

HO2 Allotments at Hunloke Road, Holmewood

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 Gleeson Homes on Policy LC1, allocation HO2, 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 65 remaining dwellings.

1.2 Approval of reserved matters (appearance, landscaping, layout and scale) of planning permission 14/00373/OL for 160 dwellings (max 2 storeys), garages, play area, roadways and allotments, was granted in 2014. This approval included the provision of allotments on part of the site. An application to vary condition 4 allotment provision (15/00659/FL) was however approved in 2015, as it was found that there was no longer a need or demand for such allotment provision.

1.4 Subsequently, a new application (17/00425/FL) for the erection of 52 houses with garages and/or parking spaces together with associated roads and sewers was approved. This permission was only for an additional 28 units and the other 24 units being repositioned as part of the wider scheme of 160 dwellings. For monitoring purposes, the Council has reduced the wider scheme numbers from 160 to 136 to avoid double counting. This brings the total to 188 dwellings on site.

2. Timescales for Delivery

2.1 The District Council has undertaken work assessing the deliverability and phasing of sites. 123 dwellings have been completed on site in the last three years¹, and 65 dwellings remaining to be completed. Discussions took place with Gleeson Homes' Land Team, in May 2018, indicating that, based on current sales which are good, they hope to deliver both permissions by end of 2019/20.

3. Areas of Common Ground

3.1 Both Parties agree that:

- The allocation of HO2 Land at Hunloke Road, Holmewood for residential development is deliverable and developable, as per paragraph 47 of the 2012 NPPF. The amount of development of 65 remaining dwellings is justified.

¹ At 31/03/2018

- The allocation is robust and justified. The development requirements, as set out in paragraph 5.45 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.
- They will work together to ensure the successful delivery of the housing development to ensure that development delivers according to the trajectory.

Agreement

Signed by:- NEDDC

Signed by:- Gleeson Homes Ltd

Appendix 1

Site Address/ Permission Reference	Total Yield	Compl eted 2015/ 2016	Compl eted 2016/ 2017	Compl eted 2017/ 2018	2018/ 2019 Yr 1	2019/ 2020 Yr 2	2020/ 2021 Yr 3	Expiry Date
HO2 Allotments, Masefield Avenue, Holmewood (NED/14/00888/RM And NED/17/00425/FL)	136 52	22	55	46	13 31	 21		Started on site