

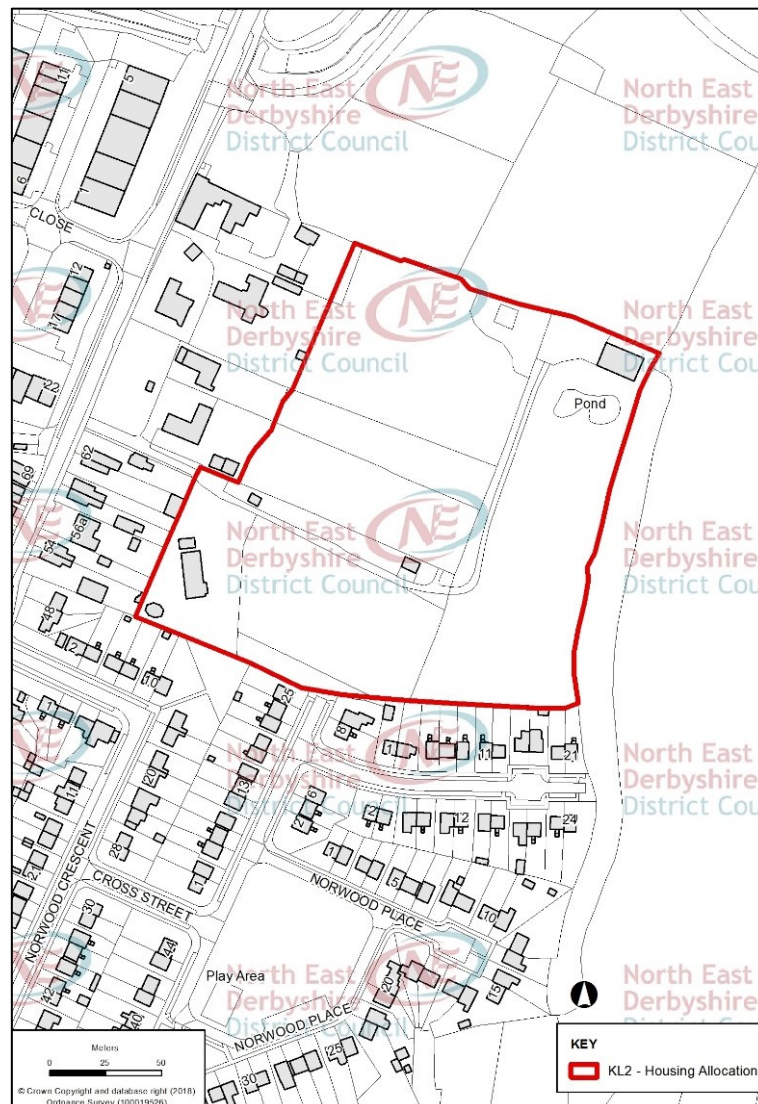
## KL2: Land off Rotherham Road, Killamarsh

### 1. Purpose

1.1 The purpose of the Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between North East Derbyshire District Council and Linda Trollope on behalf of the landowners on Policy LC1, allocation KL2 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 for up to 70 dwellings.

### 2. The Site

2.1 The site (3.06ha) is located on land off Rotherham Road, Killamarsh. The site is located within the Green Belt and the Local Plan proposes to release this land from the Green Belt for residential development of 70 dwellings.



### **3. Timescale for Delivery**

3.1 The District Council has undertaken 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 not be submitted in the second year of the plan period and that completions will begin in year 5 of the plan period, with 35 homes complete in year 5 and 35 in year 6 of the plan period.

3.2 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 later than set out in the Publication Draft Local Plan. Additionally, due to limited contact with the potential developer, the Council considers a more cautious approach to the delivery more appropriate. It is therefore expected that the first 20 dwellings be completed in year 7, 2025/26, with 25 dwelling completions in the subsequent two years.

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

4.1 Both Parties agree that:

- The allocation of site KL2 – Land off Rotherham Road, Killamarsh for residential development is developable as per paragraph 70 of the 2012 NPPF. The amount of development (70 homes) is justified.
- The allocation is robust and justified. The development requirements, as set out in paragraphs 5.35 and 5.36 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 capacity of the highway network to accommodate the residential development.
  - The coal mining legacy on site through careful design and layout of development.
  - Where appropriate, compensatory improvements to the environmental quality or accessibility to the remaining Green Belt land
  - 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;

- The provision of affordable housing, at a minimum of 20%, in line with Council's Policy LC2 (14 units)
- Exceptional circumstances for removing the KL2 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.

## **5. Outstanding Matters (areas of Disagreement)**

5.1 There are no further areas of disagreement between North East Derbyshire District Council and Linda Trollope, on behalf of the landowners in respect of Policy LC1, allocation KL2.

### **Agreement**

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

Date: 22/10/2018

**Signed by:- Linda Trollope on behalf of the landowners (Andrew Fletcher, David Levick, Paul and Sherrie Taylor)**

## Appendix 1: KL2 Land off Rotherham Road, Killamarsh

Allocation	Yield	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
<b>KL2: Publication Draft</b>	70						35	35			
<b>Council's Revised Trajectory</b>	70								20	25	25