

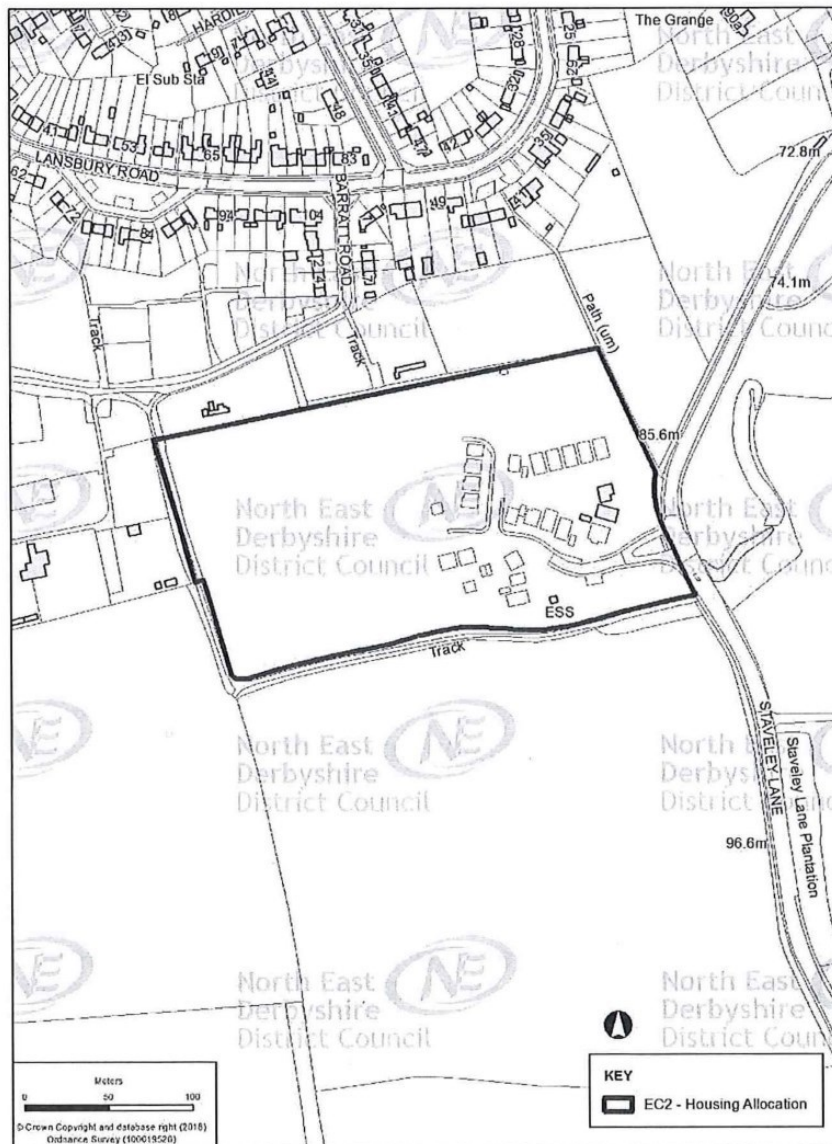
EC2. Land at Staveley Lane, Eckington.

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 Strata Homes on Policy LC1, allocation EC2, 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 90 dwellings.

2. The Site

2.1 The site is located south of Eckington and is approximately 4.66ha in size. Reserved Matters permission (17/00064/RM) for the erection of 90 dwellings and associated works was granted in January 2017.



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 as 30 homes delivered a year from 2018. In May 2018, the Council spoke to Martin Monaghan, architect for Strata Homes who are delivering the site. He estimated that Strata would complete the first house in the autumn of 2018 and deliver the development at a rate of one house per week or approximately 30 a year. A start on site was made in summer 2018 and the first house is now completed.

3.2 The Council agree with this trajectory anticipating that these will be delivered at a rate of 30 dwellings a year over three years, as set out in Appendix B of the Publication Draft of the Local Plan.

4. Areas of Common Ground

4.1 Both Parties agree that:

- The allocation of EC2 – Land at Staveley Lane, Eckington for residential development is deliverable and developable, as per paragraph 47 of the 2012 NPPF. The amount of development proposed (90 units) is justified.
- The allocation is robust and justified. The development requirements, as set out in paragraph 5.30 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:
 - Contributions towards the maintenance of bridleways and footpath, as set out in s106 agreement.
 - Open space contribution, as set out in s106 agreement.
 - Public art, as agreed.
- 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 There are no further areas of disagreement between North East Derbyshire District Council and Strata Homes in respect of Policy LC1, allocation EC2.

Agreement

Signed by:- NEDDC

Helen Fairfax, Planning Policy Manager

Date: 22/10/2018

Signed by:-

Date: 17.10.18

Appendix 1: EC2: Land at Staveley Lane, Eckington.

Allocation	Yield	2018/19	Year 1 2019/202 0	Year 2 2020/2 1	Year 3 2021/22	Year 4 2022/2 3	Year 5 2023/24
EC2 Publication Draft	90	30	30	30	0	0	0