

North Hertfordshire Local Plan 2011-2031 Examination in Public

STATEMENT OF COMMON GROUND

As agreed between North Hertfordshire District Council
And New Road Property Developments Ltd and Bovis
Homes Ltd

Concerning Local Housing Allocation WY1 – Land south of
Little Wymondley and Policy CGB5 – Urban Open Land
February 2018

1. This is an agreed statement of common ground in relation to the identification of WY1 – Land south of Little Wymondley as a proposed allocation within the North Hertfordshire Local Plan at Policy SP8: Housing, and Policy CGB5 – Urban Open Land with regards to its relationship with proposed Allocation WY1. The purpose of this statement is to provide the Inspector with a summary of agreed matters in relation to Policy WY1 in advance of the Examination Hearing on 27th February 2018. It also incorporates the areas of agreement in relation to Matter 15, which were agreed through a previous SOCG with regards to Policy CGB5 – Urban Open Land, as agreed at the Examination session on 29th November 2017.
2. This statement of Common Ground (SOCG) has been prepared jointly by North Hertfordshire District Council and DLP Planning Ltd and is endorsed by New Road Property Developments Ltd and Bovis Homes Ltd. New Road Property Developments Ltd has an Option agreement for the site and Bovis Homes Ltd are their contracted developer. This SOCG is the result of collaboration between Bovis Homes Ltd acting on behalf of New Road Property Developments Ltd and the Council. Both are committed to the implementation of the Land south of Little Wymondley proposed allocation. This statement is made without prejudice to the submission and determination of any planning application made for the allocation.
3. This SOCG is intended to provide supplementary information to the statement submitted by Bovis Homes Ltd and New Road Property Developments Ltd to the Inspector on Matter 11.
4. The contents of this statement are without prejudice to the submission and determination of any future planning application(s) on this land.

Policy CGB5 – Urban Open Land

5. It was agreed through a previous SOCG submitted to the Inspector and heard on 29th November 2017 (ED50), that the boundaries between the Proposed Allocation WY1 and the adjacent Urban Open Land designation, Policy CGB5, should be redefined on the Policies Map, as shown at Appendix 2 of that statement. This proposed Main Modification is identified on the Inspector's subsequent list of actions arising from week 3 of the hearing sessions (ED55).

Allocation WY1: Land South of Little Wymondley

6. All parties agree that the land identified within the proposed allocation at WY1 (as proposed to be amended above) 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.

7. The Land south of Little Wymondley proposed allocation, has been the subject of a 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).
8. All parties consider that the allocation of WY1 Land south of Little Wymondley for housing is an appropriate land use. All parties are committed to working together to bring forward an appropriate scheme.
9. The extent of the proposed allocation as shown in the submitted Local Plan, as revised by the agreed Plan examined on 29th November 2017, is detailed at Appendix 1: Local Plan Proposed Allocation WY1: Land South of Little Wymondley.
10. Bovis Homes Ltd has carried out a suite of baseline technical and environmental assessments to assess the site's constraints and opportunities for development. The Council invited formal pre-application discussions having regard to the evolution of the scheme.
11. As a result, the outcomes of these studies and consultation responses received through the formal pre-application process have informed the development of a landscape-led concept masterplan for the site.
12. The assessments are summarised in the 'Vision for Development – February 2018' attached as Appendix 1 to Bovis Home's Matter 11 Statement which also contains the landscape-led masterplan.
13. The parties are agreed that this is capable of forming the basis of a development which meets the intentions and policy requirements of the Local Plan.
14. These appendices have been prepared by the promoter of the site and outline their views on these matters. The details of some of the matters remain under consideration through ongoing pre-planning application discussions, as part of the Development Management Process.
15. The detailed layout of the development will continue to be developed in consultation with relevant stakeholders and informed by the findings of Environmental Impact Assessment (if required), further pre-application study and / or community engagement as appropriate. The outcomes of these processes will be presented and secured as part of a future planning application.

Timetable

16. All parties are in agreement with the indicative trajectory for housing delivery set out in ED3, which assumes that the allocation will start delivering dwellings in 2021.

17. 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 before the end of 2018 it is anticipated that completions will arise in 2021. It is then anticipated that completions will arise at 50 dwellings per annum until the site has been built out.

Capacity

18. It is agreed that, having regard to both the assessment of constraints including the provision of a potential site for a 2FE school, the Urban Open Land Policy designation and requirements for associated infrastructure, and the opportunity for optimising sustainable development of the site and delivery of much needed homes, the indicative dwelling estimate of 300 dwellings shown in the Plan is appropriate. It is agreed that these estimates are neither a minimum nor a maximum. The number of dwellings in any future planning application will be subject to further consideration of high quality design, development constraints, infrastructure capacity and other relevant policies contained in the Local Plan.

Access/Highways

19. Pre-application discussions have been undertaken with Hertfordshire County Council as the highway authority and a formal response has been issued. The response concludes that the highway authority have no objection in principle to a proposed development of up to 350 dwellings plus a school, served by a single vehicular access off from Stevenage Road with a further emergency vehicle access via Blakemore End Road. The pre-application response sets out a number of areas where further information will need to be developed and provided within a Transport Assessment to be submitted to accompany an outline planning application.
20. The proposed modification set out in the Council's Matter 11 statement is supported in this regard.

Drainage and Flood Risk

21. It is agreed that an outline drainage strategy identifying the water infrastructure required and mechanism(s) for its delivery will accompany the outline planning application. The approach to development of the site will also consider existing surface water and river flood risk issues, particularly along Stevenage Road, and seek to provide appropriate mitigation of development impacts through SuDS or the application of another appropriate solution.

Utilities

22. 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 show that any upgrades that are required to service the site can be achieved. It is not anticipated that utility provision will place a constraint upon delivery of the site.

Community Infrastructure

23. It is agreed that an appropriate solution for primary education requirements, having regard to an up-to-date assessment of need, will be provided. The provision of any primary education facilities, where required, will be supported as an integral part of the development.
24. Wymondley JMI school is currently a 0.5FE school. Previous responses to the plan by Hertfordshire County Council as Education Authority have confirmed that this site has capacity to expand by 0.5FE to 1FE. Based on the Education Authority's approach to pupil yield from new development, allocation WY1 may require an on-site education solution to relocate and expand the school to meet the demand arising from the development.
25. A potential site for a school within WY1 and the adjoining Urban Open Land capable of accommodating a 2 Form Entry Primary School has been identified following discussions with the Education Authority. The approach to education is to be reviewed at the time of any application. It is agreed that the relevant site-specific criterion for WY1 is sufficiently flexible in this regard.

Key Objectives and Principles

26. The objective is to deliver a sustainable extension to Little Wymondley which achieves sensitive integration into the existing village. All parties support the provision of high quality and well thought out design with pedestrian and cycle access integrated into the development.
27. It is agreed that the Council's evidence base appropriately assesses potential constraints associated with the site at a high level. No fundamental constraints have been identified and relevant issues are appropriately addressed through site-specific criteria, subject to detailed site investigations to be undertaken as part of the planning application process.
28. Whilst there are acknowledged to be historic assets in the vicinity of the site, the Council's Heritage Assessment of Little Wymondley has specifically addressed this issue (NHE6). It is agreed this study demonstrates that, with appropriate mitigation,

there is no fundamental heritage constraint to the allocation of WY1. It is agreed between the parties that the site-specific criteria in the Plan are appropriate in this regard. The pre-application consultation responses provide further reassurance that any impact on heritage assets can be appropriately addressed and mitigated through the masterplanning of the development site and it can be ensured that these assets will not be unacceptably adversely affected by the development.

29. It is agreed that access to the site will take into account the impact on heritage assets and surface water flooding.

Affordable Housing

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

Conclusion

31. The proposed Local Plan allocation at WY1 Land south of Little Wymondley constitutes an appropriate, sustainable and deliverable extension to Little Wymondley which supports the vision and objectives of the plan. It would provide an early 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 Bovis Homes Ltd and New Road Property Developments Ltd:



Position: DIRECTOR

STRATEGIC PLANNING MANAGER

Date: 23 Feb 2018

23/02/18

And

Signed on behalf of North Hertfordshire District Council



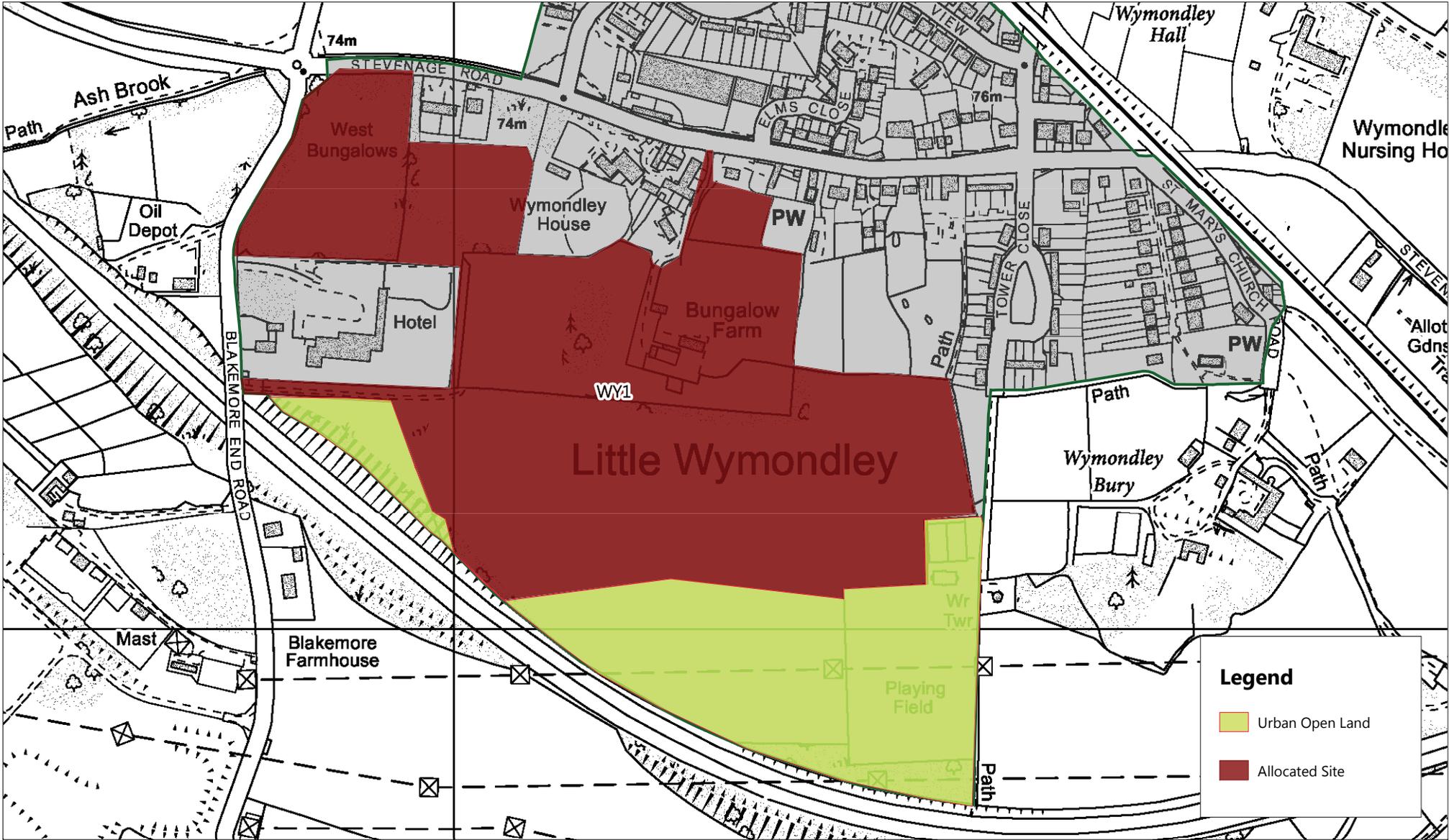
Position: Executive Member for Planning and Enterprise

Date: 22 February 2018

Appendix 1: Local Plan Proposed Allocation WY1: Land South of Little Wymondley.



Updated Site Boundary



Scale: 1:5000
Date: 27:11:17