

Derby City Council

Derby City Local Plan Part 1 – Core Strategy

Statement of Common Ground between Bellway Homes (East Midlands), Clowes Developments (Midlands Ltd) Ltd, JSC Farming Limited, Central Land Holdings Ltd and Derby City Council



Derby City Council

1.0 Introduction

- 1.1 This is an agreed Statement of Common Ground in relation to Policy AC23: Boulton Moor as a proposed urban extension within the Derby City Local Plan Part 1 - Core Strategy. The purpose of the statement is to provide the Inspector with a summary of the areas of agreement.
- 1.2 This statement of common ground has been prepared by Derby City Council and is submitted jointly with Boyer Planning on behalf of Bellway Homes (East Midlands) and Clowes Developments (Midlands Ltd) Ltd; and Barton Willmore on behalf of JSC Farming Limited and Central Land Holdings Ltd. This statement of common ground is the result of collaboration between all parties. All are committed to the implementation of the Boulton Moor allocation.
- 1.3 It addresses issues raised to Derby City Council through the Regulation 19 consultation on the preparation of the Derby City Local Plan Part 1 – Core Strategy, undertaken between 26 August 2015 and 23 October 2015.
- 1.4 The issues raised relate to the requirements of policy AC23 in relation to:
- phasing plans (criterion a),
 - sustainable transport measures (criterion h/i),
 - linkages through the wider urban extension (criterion j); and
 - flood mitigation measures (criterion m).

2.0 Areas of Common Ground

- 2.1 It is agreed that the Modifications proposed by the Council to policy AC23 (modifications CS74, and CS75 contained within the Council's Schedule of Proposed Minor Modification CD002) have addressed the concerns raised by Boyer Planning in respect of requirements for a phasing plan and appropriate sustainable transport measures.
- 2.2 It is further agreed that reference to linkages through the urban extension is a useful addition to policy AC23. However, it is considered that the additional wording proposed in modification CS76 (MM42 in the schedule of Proposed Main Modifications EX012) to criterion (h) would work better as an addition to criterion

(i) instead. The parties therefore agree that criterion (h) should remain as drafted in the submitted plan and criterion (i) should be amended as follows:

- (i) New access points to be created a) to serve the 200 home development off Fellowlands Way and b) to serve the 800 home development with ~~main an~~ **access point** off Snelsmoor Lane **and access routes linking the individual sites within the urban extension, with ~~and secondary~~ an additional limited** access off Field Lane, **delivering well-connected, high quality multi-modal routes within the wider development.**

This revised wording, is agreed by all parties, and addresses the issues raised by Barton Willmore in their representations in respect of provision of linkages through the wider urban extension.

- 2.3 In relation to proportionate flood mitigation measures, it is considered that a further amendment to the modification proposed to criterion (m) would provide further clarification as to the intent of the policy. The parties therefore agree that modification CS77 (MM43 in the schedule of Proposed Main Modifications EX012) is further amended, so that criterion (m) reads as follows:

- (m) Provision of comprehensive cross-boundary flood mitigation measures; to address **the impacts of the development on** fluvial and surface water issues relating to the Thulston Brook watercourse and ground water levels. A ~~cross-boundary~~ **boundary** flood risk assessment shall be submitted with any application.

- 2.4 Pursuant to criterion (a) of policy AC23 (as modified by proposed modification CS74), requiring the preparation of a Development Framework Document (DFD), the parties agree that the attached draft DFD represents evidence of the commitment to on-going joint working in delivering the urban extension and a significant step towards meeting the requirements of the criterion. The draft DFD is a working document which has yet to be finalised and fully endorsed by the parties, however, the parties respectfully request that the Inspector considers the attached draft DFD when considering MIQ's - Matter 2, Main Issue 2iii a-i in respect of AC23.

3.0 Areas yet to be agreed

3.1 Matters yet to be agreed are set out within the Matter 2 Statement submitted to the Examination by Boyer Planning on behalf of Bellway Homes (East Midlands) and Clowes Developments (Midlands Ltd) Ltd and will be the subject of discussion at the relevant hearing session.

4.0 Conclusion

4.1 Derby City Council and Boyer Planning on behalf of Bellway Homes (East Midlands) and Clowes Developments (Midlands Ltd) Ltd; and Barton Willmore on behalf of JSC Farming Limited and Central Land Holdings Ltd agree that the modifications proposed to policy AC23, namely CS74 and CS75 of the Schedule of Proposed Minor Modification (CD002) along with the additional changes proposed to modifications CS76 (MM42) and CS77 (MM43) as detailed in paragraphs 2.2-2.3 of this statement address those specific issues raised in respect of policy AC23, as outlined in paragraphs 1.3 and 1.4 of this statement.

Signed:

	Andrew Williams for Boyer Planning on behalf of Bellway Homes (East Midlands) and Clowes Developments (Midlands Ltd) Ltd
	Michael Knott for Barton Willmore on behalf of JSC Farming Limited and Central Land Holdings Ltd
	Steven Lee Planning Policy Team Leader On behalf of Derby City Council