PL1: Land South of Hallgate Lane, Pilsley

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 Alpha Plant Hire Ltd (the first owner) and John Alifree and Julie Collins (second owner) on Policy LC1, allocation PL1 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 85 dwellings.

2. The Site
2.1 The site is a large arable field on the edge of the settlement of Pilsley. An outline application (NED/15/00153/OL) (with all matters reserved) was approved in April 2017 for residential development for 85 homes in Hallgate Lane, Pilsley, and the s106 agreement has been signed. The expiry date for the permission is 26th April 2020.
3. Timing of Delivery
3.1 The Council has undertaken work assessing the deliverability and phasing of sites. John Church Planning are acting as agent for the landowners: Alpha Plant Hire Ltd, John Allfree and Julie Collins.

3.2 In July 2018, John Church confirmed that the owners of the site are in advance negotiations with a house builder over the disposal of the site and the reserved matters application will be submitted by them. Three or four housebuilders were interested in the site, which has now been narrowed down to a firm interest by one housebuilder.

3.3 John Church also confirmed that there is currently a user on the land and a hay crop in place, but this would the final crop and there are no covenants on the land.

3.4 The agent anticipates a potential start on-site in 2020 with 15 units delivered in 2020/21, 35 units delivered in 2021/22 and 2022/23. The housing trajectory, as shown in Publication Draft should therefore be amended as set out in Appendix 1.

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

- the allocation Land North of Hallgate Lane, Pilsley for residential development is deliverable and developable as per paragraph 47 of the 2012 NPPF. The amount of (85 dwellings) development is justified.

- The allocation is robust and justified. The development requirements, as set out in paragraph 5.53 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:
  - Satisfactory highway access.
  - Ecological constraints and any mitigation required.
  - Landscaping and green infrastructure, which integrates the site into its village setting and allows permeability and protects trees, where required.
  - Consideration of high quality design to mitigate the impact of development on the character of the area and ‘gateway’ to the settlement.
  - Consideration of any features of archaeological interest discovered within the site, prior to commencement of the development.
  - Provision of affordable homes (40% or 34 homes).
  - £86k towards off-site children’s play equipment will be contributed as part of the development as set out in the s106 agreement.
  - Over £233k will be contributed towards 15 additional school places, via an adaptation of Tibshelf Community School.

- They will work together to ensure the successful delivery of the housing development to ensure that development delivers according to the revised trajectory.

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5. Outstanding Matters (Areas of Disagreement)

5.1 There are no further areas of disagreement between North East Derbyshire District Council and Alpha Plant Hire Limited (1) and John Allfree and Julie Collins (2) in respect of Policy LC1, allocation PL1.

Agreement

Signed by:- NEDDC

Signed by:- Alpha Plant Hire Ltd (the first owner)

Signed by:- John Allfree and Julie Collins (second owner)

Appendix 1: PL1 Land North of Hallgate Lane, Pilsley

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<th>Allocation</th>
<th>Yield</th>
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<th>Year 1 2019/20</th>
<th>Year 2 2020/21</th>
<th>Year 3 2021/22</th>
<th>Year 4 2022/23</th>
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