



**Land at Thatchers Croft, Tansley
HC2 (x)**

**Statement of Common Ground as
agreed by Derbyshire Dales District
Council and Mr. J. Neville land-
owner and developer.**

**Derbyshire Dales District Council
Local Plan – Examination in Public**

April 2017

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 Derbyshire Dales District Council and Mr J. Neville on Housing Land Allocation Policy HC2(x) of the Derbyshire Dales Local Plan Submission Plan (2016); for the proposed residential development of 19 dwellings.

2. Background

- 2.1 Derbyshire Dales District Council has undertaken a through Strategic Housing and Employment Land Availability Assessment (CD25 August 2016) that assessed land for residential and employment development. Land at Thatchers Croft, Tansley was identified through the SHELAA process and has been thoroughly assessed by both the District Council and relevant agencies to identify potential constraints and how these can be mitigated through development (CD26 SHLAA268).
- 2.2 Once the SHELAA had identified sites that were potentially developable, Derbyshire Dales District Council undertook further work assessing the deliverability and phasing of sites. This work included the assessing the initial viability of sites through Viability Assessment (CD20 June 2016).
- 2.3 Further information regarding site status was sought from the agent/landowners through a Delivery Proforma in May 2016. This included, progress, overcoming constraints identified on sites and intentions to submit planning application; start dates and planned phasing on site and ensuring all infrastructure needs are appropriately addressed through the development proposals.
- 2.4 The site previously had an appeal dismissed for residential development (14/00765/OUT), however the policy direction and circumstances since then have changed significantly, in which the development of the site would be acceptable.
- 2.5 The site has been granted planning permission (16/00134/OUT) for 19 dwellings subject to Section 106 agreement. The land-owner has submitted a pre-application request on a revised scheme with an increase in number of dwellings, to 25, on the 21st March 2016.

3. Site Description

- 3.1 A greenfield site which sits within the built up settlement. This is a small site on the southern side of Tansley between existing residential development at Thatchers Lane and Alders Lane. The area comprises part of an unmanaged field. It is bounded on its northern side by a new housing development site. The site abuts the existing residential built up area of the settlement of Tansley.

4. Areas of Common Ground

- 4.1 Both parties agree that the allocation of HC2(x) Land at Thatchers Croft, Tansley for residential development is considered to be deliverable and developable as per paragraph 47 of the NPPF.
- 4.2 Both parties agree to work towards satisfactory resolution of the s106 agreement for 16/00134/OUT.
- 4.3 The District Council agrees to proactively engage with appointed developers or sub-developers to ensure that development delivers according to the trajectory.

4.4 Both parties agree that the site is considered suitable, available and achievable.

5. Site Capacity

Timescale for Delivery

5.1 Year	0-5 years				6-10 years					11-15 Years	
	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28
No. of Dwellings		10	9								
Outline Planning Application	16/00134 / OUT subject to s106 agreement										

Capacity of Infrastructure

5.2 This was considered as part of the planning application process and will be addressed through the drafting of a s106, discharge of conditions and consideration of reserved matters.

Education

5.3 Derbyshire County Council's calculations of the need for additional school places are updated every six months and have identified that there are currently sufficient secondary school places but that additional primary school capacity is required across the District. The County Council has also identified potential options, including costs, for some school expansions through consultation with the relevant Headteachers and the District Council. The District Council has worked closely with the County Council on such matters and has taken account of the impact on individual schools as part of the Local Plan process.

Constraints to Development

5.4 This was considered as part of the planning application process and will be addressed through the drafting of a s106, discharge of conditions and consideration of reserved matters.

Viability Considerations

5.5 The land-owner has fully developed the sites adjacent to this site. Both parties are confident that once approved, residential development is probable on this site.

6. Progress Since Derbyshire Dales Local Plan 2016

6.1 Both parties have paused with the s106 discussions due to the land-owner's request for a pre-application opinion on a revised scheme.

7. Outstanding Matters

- 7.1 The land-owner has submitted a pre-application request on a revised scheme with an increase in number of dwellings, to 25, on the 21st March 2016.
- 7.2 There are no areas of disagreement between Derbyshire Dales District Council and Mr J. Neville (Agent) on behalf of the land-owner in respect of Policy HC2(x).

8. Agreement

Signed by:-



Paul Wilson on behalf of Derbyshire Dales District Council

Date: 12-4-17

Signed by:-



Mr. J. Neville Land-Owner

Date: 12/04/17