

**BROXTOWE BOROUGH COUNCIL & J MCCANN & CO
(NOTTINGHAM) LTD**



BROXTOWE BOROUGH COUNCIL PART 2 LOCAL PLAN EXAMINATION




DATE: 14 NOVEMBER 2018

STATEMENT OF COMMON GROUND: POLICY 3.4 STAPLEFORD (WEST OF COVENTRY LANE)

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SIGNATORIES

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J MCCANN & CO (NOTTINGHAM) LTD	
PLANNING AND DESIGN GROUP (P&DG)	

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.

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

- Key Development Requirement for enhanced bus provision; and
- Key Development Aspirations for highways mitigation.

2. INTRODUCTION:

This Statement of Common Ground (SoCG) is between Broxtowe Borough Council (BBC) and J McCann & Co (Nottingham) Ltd represented by Planning and Design Group the landowners of part of the Stapleford (west of Coventry Lane) (Policy 3.4) allocation.

This SoCG relates solely to the proposed allocation of the Stapleford (west of Coventry Lane) (Policy 3.4) in the Submission Version of the Part 2 Local Plan (CD/04).

3. ALLOCATION PROPOSALS:

Stapleford (west of Coventry Lane) is proposed for allocation through the Policy 3.4 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:

- 240 homes.

Connections and Highways:

- Provide safe pedestrian and cycling routes including crossing points on surrounding roads linking to the redeveloped school, the development on the eastern side of Coventry Lane in Bramcote, the Field Farm development and the Erewash Valley Trail.
- Vehicular access to the site shall only be via Coventry Lane and should be via a single junction which serves both allocations Policy 3.3 (East of Coventry Lane Bramcote) and Policy 3.4 (West of Coventry Lane Stapleford).
- Incorporate design measures to slow the speed of traffic on Coventry Lane.
- Enhance bus routes adjacent to the site.

Green Infrastructure:

- Provide enhanced Green Infrastructure corridors linking urban areas of Nottingham to the east with Bramcote and Stapleford Hills, Bramcote Park, Boundary Brook, Pit Lane Wildlife Site, Nottingham Canal and Erewash Valley Trail in the west.

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- Provide a buffer between the crematorium and Stapleford Hill to ensure tranquil setting of crematorium is not compromised and ensure the new housing will not be in shade for extended periods of time due to the proximity of Stapleford Hill.

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. OPUN DESIGN REVIEW (OPUN/07):

The Key Issues (as set out in the Executive Summary) were:

- Undertaking a detailed site analysis to demonstrate an in-depth understanding of site and context i.e. identifying and mapping character areas, key routes, connection points, movement pattern, key views to and from the site etc
- Provision of a Development Framework Plan for both sites which will set a strategic framework for the overall development concept and development principles
- Provision of a Parameters Plan to ensure a high quality scheme is delivered, through the provision of clearly stated parameters and guidance on street hierarchy, parking, building density, building height, open spaces and landscape
- Provision of a detailed Landscape Strategy Plan which identifies the different character and Identity of all of the existing outdoor spaces at an in depth and local level etc
- Utilising the landscape and water as a unifying element to connect the two sites i.e. a landscaped vehicle route incorporating SuDS / Swales connecting the two sites
- Undertaking a comprehensive and integrated approach to the management of water within the sites
- Provision of a 'Vision' for Coventry Lane including an integrated approach (highways, landscape and urban design) in addressing existing problems of connectivity, speeding and noise
- Provision of a clear street hierarchy to provide legibility and sense of place
- Provision of cycling and pedestrian routes which integrate with the existing network and connect to facilities including the schools and college

7. 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:

- 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.

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- 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 12.2 hectare mixed greenfield/brownfield site located adjoining 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:		
<ul style="list-style-type: none"> • Equestrian • Residential (farm) • Engineering Depot 		
OWNERSHIP:		
3 different ownerships; Broxtowe Borough Council, J McCanns & co (Nottingham) Ltd (part freeholder, part option holder) and the Rogers Family.		
SITE ACCESS AND HIGHWAYS IMPROVEMENTS:		
The site currently has a bell-mouth access to serve the Engineering Depot and it is expected that this will be utilised/reconfigured to provide an appropriate access for the residential development.		
PLANNING STATUS:		
No planning application submitted.		
REQUIRED INFRASTRUCTURE:		
Infrastructure	Summary Assessment	Further Work
Contamination:	The Environment Agency requires investigation into land contamination associated with the farm buildings' which are to be addressed prior development which could lead to the re-mobilisation of those contaminants into the aquifer.	Further investigation may be required.
Emergency Services:	No requirements identified.	Liaison with Nottingham West Clinical Commissioning Group & Nottingham City Clinical Commissioning Group necessary.
Flood Risk:	The Lead Local Flood Authority notes that it does not have any issues in relation to this site.	Further discussion with the Environment Agency / Lead Local Flood Authority as part of the planning application process.

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Transport:	A single junction serving both sites either side of the A6002 is preferred. Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required. There is a need to provide safe pedestrian links between the housing and Field Farm development to the west.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality:	No issues have been identified. The site is not within an Air Quality Management Area (AQMA).	Mitigation (dependent upon detail of development).
Community Facilities:	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
Education:	Combined with the development of the Bramcote site, both land and new a primary school would be required: full build cost recovery required.	Further discussion required with LA as part of the planning application process.
Green Infrastructure / Open Space:	A buffer is to be provided between the site and the crematorium / Stapleford Hill to ensure the setting of the crematorium and Stapleford Hill is not compromised. Enhancement of GI Corridors will be required. There is also a need for some on site amenity open space	Further dialogue with Broxtowe Borough Council Parks & Environment required. Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed at the planning application stage.
Health:	New GP practice may need to be provided. The estimate for contributions is £132,240.	Further discussion with the Nottingham West Clinical Commissioning Group & Nottingham City Clinical Commissioning Group as part of the planning application process.
Utilities:	No abnormal requirements anticipated.	Further discussion with Utilities providers required as part of planning application.

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Waste, Recycling & Energy Management:	Developer contributions may be required for new Recycling Centre. Each dwelling will require space for 4 bins to be located at the property.	Liaison with Broxtowe Borough Council Waste & Recycling will be required.
VIABILITY:		
<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 higher sub-markets (which would include this area) the site should generate robust residual values up to and beyond 30% affordable housing.</p> <p>No viability issues raised by the applicant.</p>		
DELIVERY ASSUMPTIONS:		
<p>A submission by Planning and Design Group on behalf of J McCann gave no specific delivery timescale for the site but did set out expectation that it would be delivered within the plan period. McCanns are a local housebuilder (Peter James Homes) who are looking to deliver houses on the site themselves. They are currently in talks with the Council regarding delivery of their land.</p> <p>Planning and Design Group, in promoting the site through the Local Plan process has provided the Council with detailed technical evidence of the site's sustainability, suitability, deliverability and lack of constraint in the form of the following reports and documents:</p> <p>Phase 1 -Transport Assessment Flood Risk Assessment Noise and Vibration Assessment Desktop Ground Investigation Phase 1 - Ecology Report Indicative Master Plan Green Belt Review Sustainable Growth Report Landscape and Visual Impact Report Sustainability and Deliverability Review Intrusive Ground Investigation Report Ecological Appraisal Green Belt Exceptional Circumstances Report</p> <p>It is agreed between the parties that the reports provide substantive evidence in support of the allocation and that no significant constraints or barriers to delivery have been identified. The evidence identifies that no demonstrable harm would arise from the allocation that cannot be adequately or suitably mitigated.</p>		

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The evidence reports can all be made available to the Inspector as required.																
A submission by GraceMachin Planning and Property on behalf of the Rogers Family stated that the site is deliverable in the short term.																
All landowners have expressed a willingness to see the site come forward for the delivery of housing as described within the plan period.																
ASSISTING DELIVERY OF THE SITE:																
The Council and Landowners have met regularly to discuss progress and to try and 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
									100	100	40					
STEPS TO ACCELERATE DELIVERY FURTHER:																
Remove site from the Green Belt.																

8. MATTERS AGREED

All parties agree that the Key Development Requirements and Aspirations set out in Policy 3.4 and the housing trajectory included in the submission version of the Part 2 Local Plan (CD/04) (and shown above) are appropriate and achievable.

The parties agree that Policy 2: Site Allocations is sound as it directly supports the provision of new homes against the identified need for 6,150 new dwellings in Broxtowe over the life of the Local Plan.

It is agreed that the defined Main Built-up Area (MBA), which includes Stapleford and adjoins Nottingham, is a sustainable location for housing growth in the spatial hierarchy of the Aligned Core Strategy. The MBA distributed target to deliver 3,800 dwellings as a part of Broxtowe's overall identified housing need is sound.

It is agreed that in light of this housing need across Broxtowe and the MBA the allocation of land to the west of Coventry Land through Policy 3.4 is considered sound as the site will effectively and positively contribute to the sustainable delivery of new homes.

9. MATTERS CURRENTLY NOT AGREED

Matter 1: Key Development Requirement for enhanced bus provision:

Broxtowe's Position (included as part of the Key Development Requirements):
"Enhance bus routes adjacent to the site".

J McCann & Co (Nottingham) Ltd position:

Consider that the wording of the Key Development Requirement should more appropriately read:
"Support bus provision adjacent to the site"

Matter 2: Key Development Aspirations for highways mitigation

Broxtowe's Position (included as the Key Development Aspiration):

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

J McCann & Co (Nottingham) Ltd position:

Consider that the aspiration should more appropriately read:

1. *Mitigate highways impact on the wider road network to ensure that impacts are not severe.*

It is acknowledged that J McCann & Co (Nottingham) Ltd do not agree to the wording of other policies (15 and 17) and the Sustainability Appraisal. For the avoidance of doubt this Statement of Common Ground relates solely to the site allocation Policy 3.4 and does not prejudice the discussion of any further matters that are not agreed.

APPENDIX 1: CHRONOLOGY

- **October 2011:** Site promoted through the Greater Nottingham Aligned Core Strategy
- **November – January 2014:** Area was included (in two parts) as 'could be suitable if Green Belt Policy Changes' in the Site Allocations: Issues and Options Consultation.
- **February – March 2015:** Site was included as a 'preferred option' in the Preferred Approach to Site Allocations: Green Belt Review consultation to be removed from the Green Belt.
- **March 2015:** Stapleford Parish Designated as a Neighbourhood Area for the purpose of preparing a Neighbourhood Plan.
- **October 2016:** Bramcote / Stapleford OPUN design Review.
- **November 2016:** Broxtowe held a site specific workshop with key stakeholders, which was informed by the findings of the Opun Design panel, to discuss how development of the site may progress. In brief, there was concern regarding additional traffic and congestion Minimising car dependency and encouraging sustainable modes of transport was considered to be a key consideration including safe crossing points. There is a local need for retirement/specialist/affordable accommodation. Wildlife corridor, open spaces and ridgelines should be retained/enhanced a buffer provided around the brook.
- **September 2017:** Publication Version of the Part 2 Local Plan published for 6 week public consultation, this site is included as a site allocation.
- **August 2018:** Part 2 Local Plan Submitted to Secretary of State for Examination.
- **September - October 2018:** Neighbourhood Plan Pre-submission Consultation site is proposed to be retained in the Green Belt.