



Erewash Borough Council: Examination in Public into
the Core Strategy Review

Hearing Statement of Varsity Town Planning on behalf
of Green 4 Developments

Matter 10: Delivery and Monitoring

21st December 2021

Issue

Whether the approach to delivery and monitoring is justified, effective and consistent with national policy.

1. How has viability been taken into account in preparing the Core Strategy Review and setting policy requirements? What are the conclusions in terms of the realistic delivery of the proposals within the Core Strategy Review? Are any amendments requirements required following the publication of the Viability Assessment (Sept 2023)?

The publication of the Viability Assessment in September 2023 is another example of the post hoc justification of the Core Strategy Review.

Simply put, Green 4 Developments do not consider that the viability assessment has had any impact on the Council's Core Strategy Review and cannot find any evidence to contradict this assumption. We are not aware of any proposed modifications to policy to reflect the findings of the viability assessment. In their response to Matter 7 the example of the Council's approach to delivering a viable percentage of affordable housing is cited as an example of the disconnect between policy and viability.

2. Is the approach that the Core Strategy Review takes to viability and the application of policy requirements sufficiently flexible?

There is nothing in the Core Strategy Review that indicates how Erewash Borough Council would approach a viability case if one were to be presented as part of a planning application. An applicant would rely on national policies to guide their approach and negotiation.

3. How will the Core Strategy Review be monitored? Will this be effective and how would any issues arising from monitoring be addressed?

Green 4 Developments will rely on Erewash Borough Council to respond to this question.

4. Does the Core Strategy Review have sufficient flexibility to respond to changing circumstances? Which policies/ measures will ensure that?

Green 4 Developments contend that there is no flexibility built into the Core Strategy Review to respond to changing circumstances.