

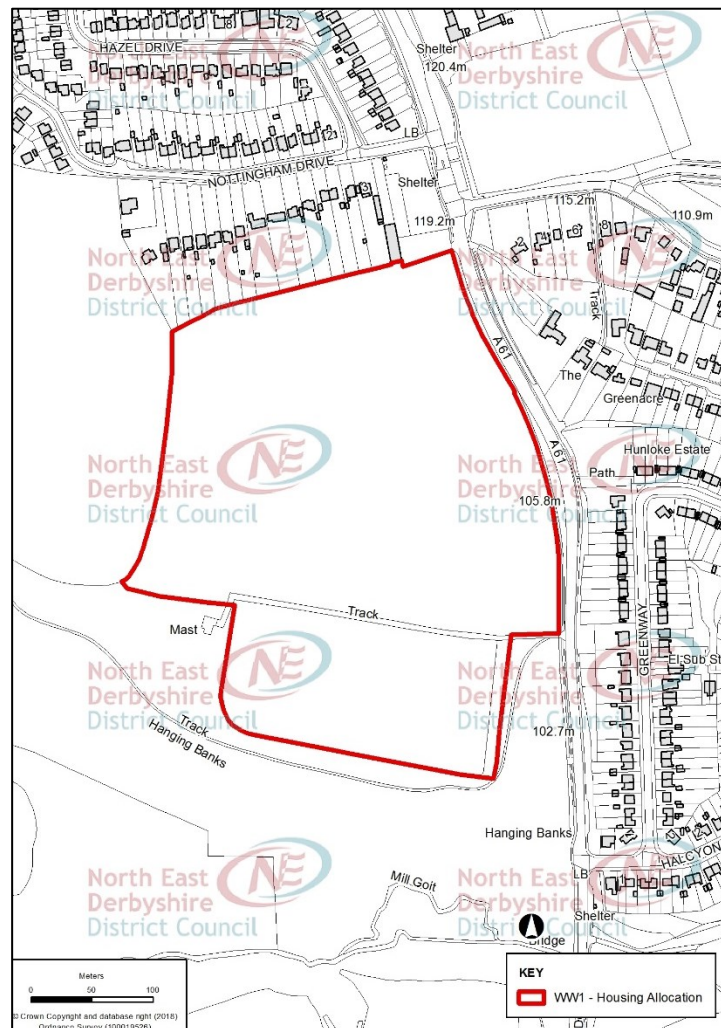
WW1. Land at Hanging Banks, Wingerworth

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 Bellway Homes on strategic site Policy LC1, allocation WW1 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 for up to 222 dwellings.

2. The Site

2.1 The site covers an area of approximately 10.7ha and is a large field accessed from Nottingham Drive in Wingerworth. Outline permission (14/00763/OL) was granted for 250 dwellings. A reserved matters application (17/01114/RM) was conditionally approved in April 2018 for 222 dwellings. The affordable element is 53 dwellings. A revised reserved matters application (revised layout, landscaping, Building for Life Assessment, drainage, arboricultural and ecology) (18/00379/RM) was approved on 13th July 2018.



3. Timescales for delivery

3.1 The Council has undertaken work assessing the deliverability and phasing of sites. Recent discussions with Bellway Homes confirm their intention to deliver 35 homes a year for the next 6-7 years with a completion around 2025/26, as set out in Appendix 1. Bellway started groundworks on site in July 2018.

3.2 As Bellway Homes are a large national volume housebuilder and considering the successful delivery and sales at nearby Brailsford Park, this is considered a realistic delivery rate. Although Bellway's Phase 1 is for 178 homes is currently delivering 30-40 units a year in close proximity to the site; they are hoping to exceed the predicted delivery of 130 homes (set out in Publication Draft Local Plan Housing trajectory) and sales of properties are still strong in the area. This was confirmed in Bellway's representation to the Publication Draft Local Plan Regulation 19 Consultation in March 2018.

3.3 The Council have taken a view that this delivery rate maybe slightly lower than estimated due to competition from other sites in the Wingerworth settlement, and predict build out rates at 30 dwellings per year.

4. Areas of Common Ground

4.1 Both parties agree that:

- The allocation WW1 Land at Hanging Banks, Wingerworth for residential development is deliverable and developable as per paragraph 47 of the 2012 NPPF. The amount of development proposed on the allocation site (222 dwellings) is justified.
- The allocation is robust and justified. The development requirements, as set out in paragraphs 5.64 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.
 - The ecological constraints of the site;
 - The coal mining legacy on site through careful design and layout of development.
 - The provision and management of recreation and amenity facilities and the adjacent woodland including on-site play area, footpaths, cycleways and woodland management.
 - The archaeology of the site.
 - Financial contribution of £1, 900 per unit towards the monitoring and mitigation of the effect of development on the A61 and local highway network, as set out in the s106 agreement, before occupation of 85% of dwelling on the development.
 - The provision of affordable housing at 24%, which equates to 53 dwellings, as per planning permission.

4.2 It is agreed that the most likely current timeframe for delivery of the 222 dwellings is over the next 10 years and within the plan period, as set out in Appendix 1.

5 Outstanding Matters (Areas of Disagreement)

5.1 There are no further areas of disagreement between North East Derbyshire District Council and Bellway Homes Ltd in respect of Policies LC1, allocation WW1.

Agreement

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

Date: 22/10/2018

Signed by:- Sally Smith, Regional Manager (For and On behalf of Bellway Homes(East Midlands))

APPENDIX 1 – WW1 Land at Hanging Banks, Wingerworth

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 2033/34	Beyond 2034	Undelivered
WW1 Publication Draft	250		35	35	35	35	35	35	5											
Revised trajectory	250			20	30	30	30	30	30	30	22									28