

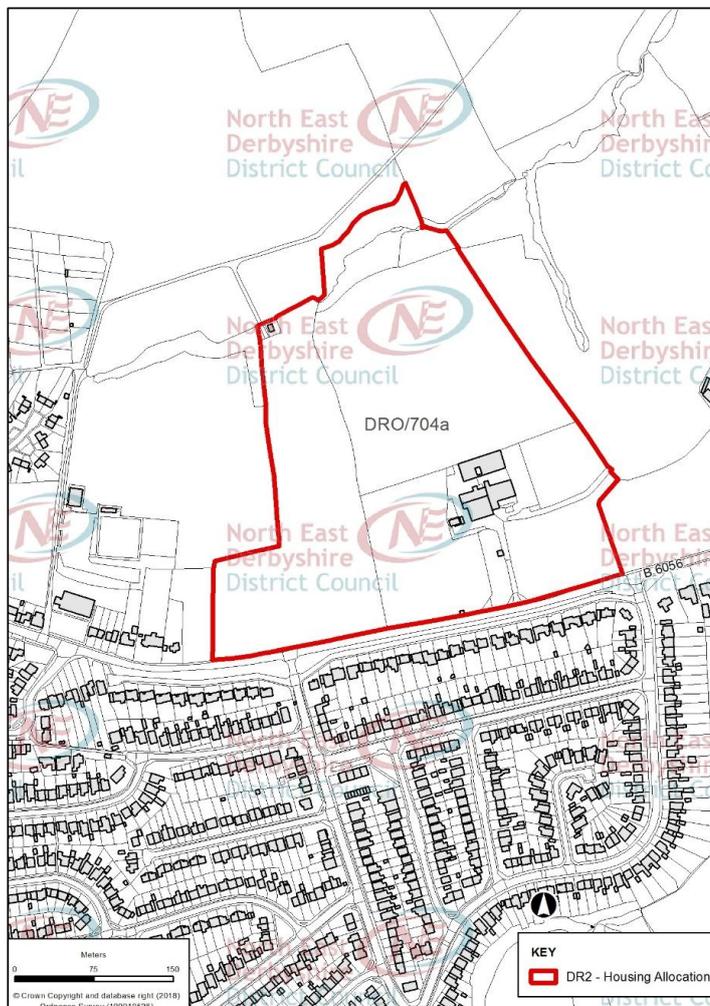
DR2: Land north of Eckington Road, Coal Aston, Dronfield

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 Richborough Estates Ltd on Policy LC1, allocation DR2, 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 200 dwellings.

2. The Site

2.1 The site has an area of approximately 10.35 hectares and is located on the north side of Eckington Road within Coal Aston, 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 200 homes.



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 2027/28 to deliver the capacity of 200 dwellings.

3.2 Discussions with the land promoter Richborough Estates and planning agent DLP Planning Ltd during consultation on the Publication Draft Local Plan confirmed that the land promoter is set to submit a planning application shortly after the adoption of the Local Plan. Richborough Estates' Indicative Development Framework shows to be capable of delivering a capacity of 200 dwellings on the site with a robust landscape framework as integral to the design:

3.3 Richborough Estates confirmed their anticipated timescales in their representations to the Publication Draft Local Plan. Richborough wishes to submit a planning application by Spring 2019, and commence on site towards the end of 2020, with the first 35 dwellings to be completed in year 3 after Plan adoption, 2021/22. A subsequent completion rate of 35 dwellings per year would see the final dwellings built by the end of 2026/27.

3.4 Although the Council acknowledges that Richborough Estates are sufficiently progressed with site preparations to be able to submit a planning application shortly after Plan adoption, the Council believes that the lead-in times in this trajectory are too optimistic. The Council assumes the first completions to take place at least three years after the granting of planning permission. 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. However, the Council acknowledge Richborough's track record of securing early consents and releasing sites to the market at the earliest opportunity.

3.5 Appendix 1 shows the different trajectories.

4. Areas of Common Ground

4.1 Both Parties agree that:

- The allocation of DR2 – Land north of Eckington Road, Coal Aston, Dronfield for residential development is deliverable and developable, as per paragraph 47 of the NPPF. The amount of development of 200 dwellings is justified.
- The allocation is robust and justified. The development requirements, as set out in paragraphs 5.20, 5.21, 5.22, 5.23 of the Publication Draft Local Plan, are clear and deliverable (except for the exact wording in paragraph 5.20 which is an outstanding matter). Due consideration will be given to the constraints and necessary infrastructure required to deliver the development, including:
 - Mitigation of landscape impacts through careful design which allows permeability and intermittent views through the development.
 - Impacts from the development on the nearby SSSI and Moss Valley Conservation Area.
 - Where appropriate, compensatory improvements to the environmental quality or accessibility to the remaining Green Belt land
 - Coal mining legacy, which will be carefully considered in the design and layout.
 - Requirement to provide or contribute towards improvements to key road junctions, in line with Policy ID1 to support growth at Dronfield including the B6057 Chesterfield / B6158 Green Lane/Callywhite Lane, and A61 Bowshaw Roundabout, where justified.
 - 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 30%, in line with Council's Policy LC2 (60 units)
- Exceptional circumstances for removing the DR2 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 will be delivered.

5. Outstanding Matters (Areas of Disagreement)

5.1 In relation to Policy LC1, allocation DR2, Richborough Estates object to the proposed wording of the supporting text paragraph 5.20, suggesting the following changes:

*“This site is located to the north of Coal Aston, Dronfield, is approximately 10.35 hectares in size and is expected to deliver approximately 200 dwellings within the first ten years after adoption of the Local Plan. The site is located ~~in close proximity to~~ **0.2km away from** the Moss Valley Woods SSSI and is within the Moss Valley Conservation Area. Any impacts from the development proposal on these assets should be considered. The site ~~is visually open and offers long distance views~~ **offers limited long distance views across the countryside to the north**. The potential loss of these views should be mitigated by the sensitive design and layout of the development, which emphasises permeability and facilitates intermittent views through the new development.”*

5.2 The Council does not agree with these changes and consider it unnecessary to change the wording from ‘*in close proximity*’ to ‘*0.2km away from*’ as the meaning of the sentence is the same. The wording of paragraph 5.20 of the Publication Draft Local Plan, as Submitted to the Secretary of State, is therefore an outstanding area of disagreement.

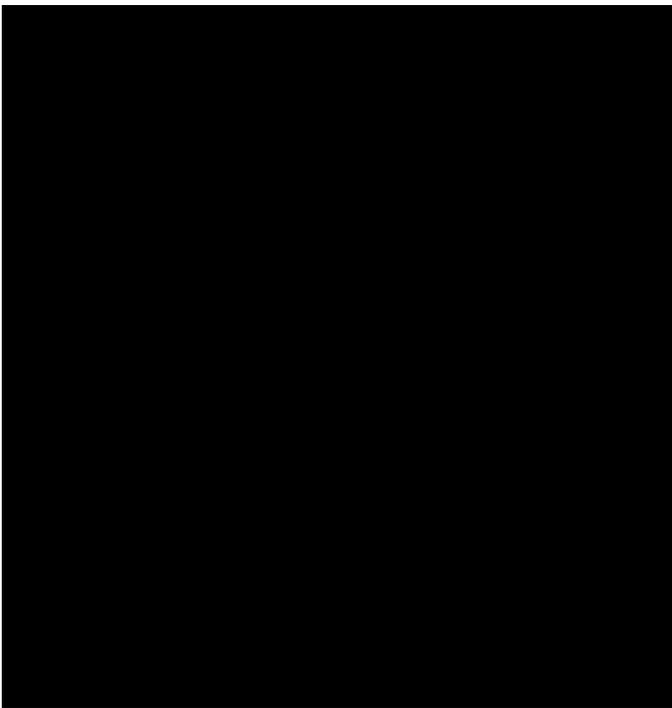
5.3 In relation to the second suggestion regarding long distance views, the Council commissioned a landscape assessment, carried out by Lepus Consulting, which considered that development at this site would impact on long distance views across countryside to the north, principally from residential properties along Eckington Road. The site is visually open and offers long distance views across the countryside to the north, which is agricultural in nature and includes hedgerows, woodland, undulating fields and, excepting farm buildings, a lack of built form. It is found however that this impact can be mitigated by sensitive design, as is required in paragraph 5.20, 5th sentence.

5.4 The Council notes that the Richborough Estates has undertaken some landscape work which has found that the change of topography may provide some localised screening from some locations. However, the Council does not find that this means that long distance views are limited and therefore the wording should remain as set out in Para 5.20, 4th sentence.

5.5 Richborough Estates also object to the Housing Trajectory for this site in Appendix B of the Publication Draft Local Plan, and request amendments to alter the proposed delivery of housing on the allocated site to reflect a more realistic timeframe, as set out in Appendix 1 to this Statement. The Council has

responded in the 'Council's Response to Specific Suggestions for Changes to the Plan – Edited Version' (ED7), appreciating that Richborough Estates is progressing the site, but not considering it realistic that the first year completions take place before 2022/23, due to longer lead-in times. 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).

5.6 There are no further areas of disagreement between North East Derbyshire District Council and Richborough Estates, in respect of Policy LC1, allocation DR2.



Appendix 1: DR2 Land north of Eckington Road, Coal Aston, Dronfield

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	Year 10 2028/29
DR2: Publication Draft	200					25	35	35	35	35	35	
Richborough Estates proposed trajectory	200				35	35	35	35	35	25		
Council's Revised Trajectory	200						25	35	35	35	35	35