

Places for People/City and Provincial Properties

East Herts District Plan Examination

Chapter 25 – Delivery and Monitoring

Issue 27

Measures should be put in place to set out what actions the Council will take and when if development is slower than predicted. These should set out how development, particularly both housing and critical infrastructure, will be monitored and at what point the Council will take action and look for more sites to maintain supply.

1. PFP and CPP recommend the following:
 - That the Infrastructure Delivery Plan (IDP) is reviewed alongside the main modification process to ensure that:
 - a. wherever possible in the plan, triggers are set for the delivery of mitigation and infrastructure identified and then monitored on an annual basis through the Authority Monitoring Report, to identify any slippage or likely impediments to delivery;
 - b. in order to meet the development needs of the Gilston Area the Central Crossing would be provided ahead of the Second Crossing. Whilst it is a strategic aspiration to deliver the Second Crossing as soon as possible, in order to provide additional traffic relief to the existing crossing, the Central Crossing is needed to mitigate existing congestion on the network and ensure that a sustainable bus corridor is established as soon as possible;
 - c. it states that the delivery triggers for the Central and Second Crossings are to be determined as part of the transport work for the Gilston Area outline planning application and that the delivery at the Gilston Area will be capped until these crossings are delivered;
 - d. early delivery of the Second Crossing (i.e. before the trigger set as part of the Gilston Area outline planning application) is a strategic priority of the Council and the highway authorities and will require contributions to be made by other sites, whether by section 106 agreements or the introduction of CIL.
 - The Council amend Policy GA2 River Stort Crossings to stipulate the triggers for it commencing the Compulsory Purchase Order (CPO) process in connection with the Second Crossing (which may be either to the East or West of the Central Crossing), in the event that agreement has not been reached with relevant landowners by a certain time.