

TU2 Land to the Rear of 10 to 52 Ashover Road, Tupton.

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 Gleeson Homes on Policy LC1, allocation TU2, of the Publication Draft North East Derbyshire Local Plan (2014-2034), as Submitted to the Secretary of State on the 24th May 2018; for the proposed residential development of 47 remaining dwellings.

1.2 The full application by Gleeson Homes for 61 dwellings (14/01073/FL, NED/15/00551/FL) was approved in March 2015, and subsequently amended and approved as a scheme of 68 homes in November 2016.

2. Timescales for Delivery

2.1 Out of the 68 dwellings, 21 of these units were delivered in 2017/18 and discussions with Matt Anderson from Gleeson Homes' Land Team indicate that the estimated delivery is 35 dwellings in 2018/19 and the remaining 12 dwellings in 2019/20.

3. Areas of Common Ground

3.1 Both Parties agree that:

- The allocation of TU2 Land at Land to the Rear of 10 to 52 Ashover Road, Tupton for residential development is deliverable and developable, as per paragraph 47 of the 2012 NPPF. The amount of development of 47 remaining dwellings is justified.
- The allocation is robust and justified. The development requirements, as set out in paragraph 5.61 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.
- They will work together to ensure the successful delivery of the housing development to ensure that development delivers according to the revised trajectory.

Agreement

Signed by:- NEDDC

Helen Fairfax, Planning Policy Manager
22/10/2018

Signed by:- Gleeson Homes

Appendix 1 TU2 Land at Rear of 10 to 52, Ashover Road, Old Tupton.

Site address/ Permission reference	Total Yield	Completed 2017/18	2018/ 2019 Yr 1	2019/ 2020 Yr 2	2020/ 2021 Yr 3	2021/ 2022 Yr 4	2022/ 2023 Yr 5	Expiry Date
TU2 Publication Draft Local Plan	68	21	30	17				
Revised trajectory	68	21	35	12				