

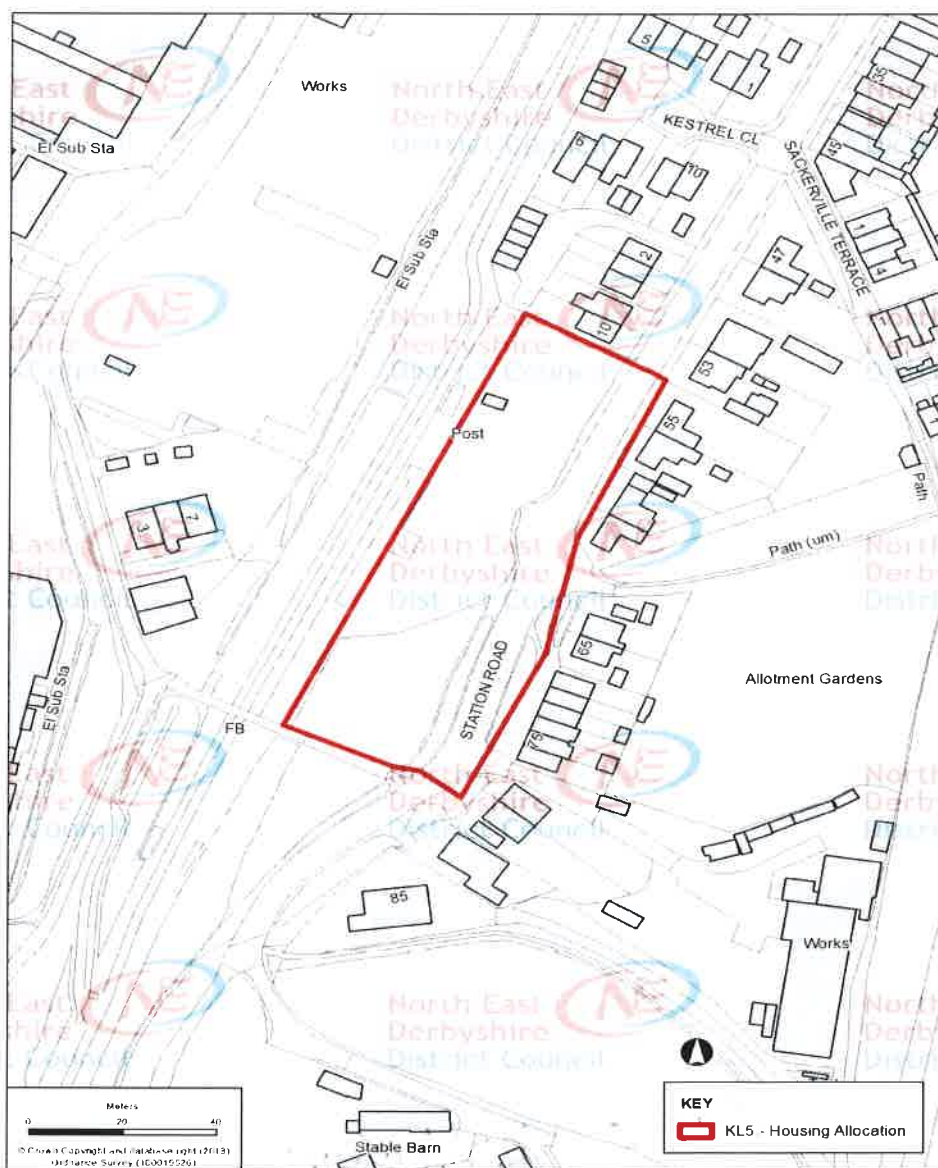
KL5. The Old Station, Station Road, Killamarsh

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 Ackroyd and Abbott Ltd on Policy LC1, allocation KL5, 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 14 dwellings.

2. The Site

2.1 The site has a total area of 0.43 hectares and is located on the western side of Killamarsh Station Road. Full planning consent was given for the erection of 14 dwellings (NED/07/00865/FL) in 2008 which would have expired in 2011 but was considered that development commenced with the demolition of the station building.



3. Timescales for Delivery

3.1 The District Council has undertaken work assessing the deliverability and phasing of sites. Site owner Ackroyd and Abbott Ltd provided the Council with an update in May 2018 stating that a start on site is likely in 2019 to deliver 7 homes in the first year (2019/20) and 7 in the second year. The site owner confirmed in October 2018 that they are in the final stages of negotiations for a Joint Venture with an active local housebuilder to deliver the scheme.

3.2 However, the Council have taken a more cautious approach and has moved the projected delivery one year on to 2020/21.

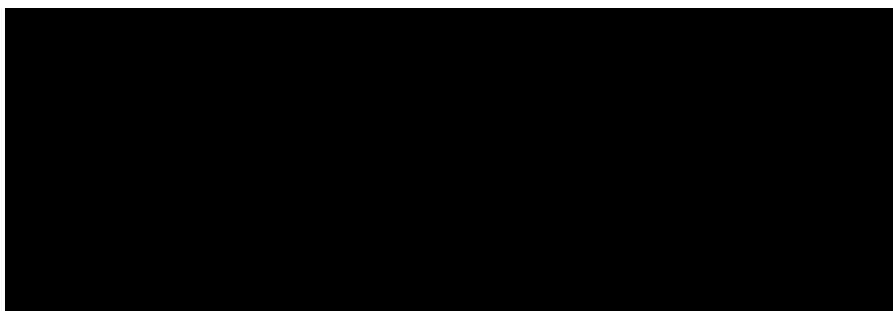
4. Areas of Common Ground

4.1 Both Parties agree that:

- The allocation of KL5 – The Old Station, Station Road, 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 allocation is robust and justified. The development requirements, as set out in paragraphs 5.39 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:
 - A sum of £5, 600 towards off site play area in the locality of the site which was paid to the Council by the site owner on 31st March 2017.
 - Amenity of local residents.
 - Ground conditions.
- They will work together to ensure the successful delivery of the housing development to ensure that the development is delivered 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 Ackroyd and Abbott Ltd in respect of Policy LC1, allocation KL5.



Signed by:-

Appendix 1: KL5 The Old Station, Station Road, Killamarsh

Allocation	Yield	2018/19	Year 1 2019/2020	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Undelivered
KL5: Publication Draft	14		4	10				
Revised trajectory	14			7	7			