

Erewash Core Strategy Review

Examination Hearing Statement

Matter 6

Representations prepared by Fisher German LLP
on behalf of Stanton Estates



Project Title:

Stanton Breaston

Contact Details:

The Estates Office

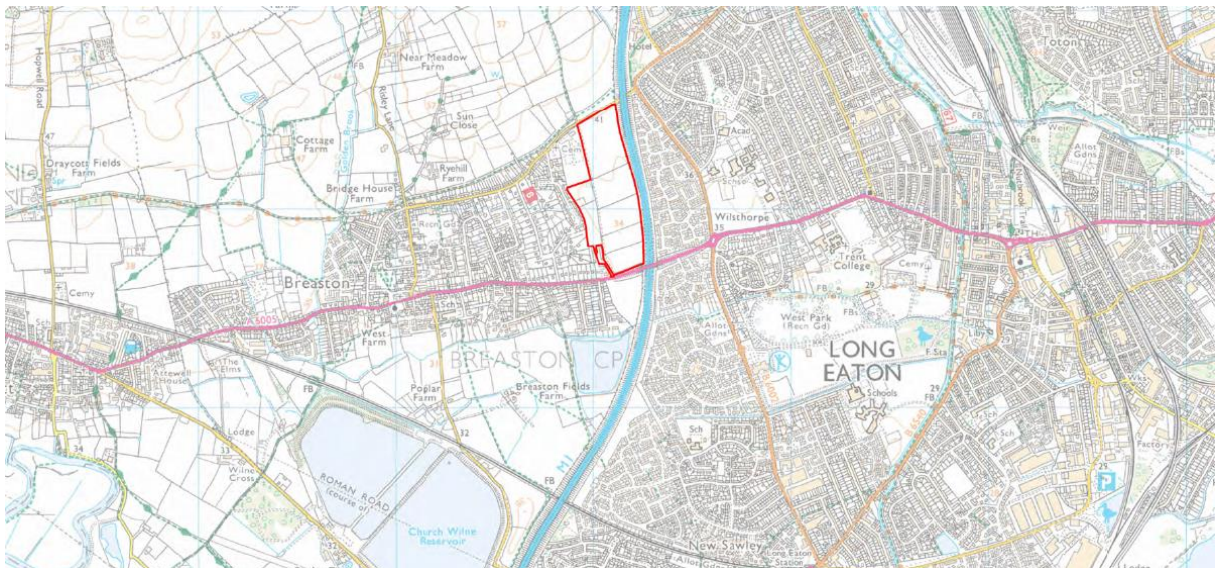
Norman Court

Ashby de la Zouch

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01 Introduction

- 1.1 These representations are prepared on behalf of Stanton Estates in respect of its land interests within Erewash, adjoining the sustainable settlement of Breaston. The land is available, achievable and deliverable and can make a contribution towards meeting the authorities housing requirement. It can contribute within the first five years of the Plan period, assisting the authority in demonstrating a robust five-year housing land supply.
- 1.2 The site comprises land to the east of Breaston, as illustrated by Figure 1 below.



Site Location Plan

- 1.3 The site falls within the Green Belt but is considered suitable for release in the scenario that additional sites are assessed to be required for soundness through the Examination in Public process.

02 Matter 6: Housing Allocations

Issue: Whether the proposed housing site allocations are justified, effective and consistent with national policy.

5. Strategic Policy 1.2 South Stanton

I. What is the expected timescale and rate of development and is this realistic?

- 1.4 In respect of the Stanton Ironworks site, we would raise the following concerns in relation to its likely commencement and subsequent build out rate.
- 1.5 The site was allocated in the Core Strategy 2014 to provide a new community of 2,000 homes, a primary school, shops, services, a nine-hectare (ha) business park, a further 18 ha of general employment land along with a 22ha local wildlife park. The Draft Options for Growth consultation document set out that only 1,000 dwellings would be delivered in the Plan period, with a further 1,000 to be delivered following the Plan period. Following the acquisition of a large part of the site for employment uses, the revised and current consultation documents conclude that circa 1,000 dwellings will still be delivered during the Plan period.
- 1.6 Despite the involvement of Homes England, we still consider this to be an overly ambitious target and likely to be unachievable. The site closed in 2007 and there has been little progress on plans for its redevelopment. Despite interest in the site from potential developers, the site owner, Saint Gobain, has been unable to agree terms on a sale for the whole site. In 2013 a planning application was submitted for the redevelopment of the site. This was due to be considered at Erewash Planning Committee in 2015 however, the landowner withdrew the application after Officers recommended that the application be refused. Eleven reasons for refusal were proposed, including:
- 1) Failure to provide appropriate affordable housing
 - 2) Failure to provide amount and mix of employment development
 - 3) Failure to deliver green infrastructure including a wildlife corridor
 - 4) Inappropriate and excessive retail uses
 - 5) Failure to show restoration of landscape
 - 6) Loss of bat roosts

- 7) Inadequate compensation of wildlife habitat
- 8) Inadequate noise protection
- 9) Failure to address how increase in traffic would be dealt with
- 10) Failure to show how residential amenity would be met
- 11) Harm to heritage assets

- 1.7 Following the withdrawal of the planning application, a site-specific Supplementary Planning Document (SPD) was prepared by the Council and adopted in 2017, aimed at helping to bring the site forward. This however is now out of date due to the sale of a significant portion of the site in 2020, being developed for employment uses. The SPD set out that to remediate just a small area of the site, enough for 100 dwellings, would cost in the region of £700,000. Whilst there will likely be variations across the site, this demonstrates the significant difficulty in works necessary in order to deliver the site.
- 1.8 We are not aware of substantive progress having been made in advancing the site. The submitted Housing Trajectory in support of the Erewash Core Strategy Review (2022 to 2037) (EBH3a) confirms anticipated delivery of 100 dwellings from 2027/28 for the remainder of the Plan period, however given the absence of an updated planning application for the site, this position seems somewhat unlikely. Whilst we consider it reasonable to assume that a start may be made within the Plan period, we suspect at this stage it to be later in the Plan period with a ramp up of delivery rates.
- 1.9 Having regard for the above, we note it is highly likely additional housing land will be required to be found to ameliorate any shortfalls arising. Our client's land interests at Breaston are ideally located to meet such arising needs.