

North Hertfordshire Local Plan 2011-2031 Examination in Public

SUPPLEMENTARY STATEMENT OF COMMON GROUND

As agreed between North Hertfordshire District Council
And Letchworth Garden City Heritage Foundation
Concerning Allocation LG1: Land north of Letchworth

February 2018

1. This is an agreed statement of common ground in relation to the identification of Land north of Letchworth as a proposed housing allocation within the North Hertfordshire Local Plan at Policy LG1. 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 hearing sessions scheduled for February 2018.
2. This statement supplements the previous agreement between North Hertfordshire District Council and Letchworth Garden City Heritage Foundation that was submitted to the examination in November 2017 (ED31) (the first statement).
3. The first statement set out areas of agreement insofar as they related to broad issues of delivery and infrastructure provision in order to inform the consideration of strategic matters through the examination. The first statement set out the broad parameters of the development proposed for this site.
4. This supplementary agreement provides additional information on site-specific issues and constraints. The two statements should be read alongside one another. In the event of any conflict between the two statements, this latter statement should take precedent.
5. The contents of this statement are without prejudice to the submission and determination of any future planning application(s) on this land.
6. The Council's own assessments and evidence have been supplemented by ongoing discussion between the parties and the provision of additional information by LGCHF. This additional information includes further work and / or assessments in relation to:
 - Highways and transport
 - Education
 - Utilities
 - Hydrology and Flood Risk
 - Archaeology
7. An overview of these reports and relevant discussions are included in the Planning Summary Statement attached as Appendix 1 to LGCHF's Matter 10 statement (the Planning Statement).

Indicative layout

8. An indicative masterplan is shown at Appendix B of the Planning Statement and provides detail of a potential layout of this strategic urban extension. This shows six residential land parcels separated and / or bounded by green infrastructure including a number of retained hedgerows. A proposed primary school site is shown at the centre of the site adjoining the existing Grange Playing Field and adjacent to the proposed sustainable transport hub, community and retail facilities. The proposed school site

has been subject to joint investigation and consideration between the landowner and Hertfordshire County Council as education authority. LGCHF support the modifications proposed on this issue by NHDC in their Matter 10 statement.

9. Woodland and flower meadow planting is shown around the outer edges of the development, coinciding with the proposed revised Green Belt boundary. The current route of the Letchworth Greenway – a walking and cycling leisure route – is shown retained through the site.
10. An indicative road access point is shown at the north of the site with a second access point at the south-west between properties on Western Way. Further potential pedestrian and cycle access is shown from Gaunts Way at the centre of the site.
11. 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, pre-application study and / or community engagement. A masterplan reflecting the outcomes of these processes will be presented and secured as part of a future planning application.

Assessment and treatment of potential planning constraints

12. All parties agree that the assessment of key potential planning constraints, as shown in the Strategic Housing Land Availability Assessment (HO9) for this site is accurate.
13. It is agreed that the following issues warrant consideration alongside the Proposed Development. Where necessary, measures to ensure these issues are appropriately addressed may be secured through conditions and / or legal agreements attached to any future planning permission.
14. Any such conditions and / or legal agreements will be subject to any relevant tests or regulations at the time of their imposition and / or agreement.
15. It is agreed that the subsequent list is not necessarily exhaustive and that the Council (or other parties) may require further issues to be investigated and / or addressed prior to the submission and / or determination of any future planning application.

Ecology and green infrastructure

16. There are no protected sites or habitats within or immediately adjoining the site. No fundamental ecological constraint to development has been identified through the preparation of the plan.
17. This position is supported by the Ecology Summary at Appendix E of the Planning Statement. This sets out details of the Phase 1 and Phase 2 surveys undertaken to date, a preliminary overview of likely mitigation measures and detail of any further surveys that will be required to support any future planning application. The work

carried out to date and any further surveys will inform detailed mitigation measures and ensure any risks are minimised to the fullest reasonable extent and that the site contributes to net gains in biodiversity.

18. Any ecological issues arising can be dealt with through the detailed masterplanning exercise and the application of the requirements contained in draft Policy NE6

Green Belt

19. Site LG1 has been assessed in the Council's Green Belt review as making a moderate contribution to Green Belt purposes. Development of this site is therefore accepted as resulting in moderate harm to the Green Belt.
20. The provision of additional and / or reinforced planting around the site perimeters, as required in Policy SP15 and shown indicatively in Appendix B of the Planning Statement, will help ameliorate impacts and create a permanent and recognisable Green Belt boundary around the site in line with advice in the NPPF.

Heritage

21. Heritage assets which might be affected by the development are appropriately identified in Policy SP15 of the plan. These assets and their significance will be considered in further detail as the detailed development proposals for the site are progressed. The measures identified above in relation to the Green Belt will assist in screening the proposed new development from these heritage assets.
22. The landowner has conducted an initial archaeological assessment which shows only a low to moderate likelihood of archaeological interest. This is detailed at Appendix G of the Planning Statement. Further discussion will held with HCC as a scheme is developed.
23. Letchworth Garden City is the world's first Garden City. As the long-term guardians of the Garden City, the landowner is committed to ensuring that the development of LG1 respects the values of the Garden City and contributes to its long-term sustainability.

Highways and sustainable transport

24. The plan identifies the need to sensitively integrate highway access into the existing Grange Estate and also the possibility of a new access route from the north connecting to Norton Road.
25. There has been ongoing engagement between the landowner, the District Council and Hertfordshire County Council as highway authority who have raised no objection in principle to the proposed access points or the allocation more generally.
26. Detailed measures to promote sustainable transport alternatives, in line with the aims of the Council's Transport Strategy will be subject to further detailed discussion as a

scheme is developed. However, it is envisaged that the site will provide opportunities for a new or improved bus link and pedestrian and cycle only routes, including connections to the existing Greenway network. Appropriate contributions will be made towards wider schemes within Letchworth to ensure the continued safe operation of the highway network and / or the provision of infrastructure to support travel by sustainable modes.

27. A summary of the proposed transportation strategy is contained at Appendix C of the Planning Statement.

Landscape

28. The Council's evidence concludes that the site is in an area of low or low-moderate landscape sensitivity. This includes a site-specific landscape assessment. Notwithstanding this point, it is acknowledged that land to the north of the proposed allocation slopes away giving broader views into and across parts of Bedfordshire.
29. Landscape impacts will be considered further as any scheme is developed. As with the Green Belt and heritage issues above, the incorporation of buffers and planting around the site perimeters will help contain the development and reduce wider landscape impacts.

Water and flood risk

30. No fundamental constraints are identified in the Council's evidence base. The site is in Flood Zone 1. Areas of surface water flood risk are identified on Environment Agency mapping generally associated with drainage pathways flowing downhill to the east and north of the site. A number of these pathways are also identified as ordinary watercourse by HCC.
31. These issues are addressed in site-specific criteria for the site, as supplemented by generic policies in the plan including those relating to SuDS. These issues will be subject to further consideration and consultation with relevant bodies as more detailed proposals are developed.
32. The executive summary of a flood risk and hydrology statement completed by the landowner is provided at Appendix E of the Planning Statement. This identifies the need for attenuation based SuDS techniques, a surface water management strategy and flood risk assessment to support any future planning application.

Other issues

33. Anglian Water have confirmed there is sufficient wastewater treatment capacity to accommodate the development. The Plan (as suggested to be modified by document LP3) requires the completion of an odour assessment to ensure the new development is not unduly affected by the nearby treatment works. The landowner supports this modification and has conducted an initial utilities appraisal, attached as Appendix G to

the Planning Statement, to investigate current provision and potential constraints. A statement from Anglian Water is included at Appendix D.

Next steps

34. The landowner will continue to liaise with NHDC, HCC and other relevant stakeholders as proposals for this land are developed. The landowner has produced a Communications Plan at Appendix L of the Planning Statement setting out how the Heritage Foundation will keep residents and stakeholders informed.
35. During 2018, it is the landowner's intention to conduct initial community engagement and to also launch a design competition to help influence the detailed scheme design.
36. Subject to successful adoption of the Local Plan, a hybrid outline / first phase detailed matters application is anticipated in 2020 with the aim of delivering first completions on the site in 2023, in line with housing trajectory shown in the Council's housing trajectory.

Conclusion

37. The proposed Local Plan allocation at Site LG1 North of Letchworth constitutes an appropriate and deliverable extension to Letchworth Garden City which supports the vision and objectives of the plan. It would modestly extend Letchworth Garden City to the north and make a significant contribution towards the housing and associated infrastructure needs of North Hertfordshire consistent with proposed settlement hierarchy.

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:



Position

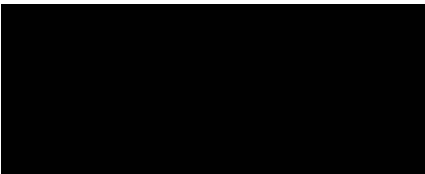
HEAD OF STRATEGIC PLANNING + DEVELOPMENT

Date:

2ND FEBRUARY 2018

And

Signed on behalf of North Hertfordshire District Council



Position: Executive Member for Planning and Enterprise

Date: 2 February 2018

