

Three Rivers District Council

Local Development Framework

THREE RIVERS CORE STRATEGY EXAMINATION IN PUBLIC

Statement of Common Ground as agreed between:

Three Rivers District Council

and

Dacorum Borough Council (Representor 10023) in respect of representations
50109/PSP3/1 and 50110/CP8/1

19 May 2011

Purpose of this Statement of Common Ground

The purpose of this document is to inform the Inspector and other parties about the areas of agreement between Three Rivers District Council (TRDC) and Dacorum Borough Council (DBC) in relation to matters addressed with the submission Core Strategy.

The latest position follows a meeting between TRDC and DBC to address concerns over infrastructure provision, particularly primary school provision and waste water infrastructure requirements arising from new development at Kings Langley.

The Statement of Common Ground has been written as concisely as possible and to avoid duplication of information already submitted to the Inspector in the course of the Examination.

Issues Raised

The background text states that infrastructure requirements will be identified on a site by site basis. Dacorum Borough Council (DBC) is concerned whether this is adequate, particularly in the case of housing growth at Kings Langley where it is the cumulative effect that needs adequate assessment as development is proposed in both Districts. DBC are aware that part of the employment area in Kings Langley (*within Three Rivers*) is likely to be designated for residential/mixed use, and this together with two green belt sites on the edge of the village and the anticipated level of housing in the Dacorum part of Kings Langley, will provide approximately 320 dwellings.

Three Rivers District Council's Response

Core Strategy [DL01] paragraph 5.84 states that the type and scale of infrastructure requirements and/or contributions towards it will continue to be determined on a case by case basis using guidance and formulae such as existing Supplementary Planning Documents and Hertfordshire County Council's Toolkit which is based on a tariff approach and contributions are calculated on a property by property basis.

However, overall requirements for infrastructure will be assessed according to overall levels of development.

Policy CP8 states that development will provide or make adequate contribution towards infrastructure and services, and that infrastructure provision will take full account of the Council's priorities for infrastructure including those identified in the Infrastructure Delivery Plan [SD13] which details the infrastructure requirements resulting from planned growth from a range of service and infrastructure providers. The Infrastructure Delivery Plan [SD13] is a working document and will be updated annually. This means it will be able to respond to changes in the plans and programmes which feed into it.

Paragraph 5.86 states that the Planning Obligations SPD will be produced setting out further guidance on key infrastructure requirements for the District. It will also consider the need for S106/CIL contributions to be spent in neighbouring authorities.

Therefore, while contributions sought from individual developments will be determined on a case by case basis, this will have regard to identified infrastructure requirements which take account of the cumulative effects of development.

Agreed Matters

TRDC and DBC will continue to work together and will jointly monitor the cumulative effect of development on infrastructure in the Kings Langley area through annual updates to their Infrastructure Delivery Plans.

Outstanding Matters

None

Issues Raised

The Core Strategy should more clearly identify the level of new primary school provision required to accommodate demand arising from housing and consider where primary schools may best be located. It should also ensure that alternatives have been addressed which may remove the need for a school site.

Three Rivers District Council's Response

The Infrastructure Delivery Plan (May 2010) (IDP) [SD13] details Hertfordshire County Council's anticipated need for primary school provision across the District. The Infrastructure Delivery Plan [SD13] is a working document and will be updated annually so it will be able to respond to changes in the plans and programmes which feed into it.

In regards to the Kings Langley Area, Hertfordshire County Council (HCC) advised that the identified growth in Three Rivers and Dacorum was likely to result in the requirement for an additional 1fe (30 primary school places). Appendix 4 of the Core Strategy details HCC's plans for a feasibility study into the expansion of primary schools in this area to accommodate this identified need. At the time of preparing the IDP and Core Strategy, HCC were not in a position to identify how best to provide the additional school places whether as part of the expansion of existing facilities or through the provision of a new site.

HCC have since advised that the identification of a Primary school at Kings Langley is considered **not** to be practical or economically viable. Instead, they have advised that work to date concludes that the provision of new schools in south Hemel Hempstead *and* in Abbots Langley will be the most appropriate way of dealing with primary school provision across the wider area, including Kings Langley. TRDC are working with HCC to identify a potential primary school site in the Abbots Langley area and this can be carried forward into the Site Allocations DPD.

Planning for education provision is complicated and is reliant on a number of changing factors but we believe the following wording in the CS provides flexibility to plan for future school provision.

Paragraph 5.80 states that we will continue to work with HCC and infrastructure providers to ensure that sufficient infrastructure is provided. Policies PSP2 and PSP3 of the Core Strategy state that development will 'Improve provision of access to services and facilities to meet future demands specifically through: vi. Expansion of school provision to meet identified needs'

Agreed Matters

That TRDC, DBC and HCC will continue to work closely together to identify how best to meet future needs. If subject to feasibility studies, HCC consider that a new primary school should be planned for the Kings Langley/Abbots Langley area, then a site can be progressed through the LDF process. Depending on where sites are to be located, this can be progressed through both Councils' Site Allocations DPDs. In the short term the three authorities will continue to monitor and share information about the need for primary school provision as sites in the area come forward. In assessing applications for housing development in the Kings Langley area, TRDC should liaise with HCC to confirm whether or not critical levels of primary school provision will be breached and if so that provision has been planned for.

Outstanding Matter

The primary school needs in the wider area are not sufficiently acknowledged in the CS. The outstanding matters are set out in the formal statement submitted to the Examination by Dacorum Borough Council.

Issue Raised

DBC are also concerned about the impact of the level of development proposed for Kings Langley as a whole on the sewerage network has been assessed adequately. This concern is related to both the capacity of the sewers, and of Maple Lodge Waste Water Treatment Works.

Three Rivers District Council's Response

The Infrastructure Development Plan (IDP) [SD13 page 37] details the anticipated waste water and sewage infrastructure requirements to accommodate growth and has been informed by Thames Water Utilities Ltd (TWU), Thames Water Five Year Plan (2010-2015) and The Water Cycle Study Scoping Report (2010) [EB22]. The Maple Lodge WwTW is situated within Three Rivers and is managed by TWU.

The IDP states that *no* additional waste water infrastructure would be required as a result of the incremental development in Three Rivers over the plan period.

The IDP recognises that the capacity of Maple Lodge WwTW to 2031 will be severely constrained by how much growth from its *wider* catchment area is allocated to it and how much is diverted to Blackbirds WwTW.

TWU plan in five year cycles and at this point in time are unable to determine the level of upgrade needed to the treatment works as a result of future development which locations have yet to be identified by other local authorities in the catchment area of the WwTW.

The IDP [SD13] also sets out how sewer networks needed to serve new developments are funded by developers and how water companies design and construct sewers for new developments which may also include enhancements to the existing downstream sewer network.

With regards to utilities infrastructure paragraph 5.82 and Policy CP8 d) and e) of the Core Strategy require developers to either demonstrate that there is adequate capacity to serve the proposed development or provide the extra capacity to serve the development which may also include funding of improvements where there are capacity problems and no improvements are programmed by the statutory undertaker.

We will continue to work with Thames Water Utilities Ltd (TWU) and other LPA's using Maple Cross WwTW.

We will continue to work together with Thames Water Utilities Ltd (TWU) in relation to the future expansion of the Maple Lodge WwTW.

That we will continue our joint working on the Water Cycle Study with Dacorum Borough Council, St Albans City and District Council, Watford Borough Council and Welwyn Hatfield Borough Council.

Agreed Matter

That Maple Lodge Treatment Works will need additional capacity if development in the wider Hertfordshire area is to be covered by this treatment works.

Outstanding Matters

None