

# **North Hertfordshire Local Plan 2011-2031 Examination in Public**

## **STATEMENT OF COMMON GROUND**

As agreed between North Hertfordshire District Council,  
Bloor Homes and The Crown Estate  
Concerning Strategic Allocations EL1, EL2 & E3 – Land  
East of Luton

**November 2017**

1. This is an agreed statement of common ground in relation to the identification of Sites EL1, EL2 & EL3 – land east of Luton as part of a proposed strategic allocation within the North Hertfordshire Local Plan at Policy SP19. 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 with Bloor Homes and The Crown Estate. This SOCG is the result of collaboration between the landowners, developers and the Council. All parties are committed to the implementation of the land east of Luton proposed strategic allocation. This statement is made without prejudice to the submission and determination of planning applications made for the allocation.

#### **Policy SP19: EL1, EL2 & EL3 – East of Luton**

3. All parties agree that the land identified within the proposed strategic allocation at EL1, EL2 and EL3 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 east of Luton 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 east of Luton for housing and associated education and community infrastructure is an appropriate land use. The capacity of the site is 2,100 dwellings together with a local centre and primary and secondary education provision. 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. Bloor Homes has worked with The Crown Estate to provide a comprehensive landscape-led masterplan to demonstrate the delivery of 2,100 dwelling across the strategic allocation.

## **Timetable**

8. All parties are in broad agreement with the indicative trajectory for housing delivery set out in ED3.
9. A planning application was submitted to North Hertfordshire District Council in April 2017 for EL1 and EL2 (Application reference 17/00830/1) and in August 2016 for EL3 (Application reference 16/02014/1).
10. The indicative trajectory set out in ED3 assumes that the strategic allocation will start on site in 2019 with the delivery of dwellings from 2020. 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. Based on the adoption of the Local Plan in 2018 it is anticipated that completions will commence in 2021 at 80 dwellings per annum. It is then anticipated that completions will increase to 130 dwellings per annum by 2022 rising to 135 dwellings per annum by 2028 and thereafter averaging 135 dwellings per annum until the site has been completed.
11. It is currently envisaged that the district retail centre would be provided (serviced) within phase 2 of the development. Similarly that the primary element of the all-through school would commence in phase 1, approximately 3 years from commencement of development. The education provision will then be built out to meet the pupil yield requirements as they arise through the development.

## **Infrastructure.**

12. The provision of community and education facilities will be constructed as an integral part of the residential development of EL1 and EL2. It is envisaged that the key social infrastructure of a local centre including 'A' class retail provision, will comprise a community centre, a primary school and an all through school (including primary and secondary provision), and will be provided within allocations EL1 and EL2.

## **Utilities**

13. The site is adjacent to strategic infrastructure and all services (water, foul drainage, gas, electricity and telecommunications) have been confirmed with the incumbent providers to be readily available. Utility capacity assessments show that the upgrades that are required to service the site can be achieved through localised 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 primary objective is to contribute to the unmet housing needs of Luton that complements the existing settlement pattern and provides for housing, social and recreational needs.
15. All parties support the provision of high quality and well thought out design within the strategic allocation to produce attractive places through a landscape-led masterplanning process.
16. All parties are committed to providing a sustainable new community 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 of a scale, type and tenure reflective primarily of the needs of Luton.

### **Conclusion**

18. The proposed Local Plan strategic allocation at EL1, EL2 & EL3 – land east of Luton constitutes an appropriate and deliverable new community which supports the vision and objectives of the plan. It would complement the existing settlement pattern and provide a significant contribution towards the unmet housing needs of both Luton and North Hertfordshire.

**Declaration**

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

Signed on behalf of Bloor Homes:

  
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Position:

*Senior Planning Director*  
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Date:

*14th November 2017*  
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And

Signed on behalf of The Crown Estate:

  
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Position:

*STRATEGIC LAND PORTFOLIO MANAGER*  
.....

Date:

*14 November 2017*  
.....

And

Signed on behalf of North Hertfordshire District Council

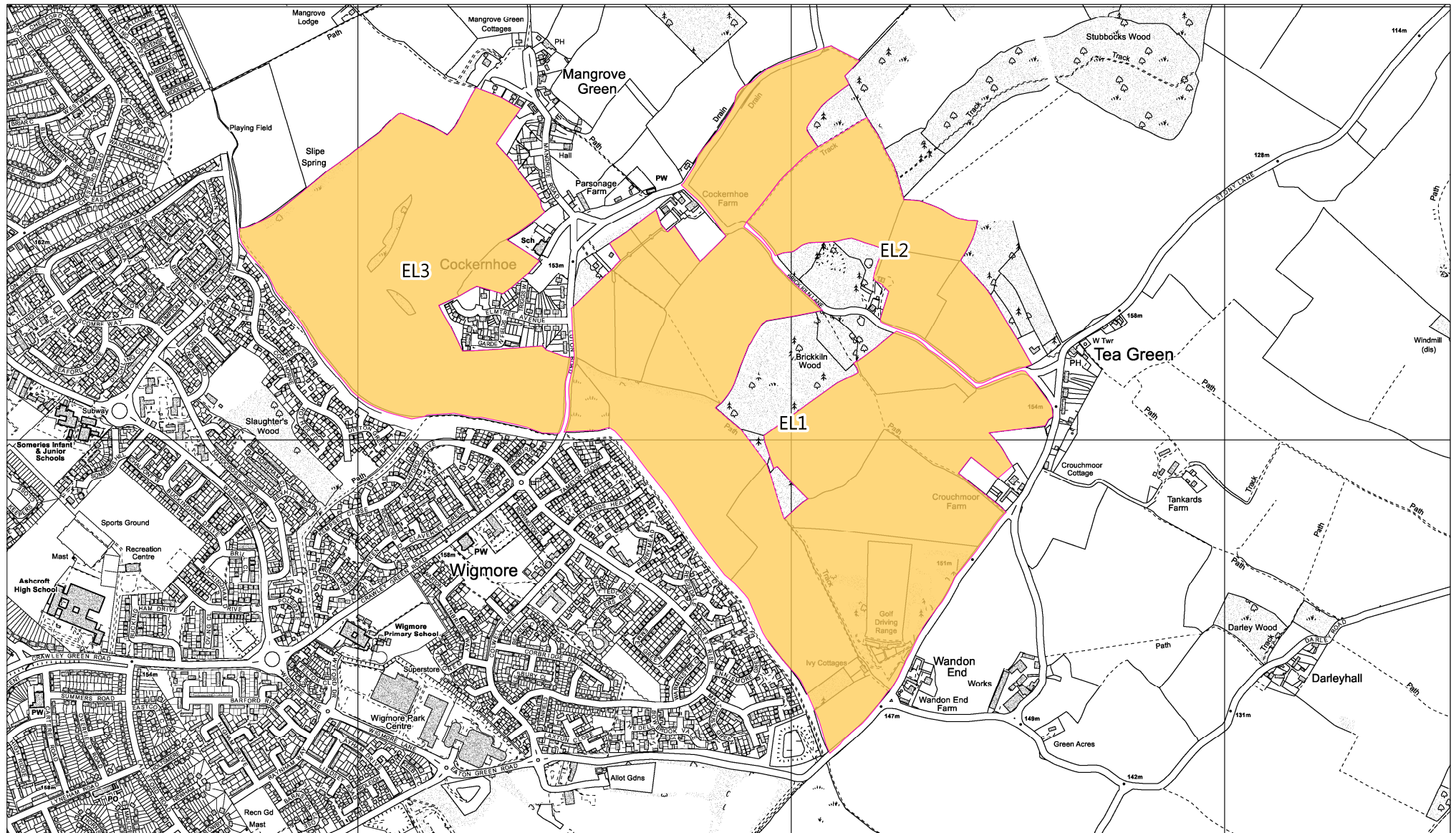
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Position: Executive Member for Planning and Enterprise

Date:

15 November 2017  
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# Appendix 1 – Extent of Strategic Allocations EL1, EL2 and EL3



Scale: 1:12499  
Date: 14:11:17