

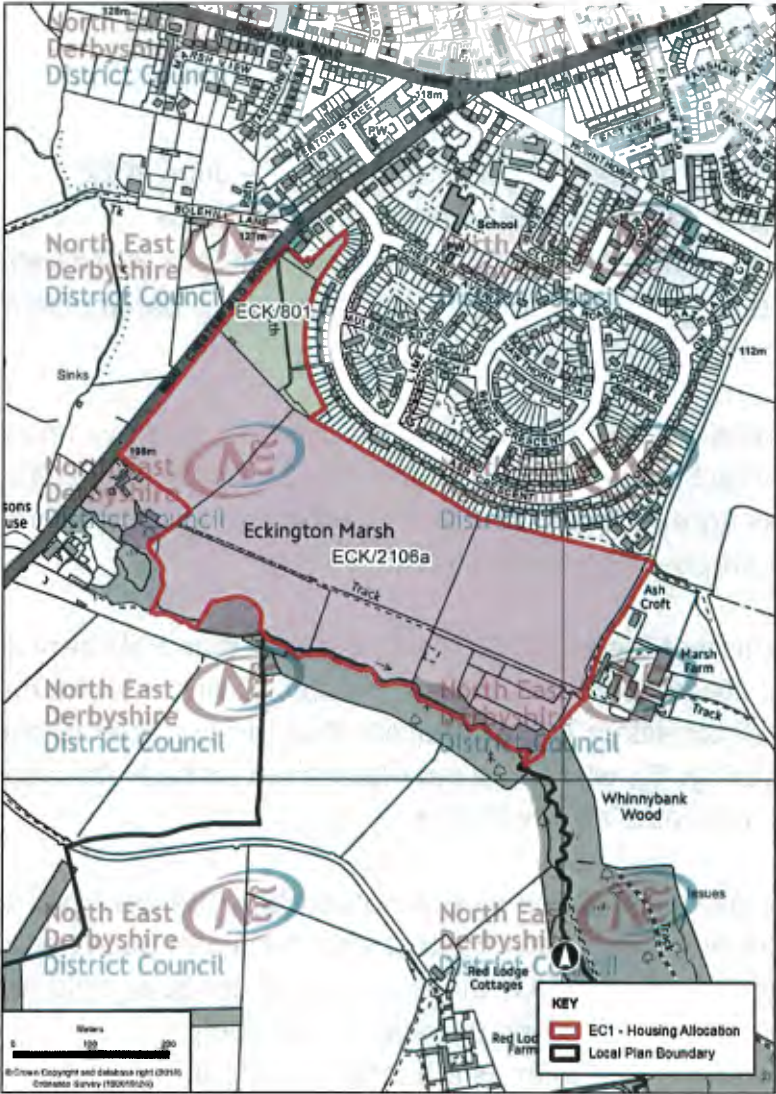
# EC1: Eckington South

## 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 North East Derbyshire District Council and Hallam Land Management Ltd (HLM) on Policy LC1, allocation EC1, of the Publication Draft North East Derbyshire Local Plan (2014-2034), as Submitted to the Secretary of State on the 24<sup>th</sup> May 2018; for the proposed residential development of approximately 400 dwellings. Contact with Eckington Management Company, the landowner of the smaller parcel, could not be established.

## 2. The Site

2.1 The site has an area of approximately 18.20 hectares. The site is currently located within the Green Belt and the Local Plan proposes to release this land from the Green Belt for residential development of approximately 400 dwellings.



### 3. Timescales for Delivery

3.1 The District Council has undertaken further work assessing the deliverability and phasing of sites. The initial housing trajectory for the site was set out in the Local Plan Publication Draft and was based on the Council's general estimations that a planning application would be submitted within the first year after adoption and that the first completions would take place three years after that. It was estimated that 15 dwellings would be completed within 2022/23 and 35 dwellings in subsequent years till the end of the Plan Period to deliver the capacity of 400 dwellings.

3.2 Hallam Land Management (HLM) promotes the larger parcel of land within this allocation. During consultation on the Publication Draft Local Plan, Freeths, acting on behalf of HLM submitted a representation with a proposed delivery trajectory based on two alternative scenarios, 80 dwellings per annum and 100 dwellings per annum, in the instance of favourable market decisions. This would provide the following timescales:

- Adoption of LP – September 2019
- Outline Planning Permission – June 2020
- REM – June 2021
- Discharge of Conditions enabling start on site – June 2022
- Site Preparation/Infrastructure works up to April 2023
- Scenario A - April 2023-Mar 2034 @ 80 per annum = 880 dwellings
- Scenario B - April 2023-Mar 2034 @ 100 dwellings per annum = 1100 dwellings

3.3 These timescales are based on a larger site area and two housebuilders on site. Further contact between Freeths and the Council in July 2018 confirmed that both parties agree that a delivery of 35-45 dwellings per annum would be realistic for the proposed allocation site.

3.4 As the adoption of the Local Plan may be later than February 2019 (as set out in the Local Development Scheme), thereby moving into the next monitoring year, the Council considers it more realistic that the first year of completion would be 2023/24 (yr 5), which is a year later than in the Publication Draft Local Plan. Freeths timescales align with this.

3.5 The smaller parcel is owned by Eckington Management Company (EMC). Although the Council had regular contact with the agent acting on behalf of the landowner up to the end of 2017, the Council has not been able to contact EMC in June and September 2018 and the agent is not employed by the landowner anymore. Despite this fact, there is a banner on-site advertising the land for development, indicating the landowner's intention to sell the land for

development. Also several technical studies have previously been carried out on behalf of the landowner, showing commitment. The Council has revised the trajectory slightly, indicating development on the EMC owned parcel towards the end of the Plan Period, to take into account the problems in establishing contact.

3.6 Appendix 1 includes the revised housing trajectory for the site.

## **4. Areas of Common Ground**

4.1 All Parties agree that:

- The allocation of EC1 – Eckington South for residential development of approximately 400 dwellings is deliverable and developable, as per paragraph 47 of the 2012 NPPF. The amount of development proposed on the allocation site (400 dwellings) is justified.
- The allocation is robust and justified. The development requirements, as set out in paragraphs 5.27, 5.28 and 5.29 of the Publication Draft Local Plan, are clear and deliverable. Due consideration will be given to the constraints and necessary infrastructure required to deliver the development, including:
  - Satisfactory highway access to the site;
  - The ecological constraints of the site;
  - The coal mining legacy on site through careful design and layout of development;
  - The countryside setting and long distance views, particularly in relation to the interface with the countryside to the south of the site;
  - On-site open space provision and off-site contributions to local recreational space, as required;
  - Contributions to the expansion of education and health provision, if required;
  - Where appropriate, compensatory improvements to the environmental quality or accessibility to the remaining Green Belt land;
  - The provision of affordable housing, at a minimum of 20%, in line with Council's Policy LC2 (80 units)
  - All developer contributions and affordable housing provision may be subject to a viability submission, dependent on scope of requirements.
- Exceptional circumstances for removing the EC1 site allocation from the Green Belt have been demonstrated to be robust and justified.
- They will work together to ensure the successful delivery of the housing development to ensure that development delivers according to the revised

trajectory. Publication Draft Local Plan, paragraph 5.27, second sentence should be amended from “within years 3 to 15” to “within years 5 to 15”.

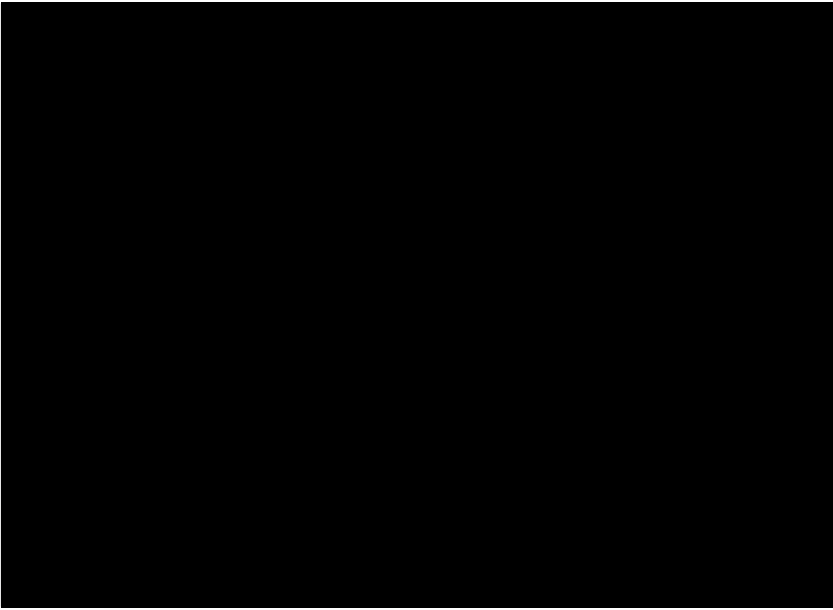
## **5 Outstanding Matters (Areas of Disagreement)**

5.1 Hallam Land Management (HLM) supports the allocation in principle, but considers that there is significant potential to increase the size of the allocation or potentially safeguard the further land to the south of Eckington (Representation ID 7975). HLM believe this would be required if the Plan is to fulfil its aspiration of assisting the regeneration of Eckington and delivering the objectives of the Eckington Town Centre Development Framework ("ETCDF"). Freeths on behalf of HLM also believe that the Safeguarded Land Policy as drafted under Policy SS10 of the Consultation Draft (February 2017) should be re-instated (Representation ID 7978). This would comprise of the land to the East of EC1, subject to this land not being allocated in its entirety for development.

5.2 The Council disagrees with allocating or safeguarding further land. The Council has explained in its Schedule of Main Issues Raised in Representations with Response (ED5) that the Green Belt Review 2017 (Local Plan Examination Library EB-GB2a-ab) found that the suggested larger site area of EC1 robustly meets Green Belt purposes. It was therefore not identified to be released from the Green Belt.

5.3 The Council also responded to HLM in the ‘Council’s Response to Specific Suggestions for Changes to the Plan – Edited Version’ (ED7), stating that the Plan clearly explains the reasoning for not identifying Safeguarded Land. In reviewing Green Belt boundaries the Council did ‘have regard’ to their permanence in the long term, but concluded that the absence of evidence of future needs from both within the District and from neighbouring authorities meant it was difficult to justify the exceptional circumstances to remove land over and above what is allocated in the Plan to meet current identified needs.

5.4 There are no further areas of disagreement between North East Derbyshire District Council and Hallam Land Management respect of Policy LC1, allocation EC1.



## Appendix 1 : EC1 Eckington South

Allocation	Yield	2017/18	Adoption Yr 2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Year 6 2024/25	Year 7 2025/26	Year 8 2026/27	Year 9 2027/28	Year 10 2028/29	Year 11 2029/30	Year 12 2030/31	Year 13 2031/32	Year 14 2032/33	Year 15 2033/34
EC1 Publication Draft	400						15	35	35	35	35	35	35	35	35	35	35	35
Revised trajectory	400							15	35	35	35	35	35	35	40	45	45	45