

North Hertfordshire Local Plan 2011-2031 Examination in Public

STATEMENT OF COMMON GROUND

As agreed between North Hertfordshire District Council
And Hertfordshire County council
Concerning Strategic Allocation BA1 – North of Baldock

November 2017

1. This is an agreed statement of common ground in relation to the identification of land North of Baldock as a proposed strategic allocation within the North Hertfordshire Local Plan at Policy SP14. The purpose of this statement is to provide the Inspector with a summary of the areas of agreement relating to the matters to be examined during the Stage One examination 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 with Hertfordshire County Council. Hertfordshire County Council owns the site. This SOCG is the result of collaboration between the landowner and the Council. Both are committed to the implementation of the North of Baldock proposed strategic allocation. This statement is made without prejudice to the submission and determination of any planning application made for the allocation.

Policy SP14: Site BA1 North of Baldock

3. All parties agree that the land identified within the proposed strategic allocation at site BA1 on 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. BA1 North of Baldock, 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 examination document ED3, Partial Update on Housing Monitoring and 5 Year Supply .
5. All parties consider that the allocation of Strategic Allocation North of Baldock for housing is an appropriate land use. The capacity of the site is for approximately 2,800 dwellings together with a local centre providing approximately 1,900m² of A1 retail floorspace and educational facilities. All parties are committed to working together to bring forward an appropriate scheme.
6. The extent of the allocation is detailed at Appendix 1.

Masterplan

7. Hertfordshire County Council will provide a comprehensive masterplan to demonstrate the delivery of 2,800 dwellings across the strategic allocation together with a local centre, community centre, GP surgery and educational facilities.

Timetable

8. A planning application is expected to be submitted to North Hertfordshire District Council in early December 2017. As with any of the sites proposed to be removed from the Green Belt through the Local Plan, the delivery trajectory will depend on the date of the adoption of the Plan.
9. It is expected that from the grant of outline planning permission, that housebuilding would commence 12 months later with the first financial completion expected 18 months from the grant of outline permission. It is anticipated that completions will commence at 50 dwellings per annum, rising to 150 dwellings per annum and thereafter average 275 dwellings per annum until the site has been completed.
10. It is anticipated that infrastructure would be provided (serviced) within approximately 18 months of commencement of housebuilding with the first primary school approximately two years later or as agreed by the education authority at the planning application stage.

Infrastructure.

11. 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 a local centre, community hall, GP surgery and primary and secondary education provision will be provided.
12. It is also agreed that the key transport infrastructure of a link road connecting the A507 and A505 and provision of a secondary rail crossing for pedestrians and cyclists will be provided.

Utilities

13. Utility company plans show that the site is adjacent to strategic infrastructure and that all services (water, gas, electricity and telecommunications) are available. Utility capacity assessments and direct contact with all service providers 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.

Key Objectives and Principles

14. The objective is to deliver a sustainable, comprehensive urban extension to Baldock which links with and complements the existing settlement pattern and provides for housing, social and recreational needs within an integrated landscape reinforced by structural planting to provide a long-term, defensible Green Belt boundary to the north and east.

15. All parties support the provision of high quality and well thought out design within the strategic allocation to produce attractive places to live.
16. All parties are committed to providing an urban extension which provides strong connections to existing communities.

Affordable Housing

17. All parties are supportive of the provision of affordable housing as part of the development in accordance with Policy HS2: Affordable Housing.

Areas of Non-Agreement

18. None

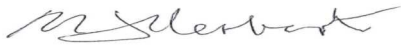
Conclusion

19. The proposed Local Plan strategic allocation at BA1 North of Baldock constitutes an appropriate and deliverable urban extension to Baldock which supports the vision and objectives of the plan. It would extend Baldock to the north and provide a significant contribution towards the housing needs of North Hertfordshire.

Declaration

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

Signed on behalf of Hertfordshire County Council:



.....
Position: Director – Town Planning, WYG

Date: 13/11/2017

And

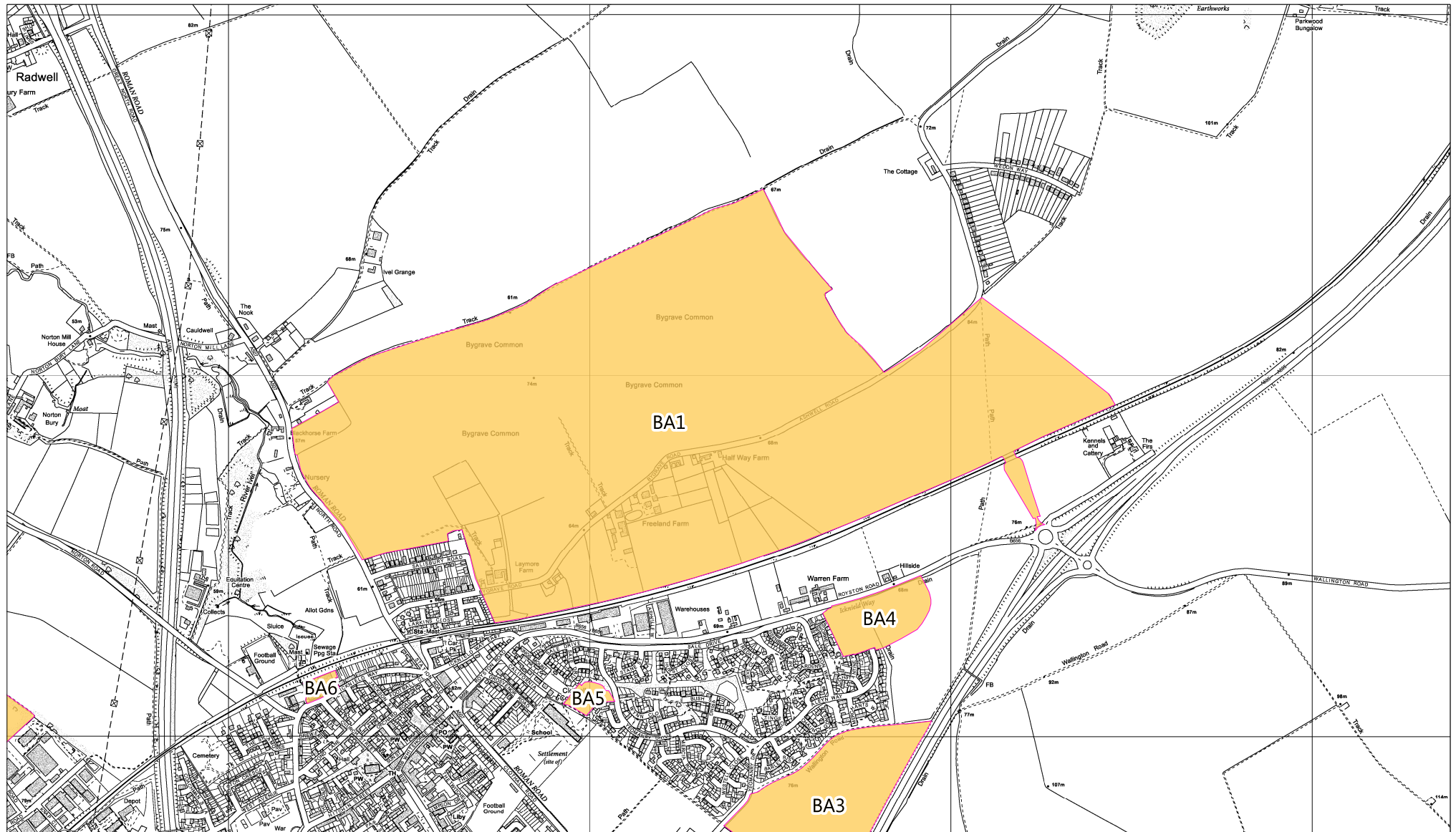
Signed on behalf of North Hertfordshire District Council



.....
Position: Executive Member for Planning and Enterprise

Date: 15/11/2017

Appendix 1 – Extent of Strategic Allocation BA1



Scale: 1:15000
Date: 14:11:17