

STATEMENT OF COMMON GROUND BETWEEN:

**BROXTOWE BOROUGH COUNCIL & NOTTINGHAMSHIRE
COUNTY COUNCIL**



POLICY 6.1: WALKER STREET EASTWOOD

BROXTOWE BOROUGH COUNCIL PART 2 LOCAL PLAN EXAMINATION



DATE: 14 NOVEMBER 2018

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SIGNATORIES

BROXTOWE BOROUGH COUNCIL STEFFAN SAUNDERS HEAD OF NEIGHBOURHOODS AND PROSPERITY	
NOTTINGHAMSHIRE COUNTY COUNCIL DAVID HUGHES DIRECTOR FOR GROWTH AND INVESTMENT	

Please note that the published version will be redacted

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1. EXECUTIVE SUMMARY:

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

2. INTRODUCTION:

This Statement of Common Ground (SoCG) is between Broxtowe Borough Council (BBC) and Nottinghamshire County Council the landowners of the Walker Street Eastwood (Policy 6.1) allocation.

This SoCG relates solely to the proposed allocation of land east of Walker Street Eastwood (Policy 6.1) in the Submission Version of the Part 2 Local Plan (CD/04).

3. ALLOCATION PROPOSALS:

Walker Street Eastwood is proposed for allocation through the Policy 6.1 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 schedule of Main Modifications (BBC/02) that will be subject to consideration by the Inspector) for the following:

4. Key Development Requirements:

New Homes:

- 200 homes.

Connections and Highways:

- Provide attractive and usable walking and cycling links through the site.

Green Infrastructure and Open Space:

- Retain 'the Canyons' as open space.
- Enhance Green Infrastructure corridors through the site including enhancing the wildlife corridor to the rear of houses on Garden Road and connect to the wider area via the D H Lawrence heritage trail.
- Ensure that development does not increase the risk of flooding elsewhere.
- Provision of SuDS at the northern edge of the site.

Heritage:

- Maintain views of D H Lawrence heritage from Walker Street as part of the D H Lawrence heritage trail.

New Facilities:

- Redevelop Lynncroft Primary school on Walker Street site frontage.
- Provide a 1 acre site at the south west corner of the site for a new community hub including a health facility.

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5. Key Development Aspirations;

1. Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.
2. Provide vehicular access points from Lynncroft (via the former school access) and from Wellington Place with the potential to extend this into the remainder of the site.

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 (potentially 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 9.2 hectare predominantly brownfield site located within the Key Settlement of Eastwood. The Key Settlement of Eastwood is one of the search areas considered appropriate for new development (in accordance with the Settlement Hierarchy as set out in Policy 2: The Spatial Strategy of the ACS) with an 'up to' distribution figure of 1,250 new dwellings.
CURRENT USE:
The development area contains the former Lynncroft Primary School (which is now vacant due to a rebuild on the northern part of the site), former playing fields associated with Eastwood Comprehensive School (which was demolished and re-built elsewhere) and the former Beauvale Court retirement complex which was demolished in 2009.
OWNERSHIP:
In single ownership by Nottinghamshire County Council.
SITE ACCESS AND HIGHWAYS IMPROVEMENTS:
Grant money awarded to assist with access improvements.
PLANNING STATUS:
Part allocated for Housing development in the 2004 Local Plan. <i>13/00784/FUL application for "Construct 113 apartments, 27 bungalows, energy centre and associated access road, car parking, amenity space and landscaping" refused on highways grounds but was allowed at appeal (APP/J3015/W/15/3121591). A S106 agreement was signed and agreed. The permission was conditioned to commence within a year and subsequently lapsed on the 10th November 2016.</i>

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A later application (16/00665/CCR) which covered some of the land contained within the above application for the "Erection of a two storey replacement 210 place primary and 26 full time equivalent place nursery school, additional car parking, lighting and CCTV, sports pitch provision and landscaping. Widening of existing vehicular access from Walker Street, reuse of existing pedestrian access points, and provision of new pedestrian access to eastern boundary from Eastwood Public Footpath No. 27. New 2.4m high weldmesh fencing to enclose site in conjunction with retained existing boundary fencing to Walker Street. 3.5m high timber fencing to enclose sprinkler tank / pump house, 2.4m high to foul / surface drainage pumps and bin store. Resurfacing of existing hard court area and enclosure with 3m high weldmesh fencing". This is under construction and therefore the above scheme cannot be implemented.

The new allocation in the Part 2 Local Plan has reconfigured how the site is envisaged to be developed. The 2004 housing allocation is now protected as open space (the Canyons) and the relocation of the school means that the land previously occupied by a school to the north of the site is available for development now that the new Lawrence View Primary and Nursery School is open. A prior notification to demolish the old Lynncroft Primary School was issued by the County Council in October 2017.

REQUIRED INFRASTRUCTURE:

Infrastructure	Summary Assessment	Further Work
Contamination:	<p>Part brownfield site.</p> <p>The Environment Agency notes that this site is underlain by a Secondary Aquifer A and that it is important that the water quality within the aquifer is protected and kept pollution free. In respect of this site, which is predominantly greenfield, the Environment Agency does not have concern in respect of contamination to the aquifer. <i>[Environment Agency comments within pre-March 2017 stakeholder meeting representations]</i></p> <p>The site includes a disused mineshaft which has been 'capped' with reinforced concrete <i>[Source: 17 Dec 2014 DC Committee Report]</i>.</p>	
Emergency Services:	No requirements identified.	Liaison with Nottingham West / Nottingham North & East Clinical Commissioning Group necessary.
Flood Risk:	Lead Local Flood Authority notes: 'Surface Water Flood Flow path from South to North of site through to the properties on Garden Road'.	Liaise with Lead Local Flood Authority as part of the detailed planning application stages.

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	<p><i>[Nottinghamshire County Council comments within pre-March 2017 stakeholder meeting representations]</i></p> <p>Severn Trent response in relation to sewerage and surface water flooding: Foul and surface water flows will join pipes on Greenhills Avenue. Flooding is not predicted in low periods downstream of the development. However there are a number of recorded flooding incidents that additional flow could exacerbate.</p>	
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. <i>[Nottinghamshire County Council comments within pre-March 2017 stakeholder meeting representations]</i></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>
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>Lynncroft Primary School redevelopment on the Walker Street frontage.</p> <p>Broxtowe Borough Council supported Nottinghamshire County Council in its provision of a new replacement primary school despite the impact upon the</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>

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	<p>amount of residential development at this site. This fully addresses needs within this area.</p>	
<p>Green Infrastructure Open Space:</p>	<p>The site is located to the north of GI Corridor 2.2.</p> <p>In terms of site specifics, proposals need to be linked to the redevelopment of the Lynncroft Primary School and the requirement for sports facilities relating to the school. There exists an opportunity to create sports facilities and shared school / community use.</p> <p>'The Canyons' open space is to be retained but there is a need to include amenity open space with children's play facilities (minimum standard LEAP) within the site. 'The Canyons' is a natural area of open space rather than somewhere that can be used for informal recreational use. <i>[Broxtowe Borough Council Parks and Environment advice note, May 2017].</i></p>	<p>Further dialogue with Broxtowe Borough Council Parks & Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<p>Health:</p>	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £110,200. <i>[Nottingham West / Nottingham North & East Clinical Commissioning Group figures, April 2017].</i></p> <p>Nottingham West Clinical Commissioning Group response to 2017 Publication Consultation in relation to the sites proposed in Awsworth, Eastwood and Brinsley: Land for Medical Centre required. In order that the plan for Eastwood is effective and therefore sound, part of the Walker Street site must be allocated for a new, purpose built health facility to sit behind the existing library with direct access to the main road with its public transport links ensuring it is easily accessible to the community. A one acre site is required (GIA</p>	<p>Further discussion with the Nottingham West / Nottingham North & East Clinical Commissioning Group as part of the planning application process.</p>

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	<p>2000m2 of two or three storeys dependent upon meeting planning requirements). Direct vehicular access would be required to Walker Street if the site is also identified as the preferred site for a co-located blue light service base. Funding contributions should be sought for this development through Section 106 contributions.</p> <p>We have had extended discussions with Nottinghamshire County Council regarding a public sector hub and require a site of 1 acre to be reserved on the Walker Street site for this.</p>	
<p>Utilities:</p>	<p>Electricity – No abnormal requirements. Gas – no abnormal requirements. Waste water – Please refer to ‘Flood Risk’ section. Water supply – no abnormal requirements anticipated. IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<p>Waste, Recycling & Energy Management:</p>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so Nottinghamshire County Council would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. <i>[Nottinghamshire County Council representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[Nottinghamshire County Council comments during March 2017 stakeholder meeting]</i></p>	<p>Liaison with Broxtowe Borough Council Waste & Recycling will be required.</p>
<p>VIABILITY:</p>		

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<p>Evidence to inform the ACS (Three Dragons, Golland and GL Hearn) concluded that where very large sites are released (several hundred houses), these sites will have the potential to create their own market, which in many instances will exceed the prices being charged for new housing being on smaller sites.</p> <p>The evidence also suggests that in the lower sub-markets (which would include this area) the site may be unviable beyond 10% affordable housing.</p> <p>No viability issues raised by the applicant.</p>																
DELIVERY ASSUMPTIONS:																
The site is expected to start delivering houses on site during the 19-20 financial year.																
ASSISTING DELIVERY OF THE SITE:																
Broxtowe Borough Council and Nottinghamshire County Council have met regularly to discuss progress and to try to resolve issues that have arisen.																
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	50	50					
STEPS TO ACCELERATE DELIVERY FURTHER:																
Nottinghamshire County Council (the landowner) was successful in a £1 million Land Release Fund (LRF) bid to prepare the site for development.																
Nottinghamshire County Council has a newly appointed project manager and team to deliver housing on the site.																

7. MATTERS AGREED

All parties have agreed that the Key Development Requirements and Aspirations set out in Policy 6.1 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

There are no matters currently in dispute.

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APPENDIX 1: CHRONOLOGY

- **November 2013:** Site included as 'deliverable' in the Site Allocations Issues and Options consultation.
- **December 2013:** Full Planning Application (13/00784/FUL) submitted to "*Construct 113 apartments, 27 bungalows, energy centre and associated access road, car parking, amenity space and landscaping*".
- **February 2015:** Planning application (13/00784/FUL) refused.
- **November 2015:** Planning application (13/00784/FUL) allowed at appeal but with a condition to commence on site within a year.
- **November 2016:** Planning application (13/00784/FUL) lapsed.
- **March 2017:** Infrastructure Workshop: Nottinghamshire County Council stated that there is a feasibility study underway for combining community services wishing to return to the town centre, including joint GP service provision, in an Eastwood hub, this is nearly concluded.
- **September 2017:** Publication Version of the Part 2 Local Plan published for 6 week public consultation: this site is included as a site allocation.
- **March 2018:** Nottinghamshire County Council announced as successful in a Land Release Fund Bid for preparation work required for ground levels and the construction of retaining walls to make the area 'development ready'.
- **August 2018:** Plan Submitted to Secretary of State for Examination.