DR1: Land off Shakespeare Crescent & Chesterfield Road, Dronfield

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 W Redmile & Sons Ltd on Policy LC1, allocation DR1, of the Publication Draft North East Derbyshire Local Plan (2014-2034), as Submitted to the Secretary of State on the 24th May 2018.

2. The Site
2.1 The site has an area of approximately 9.87 hectares and is located between Shakespeare Crescent and Chesterfield Road, Dronfield. 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 235 dwellings.
3. Timescales 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 be submitted within the first year after adoption and that the first completions would take place three years after that. It was estimated that the first 25 dwellings would be completed within year 4, 2022/23, and 35 dwellings in subsequent years up to 2028/29 to deliver the capacity of 235 dwellings. DLP on behalf of W Redmile & Sons Ltd confirmed in their consultation submission that they expect to deliver the houses in the early years following Local Plan adoption. The Council acknowledges W Redmile & Sons Ltd’s commitment to the site and the representations made to release the land from the Green Belt at the earliest opportunity.

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 2023/24 (yr 5), which is a year later than in the Publication Draft Local Plan. Appendix 1 shows the revised trajectory with an alternative provided by W Redmile & Sons Ltd.

4. Areas of Common Ground

4.1 Both Parties agree that:

- The allocation of DR1 – Land off Shakespeare Crescent and Chesterfield Road, Dronfield for residential development is deliverable and developable, as per paragraph 47 of the 2012 NPPF. The amount of development proposed on the allocation site (235 dwellings) is justified.

- The following amendments will be made to the Publication Draft Local Plan text in relation to DR1:
  
  o The allocation site title be amended from ‘Sheffield Road’ to ‘Chesterfield Road’;
  o Paragraph 5.18, last sentence be amended from “would need to be retained” to “should be retained where justified”.

- The allocation is robust and justified. The development requirements, as set out in paragraphs 5.18 (as amended) and 5.19 (except for the last sentence which is an outstanding matter) of the Publication Draft Local Plan...
Plan, are clear and deliverable. Due consideration will be given to the constraints and necessary infrastructure required to deliver the development, including:

- Landscaping and green infrastructure, which integrates the site into its countryside setting and protects trees along the north-western and western boundary of the site (unless demonstrated otherwise);
- 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;
- Satisfactory highway access to the site;
- Contributions towards highway improvements to key road junctions to support growth in Dronfield including the B6057 Chesterfield Road/B6158 Green Lane/Callywhite Lane, and the A61 Bowshaw Roundabout, or other transport projects in Dronfield, as necessary;
- The need to provide affordable housing (as per Policy LC2 when adopted).

- Exceptional circumstances for removing the DR1 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 trajectory.

5. Outstanding Matters (Areas of Disagreement)

5.1 DLP, on behalf of W Redmile and Sons Ltd (Redmile Homes) objects to the limitations made to the site area and exclusion of the land to the south east along the highway frontage (land adjacent to Unstone Farm and Hill Cottage) (representation ID: 8075). The landowner and developer (Redmile Homes) has requested throughout representations that the boundary is extended to allow a larger site area (11.74ha) to accommodate circa 300 homes; and that the Council amends DR1 and paragraph 5.18 and 5.19 of the Draft Plan. The Council disagrees because the extended area robustly meets Green Belt purposes.

5.2 W Redmile & Sons Ltd also objects to the last sentence of paragraph 5.19 in relation to off-setting the effect of removing the land from the Green Belt, and wishes for it to be deleted (same representation ID as above: 8075).
8075). The Council disagrees and considers the requirement to be appropriate in mitigating the loss of Green Belt land, which is also in line with the current approach to Green Belt Review and release, as set out in the revised NPPF.

Agreement

Signed by:- NEDDC

Helen Fairfax, Planning Policy Manager,
22/10/2018

Signed by:- W Redmile and Sons Ltd
Appendix 1: DR1 Land off Shakespeare Crescent and Chesterfield Road, Dronfield

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<thead>
<tr>
<th>Allocation</th>
<th>Yield</th>
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<tbody>
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<td></td>
<td>Year 1</td>
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<td>DR1: Publication Draft</td>
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<tr>
<td>Revised trajectory</td>
<td>235</td>
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<tr>
<td>Redmile Homes Alternative Trajectory</td>
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