LOCAL PLAN FOR BOLSOVER DISTRICT

STATEMENT OF COMMON GROUND

AS AGREED BETWEEN

BOLSOVER DISTRICT COUNCIL

AND

THE ENVIRONMENT AGENCY
1) Purpose

1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Bolsover District Council and the Environment Agency on policies SS5: Strategic Site Allocation - Clowne Garden Village and SS6: Strategic Site Allocation - Former Whitwell Colliery Site of the Local Plan for Bolsover District submitted to the Secretary of State on the 31st August 2018.

2) Background

2.1 The Council set out its policies for the Clowne Garden Village and former Whitwell Colliery Strategic Site Allocations in its Publication Local Plan for Bolsover District in May 2018.

2.2 The Environment Agency’s representations raised objections about the soundness of the wording of policies SS5 and SS6 which can be summarised as:

- policy SS5: Strategic Site Allocation - Clowne Garden Village should make reference to flood risk reduction and sustainable drainage schemes within criterion n) and include a new criterion to require the development to demonstrate adequate sewage infrastructure and capacity (representation ref. 8405);
- policy SS6: Strategic Site Allocation - Former Whitwell Colliery Site should include a new criterion to require a detailed site investigation and remediation report due to the historic use of the site and the underlying principle aquifer (representation ref. 8408).

Note: Representation references refer to the unique reference within the Council’s JDi consultation database system.

2.3 The Council has considered these representations and has discussed a number of proposed modifications to the policies referred to above with the Environment Agency to address their objections.

2.4 Based on these discussions, agreement between the Council and the Environmental Agency has been reached on the following modifications (as relevant text to be deleted shown as strikethrough and new text to be inserted shown as underlined):

- policy SS5: Strategic Site Allocation - Clowne Garden Village

  n) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, flood risk reduction, sustainable drainage systems, renewable energy and energy conservation within the site’s general layout, design and orientation.

  p) Demonstrates that adequate sewage infrastructure and capacity exists or can be provided as part of the development.
• policy SS6: Strategic Site Allocation - Former Whitwell Colliery site

n) Due to the historic use of the site and the underlying principle aquifer, a detailed site investigation and remediation report shall be provided and any necessary works undertaken.

3) Areas of Common Ground

3.1 Bolsover District Council and the Environment Agency agree that:

• the modifications proposed by Bolsover District Council stated above address the concerns of the Environment Agency raised in their representations ref. 8405 and 8408.

4) Conclusion

4.1 Based on the stated areas of common ground, the Environment Agency agrees that their representations ref. 8405 and 8408 to the Publication Local Plan for Bolsover District have been addressed and can be withdrawn subject to the modifications stated above being made to the Plan.

AGREEMENT

Signed:

Dan Swaine, CEO
On behalf of Bolsover District Council

Cllr Tom Munro, Chair of Planning Committee
On behalf of Bolsover District Council

Joe Drewry
On behalf of the Environment Agency

Dated: 3rd December 2018