

HERTSMERE BOROUGH COUNCIL
REVISED CORE STRATEGY DPD
ADDITIONAL STATEMENT OF COMMON GROUND BETWEEN

HERTSMERE BOROUGH COUNCIL (HBC)

AND

**HERTFORDSHIRE COUNTY COUNCIL ENVIRONMENT AND COMMERCIAL
SERVICES DEPARTMENT (HCCE)**

VERSION 2
25TH APRIL 2012

INTRODUCTION

HBC has been in correspondence with HCCE (representor number: 4553) in respect of concerns raised in HCCE's Matter 6 statement to the examination with regard to the funding and delivery of necessary highway improvements along the Elstree Way Corridor (EWC). Officers from both authorities have also met to resolve these concerns and ensure that the points raised by HCCE can be properly addressed.

HBC considers that the approach to delivering infrastructure as part of the Elstree Way Corridor in the Core Strategy is justified, effective and consistent with national policy. However, in order to address HCCE's concerns HBC has resolved to make a number of minor changes to the Core Strategy. These relate to:

- Additional supporting text to acknowledge the importance of upfront infrastructure work to support/enable development along the EWC.
- Additional supporting text to provide clarity on the delivery and funding of infrastructure as part development along the EWC.
- Additional supporting text to demonstrate the role the EWC Area Action Plan (AAP) will play in coordinating the delivery of enabling infrastructure.
- Additional wording to Policy CS22 to clarify that the provision of essential infrastructure will be funded by developer contributions.

HBC and HCCE have agreed these changes (as set out in detail below) through this additional statement of common ground. There is still a need to explore funding mechanisms and potentially complex legal issues associated with bringing forward the necessary highway improvements along the EWC. However, following further discussions between HBC and HCCE, and clarification from HBC that the indicative phasing of the necessary highway improvements will be 2015 – 2027 (rather than 2013 - 2015 as indicated in an earlier draft of the Infrastructure Topic Paper), it is agreed that it is possible for these issues to be explored in more detail through the preparation of the AAP. Consequently, on the proviso that the above changes are made, HCCE do not seek further clarification in respect of the EWC at this time.

The highway infrastructure requirement for the deliverability of the EWC continues to be a matter for detailed discussion. HBC and HCCE as local highway authority have agreed to a series of technical meetings commencing in May 2012, to discuss these matters further as part of the EWC AAP preparation.

For clarity, minor changes being made to the Infrastructure Topic Paper in line with various recommendations made by HCCE when agreeing to this Statement. The Topic Paper is a live, working document, and it is recognised that there is a need to update it on a regular basis.

RESOLUTIONS

Minor changes to Core Strategy:

N.B.: Deletions are struck through; insertions are underlined.

- **Paragraph 6.22** - In 2003 the Council published the Elstree Way Planning and Design Brief Supplementary Planning Guidance, which sets a number of principles for the development within the corridor. However, in recent years a number of developments have continued to emerge in a piecemeal way, which has resulted in a poorly related built form. The need to deliver an improved Elstree Way Corridor has resulted in key landowners commissioning follow-up studies on feasibility and transport by Colin Buchanan and Partners for a housing-led regeneration of the corridor. These explored options for property disposals and consolidation and the possible need to improve the highway network including the removal of the large roundabout at the junction of Elstree Way and Shenley Road. The need to address vehicular and pedestrian traffic difficulties in this location is identified as a priority in the Elstree and Borehamwood Urban Transport Plan. Essential enabling infrastructure including the proposed removal of the roundabout will predominantly, although not exclusively be funded by developer contributions either as S106 or Community Infrastructure Levy funding (CIL).
- **Paragraph 6.23** - Options for the coordinated delivery of development will be explored by the Council in association with key stakeholders. This is likely to involve a partnership approach with one or more development partners. Full details of how development and the enabling highway improvements along EWC will be delivered and implemented will be set out in an Elstree Way Corridor Area Action Plan (AAP). The SHLAA has identified a potential for residential development to be developed on selected sites within the corridor and it is expected that any residential developments meets the appropriate design principles.
- **Paragraph ~~6.23~~ 6.24** -The Council intends to prepare and adopt an Area Action Plan (AAP) DPD for the Elstree Way Corridor before the end of 2012. The AAP will help to deliver development in a coordinated way, ensure the necessary enabling infrastructure is delivered in a timely manner, and provide a degree of certainty for both landowners and developers through the setting out of clear planning guidance for individual sites and the area as a whole. In doing so, it would also send a clear signal that the Council is placing the Elstree Way Corridor at the centre of its development strategy over the next 15 years. The Council will consult widely with residents, landowners, developers and other interested parties as part of the preparation of an AAP.

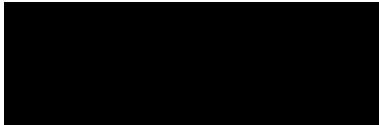
Policy CS22 Elstree Way Corridor

Within the Elstree Way Corridor the continued development and refurbishment of Employment, Civic and Community uses will be actively encouraged. Residential development on appropriate sites will be accepted, in accordance with the Elstree Way SPG and any subsequent guidance or agreed masterplan.

Any development should have regard to guidance set out in the Elstree Way Corridor Area Action Plan DPD and be brought forward in a coordinated manner. Such development will be required to support the funding of essential enabling infrastructure through S106 or Community Infrastructure Levy charges. Proposals likely to result in a piecemeal or fragmented redevelopment of the corridor will be refused, and should also be in compliance with other policies in the Core Strategy, with particular reference to the requirements of policies CS21, CS23 and CS25. Development should also provide active frontages to Elstree Way where possible to promote the identity of the corridor as a civic and commercial gateway to the borough, should build on the accessibility location of the corridor and should ensure an appropriate demarcation of residential and non-residential uses within this part of the town.

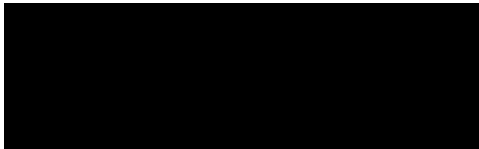
AGREEMENT

Signed by:



On behalf of Hertsmere Borough Council

Dated 26/04/2012.



On behalf of Hertfordshire County Council
Environment

Dated 26/04/2012

