

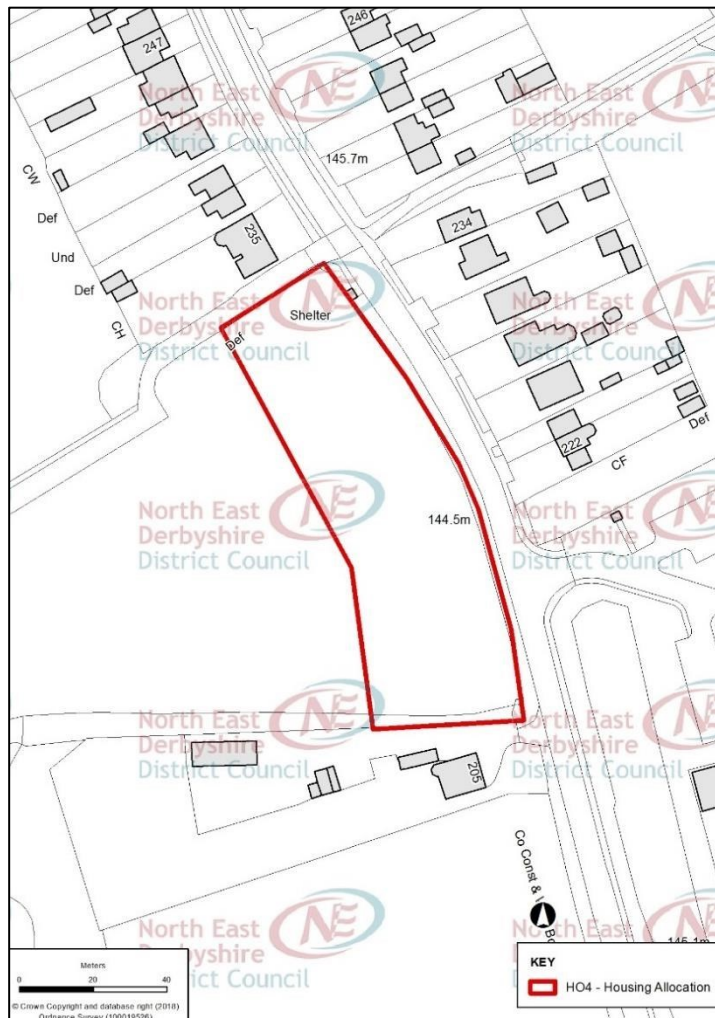
HO4: Land between 205-235 Chesterfield Road, Holmewood

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 TGN Construction (Yorkshire) Ltd on Policy LC1, allocation HO4 of the Publication Draft of North East Derbyshire Local Plan (2014-2034) as submitted to the Secretary of State on the 24th May 2018; for the proposed residential development for 15 dwellings.

2. The Site

2.1 The site is a previously undeveloped area of grassland, scrub and trees adjacent to the settlement of Holmewood on Chesterfield Road. The site was granted outline approval (NED/15/00502/OL) for 15 dwellings with an ecological enhancement area proposed to the rear of the proposed dwellings, beyond the red line boundary. This outline is due to expire on 23rd June 2020. In March 2018, Stainton Planning on behalf of the landowners submitted full application (NED/18/00303/FL) for a larger site area (1.5ha) to deliver 31 dwellings (an additional 16 to that proposed in 15/00502/OL), which also includes an ecology area of 0.5ha to mitigate the loss of ecological habitat.



3. Timescales for Delivery

3.1 The Council has undertaken work assessing the deliverability of sites. The estimated delivery timescales are based on discussions with Stainton Planning in May and August 2018. The scheme has not been subject to a reserved matters application for the 15 homes, however there is a developer on board, TGN Construction (Yorkshire) Ltd as a joint venture with the site owners.

3.2 Stainton Planning have however, submitted a representation (Reference ID 7965) at the Publication Draft Consultation requesting that the Council consider the delivery of a larger site (1.6ha) to deliver 31 homes (an additional 16 homes). A full planning application was submitted in March 2018 for this larger scheme, and is currently under consideration by the Council.

3.3 The Council anticipates the delivery of the 15 homes in year 4 (2022/23) of the local plan period, as set out in the trajectory in Appendix 1. This will allow time for a reserved matters application for the 15 homes to be submitted and conditions to be discharged.

4. Areas of Common Ground

4.1 Both parties agree that:

- The allocation HO4 Land South of 205-235 Chesterfield Road, Holmewood for residential development for 15 homes is deliverable and developable, as per paragraph 47 of the 2012 NPPF.
- The allocation is robust and justified. The development requirements, as set out in paragraphs 5.47 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:
 - the ecological constraints of the wider site;
 - the coal mining legacy on site through appropriate mitigation as identified in the Site Investigation Report
 - The provision of suitable means of access to Chesterfield Road
 - Appropriate design to respect the appearance of the area and amenity of neighbours
 - The delivery of community infrastructure via the completed Section 106 agreement
- They will work together to ensure the successful delivery of the housing development to ensure that the development is delivered according to the trajectory.

5. Outstanding Matters (Areas of Disagreement)

5.1 Stainton Planning on behalf of the landowners and developer believe it would be more efficient if the whole site (approximately 1.6ha) were to be developed in order

to deliver a development similar to the permission granted for draft housing allocation site HO3 which lies to the south. Representation ID 7965 was submitted to the Draft Publication Local Plan Consultation by Stainton Planning on behalf of the landowners and developer, which supports the allocation of HO4 and its delivery within the first five years of the Local Plan period. They believe the larger allocation site area will help deliver a high quality residential scheme, which would respond to the various constraints and opportunities presented by the site e.g. site frontage to Chesterfield Road, retention of hedgerows and appropriate ecological mitigation and enhancement, drainage issues fully addressed, soft edge to the countryside boundary and the delivery of dwellings to meet the local market such as medium to large sized family dwellings for sale. As referred to in paragraph 3.2 the larger site area is subject to a full planning application which is currently being considered by the Council.

5.2 As part of the on-going consideration of planning application 18/00303/FL discussions have been undertaken between the applicant, NEDDC and the Derbyshire Wildlife Trust. Although allocation of the wider site as described above is the preferred way forward for the owners and developer, it is acknowledged that there are ecological interests on this wider site. It has been agreed in principle that the developer will amend planning application 18/00303/FL to reflect the site area shown on the attached plan (Appendix 2). This will enable a slightly enlarged development area compared with 15/00502/OL to give more flexibility with the layout, at the same time as providing the significant ecological mitigation and enhancement area across the remainder of the landholding, to be agreed as part of the application instead of it being a condition (as it is in the extant permission). If the wider site is not allocated, the owners and developer wish the boundary of HO4 to be amended to reflect the new development boundary agreed with the Council as part of the application.

5.2 Council has set out its response to the representation in the 'Schedule of Main Issues Raised in Representations and Council's Initial Response, August 2018' (Local Plan Examination Library ED-5), explaining that a detailed site selection process has determined the housing site allocations. This first took into account sites with planning permission and focussed the majority of the remaining requirement on the main level 1 towns. The allocation HO4 therefore, only relates to the area which has planning permission, which is the smaller area for 15 dwellings.

5.3 There are no further areas of disagreement between North East Derbyshire District Council and TGN Construction (Yorkshire) Ltd in respect of Policy LC1, allocation HO4.

Agreement Signed by:- Steve Taylor

Director

TGN Construction (Yorkshire) Ltd

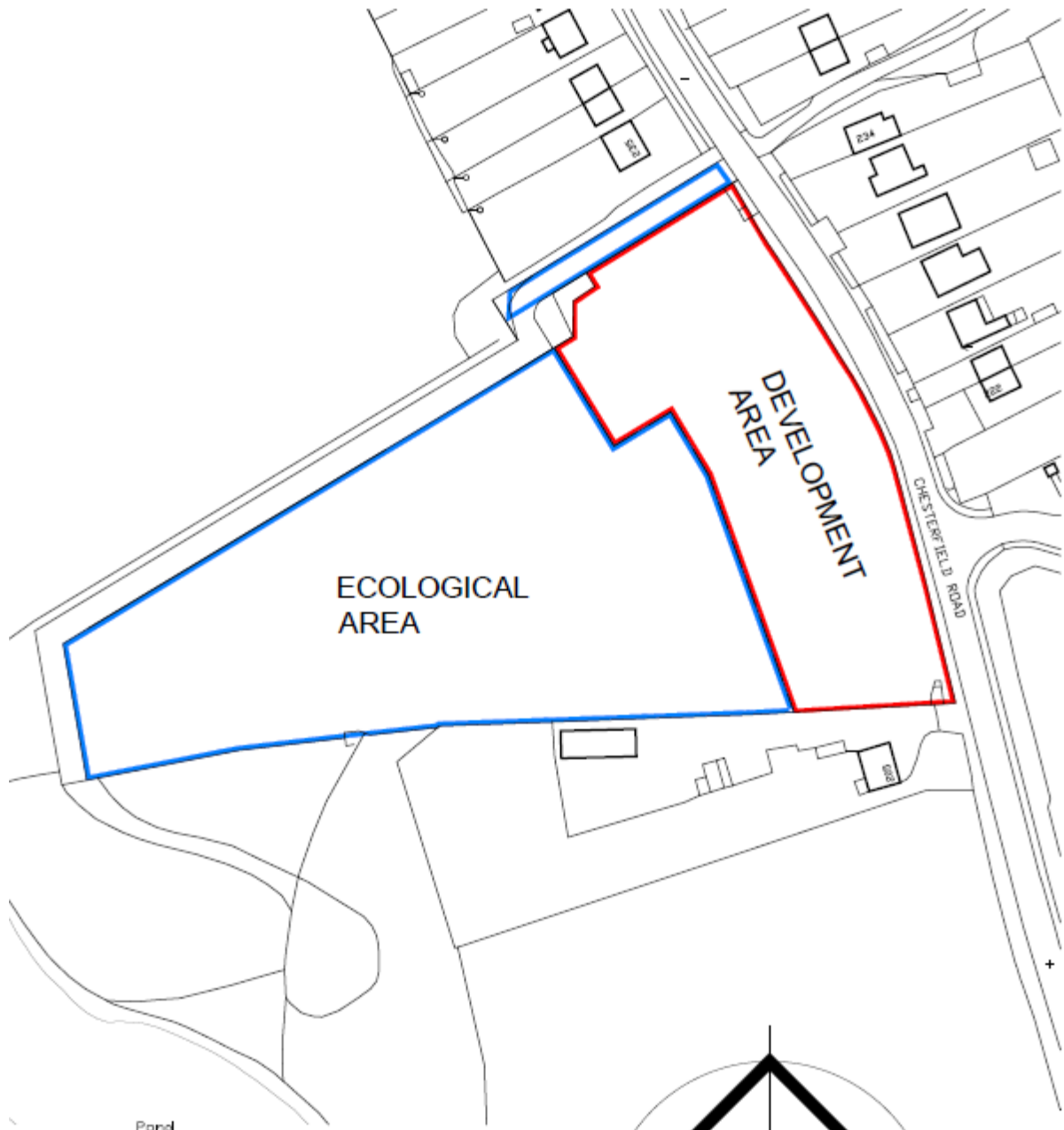
16/10/18

Signed by:- Helen Fairfax, Planning Policy Manager, NEDDC

Date: 22/10/2018

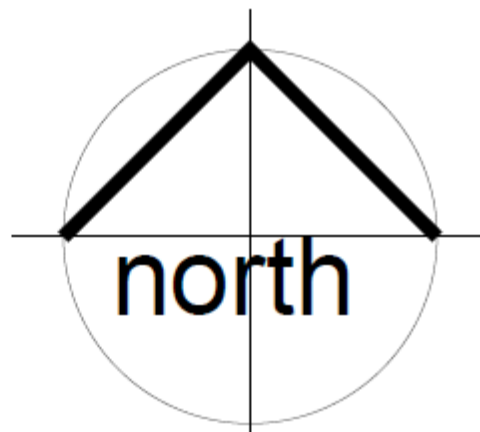
Appendix 1: H04 Land between 205 and 235 Chesterfield Road, Holmewood

Allocation	Yield	2018/19	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Undelivered
H04: Publication Draft	15	0	0	0	0	15	0	



LOCATION PLAN

Scale 1:1250



Appendix 2: Proposed Revised Site Area.