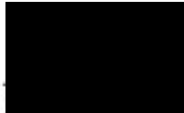




# Statement of Common Ground – St Albans District Council with Oaklands College and Taylor Wimpey.

This Statement of Common Ground (SoCG) sets out that St Albans City and District Council (SADC), Oaklands College and Taylor Wimpey have been engaged in discussions and correspondence, at an appropriate level of detail, with regard to the draft Local Plan 2041.

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

<b>1. List of parties involved</b>	St Albans City and District Council (SADC), Oaklands College and Taylor Wimpey.
<b>2. Signatories</b>	<p>Oaklands College – Andrew Slade – Principal and CEO</p> <p>Signature:.....  .....</p> <p>Date: 11<sup>th</sup> December 2024</p> <p>Taylor Wimpey – Jonathan Locke – Senior Planning Manager</p> <p>Signature:.....  .....</p> <p>Date: 11<sup>th</sup> December 2024</p> <p>SADC – Chris Briggs – Spatial Planning Manager</p> <p>Signature:.....  .....</p> <p>Date: ..... 11 December 2024</p>
<b>3. Common ground</b>	<p>Oaklands College and Taylor Wimpey generally support what is set out in the Local Plan Part A.</p> <p>Oaklands College and Taylor Wimpey generally support what is set out in the Local Plan Part B, including the Key</p>

	<p>Development Requirements for Site B4, except for the matters discussed in part 4 below.</p> <p>SADC, Oaklands College and Taylor Wimpey agree that the Key Development Requirements for Site B4 will:</p> <ul style="list-style-type: none"> <li>• Deliver improved education and training facilities that will keep the College competitive;</li> <li>• Deliver socio-economic infrastructure improvements which will substantially benefit the local community; and</li> <li>• Deliver much needed homes and extra care units for the district.</li> </ul> <p>These individual benefits are to be given substantial weight in their own right. Therefore, Oaklands College and Taylor Wimpey strongly support the allocation for Site B4.</p>
<p><b>4. Matters of disagreement</b></p>	<p>Notwithstanding the above, Oaklands College and Taylor Wimpey have:</p> <ul style="list-style-type: none"> <li>• Technically objected to the number of homes indicated in Site Allocation B4, which should state '<i>at least 472 units plus approximately 60 to 80 extra care units</i>', and the standards set out in policies TRA4 (Parking) and NEB12 (Green Space); and</li> <li>• Requested to undertake discussions with SADC in relation to the 'St Albans Council Local Plan Viability Study – Strategic Site Testing: East ST Albans (September 2024) prepared by BNP Paribas on behalf of SADC.</li> </ul> <p>There are currently no other matters of general disagreement between SADC, Oaklands College and Taylor Wimpey on the Local Plan Part A or Part B.</p>
<p><b>5. Ongoing review and co-operation</b></p>	<p>SADC will continue to work with Oaklands College and Taylor Wimpey on delivery of Site B4 in the Local Plan Part B up to and beyond adoption of the new SADC Local Plan.</p>