EC3. Bradley Lomas Electrolok Ltd, Church Street, 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 Bradley Lomas Electrolok Ltd on Policy LC1, allocation EC3, 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 22 dwellings.

2. The Site
2.1 The site has a total area of 1.1 hectares and is located on the north side of Church Street within Eckington.
2.2 The site has outline permission for demolition of the existing buildings and the erection of 28 dwellings with access via Church Street (13/00176/OL). BLE Ltd submitted a reserved matters application for the erection of 22 dwellings (18/00358/RM) in April 2018, which is currently (October 2018) pending consideration. Residential development on the site will result in the removal of the existing Bradley Lomas Electrolok (BLE) factory building, car sales, garage and builders' storage yard.

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 estimated in July 2017 by Lowe and Fletcher Group (of which BLE Ltd form a part), the intention was to build 28 homes on the site. The recent reserved matters has adjusted the overall dwellings on site to 22 dwellings, as some of the existing offices are to be retained and therefore the net site size to be reduced.

3.2 The Council discussed delivery of the scheme in May 2018 with JVN Architecture, who are acting as agents for the landowners for the project. The current owners and business intend to relocate from the factory premises next year. They intend to sell the land to a housebuilder once approvals are in place and anticipate the delivery of all 22 homes in 2020/21 (year 2). The agent stated that the owners were also considering selling the site off in plots for self-build housing. The housing trajectory, in appendix 1, constitutes a revision to the housing trajectory as set out in the Publication Draft of the Local Plan.

4. **Areas of Common Ground**

4.1 Both Parties agree that:

- The allocation of EC3 - Bradley Lomas Electrolok Ltd, Church Street, Eckington for residential development is deliverable and developable, as per paragraph 47 of the 2012 NPPF.

- The Publication Draft Local Plan in relation to EC3 should amend the amount of development from 28 dwellings to 22 dwellings, having regard to the ecological constraint on site.

- 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:
  - £8,000 for Eckington Sports Centre and on-site public art
  - The design and layout will carefully consider the setting of the Eckington Conservation Area.

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Mitigation measures to address the ecological constraints should be considered.

- 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 BLE Ltd in respect of Policy LC1, allocation EC3.

Agreement

Signed by: - NEDDC Helen Fairfax, Planning Policy Manager

Date: 22/10/2018

Signed by: - JVN Architecture on behalf of Bradley Lomas Electrolok Ltd

Date: 4th October 2018
## Appendix 1: EC3 Bradley Lomas Electrolok Ltd, Church Street, Eckington.

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<tr>
<th>Allocation</th>
<th>Yield</th>
<th>2018/19</th>
<th>Year 1 2019/2020</th>
<th>Year 2 2020/21</th>
<th>Year 3 2021/22</th>
<th>Year 4 2022/23</th>
<th>Year 5 2023/24</th>
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<td>10</td>
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