

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

HERTSMERE BOROUGH COUNCIL (HBC)

AND

HERTFORDSHIRE COUNTY COUNCIL HIGHWAYS SERVICE (HCC)

VERSION 1
22ND JULY 2014

INTRODUCTION

HBC has been in correspondence with HCC in respect of further development of the highways scheme proposed in the EWCAAP as highlighted in the representations made by HCC Highways Service (representor number: RP170) on the HBC's Proposed submission (Regulation 19). Elstree Way Corridor Area Action Plan DPD (EWCAAP)

The representation made by HCC Highways service did not raise specific objections with the EWCAAP proposals, but highlighted additional work required once the highways scheme reaches detailed design; as well as other transport management issues to be addressed in future. However following the closure of the consultation, officers representing HCC Environment Directorate met with HBC officers to discuss the emerging design of the highways scheme and ways in which a further modal shift can be achieved.

In order to further improve the operation of the highway layout a revised scheme has been produced (DOC34). It is agreed that this general arrangement drawing will meet the objectives of the EWCAAP in terms of sustainable transport provision and enabling modal shift subject to the associated phasing, traffic management and travel planning measures being delivered as the sites are developed. Final testing of the delivery options will be required to be completed prior to the examination of the EWCAAP. Governance arrangements, delivery mechanisms and associated risk analysis will be agreed between HBC and HCC prior to the examination of the EWCAAP - as part of HBC's emerging 'Developer Contributions Framework.

Minor changes to Elstree Way Corridor Area Action Plan:

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

Amended Paragraph 5.2: In order to facilitate the level of development envisaged and to improve connectivity a series of highway and public realm improvements are required. Key interventions to be considered:

- a) Pedestrian ~~and~~, cycle and public transport movement across Shenley Road roundabout improved, including new ~~and~~ / improved crossings; and the provision of a new bus lane
- b) Minor realignment of the carriageway to allow for improved pedestrian and cycle movement;
- c) ~~Pedestrian and cycle movement across Tesco roundabout~~
- C) The Tesco roundabout to be replaced with a signalised junction with bus priority measures to improve public transport access and journey time reliability between residential development along Elstree Way Corridor and

the bus interchange within the Tesco site; and to improve accessibility to Shenley Road shopping area and station.

d) Improved off carriageway cycle lanes to be provided in both directions on Elstree Way and, Brook Road and Shenley Road:

e) Possible repositioned vehicular entrance to Elstree Studio and improvements to pedestrian access;

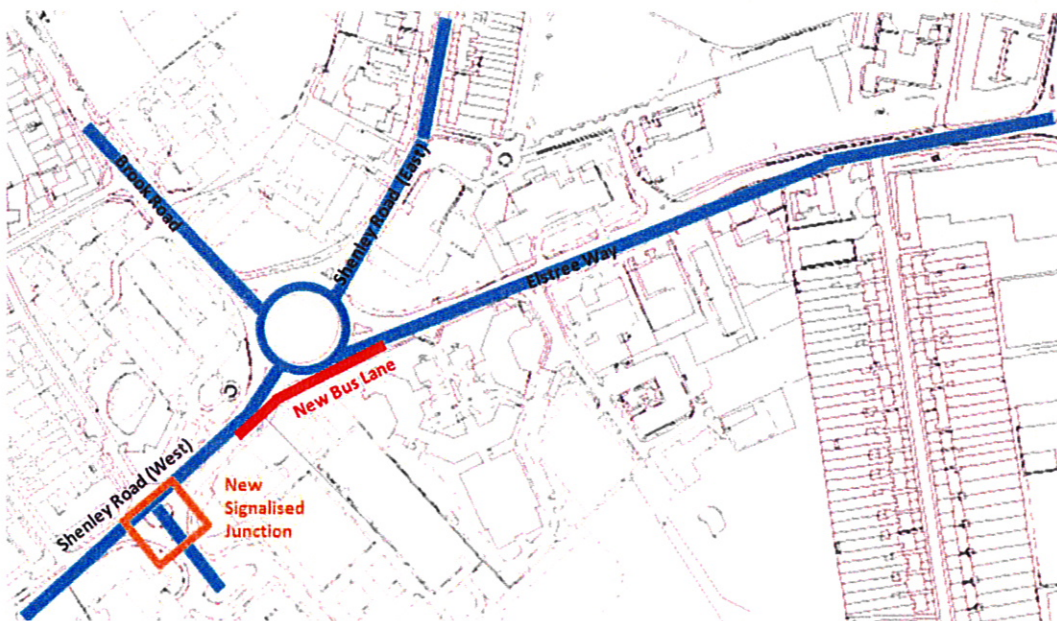
f) A series of measures to facilitate movement across Elstree Way and Shenley Road including the positioning of pedestrian crossing points that follow the most convenient routes; and,

g) New bus shelters, street furniture and planting.

h) providing links and facilities at destinations outside the EWCAAP (eg station, shops schools, leisure facilities)

Deletion of Figure 3: Highways Works

New figure 3:



Deletion of paragraph 5.3

Amended Paragraph 5.4 (to be renamed as paragraph 5.3): The Movement Framework will frame and establish development sites, and in in some cases will provide opportunities for increased site areas. Where this is the case developers and landowners are encouraged to engage with Hertfordshire County Council (HCC) to discuss revised site boundaries. Specific access points from Elstree Way to proposed development sites will need to be agreed in advance with HCC; whilst the current position of access

points may be relocated, it is not expected that an increase in access points will be permitted.

New Paragraph 5.4: Appendix 3 outlines schematic highway scheme. The implementation of the highway scheme will be subject to detailed design and modelling in agreement with HCC

Amended Paragraph 6.17: The EWC is within accessibility zone 2 as defined within the Hertsmere Parking Standards SPD. Its inclusion within accessibility zone 2 allows scope for a discounted rate of parking provision where it can be justified, for both residential and non-residential proposals. ~~of between 25% and 100% of the standard rates.~~

Amended table 2 title (page 21): "Table 2. Residential Parking Standards in the Elstree Way Corridor AAP"

Amended Paragraph 6.23: This Plan proposes to adopt an average minimum standard of 1 car parking space per residential unit for 1 to 3 bed units, and 1.5 car parking spaces per 4 bed units or more. These rates are the equivalent to discount of between 35% and 75% on the standard rates but ~~should be exceeded wherever possible.~~ the Hertsmere Parking Standards SPD. Levels of parking for individual sites will be agreed as development comes forward.

Amended Paragraph 7.8 – This AAP identifies the infrastructure which will be required to unlock strategic sites and deliver the EWC Vision. The Council is preparing a 'Developer Contributions Framework' which will outline the costs, delivery mechanisms and appropriate trigger points for the specific infrastructure projects outlined in the AAP. Developers are advised to seek early advice from Hertsmere Borough Council who will liaise with HCC Highways and HCC development services (for other HCC services). 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.

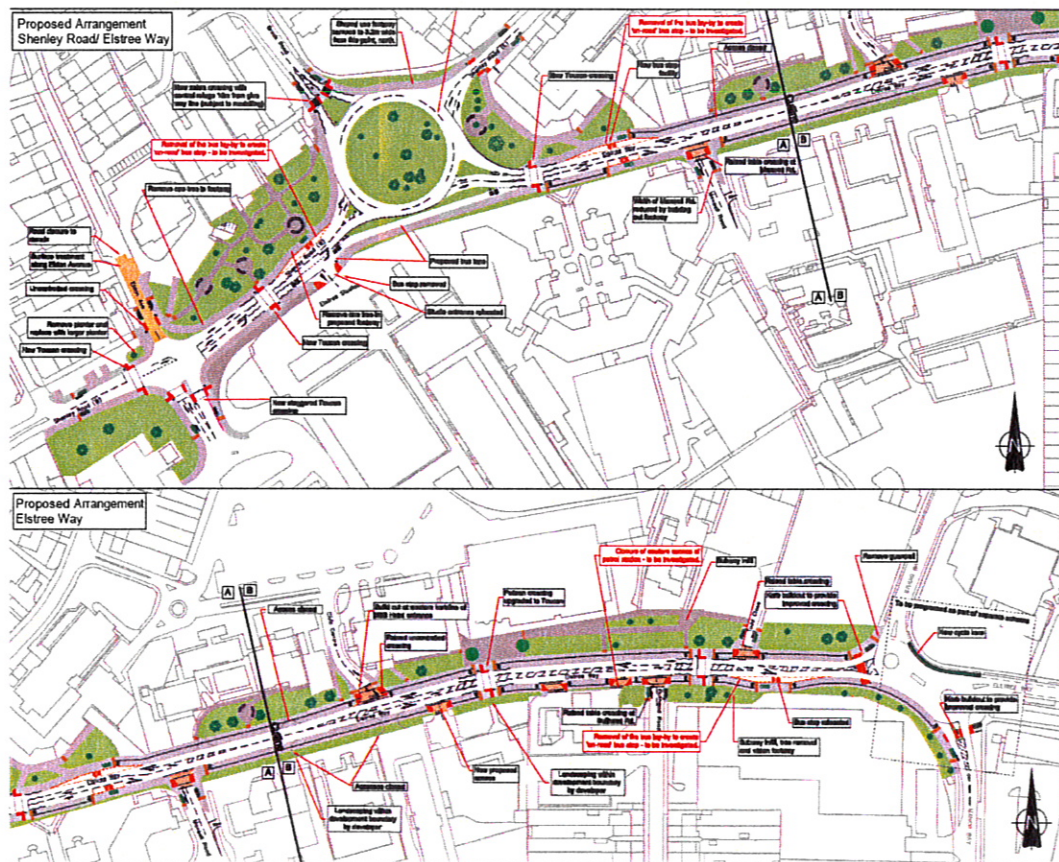
Amended Policy EWC9: Developer Contributions

S106 planning obligations will be used to ensure the delivery of key infrastructure and to mitigate the impact of development. Contributions will be pooled towards infrastructure improvements that benefit all developments in the EWC area, including improvements to the road surface transport network, walking and cycling routes and facilities, a primary school with associated early years provision serving the residents of Elstree Way Corridor and healthcare facility within the Elstree Way Corridor, implementation of an extension to the CPZ, public realm and open spaces.

Amended Bullet points to 'opportunity site 4' on page 27;

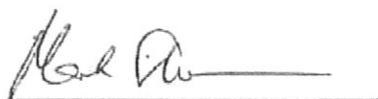
- Mixed use development including residential, opportunity to develop cluster of civic and public service activities linking in with an enhanced Civic Centre.
- General building heights of between 5-6 storeys.
- ~~Existing nursery to be re-provided within Borehamwood although not necessary within the Elstree Way Corridor.~~
- Main vehicular access from the north of the site, to be determined on the service requirements of any proposed relocation of the fire station to the site, although use of access from the north is expected
- Development should provide high quality frontage to improve the local views

New Appendix 3: Appendix 3: Proposed Highway Scheme



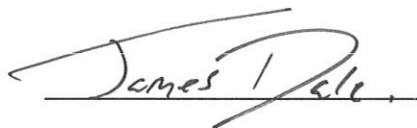
AGREEMENT

Signed by:

A handwritten signature in dark ink, appearing to read 'Neil Dwyer', written over a horizontal line.

On behalf of Hertsmere Borough Council

Dated 22 July 2014

A handwritten signature in dark ink, appearing to read 'James Pate', written over a horizontal line.

On behalf of Hertfordshire County Council

Dated 23/07/14