

Erewash Core Strategy Review Examination in Public

Matter 7,

Statement on behalf of Inovo Consulting Ltd

INTRODUCTORY STATEMENT

- i. Hearing Statements are submitted by Christopher Waumsley DipTP MRTPI of Inovo Consulting on behalf of the promoter of land **South West of Kirk Hallam (Lambert Limited)** for which a draft allocation is made under **Strategic Policy 1.5** of the Erewash Core Strategy Review Submission Version.
- ii. Lambert Ltd control and are promoters of land South West of Kirk Hallam which is proposed as a strategic residential led mixed use allocation in the draft plan. The intention is to provide a sustainable urban extension to the South West of Kirk Hallam incorporating a new local centre, strategic green and blue infrastructure including extension to the Pioneer Meadows Local Nature Reserve, and a new relief/link road between Sowbrook Lane South of Kirk Hallam to the A6096 Ladywood Road West of Kirk Hallam.
- iii. Inovo and Lambert Ltd have been positively engaged with the Policy Team, and more latterly, Development Management Team at Erewash since 2020 and throughout the evolution of the Core Strategy Review (CSR).
- iv. For context a summary of activity and engagement undertaken to date in respect of the proposed allocation site is set out below:
 - a) An initial development concept for a sustainable urban extension at Kirk Hallam was prepared in July 2020, worked up in conjunction with the planning authority and proposing a broad vision and overall objectives for development. This concept plan informed the preparation of technical survey and assessment work and was subject to public and stakeholder engagement alongside the November March 201 CSR consultation.
 - b) Responses to that consultation exercise and engagement with key officers, stakeholders and consultees in the period since has resulted in the evolution of the plan
 - c) Alongside this work the promoter's consultant team have carried out a wide range of assessments and studies to allow the identification of the technical considerations pertinent to the site's development. This technical information will inform the preparation of a hybrid outline/detailed planning application for the site's development with the relief/link road and first phase of development in detail and subsequent phases in outline.
- v. Inovo are appearing at the Examination in support of EBC's commitment to an urban extension South West of Kirk Hallam to meet the needs of the plan area within the plan period to 2037.
- vi. In response to the Inspectors Matters, Issues and Questions issued on 5th October 2023, Inovo wish to make a number of points to supplement the representations made by Inovo at the Regulation 18 and 19 stage consultations.

MATTER 7 – HOUSING LAND SUPPLY

Issue – Whether the Local Plan has been positively prepared and whether it is justified effective and consistent with national policy in relation to the approach to housing land supply.

- 1.1 It is anticipated that the majority of questions in relation to this matter will be addressed by the planning authority. However, Inovo would like to make the following general points in relation to this matter. .
- 1.2 It is important to recognise that the CSR is a partial review of the adopted CS deals primarily with the need to make additional major strategic allocations to meet development needs.
- 1.3 Insofar as matters relating to the allocation of land for housing and its delivery are concerned Inovo and Lambert Ltd have provided information and advice to the planning authority based on their extensive experience in delivering large scale developments. We therefore consider the assumptions regarding lead in times, timing and annual rates of delivery and viability to be generally sound.
- 1.4 There is some flexibility within the CSR should some of the housing allocations not come forward in line with the expected timetables or with the anticipated quantum of development in the form of “white land” within the proposed Relief Road at Kirk Hallam not allocated for development. The inspector may wish to consider whether additional land should be removed from the green belt and unallocated (i.e white land) to ensure longer term flexibility without the need for further Green Belt review during the plan period.
- 1.5 The viability study is considered to be generally robust and supportive of the housing allocation policies with regards to affordable housing.