

North Hertfordshire Local Plan 2011-2031 Examination in Public

STATEMENT OF COMMON GROUND

As agreed between North Hertfordshire District Council
And Croudace Homes
Concerning Strategic Allocation NS1 – North of Stevenage

November 2017

1. This is an agreed statement of common ground in relation to the identification of NS1 – North of Stevenage as a proposed strategic allocation within the North Hertfordshire Local Plan at Policy SP16. 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 with Croudace Homes. Croudace Homes has agreements with the land owners covering the whole Proposed Allocation NS1. This SOCG is the result of collaboration between Croudace Homes and the Council. Both are committed to the implementation of the North of Stevenage proposed strategic allocation. This statement is made without prejudice to the submission and determination of any planning application made for the allocation.

Policy SP16: NS1 – North of Stevenage

3. All parties agree that the land identified within the proposed strategic allocation at NS1 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. North of Stevenage, along with all other proposed strategic allocations, has been the subject of a planning assessment and has been subject to the 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 North of Stevenage for housing is an appropriate land use. The capacity of the site is approximately 900 dwellings together with supporting infrastructure. 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. Croudace Homes will provide a comprehensive masterplan to demonstrate the delivery of approximately 900 dwellings across the strategic allocation. The masterplan will also demonstrate integration of the allocation with the adjoining development in Stevenage Borough including cross-boundary solutions for access, primary education, retail and other necessary infrastructure.

Timetable

8. A planning application is expected to be submitted to North Hertfordshire District Council in 2019. The indicative trajectory set out in ED3 assumes that the strategic allocation will start delivery dwellings in 2024 but this may be brought forward to 2021 following a timely grant of planning permission. 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 but it is anticipated that the full strategic allocation will be deliverable within the plan period.
9. Once outline planning permission has been granted it is anticipated that housebuilding could commence 12 months later with the first financial completion expected 18 months from the grant of outline permission.
10. Any infrastructure will be provided (serviced) as agreed 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 key social infrastructure will be determined with reference to the adjacent development in Stevenage Borough and a comprehensive view of infrastructure requirements over the entire urban extension to Stevenage in consultation with Stevenage Borough Council. A masterplan will be provided to support the outline application.
12. It is also agreed that the key transport infrastructure of an upgraded junction at the intersection of Graveley Road and North Road will be provided in accordance with Policy SP16.

Utilities

13. Utility company plans show that the site to be developed in Stevenage Borough is adjacent to strategic infrastructure and that all services (water, gas, electricity and telecommunications) are available. Utility capacity assessments show that any upgrades that are required to service the wider 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 Stevenage which links with and complements the existing settlement pattern, links to the development proposed within Stevenage Borough and provides for housing, social and recreational needs. Footpath connections through the development will link to the Stevenage Outer Orbital Path.
15. All parties support the provision of a high quality and well thought out design within the strategic allocation to produce attractive places to live. The development boundaries will be reinforced by structural planting to provide a long-term, defensible Green Belt boundary to the north.
16. All parties are committed to providing an urban extension which links with existing communities and provides a sense of place within the development, integrated into the surrounding landscape.

Affordable Housing

17. All parties are supportive of the provision of affordable housing as part of the development.

Areas of Non Agreement

18. Croudace Homes contend that the affordable housing target as expressed within Policy HS2 should be made explicit by Criterion F of Policy SP8.
19. Croudace Homes contend that the provision of plots for self-build development should be clearly evidenced, and that the approach to design restrictions and the length of time the plots should be marketed for, should be included within Policy SP17.
20. Croudace Homes contend that the requirement for C2 and C3 accommodation in Policy HS4 should be subject to proven demand in the local area.
21. Croudace Homes contend that the requirement for 50% adaptable provision should be clearly evidenced and subject to viability considerations.

Conclusion

22. The proposed Local Plan strategic allocation at North of Stevenage constitutes an appropriate and deliverable urban extension to Stevenage which supports the vision and objectives of the plan. It would extend Stevenage to the north and provide a significant contribution towards meeting 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 Croudace Homes:



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Position: Strategic Land Promoter

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

The map displays the following features:

- Site NS1:** A large, yellow-shaded area in the center, outlined in pink, representing the subject of the planning application.
- Graveley:** The main settlement area to the north and west of the site.
- Graveley Bury:** A large open area to the north of the site.
- The Old Rectory:** A building located to the north of the site.
- Ash Brook:** A watercourse flowing through the settlement.
- Cricket Ground:** A recreational area to the north of the site.
- Nursery:** A commercial area to the south of the site.
- Ten Acre Plantation:** A wooded area to the east of the site.
- Robert's Copse:** A wooded area to the east of the site.
- The Lodge:** A building to the east of the site.
- Cornefields:** An area to the north of the site.
- Maze:** A feature to the north of the site.
- Crow End:** A feature to the north of the site.
- Track:** A path to the north of the site.
- Path:** A dashed line indicating a path through the site.
- High Street:** A road running through the settlement.
- Oak Lane:** A road to the north of the site.
- Eley Road:** A road to the south of the site.
- Depot:** A building to the south of the site.
- Sch:** A school to the west of the site.
- PH:** A public house to the west of the site.
- 94m, 97m, 104m, 139m:** Elevation points marked on the map.

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