

**AMBER VALLEY BOROUGH LOCAL PLAN**  
**EXAMINATION HEARINGS**  
**HEARING POSITION STATEMENT**  
**ON BEHALF OF AMBER VALLEY BOROUGH COUNCIL**

**Matter 13 – Housing Growth Sites**

- b. Amber Valley Rugby Club, Lower Somercotes, Somercotes (200)
- i. *Is the proposed allocation deliverable? In particular, is it:
    - a. confirmed by the landowner involved as being available for the use proposed?
    - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
    - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?*
  - ii. *Has full consideration been given to the loss of a sporting facility and likely contamination on the site, along with the impact of development on the landscape and coalescence between Somercotes and Pye Bridge?*
  - iii. *Is the Council's suggestion that this site be deleted as a Housing Growth Site from Policy HGS1 and that Policy HGS3 be deleted in its entirety appropriate?*

1. Following the receipt of representations on the Pre-Submission Local Plan on behalf of the landowner/promoter of this site (Carter Constructions Ltd), suggesting that the site should be identified in part for employment uses, with the remaining area retained in its existing use for sports provision, the Council has suggested that the site be deleted as a proposed Housing Growth Site in the Local Plan (see 'Schedule of Initial Suggested Modifications To The Local Plan' (CD07)) and this suggestion has been included in the Draft Schedule of Main Modifications (AV/08).
  2. However, the Council has subsequently been advised by the agent acting on behalf of the landowner/promoter that they may now wish to continue to promote the site for housing development.
  3. Subject to the receipt of a Hearing Position Statement on behalf of the landowner/promoter to this effect, the Council may need to revisit its current position in relation to this site, in advance of the relevant examination hearing session.
- iv. *Would the deletion of this site for 200 dwellings require the allocation of additional housing land elsewhere?*
- v. *Is the site deliverable in accordance with the trajectory?*
1. Given the Council's current position in relation to the site, it has not been included in the latest updated housing land supply position as at 1 April 2018. However, as this updated position a) shows an overall provision of 11,038 dwellings within the Plan period, which is 1,268 dwellings above the Plan's minimum target of 9,770 dwellings for the Plan period and b) also shows a 5 year supply, the Council does not consider that the deletion of the site would require the allocation of one or more additional Housing Growth Sites.