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 Wheeldon Brothers Limited on Policy LC1, allocation SH1 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 92 dwellings.

2. The Site
2.1 The 4.5 ha sits in the centre of the village of Shirland, adjacent to the A61 and to the north of and behind a row of properties on Hallfieldgate Lane. A reserved matter application (NED/16/01137/RM) was approved in August 2017 for residential development land for 92 homes on land at land between Main Road and Burnside Avenue and rear of properties on the north side of Hallfieldgate Lane, Shirland. This relates to outline permission 12/00273/OL which was accompanied by a s106 agreement, signed in November 2013. A start on site has been made.
3. Timing of Delivery
3.1 The Council has undertaken work assessing the deliverability and phasing of sites. The developer has commenced work on site. It is intended that the first 10 properties are complete by the end of March 2019, and 30 dwellings per year after that and 22 in 2020/21. The developer indicates a strong market demand for new homes in the area. This is a minor change from the Publication Draft; the Council have revised the housing trajectory as shown in Appendix 1.

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

- The allocation Land at Hallfieldgate Lane, Shirland for residential development is deliverable and developable as per paragraph 47 of the NPPF. The amount of development proposed (92 dwellings) is justified.

- The allocation is robust and justified. The development requirements, as set out in paragraphs 5.54 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 £30k towards improvement of accessibility levels for public transport and facilities at bus stops within the vicinity of the site together with improvements to pedestrian infrastructure in respect of tactile paving for footways and crossings as set out in the s106 agreement.
  - Enhancing the play area adjacent to Shirland Village Hall or indoor facilities within the Village Hall at a sum of £95k and maintenance of the proposed site play for ten years (£24K) as set out in the s106 agreement.
  - The provision of affordable housing of 21.7% affordable housing (20 houses).

- 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 Wheeldon Brothers Limited in respect of Policy LC1, allocation SH1.

Statement of Common Ground
SH1: Land at Hallfieldgate, Shirland
Appendix 1: SH1 Land at Hallfieldgate, Shirland

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<th>Allocation</th>
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<th>Year 2 2020/21</th>
<th>Year 3 2021/22</th>
<th>Year 4 2022/23</th>
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