Five Year Housing Land Supply Statement 2019

1. The 2019 National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites, sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

2. This statement sets out North East Derbyshire’s five year housing land supply position at April 2019.

Housing Requirement

3. Paragraph 73 of the NPPF is clear that where a Local Plan has not been updated or reviewed within the last five years, the five year housing land supply is determined against the Local Housing Need Figure. For North East Derbyshire, this is the situation at the 1st April 2019. Local housing need should be calculated using the standard method set out in national planning guidance. This involves three steps:
   1) Setting the Baseline: At 1st April 2019, the baseline is set using the 2014-based household growth projections to calculate the average annual household growth over a 10 year period. The projected household growth between 2019 and 2029 is 215 dwellings per annum.
   2) An adjustment to take account of affordability: The annual household growth arising from the Step 1 is adjusted based on the affordability in the area. The most recent median workplace-based affordability ratio should be used, as published by the Office for National Statistics (ONS). For North East Derbyshire, the latest median house price (for 2018) to earnings ratio is 6.40. The Planning Practice Guidance sets out that for each 1% increase in the ratio above 4, the average household growth should be increased by a quarter of a percent (0.25%), using the formula “Affordability factor = ((local housing need – 4) / 4) x 0.25”. This generates a 15% uplift to take account of affordability. Applying this to the household growth results in a need for 248 dwellings per annum.
   3) Capping the level of increase: a cap may be applied, depending on the current status of the relevant strategic policies for housing. Where relevant strategic policies for housing have not been adopted (or reviewed) within the last five years, the cap is calculated at 40% above whichever is the higher of either the projected growth at step 1 or the average annual housing requirement in the most recently adopted Plan. For North East Derbyshire, this results in a figure of 301 dwellings per year (40% uplift to 215 dw/yr in adopted 2005 Local Plan). As this 301 dwellings cap exceeds the Step 2 housing need figure. The local housing need figure is therefore that arising from Step 2.

4. North East Derbyshire’s 2019 Five Year Housing Land Supply position will therefore be determined against the Local Housing Need Figure of **248 dwellings per year**.
Buffer and shortfall

5. The NPPF requires the supply of specific deliverable sites to include a buffer (moved forward from later in the plan period) of an additional 5% to ensure choice and competition in the market for land. A 10% buffer is applied only when a Local Planning Authority wishes to fix its supply for a year through an annual position statement or recently adopted plan. Lastly, a 20% buffer is applied where delivery over the previous three years has fallen below 85% of the requirement, as measured in the Housing Delivery Test.

6. To determine the appropriate buffer, the Council’s past performance in terms of housing delivery against its housing requirement is assessed by using the Housing Delivery Test (HDT) results. These results of the 2018 HDT were published by the Government in February 2019, see Table 1 below. These show that there is no significant under delivery over the previous three years and the Council should apply a 5% buffer to its housing requirement, rather than 20%.

Table 1: Annual Net Completions measured under Housing Delivery Test 2018

<table>
<thead>
<tr>
<th></th>
<th>Completions</th>
<th>HDT housing need figure</th>
<th>Under/Oversupply</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015/16</td>
<td>466</td>
<td>257</td>
<td>+209</td>
</tr>
<tr>
<td>2016/17</td>
<td>282</td>
<td>253</td>
<td>+29</td>
</tr>
<tr>
<td>2017/18</td>
<td>396</td>
<td>225</td>
<td>+171</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1144</td>
<td>735</td>
<td>+409</td>
</tr>
</tbody>
</table>

7. The Planning Practice Guidance indicates that the affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately. Therefore, no shortfall should currently be included in the five year housing land supply calculation.

Deliverable Housing supply

8. The NPPF states that sites included within the five year housing land supply must be considered deliverable. Deliverable is defined as

“sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.”

9. In accordance with the Planning Practice Guidance on housing supply and delivery (Paragraph 007 Reference ID: 68-007-20190722), such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

10. The Council currently bases its projected future housing land supply on sites with planning permission. These projections include both major (10 dwellings and above) and minor sites (below 10 dwellings), which are either currently under construction, or not started yet.

11. The assessment of deliverability was carried out differently for major and minor sites, due to the scale of the task involved. For **major sites with planning permission** at 31\textsuperscript{st} March 2019, the Council has contacted all landowners and/or developers to determine whether these sites are still available and achievable, as well as the delivery timetables. Appendix 1 shows the anticipated trajectory for the first five years. Appendix 2 includes a description of the anticipated delivery of each major site.

12. For some sites with outline planning permission at 31\textsuperscript{st} March 2019, the Council has established the developer’s delivery intentions, anticipated start date and build-out rates through a Statement of Common Ground (see Appendix 3). Sites which did not show firm progress have not been considered deliverable within five years.

13. For the **minor sites with planning permission**, an average lapse rate of 8\% (based on past trends in relation to minor sites) was applied to all outstanding permissions. Overall there are 430 outstanding minor permissions, which reduces to 395 dwellings when the 8\% lapse rate is applied. This gives an average projected completion rate of 79 dwellings per year over five years.
14. Table 2 includes the projected completions between 2019/20 to 2023/24, based on the methodology set out above. It shows that a large annual over-supply is expected in all five years. The overall projected housing delivery for years 1 to 5 is 2230 dwellings, representing an oversupply of 990 dwellings in relation to the target. This reduces to 928 dwellings when applying the required 5% buffer.

Table 2: Five Year Supply: projected completions against target

<table>
<thead>
<tr>
<th>Year (yr)</th>
<th>Projected Completion</th>
<th>Target</th>
<th>Under/Oversupply</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019/20 (yr 1)</td>
<td>454</td>
<td>248</td>
<td>+206</td>
</tr>
<tr>
<td>2020/21 (yr 2)</td>
<td>481</td>
<td>248</td>
<td>+233</td>
</tr>
<tr>
<td>2021/22 (yr 3)</td>
<td>521</td>
<td>248</td>
<td>+273</td>
</tr>
<tr>
<td>2022/23 (yr 4)</td>
<td>400</td>
<td>248</td>
<td>+152</td>
</tr>
<tr>
<td>2023/24 (yr 5)</td>
<td>374</td>
<td>248</td>
<td>+126</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2230</td>
<td>1240</td>
<td>+990</td>
</tr>
</tbody>
</table>

Five Year Housing Land Supply

15. Table 3 sets out the five year housing land requirement calculation and illustrates that in order to demonstrate that the Council has a 5 year supply it must have a deliverable supply of 1302 dwellings.

Table 3: Five Year Housing Land Requirement Calculation

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a) 5 Yr Target</td>
<td>248 x 5</td>
<td>1240</td>
</tr>
<tr>
<td>(248 x 5 years = Target)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Undersupply (from Table 1)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>c) Sub-total (a + b)</td>
<td>1240</td>
<td>1240</td>
</tr>
<tr>
<td>d) 5% buffer (on sub-total)</td>
<td>1240 x 5%</td>
<td>62</td>
</tr>
<tr>
<td>(c x 5%)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e) Total Requirement</td>
<td>1240 + 62</td>
<td>1302</td>
</tr>
<tr>
<td>(c + d)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

16. The following calculation gives the land supply position at 1st April 2019 and demonstrates that the Council has an 8.6 years’ supply.

\[(2230 ÷ 1302) ÷ 5 = 8.6\]

(Projected Completions (from Table 2) divided by the Total Requirement (from Table 3 [e]) multiplied by 5 years)
Appendix 1: Five Year Housing Land Supply Trajectory
<table>
<thead>
<tr>
<th>Property reference</th>
<th>Settlement</th>
<th>Address</th>
<th>17/00/05</th>
<th>17/00/15</th>
<th>15/00/05</th>
<th>15/00/15</th>
<th>Completion year</th>
<th>Total number of acres under lease (RPLA)</th>
<th>Minor completions</th>
<th>Total deliverable over 5 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>17/00/05</td>
<td>Lower Pilsley</td>
<td>Land to the South of, 16, The Short, Lower Pilsley and to West of 21 Elvin Way, New Pilsley.</td>
<td>150</td>
<td>160</td>
<td>150</td>
<td>160</td>
<td>2015</td>
<td>2315.60</td>
<td>395</td>
<td>4,548</td>
</tr>
<tr>
<td>17/00/15</td>
<td>Lower Pilsley</td>
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<td>160</td>
<td>150</td>
<td>160</td>
<td>2015</td>
<td>2315.60</td>
<td>395</td>
<td>4,548</td>
</tr>
</tbody>
</table>

Sub-totals: 572+524=1096 acres
Minor completions: 395
Total: 4544815214003742493295118795

- Total deliverable over 5 years: 2,230 acres
Appendix 2: Site information

Ashover

17/00200/OL - Land South West of Grange Farm, Milken Lane, Ashover
Outline Permission for the construction of 10 bungalows to wheelchair user standard M4(3) was granted in June 2017. The site is now owned by a local housebuilder, and work to prepare a Reserved Matters application is underway. Pre-application discussions have taken place with the Council over design and layout of the proposal, and a Reserved Matters application is due to be submitted in spring 2019 for 10 dwellings to wheelchair user standard M4(3). The Reserved Matters application (19/00868/RM) has been submitted in August 2019 for the 10 wheelchair user dwellings.

A start on site is anticipated as soon as possible after Reserved Matters approval with the first dwellings ready for occupation in 2020. The site owner wishes to commence the build process as soon as possible to get the dwellings ready for the market to recoup his investment. It is expected that all 10 dwellings will be completed within 2 years from the start on site.

This provides clear evidence of progress and willingness from the landowner/builder to move the scheme forwards.

17/00841/RM - Land at the Junction of Narrowleys Lane And, Moor Road, Ashover
Reserved Matters permission for 26 dwellings was granted in March 2018. Some conditions have been discharged and others still need further discharge. The builder indicated in April 2019 that delivery of the 26 dwellings is anticipated in 2021/2022.

Calow

14/01236/OL - Land Adjacent The West Side Of 40 Church Meadows, Calow
Outline planning permission for the erection of a maximum of 47 dwellings was granted in December 2018. The landowner anticipates to put the site on the market by the end of 2019.

The Planning Agent representing the landowner foresees a likely start on site in year 4: 2022/23 (no deliverability issues and relatively small site), but does not object to a more cautious approach by the Council of delivery within years 6 to 10.

17/01104/FL - Land to the East and North of 119 Top Road, Calow
Full permission was granted in February 2018 for 10 dwellings with associated access roads and landscaping. This permission forms an extension to the in 2017/18 completed development of 20 dwellings (16/01236/RM). Work started on
site in January 2019 and all dwellings are expected to be completed by the end of June 2019.

Clay Cross

17/00666/OL and 17/00247/RM – Former Biwaters site, Clay Cross
The site has outline permission for mixed use development, including 825 dwellings (17/00666/OL), and Reserved Matters permission (17/00247/RM – pursuant to previous outline 08/01085/OL) for 166 dwellings. Development has commenced on Phase 1 Derby Road site and 36 dwellings have been completed up to 31st March 2019 by St Modwen Homes, leaving 130 dwellings still to be constructed as part of this phase.

Although St Modwen Homes is confidently aiming for 49 private dwelling sales by end of November 2019, the Council prefers a more cautious approach. Discussion between St Modwen and the Council in April 2019 has indicated that 30 dwelling completions per year would be an achievable minimum.

St Modwen has agreed terms with Avant Homes and expect the Reserved Matters application for the next phase of the development to be submitted in the next few months. Pre-application discussions between Avant Homes and the Council have previously taken place regarding these proposals. It is expected that this will be for around 100 dwellings. It is expected that the first 30 dwellings will be ready for occupation in 2021/22. A Reserved Matters planning application for 98 dwellings has been submitted in July 2019 by Avant Homes and St Modwen Developments (19/00705/RM).

Pre-application discussions have also taken place regarding a third phase to be delivered by St Modwen Homes.

A Statement of Common Ground was signed between the Council and the developer in April 2019, providing clear evidence of progress towards submission of more detailed applications, and willingness from the developer to move the scheme forwards.

16/01251/FL - Former Danesmoor County Infant School, Pilsley Road, Clay Cross
Full permission was granted in February 2018 for 28 dwellings. Derbyshire County Council as landowner has confirmed in April 2019 that the site is still being considered for educational use and is therefore not currently available for residential development. It is hoped that a decision can be made on whether the site is required for educational use later this year.

17/01226/RM - 83A Clay Lane, Clay Cross
Reserved Matters permission for 10 bungalows was granted planning permission in June 2018. At the end of March 2019, nine dwellings were under construction
and one not yet started. The builder expects the development to be completed in Autumn 2019.

**18/00273/FL – Watercress Farm, Watercress Lane, Clay Cross**

Full permission was granted for 23 new dwellings (and one loss) in November 2018. An application to discharge pre-commencement conditions is currently pending. The existing dwelling has been demolished in 2018/19 and a site visit at the end of March 2019 confirms that the footings of five dwellings were in the ground.

Woodsett Homes anticipates for all dwellings to be completed by the end of 2020.

**Dronfield**

**17/00751/FL - NEDDC Area Housing Office, High Street, Dronfield**

Full permission was granted in December 2017 for the conversion of existing area housing office buildings into residential dwellings (6) and the development of 4 no. new dwellings on associated car park.

Northwood Group Ltd will develop the site and they anticipate to be on site in the summer, with the first dwellings ready to move into Spring 2020.

**Eckington**

**17/00064/RM - Land To The, South Of Allotments at, Ducksett Lane Accessed From Staveley Lane, Eckington**

Reserved Matters permission for the erection of 90 dwellings and associated works was granted in May 2017. 20 dwellings have been completed in 2018/19. Future build out rate is expected to be 30 dwellings per year.

**13/00176/OL - Bradley Lomas Electrolok Ltd, Church Street, Eckington**

The site has outline permission for demolition of the existing buildings (07/00095/OL) and the erection of 28 dwellings with access via Church Street (13/00176/OL) which was due to expire on 20th April 2018. Bradley Lomas Electrolok (BLE) Ltd submitted a reserved matters application for the erection of 22 dwellings (18/00358/RM) in April 2018, which during the planning application process has been amended to 20 dwellings. The application is due to be decided shortly.

The planning agent has informed the Council in April 2019 that BLE (landowner) has recently exchanged contracts for the sale of the site to a local housebuilder. BLE will be vacating the site within the next two months and work will then start on site clearance. The builder may either develop individual plots themselves or sell to interested parties. They expect that work will commence on site late 2019 / early 2020.
Although the site now has a builder on board and the Reserved Matters application is due to be decided soon, there is currently no clarity yet on the builder’s exact intentions. The Council has therefore taken a cautious approach and has projected completions to years 6 to 10.

Grassmoor

15/00336/RM - Windwhistle Farm, Southend, Grassmoor
The site has reserved matters permission for 163 dwellings and is currently under construction. 96 dwellings have been completed by end of March 2019. The remaining 67 dwellings are expected to be completed in the next two years.

14/01100/FL - Land to the rear of 2 to 6 Westhill Lane, Grassmoor
Proposed development of 11 no. residential units was allowed on appeal in October 2015. This is an exception site for Affordable Housing within the Green Belt. Work on site is underway and it is expected that all 11 units are completed in summer 2019.

Hasland

16/00724/OL - Mile Hill House, Mansfield Road, Hasland
Outline permission for up to 10 dwellings was granted in September 2016. The landowner has indicated in March 2019 that the site is in the process of being sold to a housebuilder and that it is likely that the housebuilder will submit a new planning application for more than 10 dwellings.

The site is also modest in size and may therefore progress quicker. However, as further progress with the sale is unclear - the landowner reported the sale was progressing well both in May 2018 and March 2019 - the Council has taken a cautious approach and projects completion between years 6 and 10.

17/00806/FL - Land Between Bypass And The Rear of, 109 To 247, Mansfield Road, Hasland
The site has permission for 160 dwellings, which was granted on appeal in November 2018. An application to discharge conditions is currently pending.

Persimmon Homes anticipate a first plot completion by the end of 2019. They expect the first five dwellings to be ready for occupation in 2019/20. Although this may be quicker than the Council’s general approach, the national housebuilder has had a long history with this site and has progressed very quickly with submitting the application to discharge conditions. The Council has however applied some caution and have included the first completions in 2020/21. Persimmon Homes agree with the Council’s general 35 dwellings per year build out rate, but are hoping to improve on that.
Higham

16/00524/RM - The Woolpack, 26 Town End, Higham
The redevelopment of former Woolpack Public House and land adjacent was granted reserved matters permission to provide 14 dwellings. 13 of these have been completed. Planning permission was granted on 25\textsuperscript{th} April 2019 to subdivide the remaining plot (plot 4) into two (19/00251/FL). Although it is expected that both dwellings will be completed in 2019/20, the second dwelling is not included within the trajectory, as it was only approved after the end of the monitoring year (31/03/2019).

Holmewood

14/01290/OL - Land On The West Side Of, Chesterfield Road, Holmewood
This site was granted outline planning permission (14/01290/OL) in August 2016 for the erection of 550 dwellings with public house/restaurant, a mixed use local centre, multi-purpose open space and green corridor and 2.5ha of new sports facilities and play areas, with access, appearance and landscaping reserved matters.

Another application (with all matters reserved) for the removal of conditions 5 and 7 (Affordable Housing) pursuant to 14/01290/OL (17/00269/FL) was granted in September 2019. This application confirmed that the applicant is now proposing a development of up to 515 dwellings.

A further Reserved Matters application is currently pending (18/01102/RM) for access and landscaping of the two new highway accesses, the spine road, surface water and foul drainage and structural landscaping incorporating paths, open space and SUDS in relation to outline approval NED/14/01290/OL.

The entire site is to be delivered in five phases. Although the planning agent indicates that reserved matters on two of the housing phases will be submitted shortly, the Council has taken a more cautious approach, predicting delivery of the first dwellings between years 6 and 10.

16/00257/FL - Land To The Rear Of 181, Chesterfield Road, Holmewood
The site gained full planning permission for 25 homes in June 2017. Permission to revise the site layout plan (Condition 2) was granted in August 2018 (17/01354/FL).

An application to discharge conditions 3, 4, 5, 6, 7, 9, 10, 11, 14, 16, 18, 19, 20, 24, 25, 26 is currently pending decision (18/00646/DISCON)

The builder indicated in April 2019 and delivery of the 25 dwellings is anticipated in 2020/2021.
17/00425/FL - Allotments, Masefield Avenue, Holmewood

Approval of reserved matters (appearance, landscaping, layout and scale) of planning permission 14/00373/OL for 160 dwellings (max 2 storeys), garages, play area, roadways and allotments, was granted in 2014.

This approval included the provision of allotments on part of the site. An application to vary condition 4 allotment provision (15/00659/FL) was however approved in 2015, as it was found that there was no longer a need or demand for such allotment provision.

Subsequently, a new application (17/00425/FL) for the erection of 52 houses with garages and/or parking spaces together with associated roads and sewers was approved. This permission was only for an additional 28 units and the other 24 units being repositioned as part of the wider scheme of 160 dwellings. For monitoring purposes, the Council has reduced the wider scheme numbers from 160 to 136 to avoid double counting. This brings the total to 188 dwellings on site.

141 dwellings have been completed on site at the end of March 2019 and 47 dwellings remaining to be completed. Gleeson Homes envisage that these could be completed by April 2020. The Council has included 35 dwelling completions in 2019/20 and 12 in 2020/21.

14/00312/OL - Land to the South of, 205 Chesterfield Road, Holmewood

The site has outline permission for residential development for 40-50 dwellings including means of access (14/00312/OL) which was due to expire on 01/10/2017. Broom Close Developments submitted a reserved matters application for residential development of up to 50 dwellings (17/00906/RM) in August 2017, which is pending consideration. The latest layout reduces the density of the development to 40 dwellings. Progress has been made recently in relation to risks posed by shallow coal mine workings and the Coal Authority has withdrawn its objection. It is expected that a decision can be made shortly.

In June 2019, a Statement of Common Ground was signed between the Council and the housebuilder, confirming the builder’s intentions and build out rates, demonstrating firm progress and willingness from the builder to move the scheme forwards.

A start on site is anticipated as soon as possible after Reserved Matters approval, with the first dwellings ready for occupation in 2021/22. Broom Close Developments Limited wishes to commence the build process as soon as possible and it is expected that all 40 new dwellings will be completed by 2023/24, if not earlier.
15/00502/OL - Land between 205 and 235 Chesterfield Road, Holmewood
The site was granted outline approval for 15 dwellings in June 2017. Full permission for 14 dwellings (reduced from 31 dwellings) was granted on 4th April 2019 (18/00303/FL).

TGN Construction will be delivering the site. In March 2019, they anticipate to be on site by Spring 2020 at the latest, but hope for an earlier start. All 14 dwellings are expected to be completed in 2020/21.

Killamarsh

16/00216/FL - Land Between Old Canal And North Side Of Primrose Lane, Killamarsh
The site was granted full planning consent for the erection of 30 dwellings in January 2017. John England, acting on behalf of the landowner, has indicated that they are looking to submit a detailed application in 2019 for 50 properties on the land previously identified and subject to receiving favourable feedback from the Highways Authority. They expect an estimated start on site spring/summer 2020 and the first dwellings to be completed late 2020/early 2021. Terms have been agreed with a developer.

As there are still some third party land issues, the Council consider this a risk to delivery within the first five years and a potential cause for delay. Therefore it is not considered that the site would come forward in the first five years. However, as progress has been made and terms have been agreed with a developer, the Council has projected delivery in years 6 to 10.

07/00865/FL - The Old Station, Station Road, Killamarsh
Full planning permission for the erection of 14 dwellings was granted in 2008. The demolition of the station building (in relation to condition 18) amounted to an intention to begin the works permitted by the planning consent and as such the permission has been commenced and remains extant.

Delays to the delivery of this housing development were due to the uncertainties created by the nearby High Speed 2 proposals, the planned new high speed rail network connecting London with the West Midlands and Leeds, cutting through via Killamarsh. However, since the first HS2 proposals were first published, refinements have taken place, and the confirmed route now lies further east, bypassing Killamarsh. The uncertainty for this housing development was therefore lifted.

The Chairman of Ackroyd & Abbott confirmed in April 2019 that they will be submitting revised plans shortly, with a small reduction in numbers from 14 to 13 dwellings. Ackroyd & Abbott have secured contractors to construct the scheme. Although they are confident that the scheme can be delivered by 2021/22, the
Council has applied some caution, based on the potential renewed application, and have included the completions in 2022/23 and 2023/24.

The renewed planning application was subsequently submitted in July 2019, for 13 dwellings (19/00713/FL).

15/00661/FL - Land on the South side of, the Junction between Crofters Close and, Boiley Lane, Killamarsh
Full permission was granted to Killamarsh Developments Ltd for the development of 13 (4 bed) in December 2015. The Council had previously been unable to contact the development company and development was therefore not anticipated in the first five years.

However, construction started on site in November/December 2018. The site is being built under a joint venture partnership between My World Homes Ltd and Waring Property Developments Ltd, the latter who is the builder. The first dwellings are due to be occupied in September this year. The builder expects the site to be completed in March next year, completing 10 units this calendar year and the remaining 3 units by end of March 2020. The Council has taken a slightly more cautious approach and projected 10 dwelling completions in 2019/20 and the remaining 3 in 2020/21.

16/01302/FL - Fanny Avenue, Killamarsh
Permission for the erection of 26 dwellings (comprising 1 and 2 bed bungalows and 2 and 3 bed houses) was granted in November 2017. This is an exception site for Affordable Housing within the Green Belt. At the end of March 2019, 26 units were under construction. They are expected to be completed by summer 2019.

17/01322/FL - Manor Farm, Uppertonpe Road, Killamarsh
Full permission was granted for residential development of 10 dwellings in December 2015. Since, applications have been approved to remove condition 17 and variation of condition 2 (17/00375/FL), as well as vary conditions 2,3,5,7 and 11 to allow amendment to site layout and removal of garages to be replaced with car ports on plots 1,2,3 and 5 and change hours of construction works and deliveries (17/01322/FL). The latest permission was granted in March 2018.

Due to drainage issues and legal issues over access, the Council anticipates development to take place in years 6 to 10.

**Lower Pilsley**

16/00034/OL - Land East Of Rupert Street And South Of, Green Lane, Pilsley
Outline planning permission for residential development (54 units) was granted in November 2017. The landowner is currently trying to sell the site to a builder. The Council therefore anticipates development to take place in years 6 to 10.
18/00107/RM - Fox Hall, Green Lane, Lower Pilsley
Reserved Matters permission for the erection of 32 dwellings was granted in August 2018. In May 2019, an application was received to vary conditions in respect of Affordable Housing and Public Art (19/00542/OL) and a non-material amendment to the siting of Plots 07 - 11 and 24 – 32 (19/00627/AMEND). An application to discharge conditions was submitted in August 2019 (19/00778/DISCON). The applications were submitted by Rockcliffe Homes Ltd.

The Planning agent indicates delivery of the first 10 dwellings in 2019/20. The Council has taken a slightly more cautious approach and has projected the first year delivery in 2020/21.

16/00276/OL - Land between Poplar Grove and Park House Farm, Pilsley Road, Lower Pilsley
Outline permission for residential development (maximum of 16 dwellings) was granted in November 2016. The Reserved Matters application for 15 dwellings has been approved in July 2019 (18/01131/FL).

In May 2019, the builder anticipates completing 5 dwellings per year from 2022/23 onwards.

16/00665/FL - Land between Locko Road, Lower Pilsley
Full permission for residential development of 13 houses was allowed on appeal in June 2017. A start on site has been made by Poplar Farm Developments.

In May 2019, the builder anticipates completing 4 to 5 dwellings per year over the next three years.

Mickley

07/01253/FL - 2-5 Bronte Street, Mickley, Alfreton
Permission was granted for 17 dwellings and a retail shop in 2006. Fifteen units have previously been completed as part of this scheme; 12 units having been completed in 2009/2010, whilst another three were completed in 2016. The remaining 2 dwellings are not considered deliverable.

Morton

17/00826/OL - Land North West Of 66, Stretton Road, Morton
The site is proposed as an allocation in the Local Plan for 80 dwellings (MO1). Evidence for the Local Plan preparation resulted in the reduction of the initial yield of 100 dwellings to 80 dwellings, based on landscape constraints.

However, the site was granted outline permission in April 2018 for up to 100 dwellings with all matters reserved except for access (17/00826/OL), which expires in April 2021. The site has since been sold to housebuilder, Michael Goodall Homes.
A Statement of Common Ground was signed between the Council and the housebuilder in April 2019 providing clear evidence of progress towards submission of an application, and confirms the builder’s delivery intentions and build out rates. The Reserved Matters application was expected to be submitted in Spring/Summer.

A full application was subsequently submitted in July 2019 for 100 dwellings (19/00686/FL). This demonstrates firm progress of the housebuilder’s intentions to move the scheme forwards.

A start on site is expected as soon as possible following Reserved Matters approval, with the first dwelling ready for occupation a year after (2021/22) and a build out rate of 35 dwellings per year.

**North Wingfield**

16/01320/FL - Croft House, The Green, North Wingfield

A full planning application was approved on 25th October 2017 for the development of 22 home at Croft House. 12 dwellings have been completed in 2018/19 and it is expected that the remaining 10 dwellings are completed in 2019/20.

**Pilsley**

15/00153/OL - Land South of Sports Ground at the Corner of Rupert Street and Hallgate Lane, Pilsley

Outline permission for residential development (85 units) was granted in April 2017. In April 2019, the landowner was progressing negotiations with South Yorkshire Housing Association.

South Yorkshire Housing Association anticipates a Reserved Matters application to be submitted around December 2019/January 2020, for a maximum of 87 dwellings. They anticipate a start on site in May 2020, with the first houses ready for occupation in April/May 2021. The expected build out rate is 35 dwellings per year.

However, as the housing association has not yet agreed Heads of Terms with the landowner, the Council has projected delivery within years 6 to 10.

**Shirland**

16/01137/RM - Land between Main Road and Burnside Avenue and rear of properties on the north side of Hallfieldgate Lane, Shirland

Reserved matters permission was granted in August 2017 for 92 dwellings and the scheme has started on site.

In April 2019, the housebuilder expects to complete the first property by the end of the month, with an estimated 30 plots per annum thereafter.
17/01033/OL - Land Between 1, St Leonards Place And Shirland Primary School, Shirland
Outline permission was granted in September 2018 for 40 to 50 dwellings. Pre-application discussions regarding a reserved matters application have since taken place with Linden Homes. The site is proposed as an allocation in the Local Plan (SH2) for 40 dwellings.

Linden Homes indicated in April 2019 that at this point they are not able to provide information about timescales and occupation rates. The Council has therefore projected delivery within years 6 to 10.

Stonebroom

17/00566/OL - Land to the rear of 14A and 54 High Street, Stonebroom
Outline permission was granted in January 2018 for a maximum of 35 dwellings. Pre-application discussion regarding a reserved matters application have since taken place with ID Planning Limited, who will be delivering the site.

However, suitable access and viability issues are still to be resolved. For this reason, the Council does not believe 35 units will be delivered in the first five years.

17/00585/OL - Land To The North, West Street, Stonebroom
Outline permission was granted in January 2019 for 29 dwellings. The landowners have signed an option agreement with development company, ID Planning Limited, who will be delivering the site. It is expected that a Reserved Matters application is prepared and submitted to the Council in 2019.

ID Planning Limited anticipates a start on site as soon as possible following Reserved Matters approval, with the first 14 dwellings ready for occupation in 2021/22 and the remaining 15 dwellings ready for occupation in 2021/22.

However, as there is no evidence about the development company’s track record, the Council has taken a cautious approach and projects delivery in years 6 to 10.

18/00053/OL - Land To The North West of, 101, Birkinstyle Lane, Shirland/Stonebroom
Outline permission was granted in January 2019 for 10 dwellings. The local housebuilder Broom Close Developments anticipates submitting the Reserved Matters application in summer 2019. As they are concentrating on their Holmewood site first, the Council expects delivery within years 6 to 10.
Stretton

14/00249/OL - Land to the East of Prospect House Highstairs Lane Stretton
Outline permission for residential development (31 units) was granted in October 2014 and a subsequent application to vary condition 3 regarding the provision of affordable housing was approved in November 2015.

Reserved Matters application (18/00812/RM) was approved in April 2019 for 28 dwellings. The application to discharge conditions was submitted in May 2019 (19/00501/DISCON). Wildgoose Construction expects for the first 5 dwellings to be completed in 2020/21 and the remaining 23 dwellings in 2021/22.

Sutton

14/00145/OL - Former Coalite Site On The North West And South East, Buttermilk Lane, Long Duckmanton
Outline permission for a 660 dwelling scheme with associated ancillary uses, including a Local Centre, a Neighbourhood Equipped Areas of Play (NEAP), a Local Equipped Area of Play (LEAP), a Riverside Park, a Local Habitat Area, two SUDS, footpaths, walkways, cycle paths and landscaping, with details of Access was granted in October 2016.

Since planning permission was granted on site, the Government has confirmed proposals for the realignment of the proposed route for HS2, such that it runs through the eastern end of the Coalite site affecting two proposed housing plots and a key roundabout off Chesterfield Road. The impact of this creates significant uncertainty for the approved scheme. In light of these uncertainties, the Council cannot be confident that the housing development will come forward.

Tupton

15/00667/OL - Land to the South of Ankerbold House, Ankerbold Road, Old Tupton
An outline application (15/00667/OL) was approved in July 2017 for up to 15 dwellings. The landowner has indicated in March 2019 that the site is in the process of being sold to a housebuilder.

Although the site is modest in size and may therefore progress quicker, progress with the sale is unclear - the landowner reported the sale was progressing well both in May 2018 and March 2019. The Council has therefore taken a cautious approach and projects completion between years 6 and 10.

Subsequently, Evolution Construction bought the site and applied for full permission for 10 dwellings (19/00527/FL), which was granted in September 2019.
18/00056/FL - Land To The North And West Of The Poplars, Ankerbold Road, Old Tupton
The site received full planning permission for 193 dwellings in March 2019. Northwood Group will be delivering the site and they expect to submit an application to discharge conditions shortly and a start on site in September 2019. It is expected that the first dwelling will be ready for occupation in November 2020, with a build out rate of 35 dwellings per year.

Applications to discharge conditions have been submitted in June and August 2019.

15/00551/FL - Land to the rear of 10 to 52 Ashover Road, Old Tupton
The full application by Gleeson Homes for 61 dwellings (14/01073/FL) was approved in March 2015, and subsequently amended and approved as a scheme of 68 homes in November 2016 (15/00551/FL).

41 dwellings have been completed up to end of March 2019. It is expected that the remaining 27 dwellings will be completed in 2019/20.

13/01032/RM - Land south of Sunningdale Park and Poplar Drive and west of 21 Elvin Way, New Tupton
Reserved Matters permission was granted in May 2014 for 14 dwellings and the site is currently under construction. 7 dwellings are anticipated to be completed in 2019/20, with the remaining 7 dwellings to be completed in 2020/21. The site manager expects completion in mid 2020.

18/00298/FL - Land to the South of Sunningdale Park and Birkin Park, Birkin Avenue, New Tupton
Full permission was granted for 32 park homes in October 2018. Applications to discharge conditions were submitted in May 2019. White Park Homes intends to start on site once the discharge applications are approved to deliver the park homes by the end of 2019/20.

Although the Council acknowledges that park homes may be constructed faster than conventional housing, the Council has taken a more cautious approach and have projected 20 completions in 2022/23 and the remaining 12 in 2023/24.

Wessington

18/00461/FL - Land North and West of Creg Ny Baa Brackenfield Lane Wessington
Full Permission has been granted for the demolition of existing dwelling and erection of 43 dwellings in July 2017. A Section 73 application to vary condition 2 regarding Approved plans- House Types was approved in August 2018.

The existing dwelling on site has been demolished. Meadowview Homes Ltd indicates in March 2019, that they will be commencing with roads and sewers on
the 1st April 2019 and anticipate for the first house to be ready for occupation in January 2020. The expected build out rate is one dwelling per two weeks.

**Wingerworth**

**The former Avenue Site, Derby Road, Wingerworth**
The site has outline permission for mixed use development (16/00525/OL), comprising 13.4ha of residential use providing 469 dwellings, 2.8ha of commercial land for employment uses, non-residential commercial uses and formal play and recreation space, associated access and parking, landscaping. An additional 20 homes were added to the scheme through a s73 application – which replaced a strip of the educational land with 20 additional units.

Kier Living Limited submitted a reserved matters application for the erection of 261 dwellings, this was reduced to 252 dwellings due to extensive discussions over design and layout and the provision of a village green and green infrastructure. This was approved in September 2017. The site is currently under construction and show homes are currently open.

In July 2018, the Council received a detailed completion forecast from Kier Living, which anticipates a build out rate of approximately 50 dwellings per year, and the first 26 dwellings to be completed by the end of June 2019. In April 2019, Kier confirmed that the forecast is still the same.

The site is part of the Avenue Strategic Site as identified in the Avenue Area Strategic Framework. The site at Cottagehill Farm (see below) is also part of the Strategic site and is currently also under construction.

Additionally, there are two Bellway schemes is fairly close proximity which are currently under construction.

The Council has therefore taken the cautious view that the delivery rates of the Kier Living site is likely to be lower than estimated by the individual site developers due to competition from each other. The Council expects that the delivery of Strategic Site is 50 dwellings per year. This would result in approximately 28 dwellings completions on the Kier Living Avenue site.

**15/00867/FL - Cottagehill Farm And Land Between Avenue Access Road And Mil, Derby Road, Wingerworth**
The site has detailed planning permission for 111 dwellings. Taylow Wimpey started on site in summer 2018 and sales open in May 2019. They expect 24 dwellings to be completed in 2019, 51 dwellings in 2020 and 36 dwellings in 2021.

The site is part of the Avenue Strategic Site as identified in the Avenue Area Strategic Framework. The site at the former avenue site (see above) is also part of the Strategic site and is currently also under construction.

Additionally, there are two Bellway schemes is fairly close proximity which are currently under construction.
The Council has therefore taken the cautious view that the delivery rates of the Taylor Wimpey site is likely to be lower than estimated by the individual site developers due to competition from each other. The Council expects that the delivery of Strategic Site is 50 dwellings per year. This would result in approximately 22 dwellings completions on the Taylor Wimpey site.

Taylor Wimpey’s sales team does view the competition as a positive as they begin on site. They state that: “Competition so close to our development will only assist in increasing the number of visitors to the development, for example, if prospective customers are looking at this area, they would visit all 3 of us, Taylor Wimpey, Kier and Bellway to make an informed decision. Marketing undertaken by any of us would potentially benefit all of us as it will attract footfall. The location is large enough to accommodate the three developers, there are many reasons for purchasers to be attracted to this area, good road, train, bus links, good local facilities, leisure, eateries, hotels, etc and we will of course, all offer something different. We feel this area is large enough to sustain this level of development. Kier have a very modern look and feel and will not suit everyone whereas ourselves and Bellway are more traditional. It would be similar to us being on a consortium development. We do not foresee any challenges with achieving the targeted sales rate and would assume the other developers would feel the same.”

**18/00379/RM - Hanging Banks, Derby Road, Wingerworth**
Reserved matters permission for 222 homes was granted in July 2018. Bellway Homes started on site in summer 2018 and sales have opened. In April 2019, Bellway anticipates 50 dwelling completions in 2019/20, 58 in 2020/21 and 61 in 2021/22.

Due to competition from nearby sites, the Council includes a lower build rate of 30 dwellings per year.

**14/01289/RM - Land South of Pioneer House and to the rear of 1-59 Adlington Avenue**
Reserved matters application was approved in July 2015 for 159 dwellings, a retail unit and infrastructure.

An outline application (17/00937/OL) to remove the requirement to provide a retail unit was approved in December 2017; this has created an additional low cost open market dwelling as the retail unit had no prospect of being occupied.

152 dwellings have been completed so far, and 8 dwellings still due to be completed in 2019/20.

**17/00227/OL - Land Opposite The Avenue Visitor Centre On The South Side Of, Mill Lane, Wingerworth**
Outline permission was granted for a maximum of 80 dwellings in June 2018. Reserved Matters approval (19/00080/RM) was granted in March 2019 for means of access and in August 2019 for Appearance, Landscaping, Layout and Scale (19/00389/RM) for the construction of 80 dwellings.
Several applications to discharge conditions are currently pending, and three have been approved.

Due to several other sites in the vicinity (see above), and this site not having started construction yet within this competitive location, the Council currently anticipates development to take place in years 6 to 10.

18/00188/OL - Land To The Rear Of Hockley House, Hockley Lane, Wingerworth
Outline permission was granted for up to 35 dwellings with all matters reserved except for access in January 2019. In April 2019, a Statement of Common Ground was signed between the Council and the housebuilder, providing clear evidence of progress towards submission of an application, and confirms the builder’s delivery intentions and build out rates.

Stancliffe Homes subsequently submitted a Reserved Matters application for 25 new dwellings (and one loss) at the end of April 2019 (19/00443/RM) and this was approved in August 2019. An application to discharge conditions relating to the outline permission (19/00534/DISCON) was also approved. This demonstrates the housebuilder’s intentions to move the scheme forwards swiftly.

Stancliffe Homes anticipate a start on site as soon as possible after Reserved Matters approval in summer 2019, with the first dwelling ready for occupation in spring 2020. It is expected that all 25 new dwellings will be completed within 2 years from the start on site, if not earlier.

17/00268/OL - Land North Of Spindle Drive And East Of, Deerlands Road, Wingerworth
Outline permission was granted for 180 dwellings with all matters reserved except for access and scale in November 2018. Rippon Homes Limited expects to prepare and submit a Reserved Matters application by summer 2019.

A start on site is anticipated as soon as possible following Reserved Matters approval, with the first dwellings ready for occupation in 2021/22 and a build out rate of 35 dwellings per year.

A Statement of Common Ground was signed between the Council and the housebuilder, providing clear evidence of progress and willingness from the builder to move the scheme forwards.
Appendix 3: Signed Statement of Common Grounds
Statement of Common Ground
Housing Delivery 2019
Site: Former Biwaters site, Clay Cross

Between:

1. St Modwen Developments Ltd
2. North East Derbyshire District Council

St Modwen Developments Ltd and North East Derbyshire District Council have signed a Statement of Common Ground in relation to the emerging North East Derbyshire District Local Plan, dated 19 November 2018. The site is proposed as a Strategic Site in the emerging Local Plan, and includes a proposed housing yield of up to 1000 dwellings. The aim of the current Statement of Common Ground is to update the 2018 housing delivery information to April 2019.

The site has outline permission for mixed use development, including 825 dwellings (17/00666/OL), and Reserved Matters permission (17/00247/RM - pursuant to outline 08/01085/OL) for 166 dwellings. Development has commenced on Phase 1 Derby Road site and 36 private dwellings have been completed up to 31st March 2019 by St Modwen Homes, leaving 130 dwellings still to be constructed as part of this phase.

Although St Modwen Homes is confidently aiming for 49 private dwelling sales by end of November 2019, the Council prefers a more cautious approach. Discussion between St Modwen and the Council in April 2019 has indicated that 30 dwelling completions per year would be an achievable minimum.

St Modwen has agreed terms with Avant Homes and expect the Reserved Matters application for the next phase of the development to be submitted in the next few months. Pre-application discussions between Avant Homes and the Council have previously taken place regarding these proposals. It is expected that this will be for around 100 dwellings. It is expected that the first 30 dwellings will be ready for occupation in 2021/22.

Pre-application discussions have also taken place regarding a third phase to be delivered by St Modwen Homes.

This provides clear evidence of the second housebuilder’s intentions to move the second phase forwards and St Modwen’s intentions to progress towards a third phase.

It is intended that the site will be completed by the end of the Plan Period (2033/34) and that two outlets are involved.
Both parties agree that the following trajectory is an achievable and realistic delivery trajectory.

<table>
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<tr>
<th>Total remaining dwellings</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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<th>Year 8 2026/27</th>
<th>Year 9 2027/28</th>
<th>Year 10 2028/29</th>
<th>Year 11 2029/30</th>
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Agreement

Signed by: Nick Whittingham on behalf of St Modwen Development Ltd

Lucinda Chapman, Principal Planning Officer, on behalf of North East Derbyshire District Council
Statement of Common Ground

Housing Delivery 2019

Site: Land to the South of, 205 Chesterfield Road, Holmewood

Between:

1. Broom Close Developments Limited
2. North East Derbyshire District Council

The site has outline permission for up to 50 dwellings with all matters reserved except for access (14/00312/OL). The applicant was Ackroyd and Abbott Homes, and the planning agent was JVH Town Planning Consultants Ltd.

The Reserved Matters application (17/00906/RM) has since been submitted by builder Broom Close Developments Limited and is currently pending decision. Although this is a fairly new organisation, the company has developed a few other sites in the region. The planning agent is Pilkington Architecture Limited.

The latest layout reduces the density of the development to 40 dwellings to allow for 1000sqm of green space, the retention of the trees/shrubs along the Chesterfield Road frontage and along the northern boundary, new footpath linking into the existing Five Pits Trail, public art and the pumping station for site drainage. The Council is currently in the process of considering the latest financial viability report submitted by the applicant. The builder also believes that the Coal Authority’s objection in relation to a possible High Wall on site has been overcome. It is expected that the revised plans and reports will be consulted on shortly.

An extension of time has been agreed on until 26th July 2019 to provide the applicant time to submit all the relevant amended details, for the Council to re-consult on these details and, if necessary, for the application to be heard by members of planning committee.

The site is also a proposed allocation in the emerging North East Derbyshire Local Plan (2014-2034).

A start on site is anticipated as soon as possible after Reserved Matters approval, with the first dwellings ready for occupation in 2021/22. Broom Close Developments Limited wishes to commence the build process as soon as possible and it is expected that all 40 new dwellings will be completed by 2023/24, if not earlier.

The pending Reserved Matters and intentions of the builder provides clear evidence of progress in moving the scheme forwards.

Both parties agree that the following trajectory is an achievable and realistic delivery trajectory.

<table>
<thead>
<tr>
<th>Total dwellings</th>
<th>Year 1 2019/2020</th>
<th>Year 2 2020/21</th>
<th>Year 3 2021/22</th>
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Agreement

Signed by: Date:

R Hare on behalf of Broom Close Developments Limits
Lucinda Chapman, Principal Planning Officer, on behalf of North East Derbyshire District Council
**Statement of Common Ground**

**Housing Delivery 2019**

**Site:** Land North West of 66 Stretton Road, Morton

**Between:**

1. *Michael Goodall Homes*
2. *North East Derbyshire District Council*

The site is proposed for allocation in the emerging Local Plan for 80 dwellings. Evidence for the Local Plan preparation resulted in the reduction of the initial yield of 100 dwellings to 80 dwellings, based on landscape constraints.

However, the site was granted outline permission in April 2018 for up to 100 dwellings with all matters reserved except for access (17/00826/OL), which expires in April 2021. The applicant was Toft Hill Ltd, the landowner, and the planning agent was AAH Planning.

The site has since been sold to housebuilder, Michael Goodall Homes, who have a strong track record over a number of years delivering similar scale housing developments throughout Derbyshire, Staffordshire and surrounding areas.

The Council and Michael Goodall Homes have had contact in April 2019 regarding the anticipated delivery of the site. Although the Council currently considers the allocated 80 dwellings to be a more realistic and cautious approach, Michael Goodall Homes is intending to submit a Reserved Matters application for the full 100 dwellings, in line with the Outline approval.

The Reserved Matters application is expected to be submitted shortly. This provides evidence of the housebuilder’s intentions to move the scheme forwards.

Michael Goodall Homes anticipate a start on site as soon as possible following Reserved Matters approval, with the first dwelling ready for occupation a year after and a build out rate of 35 dwellings per year. The Council agrees with the anticipated timescale and build out rate.

The table below includes the anticipated trajectory, only showing disagreement over the deliverable housing yield.

<table>
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<tr>
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<th>Total permitted dwellings</th>
<th>Year 1 2019/20</th>
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Agreement

Signed by:  

Date: 25/4/2019

Andrew Kay on behalf of Michael Goodall Homes

Lucinda Chapman, Principal Planning Officer, on behalf of North East Derbyshire District Council
Statement of Common Ground

Housing Delivery 2019

Site: Land To The Rear Of Hockley House, Hockley Lane, Wingerworth

Between:

1. Stancliffe Homes
2. North East Derbyshire District Council

The site has outline permission for up to 35 dwellings with all matters reserved except for access (18/00188/OL), and expires in January 2022. The applicant was Stancliffe Homes, the housebuilder, and the planning agent was Cushman and Wakefield.

Although Stancliffe Homes is a fairly new organisation, the management team has a good track record over a number of years delivering similar scale housing schemes housing developments to tight timescales throughout North East Derbyshire and surrounding districts.

Pre-application discussions have taken place with the Council and a Reserved Matters application is due to be submitted in April 2019. This provides clear evidence of progress towards submission of an application, and willingness from the housebuilder to move the scheme forwards.

Design and layout of the scheme is not currently finalised yet, and therefore the most appropriate number of dwelling number has not been determined yet. At the date of signing this Statement of Common Ground, the most likely gross new dwellings are 25 dwellings. This together with the demolition of an existing bungalow would result in a net gain of 24 dwellings.

A start on site is anticipated as soon as possible after Reserved Matters approval in summer 2019, with the first dwelling ready for occupation in spring 2020. Stancliffe Homes wishes to commence the build process as soon as possible and it is expected that all 25 new dwellings will be completed within 2 years from the start on site, if not earlier.

Both parties agree that the following trajectory is an achievable and realistic delivery trajectory.

<table>
<thead>
<tr>
<th>Total dwellings</th>
<th>Year 1 2019/2020</th>
<th>Year 2 2020/21</th>
<th>Year 3 2021/22</th>
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Agreement

Signed by: Lucinda Chapman, Principal Planning Officer, on behalf of North East Derbyshire District Council

Date: 18/04/2019
Statement of Common Ground

Housing Delivery 2019

Site: Land North Of Spindle Drive And East Of, Deerlands Road, Wingerworth

Between:

1. Rippon Homes Limited
2. North East Derbyshire District Council

The site has outline permission for 180 dwellings with all matters reserved except for access and scale (17/00268/OL), and expires in November 2021. The applicant was Rippon Homes Limited, the housebuilder, and the planning agent was RPS.

Rippon Homes Limited have a strong track record over many years delivering similar scale housing developments throughout Derbyshire, Nottinghamshire and surrounding areas. The phase I development on this site in Wingerworth of 52 houses was delivered by the housebuilder within tight timescales.

The Council and Rippon Homes Limited have had contact in April 2019 regarding the anticipated delivery of the site. It is expected that a Reserved Matters application is prepared and submitted to the Council by summer 2019. This provides evidence of the housebuilder’s intentions to move the scheme forwards.

A start on site is anticipated as soon as possible following Reserved Matters approval, with the first dwellings ready for occupation in 2021/22 and a build out rate of 35 dwellings per year.

Both parties agree that the following trajectory is an achievable and realistic delivery trajectory.

<table>
<thead>
<tr>
<th>Total dwellings</th>
<th>Year 1 2019/20</th>
<th>Year 2 2020/21</th>
<th>Year 3 2021/22</th>
<th>Year 4 2022/23</th>
<th>Year 5 2023/24</th>
<th>Year 6 2024/25</th>
<th>Year 7 2025/26</th>
</tr>
</thead>
<tbody>
<tr>
<td>180</td>
<td></td>
<td></td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>40</td>
</tr>
</tbody>
</table>

Agreement

Signed by: Ian Dyke on behalf of Rippon Homes Limited

Date: 01/05/2019

Lucinda Chapman, Principal Planning Officer, on behalf of North East Derbyshire District Council