

STATEMENT OF COMMON GROUND

BETWEEN

NORTH HERTFORDSHIRE DISTRICT COUNCIL (NHDC)

AND

AYLESBURY VALE DISTRICT COUNCIL (AVDC)

IN RESPECT OF

**THE NORTH HERTFORDSHIRE LOCAL PLAN, PROPOSED SUBMISSION VERSION,
NOVEMBER 2016**

1 Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared jointly by North Hertfordshire District Council (NHDC) and Aylesbury Vale District Council (AVDC).
- 1.2 The Statement sets out the confirmed points of agreement between NHDC and AVDC with regard to the North Hertfordshire Local Plan and supporting evidence base, which will assist the Inspector during the Examination of the Local Plan.
- 1.3 Local Authorities are required through the Duty to Co-operate (the Duty) to engage constructively and actively on an on-going basis on planning matters that impact on more than one local planning area.
- 1.4 The National Planning Policy Framework (NPPF) sets out the requirement that public bodies should cooperate on planning issues that cross administrative boundaries and, at Paragraph 156, identifies a series of strategic priorities:
 - The homes and jobs needed in the area.
 - The provision of retail, leisure, and other commercial development.
 - The provision of infrastructure for transport telecommunications, waste management, water supply, wastewater, flood risk and coastal change management.
 - The provision of minerals and energy (including heat).
 - The provision of health, security, community and cultural infrastructure and other local facilities.
 - Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment including landscape.
- 1.5 The NPPF requires Local Planning Authorities to work collaboratively with other bodies to make sure that these strategic priorities are properly co-ordinated across local boundaries and clearly reflected in individual Local Plans.
- 1.6 Local Planning authorities are expected to demonstrate evidence of having effectively cooperated to plan for issues with cross- boundary impacts when their Local Plans are submitted for examination.

2 Background

- 2.1 AVDC did not submit representations to NHDC's Proposed Submission Local Plan (2016); however this SoCG has been drafted as a result of the production of the Luton HMA Growth Study.

3 Duty to Cooperate

- 3.1 As set out in the North Hertfordshire Duty to Cooperate statement, NHDC and AVDC have co-operated constructively, actively and on an on-going basis of the plan's production.
- 3.2 AVDC has responded when appropriate to public consultations and liaised with Officers as the Local Plan process has developed which has helped inform both the strategy and policy framework within the plan.
- 3.3 AVDC have commented when appropriate on the North Herts Local Plan at key stages and raised no issues under duty to cooperate. AVDC is satisfied that the requirements of the Duty and the NPPF have been met in relation to the North Hertfordshire Local Plan

4 Agreed Matters

- 4.1 NHDC and AVDC agree that the North Hertfordshire Local Plan, November 2016 is sound insofar as it relates to matters covered by the Duty to Co-operate.
- 4.2 There is agreement between the authorities that other than the Luton Housing Market Area, there are no other strategic cross-boundary issues owing to the lack of a shared boundary and the limited relationships and links that exist between the two authorities. As such only the Luton HMA and Luton's unmet need is detailed below.

Luton HMA and Unmet Housing Need from Luton

- 4.3 NHDC and AVDC **agree** that there is a significant level of unmet housing need arising from the Luton Borough Council (LBC) authority area and that this has been quantified as approximately 9,300 dwellings following an update of the Luton SHLAA (2016).
- 4.4 The Luton Housing Market Area Growth Options Study was undertaken by Luton Borough Council, North Hertfordshire District Council, Central Bedfordshire Council and Aylesbury Vale District Council (March 2017). The conclusions of the study are **agreed** as unmet housing need arising from Luton within the Luton HMA could be accommodated on sites within the HMA area. However, other than Luton BC, the level of need to be delivered within each of the authority areas is yet to be tested through each of the Local Plan processes.
- 4.5 AVDC **agrees** that NHDC can contribute 1,950 new homes towards the unmet housing needs of Luton during the NHDC plan period 2011-2031. It is additionally **agreed** that the allocations to the east of Luton (EL1, 2 and 3) are the appropriate scale and extent to ensure NHDC has made sufficient contribution to the unmet need arising from Luton.



Cllr Carole Paternoster
Cabinet Member
for Growth
Signed on behalf of
Aylesbury Vale District Council
11th September 2017



Cllr David Levett
Executive Member for Planning and
Enterprise
Signed on behalf of
North Hertfordshire District Council
10th July 2017