

**Statement of Common Ground – St Albans District Council with Hertfordshire County Council (Property) as a landowner.**

This Statement of Common Ground (SoCG) sets out that St Albans City and District Council (SADC) and Hertfordshire County Council Property, who act for the county council as landowner, 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.

1. List of parties involved	St Albans City and District Council (SADC) Hertfordshire County Council Property
2. Signatories	Hertfordshire County Council Property – Sass Pledger, Director of Property [REDACTED] January 2025 [REDACTED] SADC – Chris Briggs – Spatial Planning Manager October 2024
3. Common ground	SADC and Hertfordshire County Council Property generally support what is set out in the Local Plan Part A. SADC and Hertfordshire County Council Property generally support what is set out in the Local Plan Part B, including the Key Development Requirements for site B6 West of London Colney (Broad Location).
4. Matters of disagreement	There are currently no matters of general disagreement between SADC and Hertfordshire County Council Property on the Local Plan Part A or Part B. There are however some amendments which HCC would like to see to the site B6 Broad Location allocation. These are: <ul style="list-style-type: none"> <li>• The indicative unit numbers for the site should be amended back to the Regulation 18 draft of 405 units, to reflect the indicative masterplan and to achieve a density of 40dph as set out in Policy LG1.</li> <li>• The allocation should allow for the provision of a 70+ bed care facility to reflect the need expressed by HCC Adult Care Services.</li> <li>• The allocation should allow for 10 special needs dwellings to reflect the need expressed by HCC Adult Care Services.</li> <li>• Point 3 of the Key development requirements for the site should be amended when describing the proposed cycle access to either remove the word 'segregated', or the words 'where possible' added. HCC fully intend to deliver a scheme that is safe and establishes priority for cyclists and pedestrians, however, there may be some areas outside of the site enroute to London Colney, where segregated access may not be possible to achieve.</li> <li>• The plan included within Part B of the Local Plan as part of the allocation of site B6 should remove the whole of the</li> </ul>

	<p>education land from the Green Belt designation, including the area allocated for playing field. This is due to the growing need for new school facilities to meet the wider local/Sport England requirements, by providing community use.</p> <ul style="list-style-type: none"> <li>• The plan included within Part B as part of the allocation of site B6 should be consistent with the Proposals Map, showing the areas for Community Infrastructure and open space.</li> </ul> <p>It is requested that the following amendments are made to the Proposals Map to support the above changes and provide a consistent plan:</p> <ul style="list-style-type: none"> <li>• The area of land identified for the delivery of the entire secondary school provision, including sports pitches should be removed from the Green Belt. The proposed built form would mean that this land no longer meets the tests of including land within the Green Belt, and the continued designation of the sports pitches as Green Belt would limit the extent that such facilities could serve a dual community/Sport England level of use. It would also mean that any minor extensions or alterations to the school buildings cannot be delivered without the need to demonstrate very special circumstances.</li> <li>• The land to the south of the secondary school, previously earmarked for a primary school, should be removed from the Green Belt and included within the beige housing allocation designation in order that the site can accommodate the necessary homes to meet the 405 target. Once the secondary school is built, this piece of land will no longer perform against any of the principles of including land within the Green Belt and would not represent a strong and robust Green Belt boundary.</li> <li>• It is requested that the Significant Publicly Accessible Green Space (proposed) is removed from the area to the south of Bridleway 4. It is unclear whether this will form part of the development scheme, and it is currently not publicly accessible land.</li> </ul>
5. Ongoing review and co-operation	SADC will continue to work with Hertfordshire County Council Property on delivery of site B6 in the Local Plan Part B up to and beyond adoption of the new SADC Local Plan.