

# Statement of Common Ground – St Albans District Council with Luton Borough Council

The National Planning Policy Framework (NPPF) sets out that strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these.

This Statement of Common Ground (SoCG) sets out the strategic geography and strategic matters as agreed between St Albans City and District Council (SADC) and Luton Borough Council (LBC).

This SoCG is based on a template produced by the Planning Advisory Service and takes into account relevant sections of the NPPF, NPPG, Planning & Compulsory Purchase Act 2004 (as amended) and the Localism Act 2011.

## Context

SADC and LBC have worked collaboratively over a long period of time reflecting the cross boundary matters that exist as well as general good practice to best consider local and strategic issues. Engagement has included a programme of discussions that includes different levels of the organisation seeking to achieve the best outcomes for each authority and the wider area.

The programme of engagement for the Duty to Co-operate has included specific 'Duty-to Co-operate' meetings alongside other meetings to discuss cross-boundary matters that are not necessarily under the title of 'Duty to Cooperate'. These meetings have also been supplemented by more informal meetings between the two authorities.

## Introduction

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

## Duty To Cooperate

SADC has continuously engaged with LBC through the evolution of the draft Local Plan 2041. The parties agree that SADC has discharged its Duty to Cooperate for the Local Plan 2041.

<b>1. List of parties involved</b>	St Albans City and District Council (SADC) Luton Borough Council (LBC)
<b>2. Signatories</b>	LBC – Cllr Javed Hussain – Deputy Leader – December 2024 [REDACTED] SADC – Cllr Paul De Kort – Leader [REDACTED] December 2024
<b>3. Strategic geography</b>	<p>SADC, along with Watford, Dacorum, Hertsmere and Three Rivers are adjoining authorities in Hertfordshire and together form the group of five South West Hertfordshire local authorities.</p> <p>SADC also borders Welwyn Hatfield and North Hertfordshire local authorities, and Central Bedfordshire. All neighbouring authorities bar Central Bedfordshire lie within Hertfordshire.</p> <p>The five South West Hertfordshire local authorities fall within the same Housing Market Area (HMA) and Functional Economic Market Area (FEMA). The local authorities within the HMA and FEMA have a history of positively cooperating on spatial planning and related matters and as part of the South West Hertfordshire Group (SWHG) of local authorities are working together on the production of a Joint Strategic Plan for South West Hertfordshire (JSP).</p> <p>St Albans District is very well connected by railway and road, and is close to international airports. The Midlands Main Line from London to Nottingham and Sheffield passes through the District, with the fast Thameslink service connecting directly to central London. There is also a low-service local rail route (branch line) known as the Abbey Line that connects St Albans and Watford. The rail options to London underpin the popularity of commuting out of the District. The District is also very well connected by key national road routes, with the M25 running east west through the south of the District, paralleled by the A414 dual carriageway, while the M1 runs down the west and the A1M is just outside the District to the east. Luton Airport is approximately five miles north of the District. As such the strategic geography for the impacts of planned growth and infrastructure requirements extend to all neighbouring local authorities and Luton Borough.</p> <p>Parts of the District lie within the Zone of Influence for the Chilterns Beechwood Special Area of Conservation (SAC).</p>

	<p>The Chilterns Beechwood SAC zone of influence extends into Dacorum Borough, Central Bedfordshire, Luton and Buckinghamshire.</p> <p>In view of the above, SADC consider that the area covered by this SoCG (principally the South West Hertfordshire local authorities and Hertfordshire; but also extending for some matters to include North Hertfordshire District, Welwyn Hatfield Borough, Central Bedfordshire, Buckinghamshire and Luton Borough) is the most appropriate strategic geography of the area.</p>
<p><b>4. Strategic matters</b></p>	<p><b>Status of Local Plans</b></p> <ul style="list-style-type: none"> <li>• St Albans – Local Plan adopted 1994</li> <li>• Luton – Local Plan adopted 2017</li> <li>• Luton has commenced its new Local Plan and is at the early stages. An Issues &amp; Options consultation (Regulation 18) is anticipated in November/December 2024 and Submission is not expected until late 2027.</li> <li>• Hertfordshire <ul style="list-style-type: none"> <li>○ Waste Strategic Policies and Development Management Policies adopted 2012</li> <li>○ Waste site allocations adopted 2014</li> <li>○ Minerals Local Plan adopted 2007</li> </ul> </li> <li>• SW Herts Joint Strategic Plan – Reg 18 consulted on autumn 2022</li> </ul> <p><b>Planning for housing needs</b></p> <ul style="list-style-type: none"> <li>• Approach to accommodating unmet housing needs that may exist within the wider Housing Market Area.</li> <li>• Strategic matter between: <ul style="list-style-type: none"> <li>○ SW Herts local authorities</li> <li>○ Luton Borough Council</li> </ul> </li> </ul> <p><u>Conclusion</u></p> <p>SADC and LBC both support the approach in SADC's Regulation 19 draft Local Plan to meeting SADC's housing needs as set out in the Government's 'Standard Method' in full. Luton is at very early stages in relation to its new Local Plan and SADC and LBC agree that there is a relationship with regard to housing but that it is relatively weak and that SADC does not form part of Luton's Housing current Market Area. In preparing its new Local Plan Luton may need to ask neighbouring/nearby authorities to help meet its housing needs. This will need to be supported by evidence for the new Local Plan and is very unlikely to occur in the short term.</p>

### **Planning for employment needs**

- Joint work has been undertaken on employment needs across South West Hertfordshire.
- Strategic matter between:
  - SW Herts local authorities
  - Luton Borough Council
  - Hertfordshire Futures

### Conclusion

SADC and LBC both support the approach in SADC's Regulation 19 draft Local Plan to meeting SADC's employment needs in full and providing significant employment land within SADC's area within Hemel Garden Communities that supports Dacorum Borough Council's (DBC)'s and potentially wider SW Herts employment land needs.

### **Planning for transport infrastructure**

- Plans for a Hertfordshire Essex Rapid Transit (HERT) which will run along the A414 corridor. It will also be necessary to consider the potential impacts of growth on traffic congestion on the highway network, including the M1 and M25 and relationship of recognised commuting flows from Luton/Dunstable to St Albans acknowledged in SADC IDP - identifying improvements Corridor 2, which connects London, Watford, Luton and Milton Keynes (Hertfordshire's LTP4);
- Strategic matter between:
  - SW Herts local authorities
  - Central Bedfordshire Council
  - Hertfordshire County Council
  - Luton Borough Council
  - National Highways
  - Homes England
  - Hertfordshire Futures

### Conclusion

SADC and LBC both agree that there are no direct consequences and support the development strategy approach in SADC's Regulation 19 draft Local Plan to planning for transport infrastructure.

### **Luton Airport and other Airport/airspace impacts**

- Including cross-boundary impacts from flights – e.g. noise and air quality – and from access – e.g. road and rail network impacts including east-west connectivity to St Albans station from the Hertfordshire Mass Rapid

	<p>Transport Scheme and north to Luton airport Parkway DART.</p> <ul style="list-style-type: none"> <li>• .</li> <li>• Strategic matter between: <ul style="list-style-type: none"> <li>○ SADC</li> <li>○ Dacorum Borough Council</li> <li>○ North Hertfordshire District Council</li> <li>○ Central Bedfordshire Council</li> <li>○ Luton Borough Council</li> <li>○ Natural England</li> </ul> </li> </ul> <p><u>Conclusion</u> SADC and LBC both support the approach in SADC's Regulation 19 draft Local Plan to Luton airport and other Airport/airspace impacts.</p> <p><b>Strategic impacts of planned growth</b></p> <ul style="list-style-type: none"> <li>• The Local Plan growth strategy primarily impacts DBC through the joint SADC DBC approach to Hemel Garden Communities, but there are also more limited cross-boundary strategic matters with other authorities, as set out in more detail elsewhere in this SoCG.</li> <li>• Strategic matter between: <ul style="list-style-type: none"> <li>○ SW Herts local authorities</li> <li>○ Welwyn Hatfield District Council</li> <li>○ North Hertfordshire District Council</li> <li>○ Central Bedfordshire Council</li> <li>○ Luton Borough Council</li> </ul> </li> </ul> <p><u>Conclusion</u> SADC and LBC both support the approach in SADC's Regulation 19 draft Local Plan to strategic impacts of planned growth.</p> <p><b>Strategic infrastructure requirements of planned growth</b></p> <ul style="list-style-type: none"> <li>• The Local Plan infrastructure requirements of planned growth primarily impacts DBC through the joint SADC DBC approach to Hemel Garden Communities, but there are also more limited cross-boundary strategic matters with other authorities, as set out in more detail elsewhere in this SoCG.</li> <li>• Strategic matter between: <ul style="list-style-type: none"> <li>○ SW Herts local authorities</li> <li>○ Welwyn Hatfield District Council</li> <li>○ North Hertfordshire District Council</li> <li>○ Central Bedfordshire Council</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>○ Luton Borough Council</li> </ul> <p><u>Conclusion</u> SADC and LBC both support the approach in SADC's Regulation 19 draft Local Plan to strategic infrastructure requirements of planned growth.</p>
<b>5. Common ground</b>	<p>There is common ground between SADC and LBC on the strategic geography and what comprises the strategic cross-boundary matters.</p> <p>Further details of Common Ground are set out under section 4 above.</p>
<b>6. Matters of disagreement</b>	<p>There are currently no matters of disagreement between SADC and LBC on the strategic geography or what comprises the strategic cross-boundary matters.</p>
<b>7. Ongoing review and co-operation</b>	<p>SADC will continue to work with LBC on strategic and cross-boundary matters up to and beyond adoption of the new SADC Local Plan. In the longer term, this may include engagement on Luton's development needs that cannot be met within Luton borough.</p>

Duty to Cooperate potential strategic cross boundary issues matrix

Potential strategic cross-boundary issues	Description / summary of issues	Duty to Cooperate bodies																							
		Dacorum BC	Hertsmere BC	Three Rivers DC	Watford BC	Welwyn Hatfield BC	North Hertfordshire DC	Central Bedfordshire Council	Hertfordshire County Council	Luton BC	Buckinghamshire Council	Mayor of London	Civil Aviation Authority	Natural England	Environment Agency	Historic England	Network Rail	National Highways	Transport for London	Homes England	NHS England	Herts Valleys CCG	Office of Rail Regulation	Hertfordshire Local Enterprise Partnership	Hertfordshire Local Nature Partnership
<b>Relationship between emerging Local Plans and the JSP</b>	Ensuring consistency and alignment in the production of emerging Local Plans alongside the production of the JSP - noting that some Local Plans may not be adopted until after the adoption of the JSP and that plan periods may differ	✓	✓	✓	✓				✓																
<b>Planning for housing needs</b>	Approach to accommodating unmet housing needs that may exist within the wider Housing Market Area.	✓	✓	✓	✓					✓															
<b>Planning for employment needs</b>	Joint work has been undertaken on employment needs across South West Hertfordshire.	✓	✓	✓	✓					✓														✓	
<b>Approach to retail provision</b>	Approach to meeting retail related needs in the area, and considering any impacts of proposals on retail provision in other areas.	✓	✓	✓	✓																				
<b>Planning for gypsy &amp; traveller needs</b>	Approach to accommodating unmet traveller needs	✓	✓	✓	✓				✓									✓							
<b>Approach to Green Belt</b>	Approach to exceptional circumstances.	✓	✓	✓	✓	✓	✓									✓									
<b>Mitigating the impact of development on Chiltern Beechwoods SAC</b>	12.6km zone of influence announced by Natural England where mitigation for new residential development will be required with SANGs and SAMMs.	✓						✓			✓		✓												
<b>Primary and secondary school provision</b>	Need for secondary school provision arising from new development. The 2018/2019 IDP identified a need for new secondary and primary school(s).	✓	✓	✓	✓				✓																
<b>Planning for transport infrastructure</b>	Plans for a Hertfordshire Essex Rapid Transit (HERT) which will run between Hemel Hempstead and West Watford along the A414 corridor. It will also be necessary to consider the potential impacts of growth on traffic congestion on the highway network, including the M1 and M25.	✓	✓	✓	✓			✓	✓	✓							✓		✓				✓		





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	from Luton South to Harpenden. 600mm pipeline, 8km long, 50 MI/d of pumping																								
<b>Other cross-boundary growth locations</b>	Consider the approach to the planning and delivery of any other growth (outside of Hemel Garden Communities) located cross-boundary or adjacent to neighbouring local authorities		✓					✓																	
<b>Green and blue infrastructure</b>	Approach to the provision of green and blue infrastructure, and consideration of county-wide strategy	✓			✓				✓				✓	✓											
<b>Water and wastewater capacity</b>	Consideration of the supply of water and the wastewater capacity to accommodate the future needs of development	✓			✓									✓											
<b>Household waste recycling facilities</b>	Arrangements for future facilities linked to growth across the county and potentially to service future growth of Hemel Hempstead	✓	✓						✓																
<b>Minerals</b>	Existing and potential future mineral extraction – primarily sand and gravel	✓				✓			✓																
<b>Chilterns National Landscape</b>	Consideration of the Chilterns National Landscape in its current boundary and from its potential extension, including into St Albans City & District.	✓											✓												
<b>Climate change</b>	Potential issues to be identified through the production of the draft Local Plan	Potential associated DtC bodies to be determined through the production of the draft Local Plan																							
<b>Infrastructure provision</b>																									
<b>Affordable housing</b>																									