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Tues 16th Oct 18.

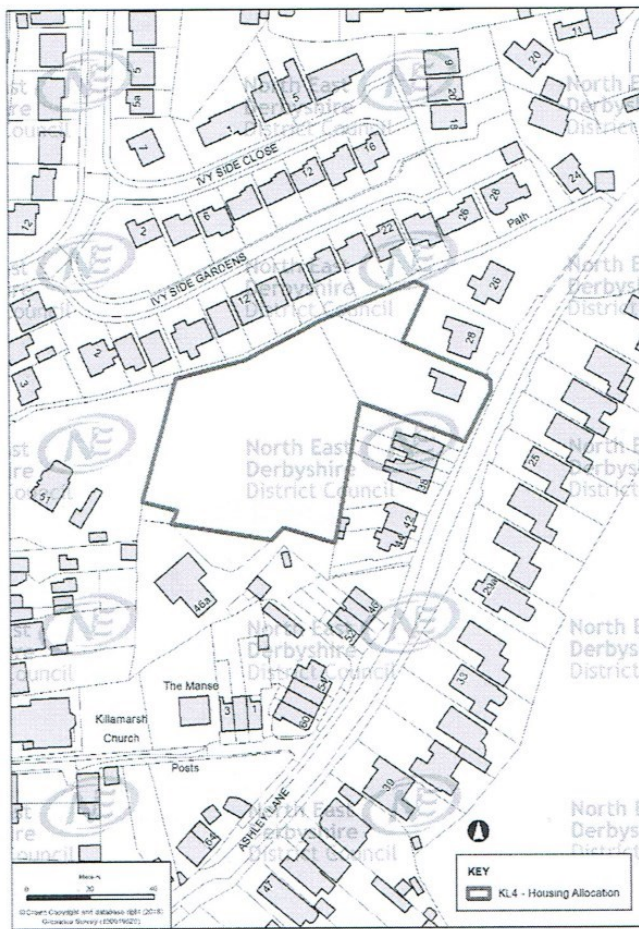
KL4. Land off 30 Ashley Lane, Killamarsh

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 Kevin Hatfield on Policy LC1, allocation KL4 of the Publication Draft North East Derbyshire Local Plan (2014-2034) as submitted on 24th May 2018; for the proposed residential development of 14 dwellings.

2. The Site

2.1 The 0.47 ha site is located on the western side of Ashley Lane and is an area of grassland, two mature trees and overgrown shrubs. There is a full application pending for 30 Ashley Lane (NED/16/00695/FL) for the erection of 14 dwellings and associated parking and access, following the demolition of the existing property.



3. Timescales for Delivery

3.1 The Council has undertaken work assessing the deliverability and phasing of sites. As there has been no recent contact with the agent or landowner regarding the site and the progression of the planning application has been slow, the Council has made the assumption that this would not be delivered until year 14 and 15.

4. Areas of Common Ground

4.1 Both Parties agree that:

The allocation of KL4 – Land off 30 Ashley Lane, Killamarsh for residential development is

deliverable and developable, as per paragraph 47 of the 2012 NPPF. The amount of development proposed on the allocation site (14 dwellings) is justified. The title for the allocation should be amended from “28 Ashley Lane” to “30 Ashley Lane”.

- The allocation is robust and justified. The development requirements, as set out in paragraph 5.38 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:
 - Design and layout that takes account of residential amenity.
 - Ecological constraints.
 - Coal mining legacy, which will be carefully considered in the design and layout.

- Appropriate drainage strategy.
 - A sum of £14k is to be paid to Council to enhance the off-site recreation facilities at Birch Close, Killamarsh as agreed with NEDDC Parks Officers.
- They will work together to ensure the successful delivery of the housing development to ensure that development delivers according to the revised trajectory.

6. Outstanding Matters (Areas of Disagreement)

6.1 There are no areas of disagreement between North East Derbyshire District Council and Kevin Hatfield in respect of Local Plan Policy LC1, allocation KL4 itself.

Agreement

Signed by:- NEDDC

Helen Fairfax, Planning Policy Manager,
22/10/2018

Signed by:-

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KL4. Land off 30 Ashley Lane, Killamarsh
Statement of Common Ground

Appendix 1: KL4. Land off 30 Ashley Lane, Killamarsh

Allocation	Yield	Adoption yr	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/7	2027/8	2028/9	2029/30	2030/31	2031/32	2032/3
KL4																
Publication	14		4	10												
Draft																

Revised trajectory 14