

North Hertfordshire Local Plan 2011-2031 Examination in Public

STATEMENT OF COMMON GROUND

As agreed between North Hertfordshire District Council
And Picture Srl
Concerning Strategic Allocation GA2 – Land off Mendip
Way, Great Ashby

November 2017

1. This is an agreed statement of common ground in relation to the identification of GA2 – Land off Mendip Way, Great Ashby as a proposed strategic allocation within the North Hertfordshire Local Plan at Policy SP18. The purpose of this statement is to provide the Inspector with a summary of the areas of agreement for the matters to be examined during the Stage One hearing sessions scheduled for November and December 2017. It is anticipated that a further statement will be prepared to address the more detailed issues in relation to Matter 10, scheduled to be examined during February 2018.
2. This statement of Common Ground (SOCG) has been prepared by North Hertfordshire District Council and is submitted jointly by Keymer Cavendish on behalf of Picture Srl. Picture Srl own the site. This SOCG is the result of collaboration between the landowner and the Council. Both are committed to the implementation of the GA2 Land off Mendip Way proposed strategic allocation. This statement is made without prejudice to the submission and determination of any planning application made for the allocation.

Policy SP18: Site GA2 – Land off Mendip Way, Great Ashby

3. All parties agree that the land identified within the proposed strategic allocation at GA2 of the proposals map is 'suitable, available and achievable' for development, meeting the criterion of effectiveness set out in paragraph 182 of the National Planning Policy Framework. The site is able to deliver housing development in accordance with the aims of the Local Plan.
4. Land off Mendip Way, along with all other proposed strategic allocations, has been the subject of a full planning assessment and Sustainability Appraisal process. This is set out in the Local Plan evidence base, and is summarised in the Housing and Green Belt Background Paper (HOU1) as updated by the Partial Update on Housing Monitoring and 5 Year Supply (ED3).
5. All parties consider that the allocation of Strategic Allocation Land off Mendip Way for housing is an appropriate land use. The site is allocated for approximately 600 dwellings, neighbourhood level retail facilities and education provision. All parties are committed to working together to bring forward an appropriate scheme.
6. It is agreed that, with the use of Green Belt land beyond the proposed allocation boundary for playing fields, the site could accommodate and deliver up to a 2FE Primary / 4FE secondary 'all through' school with efficient operation of the transport network and this position will be expanded upon as required in relation to Matter 10.
7. The extent of the allocation is detailed at Appendix 1.

Masterplan

8. Picture Srl will provide a masterplan to demonstrate the delivery of 600 dwellings across the strategic allocation.

Timetable

9. All parties are in agreement with the indicative trajectory for housing delivery set out in ED3.
10. A planning application is expected to be submitted to North Hertfordshire District Council in late 2018. The indicative trajectory set out in ED3 assumes that the strategic allocation will start delivery dwellings in 2021. As with any of the sites proposed to be removed from the Green Belt through the Local Plan, the trajectory will depend on the date of the adoption of the Plan.
11. From the grant of outline planning permission it is anticipated that housebuilding could commence 12 months later with the first financial completion expected 18 months from the grant of outline permission. It is then anticipated that completion will average 100 dwellings per annum until the site has been completed.
12. The neighbourhood retail provision would be provided (serviced) within approximately 18 months of commencement of housebuilding with the primary school approximately two years later or as agreed by the education authority at the planning application stage.

Infrastructure.

13. The provision of community and education facilities, where required, will be constructed as an integral part of the residential development. It is agreed that the key social infrastructure of retail provision and education provision will be provided.
14. The site is adjacent to strategic infrastructure and all services (water, gas, electricity and telecommunications) are available. Utility capacity assessments show that any upgrades that are required to service the site can be achieved through reinforcement works commensurate with a scheme of this scale. It is not anticipated that utility provision will place a constraint upon delivery of the site.
15. Waste water will drain to Rye Meads, and new waste water services will be created as part of the development to ensure that the efficiency of the network is maintained and there are no adverse effects on surrounding watercourses. Sustainable drainage features will also be delivered on the site including new balancing reservoir facilities, adjacent to the existing.

Key Objectives and Principles

16. The objective is to deliver a sustainable, comprehensive extension to Great Ashby which links with and complements the existing settlement patterns established in this North Hertfordshire Neighbourhood and providing for housing, social and recreational needs.
17. All parties support the provision of high quality and well thought out design within the strategic allocation to produce attractive places to live.
18. All parties are committed to providing an urban extension which provides strong connections to the existing communities at Great Ashby.

Affordable Housing

19. All parties are supportive of the provision of affordable housing as part of the development. While the achievement of 40% affordable housing is agreed between all parties.

Areas of Non Agreement

20. Picture are of the opinion that a high proportion of the affordable housing should be provided on a shared ownership basis. The appropriate proportion of rented tenure to shared ownership properties may be more appropriately settled at the Planning Application stage.
21. Picture contend that the provision of a secondary school on site may not be necessary based on an independent review of secondary requirements which concludes that identified expansion projects offer a significant margin of excess capacity over projected demand throughout the Plan period.

Conclusion

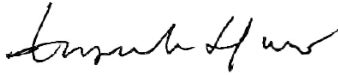
22. The proposed Local Plan strategic allocation at GA2 – Land off Mendip Way, Great Ashby provides a significant contribution to the housing needs of North Hertfordshire within a sustainable neighbourhood and supports the vision and objectives of the Plan.

Declaration

The content of this document is agreed for the purposes of the North Hertfordshire Local Plan Examination.

Signed on behalf of Picture Srl:

Emanuele Lo Faro (MRICS)



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Position: Director

Date: 14 November 2017

And

Signed on behalf of North Hertfordshire District Council

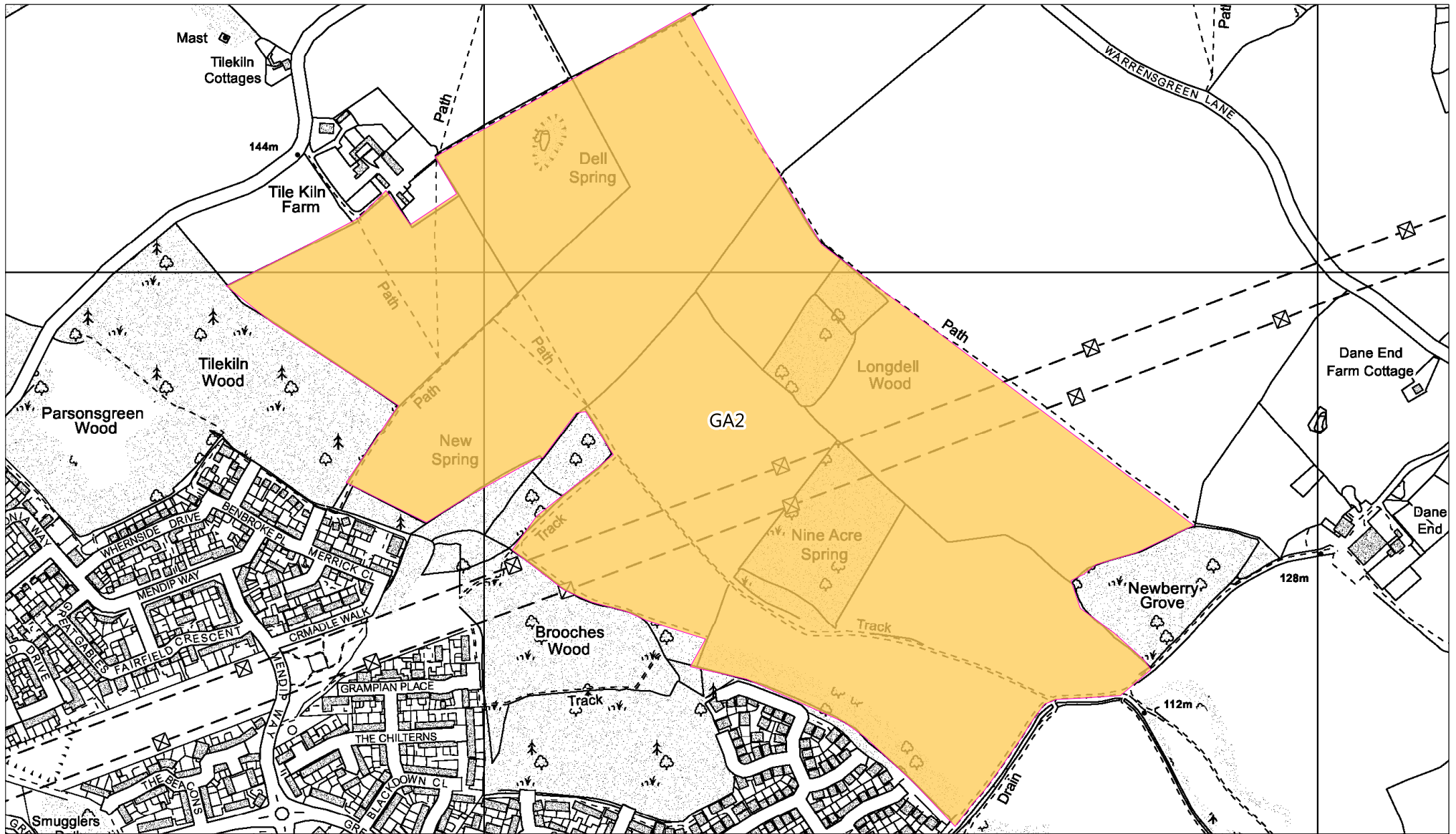


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Position: Executive Member for Planning and Enterprise

Date: 15 November 2017



Appendix 1 – Extent of Strategic Allocation GA2



Scale: 1:6500
Date: 14:11:17

