

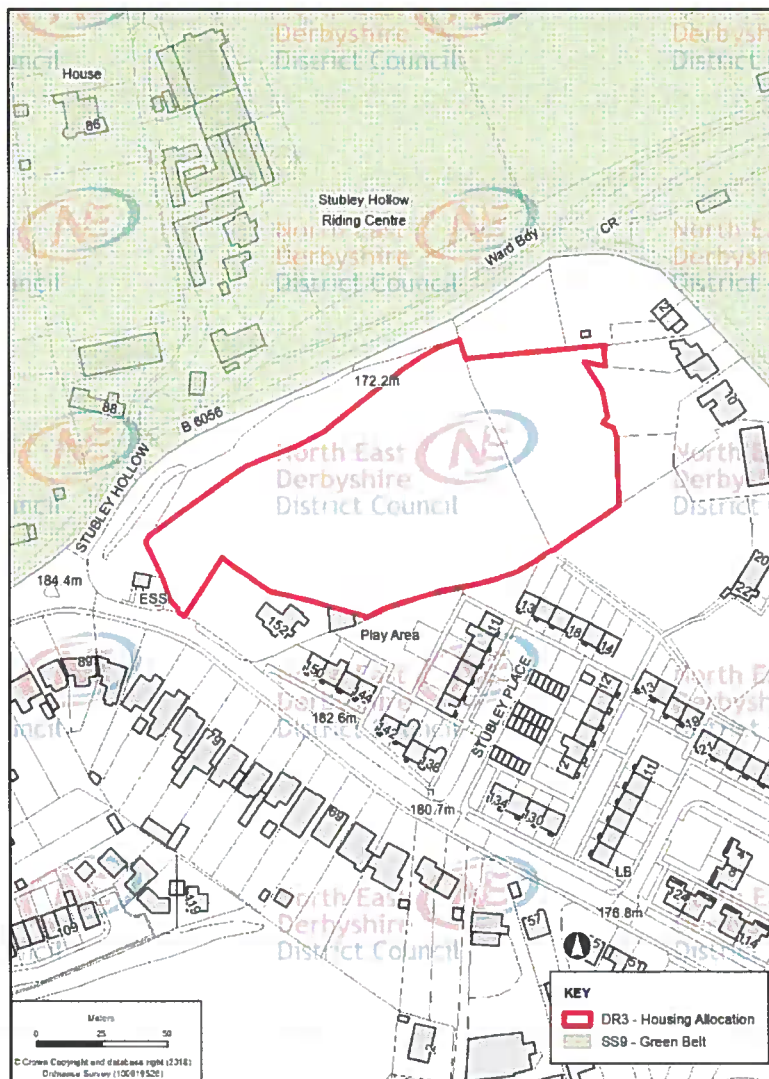
DR3: Land at Stubley Lane, Stubley Hollow, Dronfield

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 Shaw Developments (Sheffield) Ltd on Policy LC1, allocation DR3, 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 approximately 40 dwellings.

2. The Site

2.1 The 1.18ha site is an area of grassland located to the north west of Dronfield, surrounded by residential properties to the west, south and east and Stubley Lane (B6056) to the north. 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 approximately 40 dwellings.



3. Timescales for Delivery

3.1 The District Council has undertaken work assessing the deliverability and phasing of sites. The housing trajectory for the site was set out in the Local Plan Publication Draft and was based on the Council's estimation that the site would be brought forward at the fifth and sixth year of the plan period.

3.2 The site is owned by Mr Simon Whittam and Mr Keith Grayson, who are Directors of **Shaw Developments (Sheffield) Ltd**, a local development company. The landowner's agent, Nick Baseley of IBA Planning confirmed in an email in October 2018 that Shaw Developments intend to develop the site out at the earliest opportunity.

3.3 Although the Council have taken a more cautious approach to the delivery of the site and anticipate that construction will start in year 5 of the plan period, the proposed build out rate of 5 to 10 dwellings per year, as indicated by the landowner/developer is accepted. The Council's approach to lead in times is based on the 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. Adoption of the Local Plan is now most likely in 2019/20 monitoring year.

3.4 Appendix 1 shows the revised trajectory.

4. Areas of Common Ground

4.1 Both Parties agree that:

- The allocation of DR3 – Land north of Stubley Lane, Stubley Hollow, Dronfield for residential development is deliverable and developable, as per paragraph 47 of the 2012 NPPF. The amount of development proposed (approximately 40 dwellings) is justified.
- The allocation is robust and justified. The development requirements, as set out in paragraphs 5.24, 5.25 and 5.26 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:
 - A satisfactory highway access.
 - Any contributions required 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

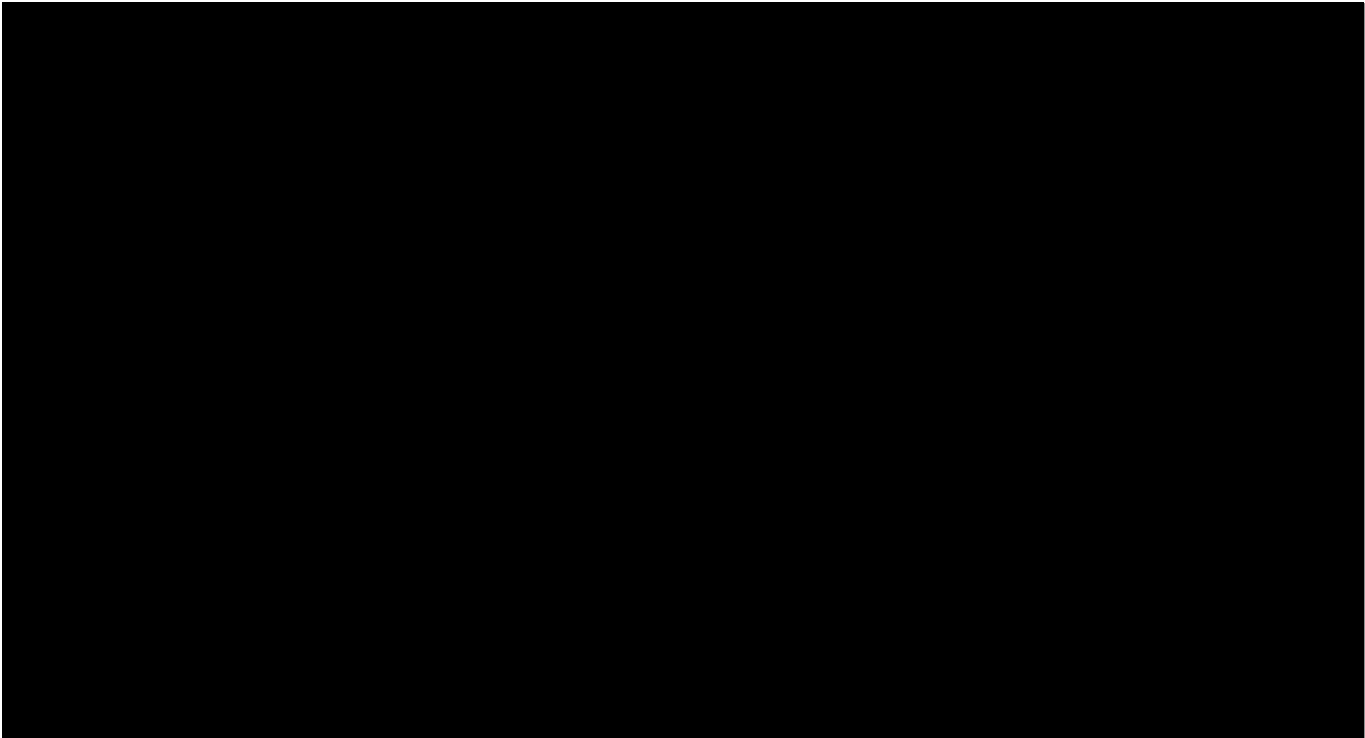
Bowshaw Roundabout, or other transport projects in Dronfield as necessary.

- The ecological constraints of the site.
 - Where appropriate, compensatory improvements to the environmental quality or accessibility to the remaining Green Belt land.
 - 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 (12 units).
- Exceptional circumstances for removing the DR3 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. Publication Draft Local Plan, paragraph 5.24, first sentence should be amended from “within the first *five* years” to “within the first *ten* years”.

5 Outstanding Matters (Areas of Disagreement)

5.1 The agent of Shaw Developments disagree with the Council's housing trajectory and in an email dated 15th October 2018 state that the site can be built out from 2020/21 and completed in 2024/25 in the housing trajectory set out in Appendix 1. The agent confirmed that it would be their intention to prepare a full planning application immediately following formal allocation of the site as a housing site. Their expectation is that they would be in a position to commence on site *within 12 months* from notification for formal adoption – e.g. during the year 20/21.

5.2 There are no further areas of disagreement between North East Derbyshire District Council and Shaw Developments Ltd in respect of Policy LC1, allocation DR3.



Appendix 1: DR3 Land at Stubley Lane, Stubley Hollow, Dronfield

Allocation	Yield	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
DR3 Publication Draft	40					20	20			
Shaw Developments' proposed trajectory	40		5	10	10	10	5			
DR3 Revised Trajectory	40					5	10	10	10	5