

STATEMENT OF COMMON GROUND

BETWEEN

NORTH HERTFORDSHIRE DISTRICT COUNCIL (NHDC)

AND

LETCHWORTH GARDEN CITY HERITAGE FOUNDATION (LGCHF)

IN RESPECT OF

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

1 Introduction

- 1.1 This Statement of Common Ground has been prepared jointly by North Hertfordshire District Council (NHDC) and Letchworth Garden City Heritage Foundation (LGCHF).
- 1.2 The Statement sets out the confirmed points of agreement between NHDC and the LGCHF with regard to the North Hertfordshire Local Plan and supporting evidence base, which will assist the Inspector during the Examination of the Local Plan.

2 Background

- 2.1 This Statement of Common Ground relates to the representations made by LGCHF to the District Council's Proposed Submission Local Plan (2016) regarding a number of matters.

3 Cooperation to Resolve Objections

- 3.1 LGCHF 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.
- 3.2 This statement resolves the remaining objections from LGCHF.

4 Agreed Matters

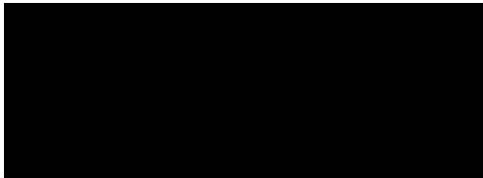
- 4.1 LGCHF supports the protection of the employment areas designated in the Submission Plan through Policy SP3 and ETC1. However, it does not support the restriction to B1 use classes within policies ETC1, LB1, LB2, LB3 and LB4. It is **agreed** that there is currently no substantive evidence to restrict other B use classes on these sites. Given the potential conflict with Permitted Development Rights and the burden placed [para 21, NPPF], with this policy, it is **agreed** that policy ETC1 be amended as proposed in Appendix 2 of this Statement. It is also agreed LB1, LB2,

LB3, LB4 and for consistency LB5 be removed from 'Parts of employment area designated for business use only' [page 186, LP1] and are added as designated employment areas, sequentially labelled LE5, LE6, LE7, LE8 and LE9.

4.2 It is also **agreed** that LG12, [page 75, LP1], the allocation for employment at the former Letchworth power station in Works Road is now built out and occupied. It is **agreed** that this site should be removed from LG12 and form part of the designated employment area LE1. It is **agreed** that this now makes LE1 72.4 ha and that LG12 can be deleted.

4.3 It is **agreed** that consequential changes will be applied to the Policies Maps.

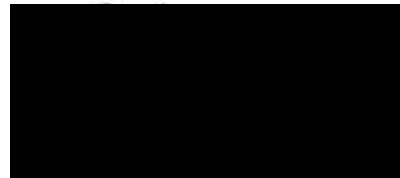
X



X
X

Signed on behalf of
**Letchworth Garden City Heritage
Foundation**

29 November 2017



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

29 November 2017

Appendix 1: Submitted Proposed Modifications to the Plan / SASEA

Changes to Plan (*please note para. 4.138 has additional proposed changes in Appendix 2)

Policy / para	Page	Change	Reason
Policy SP3(a)	35	...to meet the requirements of the local economy over the plan period to 2031. This includes provision towards unmet needs for employment arising from Stevenage.	Representations by Stevenage Borough Council

Appendix 2: Additional Proposed Modifications to the Proposed Submission Local Plan

Para / page	Page	Change	Reason
Policy ETC1	75	<p>Within the safeguarded allocated Employment Areas and the allocated Employment Sites BA10 and RY9 and on the Precepts Policies Map, planning permission will be granted where:</p> <ul style="list-style-type: none"> a- Within these parts of Employment Areas designated for business-use only, development is for Use Class B4; b- a- Elsewhere within Employment Areas, d Development is for Use Classes B1, B2 and B8; e- b. Any relevant site-specific criteria are met; and el- c. Any Use Class B development is easily accessible from the primary road network. 	Representation by LGCHF and CPREH
5.4	75	Delete whole paragraph	To conform with changes above.

