HO3. Land to the South of 205 Chesterfield Road

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 Jon Pilkington on Policy LC1, allocation HO3 of the Publication Draft of North East Derbyshire Local Plan (2014-2034) as submitted on the 24th May 2018; for the proposed residential development for up to 40 dwellings.

2. Site Description and Background
2.1 The site is an open field to the west of Chesterfield Road on the opposite side to Holmewood Business Park and comprises 1.7 hectares of agricultural land.

2.2 The site was granted outline approval (NED/14/00312/OL) for residential development of up to 50 dwellings 1st October 2014 with a s106 agreement. Reserved matters were submitted in August 2017 (17/00906/RM) and a decision is currently pending. The latest housing layout is for a reduced 40 dwellings with landscaping and access off Chesterfield Road.
3. Delivery Timescales
3.1 The Council has undertaken work assessing the deliverability and phasing of sites. The estimated delivery timescales are based on a telephone discussion with the architect, Jon Pilkington in May 2018, who submitted the reserved matters application in August 2017 for the developer for the site, Broom Close Developments. Broom Close Developments intend to deliver the site themselves and are a relatively new small developer from Bahrain, Shirdland, Alfriston.

3.2 The housing numbers were reduced from 50 to 40, through accommodating appropriate landscaping, public art and the pumping station into the design and layout of the housing site. The trajectory therefore shows that 10 homes are undelivered. The developer intended to be on site after the summer 2018, subject to reserved matters approval, and completing the development by 2020/21.

3.3 However, since the Reserved Matters hasn’t been determined yet, the Council have amended the start date to year 3 of the plan period (2020/21), allowing more time for the determination of the Reserved Matters application and discharging of conditions.

4. Areas of Common Ground
4.1 Both parties agree that:

- The allocation of HO3 Land South of 205 Chesterfield Road, Holmewood for residential development is deliverable and developable, as per paragraph 47 of the 2012 NPPF. The amount of development proposed on the allocation site (40 dwellings) is justified.

- The allocation is robust and justified. The development requirements, as set out in paragraphs 5.46 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:
  - Suitable highway access.
  - The ecological constraints of the site.
  - The coal mining legacy on site through careful design and layout of development.
  - A suitable drainage strategy, which considers the environment and avoids increasing risk of surface flooding.
  - Sensitive design and layout, which considers constraints of the site.
  - On-site open space provision and off-site contributions to local recreational space, as required.

- They will work together to ensure the successful delivery of the housing development to ensure that development delivers according to the revised trajectory.
5. Outstanding Matters (Areas of Disagreement)

5.1 There are no further areas of disagreement between North East Derbyshire District Council and Jon Pilkington in respect of Policy LC1, allocation HO3.

Agreement

Appendix 1: Land South of 205 Chesterfield Road, Holmewood

<table>
<thead>
<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>
<th>Undelivered</th>
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<td>HO3: Publication Draft</td>
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<td></td>
<td>25</td>
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<tr>
<td>Revised trajectory</td>
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<td></td>
<td>20</td>
<td>20</td>
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<td>10</td>
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