

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

## **STATEMENT OF COMMON GROUND**

As agreed between North Hertfordshire District Council  
And Letchworth Garden City Heritage Foundation

Concerning Strategic Allocation LG1 – North of Letchworth  
Garden City

**November 2017**

1. This is an agreed statement of common ground in relation to the identification of LG1 North of Letchworth Garden City as a proposed strategic allocation within the North Hertfordshire Local Plan at Policy SP15. 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 Letchworth Garden City Heritage Foundation. Letchworth Garden City Heritage Foundation 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 Letchworth Garden City proposed strategic allocation. This statement is made without prejudice to the submission and determination of any planning application made for the allocation.

#### **Policy SP15: LG1- North of Letchworth Garden City**

3. All parties agree that the land identified within the proposed strategic allocation at LG1 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. North of Letchworth Garden City, 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 the Partial Update on Housing Monitoring and 5 Year Supply (ED3).
5. All parties consider that the allocation of Strategic Allocation North of Letchworth Garden City for housing is an appropriate land use. The capacity of the site is approximately 900 dwellings and a neighbourhood retail and community facility centre providing approximately 900m<sup>2</sup> of A Class retail floor space and the provision of a primary school. All parties are committed to working together to bring forward an appropriate scheme.
6. The extent of the land in the control of applicant is detailed at Appendix 1: Site Location Plan.

#### **Masterplan**

7. Letchworth Garden City Heritage Foundation will provide a comprehensive masterplan to demonstrate the delivery of 900 dwellings, primary school and neighbourhood centre across the strategic allocation.

## **Timetable**

8. All parties are in agreement with the indicative trajectory for the housing delivery of LG1 as set out in ED3.
9. A planning application is expected to be submitted to North Hertfordshire District Council in mid 2020. The indicative trajectory set out in ED3 assumes that the strategic allocation will start delivery dwellings in 2023. 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. Paragraph 10 sets out the trajectory based on the adoption of the Local Plan.
10. The first financial completion is expected in 2023 some 18 months from the expected date of the grant of outline permission. It is then anticipated that completion will average 100 dwellings per annum until the site has been completed.
11. Retail and community facilities would be provided (serviced) within approximately 18 months of commencement of housebuilding with the primary school approximately two years later or as agreed by the education authority at the planning application stage.

## **Infrastructure.**

12. The provision of a primary school, retail and community facilities, where required, will be constructed as an integral part of the residential development as part of a master planned approach. It is agreed that the key social infrastructure of the community level retail centre and community facilities will be provided. All parties support the provision of a primary school on the site.

## **Utilities**

13. Initial utility company plans show that the site is adjacent to strategic infrastructure and that all services (water, waste, gas, electricity and telecommunications) are available. Utility capacity assessments 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 high quality, sustainable, comprehensive urban extension to Letchworth, respectful of Letchworth Garden City design, which links with and complements the existing settlement pattern and provides for housing, social and recreational needs with access to green infrastructure that will provide a focus for the

urban extension. Footpath connections will link to the revised route for the Greenway around the new urban edge.

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, especially to the adjacent communities on the Grange estate. It is the intention for the community facilities that service the development to be located appropriately to provide access to existing communities on the Grange estate as well as the new residents.

**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. The provision of affordable housing within the development is supported by the Heritage Foundation. However, the affordable housing requirement should be subject to a thorough understanding of affordable housing need for the town as a whole when formulating the final mix and type of affordable provision at the application stage.
19. Heritage Foundation contends that the plan should actively encourage community housing models.


**Conclusion**

20. The proposed Local Plan strategic allocation at North of Letchworth Garden City constitutes an appropriate and deliverable urban extension to Letchworth which supports the vision and objectives of the plan. It would extend Letchworth 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 Letchworth Garden City Heritage Foundation:

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Position:  .....

Date: *B.N. 26/7.*

And

Signed on behalf of North Hertfordshire District Council



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Position: Executive Member for Planning and Enterprise

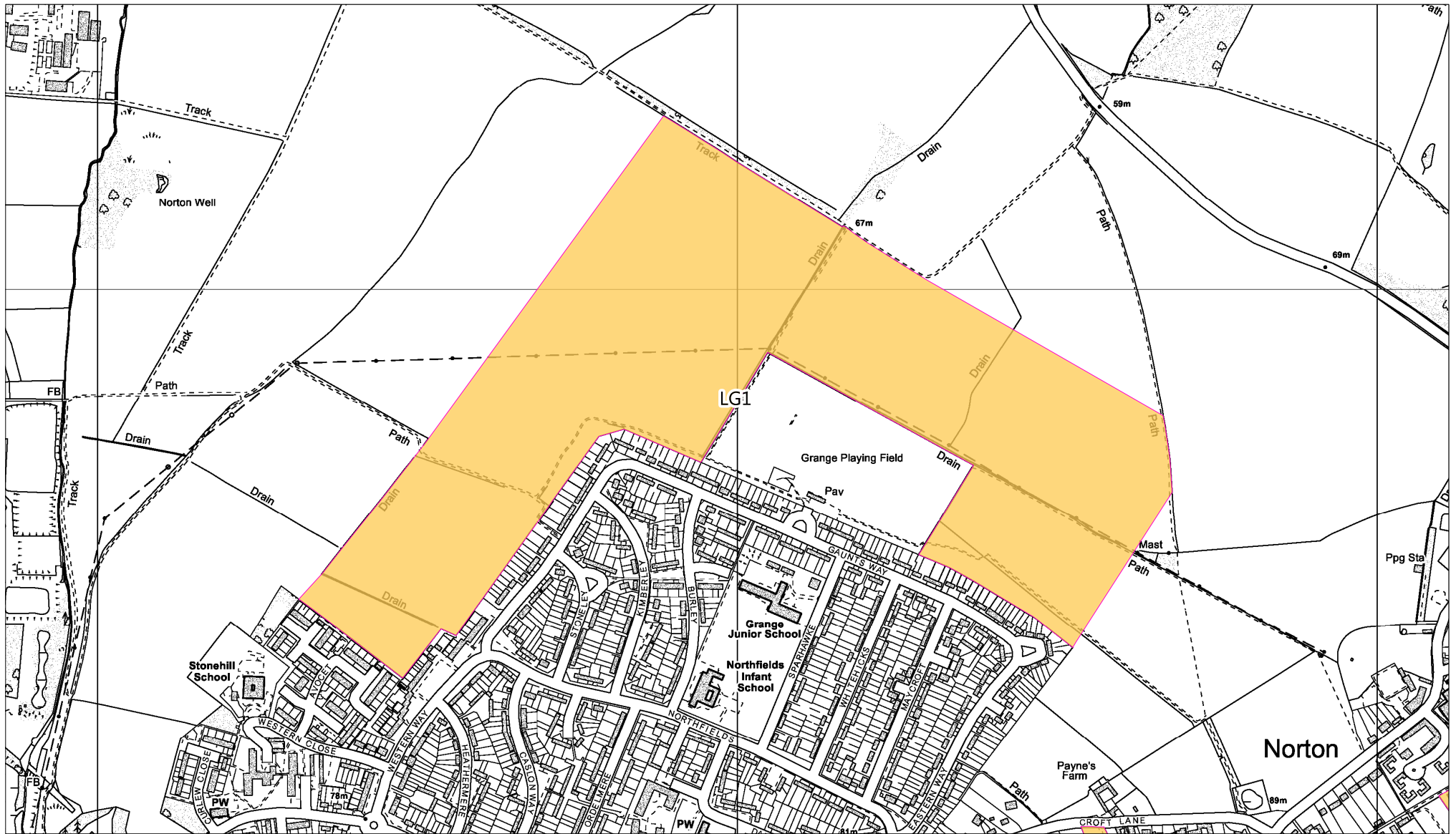
Date:

15 November 2017





Appendix 1 – Extent of Strategic Allocation LG1



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