

**HERTSMERE BOROUGH COUNCIL  
ELSTREE WAY CORRIDOR AREA ACTION PLAN DPD  
STATEMENT OF COMMON GROUND BETWEEN**

**HERTSMERE BOROUGH COUNCIL (HBC)**

**AND**

**THE ENVIRONMENT AGENCY (EA)**

**VERSION 1  
11<sup>TH</sup> JULY 2014**

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## INTRODUCTION

HBC has been in correspondence with the EA (representor number: RP168) in respect of concerns raised in the EA's representations with regard to sections of HBC's Elstree Way Corridor Area Action Plan DPD (EWCAAP) relating to improvements to environmental infrastructure and surface drainage. During discussion with the EA, HBC acknowledged the concern that reference to environmental infrastructure improvements and drainage could be strengthened to some extent.

HBC considers, and the EA agree, that there are three key elements to the EA's submission;

- Issues relating to the need to mitigate specific impacts resulting from new development in the EWCAAP.
- Issues relating to opportunities to secure environmental improvements within new development
- Issues relating to wider opportunities to improve the watercourse at Maxwell Park

Policy EWC 1 (Development Strategy) refers in bullet point 'f' to the need for high quality landscape, with reference to Maxwell park specifically mentioned in bullet point 'e' of the preceding white text. Policy EWC4 (supporting community facilities) also states in bullet point 'e' that new development will be required to contribute to improvements to Maxwell park.

While there is no specific reference to drainage in the EWCAAP, such as the need for SUDS, the adopted Core Strategy does stipulate the need for new development to address such issues through policies SP1 (Creating Sustainable Development), CS12 (The Enhancement of the Natural Environment) and CS16 (Environmental impact of Development) – the latter of which specifically mentions that the Council will work with the Environment Agency to ensure that development proposals do not cause an adverse environmental impact. This is constant with the NPPF.

However, in order to address the EA's concerns HBC has resolved to make a number of minor changes to the EWCAAP. These are:

- Amendment to final bullet point in paragraph 2.5 to promote environmental enhancements within context of sustainable development
- Amendment to bullet point 'e' in paragraph 3.3 to include reference to a potential need to improve the watercourse in Maxwell Park
- Additional bullet point to policy EWC1 to refer to the need to manage flood risk and Sustainable Urban Drainage.
- Addition of New Paragraph 6.13, to support the context of delivering the above inclusion of SUDS within design principles.

- Additional text on paragraph 7.8 (Delivery and Implementation) to consider wider opportunities for watercourse enhancement at Maxwell Park as part of the community infrastructure levy.

HBC and the EA have agreed these changes (as set out in detail below) through this statement of common ground. EA has confirmed that they no longer have any objections in relation to HBC's Elstree Way Corridor Area Action Plan on the provision that these changes are made.

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## RESOLUTIONS

### Minor changes to Elstree Way Corridor Area Action Plan:

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

**Amended Paragraph 2.5:** The objectives form the basis for the policies in this document, and they should guide the masterplanning and the preparation and determination of planning applications.

- Provide improved and coordinated facilities for the delivery of a range of services to the public;
- Improve the physical appearance of this important gateway into the town;
- Link the commercial area of Borehamwood with the town centre;
- Release land for a range of uses and help meet the Borough's future residential development land needs;
- Provide certainty and guidance to both landowners and developers; and,
- Promote sustainable development and enhancements to the environment

**Amended Paragraph 3.3:** The following development principles build upon the strategic vision for the residential led redevelopment of the EWC. Development proposals which are not in accordance with these principles will be refused.

The EWC will be planned and developed:

- a) To be representative of its significance when arriving into Borehamwood town centre from the A1;
- b) With improved connectivity and accessibility with the town centre and employment area with significant highway improvements;
- c) To integrate and maximise existing activities and development along the Corridor, including Elstree Studios, Imperial Place, the Civic Centre, and the Venue;
- d) To coordinate the release of land for a range of uses to help meet development needs;
- e) With a redesigned and improved Maxwell Park (including the watercourse) and additional open space; and,
- f) To a high level of design quality to create accessible developments.

## **Amended Policy EWC1: Development Strategy**

Development proposals in the Elstree Way Corridor (as defined by the EWC Policies Map) should:

- a. Provide safe and convenient access to public buildings and spaces, and to public transport, including those with limited mobility or those with other impairment such as of sight or hearing;
- b. Have a design and layout that minimises opportunities for crime;
- c. Provide integrated refuse and recycling facilities and reduce the amount of waste produced through good design;
- d. Be of a high quality design that contributes to improvements in the quality of the townscape;
- e. Incorporate appropriate Sustainable Drainage Systems and green infrastructure to reduce flood risk, improve water quality and enhance the environment;
- f. Facilitate the required highways and public realm improvements;
- g. Provide a high quality landscape framework for the development and its immediate setting; and,
- h. Provide an appropriate level of Affordable Housing in accordance with Core Strategy Policy CS4.

**New Paragraph 6.13** - In order to achieve a sustainable method of surface water discharge, development proposals should incorporate Sustainable Drainage Systems (SUDS). These may take the form of green roofs, soakaways, permeable paving, lagoons, reed beds and retention ponds, depending on the nature of the development and the locality. Some SUDS also offer opportunities for environmental and landscape enhancement improving biodiversity and local amenity. Even where SUDS alone cannot provide total surface water drainage solutions, they can be of benefit when used in conjunction with conventional piped systems. In particular, areas of off-street parking, which are otherwise capable of forming large expanses of impervious development, will be expected to incorporate sufficient levels of permeability.

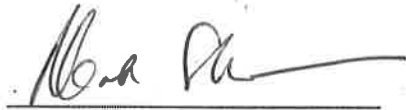
**Amended Paragraph 7.8** – This AAP identifies the infrastructure which will be required to unlock strategic sites and deliver the EWC Vision. Further opportunities to enhance the area that are not directly required to enable development, such as improvements to bus facilities at Elstree and Borhamwood Station, secondary school provision, and improvements to the

watercourse at Maxwell Park will be considered in future as part of the Council's Community Infrastructure Levy investment programme

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**AGREEMENT**

Signed by:



On behalf of Hertsmere Borough Council

Dated 21/07/14



On behalf of The Environment Agency

Dated 21/07/2014

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