



Duty to Cooperate meeting between St Albans DC and Central Beds C

VENUE: Via MS Teams

DATE: 18 September 2023 @ 11.30

DRAFT AGENDA

1. Introductions
 CBC – Cllr Walsh, Lynsey Hillman-Gamble (LH-G), Dominique Brockbank
 SADC – Cllr White, Chris Briggs (CB)

2. Update on St Albans Local Plan
 - a. Timetable for new Local Plan
 CB – Outlined SADC’s current LDS and its timescales – Reg 19
 summer 2024, submission by end of 2024 and adoption by end of 2025

 - b. SADC current Local Plan Reg 18 consultation
 CB – Current SADC LP Reg 18 is essentially a full draft Local Plan with
 full draft Policies and a full set of draft allocations
 CB – LP approach to Housing - meeting Government’s Standard
 Method in full – which is circa 900 homes per annum and circa 15,000+
 homes over the Plan period to 2041
 CB – the approach to housing in the urban areas is to ‘leave no stone
 unturned’ – but only amounts to circa 5,000 of the 15,000
 CB - A further circa 5,000 homes directly from the Green Belt Review
 CB - A further circa 5,000 homes from sites which acknowledge further
 Green Belt harm, but provide significant Economic, Social and
 Environmental advantages
 CB - largest is Hemel Garden Communities, then urban extensions
 mostly to the larger existing settlements including St Albans and
 Harpenden, with some at smaller settlements
 CB - LP approach to Employment – including allocating the
 Government permitted Strategic Rail Freight Interchange (SRFI) and
 East Hemel Central
 Cllr Walsh – query on SRFI is it partially housing? – CB further
 explanation on the history at last Local Plan Examination and SADC
 effectively allocating in line with the existing permission
 Cllr White – as well as the developer digging a hole to partially
 implement the permission they are moving forward with the technical
 work on site and with Network Rail

LH-G – query about if SADC meeting the Standard Method in full – CB/Cllr White confirmed have written to SoS to challenge the Government’s approach – but in current circumstances SADC looking to meet Standard Method in full

c. Evidence base update

CB – Moving forward jointly with SWH partners on joint SWH work – eg updated Housing and Employment studies

CB – SADC are doing further work on Gypsy & Traveller need and provision – will likely need significantly more allocations by time of Reg 19

CB – SADC has signed up with HCC for a ‘Comet 7.1 run’ of the HCC’s Transport model to support the LP Reg 19

Cllr White – working relationship with HCC in particular on Transport and schools

LH-G – CBC drafted answer to SADC LP Reg 18 in preparation for the meeting – query was around the Transport work and how up to date it is – partly answered by CB response today about updated Comet 7.1 run

3. Update on Central Beds Local Plan

a. Local Plan update

LH-G – taking reports through the committee cycle about a partial review – LP adopted 2021 – agreed a policy for a partial review to start within 6 months

LH-G – Jan 2022 commenced early partial review – looking at lots of significant changes in local circumstances in Ox-Camb arc, east-west rail etc. as well as national changes – come to the conclusion that need to undertake a full review of the LP

LH-G – went to Overview and Scrutiny Committee about 10 days ago and due to go to Exec Council and Full Council in October and November 2023 to agree the approach to a full review

LH-G – will commence under the current Planning System and just see what happens with regards to the potential ‘new planning system’

b. Evidence base update

LH-G – lots of evidence work will be updates to existing studies

LH-G – Climate Change and Sustainability on the Agenda

LH-G – new transport model – Aecom appointed – using existing model for the time being

CB – query on G&T – LH-G – because of lots of permissions and lots of extensions to existing didn’t need to allocate new pitches in last LP adopted 2021 – will undertake a new G&T study

LH-G – bringing the Employment and Housing land studies together to look at numbers and need

4. Potential Strategic Cross Boundary Issues, inc.

- a) SADC DtC officer workshop 6 September 2022 and SADC letter 4 November 2022
- b) SADC Updated Local Plan Reg 18 version of the DtC Matrix
CB – briefly outlined the matrix and hope CBC agree it is a reasonable reflection of the relevant issues
LH-G – Yes - happy in general with the SADC matrix
- c) Potential unmet needs from St Albans DC
L H-G – not aware of any ability to assist SADC; will revisit the question as move forward with SADC and CBC Local Plan work
- d) Potential sites near LPA boundaries
CB – mentioned NWH and NEH – LH-G – CBC no previous concerns in general terms on NWH and NEH – but part of general comments
CBC would want to be reassured that there would be no significant negative Highways implications for CBC
CB – check anything potentially significant for SADC to be aware of –
LH-G – still very early in process but nothing for SADC to be aware at this point

5. Arrangements for future DtC working and SOCG

- a) Timetable for producing
CB – Aim to have an updated draft DtC Matrix and a draft SoCG by time of Reg 19 in 2024 and to get a signed SoCG by time of LP submission end of 2024 – LH-G – agree the approach – would be good to have links to Highways evidence when available
LH-G – CBC own DtC meetings in the future at the appropriate time

6. A.O.B and Date of Next Meeting

CB – intention for next Cllr DtC meeting alongside SADC LP Reg 19 in September 2024

LH-G – support this timing

CB – SADC will draft Notes and send draft Notes, DtC Matrix and new ‘unmet needs’ letter altogether after SADC LP consultation finishes – Cllr Walsh/LH-G - agreed