LOCAL PLAN FOR BOLSOVER DISTRICT

STATEMENT OF COMMON GROUND

ADDENDUM

AS AGREED BETWEEN

BOLSOVER DISTRICT COUNCIL

AND

WAYSTONE LIMITED
1) Purpose

1.1 The purpose of this Addendum to the signed Statement of Common Ground between Bolsover District Council and Waystone Limited, The Trustees of the Sir Reresby Sitwell Life Interest Settlement and LGK Farms LLP [ED 26] is to reflect the updated trajectory and incorporate further milestones underpinning the delivery trajectory.

1.2 As such, this Addendum updates the information following paragraphs 2.13 and 2.14 in the signed Statement of Common Ground.

2) Updated information

2.1 The updated information is as highlighted in yellow.

2.13 Based on this information, Waystone Limited have provided the following delivery trajectory for the site’s dwelling and employment land delivery projection per calendar year. For residential delivery, this assumes delivery rates of 30 dwellings per year per house builder. For employment land delivery, this assumes an average of 2 hectares per annum albeit it is likely that actual delivery per annum will fluctuate around this average.

<table>
<thead>
<tr>
<th>Year</th>
<th>Annual No. Homes</th>
<th>Cumulative No. Homes</th>
<th>Cumulative Employment</th>
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<td>0</td>
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</tr>
<tr>
<td>2019/2020</td>
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<td>0</td>
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<tr>
<td>2021/2022</td>
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<td>2023/2024</td>
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<tr>
<td>2024/2025</td>
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<td>2032/2033</td>
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<td>1140</td>
<td>20</td>
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</table>

2.14 Underpinning this delivery trajectory are the following progress milestones:

- June 2018 – Outline planning application considered by Council’s Planning Committee and resolution to approve and refer to Secretary of State subject to a number of conditions and signing of a S106 Agreement
- July 2018 – Secretary of State decides to not call in the application
- August 2018 onwards – Development of business plan and undertake informal marketing exercise
- August 2018 onwards – Preparation of S106 Agreement and determination of application
• August 2018 onwards – Development Agreements between Waystone & The Trustees of the Sir Reresby Sitwell Life Interest Settlement and Waystone & LGK Farms LLP updated and prepared to reflect S106 Agreement and exchanged upon signing of S106 Agreement and issue of Decision Notice
• March 2019 – S106 Agreement signed and Decision Notice issued
• Spring 2019 – Formal tendering of Phase 1 serviced plots for residential development to identify three preferred house builders and begin detailed design work to meet pre-commencement conditions
• Spring 2019 – Formal tendering Marketing of Phase 1 and 2 employment areas to identify suitable end users
• Summer 2019 – Selection of preferred house builders for early phase of development
• Autumn 2019 – Remaining pre-commencement conditions discharged and preparation of Phase 1 serviced plots, including highway to open out new school land and related drainage infrastructure
• Autumn 2019 January 2020 – Reserved matters submitted for Phase 1 Residential serviced plots R1, R2 and R3
• Spring 2020 – First phase of junction improvement works commences at Treble Bob roundabout
• Spring 2020 – Reserved matters approved for Phase 1 Residential serviced plots R1, R2 and R3
• July 2020 – House builders start on site
• Summer 2020 – First phase of improvement works commences at Clowne waste water treatment works
• Autumn 2020 – Handover of serviced site for new school to Derbyshire County Council
• December 2020 – 45 dwellings completed on site
• March 2021 – At least 60 dwellings and 2 hectares of employment development completed on site
• Spring 2021 – First phase of junction improvement works completed at Treble Bob roundabout

2.9 Beyond these initial milestones, subsequent reserved matters applications for future phases of the development will be submitted at appropriate times in consideration of the site’s delivery timescales.

2.10 The Council has considered all of this background information and has reached agreement on a large number of matters which are set out below.

3) Further Areas of Common Ground

3.1 Bolsover District Council and Waystone Limited agree that clear evidence exists to update the information contained with signed Statement of Common Ground [ED 26] as stated above. For the avoidance of doubt, this does not change any further information within the signed Statement of Common Ground.
AGREEMENT

Signed:

Dan Swaine, CEO                     Tom Munro, Chair of Planning Committee
On behalf of Bolsover District Council  On behalf of Bolsover District Council

Helen McLoughlan, Development Director
On behalf of Waystone Limited

Dated: 30th January 2019