

STATEMENT OF COMMON GROUND

BETWEEN

NORTH HERTFORDSHIRE DISTRICT COUNCIL (NHDC)

AND

MR NEIL ROSS

IN RESPECT OF

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

1 Introduction

- 1.1 This Statement of Common Ground (SOCG) has been prepared jointly by North Hertfordshire District Council (NHDC) and Mr Neil Ross.
- 1.2 The Statement sets out the confirmed points of agreement between NHDC and Mr Neil Ross with regard to the North Hertfordshire Local Plan and supporting evidence base, which will assist the Inspector during the Examination of the Local Plan.
- 1.3 The Statement is the result of collaboration between the landowner and the Council. Both are committed to the implementation of the proposed local housing allocation TH1, Land at Police Row.

2 Background

- 2.1 This SOCG relates to the representations made by Mr Neil Ross (Representation ID: 4284) to the District Council's Proposed Submission Local Plan (2016) and subsequent Hearing Statement, regarding the allocation of land for homes in Therfield, Policy TH1.
- 2.2 Land at Police Row (TH1), along with all other proposed 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).
- 2.3 All parties consider that the allocation of TH1 for housing is an appropriate land use. The site is allocated for approximately 12 dwellings. All parties are committed to working together to bring forward an appropriate scheme.

3 Agreed Matters

- 3.1 All parties agree that the land identified within the proposed local housing allocation at TH1 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.

- 3.2 All parties **agree** to the proposed main modifications to Policy TH1 as presented in Appendix 1.
- 3.3 As a result of these changes, North Hertfordshire District Council and Mr Neil Ross **agree** that with these modifications, Policy TH1 is sound.



Neil Ross
Land Owner

22 February 2018



Cllr David Levett
Executive Member for Planning and
Enterprise
Signed on behalf of
North Hertfordshire District Council
22 February 2018

Appendix 1: Submitted Proposed Modifications to the Plan

Changes to Plan

Policy / para	Page	Change	Reason									
Policy TH1	210	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 25%;">Policy TH1</td> <td style="text-align: center; width: 50%;">Land at Police Row</td> <td style="text-align: center; width: 25%;">12 homes</td> </tr> <tr> <td colspan="3"> <ul style="list-style-type: none"> • Frontage Development facing focussed on Police Row frontage only; • Maintain a gap to avoid the coalescence of Therfield and Hay Green; • Sensitive treatment of western boundary to maintain integrity of Footpath Therfield 022; • No infiltration drainage SUDs (or other) features without prior consent of Environment Agency; • An assessment of the impact of development on the Therfield Conservation Area should be undertaken; • Archaeological survey to be completed prior to development. </td> </tr> <tr> <td colspan="2" style="text-align: center;">Total allocated sites</td> <td style="text-align: center;">12 homes</td> </tr> </table>	Policy TH1	Land at Police Row	12 homes	<ul style="list-style-type: none"> • Frontage Development facing focussed on Police Row frontage only; • Maintain a gap to avoid the coalescence of Therfield and Hay Green; • Sensitive treatment of western boundary to maintain integrity of Footpath Therfield 022; • No infiltration drainage SUDs (or other) features without prior consent of Environment Agency; • An assessment of the impact of development on the Therfield Conservation Area should be undertaken; • Archaeological survey to be completed prior to development. 			Total allocated sites		12 homes	<p>Deletion-To leave the detailed design consideration of layout to the development management process.</p> <p>Addition To ensure a gap is retained between Therfield and Hay Green.</p>
Policy TH1	Land at Police Row	12 homes										
<ul style="list-style-type: none"> • Frontage Development facing focussed on Police Row frontage only; • Maintain a gap to avoid the coalescence of Therfield and Hay Green; • Sensitive treatment of western boundary to maintain integrity of Footpath Therfield 022; • No infiltration drainage SUDs (or other) features without prior consent of Environment Agency; • An assessment of the impact of development on the Therfield Conservation Area should be undertaken; • Archaeological survey to be completed prior to development. 												
Total allocated sites		12 homes										