LOCAL PLAN FOR BOLSOVER DISTRICT

STATEMENT OF COMMON GROUND

AS AGREED BETWEEN

BOLSOVER DISTRICT COUNCIL

AND

LEITH PLANNING LIMITED AND EPC UNITED KINGDOM PLC
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 Bolsover District Council and Leith Planning Limited and EPC United Kingdom PLC in relation to allocation i) Land at Town End Farm, Lees Lane, South Normanton under policy LC1: Housing Allocations of the Local Plan for Bolsover District submitted to the Secretary of State on the 31st August 2018.

2) Background

2.1 The Land at Town End Farm site is approximately 1.8 hectares in size and is situated on the western edge of South Normanton, close to the town centre. The site offers easy access to the town’s services and facilities, as well as benefiting from good local employment opportunities and transport links via the M1 motorway and A38.

2.2 Based on submissions to the Council throughout the period of preparation of the Local Plan for Bolsover District, the Council was able to assess the availability, suitability and achievability of the proposed allocation.

2.3 The Council expect the site to:

a) Deliver approximately 40 dwellings between 2023 and 2025;
b) Make minor improvements to Lees Lane;
c) Contribute to increasing the capacity of local schools and GP surgery;
d) Contribute to the provision of affordable housing.

2.4 In relation to the proposed Town End Farm allocation, the Council’s published Residential Land Availability Assessment (October 2017) concluded that “the site is available, possibly suitable, with a reasonable prospect of development within 6-15 years. Therefore, the site could be considered for allocation within the emerging Local Plan”.

2.5 Based upon the Council’s proportionate evidence base and the findings of the Sustainability Appraisal Report, the Council approved the allocation of land at Town End Farm in April 2018 and set out its policy for the allocation in its Publication Local Plan for Bolsover District in May 2018.

2.6 Leith Planning Limited’s representation on behalf of EPC United Kingdom PLC (representation ref. 8492) provides support for the proposed housing allocation of land at Town End Farm set out in policy LC1: Housing Allocations. The representation states, “We wholeheartedly support the Council’s decision to allocate the land at Town End Farm for a residential development within the emerging Local Plan”. Furthermore, the representation also states that, “the requirements to make contributions towards school and GP capacity and affordable housing are noted and accepted”.

2.7 However, the representation also suggests the site could deliver up to 50 dwellings and could come forward within 5 years, rather than in years 6 and 7. The representation states that, “This can be justified on the basis of significant
developer interest in the site, and a desire by the landowner to bring the site forward as soon as feasible”.

2.8 Further to the above points, the Council has put forward the following housing delivery trajectory for the site:

<table>
<thead>
<tr>
<th>Year</th>
<th>Cumulative No. Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018/2019</td>
<td>0</td>
</tr>
<tr>
<td>2019/2020</td>
<td>0</td>
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<tr>
<td>2020/2021</td>
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<td>2021/2022</td>
<td>0</td>
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<tr>
<td>2022/2023</td>
<td>0</td>
</tr>
<tr>
<td>2023/2024</td>
<td>25</td>
</tr>
<tr>
<td>2024/2025</td>
<td>40</td>
</tr>
<tr>
<td>Total</td>
<td>40</td>
</tr>
</tbody>
</table>

2.9 Underpinning this delivery trajectory are the following progress milestones:

- January 2018 – Commencement of informal marketing of site
- Spring 2020 – Outline planning application submitted on behalf of landowner
- December 2020 – Application determined
- January to March 2021 – Formal marketing period
- Summer 2021 – Preferred house builder selected and contracts signed
- Spring 2022 – Reserved matters application submitted
- Autumn 2022 – Reserved matters application determined
- Spring 2023 – Start made on site
- By March 2024 – 25 dwellings completed on site

2.10 However, the Council notes that the site promoter has sought and secured expressions of interest from house builders and that this could see the site come forward earlier. It is also noted that the provision of the necessary infrastructure and services can be provided and that no outstanding environmental or other constraints remain, meaning the site technically could come forward earlier in the Plan period.

2.11 The Council has considered the provided information and has reached agreement on a large number of matters which are set out below.

3) Areas of Common Ground

3.1 Bolsover District Council and Leith Planning Limited and EPC United Kingdom PLC agree that clear evidence exists to demonstrate that land at Town End Farm, Lees Lane, South Normanton under policy LC1: Housing Allocations of the Local Plan for Bolsover District provides for a proposed allocation that is:

- justified and appropriate in terms of the likely impacts of development;
- deliverable and developable in accordance with the Council’s updated housing trajectory;
- not subject to any outstanding or unaddressed constraints.
3.2 Bolsover District Council and Leith Planning Limited and EPC United Kingdom PLC also agree that clear evidence could come forward to demonstrate that the Land at Town End Farm site could be considered deliverable when assessed against paragraph 73 of the new NPPF (as supported by the definition of ‘Deliverable’ contained in new NPPF’s Annex 2: Glossary and the guidance within the Planning Practice Guide in Paragraph: 036 Reference ID: 3-036-20180913 (published on the 13th September 2018)). In support of this judgement, the following assessments have been made against the following criteria prescribed by the new NPPF: -

- **Availability** – The site is available for development as there are no legal or ownership constraints. The landowner has a desire to bring the site forward as soon as feasible.

- **Suitability** – The site is situated in a sustainable location and the Housing Land Availability Assessment concluded that the site is possibly suitable for the proposed allocation.

- **Achievability** – The site represents an achievable residential development site. The Housing Land Availability Assessment concluded that the site had a reasonable prospect of development within 6-15 years. The landowner’s desire to bring the site forward as soon as feasible and evidence of developer interest means the site could be brought forward sooner.

3.3 Bolsover District Council and Leith Planning Limited and EPC United Kingdom PLC accept that the Town End Farm site could come forward more quickly and within the first five years.

4) **Conclusion**

4.1 Based on the stated areas of common ground, Bolsover District Council and Leith Planning Limited and EPC United Kingdom PLC agree that the allocation of land at Town End Farm, Lees Lane, South Normanton under policy LC1: Housing Allocations of the Local Plan for Bolsover District is positively prepared, justified, effective and consistent with national policy.
AGREEMENT

Signed:

Dan Swaine, CEO
On behalf of Bolsover District Council

Cllr Tom Munro, Chair of Planning Committee

On behalf of EPC United Kingdom PLC

Rebecca Booth
On behalf of Leith Planning Ltd

Dated: 11th January 2019