

**STATEMENT OF COMMON GROUND BETWEEN:
BROXTOWE BOROUGH COUNCIL & SEVERN TRENT**



POLICY 3.5: SEVERN TRENT (LILAC GROVE)

BROXTOWE BOROUGH COUNCIL PART 2 LOCAL PLAN EXAMINATION



DATE: 14 NOVEMBER 2018

STATEMENT OF COMMON GROUND: SEVERN TRENT (LILAC GROVE)

CONTENTS:

1. Executive Summary
 2. Introduction
 3. Allocation proposals
 4. Key Development Requirements
 5. Key Development Aspirations
 6. Delivery
 7. Matters agreed
 8. Matters currently not agreed
- Appendix 1: Chronology

SIGNATORIES

BROXTOWE BOROUGH COUNCIL STEFFAN SAUNDERS HEAD OF NEIGHBOURHOODS AND PROSPERITY	
SEVERN TRENT	

Please note that the published version will be redacted

STATEMENT OF COMMON GROUND: SEVERN TRENT (LILAC GROVE)

1. EXECUTIVE SUMMARY:

There are no significant areas of disagreement that that would affect the delivery of housing within the expected timescale.

There are a number of minor issues that need further discussion at the Examination Hearing Sessions, these are:

- Key Development Requirement for Canal Bridge.

2. INTRODUCTION:

This Statement of Common Ground (SoCG) is between Broxtowe Borough Council (BBC) and Severn Trent the landowners of the Severn Trent (Lilac Grove) (Policy 3.5) allocation.

This SoCG relates solely to the proposed allocation of Severn Trent (Lilac Grove) (Policy 3.5) in the Submission Version of the Part 2 Local Plan (CD/04).

3. ALLOCATION PROPOSALS:

Severn Trent (Lilac Grove) is proposed for allocation through the Policy 3.5 of the Publication Version of the Part 2 Local Plan (CD/01) (incorporating modifications as detailed in the Consultation Statement (CD/20) and set out in the Schedule of Main Modifications (BBC/02) that will be subject to consideration by the Inspector) for the following:

4. KEY DEVELOPMENT REQUIREMENTS:

New Homes:

- 100 homes.

Connections and Highways:

- Provide enhanced Green Infrastructure corridors linking urban areas of Beeston to the north and west with the canal side towpath and ensure that the management of the Green Infrastructure is secured in perpetuity.
- Provide pedestrian and cycling bridge to link to the canal side towpath.
- Vehicle access to only be at the north of the site onto Lilac Grove via existing Severn Trent land or to the east of the site via the adjacent Boots development.

Green Infrastructure and Sports Pitches:

- Provide soft landscaping and minimise external lighting along the canal side boundary.
- Mitigate any negative impacts on the adjacent sports pitches.
- Development should be located to ensure an appropriate stand-off distance between the residential and the waste recycling centre and the sewage treatment works and landscaping screening measures should be incorporated to avoid potential future land use conflict.
- Retain hedgerows and incorporate these into any landscaping scheme.

STATEMENT OF COMMON GROUND: SEVERN TRENT (LILAC GROVE)

5. KEY DEVELOPMENT ASPIRATIONS:

1. Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.

All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

6. DELIVERY

Generic delivery assumptions from the SHLAA which apply to all large sites (and have been subjected to consultation with the development industry) are as follows:

- 1 (possibly 2) developers building on-site
- Maximum build-out of 110 market housing dwellings per year.
- Affordable housing can be delivered in addition to the market housing. Based on past average this would increase the build-out rate by 25 dwellings a year.
- Delivery would commence 3 years post grant of Outline permission (which allows for delay in getting detailed permission approved (including legal agreements), discharging conditions and undertaking preliminary works to the site before building can commence).

SITE LOCATION AND SIZE:		
The site is a 13.1 hectare previously developed site located within the main built up area of Nottingham. The main built up area of Nottingham is the primary focus for new development (in accordance with the Settlement Hierarchy as set out in Policy 2: The Spatial Strategy of the ACS) with a minimum distribution of 3,800 new dwellings.		
CURRENT USE:		
Vacant site which was formerly used by the adjacent sewage treatment works.		
OWNERSHIP:		
Site is within single ownership.		
SITE ACCESS AND HIGHWAYS IMPROVEMENTS:		
Site access is expected via the existing Severn Trent land to the north or via the adjacent boots development.		
PLANNING STATUS:		
No planning application submitted.		
REQUIRED INFRASTRUCTURE:		
Infrastructure	Summary Assessment	Further Work
Contamination:	Contamination very likely. This site is underlain by a Secondary Aquifer A. It is important that the water quality within the aquifer is protected and kept pollution free. In respect of this site, and its use as a waste water treatment works, the concerns of the Environment Agency are around the re-	Further investigation in relation to contamination will be required.

STATEMENT OF COMMON GROUND: SEVERN TRENT (LILAC GROVE)

	<p>development of this area. It is important that any land contamination issues associated with the previous use of the site are investigated and addressed prior to taking actions which could lead to the re-mobilisation of those contaminants into the aquifer.</p> <p><i>[Environment Agency comments within pre-March 2017 stakeholder meeting representations]</i></p>	
Emergency Services:	No requirements identified.	Liaison with Nottingham West Clinical Commissioning Group and Nottingham City Clinical Commissioning Group necessary.
Flood Risk:	<p>This site is located within Flood Zone 2 the area of medium flood risk. It will have to be demonstrated that the site has passed the flood risk sequential test. A flood risk assessment (FRA) will then be required to demonstrate that the site is safe without increasing flood risk to others. Safe access and egress to the site will need to be demonstrated within the FRA.</p> <p><i>[Environment Agency comments within pre-March 2017 stakeholder meeting representations]</i></p> <p>Lead Local Flood Authority comments to be confirmed.</p>	Further discussion with the Environment Agency / Lead Local Flood Authority as part of the planning application process.
Transport:	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>Nottinghamshire County Council notes that the development should be designed in accordance with the 6C's Design Guide.</p>	<p>Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.</p> <p>Discussions with the Canal & River Trust will be necessary in relation to the</p>

STATEMENT OF COMMON GROUND: SEVERN TRENT (LILAC GROVE)

	<p>Provide pedestrian bridge to link to the canal side towpath.</p> <p>As the site lies adjacent to the offside bank of the canal, should the feasibility of providing a pedestrian bridge to link the site to the canal towpath need to be considered, then the Canal & River Trust advises that any bridge over the canal would require their prior consent in the form of a commercial agreement.</p>	<p>provision of a pedestrian bridge over the canal.</p>
Air Quality:	<p>No Issues have been Identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	<p>Mitigation (dependent upon detail of development).</p>
Community Facilities:	<p>Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.</p>	<p>This would need to be subject to further consideration at the time of any planning application submission.</p>
Education:	<p>Contributions will be required.</p>	<p>Further discussion required with LA as part of the planning application process. This will require both authorities to work together to plan appropriate solutions.</p>
Green Infrastructure Open Space:	<p>In considering the Severn Trent site, the Canal & River Trust has asked that account be taken of the proximity of the canal to the site boundary, and how this boundary will be addressed to minimise the risk of either creating direct impacts on the canal structure (such as through land instability arising from construction operations and/or excavation work close to the canal edge) or adversely affecting the character of the waterway through inappropriate forms of built development immediately next to</p>	<p>Further dialogue with Broxtowe Borough Council Parks & Environment required.</p> <p>Further discussions with the Canal & River Trust will be necessary at the planning application stage.</p>

STATEMENT OF COMMON GROUND: SEVERN TRENT (LILAC GROVE)

	<p>the canal edge. Any building proposals adjacent to the canal edge should be able to demonstrate that they will not place an additional loading on the canal structure or otherwise adversely affect the structural integrity of the canal.</p> <p>Appropriate soft landscaping should be considered along the canalside boundary, and external lighting should be minimised here, as light spill onto the canal can adversely affect wildlife, such as bats, which often use canal corridors as foraging routes. Development proposals should also consider the potential impacts on boaters using the canal, including moorings in the vicinity, which may include residential moorings. <i>[Canal & River Trust representations in March 2017 prior to the March 2017 stakeholder workshop]</i></p> <p>Sport England has commented that contributions to the improvement of the football area adjacent to site and East Crescent might be sought. <i>[Sport England representations prior to the March 2017 stakeholder workshop]</i>.</p> <p>The exact requirement for on-site open space provision will depend upon what new open space / play facilities will be provided at the adjacent 'Boots' site. <i>[Broxtowe Borough Council Parks and Environment advice note, May 2017]</i>.</p> <p>An area of land to the south west of the site is proposed within the</p>	
--	--	--

STATEMENT OF COMMON GROUND: SEVERN TRENT (LILAC GROVE)

	Part 2 Local Plan as 'Local Green Space'.	
Health:	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £55,100. [Nottingham West Clinical Commissioning Group figures, April 2017].</p> <p>Nottingham West Clinical Commissioning Group response to 2017 Publication Consultation in relation to the sites proposed in Beeston: We would ask for a Section 106 contribution to be available to this locality to increase the physical clinical space required to meet the needs of this increase in population over and above that already underway as part of The Oaks Medical Centre expansion.</p>	Further discussion with the Nottingham West Clinical Commissioning Group and Nottingham City Clinical Commissioning Group as part of the planning application process.
Utilities:	<p>Electricity – No abnormal requirements.</p> <p>Gas – no abnormal requirements.</p> <p>Waste water – no major constraints anticipated.</p> <p>Water supply – no abnormal requirements anticipated.</p> <p>IT – No abnormal requirements.</p>	Further discussion with Utilities providers required as part of planning application.
Waste, Recycling & Energy Management:	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required. Each dwelling will require space for 4 bins to be located at the property. [All Nottinghamshire County Council comments within pre-March 2017 stakeholder meeting representations]</p>	Liaison with Broxtowe Borough Council Waste & Recycling will be required.
VIABILITY:		

STATEMENT OF COMMON GROUND: SEVERN TRENT (LILAC GROVE)

Evidence to inform the ACS (Three Dragons, Golland and GL Hearn) concluded that on smaller sites (tested at 1ha) market selling prices will broadly 'pick up' the values from surrounding or very local settlements.																
The evidence also suggests that in the higher sub-markets (which would include this area) the site should generate robust residual values up to and beyond 30% affordable housing.																
DELIVERY ASSUMPTIONS:																
Delivery is not expected until the latter part of the plan period.																
ASSISTING DELIVERY OF THE SITE:																
Severn Trent is in discussions with the Council regarding the delivery of houses on the site.																
HOUSING TRAJECTORY:																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
															50	50

7. MATTERS AGREED

All parties have agreed that the Key Development Requirements and Aspirations set out in Policy 3.5 and the housing trajectory included in the submission version of the Part 2 Local Plan (CD/04) (and shown above) are appropriate and achievable.

8. MATTERS CURRENTLY NOT AGREED

<p>Matter 1: Bridge link to canal side towpath</p> <p>Broxtowe's Position: <i>"Provide pedestrian and cycling bridge to link to the canal side towpath".</i></p> <p>Severn Trent Position: Provision of Canal Bridge may not be required to make an application acceptable.</p>
--

9. PROPOSED MAIN MODIFICATION

As a result of this statement Broxtowe Borough Council are proposing to amend one of the Key Development Requirements in Policy 3.5 as follows:

Provide pedestrian and cycling bridge to link to the canal side towpath unless it can be demonstrated that it is not required.

