

# STATEMENT OF COMMON GROUND

BETWEEN

**NORTH HERTFORDSHIRE DISTRICT COUNCIL (NHDC)**

AND

**ST ALBANS DISTRICT COUNCIL (SADC)**

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 St Albans District Council (SADC).
- 1.2 The Statement sets out the confirmed points of agreement between NHDC and SADC 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 This SoCG relates to the representations made by SADC to NHDC's Proposed Submission Local Plan (2016).

## 3 Duty to Cooperate

- 3.1 As set out in the North Hertfordshire Duty to Cooperate statement, NHDC and SADC have co-operated constructively, actively and on an on-going basis during the plan's production.
- 3.2 SADC has continuously responded 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 SADC have commented on the North Herts Local Plan at key stages and raised no issues under duty to cooperate. SADC is satisfied that the requirements of the Duty and the NPPF have been met in relation to the North Herts Local Plan

## 4 Agreed Matters

- 4.1 NHDC and SADC **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 Based on the extent of the boundary and the limited concentration of population that exists in the proximate areas of the two districts, there are limited relationships and links that exist that can be classified as *strategic issues*.
- 4.3 In relation to the issue of housing, the districts **agree** that there are no overlaps in terms of the Strategic Housing Market Assessment's (SHMA) areas as the boundaries of each HMA area follow the administrative area.
- 4.4 Whilst the extents of the authorities' Functional Economic Market Areas (FEMA) differ, it is **agreed** that this does not cause any issues as the need arising is being adequately met within the defined boundaries.
- 4.5 Additionally, there is some overlap with regards to the education boundaries between the two authorities, however, it is **agreed** that there are no issues with regards to provision in relation to the North Herts Local Plan.
- 4.6 The only issue raised in SADC representation relates to the settlement boundary of Blackmore End and this is considered to be a soundness issue rather than a Duty to Cooperate issue.



Cllr Mary Maynard  
Portfolio Holder  
for Planning  
Signed on behalf of  
**St Albans District Council**

5.9.2017



Cllr David Levett  
Executive Member for Planning and  
Enterprise  
Signed on behalf of  
**North Hertfordshire District Council**  
**6 September 2017**