADC) - Cllr M Maynard - Planning Portfolio Holder (MM), T Harvey (TH) C Briggs (CB)

Welwyn Hatfield Borough Council (WHBC) - Cllr S Bolton, Executive Member for Planning Housing and Community (SB), Colin Haig (CH), S Tiley (ST)

#### 1. Introductions

SADC had initiated the meeting and provided an agenda (previously discussed and agreed with WHBC).

Agreed: SADC would record the meeting under the agenda headings (below).

#### 2. Update on St Albans Local Plan

MM / CB noted that the meeting was largely to discuss the WHBC view following response to the SADC LP Reg 19 Publication and to prepare for the intended LP Reg 22 Submission. It was also to discuss progress on South West Herts (SWH) joint working. WHBC indicated that the meeting also needed to discuss the Examination Inspector's comments at the WHBC hearing session on the Green Belt and the need to have a common approach to the fragile gap between Hatfield and St Albans.

There was discussion on:

- **Draft Local Plan:** MM provided an overview of progress. St Albans are through reg 19 with no prescribed body withholding DtC. MM explained that SADC are still intending to meet all of their housing development needs (based on the NPPF standard methodology initial Government consultation calculation 913 per annum), within their administrative boundary. The Plan has roughly 5,000 homes from urban capacity and 10,000 homes on the Green Belt. There are no unmet needs to be considered with other councils.

As set out in the officer agreed SWHG Statement of Common Ground, all SWHG are seeking to provide similarly through their emerging draft Local Plans.

Infrastructure provision is raising some issues and the challenge of effectively engaging with the NHS regarding healthcare provision was discussed.

SADC had commissioned early outputs from the HCC COMET transport model and these would be shared with WHBC when received.

- **Timetable for new Local Plan:** On track with LDS; PPC 13 March, Cabinet 21 June; intended Submission 29 March.
- **Duty to Cooperate** – WHBC Response to SADC Reg 19 Local Plan:

MM thanked WHBC for the positive approach in overall engagement with SADC and in response to the reg 19. Main issues were identified (as per WHBC reg 19 response) and discussed.

Paragraph 1.5

Policy S4 Housing strategy and housing requirement/target

Policy S5 Economic development strategy and employment land provision

Policy L5 Small scale development in Green Belt settlements

Policy L7 Gypsies, Travellers and travelling show people

Policy L18 Transport Strategy

Policy L29 Green Infrastructure

MM/CB set out that it was likely that SADC would recommend a minor amendment to the draft Local Plan Policy L29 to include the requested more direct reference to the Green Corridor identified in WHBC's Local Plan.

WHBC reiterated its enquiry as to whether SADC had any capacity to meet the 4,000 dwellings currently considered to be unmet by WHBC's Local Plan Inspector. MM reiterated that SADC does not consider that it has any capacity to meet WHBC's unmet need.

There was also some discussion regarding Hertsmere BC's potential 'Garden Village'. Both SADC and WHBC have concerns regarding the challenges of this particular location.

Agreed: All parties confirmed their wish to continue to co-operate. SADC and WHBC to continue to liaise to update understanding of the issues on an ongoing basis.

SADC early outputs from the HCC COMET transport model would be shared with WHBC when received.

### 3. Update on Welwyn & Hatfield Local Plan

SB, CH and ST set out a number of updates on WHBC's Local Plan Examination process, including:

- **Latest on Local Plan:** The consultation on the scoring of parcels of land in the LUC Green Belt Review closed on 20 December 2018, and the responses to the consultation are being considered. The Call for Sites 2019 has commenced and potential sites must be submitted by 4 February 2019. WHBC are likely to consult on the results of both in March. WHBC is focussing on the 4,000 dwellings currently considered to be unmet by WHBC's Local Plan Inspector.
- **Timetable for new Local Plan:** Local Plan Examination timetable being updated and likely to extend to late 2019 at least.
- **Duty to Cooperate / Cross boundary issues:** There was particular discussion about the Green Belt gap between Hatfield and St Albans. The gap is notably fragile in some areas. There was also particular discussion about the Ellenbrook area. WHBC had particular concerns about the HCC draft Minerals Plan and the cumulative impact from the intended allocation of all three minerals sites to the west of Hatfield near the boundary with SADC. SADC were happy in principle to support WHBC with regard to concerns about HCC assumptions in this area.

Agreed: All parties confirmed their wish to continue to co-operate. SADC and WHBC to continue to liaise to update understanding of the issues on an ongoing basis.

4. SWHG and SoCG etc.

Largely discussed under (1) and (3).

5. A.O.B





## Duty to Co-operate – Tuesday 12 February 2019

**Venue: HCC @ 14.00**

### Meeting Notes

#### Attendees

St Albans City & District Council (SADC) – Cllr M Maynard (MM), Tracy Harvey (TH), Chris Briggs (CB)  
Hertfordshire County Council (HCC) – Cllr Derrick Ashley (DA), Martin Wells (MW), Roger Flowerday (RF), Dan Hardy (DH), Lindsey Lucas (LL)

#### Agenda Items

##### 1. Introductions

SADC had initiated the meeting and provided an agenda (previously discussed and agreed with HCC).

Agreed: SADC would record the meeting under the agenda headings (below).

##### 2. Update on St Albans Local Plan

MM / CB noted that the meeting was largely to discuss the HCC view following response to the SADC LP Reg 19 Publication and to prepare for the intended LP Reg 22 Submission. It was also to discuss progress on South West Herts (SWH) joint working.

There was discussion on:

- **Draft Local Plan:** MM provided an overview of progress. St Albans are through reg 19 with no prescribed body withholding DtC. MM explained that SADC are still intending to meet all of their housing development needs (based on the NPPF standard methodology initial Government consultation calculation 913 per annum), within their administrative boundary. There are no unmet needs to be considered with other councils. All SWHG are seeking to provide similarly through their emerging draft Local Plans. Infrastructure provision is raising some issues and the challenge of effectively engaging with the NHS regarding healthcare provision was discussed. Gypsy & Traveller provision and locations at east Hemel are part of ongoing discussions with Dacorum.
- **Timetable for new Local Plan:** On track with LDS; PPC 13 March, Cabinet 21 June; intended Submission 29 March. SADC will only be listing minor

modifications to the plan. The majority of objections received will be dealt with during the EiP.

- **Duty to Cooperate** – HCC Response to SADC Reg 19 Local Plan:

MM thanked HCC for the positive approach in overall engagement with SADC and in response to reg 19. Seven main issues were identified (as per MW email of 17.1.18) and discussed:

1. *Paragraph 1.10 (Policies Map). Objection to the identification of the education allocations as being solely within the Green Belt and the non-identification of the education allocations within the Broad Locations at East Hemel Hempstead (South), North Hemel Hempstead, North St Albans, North East Harpenden, West of Chiswell Green and Park Street Garden Village.*

There was particular discussion regarding further work being undertaken to understand the likely build areas of the schools. This will take some time and involve SADC, HCC and landowners/developers.

HCC maintains the objection to the education allocations remaining solely in the Green Belt, as the school build zones should be excluded in line with the principles of the NPPF. It appears likely that this will be discussed at the forthcoming EiP. Work is progressing by SADC to identify the remaining education allocations that are not identified on the Policies Map.

2. *Paragraph 1.10 (Policies Map). Objection in relation to the non-identification of the minerals safeguarding area.*

There was particular discussion regarding the use of the public GIS and how this can be appropriately used and referenced.

3. *Policy L21: Education. Objection to the policy wording, stating the education allocations remain solely within the Green Belt.*

See also (1)

4. *Policy L21: Education. Additional objection in relation to the non-allocation of the former Ariston site in St Albans for a new primary school site.*

There was particular discussion regarding further work being undertaken to understand the likely build area of the school and most appropriate approach to school playing fields. This will take some time and involve SADC, HCC education and HCC as landowners/developers.

5. *Policy S3: Metropolitan Green Belt. Objection to the policy wording, stating the education allocations remain solely within the Green Belt.*

See also (1)

6. Policy S6: Broad Locations for Development. *Objection to the lack of transport modelling that has been carried out to date.*

There was particular discussion regarding the ongoing programme of COMET modelling and other transport work.

HCC's main area of concern is the lack of transport modelling work undertaken, prior to the Regulation 19 consultation. As a result of this, it was not possible to fully understand the local and cumulative impact of the broad locations on the highway network. Any identified impacts will need to be considered as part of the Local Plan and suitable mitigation will need to be developed in line with the St Albans Local Plan transport policies.

Any mitigation would need to be tested in COMET, in order to demonstrate that the residual impact of the proposed growth is not severe. The draft outputs from the COMET modelling that is being undertaken by HCC is expected on 19 February.

Since HCC submitted the Local Plan reps, separate meetings have been taking place between HCC as Highways Authority and SADC in order to agree a programme of work that will need to be undertaken prior to and during the EiP. These meetings will continue in the lead up to the EiP.

7. Policy S6 (ii): East Hemel Hempstead (Central) Broad Location. *Objection to the non-identification of a new 1ha Household Waste Recycling Centre.*

There was particular discussion regarding existing Household Waste Recycling Centres (HWRCs) and also Dacorum's emerging draft Local Plan. HCC maintains the objection to the non-allocation of a HWRC on the East Hemel Hempstead Central Broad Location. The new HWRC is intended to serve the new communities at East Hemel Hempstead, along with the wider Hemel Garden Communities to the north.

Agreed: All parties confirmed their wish to continue to co-operate. SADC and HCC to continue to liaise to update understanding of the issues and seek to find agreed positions as matters progress (including agreeing to disagree on some matters if appropriate).

3. Update on HCC position

DA and HCC officers set out a number of updates on HCC work programmes.

- Transport - SWHGTP, SCGTP, A414, COMET, Abbey Line etc

MM requested an extension to the timetable for responses to the A414 consultation, given current pressure on SADC staff resources with Local Plan work and staff vacancies. DA agreed to an extension.

- Education. HCC will supply further evidence to SADC in relation to the need for a new 2FE primary school on the Verulam Golf Club site and the need to allocate the former Ariston site for a new 3FE primary school.
- Minerals & Waste. No other waste related planning issues were discussed other than the lack of new HWRC provision at East Hemel Hempstead. Opportunistic mineral extraction should be considered at all of the broad locations where appropriate.

4. AOB

DA set out that HCC are in the process of updating the developer contributions 'toolkit' and will be engaging with LPAs on the emerging draft shortly.

12 July 2019

Dear Mr Briggs

### **Duty to Cooperate: Request to Consider Unmet Development Needs in Watford**

Watford Borough Council is progressing work on its new Local Plan. This will cover the period from 2020 to 2036. As part of this process, the council has been engaging with its neighbours and other stakeholders to consider a range of issues from the local scale to those of more strategic importance. The collaborative work on the South West Hertfordshire Joint Strategic Plan is part of this process. However, this will not be in place to inform the new Watford Local Plan but more likely be evidence to support a review later in the plan period.

There are a number of key issues that need to be considered in both the local and strategic contexts. This includes meeting identified needs for housing, employment and infrastructure (e.g. school provision). To inform the new Local Plan, Watford Borough Council has undertaken an assessment of potential land that is available for development to support the growth needs of the borough during the next plan period. The findings from the Housing and Economic Land Availability Assessment (HELAA) has indicated that Watford will not have enough land available that can be allocated to meet its growth needs for housing, employment (particularly B2 (General Industry) and B8 (storage and distribution)) and school provision.

In the event that a local authority cannot meet its growth needs the National Planning Policy Framework (para 60) states the following:

*“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.”*

Therefore, Watford Borough Council are requesting that should the draft St Albans & City District Local Plan submitted to the Planning Inspectorate be adopted, St Albans & City District Council consider if they can accommodate some of the growth shortfalls identified by Watford Borough Council as part of any future review of the Local Plan. Additionally, should any changes to the submitted Draft St Albans & City District Local Plan be proposed during the examination process that this request is taken into account.



### **Work undertaken by Watford Borough Council**

A thorough examination of land available for new housing has been undertaken as part of the HELAA. This identifies potential land to support housing, employment and other forms of development such as community facilities. This process has undertaken a thorough review and considered all forms of land and these have been screened through several phases to conclude if they are suitable, achievable and available. The final outcome identified a range of deliverable sites for inclusion in the local plan.

An approach to new development will be set out in the new Watford Local Plan as part of an overarching growth strategy that reflects key principles of sustainability and its primary elements related to economic, environmental and social benefits.

### **Housing**

Government guidance stipulates that to identify local housing need the standard objectively assessment need methodology is to be used. The housing figure derived from this formula is to be the starting point. To deviate from this figure, it must be clearly demonstrated that this is not achievable.

Watford has an annual requirement for 793 dwellings per annum at present. Over the plan period this is equivalent to 12,688 new dwellings to be delivered in the borough. The Housing and HELAA has currently identified that approximately 7,600 new dwellings (including windfall development) can be delivered in Watford from 2020 to 2036.

This means there is an indicative shortfall of approximately 5,000 new homes (including its proportion of affordable housing). Work is continues on finalising the housing numbers, however, it is clear there will be a significant shortfall and consideration will need to be given as to how this could potentially be met. The Council will inform you of any change in this shortfall figure.

Watford Borough Council is not lightly requesting assistance to meet it shortfall. The council has recognised that it needs to exhaust its potential and do all it can to meet as much of the housing target as possible before making this request. A key principle to identify the capacity for new development was making the most effective use of land that is available. Based on this, the following steps have been taken as part of the process:

- Setting out a growth strategy based on sustainability principles
- Intensification of existing built up areas when they come forward for development
- Identifying a windfall requirement reflecting past trends of small scale development, though this is currently being kept under review

- Identifying significantly increased housing densities for new development
- Identifying areas that are suitable for mixed use development where the uses are compatible
- Revising the adopted Watford Residential Design Guide Supplementary Planning Document to make better use of land and facilitate higher density development through good design
- Proactively scouring the entire borough area and contacting landowners to establish if a site is available for redevelopment (these may be used for alternative uses other than residential at present)
- The potential areas of land designated as Green Belt will be considered later in the year following an objective assessment (this is unlikely to be significant due to other 'non-Green Belt' related constraints).
- Engaging with the community to ascertain comments about issues and opportunities associated with higher density development
- Applying reduced parking standards to make more effective use of land and better reflect access to services and facilities.

The entire process has been detailed in the HELAA methodology which was sent to the local authorities in South West Hertfordshire in June 2019.

## **Employment**

Watford is a regional centre for economic and retail activity supporting the wider South West Hertfordshire area and provides an attractive alternative location for office based businesses that may not necessarily need to be located in central London. One of the key objectives of the new Watford Local Plan will be to strengthen the economic output of the area and support future growth and investment.

The draft South West Hertfordshire Economic Study Update (2019) has indicated that Watford may need to provide the following floor space requirements during the next plan period:

- 37,600 sqm for B1a/B1b uses (office/research and development)
- 27,000 sqm for B1c/B2 uses (industrial)
- 71,400 sqm for B8 uses (storage and distribution)

Watford economic strength is based on office based uses (B1a/B1b), primarily in the Clarendon Road area. This is complemented by other types of employment such as industry (B1c/B2 uses) and, to a lesser extent, storage and distribution uses (B8). A balance of uses supports a healthy economy, however, Watford will struggle to provide significant land to support B1c/B2 and B8 uses. It is likely



that Watford will be able to support the floor space need for office uses. The following steps have been taken to support economic prosperity and future growth:

- Setting out policies to support mixed use development where the uses are compatible
- Support intensification of existing employment areas
- A policy approach that requires no net loss of employment floor space when intensification of mixed use development comes forward
- Issuing article 4 directions to all properties located within designated employment areas to reduce the loss of floor space from employment uses to residential.

### **Secondary School Provision**

New development will require the provision of new education facilities. Watford Borough Council are involved in on-going discussions with Hertfordshire County Council, the education provider. Watford Borough Council anticipates being able to meet its need for primary school provision, however, this will require a more innovative approach that facilitates new facilities on smaller plots of land than traditionally delivered in the area. The Watford Local Plan will not be able to provide secondary school places to support the new housing growth during the plan period. Therefore, a request is being made to consider through collaborative work with the education authority, on how best to provide secondary education facilities and places to meet Watford's growth (this includes growth within its administrative boundary and growth associated with unmet need outside of its boundary).

### **Identifying how much need can be accommodated**

How much of Watford's unmet housing, employment and education needs can be accommodated should be identified through capacity related work being undertaken to inform your respective Local Plan. In this regard, Watford Borough Council is not setting out specific figures as part of our request.

Watford Borough Council would like to request, that due diligence be given to how your respective Local Plan can support unmet needs from Watford as part of the growth trajectory of the South West Hertfordshire region through the following considerations:

- Housing
  - Allocating land for residential use where this is suitable, achievable and available identified through urban capacity related work
  - Making efficient use of land through the use of appropriately set higher development densities than traditionally delivered
  - Providing a housing mix that would complement future residential growth in Watford area that will contribute towards balanced communities

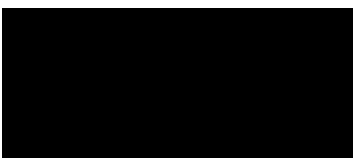
- Any additional housing need to be provided be merged into the overall housing target (including affordable housing)
- Proportional parking standards to make most effective use of land and reflect patterns of sustainable development
- Employment
  - Allocate additional employment land to support B1c/B2 (industrial) and B8 (storage and distribution uses) to complement existing economic strengths identified in the local area that could support the wider SW Herts economy if land is potentially identified as available through the urban capacity work
  - Support intensification and mixed use development where this is appropriate
- Education facilities
  - Consider the number of schools and respective sizes (forms of entry) allocated to support new residential growth
  - Location of secondary schools in the proximity of Watford (distance and accessibility using public transport)

The issues outlined in this letter and the subsequent request will be discussed through continued collaboration to meet the requirements of the Duty to Co-operate while also undertaking an approach reflective of good practice.

Please note, that while you have received this request, an equivalent request will also be made to local authorities located nearby.

If you have any queries relating to this request please contact me to discuss.

Yours Sincerely,



Ian Dunsford, BSc (hons), MPhil, MRTPI  
Planning Policy Section Head



## Planning and Building Control

Please ask for: Chris Briggs

Telephone: 01727 866100

E-mail: [chris.briggs@stalbans.gov.uk](mailto:chris.briggs@stalbans.gov.uk)

Date: 8 November 2019

Planning Policy  
Watford Borough Council  
Town Hall  
WD17 3EX

Dear Sir/Madam,

### **First Draft Watford Local Plan Consultation (Regulation 18) and Duty to Cooperate: Request to Consider Unmet Development Needs in Watford**

Thank you for consulting St Albans City and District Council (SADC) on the First Draft Watford Local Plan Consultation (Regulation 18). Thank you also for your letter of 12 July 2019 - Duty to Cooperate: Request to Consider Unmet Development Needs in Watford.

### **First Draft Watford Local Plan Consultation (Regulation 18)**

SADC wishes Watford Borough Council (WBC) the best of luck in moving forward and looks forward to continuing productive work between LPAs. SADC would make the following comments on WBC's first draft Local Plan:

1. As raised previously in Duty to Cooperate discussions and elsewhere, SADC considers that WBC will need to fully demonstrate that it has 'left no stone unturned' with regard to considering options to meet its needs – in particular for housing.
2. For the avoidance of doubt, SADC currently considers that it has no capacity to meet any of WBC's unmet housing needs. We are committed to ongoing cooperation and dialogue around the issues of potential WBC unmet needs, in the context of the overall joint work on the South West Herts geography/SWH Joint Strategic Plan.
3. As also raised previously in Duty to Cooperate discussions and elsewhere, we are happy to confirm that there may be an opportunity for the employment growth at East Hemel (Central) within SADC's draft Local Plan to play a role in overall South West Herts employment land provision. Again, further discussion on this should be had in the context of the overall joint work on the South West Herts geography/SWH Joint Strategic Plan.

### **Duty to Cooperate: Request to Consider Unmet Development Needs in Watford**

On the specific enquiries:

*1 - Therefore, Watford Borough Council are requesting that should the draft St Albans & City District Local Plan submitted to the Planning Inspectorate be adopted, St Albans & City District Council consider if they can accommodate some of the growth shortfalls identified by Watford Borough Council as part of any future review of the Local Plan. Additionally, should any changes to the submitted Draft St Albans & City District Local Plan be proposed during the examination process that this request is taken into account.*

As raised previously in Duty to Cooperate discussions and elsewhere, SADC currently considers that it has no capacity to meet any of WBC's unmet housing needs. We are



committed to ongoing cooperation and dialogue around the issues of potential WBC unmet needs, in the context of the overall joint work on the South West Herts geography/SWH Joint Strategic Plan. As requested, should any changes to the submitted Draft St Albans & City District Local Plan be proposed during the examination process, this request will be taken into account – bearing in mind that SADC currently considers that it has no capacity to meet any of WBC's unmet housing needs.

*2 - Watford Borough Council would like to request, that due diligence be given to how your respective Local Plan can support unmet needs from Watford as part of the growth trajectory of the South West Hertfordshire region through the following considerations:  
Housing...Employment...Education.*

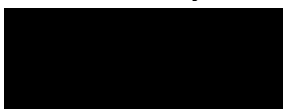
*The issues outlined in this letter and the subsequent request will be discussed through continued collaboration to meet the requirements of the Duty to Co-operate while also undertaking an approach reflective of good practice.*

*Please note, that while you have received this request, an equivalent request will also be made to local authorities located nearby.*

For the avoidance of doubt, SADC considers that due diligence has been undertaken with regard to these matters and our submitted draft Local Plan. We are committed on ongoing discussion and continued collaboration with regard to these matters.

We trust that the comments above will be of assistance as you continue with your work on your Plan and with our joint work on the South West Herts Joint Strategic Plan. We are very happy to discuss further as appropriate.

Yours faithfully,



Chris Briggs  
Spatial Planning Manager  
St Albans City and District Council

## **DUTY TO COOPERATE MEETING BETWEEN ST ALBANS DC AND WELWYN HATFIELD BC**

Venue: Welwyn Hatfield BC

### **Note of Meeting - 2 July 2018**

#### Attendees:

St Albans City and District Council (SADC) - Cllr M Maynard - Planning Portfolio Holder (MM), C Briggs (CB), J Woof (JW)

Welwyn Hatfield Borough Council (WHBC) - Cllr M Perkins, Executive Member for Planning Housing and Community (MP), S Tiley (ST)

#### **Notes:**

##### 1. Minutes of last Meeting and any matters arising

SADC had initiated the meeting and provided an agenda (previously discussed and agreed with WHBC).

Agreed: SADC would record the meeting under the agenda headings (below).

##### 2. Update on St Albans Local Plan

MM / CB noted that the meeting was largely to prepare for the forthcoming LP Reg 19 Publication and to discuss any WHBC view following from response to Reg 18 consultation. It was also to discuss progress on South West Herts (SWH) joint working.

- *Approach to new Local Plan*

SADC are intending to meet all of their housing development needs (based on the Government NPPF standard methodology initial Government consultation calculation 913 per annum), within their administrative boundary. There are no unmet needs (within SADC) to be considered with other councils.

MM summarised the outcomes of the Regulation 18 consultation which took place in January/February 2018. Responses generally recognised the importance of Green Belt but also accepted that housing was needed, particularly smaller first family homes and affordable housing. The number of representations received, at approximately 2,500, was significantly higher than those received in response to the Strategic Local Plan.

MM summarised the Call for Sites that was carried out in parallel to the Local Plan consultation. Approximately 150 sites were received. Sites went through 3 stages of analysis, resulting in 10 residential Broad Locations being taken

forward into the Local Plan. The relevant landowners/developers had agreed that the requirements in the draft Plan were viable and deliverable.

- *Timetable for new Local Plan*

On track with published LDS. PPC (18 June) recommended the Draft Local Plan to Cabinet, who on 21 June recommended the Plan to Full Council, which will take place 11 July.

- *Duty to Cooperate – inc. engagement with South West Herts Group (SWHG)*

SADC are proceeding on the basis of the 5 authorities being treated as a HMA/FEMA. Longer term, a statutory SW Herts Joint Strategic Plan is to be developed. An MoU has been signed between the 5 authorities and Hertfordshire County Council (HCC) with support from the LEP. The government has considered intervention in SADC Plan making but for now is indicating a need for SADC to progress its own Plan to timetable.

- *Gypsy and Traveller provision / ORS study update*

SADC is currently updating its Gypsy and Traveller Accommodation Needs Assessment (GTANA). Sixty pitches are proposed over 4 sites at the Broad Locations, as set out in the draft Local Plan, as well as criteria based policies.

### 3. Update on Welwyn & Hatfield Local Plan

There was discussion on:

- *Latest on Local Plan*

Plan currently at Examination. Having to look at extra sites to provide circa 4,000 extra dwellings. The Inspector is indicating that he considers a total of circa 16,000 dwellings needs to be provided. Further work is being carried out on Green Belt Review. The Inspector has requested an 'agreed' list of sites for the next sessions. Strategies likely to be tested with regard to employment land. The Inspector has indicated that he might consider further losses of employment land to meet the need for housing

- *Timetable for Local Plan*

The Inspector has been asked for a timetable. Next sessions will be on the villages and the outcomes of the Green Belt Review / additional sites work.

- *Duty to Cooperate – inc. engagement with South West Herts Group*

WHBC propose a further Duty to Cooperate after Green Belt Review / additional sites work published.

Agreed: WHBC would share emerging Green belt review / additional sites work with SADC as soon as reasonably possible. There may be sites in the vicinity of SADC.

- *HAT1 North West Hatfield*

Green Belt Review will again look at the gap between Hatfield and Welwyn Garden City.

- *HAT2 and Ellenbrook Country Park*

Both WHBC and SADC acknowledged the requirements of the S106 for a country park on the site.

- *Roehyde and Bullens Green*

SADC proposing to retain both in the Green Belt.

- *Other sites to the west of Hatfield*

Based on previous SADC formal responses to WHBC consultations, SADC likely to object if WHBC propose additional sites to the west of Hatfield.

- *Symondshyde*

Will be discussed at next Hearing sessions on 'villages'.

- *Gypsy and Traveller provision*

Coopers Lane proposed site not supported by the Inspector and will be removed. Potentially additional pitches may be proposed at North West Hatfield and Symondshyde.

- *Green Belt Review*

Being finalised.

- *Housing land supply in the Housing Market Areas*

WHBC SHMA evidence accepted by the Inspector considers that their defined HMA overlap St Albans District. SADC has previously disagreed with the approach, but not formally objected to it under the DtC.

Agreed: WHBC to write to SADC setting out an update on this issue at the appropriate time.

- *Airfield applications*

Airfield applications submitted at Cromer Hyde and Ellenbrook Country Park. Cromer Hyde proposal would impact on Symondshyde, and Ellenbrook Country Park proposal would be contrary to the S106.

4. Arrangements for future liaison / joint working / MOU/SoCG

MM/CB asked whether WHBC had any specific DtC issues with SADC's draft Plan. MP/ST replied that they did not at this stage, but that they would need to consider the Plan in more detail before formally replying to the Reg 19 Publication consultation. WHBC will also need to consider delivery within the wider SWH area.

Agreed: WHBC would discuss their response to the Publication Plan consultation with SADC before it was finalised (CB would contact ST).

5. A.O.B

The following points were also discussed:

- WHBC and SADC agreed it had been difficult to engage with the various strands of the NHS.





## Duty to Cooperate meeting between St Albans DC and Welwyn & Hatfield BC

**VENUE: WHBC**

**DATE: 29 January 2019 @ 14.00**

### Meeting Notes

#### Attendees:

St Albans City and District Council (SADC) - Cllr M Maynard - Planning Portfolio Holder (MM), T Harvey (TH) C Briggs (CB)

Welwyn Hatfield Borough Council (WHBC) - Cllr S Bolton, Executive Member for Planning Housing and Community (SB), Colin Haig (CH), S Tiley (ST)

#### 1. Introductions

SADC had initiated the meeting and provided an agenda (previously discussed and agreed with WHBC).

Agreed: SADC would record the meeting under the agenda headings (below).

#### 2. Update on St Albans Local Plan

MM / CB noted that the meeting was largely to discuss the WHBC view following response to the SADC LP Reg 19 Publication and to prepare for the intended LP Reg 22 Submission. It was also to discuss progress on South West Herts (SWH) joint working. WHBC indicated that the meeting also needed to discuss the Examination Inspector's comments at the WHBC hearing session on the Green Belt and the need to have a common approach to the fragile gap between Hatfield and St Albans.

There was discussion on:

- **Draft Local Plan:** MM provided an overview of progress. St Albans are through reg 19 with no prescribed body withholding DtC. MM explained that SADC are still intending to meet all of their housing development needs (based on the NPPF standard methodology initial Government consultation calculation 913 per annum), within their administrative boundary. The Plan has roughly 5,000 homes from urban capacity and 10,000 homes on the Green Belt. There are no unmet needs to be considered with other councils.

As set out in the officer agreed SWHG Statement of Common Ground, all SWHG are seeking to provide similarly through their emerging draft Local Plans.

Infrastructure provision is raising some issues and the challenge of effectively engaging with the NHS regarding healthcare provision was discussed.

SADC had commissioned early outputs from the HCC COMET transport model and these would be shared with WHBC when received.

- **Timetable for new Local Plan:** On track with LDS; PPC 13 March, Cabinet 21 June; intended Submission 29 March.
- **Duty to Cooperate** – WHBC Response to SADC Reg 19 Local Plan:

MM thanked WHBC for the positive approach in overall engagement with SADC and in response to the reg 19. Main issues were identified (as per WHBC reg 19 response) and discussed.

Paragraph 1.5

Policy S4 Housing strategy and housing requirement/target

Policy S5 Economic development strategy and employment land provision

Policy L5 Small scale development in Green Belt settlements

Policy L7 Gypsies, Travellers and travelling show people

Policy L18 Transport Strategy

Policy L29 Green Infrastructure

MM/CB set out that it was likely that SADC would recommend a minor amendment to the draft Local Plan Policy L29 to include the requested more direct reference to the Green Corridor identified in WHBC's Local Plan.

WHBC reiterated its enquiry as to whether SADC had any capacity to meet the 4,000 dwellings currently considered to be unmet by WHBC's Local Plan Inspector. MM reiterated that SADC does not consider that it has any capacity to meet WHBC's unmet need.

There was also some discussion regarding Hertsmere BC's potential 'Garden Village'. Both SADC and WHBC have concerns regarding the challenges of this particular location.

Agreed: All parties confirmed their wish to continue to co-operate. SADC and WHBC to continue to liaise to update understanding of the issues on an ongoing basis.

SADC early outputs from the HCC COMET transport model would be shared with WHBC when received.

### 3. Update on Welwyn & Hatfield Local Plan

SB, CH and ST set out a number of updates on WHBC's Local Plan Examination process, including:

- **Latest on Local Plan:** The consultation on the scoring of parcels of land in the LUC Green Belt Review closed on 20 December 2018, and the responses to the consultation are being considered. The Call for Sites 2019 has commenced and potential sites must be submitted by 4 February 2019. WHBC are likely to consult on the results of both in March. WHBC is focussing on the 4,000 dwellings currently considered to be unmet by WHBC's Local Plan Inspector.
- **Timetable for new Local Plan:** Local Plan Examination timetable being updated and likely to extend to late 2019 at least.
- **Duty to Cooperate / Cross boundary issues:** There was particular discussion about the Green Belt gap between Hatfield and St Albans. The gap is notably fragile in some areas. There was also particular discussion about the Ellenbrook area. WHBC had particular concerns about the HCC draft Minerals Plan and the cumulative impact from the intended allocation of all three minerals sites to the west of Hatfield near the boundary with SADC. SADC were happy in principle to support WHBC with regard to concerns about HCC assumptions in this area.

Agreed: All parties confirmed their wish to continue to co-operate. SADC and WHBC to continue to liaise to update understanding of the issues on an ongoing basis.

4. SWHG and SoCG etc.

Largely discussed under (1) and (3).

5. A.O.B

## M2Q5 - Appendix 1

| Person ID | Consultee Name                             | Consultee Organisation                                      | Comment ID | Policy | Paragraph | Legally compliant | Sound | Complies with the Duty to co-operate | Positively Prepared | Justified | Effective | Consistent with National Policy |
|-----------|--|---|------------|--------|-----------|-------------------|-------|--------------------------------------|---------------------|-----------|-----------|---------------------------------|
| 1186996   | Linden Wates (Bricket Wood) Limited        | Linden Wates (Bricket Wood) Limited                         | PLP1203    | S1     | -         | No                | No    | No                                   | -                   | No        | -         | No                              |
| 1186129   | Mr Mark Pedroz                             | -   | PLP770     | S6-v   | -         | Yes               | No    | No                                   | No                  | -         | -         | -                               |
| 1186072   | McCarthy & Stone Retirement Lifestyles Ltd | McCarthy & Stone Retirement Lifestyles Ltd                  | PLP720     | L2     | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1186046   | Mr Craig Tallents                          | -   | PLP608     | S2     | -         | Yes               | No    | No                                   | No                  | -         | -         | -                               |
| 1186012   | Mr Antony Harbidge                         | Berkhamsted Residents Action Group (BRAG)                   | PLP723     | -      | 1.5       | Yes               | No    | No                                   | -                   | No        | No        | No                              |
| 1185993   | M Scott Properties                         | M Scott Properties  | PLP1058    | -      | 2.1       | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1185945   | Stephen Ross                               | -   | PLP484     | S2     | -         | Yes               | No    | No                                   | -                   | No        | -         | -                               |
| 1185935   | Mr Peter Lawrence                          | -   | PLP469     | S6-iii | -         | No                | No    | No                                   | No                  | No        | -         | -                               |
| 1185907   | Mr John Walker                             | Leverstock Green Village Association                        | PLP1576    | S2     | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1185823   | Mr Timothy Timothy Beecroft                | Chairman Verulam Residents Association                      | PLP421     | L17    | -         | No                | No    | No                                   | -                   | No        | -         | -                               |
| 1185821   | Mr Anthony Jenkins                         | -   | PLP621     | L7     | -         | Yes               | No    | No                                   | No                  | No        | No        | No                              |
| 1185802   | Mr John Jackson                            | Ellenbrook Area Residents Association Committee             | PLP472     | S6-v   | -         | Yes               | No    | No                                   | -                   | No        | No        | No                              |
| 1185714   | Mrs Catherine Atkinson                     | -   | PLP1490    | S2     | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1185704   | Graham Glover                              | -   | PLP1936    | S6-iv  | -         | No                | No    | No                                   | -                   | No        | No        | No                              |
| 1185696   | Mrs Anne James                             | Batford Community Action Group                              | PLP362     | S6-vii | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1185602   | Ms Jennifer Knox                           | Planner Fairview New Homes Ltd                              | PLP431     | S6     | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1185583   | Mr Kenneth Barker                          | -   | PLP300     | S4     | -         | No                | No    | No                                   | No                  | No        | No        | -                               |
| 1185565   | Mr Michael Hann                            | -   | PLP459     | L21    | -         | Yes               | No    | No                                   | -                   | No        | -         | -                               |
| 1185482   | Miss Alan Moreland                         | -   | PLP232     | S2     | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1185481   | Mr Alan Moreland                           | -   | PLP231     | S2     | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1185479   | Mrs Claire Moreland                        | -   | PLP230     | S2     | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1185092   | Mr Paul Harden                             | -   | PLP178     | S6     | -         | No                | No    | No                                   | -                   | No        | -         | -                               |
| 1184969   | Mr Daniel Mouratsing                       | -   | PLP373     | L30    | -         | Yes               | No    | No                                   | -                   | -         | -         | No                              |
| 1184784   | Mr Robert Turnham                          | -   | PLP140     | S4     | -         | Yes               | No    | No                                   | -                   | No        | No        | -                               |
| 1184750   | mr trevor harvey                           | -   | PLP141     | S6-i   | -         | No                | No    | No                                   | -                   | No        | -         | -                               |
| 1184616   | Mr Anthony Rivero                          | Town Planning Manager LNE Network Rail (Infrastructure) Ltd | PLP1907    | S2     | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1184569   | mr Raymond Le Blond                        | -   | PLP228     | S6     | -         | No                | No    | No                                   | -                   | No        | -         | -                               |
| 1184567   | Mrs Catherine Barber                       | -   | PLP104     | L18    | -         | Yes               | No    | No                                   | -                   | No        | -         | No                              |
| 1183965   | Butterfly World Project Ltd                | Butterfly World Project Ltd                                 | PLP1292    | S6-x   | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1182085   | Helioslough Ltd                            | Helioslough Ltd   | PLP1912    | S2     | -         | No                | No    | No                                   | No                  | No        | No        | No                              |

## M2Q5 - Appendix 1

| Person ID | Consultee Name                                     | Consultee Organisation                             | Comment ID | Policy | Paragraph | Legally compliant | Sound | Complies with the Duty to co-operate | Positively Prepared | Justified | Effective | Consistent with National Policy |
|-----------|--|--|------------|--------|-----------|-------------------|-------|--------------------------------------|---------------------|-----------|-----------|---------------------------------|
| 1181723   | Mr Terry Bradley                                   | -  | PLP2005    | S2     | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1181214   | Fiona Couper                                       | Chair Aboyne Residents Association                 | PLP632     | L17    | -         | Yes               | No    | No                                   | No                  | -         | No        | -                               |
| 1157383   | Intrasales Ltd                                     | Intrasales Ltd                                     | PLP1360    | S2     | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1156886   | Department of Health & Social Care and Bloor Homes | Department of Health & Social Care and Bloor Homes | PLP1414    | -      | 1.5       | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1156728   | Eskmuir Properties Ltd                             | Eskmuir Properties Ltd                             | PLP1029    | L30    | -         | Yes               | No    | No                                   | -                   | No        | No        | -                               |
| 1153869   | CWC Group  | CWC Group  | PLP1441    | -      | 1.5       | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1153741   | Timothy Fleming                                    | -  | PLP100     | GC     | -         | Yes               | No    | No                                   | No                  | No        | No        | No                              |
| 1153646   | Stackbourne Limited                                | -  | PLP1036    | -      | 2.3       | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1153245   | Dr David Prowse                                    | -  | PLP363     | S6     | -         | No                | No    | No                                   | No                  | -         | -         | -                               |
| 1151880   | Josie O'Driscoll                                   | Herts GATE (Gypsy & Traveller Empowerment)         | PLP656     | L7     | -         | Yes               | No    | No                                   | No                  | No        | No        | No                              |
| 1151817   | Mr Alan Perkins                                    | Managing Director Aurora Properties Limited        | PLP1239    | -      | 1.5       | Yes               | No    | No                                   | No                  | No        | No        | -                               |
| 1144419   | Miss teresa finnigan                               | -  | PLP2012    | S6-iii | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1123561   | ERLP 1 Sarl  | ERLP 1 Sarl  | PLP1045    | -      | 2.6       | No                | No    | No                                   | No                  | No        | No        | No                              |
| 1122500   | Watford Borough Council                            | Watford Borough Council                            | PLP1461    | -      | 1.5       | Yes               | No    | No                                   | No                  | -         | -         | -                               |
| 1056580   | Mrs Sonia Empson                                   | -  | PLP174     | L18    | -         | No                | No    | No                                   | -                   | No        | -         | -                               |
| 1034653   | Mrs christine Kavanagh                             | -  | PLP101     | S6-iii | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 977635    | Longbourn Estates                                  | Longbourn Estates                                  | PLP1565    | S1     | -         | Yes               | No    | No                                   | No                  | No        | No        | No                              |
| 977496    | London Colney Limited                              | London Colney Limited                              | PLP1590    | -      | 1.5       | No                | No    | No                                   | No                  | No        | No        | No                              |
| 973643    | Mr Graham Moore                                    | -  | PLP521     | -      | 1.5       | Yes               | No    | No                                   | No                  | -         | -         | -                               |
| 866541    | Mr David Rankin                                    | Chairman Harpenden Green Belt Association          | PLP246     | S2     | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 759908    | Cllr David Mitchell                                | Chairman Redbourn Parish Council                   | PLP1383    | S1     | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 759883    | Mrs Lyn Presence                                   | -  | PLP48      | S2     | -         | Yes               | No    | No                                   | -                   | No        | No        | -                               |
| 498103    | Mr D Mitchell                                      | -  | PLP2035    | S6-x   | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 334023    | Mr Robert Spence                                   | -  | PLP216     | S6-ii  | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 52064     | Mr Michael Fearn                                   | Consultant Rumball Sedgwick                        | PLP1001    | L3     | -         | No                | No    | No                                   | No                  | No        | No        | No                              |
| 51983     | Pennard Holdings Ltd                               | Pennard Holdings Ltd                               | PLP1561    | S1     | -         | Yes               | No    | No                                   | No                  | No        | No        | No                              |
| 51804     | St Stephen Parish Council                          | Clerk to the Council St Stephen Parish Council     | PLP1290    | L15    | -         | Yes               | No    | No                                   | No                  | -         | -         | -                               |
|           |  | -  |            |        | -         |                   |       |                                      |                     |           |           |                                 |

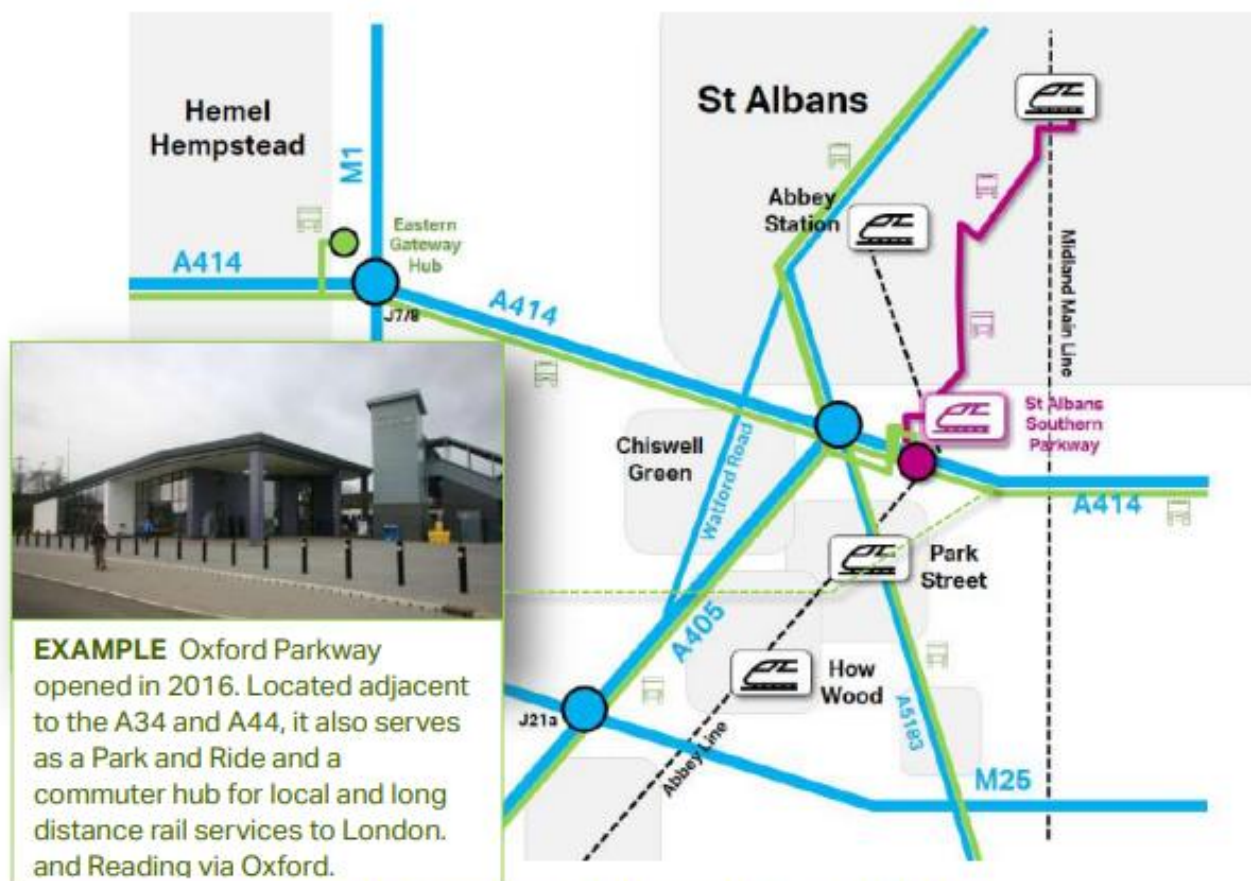


Figure 42 - Southern St Albans Park and Rail Hub

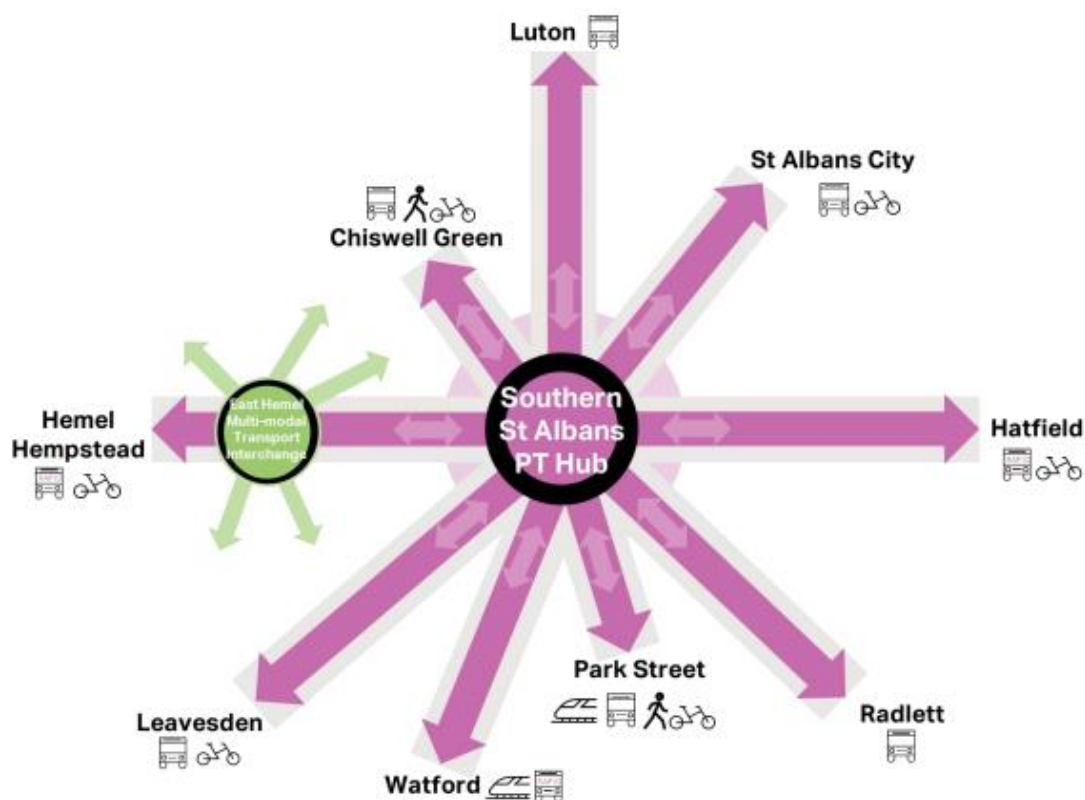


Figure 43 - Southern St Albans Public Transport Hub and onward connections