TU1 Land at Ankerbold Road, Tupton

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, Northwood Group Ltd and Mr Booker, on behalf of the landowners on Policy LC1, allocation TU1 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 212 dwellings.

2. The Site

2.1 The 10.2ha site includes one parcel comprising of fields (Part A) and a smaller parcel of land in the curtilage of Grade II listed Ankerbold House located south east of the village of Tupton (Part B).
Part A – Land to the north and west of Poplars, Ankerbold Road
2.2 Northwood Group submitted an application for full planning permission in January 2018 (NED/18/00056/FL) for residential development for 197 homes of which 20% (or 39 homes) are proposed to be affordable homes. The application is pending at the signing of this SoCG. The application site includes an additional parcel of grassland (0.8ha) east of the railway line which is not included in this allocation. There is no development proposed here.

Part B- Land South of Ankerbold House.
2.5 An outline application (15/00667/OL) was approved on 7th July 2017 for 15 homes (of which 40% are proposed to be affordable homes) in the extended curtilage of Grade II Ankerbold House with a s106 agreement.

3. Timing of Delivery

Part A: Land to the north and west of Poplars, Ankerbold Road
3.1 The Council has undertaken work assessing the deliverability and phasing of sites. The site is being delivered by the Northwood Group Limited. The Council spoke to Grant Galloway, a representative of Northwood Group, in June 2018, who stated that the intention is to deliver the 197 homes in a number of phases. The aim is obtain full planning and then discharge all conditions by mid 2019. The Council’s estimated housing trajectory considers that full planning is yet to be granted. Northwood Group agree with the Council’s trajectory, as set out below in Appendix 1, which delivers the homes over 6 years, with the first 22 homes in 2023/24, 35 in 2024/25, 35 in 2025/26, 2026/27 and 2027/28, with completion in 2028/29.

Part B: Land south of Ankerbold Road
3.2 The smaller site is currently being marketed by Mr Booker, on behalf of the landowners, who expect reserved matters to be submitted once the site is disposed of. The Council spoke to Mr Booker in September 2018 who highlighted that there is interest in the site by a housebuilder and that the sale is underway.
3.3 The Council take the view that the first homes are likely to be delivered in 2021/22 and 2022/23.

4. Areas of Common Ground

4.1 All parties agree that:

- The allocation TU1 Land at Ankerbold Road, Tupton for residential development is deliverable and developable as per paragraph 47 of the 2012 NPPF.

- The Publication Draft Local Plan in relation to TU1 should amend the amount of development from 215 dwellings to 212 dwellings, having regard to the more detailed design and layout considerations.

Statement of Common Ground
TU1 Land at Ankerbold Road

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The allocation is robust and justified. The development requirements, as set out in paragraphs 5.59 and 5.60 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 and safety. Demonstration that the nearby highway network has sufficient capacity for this scale of development, or that improvement work can be carried out. Financial contributions to highway improvements, if required;
- Any ecological constraints;
- Any protected trees are retained within the layout, unless demonstrated otherwise;
- Coal mining legacy is given careful consideration in design and layout;
- Affordable homes contributions as required by the existing planning permission and negotiated as part of the pending application;
- On-site open space provision and off-site contributions to local recreational space, As required by the existing planning permission and negotiated as part of the pending application;
- Contributions to the expansion of education and health provision, as required by the existing planning permission and negotiated as part of the pending application;

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

5. Outstanding Matters (Areas of Disagreement)

5.1 There are no further areas of disagreement between North East Derbyshire District Council, Northwood Group Limited and Mr Booker in respect of Policy LC1, allocation TU1.

Agreement

Signed by:- NEDDC
Helen Fairfax, Planning Policy Manager,
22/10/2018

Signed by:- Northwood Group

Signed by:- Mr Booker
Appendix 1: TU1 Land at Ankerbold Road, Tupton.

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