CHESTERFIELD BOROUGH LOCAL PLAN EXAMINATION

MATTER 6: HOUSING LAND SUPPLY

STATEMENT ON BEHALF OF WILLIAM DAVIS LTD

Prepared by: Marie Stacey
MATTER 6: HOUSING LAND SUPPLY

Paragraph 6.3

1. Does the Plan illustrate the expected rate of housing delivery through a trajectory and set out a housing implementation strategy describing how a five-year supply will be maintained (NPPF paras 73, 74 and 75)? On submission, the Plan does not contain a housing trajectory. Does Appendix 2 of the Housing Topic Paper (June 2019) present a sound trajectory?

1.1 The housing trajectory within Appendix 2 of the Housing Topic Paper should be included within the Local Plan to demonstrate that the housing delivery is effective and the Local Plan is sound. In relation to Policy SS6 and the Dunston allocation, it is suggested that the housing trajectory should be updated to accommodate the suggested changes to years 2022/23 as shown below.

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1.2 In Phase 1, a total of 29 dwellings have been moved from year 18/19 to year 19/20. The reason for the change to the trajectory relates to the affordable units as these will be delivered together.
Paragraph 6.7

2. Noting Appendix 3 of the Housing Topic Paper, what intelligence from developers or key assumptions have been applied to inform the housing trajectory in the Housing Topic Paper? In particular: (i) any necessary master-planning; (ii) timeframes for the grant of detailed planning permissions; (iii) timelines for the discharge of conditions; (iv) lead-in times for developers to be on-site including infrastructure contingencies; (v) number of outlets per site; and (vi) annual completions per outlet.

2.1 William Davis have signed a Statement of Common Ground (SoCG) with Chesterfield Borough Council, which will be submitted before the hearing session on Policy SS6. This SoCG confirms the following matters:

i) The quantum of development associated with Policy SS6 has been master-planned and is based on the supporting survey information (as referred to in the footnote to the ‘Plan making’ sub-section of the SoCG) and consultation with the Borough Council and Derbyshire County Council as the education authority. The concept masterplan (Ref: EMS.2304 _019 Rev M) (see Appendix to the SoCG) shows there are no constraints to the site coming forward and has been informed by the opportunities and constraints of the site. Subject to the amendment to the policy map as agreed in the SoCG, the quantum of development as outlined within the policy can be delivered;

ii) William Davis has commenced development of Phase 1 granted under planning permission CHE/16/00016/OUT (associated reserved matters approvals include CHE/17/00351/REM for 99 dwellings and CHE/18/00805/REM for 200 dwellings). As of 1st September 2019, 59 dwellings have been completed in relation to CHE/17/00351/REM and the majority of the pre-commencement conditions relating to CHE/18/00805/REM have been discharged. It is expected that commencement of the development associated with CHE/18/00805/REM will begin in October 2019. The approval of the outline application for the rest of the allocation (known as Phase 2) is expected in year 2020/2021 with reserved matters approvals expected in year 2021/2022;

iii) The remaining pre-commencement conditions associated with CHE/18/00805/REM (and associated outline conditions) are being determined and are likely to be discharged by the end of September 2019.
Phase 2 is likely to be brought forward in sub-phases (like Phase 1) and therefore the outline conditions for the relevant sub-phase will be submitted at the same time as the relevant reserved matters submission. As outlined above, this is expected in year 2021/2022;

iv) The lead-in times to be on-site including infrastructure contingencies for Phase 2 have been based on the experience with Phase 1.

Phase 1 required remedial works associated with the previous coal mining of the site and off-site highway improvements at Dunston Lane/Dunston Road. It is likely that Phase 2 will require similar infrastructure requirements in addition to the policy requirement for early implementation of a landscaping and planting scheme along Dunston Road.

Accordingly, the lead-in time associated with the commencement of Phase 2 is expected to be 6 months from approval of the reserved matters.

v) There are 2 outlets associated with the allocation: one via Dunston Lane and another from Dunston Road;

vi) As shown in the trajectory above and in the SoCG, the build rate is based on one housebuilder at a rate of 50 dwellings a year. In 2022/2023 and 2023/2024, William Davis will have the capacity to also provide an outlet from Dunston Road in association with Phase 2 and therefore an additional 25 dwellings from this outlet during these years has been included.