

Erewash Core Strategy Review Examination in Public

Matter 2, The Duty to Co-operate

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.

Issue – *Whether the Council has complied with the duty to co-operate in the preparation of the Core Strategy Review.*

Questions

Housing Provision

1: What are the inter-relationships with other authorities in terms of migration, commuting and housing markets ?

- 1.1 In the main the inspector's questions on this issue or anticipated to be answered by the local planning authorities participating in the EiP. We would however like to make some general points that are pertinent to the inspectors questions.
- 1.2 It has been apparent for some years that the local authorities bordering Erewash and the cities of Nottingham and Derby have found it challenging to meet the identified development needs within their boundaries without amending the green belt boundary.
- 1.3 The geographical relationship between Erewash and their adjoining authorities is such that the greatest pressure for development is inevitably focussed on the area between Nottingham and Derby in Erewash.

Q2. How have these been taken into account in preparing the Core Strategy Review and specifically in terms of Objectively Assessed Need for housing (OAN) and housing provision?

- 1.4 It is anticipated that this question will be addressed by the Planning Authority.

Q3: Who has the Council engaged with in terms of overall housing provision and what form has this taken?

- 1.5 It is anticipated that this question will be addressed by the Planning Authority

Q4 Paragraph 141 of the National Planning Policy Framework identifies that before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries the strategic making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This includes the strategy being informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need. How has this been demonstrated?

- 1.6 It is anticipated that this question will be addressed by the planning authority but we are aware that there has been ongoing dialogue between the relevant authorities and inevitable tension in

respect of meeting identified need for development on a cross boundary basis. It seems unrealistic now to envisage that any of the development need in Erewash could or will be met in other local authority areas.

Q.5 Should the Core Strategy Review seek to address any housing needs from the wider Housing Market Area? If not, what are the reasons for this and is it justified.?

- 1.7 It is anticipated that this question will be addressed by the Planning Authority. However we consider it is challenging enough for Erewash to meet its own needs within its boundaries.