

# STATEMENT OF COMMON GROUND

BETWEEN

NORTH HERTFORDSHIRE DISTRICT COUNCIL (NHDC)

AND

LETCHWORTH GARDEN CITY HERITAGE FOUNDATION (LGCHF)

IN RESPECT OF

THE NORTH HERTFORDSHIRE LOCAL PLAN, PROPOSED SUBMISSION VERSION,  
NOVEMBER 2016

## 1 Introduction

- 1.1 This Statement of Common Ground has been prepared jointly by North Hertfordshire District Council (NHDC) and Letchworth Garden City Heritage Foundation (LGCHF).
- 1.2 The Statement sets out the confirmed points of agreement between NHDC and the LGCHF with regard to the North Hertfordshire Local Plan and supporting evidence base, which will assist the Inspector during the Examination of the Local Plan.

## 2 Background

- 2.1 This Statement of Common Ground relates to the representations made by LGCHF to the District Council's Proposed Submission Local Plan (2016) regarding Letchworth Garden City town centre and retail.

## 3 Cooperation to Resolve Objections

- 3.1 LGCHF has continuously responded to public consultations and liaised with Officers as the Local Plan process has developed which has helped inform both the strategy and policy framework within the plan.
- 3.2 It is **agreed** that this statement resolves the remaining objections from LGCHF in relation to SP4, ETC4, ETC5, LG19, LG20 and LG21.

## 4 Agreed Matters

- 4.1 It is **agreed** that Policy SP4 is sound, subject to a commitment to review the town centre strategy for Letchworth. In relation to Policy SP4 e [page 38, LP1] it is **agreed** that NHDC and LGCHF (with other appropriate parties), will review the Letchworth Town Centre Strategy upon adoption of the Local Plan. To this end the following wording has been **agreed**.

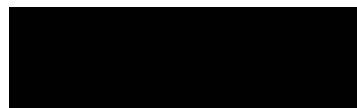
**The Letchworth Garden City Town Centre Strategy review will commence within twelve months of the adoption of this plan, which working with landowners, the local community, the Business Improvement District and other key stakeholders will consider up-to-date retail projections and if growth is still required, how to accommodate that growth.**

- 4.2 It is **agreed** that the use of vacant space within the town centre for 'town centre uses' will meet the projected identified retail floorspace capacity within the first five years of the Local Plan (to 2021) in accordance with the table that forms part of Policy SP4.
- 4.3 It is **agreed** that the volume of town centre uses identified in policies LG19, LG20 and LG21 are appropriate, recognising that the NPPF [Para. 23] requires the need to be met in full and for town centre uses not to be compromised by limited site availability. But also that Policies LG19, LG20 and LG21 are indicative in-line with PPG [Paragraph: 003 Reference ID: 2b-003-20140306] that requires only the first 3-5 years to be assessed and for regular reviews to be made through the lifetime of the Local Plan due to the uncertainties in projections over economic cycles. It is **agreed** that the three mixed use allocations provide approximate floorspace and are for the full range of 'town centre uses' as defined by the NPPF, Annex 2 and not solely for retail purposes.
- 4.4 It is **agreed** that the land for LG19, LG20 and LG21 is available through the main land owners, which include Letchworth Garden City Heritage Foundation and in the case of Policy LG21 North Herts District Council and Policy LG20 North Hertfordshire District and Hertfordshire County Councils.
- 4.5 It is **agreed** that in order to protect the future of Letchworth Garden City Town Centre that should alternative development proposals come forward on LG19, LG20 and LG21, which in the opinion of the local planning authority will have a positive impact on its vibrancy and vitality, these policy allocations should not prejudice the principle of such development; taking into consideration the Local Plan as whole. It is therefore further **agreed** to add after paragraph 13.220 the following:
- 13. 221 The allocation of sites LG19, LG20 and LG21 will not prejudice other re-development proposals, which would be of benefit to the vibrancy and vitality of the town centre; taking into consideration of the Local Plan as a whole.**
- 4.5 It is **agreed** that any consequential changes will be applied to the Policies Maps.



Signed on behalf of  
**Letchworth Garden City Heritage  
Foundation**

12 January 2018



Cllr David Levett  
Executive Member for Planning and  
Enterprise  
Signed on behalf of  
**North Hertfordshire District Council**

12 January 2018

Appendix 1: Submitted Proposed Modifications to the Plan / SASEA  
**Changes to Plan**

<b>Policy / para</b>	<b>Page</b>	<b>Change</b>	<b>Reason</b>
Para 4.46	39	Our evidence shows there will be a steady growth in retail demand over the plan period, although projected growth post-2026 carries a degree of uncertainty due to changing shopping and retail patterns. Projected growth is driven in part by planned population growth... [New sentence at end of paragraph:] Projected retail needs, and particularly those in the post-2026 period, will be kept under review via the monitoring framework and updated retail studies.	Representations by Welwyn Hatfield Borough Council [15698]

Appendix 2: Additional Proposed Modifications to the Proposed Submission Local Plan in regards to LGCHF.

<b>Para / page</b>	<b>Page</b>	<b>Change</b>	<b>Reason</b>
13.220	186	The indicative allocation of sites LG19, LG20 and LG21 will not prejudice other re-development proposals, which would be of benefit to the vibrancy and vitality of the town centre; taking into consideration of the Local Plan as a whole.	Representations by LGCHF
13.221	186	The Letchworth Garden City Town Centre Strategy review will commence within twelve months of the adoption of this plan, which working with landowners, the local community, the Business Improvement District and other key stakeholders will consider up-to-date retail projections and if growth s still required, how to accommodate that growth.	Representations by LGCHF
Table Header	186	Town Centre Uses allocations and site specific criteria.	Representations by LGCHF





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Rev	Date	Description	Drawn
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Letchworth Garden City Heritage Foundation  
 Foundation House  
 Icknield Way  
 Letchworth Garden City  
 Hertfordshire SG6 1GD

Telephone :- (01462) 476007  
 Email :- info@letchworth.com  
 Website :- www.letchworth.com

**Project:**  
 Main town uses allocations & broad locations  
 for Town Centre housing growth

**Drawing:**  
 Location plan

**Rev:**  
 1

**Scale:**  
 1:2000 @ A3

**Date:**  
 January 2018

**Drawn:**  
 SAJ

File location s:\cadt\town\_centre\broad\_locations\_for\_town\_centre\_housing\_growth.dwg