

From: [REDACTED]
Sent time: 06/05/2022 14:59:15
To: Planning Policy
Cc: [REDACTED]
Subject: Submission of Representations and Site Promotion - Regulation 19 Consultation (Land north of Croft Lane, Breadsall)
Attachments: 220506 - EBC Regulation 19 Reps Forms (FINAL) Land at Breadsall.pdf 220506 - EBC Regulation 19 Reps (FINAL) Land at Breadsall.pdf

Dear Sir/Madam,

Please find enclosed representations to the current Regulation 19 Consultation and site promotion for Land north of Croft Lane, Breadsall.

The attachments include a completed consultation form and Representations, with the following link including a copy of attached representations with the associated appendices. [Regulation 19 Consultation - Final Reps, Croft Lane Breadsall](#)

I would be grateful if you could please confirm receipt of this email and representations.

Kindest regards

[REDACTED]

[REDACTED]

[REDACTED]



Core Strategy Review Representation

The consultation runs between Monday 14 March and May 9 2022.

For representations to be valid, a full name and address must be provided.

If you need to continue with more space for any of your answers, please attach further pages to this form.

All fields marked with an Asterix (*) must be completed.

Title(*)

First Name(*)

Surname(*)

Job Title (where relevant)

Organisation (where relevant)

Address(*)

Postcode(*)

Telephone number(*)

Email Address(*)

Agent's details (if applicable) Include name, address, contact number and email



To which part of the Core Strategy Review does this representation relate? (one or more must be ticked)(*)

Policies Policies Map Other text

Please use the box below to tell us specifically where the representation relates to (a policy, the policies map or other text). Do not use the box to make your comments as this is required further down the form.(*)

Sustainability Appraisal; Draft Policies and Spatial Structure

Do you consider the Core Strategy Review is Legally Compliant? (*)

Yes No

Do you consider the Core Strategy Review is sound? (*)

Yes No

Do you consider the Core Strategy Review Representation complies with the duty to operate? (*)

Yes No

Please give details of why you consider the Erewash Core Strategy Review is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy Review or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see response in our representations accompanying this form.

Please set out the modification(s) you consider necessary to make the Core Strategy Review legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Core Strategy Review legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see response in our representations accompanying this form.

Please note in your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?(*)

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

We would welcome an opportunity to address an Inspector during any hearing sessions for the Core Strategy Review to discuss the matters raised in our representations submitted during the various stages of consultation.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination



Please use this space to continue any of your answers.

Please see our full representations accompanying this form, which includes the promotion of our client's site – Land to the north of Croft Lane, Breadsall.

[Redacted]

6th May 2022

[Redacted]

Sent via email only: [Redacted]

Dear Sir/Madam,

REPRESENTATIONS TO THE DRAFT EREWASH CORE STRATEGY REVIEW (PUBLICATION VERSION) REGULATION 19 CONSULTATION ON BEHALF OF PEVERIL HOMES LIMITED AND SITE PROMOTION

Introduction

[Redacted] are instructed by Peveril Homes Limited (referred to as 'our client' hereafter) to submit representations to the current Regulation 19 Consultation on the draft Erewash Core Strategy Review (Publication Version). Our client is also the owner of land shown edged in red on the enclosed Site Location Plan (Appendix 1), referred to as 'Land to the north of Croft Lane, Breadsall', which in the context of these representations is being promoted for development.

Whilst our client supports the Authority's approach to release land from the Green Belt to deliver new development, we have significant concerns with the Regulation 19 Consultation as it is supported by very limited evidence base as per the documents available on the Council's website (see Appendix 2 for a copy of the consultation page). The absence of a robust evidence base brings into question the soundness of the plan-making process as there is no clear justification for the proposed approach, which again raises the significant concern that the Authority has not fully assessed all reasonable opportunities for growth in the Borough.

These representations are therefore submitted in response to the consultation questions forming part of this Regulation 19 Consultation, in the context of the matters set out above with regards to the Sustainability Appraisal and Draft Strategic Policy 1 – Housing; with the promotion of our client's site.

Do you consider the Core Strategy Review is Legally Compliant?

No. The Core Strategy Review fails to be supported by appropriate evidence base documents to justify the proposed approach for the distribution of housing growth in the Borough ((see Appendix 2 for a copy of the consultation page). Furthermore, the Sustainability Appraisal for this Regulation 19 consultation has failed to demonstrate that the authority has considered reasonable alternatives to accommodate growth.

Guidance on the preparation of a Sustainability Appraisal (SA) during the plan-making process is set out in the Planning Practice Guidance (PPG) dated March 2014 (as amended), where Paragraph 001 Reference ID: 11-001-20190722 states as follows:



“A sustainability appraisal is a systematic process that must be carried out during the preparation of local plans and spatial development strategies. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives...” (Underlining is our emphasis).

As such, to assess the extent to which an emerging plan will help achieve relevant environment, economic and social objectives, there is an obligation on the authority that such an assessment is judged against reasonable alternatives.

Whilst the Sustainability Appraisal summarises the various ‘housing growth’ options, it fails to set out firstly, the options for calculating the Objectively Assessed Housing Need (OAHN), and secondly, how the various housing growth ‘options’ have been assessed against the delivery of the preferred OAHN figure against environmental, economic and social objectives.

We would expect the Sustainability Appraisal to assess reasonable alternatives in identifying the Borough’s OAHN. For example, through applying the Standard Methodology as required by Paragraph 61 of the National Planning Policy Framework (published July 2021) but also applying a ‘buffer’, which would be a reasonable alternative in light of the authority having under delivered against their housing requirement in previous years. This continues to be reflected in the recent Housing Delivery Test 2021, which shows Erewash Borough Council as a ‘buffer’ authority due to a lack of housing delivery between the period of 2018-2021, with 782 dwellings being delivered in this period against a housing requirement of 990 dwellings i.e. 79% delivery rate. The lack of housing delivery should therefore be taken into account as part of any housing need for the emerging plan period.

In our view, the SA does not currently provide a sound appraisal that supports the proposed strategy for the Core Strategy Review as it has not had regard to all reasonable alternatives.

Do you consider the Core Strategy Review is sound?

No. The Regulation 19 consultation fails to meet the tests of soundness as required under Paragraph 35 of the National Planning Policy Framework (NPPF) as it has not been positively prepared or justified in the absence of appropriate evidence base documents.

Part 1 of Draft Strategic Policy 1 – Housing, refers to an Objectively Assessed Housing Need (OAHN) of 5,800 net new homes. There is no evidence accompanying this Regulation 19 Consultation which demonstrates how the authority have calculated the OAHN and so cannot be viewed as being positively prepared or justified. The authority has not included a Housing Land Supply Statement in support of this Regulation 19 Consultation. In the absence of this, through our separate research, we have found that within the authority’s 5 year land supply statement – dated December 2019, the authority is found to have a 3.43 years supply. But, this document and neither any updated version forms part of documents supporting this Regulation 19 Consultation.

The authority has been under delivering against its housing need, which is reflected in the Housing Delivery Test 2021, but also previous Housing Delivery Test results, and so it is unclear if the proposed OAHN takes account of this.

The Settlement Hierarchy at Part 2 of Draft Strategic Policy 1 Housing also proposes the allocation of land into the Green Belt. Paragraph 140 of the NPPF outlines that *“once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans...” (Underlining is our emphasis).*

Our client does not necessarily disagree that the authority would need to look at land within the Green Belt, but there is no evidence of the authority undertaking a Green Belt Review Assessment. It is noted that the Strategic Growth Assessment (dated March 2021) supporting this Regulation 19 consultation includes an assessment of proposed allocations against the five purposes for including land within the Green Belt, which are set out at Paragraph 138 of the NPPF. However, this does not represent a Green Belt Review Assessment in the context of justifying the exceptional circumstances to remove land from



the Green Belt and demonstrating that the most suitable sites have been identified to accommodate growth. The absence of a Green Belt Review Assessment means that it is difficult to quantify that the authority has not overlooked other sites, which may also be suitable for removal from the Green Belt to accommodate growth.

Do you consider the Core Strategy Review Representation complies with the duty to cooperate?

No. Paragraph 24 of the National Planning Policy Framework (NPPF) states that “*local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.*” There is no evidence within the consultation documents of Erewash Borough Council having undertaken their duty to cooperate with the adjoining authorities or prescribed bodies etc. as required under Paragraph 24 of the NPPF. This means that it is unknown if the Objectively Assessed Housing Need (OAHN) within Draft Strategy Policy 1 – Housing, has taken account of any unmet need outside the authority’s administration area, and therefore, is unlikely to have been prepared effectively as required under the tests of soundness at Paragraph 35 of the NPPF.

Site Promotion – Land to the north of Croft Lane, Breadsall

Our client’s site comprises circa 4.1 hectares (ha) of land as identified by the red line boundary on the Location Plan at Appendix 1 and has been promoted as part of the previous consultation stages for this Core Strategy Review. For completeness, we have enclosed a copy of the previous representations submitted for this site at Appendix 3.

The site is located in close proximity to Breadsall Village but also in close proximity to the administrative boundary of Derby City Council. It is defined by the A61 along its western boundary and Croft Lane along the southern boundary. As set out in our response to the consultation questions, there is no evidence of Erewash Borough Council undertaking their duty to cooperate with adjoining authorities. This not only questions the soundness of the plan but also fails to demonstrate if the authority has taken account of any unmet need from these adjoining authorities. This must also be viewed in the context of the Council’s own Objectively Assessed Housing Need (OAHN) figure not being justified for this Regulation 19 consultation.

It is noted that the Council are proposing a strategic allocation at Acorn Way immediately abutting the administrative boundary of Derby City Council. As set out in the previous representations for this site (see Appendix 3) we presume the authority therefore acknowledge the social and economic relationship with Derby and so should look to work with them to identify additional sites close to their administrative boundary to accommodate any unmet need. The position of our client’s site, in close proximity to the administrative boundary of Derby but also to Breadsall, offers an available site in a sustainable location to address such matters.

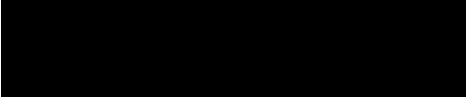
With this parcel of land falling in the Green Belt, its proposed removal has been assessed against the provisions of Paragraph 138 of the NPPF, which identifies the five purposes for including land in the Green Belt as follows:

- a) *to check the unrestricted sprawl of large built-up areas;*
- b) *to prevent neighbouring towns merging into one another;*
- c) *to assist in safeguarding the countryside from encroachment;*
- d) *to preserve the setting and special character of historic towns; and*
- e) *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

In assessing our client’s site against the five purposes of including land within the Green Belt, we comment as follows:

- **Green Belt Purpose a): Checking the Unrestricted Sprawl of Large Built-Up Areas** - The site sits in close proximity to Breadsall, with its southern and western boundary defined by the existing highway network. To the north of the site lies greenfield land. Given the position of the site, its release from the Green Belt would not conflict with Purpose a).





- **Green Belt Purpose b): Preventing the Merging of Neighbouring Towns** – As per the above, the site sits in close proximity to Breadsall to the east, with the southern and western boundary already defined by the existing highway network. To the north of the site lies greenfield land. Given the position of the site, its release from the Green Belt would not conflict with Purpose b).
- **Green Belt Purpose c): Safeguarding the Countryside from Encroachment** – The site is not located in an isolated position – it is in close proximity to Breadsall to the east and Derby City to the west. Furthermore, with the southern and western boundaries defined by the existing highway network, these act as physical barriers containing the site. Taking the sites position into account, we do not consider that its release from the Green Belt would conflict with Purpose c).
- **Green Belt Purpose d): Preserve the Setting and Special Character of Historic Towns** – The site is not located within a Conservation Area and neither does it contain other heritage designations. Therefore, we do not believe that the release of this site from the Green Belt would result in unacceptable heritage harm in the context of Purpose d).
- **Green Belt Purpose e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land** – Due to the site being greenfield, it is acknowledged that it's development would not assist in the regeneration of derelict or other urban land. However, the authority accepts there is insufficient brownfield sites within the Borough to meet the identified need and so the release of this site would not conflict with Purpose e).

Overall, the release of this site from the Green Belt for development would not result in significant impact on the five purposes of including land in the Green Belt and represents an opportunity for the Borough to accommodate growth from adjoining authorities.

Summary and Conclusions

As noted above, whilst our client supports the authority's approach in releasing land from the Green Belt to accommodate growth, as discussed in detail above, there are significant concerns with the Regulation 19 Consultation as there is a very limited evidence base to justify the authority's proposed approach. Therefore, we do not consider the consultation meets the tests of soundness as required under Paragraph 35 of the NPPF as it has not been positively prepared or justified.

Prior to any submission of the draft Core Strategy Review to the Secretary of State for Examination, we request that the authority publish the supporting evidence base for a re-consultation process. Our client's site, which is in the Green Belt, has been demonstrated above to be a suitable and deliverable site, and one that would not conflict with the purposes of including land within the Green Belt and should be reconsidered by the authority as a proposed allocation.

We trust that our representations will be taken into account as part of the ongoing preparation of a Core Strategy Review.

Yours faithfully,

Enc.



[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

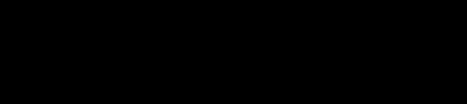
[Redacted]

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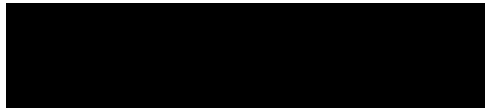
[Redacted]





Appendices





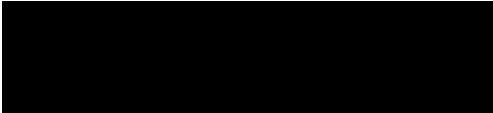
Appendix 1





Appendix 2





Appendix 3



From: kerry kornienko [REDACTED]
Sent time: 06/05/2022 16:19:09
To: Planning
Subject: I am writing to oppose the development green belt land off Acorn way morley road for 600 House.

My objections are below

The excess carbon emissions caused from exacerbated traffic especially on morley road and Acorn Way.

Educational impact on children in over-crowded schools as no new school is currently proposed to be built.

Loss of Green Spaces and rain -water absorbing land, potentially exacerbating the risk of flooding of lower lying houses.

Other areas of land are available within the Erewash Borough Council Boundaries, such as the outskirts of Sandiacre, Long Eaton, West Hallam and others.

Acorn way was designed as a cut-through between Oakwood and Spondon, it was not designed to have houses built on it.

The new houses would be to cater for increases in Erewash population with council tax being paid to Erewash Borough Council.~ However the residents of these new properties would no doubt be using Derby City facilities of schools doctors medical facilities, shops and amenities.~ Placing extra and excess pressure on the facilities within Oakwood Chaddesden and Spondon.

Please consider the above when making your decision.~ Many thanks

[REDACTED]

From: [REDACTED]
Sent time: 06/05/2022 14:58:51
To: Planning Policy
Cc: [REDACTED]
Subject: Submission of Representations and Site Promotion - Regulation 19 Consultation (Land at Grange Farm, Breaston)
Attachments: 220506 - EBC Regulation 19 Reps Forms (FINAL) Land at Grange Farm.pdf 220506 - EBC Regulation 19 Reps (FINAL) Land at Grange Farm.pdf

Dear Sir/Madam,

Please find enclosed representations to the current Regulation 19 Consultation and site promotion for Land at Grange Farm, Breaston.

The attachments include a completed consultation form and Representations, with the following link including a copy of attached representations with the associated appendices. [Regulation 19 Consultation - FINAL Reps, Grange Farm](#)

I would be grateful if you could please confirm receipt of this email and representations.

Kindest regards

[REDACTED]

[REDACTED]

[REDACTED]



Core Strategy Review Representation

The consultation runs between Monday 14 March and May 9 2022.

For representations to be valid, a full name and address must be provided.

If you need to continue with more space for any of your answers, please attach further pages to this form.

All fields marked with an Asterix (*) must be completed.

Title(*)

First Name(*)

Surname(*)

Job Title (where relevant)

Organisation (where relevant)

Address(*)

Postcode(*)

Telephone number(*)

Email Address(*)

Agent's details (if applicable) Include name, address, contact number and email

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To which part of the Core Strategy Review does this representation relate? (one or more must be ticked)(*)

Policies Policies Map Other text

Please use the box below to tell us specifically where the representation relates to (a policy, the policies map or other text). Do not use the box to make your comments as this is required further down the form.(*)

Sustainability Appraisal; Draft Policies and Spatial Structure

Do you consider the Core Strategy Review is Legally Compliant? (*)

Yes No

Do you consider the Core Strategy Review is sound? (*)

Yes No

Do you consider the Core Strategy Review Representation complies with the duty to operate? (*)

Yes No

Please give details of why you consider the Erewash Core Strategy Review is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

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Please see our full representations accompanying this form, which includes the promotion of our client's site – Land at Grange Farm, Breaston.

[Redacted]

6th May 2022

[Redacted]

Sent via email only: [Redacted]

Dear Sir/Madam,

REPRESENTATIONS TO THE DRAFT EREWASH CORE STRATEGY REVIEW (PUBLICATION VERSION) REGULATION 19 CONSULTATION ON BEHALF OF PEVERIL HOMES LIMITED AND SITE PROMOTION

Introduction

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These representations are therefore submitted in response to the consultation questions forming part of this Regulation 19 Consultation, in the context of the matters set out above with regards to the Sustainability Appraisal and Draft Strategic Policy 1 – Housing; with the promotion of our client's site.

Do you consider the Core Strategy Review is Legally Compliant?

No. The Core Strategy Review fails to be supported by appropriate evidence base documents to justify the proposed approach for the distribution of housing growth in the Borough ((see Appendix 2 for a copy of the consultation page). Furthermore, the Sustainability Appraisal for this Regulation 19 consultation has failed to demonstrate that the authority has considered reasonable alternatives to accommodate growth.

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[REDACTED]

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In our view, the SA does not currently provide a sound appraisal that supports the proposed strategy for the Core Strategy Review as it has not had regard to all reasonable alternatives.

Do you consider the Core Strategy Review is sound?

No. The Regulation 19 consultation fails to meet the tests of soundness as required under Paragraph 35 of the National Planning Policy Framework (NPPF) as it has not been positively prepared or justified in the absence of appropriate evidence base documents.

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The authority has been under delivering against its housing need, which is reflected in the Housing Delivery Test 2021, but also previous Housing Delivery Test results, and so it is unclear if the proposed OAHN takes account of this.

The Settlement Hierarchy at Part 2 of Draft Strategic Policy 1 Housing also proposes the allocation of land into the Green Belt. Paragraph 140 of the NPPF outlines that *“once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans...” (Underlining is our emphasis).*

Our client does not necessarily disagree that the authority would need to look at land within the Green Belt, but there is no evidence of the authority undertaking a Green Belt Review Assessment. It is noted that the Strategic Growth Assessment (dated March 2021) supporting this Regulation 19 consultation includes an assessment of proposed allocations against the five purposes for including land within the Green Belt, which are set out at Paragraph 138 of the NPPF.



However, this does not represent a Green Belt Review Assessment in the context of justifying the exceptional circumstances to remove land from the Green Belt and demonstrating that the most suitable sites have been identified to accommodate growth. The absence of a Green Belt Review Assessment means that it is difficult to quantify that the authority has not overlooked other sites, which may also be suitable for removal from the Green Belt to accommodate growth.

Do you consider the Core Strategy Review Representation complies with the duty to cooperate?

No. Paragraph 24 of the National Planning Policy Framework (NPPF) states that “*local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.*” There is no evidence within the consultation documents of Erewash Borough Council having undertaken their duty to cooperate with the adjoining authorities or prescribed bodies etc. as required under Paragraph 24 of the NPPF. This means that it is unknown if the Objectively Assessed Housing Need (OAHN) within Draft Strategy Policy 1 – Housing, has taken account of any unmet need outside the authority’s administration area, and therefore, is unlikely to have been prepared effectively as required under the tests of soundness at Paragraph 35 of the NPPF.

Site Promotion – Land at Grange Farm, Breaston

Our client’s site is located in the Green Belt, comprising 2.88 hectares (ha) of land abutting the eastern boundary of Breaston Village. The site is greenfield and has no existing buildings. The M1 motorway abuts the eastern boundary of the site, which is screened by existing on site landscaping. The A6005 abuts the northern boundary and again, part of the northern boundary has existing landscaping. The Golden Brook sits along the southern boundary of the site. The site is not shown to be at risk of flooding as per the gov.uk online flood mapping facility, but it is noted that the southern boundary of the site and the land beyond is located within an area of flood risk. The extent of land is shown on the location plan included at Appendix 1 of these representations.

The site is in a sustainable location in close proximity to both existing services and transport linkages offering connectivity as it abuts Breaston Village. Breaston also offers a wide range of everyday facilities and is identified as a “larger settlement” in the currently adopted Core Strategy along with Draycott, West Hallam and Borrowwash. We do not agree with the authority reclassifying Breaston as a ‘village and hamlet’ within the proposed Spatial Structure in the Core Strategy Review. Breaston is a sustainable settlement within the Borough and sits in good proximity to both Nottingham to the east and Derby to the west and so is capable of accommodating a proportionate level of development, which our client’s site offers.

We note that the position of the site next to the M1 Motorway will require matters relating to noise and air quality to be fully assessed and mitigated as necessary. However, the sites position next to the M1 Motorway should not preclude it being considered in the context of the principle for redevelopment potential in the first instance.

With this parcel of land falling in the Green Belt, its proposed removal has been assessed against the provisions of Paragraph 138 of the NPPF, which identifies the five purposes for including land in the Green Belt as follows:

- a) *to check the unrestricted sprawl of large built-up areas;*
- b) *to prevent neighbouring towns merging into one another;*
- c) *to assist in safeguarding the countryside from encroachment;*
- d) *to preserve the setting and special character of historic towns; and*
- e) *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

In assessing our client’s site against the five purposes of including land within the Green Belt, we comment as follows:





- **Green Belt Purpose a): Checking the Unrestricted Sprawl of Large Built-Up Areas** - The site is not isolated from the existing built form of Breaston as it abuts the village along its western boundary and the M1 to the east, which is a physical barrier between Breaston and Long Eaton on the adjacent side of the M1. As such, its release from the Green Belt would not result in unrestricted sprawl of large built up areas and would not therefore conflict with Purpose a).
- **Green Belt Purpose b): Preventing the Merging of Neighbouring Towns** – Our client's site would not result in the merging with another town as it comprises a parcel of land abutting Breaston with the M1 motorway along its eastern boundary. As commented above in respect of Purpose a), the M1 motorway forms a physical barrier between Breaston and Long Eaton and so the release of the site from the Green Belt would not conflict with Purpose b).
- **Green Belt Purpose c): Safeguarding the Countryside from Encroachment** – The site is not isolated or disconnected from Breaston. When viewed in the context of Breaston Village as a whole, which is identified as a larger settlement within the adopted Core Strategy, we do not believe that this site would lead to an unacceptable level of development in the context of Purpose c).
- **Green Belt Purpose d): Preserve the Setting and Special Character of Historic Towns** – The site is not located within a Conservation Area and neither does it contain other heritage designations. Therefore, we do not believe that the development of this site would result in unacceptable heritage harm in the context of Purpose d).
- **Green Belt Purpose e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land** – Due to the site being greenfield, it is acknowledged that it's development would not assist in the regeneration of derelict or other urban land. However, the authority accepts there is insufficient brownfield sites within the Borough to meet the identified need and so the release of this site would not conflict with Purpose e).

Overall, the release of this site for development would not result in significant impact on the five purposes of including land in the Green Belt and represents an appropriate redevelopment site to accommodate growth in a sustainable location.

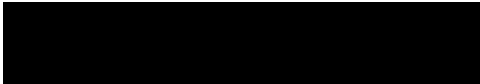
Summary and Conclusions

As noted above, whilst our client supports the authority's approach in releasing land from the Green Belt to accommodate growth, as discussed in detail above, there are significant concerns with the Regulation 19 Consultation as there is a very limited evidence base to justify the authority's proposed approach. Therefore, we do not consider the consultation meets the tests of soundness as required under Paragraph 35 of the NPPF as it has not been positively prepared or justified. Prior to any submission of the draft Core Strategy Review to the Secretary of State for Examination, we request that the authority publish the supporting evidence base for a re-consultation process. Our client's site, which is in the Green Belt, has been demonstrated above to be a suitable and deliverable site, and one that would not conflict with the purposes of including land within the Green Belt and should be reconsidered by the authority as a proposed allocation.

We trust that our representations will be taken into account as part of the ongoing preparation of a Core Strategy Review.

Yours faithfully,

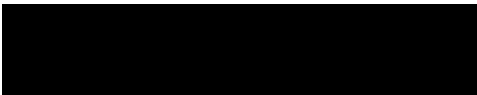




APPENDICES

- Appendix 1 Location Plan – ‘Land at Grange Farm, Breaston’
- Appendix 2 Copy of Erewash Borough Council's Regulation 19 Consultation webpage.





Appendices

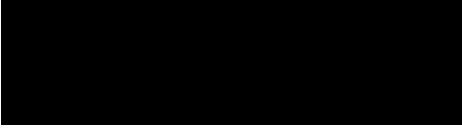




[REDACTED]

1





Appendix 2



From: [REDACTED]
Sent time: 06/05/2022 14:58:05
To: Planning Policy
Cc: [REDACTED]
Subject: Submission of Representations and Site Promotion - Regulation 19 Consultation (Land off Draycott Road, Breaston)
Attachments: 220506 - EBC Regulation 19 Reps Forms (FINAL) Land at Breaston.pdf 220506 - EBC Regulation 19 Reps (FINAL) Land at Breaston.pdf

Dear Sir/Madam,

Please find enclosed representations to the current Regulation 19 Consultation and site promotion for Land off Draycott Road, Breaston.

The attachments include a completed consultation form and Representations, with the following link including a copy of attached representations with the associated appendices. [Regulation 19 Consultation - FINAL Reps, Land off Draycott Road](#)

I would be grateful if you could please confirm receipt of this email and representations.

Kindest regards

[REDACTED]

[REDACTED]

[REDACTED]



Core Strategy Review Representation

The consultation runs between Monday 14 March and May 9 2022.

For representations to be valid, a full name and address must be provided.

If you need to continue with more space for any of your answers, please attach further pages to this form.

All fields marked with an Asterix (*) must be completed.

Title(*)

First Name(*)

Surname(*)

Job Title (where relevant)

Organisation (where relevant)

Address(*)

Postcode(*)

Telephone number(*)

Email Address(*)

Agent's details (if applicable) Include name, address, contact number and email



To which part of the Core Strategy Review does this representation relate? (one or more must be ticked)(*)

Policies Policies Map Other text

Please use the box below to tell us specifically where the representation relates to (a policy, the policies map or other text). Do not use the box to make your comments as this is required further down the form.(*)

Sustainability Appraisal; Draft Policies and Spatial Structure

Do you consider the Core Strategy Review is Legally Compliant? (*)

Yes No

Do you consider the Core Strategy Review is sound? (*)

Yes No

Do you consider the Core Strategy Review Representation complies with the duty to operate? (*)

Yes No

Please give details of why you consider the Erewash Core Strategy Review is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy Review or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see response in our representations accompanying this form.



Please set out the modification(s) you consider necessary to make the Core Strategy Review legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Core Strategy Review legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see response in our representations accompanying this form.

Please note in your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?(*)

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

We would welcome an opportunity to address an Inspector during any hearing sessions for the Core Strategy Review to discuss the matters raised in our representations submitted during the various stages of consultation.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination



Please use this space to continue any of your answers.

Please see our full representations accompanying this form, which includes the promotion of our client's site – Land off Draycott Road, Breaston.

[Redacted]

6th May 2022

[Redacted]

Sent via email only: [Redacted]

Dear Sir/Madam,

REPRESENTATIONS TO THE DRAFT EREWASH CORE STRATEGY REVIEW (PUBLICATION VERSION) REGULATION 19 CONSULTATION ON BEHALF OF PEVERIL HOMES LIMITED AND SITE PROMOTION

Introduction

[Redacted] are instructed by Peveril Homes Limited (referred to as 'our client' hereafter) to submit representations to the current Regulation 19 Consultation on the draft Erewash Core Strategy Review (Publication Version). Our client is also the owner of land shown edged in red on the enclosed Site Location Plan (Appendix 1), referred to as 'Land off Draycott Road, Breaston', which in the context of these representations is being promoted for development.

Whilst our client supports the Authority's approach to release land from the Green Belt to deliver new development, we have significant concerns with the Regulation 19 Consultation as it is supported by very limited evidence base as per the documents available on the Council's website (see Appendix 2 for a copy of the consultation page). The absence of a robust evidence base brings into question the soundness of the plan-making process as there is no clear justification for the proposed approach, which again raises the significant concern that the Authority has not fully assessed all reasonable opportunities for growth in the Borough.

These representations are therefore submitted in response to the consultation questions forming part of this Regulation 19 Consultation, in the context of the matters set out above with regards to the Sustainability Appraisal and Draft Strategic Policy 1 – Housing; with the promotion of our client's site.

Do you consider the Core Strategy Review is Legally Compliant?

No. The Core Strategy Review fails to be supported by appropriate evidence base documents to justify the proposed approach for the distribution of housing growth in the Borough ((see Appendix 2 for a copy of the consultation page). Furthermore, the Sustainability Appraisal for this Regulation 19 consultation has failed to demonstrate that the authority has considered reasonable alternatives to accommodate growth.

Guidance on the preparation of a Sustainability Appraisal (SA) during the plan-making process is set out in the Planning Practice Guidance (PPG) dated March 2014 (as amended), where Paragraph 001 Reference ID: 11-001-20190722 states as follows:

"A sustainability appraisal is a systematic process that must be carried out during the preparation of local plans and spatial development strategies. Its role is to promote sustainable



[REDACTED]

development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives...” (Underlining is our emphasis).

As such, to assess the extent to which an emerging plan will help achieve relevant environment, economic and social objectives, there is an obligation on the authority that such an assessment is judged against reasonable alternatives.

Whilst the Sustainability Appraisal summarises the various ‘housing growth’ options, it fails to set out firstly, the options for calculating the Objectively Assessed Housing Need (OAHN), and secondly, how the various housing growth ‘options’ have been assessed against the delivery of the preferred OAHN figure against environmental, economic and social objectives.

We would expect the Sustainability Appraisal to assess reasonable alternatives in identifying the Borough’s OAHN. For example, through applying the Standard Methodology as required by Paragraph 61 of the National Planning Policy Framework (published July 2021) but also applying a ‘buffer’, which would be a reasonable alternative in light of the authority having under delivered against their housing requirement in previous years. This continues to be reflected in the recent Housing Delivery Test 2021, which shows Erewash Borough Council as a ‘buffer’ authority due to a lack of housing delivery between the period of 2018-2021, with 782 dwellings being delivered in this period against a housing requirement of 990 dwellings i.e. 79% delivery rate. The lack of housing delivery should therefore be taken into account as part of any housing need for the emerging plan period.

In our view, the SA does not currently provide a sound appraisal that supports the proposed strategy for the Core Strategy Review as it has not had regard to all reasonable alternatives.

Do you consider the Core Strategy Review is sound?

No. The Regulation 19 consultation fails to meet the tests of soundness as required under Paragraph 35 of the National Planning Policy Framework (NPPF) as it has not been positively prepared or justified in the absence of appropriate evidence base documents.

Part 1 of Draft Strategic Policy 1 Housing - refers to an Objectively Assessed Housing Need (OAHN) of 5,800 net new homes. There is no evidence accompanying this Regulation 19 Consultation which demonstrates how the authority have calculated the OAHN and so cannot be viewed as being positively prepared or justified. The authority has not included a Housing Land Supply Statement in support of this Regulation 19 Consultation. In the absence of this, through our separate research, we have found that within the authority’s 5 year land supply statement – dated December 2019, the authority is found to have a 3.43 years supply. But, this document and neither any updated version forms part of documents supporting this Regulation 19 Consultation.

The authority has been under delivering against its housing need, which is reflected in the Housing Delivery Test 2021, but also previous Housing Delivery Test results, and so it is unclear if the proposed OAHN takes account of this.

The Settlement Hierarchy at Part 2 of Draft Strategic Policy 1 Housing also proposes the allocation of land into the Green Belt. Paragraph 140 of the NPPF outlines that *“once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans...” (Underlining is our emphasis).*

Our client does not necessarily disagree that the authority would need to look at land within the Green Belt, but there is no evidence of the authority undertaking a Green Belt Review Assessment. It is noted that the Strategic Growth Assessment (dated March 2021) supporting this Regulation 19 consultation includes an assessment of proposed allocations against the five purposes for including land within the Green Belt, which are set out at Paragraph 138 of the NPPF. However, this does not represent a Green Belt Review Assessment in the context of justifying the exceptional circumstances to remove land from the Green Belt and demonstrating that the most suitable sites have been identified to accommodate growth. The absence of a Green Belt Review Assessment means that it is difficult to quantify that the



authority has not overlooked other sites, which may also be suitable for removal from the Green Belt to accommodate growth.

Do you consider the Core Strategy Review Representation complies with the duty to cooperate?

No. Paragraph 24 of the National Planning Policy Framework (NPPF) states that “*local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.*” There is no evidence within the consultation documents of Erewash Borough Council having undertaken their duty to cooperate with the adjoining authorities or prescribed bodies etc. as required under Paragraph 24 of the NPPF. This means that it is unknown if the Objectively Assessed Housing Need (OAHN) within Draft Strategy Policy 1 – Housing, has taken account of any unmet need outside the authority’s administration area, and therefore, is unlikely to have been prepared effectively as required under the tests of soundness at Paragraph 35 of the NPPF.

Site Promotion – Land off Draycott Road, Breaston

The authority will be aware that our client’s site, identified by the red line boundary on the Location Plan at Appendix 1, has been promoted as part of the previous consultation stages for this Core Strategy Review. For completeness, we have enclosed a copy of the previous representations submitted for this site at Appendix 3. Our client’s site is located in the Green Belt and comprises circa 37 hectares (ha) of land off Draycott Road (A6005), which abuts Breaston village to the south and is bordered by the line of the old Derby Canal to the north, which now comprises a footpath route. It is noted that the site is shown to be at risk of flooding on the gov.uk website, which has been investigated by our client and a copy of the Hydraulic Modelling Study which supported the previous representations is again enclosed for completeness at Appendix 4.

Within the previous stages of consultation, our client’s site was assessed as part of a wider area of circa 87 ha, SGA20 – Land north of Breaston & Draycott within the Strategic Growth Assessment (dated March 2021). It is noted that the ‘Statement of Consultation for the Growth Options Consultation Regulation 18 Part 2’ document, published as a background document for this Regulation 19 Consultation, concludes that our client’s site of circa 37ha has been rejected for the following reason:

“The assessment of SGA20 through the Publication version Local Plan’s Sustainability Appraisal performed moderately well as a consequence of the site’s vast size and scale of housing – something which would necessitate the requirement of substantial and complex infrastructure. Any subsequent reduction in SGA20’s size and dwelling capacity would weaken those positives from the original assessment as the reduction in necessary infrastructure reduces the overall sustainability of development.”

We do not agree with the Council’s conclusion of our client’s site as it has not been justified. This Regulation 19 Consultation is accompanied by the March 2021 Strategic Growth Assessment which maintains the assessment for the wider area of circa 87ha – there does not appear to be an update to this document. The absence of any up to date evidence to demonstrate that our client’s site has been fully assessed, raises significant concerns that the authority has failed to consider all reasonable options to accommodate growth and therefore, brings the soundness of the plan into question.

The site is in a sustainable location in close proximity to both existing services and transport linkages offering connectivity as it abuts Breaston Village. Breaston also offers a wide range of everyday facilities and is identified as a “larger settlement” in the currently adopted Core Strategy along with Draycott, West Hallam and Borrowwash. We do not agree with the authority reclassifying Breaston as a ‘village and hamlet’ within the proposed Spatial Structure in the Core Strategy Review. Breaston is a sustainable settlement within the Borough and sits in good proximity to both Nottingham to the east and Derby to the west and so is capable of accommodating a proportionate level of development, which our client’s site offers.



Our client has considered the capacity of the site taking account of the need to provide an appropriate and defensible Green Belt boundary and technical matters such as flood risk as noted above. It has been concluded that the likely overall housing yield on the site will be circa 300 dwellings with a developable area of circa 14ha. An illustrative masterplan demonstrating this scale of development is enclosed at Appendix 5.

With this parcel of land falling in the Green Belt, its proposed removal has been assessed against the provisions of Paragraph 138 of the NPPF, which identifies the five purposes for including land in the Green Belt as follows:

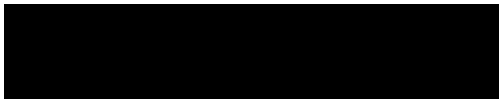
- a) *to check the unrestricted sprawl of large built-up areas;*
- b) *to prevent neighbouring towns merging into one another;*
- c) *to assist in safeguarding the countryside from encroachment;*
- d) *to preserve the setting and special character of historic towns; and*
- e) *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

In assessing our client's site of circa 37ha against the five purposes of including land within the Green Belt, we comment as follows:

- **Green Belt Purpose a): Checking the Unrestricted Sprawl of Large Built-Up Areas** - The site is not isolated from Breaston comprising a gap along the frontage of Draycott Road, with existing built form located either side of the site. As such, its release would not result in unrestricted sprawl of large built up areas and would not therefore conflict with Purpose a).
- **Green Belt Purpose b): Preventing the Merging of Neighbouring Towns** – Our client's site would not result in the merging of Breaston and Draycott as it does not extend towards Draycott in the west, and so its release from the Green Belt would not conflict with Purpose b).
- **Green Belt Purpose c): Safeguarding the Countryside from Encroachment** – The site is not isolated or disconnected from Breaston. Whilst our client's site is circa 37ha in size, the amount of developable land available would be circa 14ha. When viewed in the context of Breaston Village as a whole, which is identified as a larger settlement within the adopted Core Strategy, we do not believe that this scale of developable land would lead to an unacceptable level of development in the context of Purpose c).
- **Green Belt Purpose d): Preserve the Setting and Special Character of Historic Towns** – Our client's site is not located within a Conservation Area and neither does it contain other heritage designations. Whilst Breaston Conservation Area lies to the east and Draycott Conservation Area lies to the south west, these conservation area boundaries are not within the immediate vicinity of the site. Therefore, we do not believe that the development of this site would result in unacceptable heritage harm in the context of Purpose d).
- **Green Belt Purpose e): To assist in urban regeneration, by encouraging the recycling of derelict and other urban land** – Due to the site being greenfield, it would not assist in the regeneration of derelict or other urban land. However, as discussed above, the level of developable land would be circa 14ha of a site of circa 37ha and would provide opportunities to incorporate area of green infrastructure.

Overall, the release of this site from the Green Belt for development would not result in significant impact on the five purposes of including land in the Green Belt and represents an appropriate extension of Breaston to accommodate growth in the Borough in a sustainable location.





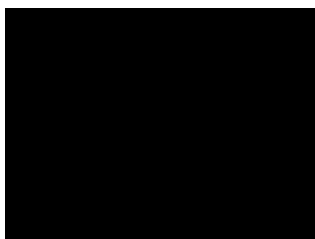
Summary and Conclusions

As noted above, whilst our client supports the authority's approach in releasing land from the Green Belt to accommodate growth, as discussed in detail above, there are significant concerns with the Regulation 19 Consultation as there is a very limited evidence base to justify the authority's proposed approach. Therefore, we do not consider the consultation meets the tests of soundness as required under Paragraph 35 of the NPPF as it has not been positively prepared or justified.

Prior to any submission of the draft Core Strategy Review to the Secretary of State for Examination, we request that the authority publish the supporting evidence base for a re-consultation process. Our client's site, which is in the Green Belt, has been demonstrated above to be a suitable and deliverable site, and one that would not conflict with the purposes of including land within the Green Belt and should be reconsidered by the authority as a proposed allocation.

We trust that our representations will be taken into account as part of the ongoing preparation of a Core Strategy Review.

Yours faithfully,



Enc.

APPENDICES

- Appendix 1 Location Plan – Land off Draycott Road, Breaston
- Appendix 2 Copy of Erewash Borough Council's Regulation 19 Consultation webpage.
- Appendix 3 Copy of Representations issued to Erewash Core Strategy Review – Revised Options for Growth (May 2021)
- Appendix 4 Hydraulic Modelling Study - land off Draycott Road, Breaston
- Appendix 5 Indicative Masterplan for land off Draycott Road, Breaston





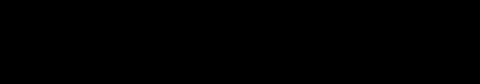
Appendices





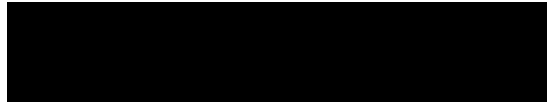
Appendix 1





Appendix 2





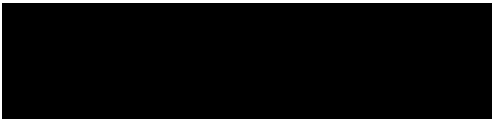
Appendix 3





Appendix 4





Appendix 5



From: [REDACTED]
Sent time: 10/05/2022 14:34:13
To: Planning Policy
Subject: FW: Erewash Borough Council Planning Department

[REDACTED]

I have contacted this person to say there was no attachment, but please log them as having submitted anyway, but blank comments. When they reply (if they reply) with the attachment, we can then bolt it on. But either way it's prudent to log them as having submitted.

Cheers,

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: 09 May 2022 09:07
To: [REDACTED]
Subject: FW: Erewash Borough Council Planning Department

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

-----Original Message-----

From: Gillian Cockwill [REDACTED]
Sent: 08 May 2022 15:08

To [REDACTED]

Subject: Erewash Borough Council Planning Department

Dear Sir,

Please find attached Consultation Form that I have filled in as I feel that it is vital that Erewash Green Belt be preserved. I, like many others, feel that the consultation process is flawed and should be declared invalid.

Green Belt is the necessary buffer zone for protecting the countryside and rural areas in this country.

Yours

Mrs. Gillian Cockwill

From: Taylerson, Kezia [REDACTED]
Sent time: 09/05/2022 23:08:32
To: Planning Policy
Cc: [REDACTED]
Subject: Historic England comments on the Erewash Core Strategy Review Regulation 19 consultation and associated Sustainability Appraisal
Attachments: HE response to Erewash Regulation 19 Core Strategy Review Consultation 9 May 2022.doc HE comments on Erewash Core Strategy Review, Table 1, 9 May 2022.pdf

Dear Sir, Madam,

Please find Historic England comments to your recent consultation attached to this response. We have attached a cover letter as well as a table document with our detailed comments.

If you have any questions please contact us.

Kind regards

Kezia

Kezia Taylerson
[REDACTED]

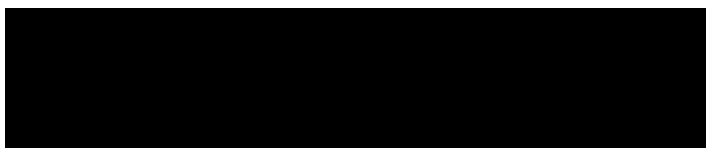
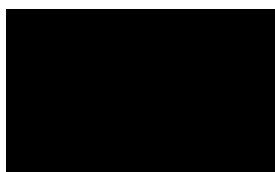


Historic England

[REDACTED]



MIDLANDS OFFICE



9 May 2022

Dear Sir, Madam,

Re: Erewash Core Strategy Review, Regulation 19 consultation, May 2022

Many thanks for consulting Historic England on the above consultation.

We have made detailed representation to the Regulation 19 Core Strategy Review consultation, attached in Table 1 of this response.

We have made specific representation to the proposed strategic housing and employment sites, citing the Erewash Heritage Impact Assessment, where relevant, as well as the Kirk Hallam Relief Road.

We do have some concerns relating to soundness at this stage, which predominantly relate to a need for additional information/ incorporating measures from the evidence base into the Local Plan text.

We would welcome a meeting with the Council to discuss our outstanding concerns, ahead of the Examination in Public, and to access some additional information at your earliest convenience.

If you have any questions please contact us.

Kind regards

Kezia Taylerson

Kezia Taylerson, Historic Environment Planning Adviser (Midlands)

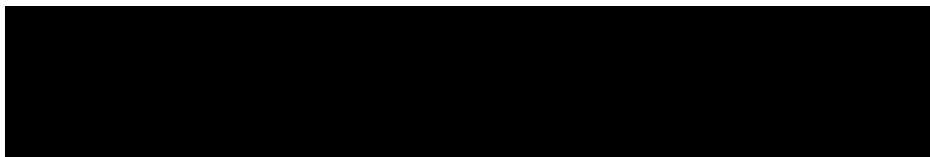


Table 1: Historic England comments on the Erewash Local Plan, 9 May 2022 *

Area of Plan	Historic England comments
Strategic Policy 1.1 Housing Sites	We would request a clause in this policy that sets out the need to consider the impacts for the historic environment and the type of issues that may be necessary, akin to the other environmental considerations including climate change and biodiversity.
Reasoned justification paragraphs relating to this policy set out below	We consider that it would be reasonable to incorporate a paragraph considering the historic environment context and considerations similar to how other issues have been treated such as climate change, biodiversity and transport. This would not be onerous to include and would ensure that heritage was fully considered at the earliest stage and be clear to prospective developers/ applicants on the expectations surrounding considering the historic environment through the planning process.
Strategic Policy 1.2 South Stanton	<p>We note the preparation of a Heritage Impact Assessment (HIA) for this site and this is welcomed. We do, however, note that there is no reference to the historic environment within this policy and none of the mitigation/ enhancement measures that have been discussed within the HIA have been incorporated into policy text within the Core Strategy Review document.</p> <p>The HIA is detailed in its consideration of the impacts and opportunities for heritage assets which may be affected nearby this development but if we are to have confidence that the issues will be dealt with through the masterplanning/ planning application stage we would need to see the inclusion of a clause/s within the policy and reasoned justification text expanding upon this.</p> <p>We would request some additional detail in the HIA that looks at the development site itself and considers the history of the site as an Ironworks, understanding the significance of what may survive on site (for example, any subsurface remains), how proposed housing development will affect the archaeological remains of the site and how there may be opportunities for interpretation and a better understanding of the history of the site and Ironworks. For example, an understanding of the Stanton bomb shelter manufactured at Stanton Ironworks and their contribution to bomb shelters in World War II, is an important element of history and the significance of the site. What opportunities are there for the proposed allocation to take account of any surviving remains and incorporate a history of the site within the design. We accept the need for this to be proportionate.</p>

	<p>A link to the HIA for additional detail and a comment about its weight as a material planning consideration would be beneficial, as would reference to the Stanton SPD and how this needs to be considered in respect of this strategic policy.</p> <p>We would welcome involvement in any masterplanning of this site.</p>
Reasoned justification paragraphs relating to this policy set out below	There is no reference to the historic environment or to the HIA document, prepared for this site, within this section. See comments above.
SGA 21 SA assessment table	A number of mitigation and enhancement measures are set out within this assessment including, but not exhaustive to: maintain the office buildings on site, green infrastructure/landscaping to create a softer edge on the boundaries, understanding of the historic legacy of the site including interpretation, street naming etc. Alongside specific measures set out within the detailed HIA of this site.
Strategic Policy 1.3 Acorn Way	This proposed allocation is sited within the vicinity of the Grade II Locko Park Registered Park and Garden (RPG). We would welcome a sentence being incorporated within this section explaining the need to have regard to this heritage asset. There may also be opportunities for enhancements for nearby heritage assets. The SA assessment scores this development as 'neutral' because of the opportunities to access heritage once green and blue infrastructure networks are established, as a result of this development. We would welcome this being incorporated into the Plan so that it can be fully considered at the planning application stage.
Reasoned justification paragraphs relating to this policy set out below	There is no reference to the historic environment, heritage assets or their settings within the paragraphs relating to Strategic Policy 1.3 Acorn Way.
Sustainability Appraisal Appendix C, Table 1.1	This assessment sets out a '0' neutral score for this strategic site in respect of heritage due to the potential to access heritage assets once blue and green infrastructure networks, associated with the site, are established.

Strategic Policy 1.4 North of Spondon	<p>There is no reference to the historic environment, heritage assets or their settings within the Strategic Policy 1.4 North of Spondon.</p> <p>We would welcome a reference to nearby heritage assets, including Locko Park RPG and the need to consider heritage within the planning application stage and seeking opportunities for enhancement, as considered within the SA report for this site.</p>
Reasoned justification paragraphs relating to this policy set out below	There is no reference to the historic environment, heritage assets or their settings within the paragraphs relating to Strategic Policy 1.4 North of Spondon.
Sustainability Appraisal Appendix C, Table 1.1 SGA26 SA assessment table	<p>The strategic site scores '+2' a positive for this site based on a higher population living/ working near to a number of heritage assets. It further states that care will be needed to ensure that this increase in human activity does not cause harm to these heritage assets.</p> <p>No reference specifically to Locko Park RPG other than citing there could be enhancement opportunities to better connect to the site and public footways. We would seek enhancement opportunities where possible and this to be referenced within the policy text.</p>
Strategic Policy 1.5 South West of Kirk Hallam	<p>We accept that during the Regulation 18 consultation Historic England did not require a Heritage Impact Assessment to be undertaken for this site, given its location and after considering the potential impacts for the historic environment. We would welcome a masterplanning exercise for this site, given its scale and the associated development and new proposed road, of which we would be keen to engage in. It is possible that there will be a need for archaeological assessment given the Archaeological Alert Area within this wider area and we consider including a clause in the policy, relating to this would be effective.</p> <p>The SA assessment is less clear in the tables relating to mitigation measures for this site and the proposed relief road, linked to this site but we consider that there are opportunities to draw traffic away from the Conservation Areas and to improve their experience as a result of this. Additionally, the assessment looked at the need to update the Conservation</p>

	<p>Area Appraisals and we are keen to understand how this process will have affected the understanding of this site and its effect on the wider Conservation Areas.</p> <p>We would welcome clarity on the SA assessment for this site and to see any mitigation and enhancement measures required for this site, to be included within the policy text in the Plan.</p> <p>All comments relating to Kirk Hallam Relief Road are considered below.</p>
Reasoned justification paragraphs relating to this policy set out below	There is no reference to the historic environment, heritage assets or their settings within the paragraphs relating to Strategic Policy 1.5 South West of Kirk Hallam.
Sustainability Appraisal C, Table 1.1	The strategic site scores '+2' a positive for this site. The mitigation measures for this site states that the proposed relief road will act as mitigation from this development and draw traffic away from the nearby Conservation Areas.
Strategic Policy 1.6 North of Cotmanhay	We do not have any specific comments relating to this site. As referenced below the SA assessment states that the only relevant issue for heritage could be impacts to unknown archaeology and if this were the case, we would anticipate that the National Planning Policy Framework paragraphs and Local Plan heritage policies would ensure that appropriate archaeological assessment was undertaken at the appropriate time.
Sustainability Appraisal C, Table 1.1	The site assessment scores as a +1 positive for this site. There are concerns stated over the potential impact to heritage assets such as potential for unknown archaeology due to proposed development yet overall seen as a positive because strategic development brings many opportunities to an area. We would not agree that strategic development in itself would necessarily relate to a 'positive' for the historic environment.
SGA 7	The site assessment considers that the only issue relating to heritage could be for unknown archaeology on the site and if this were to be present, we would anticipate that archaeological desk based assessment and the potential for field evaluation would set in.

<p>Strategic Policy 2.1 Stanton North</p>	<p>This site has been included within the policy as a strategic employment site. There is no reference within the policy wording to any historic environment considerations. There was no reference to this site in the HIA prepared for the Stanton Ironworks site and how development here could impact on the significance of any heritage assets in this area. We could not locate a specific SA assessment for this employment site.</p> <p>We would welcome clarification on how this site has been considered in the context of the historic environment/ SA assessment and the possibility of mitigation/ enhancement measures.</p>
<p>Reasoned justification paragraphs relating to this policy set out below</p>	<p>There is no reference to heritage within the reasoned justification paragraphs relating to this policy.</p>
<p>Sustainability Appraisal</p>	<p>We could not locate as assessment specifically for this site, other than comments relating to this site being the highest scoring of the employment options. If there is an assessment of this site, we would welcome sight of it to understand if there were mitigation/ enhancement measures identified for this historic environment and how these need to be considered.</p>
<p>Strategic Policy 3 Towns and Villages Centre</p>	<p>When considering a new village centre for South Stanton on Lows Lane; how are you considering the specific location and impacts to the historic environment. A masterplan that includes all of the elements for this site would be beneficial, of which Historic England would be keen to engage. We note the HIA for the South Stanton site but are not clear how this element may have been considered/ will be considered in the future.</p>
<p>Strategic Policy 4 Transport clause 1</p>	<p>This clause relates to the Kirk Hallam Relief Road proposal. It is not clear in the SA response, Appendix A4, Table Option 1, what the impacts are for the historic environment and what specific mitigation measures will be required as a result of this proposed development. Additionally, the SA often refers to the Great Northern Greenway but not the proposed road scheme at Kirk Hallam. The SA report states against objective 15, 1 that the new road scheme will be beneficial for heritage due to the protection of Grade II* Bennerley Viaduct. How will this be achieved? What is meant by ‘this option would interact with 3 conservation areas’? As well as the routes ‘interact with some areas of identified archaeological significance’? We are not clear in this section how the benefits have been considered as outweighing the harm and what those may be. What are the impacts for SM Stanley Monastic Grange? If the benefit is the protection of Bennerley Viaduct we would request that this is included within the Plan and policy text relating to this to ensure that this is part of a future NSIP/ Planning application. What harm does the Council consider will occur for heritage and how can this be</p>

	<p>overcome by mitigation measures? For example, archaeological assessment may be required – desk based and/or field evaluation and if so, we would expect to see this listed as a consideration for this proposed development.</p> <p>15, 3 we are not clear on the benefits presented here as a result of better connecting heritage assets and an improvement in access to cultural activities. What specifically will be enhanced and how will the Council ensure that enhancement measures are utilised?</p> <p>15,5 references the Archaeological Alert Area in Ilkeston, how has this been considered in the process and how will the potential road scheme affect this? We would recommend liaising with heritage officers at Derbyshire County Council and accessing the detailed information on the Historic Environment Record to consider this.</p> <p>SGA 25 in the Strategic Growth Assessments report mentions the Kirk Hallam Relief Road but not in respect of heritage.</p> <p>We are supportive of the opportunities to enhance walking and cycling routes.</p>
<p>Strategic Policy 5 Green Infrastructure</p>	<p>We would seek reference to, and opportunities for the historic environment within the sections on green infrastructure. This has been listed as a positive for heritage within the Sustainability Appraisal reports and it would be beneficial to cite heritage as a consideration in the policy text, to ensure that opportunities and enhancement measures that also benefit heritage are raised at the appropriate time. Relevant conservation areas, heritage features and designations could be listed under the appropriate sections.</p>

*Comments raised against the Strategic Policies are those where we consider amendments are required, or clarification to be received on points which relate to soundness and would ensure that the policies are justified and effective. We are not objecting to the principle of development on these sites but consider that the mitigation/ enhancement measures that have been identified through the evidence base are essential to be included within policy text/ reasoned justification text to ensure that the policies/ Local Plan can be considered sound and fit for purpose. By ensuring that these measures are followed it will give clarity and certainty to prospective developers and decision makers about the expectations and parameters for development at these locations/ in these policy areas. Where we have requested additional detail/ clarification we consider that this will assist in understanding what mitigation/ enhancement measures would be the most suitable to include. We are available to discuss this in more detail with the Council at their convenience.

From: [REDACTED]
Sent time: 09/05/2022 08:36:22
To: [REDACTED]
Cc: [REDACTED]
Subject: Erewash Local Plan Review - Representations in respect of the Plan Publication Version (Regulation 19) document [SHMA-ACTIVE.FID3614823]
Attachments: William Davis Reg 19 Rep Final for Issue.pdf

Dear Sir/Madam

Please find attached representations on the Emerging Erewash Local Plan prepared on behalf of our clients William Davis.

Please provide confirmation of receipt of this email.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

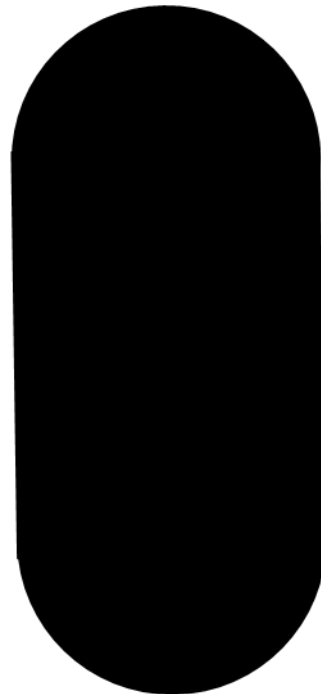
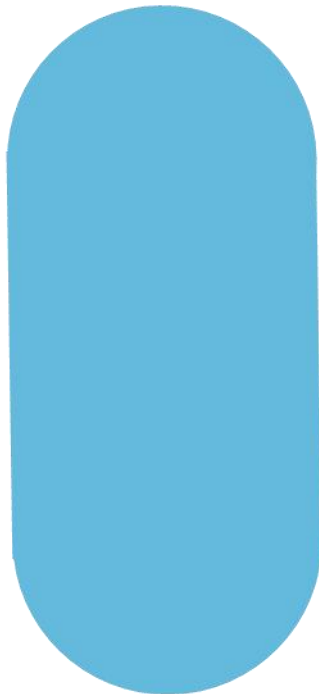




**REPRESENTATION ON THE EREWASH BOROUGH COUNCIL
LOCAL PLAN 2022-2037 (APRIL 2022)**

LAND AT RUSHY LANE SANDIACRE

On Behalf of William Davis



Executive Summary

This representation sets out in detail a number of issues and concerns regarding the Council's Publication (Regulation 19) Local Plan. We consider that the Plan as currently proposed is unlikely to be found sound when considered against paragraph 35 of the National Planning Policy Framework. This requires that plans are positively prepared; justified; effective and consistent with national policy.

We do not consider this plan to be positively prepared because in our view the Council's approach to identifying and calculating housing need will not, as a minimum, deliver sufficient housing to meet the Standard Method requirement. This is because the Council has sought to base need on a 15 year plan period (2022-2037). Given that the plan is already delayed and unlikely to provide adequate homes for 15 years from the date of adoption; includes no buffer to allow for flexibility if sites fail to come forward or deliver as many homes as anticipated and provides no buffer to provide choice and flexibility to the market we consider it likely that the Plan will perpetuate the chronic under delivery of housing in the Borough into the next plan period.

We also consider that the Council has effectively turned its back on other authorities within the Nottingham and Derby Housing Market Areas and has made no attempt to consider, let alone address, unmet need from neighbouring authorities. Of particular concern is the fact that the Council does not appear to have tested the likely environmental and social effects of higher growth options through the Sustainability Appraisal and in this context we do not consider the Plan to be legally compliant.

In addition, we highlight within this representation compelling reasons for the Council to Plan for more homes than the Standard Method requirement including in order to deliver the greater provision of affordable housing, which based on an assessment of the Council's own evidence and policies indicates that the Plan may only deliver around one third of new affordable homes needed in the period to 2037. There is also justification to plan for higher levels of growth to support the

economic ambitions of the Local Economic Partnership and as a counter balance to the Borough's ageing population.

We do not consider the Council's strategy for distributing housing to be justified. Growth is aimed mainly towards the west of Ilkeston and Derby neither of which form part of the Main Built up Area (MBUA) of Nottingham. Long Eaton, which sits at the top of the Council's settlement hierarchy (and the only settlement in the MBUA), will receive just 700 homes, (around 12% of the total). 800 homes will be urban extensions to Derby City and arguably will not meet Nottingham HMA needs. Moreover we have concerns regarding the lack of robust Green Belt Assessment on which to base the selection of sites currently allocated. We have raised this issue through previous consultation responses and do not feel that a sufficiently robust Green Belt review has yet been undertaken.

We do not consider the Plan to be effective. It will not ensure the delivery of sufficient homes over the plan period and as stated above will perpetuate the chronic under delivery of homes in Erewash. The Council have not published a statement of common ground which confirms that the Council has worked to address rather than defer cross boundary issues. The plan does not address unmet need either by seeking to make provision for additional homes, or through the inclusion of a trigger policy in the Plan to require an immediate review should the Borough need to allocate further homes to meet unmet need. Furthermore, it clear from previously submitted representations that a number of adjoining authorities have expressed concern regarding the Council's approach to plan-making. It is our view that the Council has failed in its Duty to Cooperate.

In summary, the Plan is not consistent with national policy. It will not look ahead over a minimum 15 year period from adoption. It will not significantly boost the supply of homes; it will not provide a sufficient supply and mix of sites, taking into account site availability, suitability and likely economic viability; The Plan does not include a trajectory illustrating the expected rate of housing delivery over the plan period; it is not

responsive to local circumstances and will not support housing developments that reflect local needs. It has not been informed by discussions with neighbouring authorities in respect of unmet need, as demonstrated through a statement of common ground. Moreover the Council has failed to fully evidence and justify the proposed alterations to the Green Belt proposed. We would also reiterate our view that the Sustainability Appraisal does not fulfil the requirements of paragraph 32 of the NPPF as it does not meet the relevant legal requirements.

1. INTRODUCTION

- 1.1 This representation is made on behalf of our client, William Davis in respect of their interests at Land at Rushy Lane, Sandiacre. It responds specifically to the Erewash Borough Local Plan 2020-2039 (Regulation 19 Pre-Submission Local Plan).
- 1.2 The Consultation Draft Plan is currently the subject of consultation and representations are invited until Monday the 9th May 2022.
- 1.3 This representation provides views on the spatial portrait and settlement hierarchy that the Pre-Submission Local Plan outlines as well as matters related to the Duty to Cooperate and distribution of development across the Borough. It also highlights our concerns regarding the amount of housing development proposed and raises specific issues in respect of the evidence base including the adequacy of the sustainability appraisal, site assessments, Green Belt review and other available evidence provided by the Council and used to underpin the selection of its preferred approach for delivering growth as outlined in its emerging Plan. This report then goes on to make comments in respect of a number of specific policies proposed for inclusion in the Plan.
- 1.4 This representation also confirms support for Land at Rushy Lane Sandiacre to be allocated for housing in the Local Plan, a Vision Document is included at Appendix 1.

2. BACKGROUND AND CONTEXT

- 2.1 The National Planning Policy Framework (NPPF) confirms at paragraph 15 that the planning system should be genuinely plan-led. The presumption in favour of sustainable development applies to plan making and says that plans should positively seek opportunities to meet the development needs of their area, and that strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas

(paragraph 11).

- 2.2 Plans should be prepared positively, in a way that is aspirational but deliverable and be shaped by early, proportionate and effective engagement between plan-makers and, inter alia, local businesses. They should also contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals (paragraph 16).
- 2.3 Paragraph 20 says that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for housing (including affordable housing), and community facilities (including education). Paragraph 22 goes into say that strategic policies should look ahead over a minimum 15 year period from adoption and larger scale developments form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery
- 2.4 Paragraph 23 of the NPPF says that strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area.
- 2.5 Paragraph 31 says that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.
- 2.6 Paragraph 32 recognises the legal requirement for local plans to be informed throughout their preparation by a sustainability appraisal demonstrating how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). It highlights that significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or
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- eliminate such impacts should be pursued.
- 2.7 Plans should set out the contributions expected from development, including the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for health). This should not undermine the deliverability of the plan (paragraph 34).
- 2.8 For a plan to be adopted it must pass an examination and be found to be 'sound'. Paragraph 35 identifies that plans are 'sound' if they are:
- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.
- 2.9 Paragraph 60 of the NPPF says that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.
- 2.10 Paragraph 61 of the NPPF says that to determine the minimum number of homes needed, strategic policies should be informed by a local
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housing need assessment, conducted using the Standard Method in national planning guidance – unless exceptional circumstances justify an alternative approach and paragraph 62 confirms that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

- 2.11 Paragraph 66 of the NPPF says that strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.
- 2.12 Paragraph 68 of the NPPF says that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.
- 2.13 Paragraph 69 of the NPPF recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. Paragraph 72 of the NPPF goes on to say that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way.
- 2.14 Paragraph 74 says that strategic policies should include a trajectory

illustrating the expected rate of housing delivery over the plan period and that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.

- 2.15 Paragraph 78 recognises that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 2.16 Paragraph 79 of the NPPF says that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 2.17 Paragraph 93 says that to provide the social, recreational and cultural facilities and services the community needs, planning policies should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- 2.18 Paragraph 174 says that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (in a manner commensurate with their statutory status or identified quality in the development plan) and recognising the intrinsic character and beauty of the countryside.
- 2.19 The national policy context for plan making is clear in that:
1. the plan must set out an overall strategy for the pattern of development that makes sufficient provision for housing to meet the needs of Erewash Borough as well as any needs that cannot be met within neighbouring areas;
 2. Plan for and allocate sufficient sites to deliver the strategic priorities of the area;
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3. a sufficient amount and variety of land can come forward where it is needed;
 4. be positive, aspirational and be responsive to changes in local circumstances;
 5. strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations;
 6. identify a sufficient supply and mix of sites, including small and medium sized sites and larger scale development, such as new settlements or significant extensions to existing villages and towns;
 7. only alter the Green Belt where exceptional circumstances are fully evidenced and justified;
 8. demonstrate that all other reasonable options for meeting the identified need for development have been examined fully before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries;
 9. take into account the need to promote sustainable patterns of development when drawing up or reviewing Green Belt boundaries;
 10. not include land which it is unnecessary to keep permanently open in the Green Belt;
 11. define Green Belt boundaries clearly, using physical features that are readily recognisable and likely to be permanent and be able to demonstrate that those boundaries will not need to be altered at the end of the plan period; and
 12. recognise the intrinsic character and beauty of the countryside and protect valued landscapes.

3. THE EREWASH BOROUGH LOCAL PLAN 2022-2037 (PUBLICATION DRAFT)

- 3.1 The Pre-Submission Local Plan builds on previous consultations undertaken by the Council through a Draft Options for Growth Consultation which took place between January and July 2020 and a Revised Options for Growth Consultation held between March and May 2021 which set out the Council's preferred strategy for accommodating growth.
- 3.2 The Pre-Submission Plan does not outline the Council's Vision or identify any Plan Objectives. Usually these elements of a Plan are defined early in the plan-making process and it would have been helpful for the Council to have provided this information as part of the Regulation 19 Consultation to enable interested parties to understand what, exactly, the Council seeks to achieve through the preparation and implementation of its Plan.
- 3.3 The lack of this information does raise issues regarding the extent to which other locally important policies or even national policy is aligned to the policies in the Plan and must also mean that no assessment of the Council's Plan objectives can have been undertaken through the Sustainability Appraisal.
- 3.4 It is noted, however, that the Council have provided a spatial portrait. This recognises the spatial structure of Erewash includes the Long Eaton Urban Area (including Long Eaton, Sandiacre, and Sawley) as part of the Nottingham Conurbation; the Ilkeston Urban Area, including Kirk Hallam and the former Stanton Ironworks as a freestanding town and the remaining 15 villages and hamlets as comprising the Rural Area. This portrait then goes on to state that Erewash Borough has a population of 115,300 (ONS 2020), with around three quarters of the population living in the two Urban Areas adjoining the county boundary with Nottinghamshire. Ilkeston and Long Eaton make up the majority of the Urban Areas. The Long Eaton Urban Area geographically forms part of
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the Nottingham conurbation. In contrast the Ilkeston Urban Area to the north is spatially separated from the conurbation.

Duty to Cooperate

- 3.5 The Council is located in the Nottingham Housing Market Area and forms part of the Greater Nottingham Planning Partnership (GNPP). The aim of the partnership is to prepare statutory strategic development plans which are consistent and provide a coherent policy framework across the area. In doing so it seeks to address the Duty to Co-operate between the constituent Councils, and provides a single point of contact for other Duty to Co-operate partners to engage in the strategic plan making process.
- 3.6 It is noted that the GNPP website states *“that Erewash Borough Council has produced a separate Growth Options document and the Council’s report states that the reason for this is the development pressures that Erewash faces, and the need to progress swiftly with plan making”*. Nonetheless it is noted that *“all of the Councils within the Greater Nottingham Planning Partnership work collaboratively to produce and share joint evidence to support the plan preparation process”*.
- 3.7 A review of GNPP website indicates that the Greater Nottingham Strategic Plan will cover the period from 2018-2037. This is a different plan period for to that proposed by Erewash (2022-37) which may cause issues for baseline data and understanding housing requirements and supply for the HMA.
- 3.8 Whilst the Council’s justification for progressing its plan, unilaterally, is at first sight understandable, the delay in bringing forward the Erewash Local Plan does not suggest that the Council will bring forward a Plan notably quicker than its HMA partners.
- 3.9 It is our view that Erewash’s determination to progress its local plan separately to the remaining GNPP Authorities is more likely to revolve around its desire to limit its requirements to accommodate unmet need
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from the remainder of the Nottingham HMA.

- 3.10 In drafting this representation we have sought to review any draft Duty to Co-operate Statement that has been prepared for publication alongside this consultation, although no such statement appears to have been prepared to date. In addition we also looked to undertake a review of the Joint advisory board minutes for the GNPP, although the publication of these have been partly affected by meetings being held online in response to the COVID-19 pandemic.
- 3.11 Nonetheless there is some commentary on the Council's relationship with its neighbours included in the Statement of Community Consultation published alongside the Regulation 19 Plan. This states *"the Council continues to enjoy a good working relationship with fellow Nottingham Core HMA councils. It attends weekly Core HMA officer meetings and continues to play a full role in the joint commissioning of work to develop a shared evidence base around housing supply, gypsies & traveller accommodation, employment needs and green/blue infrastructure - amongst other topics. Involvement at a political level continues with the Council's involvement in Joint Planning Advisory Board (JPAB). The Council's participation in both of these forums allows ongoing dialogue to occur on approaches to plan-making. Consultation on the Growth Options document has given all councils from both neighbouring HMAs an opportunity to comment upon the approach the Council is taking, with the Council encouraging views to be expressed at this early stage of the overall process"*.
- 3.12 Looking more deeply, it is noted that the Nottingham HMA Authorities (Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council) wrote to the Council in January 2020¹. This letter stated *"I note that Erewash Borough Council are to consider the "Draft Options for Growth" as the first stage of your Core Strategy review, at the full Council meeting on 23rd January 2020. Whilst we recognise that decisions affecting Erewash are matters for your*

¹ [Democratic Management System > Meetings \(nottinghamshire.gov.uk\)](#)

Council, we do believe there is a danger of missing a huge opportunity to continue the effective joint strategic planning of our areas. Setting out a preferred strategy for growth without the engagement of the other local planning authorities in the Housing Market Area significantly increases the risk of delays and costs to our collective strategic planning processes. This risk is amplified as there are a handful of critical matters that are currently not fully known that will have a bearing on HMA wide housing requirements”.

- 3.13 This letter then goes on to state that *“publishing a preferred strategy in this way risks undermining the progress made in recent years to align our planning processes. We will of course respond to the invitation to comment on the document in due course, but we feel that in making this decision to effectively pre-empt a wider strategy encompassing the whole area, it is important that the Borough Council recognises the strength of feeling amongst its Greater Nottingham partners in this respect*
- 3.14 It is our view that the Council’s decision to ‘go it alone’ does indeed undermine strategic planning across the HMA and completely disregards the requirements placed upon Local Planning Authorities by paragraphs 35a and 65 of the NPPF. NPPF Paragraph 35 requires local plans be positively prepared and provide a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs and is informed by agreements with other authorities. Through this process the unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development. The introduction by Government of the urban centres uplift significantly increases housing need in Nottingham from a Local Plan requirement of 1,009 to 1,773² (2022 Standard Method). NPPF Paragraph 65 requires authorities to establish a housing requirement figure which includes their identified housing need and any needs that cannot be met within neighbouring areas over the plan period.

² Standard Method for assessing local housing needs - March 2022 Data for Nottingham City calculated by [REDACTED]

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- 3.15 However progressing a plan in isolation does not mean that unmet need cannot be accommodated or considered. There are measures the Council could take to ensure that growth that cannot be accommodated elsewhere could be accommodated in Erewash such as making provision to accommodate some level of unmet need or, failing that, including a trigger policy in the Plan to require an early review. Regrettably the Council does neither.
- 3.16 The approach taken by the Council within the proposed plan does not seek to understand, or even acknowledge, the potential for any unmet need from Nottingham HMA, despite the fact that Erewash Borough forms part of Nottingham urban area to the east. This is patently an incorrect and flawed approach, and one that is at odds with the requirements of the NPPF.
- 3.17 Turning briefly to Derby Housing Market Area it is noted that geographically the Borough is located in Derbyshire and its western boundary abuts the eastern edge of Derby City. In some areas built development in the City extends right up to the boundary of Erewash Borough.
- 3.18 Like Nottingham City, Derby City is also subject to the 35% uplift in housing requirement reflecting its status as one of the 20 largest urban areas. Also like Nottingham it is capacity constrained and will be reliant on surrounding Authorities to help meet its housing need. We understand that Erewash maintains that it has no role in accommodating unmet need that may arise from Derby City. It does however propose around 800 homes across two sites immediately adjoining the City to meet its own housing needs. Unsurprisingly these proposals have not been well received by the Derby Housing Market Area Authorities. In particular we note letters of objection to the Council's approach to plan-making have been issued by South Derbyshire District Council³ and

³ South Derbyshire District Council Response to Options Consultation EDS Committee Report [here](#)

Amber Valley Borough Council⁴

- 3.19 We do not intend to go into detail on those Council's specific concerns though Duty to Cooperate issues form part of their objections and of particular note is the statement included in Amber Valleys response which says *"failure to engage appropriately with neighbouring authorities could not only undermine the 'soundness' of the Erewash Core Strategy Review, but could also have a similar impact on current and future plan-making by the other authorities within the two HMAs"*.
- 3.20 Given that the Council's approach to plan making has raised objections from almost all surrounding authorities in both the Nottingham and Derby Housing Market Area it does raise serious questions about the Council's approach to the Duty to Co-operate.

Housing Need

- 3.21 The amount of development being planned for in the Borough has been calculated using the Standard Method. The Council identifies a need for 386 new homes a year for the period 2022-2037 (a total of 5,790 rounded up to 5,800 net new homes). However, it is worth noting that the most recent Standard Method Government guidance is clear that this is the minimum housing need figure.
- 3.22 Of the supply identified the Council consultation indicates that 700 homes will be located in the Long Eaton Urban Area, 1,400 within the Ilkeston Urban Area and 350 homes within the rural area. Sites specifically allocated to meet the remaining need will be located at a new settlement at South Stanton (1,000 homes); around 800 homes as extensions to the Derby conurbation on land deallocated from the Green Belt, including around 600 homes on land west of Acorn Way and around 200 homes on land north of Spondon and around 1,550 homes as extensions to the town of Ilkeston, on land deallocated from the Green Belt including around 1,300 homes on land south west of Kirk Hallam and around 250

⁴ [docviewer.aspx\(ambervalley.gov.uk\)](https://docviewer.aspx(ambervalley.gov.uk))

homes on land north of Cotmanhay.

- 3.23 The Council are correct to use the Standard Method for calculating housing need but this should be the starting point for setting a housing requirement. It is our view that the level of housing being planned for is wholly inadequate for the following reasons:
- 3.24 **1:** The Council will be aware of the requirement to meet housing needs arising from elsewhere in the housing market area and the need to manage unmet need from Nottingham City and potentially Derby City (paragraph 11b, 35a and 66 of the NPPF). Practice guidance is also clear that strategic policy-making authorities need a clear understanding of housing needs in their area and that they should work with neighbouring authorities to prepare policies for meeting housing need across local authority boundaries. (Paragraph: 039 Reference ID: 61-039-20190315).
- 3.25 Whilst it is still unclear what level of unmet need will need to be distributed across the Nottingham and Derby Housing Market Areas in setting out a single preferred option which will just meet the Borough's own housing needs the Council is turning its back on the other HMA authorities who will be left to try and accommodate the potentially high level of unmet need which will fall out of the Nottingham Urban Area. This will place an increased burden on the surrounding Nottingham HMA Authorities. The Council has partly justified its approach to expedite the preparation of its plan. However, as is outlined later in this report, this argument is tenuous given recent delays to plan making in Erewash Borough.
- 3.26 The context for the Erewash Local Plan is therefore clear. There is an unmet need in the housing market. Under paragraph 11b of the Framework (*strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas*) and the Positively Prepared test of soundness (paragraph 35a of the Framework (*providing a strategy which, as a minimum, seeks to meet the area's objectively*
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assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development).

- 3.27 Given Plan delays it is our view that the plan is unlikely to advance significantly before an agreed position and possibly the preferred distribution of homes is identified within the Nottingham HMA. Consideration of unmet need is likely to be influential in any subsequent Examination. In light of this, our view is that the Council needs to be more proactive in making provision to accommodate some additional housing to address unmet need from within the HMA.
- 3.28 **2:** There is a requirement in the Framework for strategic policies to look ahead over a minimum 15 year period from adoption (as highlighted in paragraph 2.3 above). Having reviewed the Council's Local Development Scheme (LDS) it is noted that the Council is targeting Adoption of its Plan in December 2022, but given that the Regulation 19 Consultation will not finish until May there is no realistic prospect of the Plan being adopted in 2022. The Council will be aware that the Plan will not be adopted this year and it ought to have extended its end date to 2038 or possibly 2039 to allow for current and any future delays. Reflecting this the Council should look to identify further sites to provide the additional housing required. Similarly we note the start date for the Plan is 2022. This no doubt reflects the Council's intention to 'write off' the very significant recent under delivery of housing and rely on the Standard Method's adjustment factor. However as a matter of fact the Council commenced plan making in 2020 and we consider that the Plan period should be 2020-2039 consistent with the rest of the HMA Authorities and to enable a common baseline for evidence (homes, jobs and other development needs and infrastructure within Erewash and at the HMA level). Had this more appropriate plan timeframe been used the Councils housing requirement would be 7,334 homes rather than the 5,800 suggested.
- 3.29 **3:** The Council should seek to bolster the overall level of housing it
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makes provision for to offer choice and flexibility to the market and provide a buffer against the non-delivery of sites. Similarly it is noted that the specific housing policies in the emerging plan make provision for 'around' X number of homes on each site (the use of the word 'around' indicating that the exact number of homes is yet to be defined). Clearly the purpose of suggesting sites will deliver *around* is to build some flexibility into sites. This is supported. However, final numbers could decrease as well as increase and in some cases sites may not come forward at all within the Plan period. In the absence of detailed and robust site based evidence it is entirely possible that sites may not achieve the level of housing expected by the Council. Moreover, given that the Council have not published a housing trajectory it is not possible to understand how any changes to site capacity or delays in delivery would affect supply. In any case, the Plan provides no flexibility to address any fall in delivery as it has made no provision for any extra housing. It is therefore our view that the Council should provide a buffer in case some sites fail to come forward for development, come forward later than anticipated or the number of homes on strategic sites falls as proposals are worked up.

- 3.30 To emphasise this point we would point out that the Council's Adopted Plan has failed to deliver the necessary homes. The Adopted Plan indicates that minimum housing provision between 2011 and 2028 for Erewash is 6,250. This is around 368 homes per annum. Since 2011 the Council have only delivered 2,310 homes⁵, an average of 231 homes per annum and well below the minimum requirement set out in the Plan. This was directly due to the failure of the Stanton Regeneration Site to come forward and the absence of alternative allocations to accommodate growth. Clearly the Council are in danger of repeating the same mistake.
- 3.31 Related to the above point, it is our view that the requirement for a buffer should increase significantly where there is a reliance on large previously developed sites which may have contamination or other historic land use

⁵ [Live Table 122.ods](#)

legacy issues or viability issues which may hinder delivery. It is noted, that like the Adopted Plan, the emerging Plan is seeking to bring forward the reuse of previously developed site and Stanton. Clearly this site has not come forward for residential development in a timely way having been vacant since 2007 and as it stands there has not been any housing delivery or even planning permission granted on this site despite it being allocated in the Adopted Local Plan (adopted March 2014). Clearly any strategy which seeks to include this site should look to provide significant additional provision, to provide choice and flexibility to the market but also to help ensure that should delivery continue to be delayed the Council can still ensure that sufficient homes can be delivered.

- 3.32 It is clear from the Council's Statement of Consultation that this is an issue the Council is fully aware of. This statement reflects on comments received during earlier consultations that lead-in times for strategic sites appear optimistic and additional land may be needed to ensure flexibility in delivery. In response to this issue the consultation statement indicates *"the Council relies on input from landowners, site promoters and developers to establish realistic expectations for the length of build-out of strategic housing sites and obtaining this information is a key purpose of the Local Plan consultations. If it emerges that those with direct control over sites maintain a different view over build-out rates, the Council will need to take account of this appropriately in progressing the Local Plan"*.
- 3.33 The problem, however, is the Council are relying on information which may change, or be subject to challenge through examination. They are providing no flexibility in the plan to deal with potential deliverability issues that may arise and inevitably will not be able to provide sufficient additional new homes should site delivery be delayed. Given that is exactly what happened in respect of the Stanton site allocated in the Adopted Plan we would have expected the Council to be more attuned to this issue in order to ensure that it does not repeat past mistakes. Nonetheless, we consider that the Council should look to provide an appropriate buffer to address the failure of sites to come forward in a timely way, especially given that large and complex sites which require
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major infrastructure may not deliver as quickly as anticipated.

- 3.34 **4:** The Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study⁶ ('the Lichfields' Study') tests a series of job growth scenarios – the highest of which, a regeneration scenario is summarised in Table 8.10 (+6,231 jobs in Erewash and +58,608 across the Nottingham HMA). However, the Lichfields' Study goes onto recommend a past take-up scenario in calculating employment land need. The regeneration scenario mirrors the D2N2 LEP aims and therefore remains relevant. As part of this Study, Lichfields have produced some labour supply scenarios, testing the growth in labour resulting from Standard Method –this is a complicated process as whilst there are population projections underpinning the base 2014-based household projections, there are no population projections attributed to the affordability/ cities uplift.
- 3.35 These matters are summarised in paragraph 8.54 of the study but essentially the uplift either looks to address issues around suppressed household formation (i.e. providing homes to those who would otherwise live with parents etc.) or it will encourage greater in-migration (yielding a further population uplift - but in doing so not address issues around household formation). They therefore calculate labour supply based 2014-based population projections is +1,607 in Erewash, +40,491 in Nottingham, and separately model out the estimated labour supply if the full Standard Method uplift were to result in increased migration (+2,294 Erewash, +59,095 in Nottingham).
- 3.36 What this means for Erewash is that under either of the above labour supply scenarios, a level of housing need equivalent to Standard Method is not sufficient to meet job growth. This is because whilst total population growth in Erewash based on 2014 population projections will be 12,196 (of which 10,895 people will be over 16) the bulk of this population growth will be in the over 65 age cohorts, ensuring that this does not translate

⁶ <https://www.gnplan.org.uk/media/3332934/employment-land-needs-study-may-21.pdf>

into a commensurate increase in jobs growth. In order to deliver the ambitions of the D2N2 LEP, Erewash and indeed the wider Nottingham and Derby HMA authorities will need to plan for a greater numbers of homes in order to facilitate the in migration of working age people into the area.

- 3.37 **5:** Affordable housing need remains a significant issue in the Borough. A review of the Greater Nottingham & Ashfield Housing Needs Assessment⁷ (dated October 2020) indicates an annual need for 2,615 rented affordable homes per annum across the study area (i.e. the Nottingham HMA). For Erewash specifically the report identifies a need for 271 homes per annum. Clearly this is very high and given that the Standard Method will only require the delivery of 386 homes per annum, it is unrealistic to expect the Plan to fully address affordable housing need given that it will need to comprise 70% of the Standard Method requirement.
- 3.38 However, the pressing need for the delivery on affordable housing should not be ignored. There are a number of solutions to pushing up affordable housing delivery in the Borough as follows:
- 3.39 **A:** Increase the proportion of affordable housing provision on proposed allocations. It is noted that no plan-wide viability work appears to support the proposed allocations. Nonetheless, of the five strategic housing sites, three sites (South Stanton, Kirk Hallam and Cotmanhay) account for a total of 2,550 homes and the Council's proposed plan policies for these sites indicate that these will only deliver 10% affordable housing due to viability and other considerations. If it is assumed that the remaining allocations and identified supply delivers 30% affordable housing (the amount being sought on the Derby edge sites and in itself highly unlikely given that much of the supply will be on smaller or previously developed sites in low value areas) then the maximum number of affordable homes that the Council could expect to deliver in the plan period would be 1,530 or around 22% of total housing delivery. This is

⁷ [housing-needs-assessment-2020.pdf \(gnplan.org.uk\)](https://www.gnplan.org.uk/housing-needs-assessment-2020.pdf)

slightly over a third of the affordable housing need expected to arise in the Borough between 2022 and 2037. This is a wholly inadequate response given the level of affordable housing need.

3.40 **B:** Increase, the overall level of housing being pursued through the Plan. Clearly there is an imperative to seek the beneficial reuse of previously developed land and the Council should not necessarily be bound by viability and the inability of previously developed sites to deliver affordable housing when deciding on its growth strategy. But if the Council is minded to bring forward sites that will be constrained by viability due to infrastructure or other costs then it should also look to provide additional growth above its Standard Method requirement to make sure affordable housing delivery can be boosted. This could also balance the Council's housing strategy and could make a material difference to the delivery of much needed affordable housing.

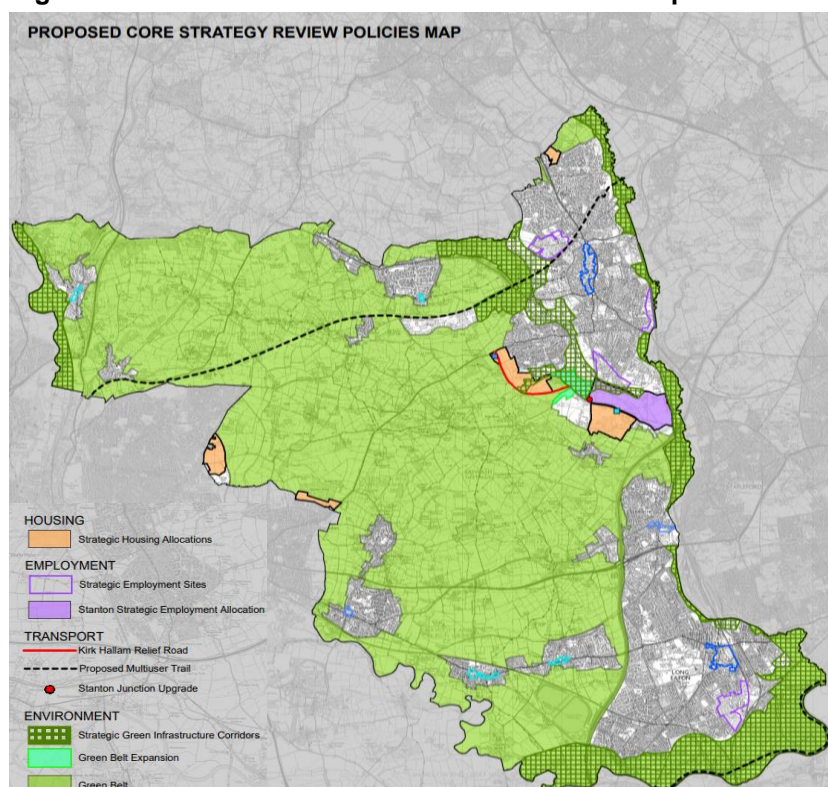
3.41 Having reviewed the Council's Statement of Consultation it is noted that under the question/issue of *'there should be sufficient affordable housing'* the Council goes on to state *"the Council agrees. As the Local Plan is developed, a more precise understanding of the Borough's affordable housing requirements will emerge. The Local Plan will contain specific policies which tackle the delivery of affordable provision based on the most up-to-date evidence, including documents such as a strategic housing market assessment (SHMA)"*. Based on the lack of further analysis or policy included in the Regulation 19 Consultation it can only be concluded that the Council does not want to address this issue. In any case sufficient evidence already exists to quantify the problem. There is a significant need for affordable housing in Erewash and the Council's proposed strategy will not get close to addressing this if its strategy is to base housing need on the Standard Method. The plan must allocate further housing sites to boost the delivery of affordable homes.

3.42 For all the reasons outlined above it is our view that the Council must plan for more homes than the Standard Method would suggest. Taking into account the need to extend the plan period by one or two years,

apply a buffer to ensure choice and flexibility and provide a buffer against non, or slow delivery and to make some allowance for the need to accommodate unmet need from elsewhere, our view is that the Council's housing requirement should be 25-30% higher than that proposed.

Strategic Growth Options

Figure 1: Extract of Erewash Local Plan Policies Map



Housing Distribution

3.43 It is evident from the Council's Policies Map that there are no allocations located in the southern part of the Borough.

3.44 The Revised Options for Growth document does not seek to materially update the growth options identified in the previous draft Options for Growth consultation document (though reference to Derby City is now included in Option E. The Growth Options are identified as follows:

- a) Growth within the Long Eaton Urban Area (the conurbation)

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- b) Growth within the Ilkeston Urban Area (the town)
 - c) Growth within the Rural Area (the villages)
 - d) New settlements not in the Green Belt
 - e) Extension of the conurbations (including Derby City) into the Green Belt
 - f) Extension of the town into the Green Belt
 - g) Extension of the villages into the Green Belt
 - h) New settlements in the Green Belt

3.45 As is illustrated by the above Policies Map all of the new housing and employment allocations are located either adjoining the Ilkeston Urban Area or are adjoining the City of Derby. There are no allocations made for the Long Eaton Urban area (the conurbation) despite its place at the top of the Council's settlement hierarchy. What this means in terms of housing delivery in the next Plan period is, based on the Council's proposals to deliver 6,800 dwellings between 2022 and 2037 should sites come forward as the Council proposed then:

- 700 homes would be delivered in the Long Eaton Urban Area/the conurbation (equivalent to 46 per annum)
- 3,950 would come forward in the Ilkeston Urban Area (263 homes per annum)
- 800 homes would come forward on land immediately adjoining the Derby Urban Area in the vicinity of Spondon and Oakwood (53 per annum)
- 350 would come forward in the rural areas (23 per annum)

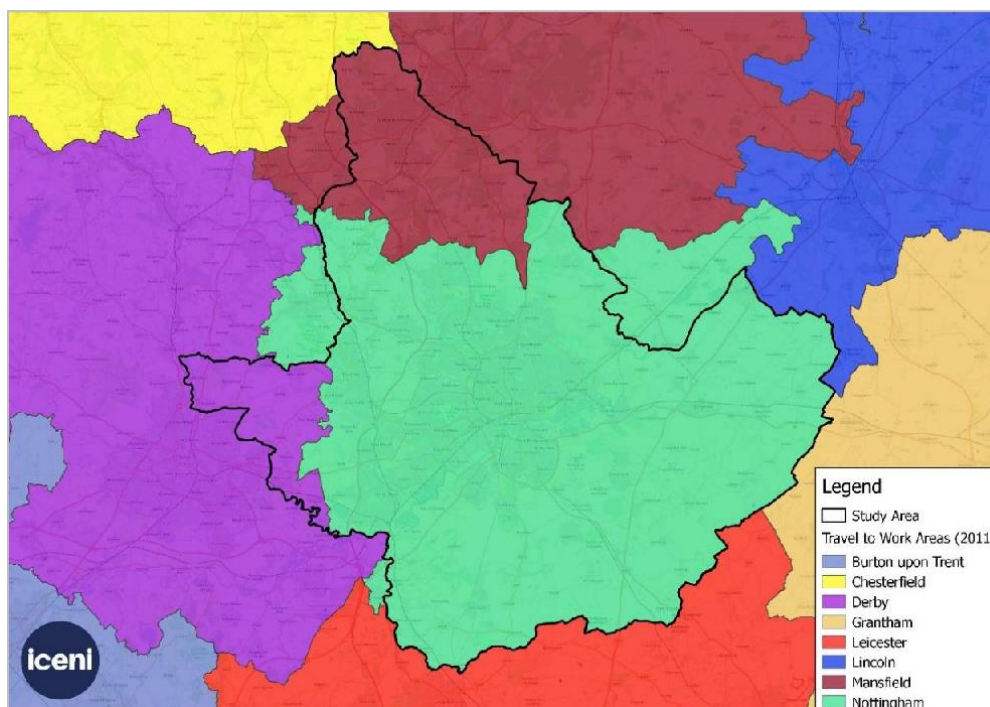
3.46 Perhaps the most obvious thing to note from the above distribution is how little growth Long Eaton will receive over the Plan period. Given the town has a population of close to 40,000 people the delivery of less than 50 homes per annum (of which perhaps 10-15 would be affordable) is

unlikely to deliver anything like the level of growth needed to meet community and local residents needs.

3.47 Moreover, there are no allocations proposed in this area despite the Long Eaton Area Urban Area geographically forming part of the Nottingham conurbation and so has the strongest relationship with the Nottingham HMA. This fact is acknowledged in the Council's spatial portrait, but ignored within its strategy.

3.48 The inevitable consequence of making so little provision in the Boroughs largest settlement, it that other areas have to take a greater share of development. The Ilkeston Urban Area will take most of the Borough's growth with 263 homes (around 60%) of the total Borough requirement. Ilkeston is not a dissimilar size to Long Eaton, but it is less well related to the Nottingham Housing Market Area. Indeed a quick review of the Travel to Work areas indicates that the western edge of this settlement falls in the Derby Travel to Work area as illustrated below:

Figure 2: Travel to Work Areas as indicated in the Greater Nottingham & Ashfield Housing Needs Assessment (2020)



Source: Greater Nottingham & Ashfield Housing Needs Assessment (October 2020) Icen Projects Limited on behalf of the Greater Nottingham Planning Partnership

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- 3.49 Similarly, the relatively high level of provision adjoining Derby City would almost certainly look towards Derby City and may potential provide additional accommodation for residents of Derby wanting to move out of the City rather meeting the housing needs of the Nottingham HMA. In any case development on the edge of Derby is dislocated from the remainder of the Borough settlements and it is not obvious that this can meaningfully meet the Borough's local housing need given this dislocation, other than just 'making up the numbers'.
- 3.50 This fact was historically recognised by Erewash Borough Council in their 2012 Strategic Housing Land Availability Assessment (SHLAA) assessment which stated in respect of the Derby edge sites that, *"another factor in assessing the site [is that it] borders Derby City which is part of a different Housing Market Area. As such, it could be considered that with regards to Erewash specifically, the site forms an isolated development which has no relationship with any built form around any Erewash settlements"*. It is however noted that the 2012 SHLAA has been removed from the Council's website since 2020 though this quote was referenced by an adjoining authority in their response to the previous Regulation 18 Consultation⁸.
- 3.51 In any case choosing to concentrate development in an urban area which is physically detached from the Nottingham conurbation and locating it in locations with a strong functional link with Derby City is unlikely to deliver sustainable growth. Even if new households forming in Ilkeston and on the edge of Derby City do look towards the Main Built-Up Area of Nottingham to access jobs and services this would mean unsustainable transport and movement patterns would result.
- 3.52 In light of the above we are strongly of the view that the Council should not seek to allocate sites focused solely on Ilkeston and Derby even if it may be politically expedient to do so. A sustainable strategy should

⁸ South Derbyshire District Council: Report to Environmental and Development Services Committee 03 March 2020. Available [here](#)

revolve around locating growth where the need arises which for the Nottingham HMA Authorities is Nottingham City and the settlements that form part of the Main Built-Up Area. This includes Long Eaton area, it does not include the western edge of Ilkeston or the edge of Derby City.

3.53 The logical conclusion from the above is that the Council should allocate appropriate sites adjoining the Urban Area of Long Eaton and urban areas or settlements closely linked to Long Eaton such as the site at Rushy Lane.

3.54 As a final observation related to the distribution of development it is noted that just 350 homes are identified to come forward in rural areas despite the Council's Spatial Portrait indicating that 'around three quarters of residents live in the two Urban Areas' meaning one quarter live in the rural areas. It is unclear how such limited housing provision (350 homes over 15 years across 15 villages and hamlets) can possibly meet the housing and social needs of existing communities.

Green Belt

3.55 We consider that there is exceptional circumstances that require land to be released from the Green Belt to meet the need for homes. Clearly the Council also take this view given that they are proposing to delete Green Belt land around Ilkeston and Derby City to accommodate new housing sites.

3.56 The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open (paragraph 133 of the Framework) and land should only be released where it is unnecessary to keep it permanently open (paragraph 139 of the Framework). This requires an assessment of the sites which would best meet the identified need for homes having regard to Green Belt harm and other relevant considerations (the pursuit of sustainable development).

3.57 Much of the Borough is designated as Green Belt as illustrated in Figure 1 set out earlier in this response. However, Erewash Borough Council,

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- like all planning authorities still has an obligation to deliver new homes to meet local needs.
- 3.58 Despite raising concerns regarding the adequacy of the Council's evidence in respect of Green Belt during the previous Regulation 18 consultation we still have not seen a thorough analysis of the capacity of all locations and sites to accommodate housing, or reasons for dismissing them. The National Planning Policy Framework requires that *"Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans"*.
- 3.59 The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open (paragraph 137 of the Framework) and land should only be released where it is unnecessary to keep it permanently open (paragraph 143 of the Framework). This requires an assessment of the sites which would best meet the identified need for homes having regard to Green Belt harm and other relevant considerations (the pursuit of sustainable development).
- 3.60 Green Belt harm can be understood through an application of the five purposes of the Green Belt (Paragraph 138 of the Framework). The Council have undertaken a Strategic Growth Area Assessments (SGA) which includes 31 SGAs. The assessment sets out the defensible site boundaries, vehicular access arrangements, junction capacity analysis, ecological and biodiversity implications, infrastructure requirements, distance to community facilities, contamination and ground stability and a brief assessment of the five purposes of the Green Belt.
- 3.61 The SGAs provides only limited information on each of the sites and does not, in our view, provide anything like the evidence required to underpin the Council's selection of sites. We have not seen a strategic Green Belt review that underpins and informs this high level commentary within the SGAs. The commentary principally presents a distance or percentage figure for each Green Belt site under each purpose. Whilst a quantitative assessment does provide some indication of distance that will remain
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between different settlements it fails to provide any qualitative assessment of a sites contribution to the Green Belt in terms of the five purposes. A methodology for assessment that helps draw out where harm would be caused and, in turn, which sites should or shouldn't be kept permanently open should be undertaken and this should outline measures to ensure that retained sites can contribute to the beneficial use of remaining land as required by the NPPF.

3.62 In our view, high level SGAs do not provide the same function or evidence as an appropriately undertaken Green Belt Review. As noted, we previously outlined our concerns in response to the Regulation 18 consultation and are disappointed that the Council have chosen not to undertake a suitably robust Green Belt review. In light of the Council's lack of action to address our concerns we have included the following table which sets out the comments we previously submitted.

Figure 3: EBC consideration of Site SGA28 in respect of Green Belt

EBC Strategic Growth Assessment Commentary	Marrons Planning comments
<i>To check the unrestricted sprawl of large built up areas (134a NPPF)</i>	
SGA28 directly adjoins the main built-up area (MBUA) of Nottingham and would result in an extension to Sandiacre, despite it also adjoining Risley by virtue of the need to deallocate Green Belt in order for it to be classed as an extension to the Nottingham MBUA as per the site promoters wishes.	Risley already connects to the MBUA – there is no non-urban separation between Sandiacre and Risley. Release of this site from the Green Belt would effectively fill the gap between Risley to the south, Rushy Lane to the west, the M1 to the east and Erewash Golf Club to the north. Therefore, by design, the plan-led release of land and provision of a defensible allocation boundaries would provide a restriction to additional urban sprawl, which could

	only logically continue to the west
<i>To prevent neighbouring towns merging into one another (134b NPPF)</i>	
<p>The allocation of the site would result in the reduction of the current gap between Risley and Stanton-by-Dale from 1.29km to 0.34km. This is a reduction of 73.6% in the current GB gap.</p> <p>To facilitate SGA28's development as an extension of the Nottingham MBUA, a considerably higher amount of Green Belt land than that covered only by the promoted site would require deallocation in order for the remaining Green Belt to continue meeting the purposes for designation set out by national planning guidance. One consequence of this would be the merging of Risley with the urban area east of the M1, as well as an expansion of Risley northwards. Therefore it would be the Nottingham MBUA as a whole that encroached upon Stanton-by-Dale, rather than either Sandiacre or Risley individually.</p>	<p>The development of the site would result in the reduction of the current gap between Risley and Stanton-by-Dale but does not merge the settlements together. Indeed, the Council's evidence notes that the gap will reduce to 0.34km rather than be removed entirely. In other words, the Green Belt would continue to prevent the merging of settlements [notwithstanding that the test relates to towns only]. In any event, Erewash Golf Club continues to provide a strong green separation between Stanton by Dale and Risley to the south, regardless of whether the site in question is released from the Green Belt. Existing tree planting within the Golf Club acts to screen views of the site from the north, while local topography restricts visibility of the site to a small number of sensitive receptors</p> <p>As noted above, there is no non-urban separation between Risley and Sandiacre at present. In this regard, Risley differs from Breaston and Stanton by Dale, both of which have a non-urban gap separating them from the MBUA.</p>
<i>To assist in safeguarding the countryside from encroachment</i>	

(134c NPPF)	
<p>For this exercise, the centre point of Long Eaton has been classified as Trent College. The distance from the centre to the nearest point of SGA28 is 3.08km. The distance from this point to the furthest extent of the site on the basis of it being developed is 4.02km. This distance is equivalent to 30.5% of the existing distance recorded between the centre point and the outer most extent of the site.</p>	<p>The allocation of Rushy Lane would result in the development of land currently classed as countryside. This is equally true of many, if not all of the preferred site options.</p> <p>The primary role of the Nottingham-Derby Green Belt is to prevent east-west merging of the large urban areas of Nottingham and Derby. As noted above, there is no non-urban separation between Sandiacre and Risley, thus Risley is effectively part of the MBUA (indeed, that is the experience of any observer travelling along the B5010 from Risley to Sandiacre across the M1). Therefore, the release of SGA28 for development would not result in any reduction in the gap between the large urban areas of Nottingham and Derby.</p> <p>The site is well shielded from the surrounding landscape by its topography, existing vegetation and the M1 Motorway. In this respect, any perceived encroachment as a result of the development of the site would be reduced by virtue of these elements.</p> <p>The planning application would be supported by an appropriate Landscape Visual Impact Assessment which would inform a</p>

	<p>constraints-led layout intended to specifically mitigate against encroachment. The policy for an allocation could specifically require the consideration of these matters.</p>
<p><i>To preserve the setting and special character of historic towns (134d NPPF)</i></p>	
<p>Stanton-by-Dale Conservation Area is 0.12km away from the suggested boundaries of SGA28. Sandiacre Cloudside Conservation Area is located nearby around 0.3km away whilst Sandiacre Centre and Risley Conservation Areas are both within 0.7km of the site. This demonstrates that SGA28 forms an important area providing key settings to a number of sensitive historic areas in this part of Erewash.</p>	<p>The development of Land at Rushy Lane would not have an impact on the setting and special character of historic towns.</p> <p>A site location near to a Conservation Area does appropriately demonstrate it forms the setting of these areas. The site at Rushy Lane has no intervisibility with the nearest Conservation Areas and would not impact their setting.</p>
<p><i>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land (134e NPPF)</i></p>	
<p>The land within SGA28's site boundaries is predominantly greenfield in status except for a small area of land at Friesland Farm.</p>	<p>The strategy being proposed by the Revised Options for Growth document and being considered for inclusion in the local plan sets out a sequential distribution that would see growth within Long Eaton being considered first (Options A, then growth within Ilkeston Urban Area (Option B), then growth within the rural settlements (Option C) and only then land in the countryside (including the Green Belt). This sequence, and the exhausting of opportunities within</p>

	<p>settlements before considering greenfield land means that every opportunity to encourage the recycling of derelict and other urban land has been considered.</p> <p>Release of the land at Rushy Lane in a managed, restricted fashion, does not prevent the Green Belt from serving this purpose.</p>
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- 3.63 It is also noted that the NPPF paragraph 141c states that when defining Green Belt boundaries, plans should “*where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period*”.
- 3.64 The Council have not undertaken a Green Belt Review and the guidance sets out that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified. In line with this guidance, the Council should seek to identify safeguarded land for housing development at, or beyond, the end of the local plan period. This will facilitate the release of land to meet housing need as required within the plan period, without the requirement for the Council to undertaking a full Local Plan Review. This will provide additional flexibility and retain the permanence of the Green Belt.
- 3.65 William Davis consider that the site can be delivered in the short term and is currently available for residential development. However, the Council should consider opportunities for safeguarding land to reduce the need for an additional Local Plan Review. If the site was not to be allocated within the plan it should instead be safeguarded for development and then released as required.
- 3.66 Nonetheless it remains our view that the Council should prepare and publish an appropriate robust Green Belt Review and following this

should then reappraise sites and seek to allocate additional housing sites to reflect local needs. In the absence of this evidence it is likely that the Council will not be able to demonstrate that its strategy is 'sound' during examination.

Sustainability Appraisal (SA)

- 3.67 We have a number of comments which we wish to make which relate to both the general approach to SA and the appraisal in respect of the sites put forward for development.
- 3.68 In respect of the broad strategic options tested it is of particular concern that there is no assessment of higher housing delivery options. Clearly the Standard Method is one approach to identifying local housing needs/requirements but as Government guidance notes it is the starting point only. As this representation has made clear, we are firmly of the view that the delivery of a level of growth above that required by the Standard Method is possible; indeed necessary. Putting this in the language of sustainability appraisal a 'higher growth option' represents a reasonable alternative. That being the case it is our view that the Council has a statutory obligation to test higher growth options or scenarios through the SA and report the outcome of this appraisal within its Environmental Report. We have been unable to find any evidence that this assessment of alternative growth options has been undertaken.
- 3.69 Related to this above point we also consider that any assessment of broad options relating to housing growth (and unmet need) should be undertaken strategically with input from the other Housing Market Area Authorities. It is essential that any Environmental Report produced is able to explain how and why decisions have been taken and options selected. Ideally cross boundary issues related to unmet need would be considered jointly across all the relevant Authorities and those assessments and decisions would then feed into individual Local Plans and respective Council's SA.

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- 3.70 However, there is no evidence or explanation in the report of the Council working constructively with the other HMA Authorities to identify the appropriate level of growth for the HMA and then working out how best to distribute any needs that cannot be met in Nottingham City (or other Authorities) to the wider HMA. This lack of explanation of the Council's decision-making process and consideration of the consequences at a Borough-wide and HMA level of seeking to restrict growth in Erewash serves to deprive decision makers of the knowledge they need to understand the likely consequences of their decisions.
- 3.71 Turning to the detailed site appraisals it is noted that the Council has published a summary of site assessments as part of its Regulation 19 Consultation. This provides a summary of the 25 housing allocation options as well as more detailed site assessments at appendices B1 to B6. It is noted that the Rushy Lane site is assessed as Site: SGA28. A review of the overall scores indicates this site comes 19th out of the 25 sites assessed receiving a score of -21. Only three sites in the Borough scored a positive score.
- 3.72 In reviewing the site it is clear that the Council considers this site to perform particularly poorly in respect of Landscape and Built Environment and Natural Resources and Waste Management.
- 3.73 Looking firstly at Landscape the Council suggests that the a development of the scale proposed to west of the Motorway would *"heavily dilute features such as thinly scattered hedgerow trees, medium-to-large regular fields with thorn hedgerow, upstanding and gently undulating plateau and dispersed estate farmsteads and cottages"* and so would be harmful to landscape character. In respect of its detailed decision making criteria to have a positive impact on visual amenity it concludes that *"the impact new housing would have on visual amenity would be intrusive on the current views all around land west of the M1 motorway. This would remove the uninterrupted vistas that looked over open countryside north and south of Stanton Road"*.
- 3.74 Clearly the Council have tried to piece together a qualitative based

narrative around which to frame the scoring of the individual sites. However, it is our view that the assessment provided lacks any technical rigour. In order to ensure consistency and provide a consistent context for site assessment it is our view that the Council ought to have undertaken a Borough-wide landscape and visual sensitivity assessment based on the latest guidance presented in the Guidelines for Landscape and Visual Impact Assessment (Third Edition) (GLVIA3) having regard to Natural England's guidance: An approach to landscape sensitivity assessment (2019). Such a systematic approach, undertaken by appropriately qualified landscape specialists would provide a considerably more robust assessment which could combine judgements about the susceptibility to change of local landscape with judgements about the value attached to receptors. Clearly this would be far more transparent and rigorous than the Council's chosen approach which in our view does not provide an adequate basis for site assessment.

- 3.75 In respect of the Council's scoring against the Natural Resource and Waste Management SA objective we would highlight a number of issues with the Council's findings. Firstly in respect of its decision making criteria to protect the best and most versatile (BMV) agricultural land, the Council indicates that the site scores -1 in respect of this issue on the basis that *"the site is situated in an area of farmland assessed as good to moderate (Grade 3) in terms of its agricultural quality"*. As the Council will no doubt be aware Grade 3a land is best and most versatile, Grade 3b is not. The high level mapping which is publically available does not provide the detail the Council needs to determine whether land is BMV. On this basis, unless the Council has commissioned more detailed data on a site by site basis, which seems unlikely, we would suggest that the Council is not in a position to conclude whether sites protect best and most valuable agricultural land.
- 3.76 Related to the above point it is noted that the Council's SA includes a detailed decision making criteria asking *"Will it [development] prevent the loss of greenfield land to development?"* Even a superficial review of aerial photographs for the site indicate that a relatively large area of land

to the rear of the farm house totalling around 1.7ha is used for outside storage including the storage of caravan's gritting lorries as well as other vehicles and materials. This area is clearly previously developed (so would therefore would contribute to the efficient use of brownfield land and hence perform better than the Council has indicated against SA Objectives 9 and 16) and the development of this site would offer opportunity to minimise greenfield land losses and remediate this land.

3.77 As a final observation we also note that the SA indicates that the site is unlikely to provide any additional facilities due to its limited scale and likely viability constraints associated with this. We do not agree with this. Our clients have submitted to vision document to the Council in May 2021. This proposed the provision of a new primary school, outdoor sports and play provision onsite and enhanced connectivity with the adjoining secondary school and leisure centre. It is simply incorrect to suggest that the site cannot provide any new on site facilities and this is at odds with the information provided to the Council.

3.78 To sum up, the Council's whole approach to sustainability is, in our view, inadequate. Sustainability Appraisal is by its nature a broad brush and strategic level assessment and inevitably it involves some qualitative judgements to be made. However qualitative does not mean guessed. Predictions should be supported by evidence, such as references to any research, discussions or consultation which helped those carrying out the SA to reach their conclusions. It is our view that too much of this appraisal is not anchored in evidence and this undermines its accuracy and relevance to decision making.

4. REPRESENTATIONS IN RESPECT OF LAND AT RUSHY LANE, SANDIACRE.

4.1 For the avoidance of doubt, we consider that the Land at Rushy Lane, Risley (SGA28) is fundamentally more sustainable than many of the options set out within the SGA document. A Vision for Rushy Lane,

Risley has been produced by William Davis and has been resubmitted to the Council alongside this representation.

- 4.2 The site is located to the north of Risley, west of the M1, and in a sustainable location for growth where the development of new homes will have good connectivity to Sandiacre (part of the Nottingham Main Built-up Area (MBUA)). In total the site measures approximately 34.4 hectares.
- 4.3 The land is within the designated Green Belt. The SGA provides limited commentary on the site under the five purposes of the Green Belt. These have been highlighted in section 3 of this report. In summary, the site is not considered to contribute strongly to the five purposes of the Green Belt and should thus be considered a strong contender for release for housing development.
- 4.4 Access to the site can be achieved via two vehicular access points at Rushy Lane and Stanton Road which provide for good connectivity to both Risley and Sandiacre and the services they offer.
- 4.5 The SGA identifies distance to a number of facilities including schools, health facilities, supermarkets and employment sites in close proximity. However, we would highlight that a primary school is proposed on site as indicated in the Vision Document at Appendix 1 (so the nearest primary school would not be 1.6km or 2.3km away as indicated in the Council's evidence) and Secondary provision would be at the adjoining Friesland School which although adjoining the site is indicated as being 1.2km distant. We also note that the Council indicate the closest leisure centre is located at West Park in Long Eaton around 4km away despite the site adjoining the Sandiacre Friesland Sports Centre. The site benefits from a number of bus services accessible from Derby Road 500m from the southern edge of the site offering a three times hourly service to Nottingham and Derby via Sandiacre and Stapleford Town centres.
- 4.6 There are no significant environmental or historical designations located on or adjacent to the site and the site is entirely located within Flood Zone 1 and is therefore at low risk of flooding.
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- 4.7 A suitable landscape strategy will be developed to maintain the existing vegetation on site and reinforce site boundaries through woodland and tree planting. The local topography restricts visibility of the site to a small number of sensitive receptors and the development affords the opportunity to promote local landscape character objectives, remove existing prominent degrading features and soften sensitive views.
- 4.8 Housing development at this site would not result in neighbouring towns merging into one another and would not result in unrestricted sprawl of any large built up areas.
- 4.9 In summary, the site is considered to be a deliverable housing allocation, in that it is available, suitable and deliverable. It is also considered that the site does not currently perform a valuable Green Belt role and could thus be released from the Green Belt with limited impact on the function of the Green Belt in this particular location.

5. CONCLUSION

- 5.1 We have significant concerns regarding the Council's approach to working with neighbouring Authorities in respect of the Duty to Cooperate. Erewash Council cannot be certain as to the level of unmet need associated with Nottingham and the Greater Nottingham Strategic Plan or indeed from within the Derby HMA which at the present time remains unknown following the introduction of the Government Urban Uplift of 35% within the Standard Method. However this does not provide justification for the Council to ignore this issue.
- 5.2 We note that the Council has been criticised by neighbouring authorities in its approach to plan-making. We have concerns that the Council has made no attempt to address unmet need from either within the Nottingham HMA, or the Derby HMA or provide any strategy in the publication (Regulation 19) Plan to address unmet needs that could arise from neighbouring authorities. Given that any announcements on unmet need could be made later this year it is likely that this information will be

available at the time the plan is examined. It would be prudent for the Council to make some provision in order that any apportionment of unmet need can be accommodated without adversely affecting plan preparation.

- 5.3 We consider that the Council's approach to identifying its housing need is such that the Council will not be in a position to maintain a 5 year supply of housing even after a new Plan is adopted. This would therefore see a continuation of current trends where the Council has only been able to deliver around two thirds of its minimum housing requirement due to a failure to make adequate provision for new homes in the last plan period. We consider that this point would have been obvious to the Council had it published a housing trajectory (as required by the NPPF) based on the levels of development proposed.
- 5.4 In particular we are concerned that the Council are seeking to plan for a deliberately short timeframe which will not look ahead over a minimum 15 year period from adoption as required by the National Planning Policy Framework. Moreover no allowance is made for the purposes of flexibility and ensuring adequate supply should sites fail to come forward, or come forward slower than anticipated.
- 5.5 Coupled with the above there is clearly a very pressing need for the provision of further affordable housing in the Borough, yet the Council have settled for a strategy that will likely see only one in five new homes be affordable, meeting only one third of identified affordable housing needs over the life of the Plan. We consider this to be unacceptable and unjustified.
- 5.6 We note the Council's proposed distribution of new homes and are particularly concerned that Long Eaton (the only part of the Borough which adjoins the Main Built Up Area of the HMA) will accommodate just 700 homes (46 per annum) over the life of the Plan. At this level there is only potential for the delivery of around 14 affordable homes per annum and development is unlikely to support the needs of the local community We consider this to be wholly inadequate given the towns size (around 40,000 residents) and its role in the Borough and relationship with the
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MBUA of Nottingham.

- 5.7 Reflecting the view that the Council has not identified sufficient housing sites, it is our view that the site at Rushy Lane could provide a suitable opportunity to deliver a more spatially balanced supply of housing across the Borough and address housing needs in the MBUA specifically.
- 5.8 We also have concerns about the very limited extent of housing growth proposed in the villages. 350 homes spread across 15 villages or hamlets over 15 years. This level of delivery represents 5% of the Borough's growth spread across communities that account for a quarter of residents. It is unclear whether the delivery of just one or two homes per year can keep these communities vibrant.
- 5.9 There are almost certainly exceptional circumstances that require land to be released from the Green Belt to meet the need for homes.
- 5.10 The Strategic Growth Assessments (SGA) presents a range of information on the growth areas but does not adequately explain the selection of sites that support the strategic options or the reasons for dismissing the alternatives. The SGA includes limited commentary on the five purposes of Green Belt but an appropriate and robust Green Belt review that has informed this high level commentary has not been prepared and made available. We would strongly encourage the Council to prepare and publish that evidence. We would also recommend that a topic paper be produced which explains the methodology and findings from this evidence to stakeholders and ultimately the Plan Inspector.
- 5.11 The SA fails to provide any assessment of Options to boost housing delivery despite this being a 'reasonable alternative' that is in front of the Council. We also have concerns regarding the adequacy of much of the appraisal work and consider that too much of the appraisal is not underpinned by sufficiently robust and consistent evidence to allow informed decisions to be taken and appropriate mitigation to be identified.
- 5.12 We consider that a more detailed site assessment would demonstrate
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that the Rushy Lane site has a more positive impact than suggested when having regard to sustainable development considerations. It may have also allowed some of the obvious errors and inaccuracies in the appraisal and elsewhere in the Council's evidence base to be corrected.

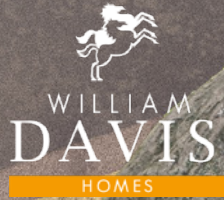
- 5.13 We also consider that the Land at Rushy Lane, Risley (SGA28) is fundamentally more sustainable than many of the preferred options set out within the SGA document. The land does not contribute strongly to the five purposes of the Green Belt and is capable of being released from the Green Belt for development. It is far better related to Nottingham than most of sites proposed for allocation, which mainly fall within the Derby Travel to Work area and so will inevitably lead to unsustainable travel patterns if these new residents do look towards Nottingham – which is itself debatable.
- 5.14 There are no significant environmental/historical designations located on the site. Furthermore, there are no significant technical issues which would make this site unsuitable for development in planning terms or would delay the delivery of housing on site. The site is considered to be a deliverable housing allocation, is available, suitable and deliverable and should be taken forward as an allocation in the local plan.
- 5.15 The site can positively contribute towards a five year supply and as a result we respectfully request that Land at Rushy Lane be identified as a housing allocation in the Erewash Local Plan.

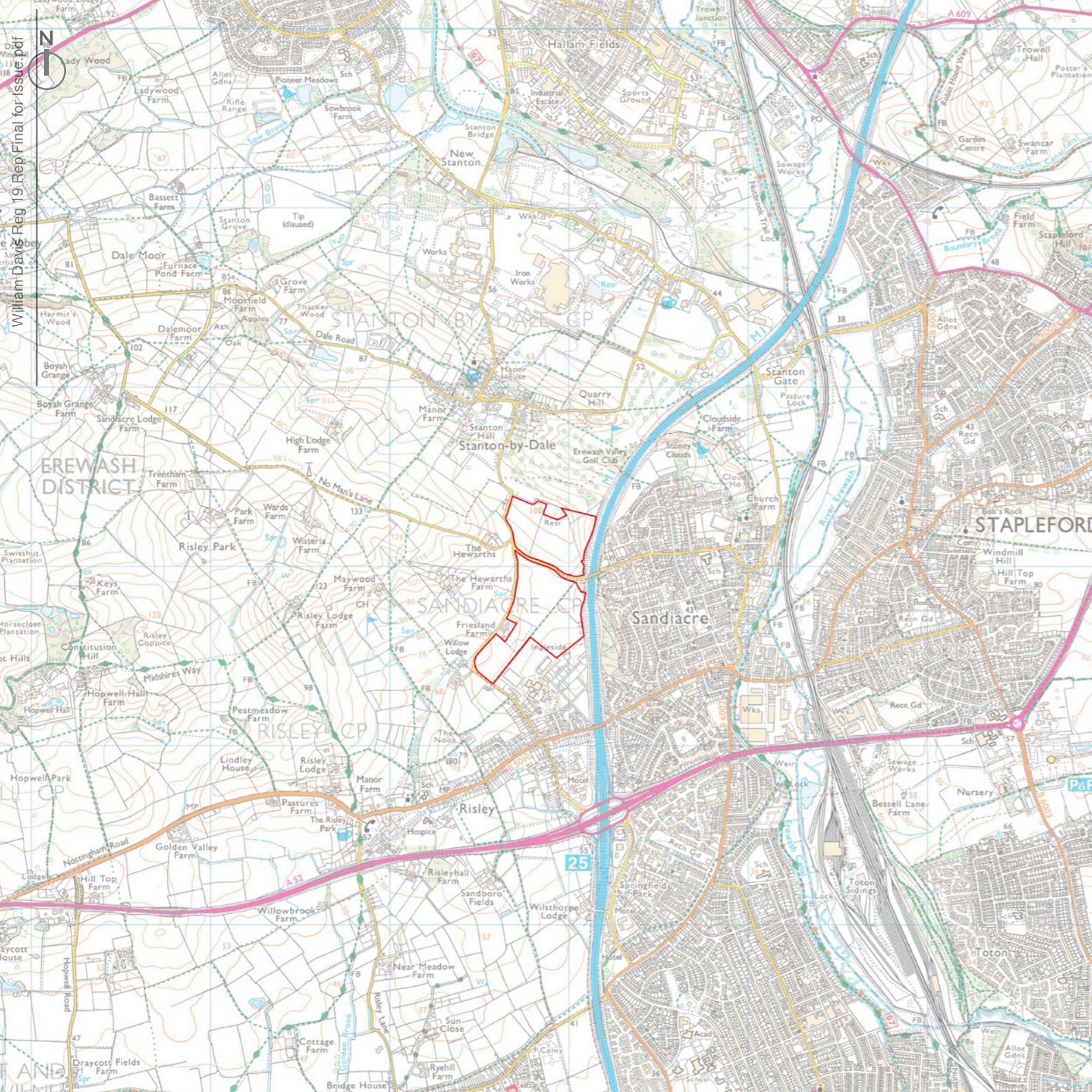
Appendix 1 – Rushy Lane Vision Document (May 2021)



William Davis Reg. 19, Rep. Final for issue.pdf

Rushy Lane Sandiacre





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OUR VISION

Development at Rushy Lane, Sandiacre promotes a framework that delivers a mix of market and affordable housing to meet local need in balance with important community and environmental benefits that promote cohesion and resilience now and for future generations.

Sandiacre

LANDSCAPE LED

This vision document describes our first thoughts with regards to the potential of the site at Rushy Lane, Sandiacre. We have evaluated the site's known constraints, characteristics and context, and have adhered to the National Design Guidance to ensure development can be delivered sensitively.

Key to its delivery is a development that is landscape led. The emerging design has sought to promote a development that is walkable, healthy and attractive, ecologically diverse, and which delivers community benefits whilst respecting the site's wider context.

Interlinked open spaces will bind the development together and increase opportunities for recreation, and habitat to strengthen wildlife corridors. The existing Public Right of Way, linking Stanton Road with Friesland Secondary School, acts as a green spine through the centre of the site, and links existing and proposed residents to this and a proposed new primary school at the heart of the development. In addition, new structural woodland planting, characteristic of the wider landscape, will be employed to soften and frame views into and out of the site and to further screen the M1.

Development proposes a realignment of the current Green Belt Boundary to reflect the existing urban influence of School Lane and Rushy Lane. This new boundary would be defensible and consistent with the five purposes of Green Belt policy.



Artists impression of central open space

Planning Context

NATIONAL PLANNING POLICY

The National Planning Policy Framework February 2019 (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF identifies that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental.

The NPPF confirms at paragraph 15 that the planning system should be genuinely planned. The presumption in favour of sustainable development applies to plan making and says that plans should positively seek opportunities to meet the development needs of their area, and that strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas (paragraph 11).

Plans should be prepared positively and strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for housing (including affordable housing), employment, retail, leisure and other commercial development. These strategic policies should look ahead over a minimum 15 year period from adoption (paragraph 22).

Paragraph 23 of the NPPF says that strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area.

The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. To support the Government's objective

of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.

Paragraph 60 of the NPPF says that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach and paragraph 61 confirms that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

Paragraph 65 of the NPPF says that strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be

met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.

Paragraph 72 of the NPPF goes on to say that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way.

Planning Context

Paragraph 73 says that strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period and that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.

- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land (paragraph 134).

Paragraph 133 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The NPPF goes on to state (paragraph 134) that the Green Belt serves five purposes which include;

Paragraph 136 states that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;

LOCAL PLANNING POLICY

The Erewash Core Strategy was adopted on the 6th March 2014 and provides for a plan period 2011 to 2028. The Core Strategy sets out in broad terms where new homes, jobs and infrastructure will go within the Borough. The aim of the strategy was to focus development towards the existing urban areas of Long Eaton and Ilkeston and promote regeneration.

Policy 3 relates to Green Belt and retains the principle of the Nottingham-Derby Green Belt. The supporting text sets out that around three-quarters of the Borough is designated as Green Belt which has contributed significantly to constraining the growth of settlements within Erewash over recent decades.

Policy 2 sets out the Spatial Strategy and identifies that a minimum of 6,250 new homes will be provided within the plan period. In terms of spatial distribution the policy sets out:

- Approximately 4,500 homes in or adjoining Ilkeston urban area including approximately 2,000 homes at Stanton Regeneration Site;
- Approximately 1,450 homes in or adjoining Long Eaton urban area; and
- Approximately 300 homes within rural settlement boundaries.

Planning Context

FUTURE DEVELOPMENT REQUIREMENTS AND SPATIAL STRATEGY

Erewash are undertaking a Core Strategy Review with an Initial Draft Options for Growth consultation between January and July 2020 on where housing growth should be focused. A Revised Growth Options consultation has been undertaken between March and May 2021.

The Draft Options for Growth outlines that the Council is proposing to utilise the Standard Method to calculate the housing requirement at 393 homes a year to 2037. The Revised Options for Growth document published in March 2021 does not identify a housing need or target on which the options have been based.

A Sustainability Appraisal has been produced which sets out that the strategic options to locate new housing development are as follows:

- A. Growth within the Long Eaton Urban Area (the conurbation)
- B. Growth within the Ilkeston Urban Area (the town)
- C. Growth within the Rural Area settlements (the villages)
- D. New Settlements not in the Green Belt
- E. Extension of the conurbations into the Green Belt
- F. Extension of the town into the Green Belt
- G. Extension of the villages into the Green Belt
- H. New settlements in the Green Belt

NEIGHBOURING AUTHORITY DEVELOPMENT NEEDS

The Council identify that there is insufficient capacity within the conurbation, the town and the villages to accommodate the level of housing outlined and therefore new housing sites in the Green Belt are required.

The Council's Local Development Scheme published March 2021 programmes adoption of the Local Plan for December 2022. As such, the plan period only allows for a 15 year plan period upon the point of anticipated adoption but with no flexibility if this date is delayed.

The Core Strategy Review continues to be at an early stage of development with unresolved objections. Significant further evidence is required prior to the Core Strategy Review progressing through the Local Plan process.

The Council has previously worked with the local authority partners in the Greater Nottingham Housing Market Area to coordinate the strategy for meeting development needs, ultimately culminating in aligned Core Strategies.

The Council consider that no additional housing need needs to be accommodated in Erewash from Nottingham and Derby. The Revised Options for Growth acknowledges that the revised Standard Method specifically directs growth to cities and considers that the amended permitted development rights will assist Nottingham and Derby to accommodate their growth.

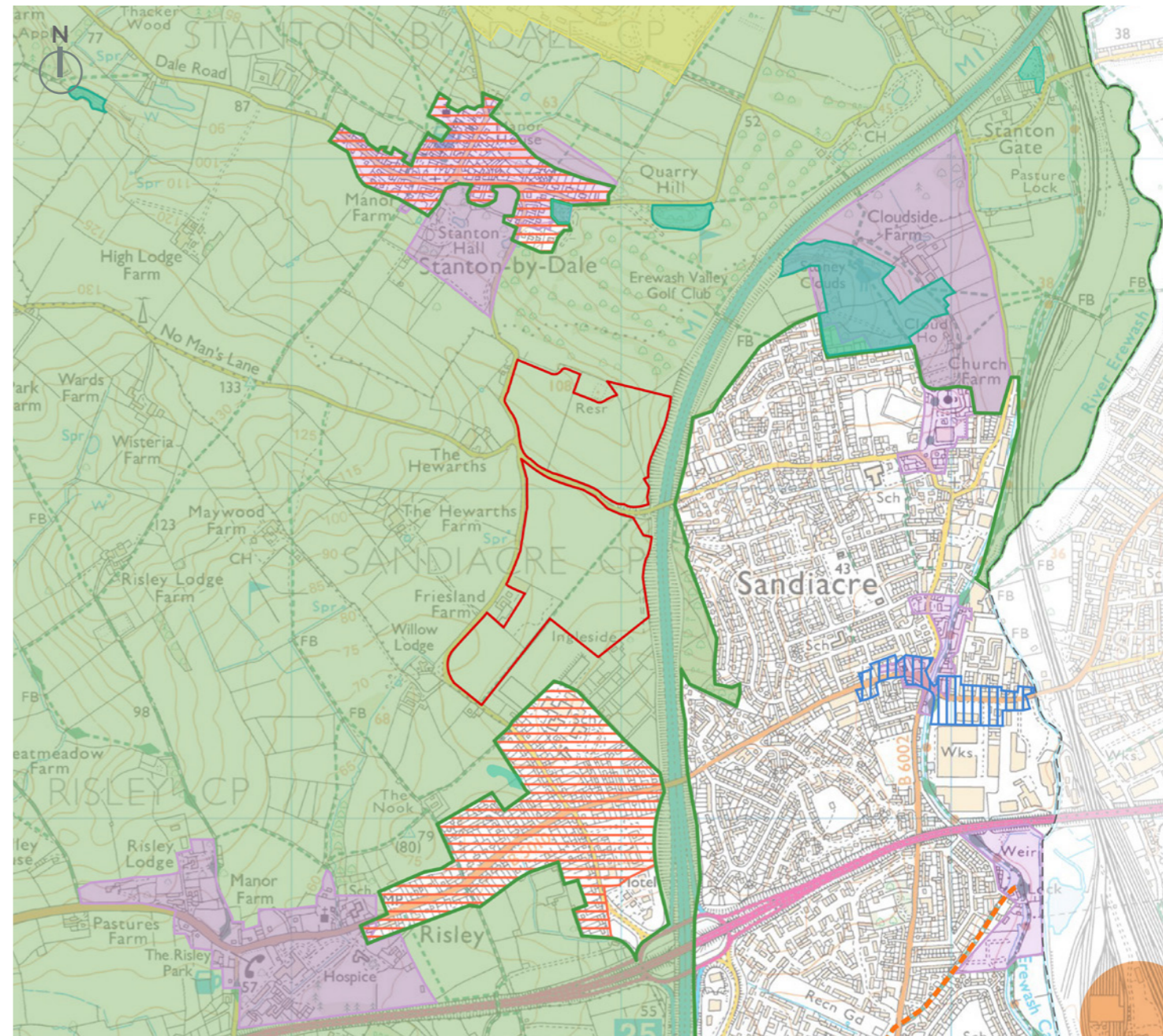
This approach disregards paragraphs 35a and 65 of the NPPF. NPPF Paragraph 35 requires local plans be positively prepared and provide a strategy which, as a minimum, seeks to meet the area's objectively assessed needs and is informed by agreements with other authorities.

Planning Context

The Greater Nottingham Strategic Growth Options continued to be the subject of consultation with previous drafts pre-dating the Governments revised Standard Method and the introduction of the urban uplift of 35%.

As a result of the continued uncertainty relating to the impact of the revised Standard Method on the Greater Nottingham and Ashfield area, Erewash should continue to discuss the opportunities and requirement for accepting unmet need.

- Site Boundary 
- Disused Transport Routes / Recreational Trails (T5 and R1) 
- Green Belt 
- Conservation Areas 
- Village Housing Development (H3) 
- Town and Local Centres (P6 2a) 
- Saved Policy (EV10) 
- Stanton Ironworks Regeneration (P20) 
- HS2 East Midlands Hub at Toton 



Extracted from Erewash Borough Council - Policies Map 2014

Green Belt

Approximately three-quarters of Erewash Borough is designated as Green Belt. As set out, the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open with the essential characteristics of Green Belts are their openness and their permanence. The NPPF goes on to state that the Green Belt serves five purposes which include;

- a) To check the unrestricted sprawl of large built-up areas;
- b) To prevent neighbouring towns merging into one another;
- c) To assist in safeguarding the countryside from encroachment;
- d) To preserve the setting and special character of historic towns; and
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.

This requires an assessment of the sites which would best meet the identified need for homes having regard to Green Belt harm and other relevant considerations including the pursuit of sustainable development.

The Council have undertaken a Strategic Growth Area Assessments (SGA) in line with the Revised Options for Growth (March 2021) which includes 31 SGA. The Assessment sets out the defensible site boundaries, vehicular access arrangements, junction capacity analysis, ecological and biodiversity implications, infrastructure requirements, distance to community facilities, contamination and ground stability and a brief assessment of the five purposes of the Green Belt.

The SGAs provide information on each of the sites but does not explain the selection of sites that support the strategic options or the reasons for dismissing the alternatives and is not accompanied by a Green Belt Review.

The SGA commentary principally presents a distance or percentage figure for each Green Belt site under each purpose. Whilst a quantitative assessment is helpful, it is common to see a qualitative assessment of a site's contribution to the Green Belt in terms of the five purposes and a methodology for assessment that helps draw out where harm would be caused and, in turn, which sites should or shouldn't be kept permanently open.

Land at Rushy Lane, Risley is identified as SGA28 within the Strategic Growth Area Assessments. Included within the table below is the SGA commentary in relation to the five purposes of the Green Belt alongside our own assessment of the site.

Green Belt

EBC STRATEGIC GROWTH ASSESSMENT COMMENTARY

To check the unrestricted sprawl of large built up areas (134a NPPF)	
SGA28 directly adjoins the main built-up area (MBUA) of Nottingham and would result in an extension to Sandiacre, despite it also adjoining Risley by virtue of the need to deallocate Green Belt in order for it to be classed as an extension to the Nottingham MBUA as per the site promoters wishes.	The development of the site would lead to growth of Risley to the north. Risley already connects to the MBUA – there is no non-urban separation between Sandiacre and Risley. Release of this site from the Green Belt would effectively fill the gap between Risley to the south, Rushy Lane to the west, the M1 to the east and Erewash Golf Club to the north. Therefore, by design, the plan-led release of land and provision of a defensible allocation boundaries would provide a restriction to additional urban sprawl, which could only logically continue to the west
To prevent neighbouring towns merging into one another (134b NPPF)	
<p>The allocation of the site would result in the reduction of the current gap between Risley and Stanton-by-Dale from 1.29km to 0.34km. This is a reduction of 73.6% in the current GB gap.</p> <p>To facilitate SGA28's development as an extension of the Nottingham MBUA, a considerably higher amount of Green Belt land than that covered only by the promoted site would require deallocation in order for the remaining Green Belt to continue meeting the purposes for designation set out by national planning guidance. One consequence of this would be the merging of Risley with the urban area east of the M1, as well as an expansion of Risley northwards. Therefore it would be the Nottingham MBUA as a whole that encroached upon Stanton-by-Dale, rather than either Sandiacre or Risley individually.</p>	<p>The development of the site would result in the reduction of the current gap between Risley and Stanton-by-Dale but does not merge the settlements together. Indeed, the Council's evidence notes that the gap will reduce to 0.34km rather than be removed entirely. In other words, the Green Belt would continue to prevent the merging of settlements [notwithstanding that the test relates to towns only]. In any event, Erewash Golf Club continues to provide a strong green separation between Stanton by Dale and Risley to the south, regardless of whether the site in question is released from the Green Belt. Existing tree planting within the Golf Club acts to screen views of the site from the north, while local topography restricts visibility of the site to a small number of sensitive receptors.</p> <p>As noted above, there is no non-urban separation between Risley and Sandiacre at present. In this regard, Risley differs from Breaston and Stanton by Dale, both of which have a non-urban gap separating them from the MBUA.</p>

To assist in safeguarding the countryside from encroachment (134c NPPF)	
For this exercise, the centre point of Long Eaton has been classified as Trent College. The distance from the centre to the nearest point of SGA28 is 3.08km. The distance from this point to the furthest extent of the site on the basis of it being developed is 4.02km. This distance is equivalent to 30.5% of the existing distance recorded between the centre point and current closest edge of the site.	<p>The allocation of Rushy Lane would result in the development of land currently classed as countryside. This is equally true of many, if not all of the preferred site options.</p> <p>The primary role of the Nottingham-Derby Green Belt is to prevent east-west merging of the large urban areas of Nottingham and Derby. As noted above, there is no non-urban separation between Sandiacre and Risley, thus Risley is effectively part of the MBUA (indeed, that is the experience of any observer travelling along the B5010 from Risley to Sandiacre across the M1). Therefore, the release of SGA28 for development would not result in any reduction in the gap between the large urban areas of Nottingham and Derby.</p> <p>The site is well shielded from the surrounding landscape by its topography, existing vegetation and the M1 Motorway. In this respect, any perceived encroachment as a result of the development of the site would be reduced by virtue of these elements.</p> <p>The planning application would be supported by an appropriate Landscape Visual Impact Assessment which would inform a constraints-led layout intended to specifically mitigate against encroachment. The policy for an allocation could specifically require the consideration of these matters.</p>

Green Belt

To preserve the setting and special character of historic towns (134d NPPF)	
Stanton-by-Dale Conservation Area is 0.12km away from the suggested boundaries of SGA28. Sandiacre Cloudside Conservation Area is located nearby around 0.3km away whilst Sandiacre Centre and Risley Conservation Areas are both within 0.7km of the site. This demonstrates that SGA28 forms an important area providing key settings to a number of sensitive historic areas in this part of Erewash.	<p>The development of Land at Rushy Lane would not have an impact on the setting and special character of historic towns.</p> <p>A site location near to a Conservation Area does appropriately demonstrate it forms the setting of these areas. The site at Rushy Lane has no visual links with the nearest Conservation Areas and would not impact their setting.</p>
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land (134e NPPF)	
The land within SGA28's site boundaries is predominantly greenfield in status except for a small area of land at Friesland Farm.	<p>The strategy being proposed by the Revised Options for Growth document and being considered for inclusion in the local plan sets out a sequential distribution that would see growth within Long Eaton being considered first (Options A, then growth within Ilkeston Urban Area (Option B), then growth within the rural settlements (Option C) and only then land in the countryside (including the Green Belt).</p> <p>This sequence, and the exhausting of opportunities within settlements before considering greenfield land means that every opportunity to encourage the recycling of derelict and other urban land has been considered.</p> <p>Release of the land at Rushy Lane in a managed, restricted fashion, does not prevent the Green Belt from serving this purpose.</p>

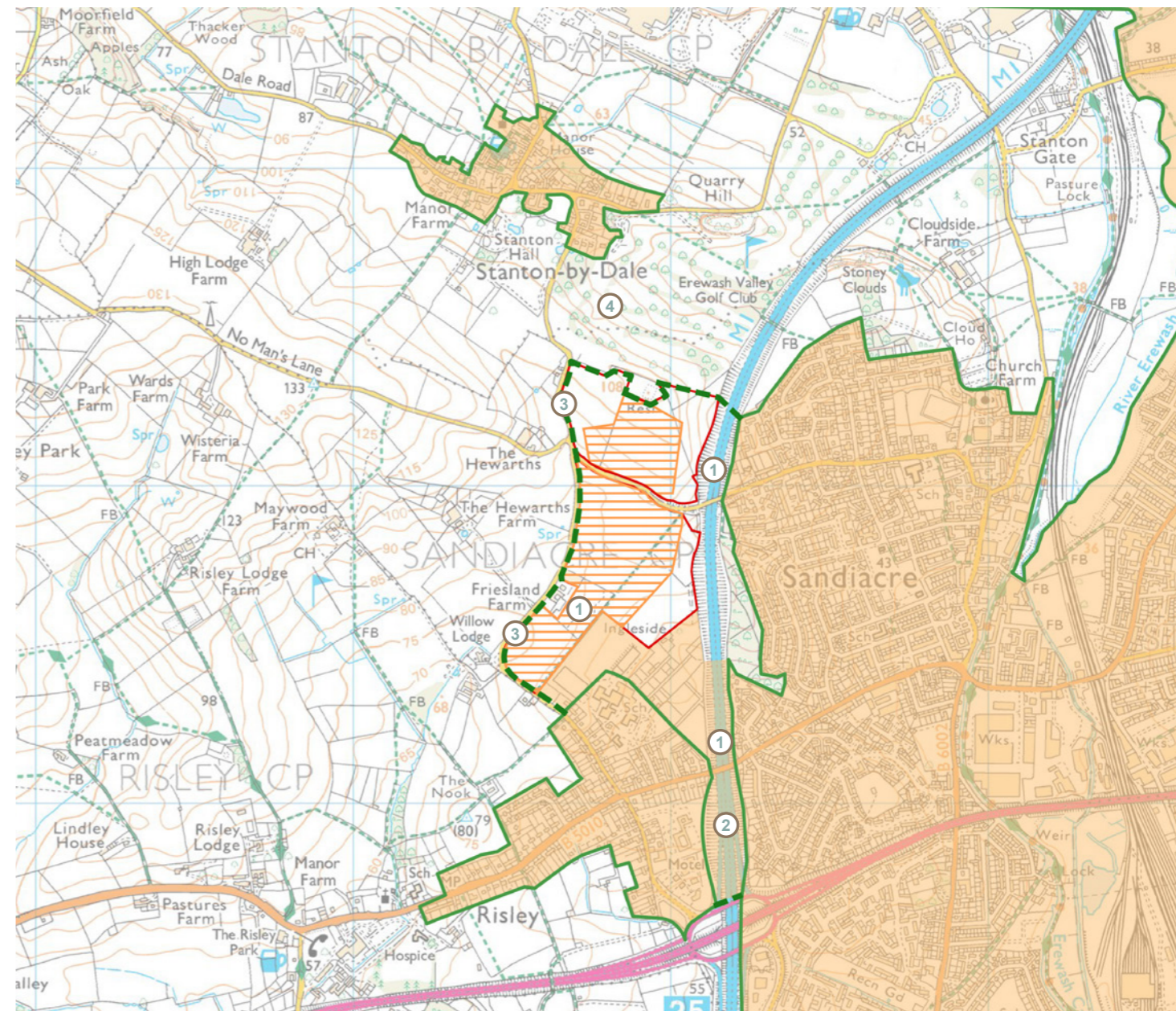
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Green Belt

The adjacent plan illustrates the site within the context of the existing Green Belt boundary and existing urban areas. The plan shows potential development and a possible realigned Green Belt boundary. This new defensible boundary relates well to existing urban features and would maintain openness, consistent with the five purposes of the Green Belt.

- ① Site accommodates agricultural complex which is an existing urbanising feature, is bounded by the M1 and neighbours the settlement edge of Sandiacre and Risley.
- ② There is no existing urban separation between Risley and Sandiacre.
- ③ Rushy Lane and School Lane are busy roads and strong urbanising features within the landscape and provide a logical and defensible new boundary for the Green Belt.
- ④ Erewash Valley Golf Club provides screening and separation from Stanton-By-Dale.

- Site Boundary ▭
- Existing Green Belt ▭
- Existing Urban Area ▭
- Proposed Green Belt Boundary Realignment ▬▬▬
- Proposed Urban Area Extension ▬▬▬



Landscape Context

LANDSCAPE & VISUAL

This section of the document considers the baseline condition for the site and context, including relevant designations, character assessments and preliminary descriptions of visual amenity. Based on this information landscape and visual considerations are recommended for any future design. Observations within this report are derived from desktop study and a visit to the site and its context on the 24th March 2021.

BASELINE

The site is approximately 34.4 Ha in size and located directly west of the M1 and the urban edge of Sandiacre. It is irregular in shape and divided into two parcels of agricultural land by Stanton Road, which crosses the site west to east.

The site is defined by vegetation aligning the majority of the perimeter, including a belt of trees to the M1 cutting and each parcel is subdivided into fields bound by hedge and tree planting. The southern parcel incorporates large agricultural sheds, storage and housing, with the remainder of both areas dedicated to arable land.

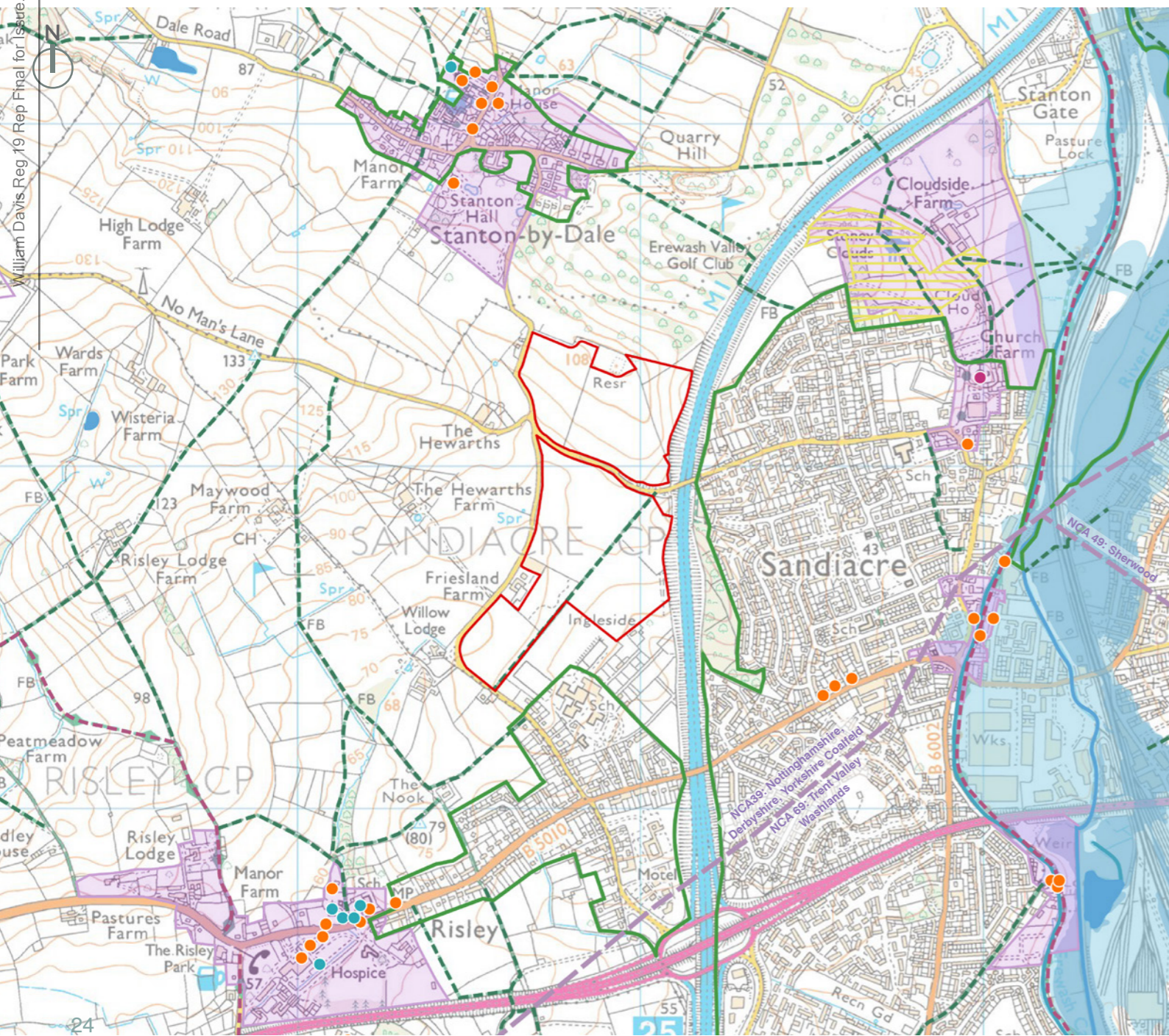
The northern parcel slopes from its boundary with a golf club to the north, towards Stanton Road to the south and the M1 to the east. The southern parcel is relatively level, save for a steep fall from the north east corner to the M1 cutting.

Beyond the motorway lies the town of Sandiacre which itself forms part of a string of developed areas connecting with Nottingham, approximately 9 km to the north east and Long Eaton, approximately 3km to the south. The urban edge of Sandiacre wraps around the south east of the site and includes housing, allotments, Friesland School and Friesland Sports Centre. The busy routes of Rushy Lane and School Lane enclose the site to the south and west. Both are subject to heavy traffic and neither accommodate footpaths.

The southern parcel incorporates a Public Right of Way (PRoW) running broadly north to south, connecting Stanton Road with Rushy Lane. This in turn serves informal routes to Sandiacre and a network of PRoW within the local countryside.

Land to the west and south is hilly and rural in character and includes arable and pastoral farmland, golf courses, nature reserves and isolated farmsteads and housing. Hedges and specimen trees typically define boundaries within the landscape, although woodland belts are seen, including those associated with the motorway and golf clubs.

The local landscape also incorporates a large number of urbanising features, including the farm complex within the southern parcel of the site, the busy local roads, the M1 to the east and the urban form adjoining the site, which visibly extends towards Nottingham and Long Eaton and includes sight of large commercial development and the prominent Ratcliffe-on-Soar Power Station.



- Site Boundary
- Public Rights of Way
- Long Distance/Recreational Trail
- Existing Water Courses
- Flood Zone 2&3 extents
- Green Belt
- Local Nature Reserve
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II*
- Grade II
- National Character Areas
- 1 Viewpoints (see following pages)

Landscape Context

DESIGNATIONS

The site falls within the Green Belt.

Other designations within the locality of note include:

- Stanton-by-Dale Conservation Area (approximately 170m north west of site)
- Sandiacre Cloudside Conservation Area (approximately 450m east of site)
- Sandiacre Canal Side Conservation Area (approximately 900m east of site)
- Sandiacre Lock Conservation Area (approximately 1.2k south east of site)
- Risley Conservation Area (approximately 675m south of site)
- Stoney Clouds Local Nature Reserve (approximately 450m east of site)

Landscape Context

LANDSCAPE

The site falls within the National Character Area 38 'Nottinghamshire, Derbyshire and Yorkshire Coalfield', produced by Natural England and the local type 'Plateau Estate Farmlands' as designated by the Derbyshire Landscape Character Assessment, found within the evidence base upon the Erewash Borough Council website.

The study area is typical of the local character type and the following key characteristics recorded in the study are relevant:

- Upstanding, gently undulating plateau
- Mixed farming
- Scattered hedgerow trees, predominantly oak
- Small plantations
- Parkland and ornamental tree belts associated with country houses
- Medium to large fields
- Relict parkland and former commons now enclosed and farmed
- Dispersed estate farmsteads and cottages, built of red brick with clay tiles and Welsh slate roofs
- Sense of elevation with long distance views

Of relevance to the site and it's context, the document promotes the following planting and management guidelines:

- Small scale woodland planting.
- Re-establish and enhance physical links between existing isolated woodland and hedgerows.
- Ensure the management and enhancement of hedgerow trees, through selection and natural regeneration, or by planting.
- Conserve and enhance the tree groups that occur within and around rural settlements and isolated farmsteads.
- Conserve and renew ornamental plantations and individual parkland trees.
- Ensure the conservation and management of mature/veteran trees within hedgerows.

Landscape Context

VISUAL

Views towards the site from the south and west are limited to a small number of receptors. Users of Stanton Road, School Lane and Rushy Lane follow site boundaries and experience views both along and intermittently across site. From motor vehicles any development within the site would be experienced obliquely and at speed, whereas cyclists would be more sensitive to change. There are no footpaths aligning the site, so it is expected there would be few pedestrian receptors to appreciate change from these locations.

Scattered through western slopes isolated properties overlook the site and limited stretches of No Man's Lane and PRow experience clear views of both parcels of land. These elevated views see the majority of the site as farmland, against an immediate urban backdrop and with distant countryside views. The existing farm complex detracts from the neighbouring rural context and is an urbanising feature, alongside the busy Rushy Lane. From the receptors described development within the site would be clear, seen as an extension to the existing urban context.

From the east, it is not anticipated that the site would be visible from close range, owing to the M1 and associated corridor of vegetation, together with intervening built form. However, distant views of buildings and roads within Sandiacre, Stapleford and the countryside beyond are possible from the site demonstrating intervisibility. It is, however, not thought that these locations would be sensitive receptors to change on site from this distance. Views from the north are screened by tree planting within the golf club.



Viewpoint 1 | View from footpath Sandiacre-E12 9/1 towards the Site

Viewpoint 1 | Key Plan



Viewpoint 2 | View from Rushy Lane towards the Site

Viewpoint 2 | Key Plan



Viewpoint 3 | View from Sandiacre-E12 12/1 from within the Site

Viewpoint 3 | Key Plan

Landscape Context

VISUAL

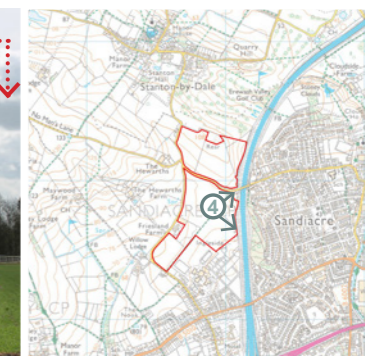
From within the southern parcel of the site a PRoW runs south to north through farmland, connecting Rushy Lane with Stanton Road. Whilst its position on the urban edge is clear to the east, the route currently appreciates a rural setting to the south, north and west and that connection would inevitably be weakened by development.

It is not anticipated that any views would be possible of the site in its current or developed form from Stanton-by-Dale, Sandiacre Cloudside or Risley Conservation Area owing to intervening vegetation and landform. It is also highly unlikely that the site or development would be apparent from other local Conservation Areas, although the site would not make an important contribution to their setting at such distance.

It is not anticipated that any views of the site exist from any Listed Building, Registered Parkland or Scheduled Monument.



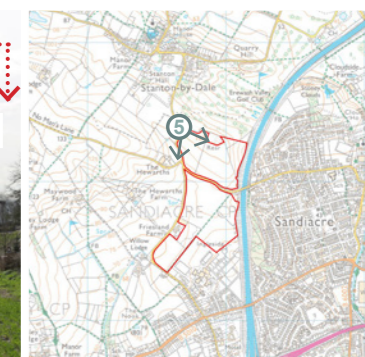
Viewpoint 4 | View PRoW within site facing east towards Sandiacre



Viewpoint 4 | Key Plan



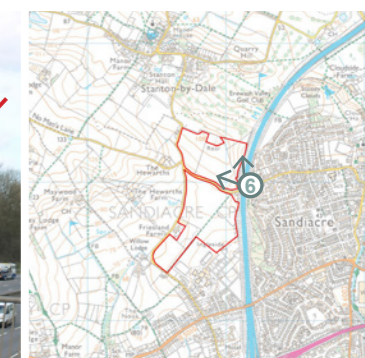
Viewpoint 5 | View from School Lane towards Site



Viewpoint 5 | Key Plan



Viewpoint 6 | View from Stanton Road (over M1) towards the Site



Viewpoint 6 | Key Plan

Landscape Context

LANDSCAPE & VISUAL RECOMMENDATIONS

Any landscape strategy should seek to embed the following considerations, to ensure the proposed development is sensitive to the landscape and visual assets of the site and its context:

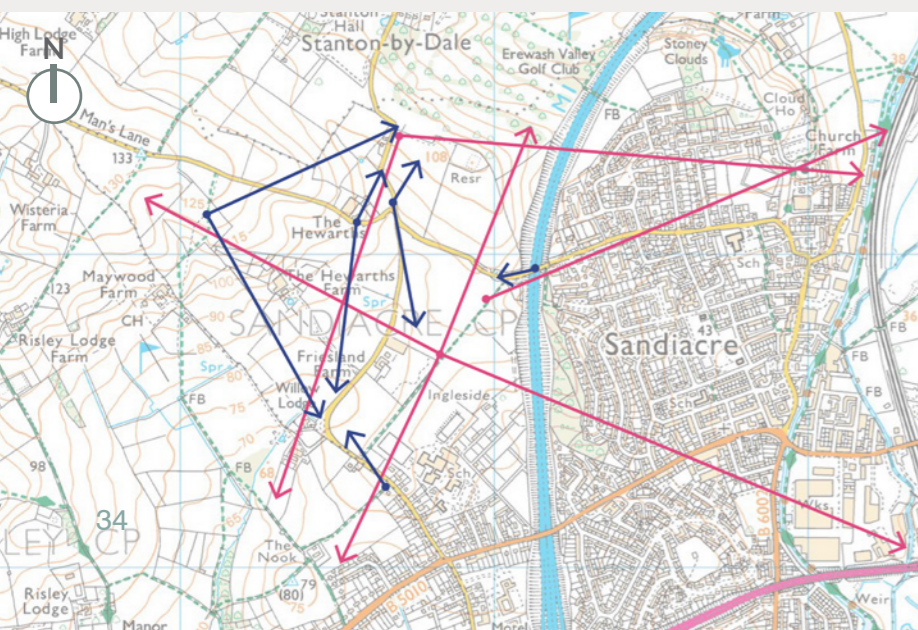
- Existing vegetation on site should be maintained and supplemented to aid assimilation of the development within any view, whilst reinforcing effective green infrastructure for the benefits of function, setting and ecology.
- Small scale woodland and scatter tree planting should be considered to aid screening and integration of development, whilst promoting an attractive residential setting.
- Positive views across site to the existing rural and distant urban context should be maintained where possible.
- Development should be avoided to the north eastern edge of the southern parcel to maintain distant views from site. Development within vicinity should be set back and softened with planting to improve views from potential receptors.
- Opportunities should be taken to create to promote sensitive water management for ecological and amenity benefit.
- Land use should be designated to respond to setting and neighbouring land uses.
- Promote a positive setting from existing boundary roads and overlooking properties through set back of properties, appropriate planting and/or arrangement of open space and land use.
- Maintain the existing PRoW and promote improve the range and safety of pedestrian and cycling options through the site and surrounding area.
- Buildings are to be high quality and designed to respond to local vernacular.



Considerations

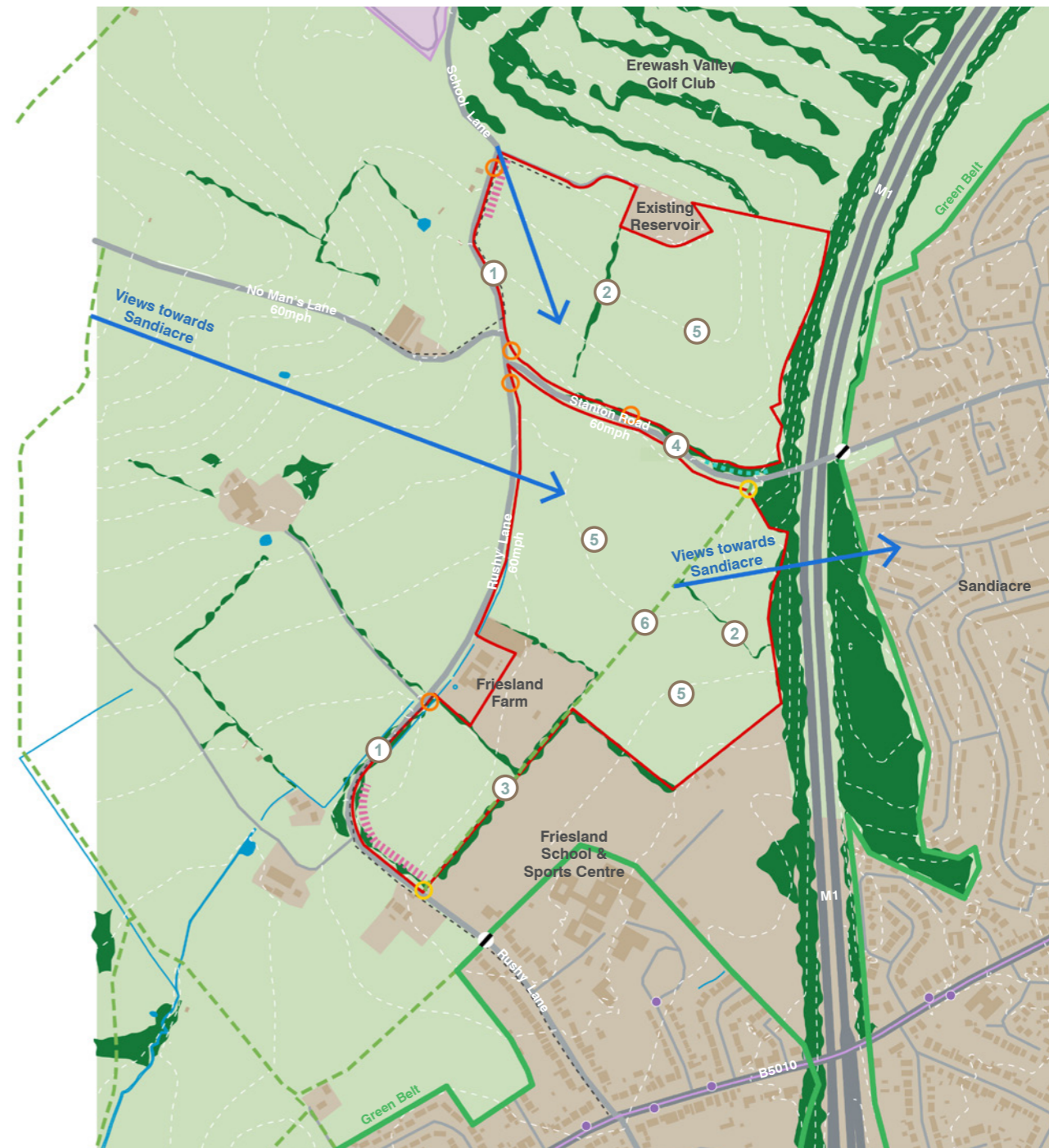
CONTEXT IS KEY

Understanding the Site and its constraints is a crucial part in helping us to develop a sense of place at Rushy Lane. Further detail concerning the site's key constraints are provided overleaf. These environmental considerations have informed the plans represented within the Emerging Narrative to follow.



- Constraints**
- Site Boundary
 - Public Right of Way
 - Existing Water Bodies
 - Existing Woodland/Hedgerows
 - Existing Field Gate / Vehicular Access
 - Existing Pedestrian Access
 - Existing Bus Route (Derby-Nottingham)
 - Bus Stops
 - Speed Limit Change
 - Existing Aerial Masts
 - Views Across Site & Wider Landscape
 - Key Views Out of the Site
 - Resident Sensitivity
 - Existing Telegraph Lines
 - Conservation Area
 - Green Belt
 - Contour Lines

- Opportunities**
- 1 Provision of safe footpaths and reduced speed limit to roads
 - 2 Integrated green infrastructure network to be explored, utilising the framework provided by existing landscape features
 - 3 Provision of footpaths, with improved connection to local PRoW
 - 4 Stanton Road to be rerouted and use of existing road to be downgraded to create a route for active travel
 - 5 Opportunity to deliver much needed housing with associated community facilities including primary school
 - 6 Creation of green spine through site along existing PRoW



Considerations

DESIGN CONSIDERATIONS

The analysis of site characteristics has identified the following considerations to inform site design:

Green Belt

Consideration should be given to ensure that a new defensible Green Belt boundary is created, maintaining a strong urban edge and sense of openness, with regard to the five purposes of Green Belt policy.

Character and Views

Urban edge situation permits logical extension to Sandiacre. Local topography restricts visibility of site to a small number of sensitive receptors. Development affords opportunity to promote local landscape character objectives, remove existing prominent degrading features and soften sensitive views. Views from and across the site to rural and distant urban context should be preserved where possible, without inhibiting the ability of the development to positively assimilate. Existing school and allotments bound the south east of the site. Consideration should be given to complementary land uses neighbouring this location.

Green Infrastructure

An integrated green infrastructure network should be promoted, utilising the framework provided by existing landscape and ecological features to deliver strategic objectives for landscape character and ecology and to promote a positive setting and amenity for the development.

Flood Risk

The site falls within flood zone 1 and has a low probability of flooding. Future proposals will incorporate a comprehensive Sustainable Drainage System (SuDS) to ensure the sensitive management of water on site, with associated environmental and amenity benefit.

Sewer

An existing sewer line is accommodated within the development proposals. Further surveys are to be undertaken, with future designs allowing for the demands of possible additional utilities.

Conservation Areas

The site is generally well screened, with little anticipated intervisibility with conservation areas. The site and proposed development would not contribute meaningfully to the setting of any conservation area.

Site Access

Primary access could be delivered off Rushy Lane to the southern boundary and from Stanton Road, which divides the site. Both routes are subject to a 60mph speed limit and provide a single traffic lane in each direction, but do not provide any formal footways or street lighting. New footway infrastructure should be explored along these routes, together with a reduced speed limit to safely connect the site to Sandiacre and local facilities.

Connections

There is potential for new pedestrian links across the site improving access to, and the experience of, the wider countryside. Furthermore, the development could facilitate safe pedestrian and cycle routes to the boundary of the site, improving safe access from Sandiacre to the existing PRow network and Friesland School and Friesland Sports Centre.



- Site Boundary
- Residential - Up to 450 Dwellings at 35 dph
- Primary School - Circa 2Ha
- Proposed Road Network
- Existing Alignment of Stanton Rd Pedestrianised with Alternative Road Alignment Proposed
- Existing PROW to be Formalised as Tree Lined Pedestrian and Cycle Link
- Potential Equipped Play
- New Footpath Links
- Public Open Space
- Proposed Structural Planting
- Potential Sustainable Drainage Features
- Existing Structural Planting
- Existing Topography
- Sports Pitch with Associated Parking
- Potential Provision of Emergency Access to Friesland School

Emerging Narrative

LANDSCAPE LED MASTERPLAN

The Covid-19 pandemic has highlighted that access to local facilities and open space have never been more important. People are also becoming increasingly concerned with the climate and biodiversity crisis. The concept masterplan illustrated overleaf sets out a vision for how development could come forward within a robust green Infrastructure framework.

Emerging Narrative

The following points draw out key design drivers alongside the proposed quantum of development:

- The framework plan delivers circa 500 homes alongside a new primary school. The primary school is linked to the current secondary school via the Public Rights of Way (PROW) network and proposed new road access. Public transport links are to be explored. In this location the primary school occupies a prominent location in the heart of the development, accessible to all.
- The PROW through the site it to be retained and enhanced. This acts as a spine linking the school, proposed play spaces, playing fields and informal open spaces. The development would enable the diversion of Stanton Road through the scheme in order to alleviate existing traffic pressure and safety concerns at its staggered junction with Rushy Lane, School Lane and No Man's Lane. We propose to convert the existing carriageway into a footway, cycleway set within a green wedge running through the site.
- The development includes further green wedges to the north, between the development and golf course and to the south running past the existing farm and across the top of the secondary school. These green wedges penetrate and pass through the development, delivering access to recreation space and creating habitat and wildlife corridors.
- Open space and structural woodland planting buffer the site to the west and north and screen the site from the M1 to the east. Open space is to include formal playing fields linked with informal meadows and a country park to the north.
- 0.95ha of land to the south of the site is proposed to extend the secondary school. We also proposed to provide a potential secondary emergency access to the school boundary.
- The development currently includes 3 points of vehicular access to the existing road network.



The Team

EXPERIENCED PLACEMAKERS

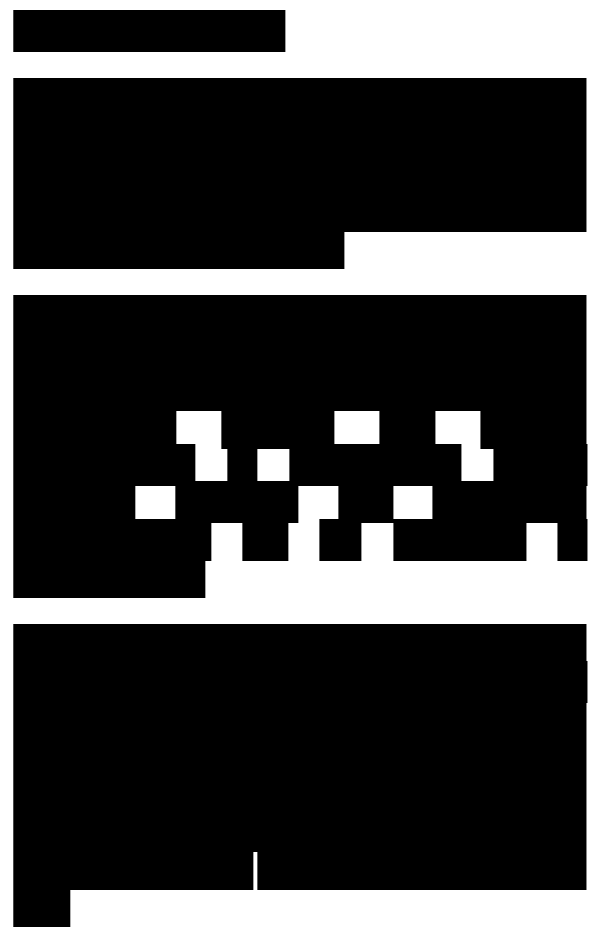
William Davis Ltd

Loughborough based William Davis Homes is one of the most reputable housebuilders in the Midlands. Privately owned and with over 85 years' experience, the company has a genuine commitment to quality, tradition and craftsmanship, all reflected in its status as a HBF five-star housebuilder.

Urban Wilderness

Established in 2010, Urban Wilderness is a landscape design, masterplanning, urban design and environmental consultancy based across two design studios in Holbeck, Leeds, and Sheffield City Centre.

Urban Wilderness are place makers and strategists with a track record in the promotion, and detailed design of strategic sites across the UK.



MAY 2021

Prepared for and on behalf of William Davis Ltd by



From: Planning
Sent time: 09/05/2022 08:18:10
To: Planning Policy
Subject: FW: OPTIONS FOR GROWTH PROPOSAL OPPOSITIONS TO THE INCLUSION OF LAND NORTH OF SPONDON – GREEN BELT – SGA26

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: Lucy Mckeown [REDACTED]
Sent: 08 May 2022 20:31
To: [REDACTED]
Subject: OPTIONS FOR GROWTH PROPOSAL OPPOSITIONS TO THE INCLUSION OF LAND NORTH OF SPONDON – GREEN BELT – SGA26

Lucy Mckeown

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

For the Attention of Erewash Planning Department

I wish to log an objection against the 'REVISED OPTIONS FOR GROWTH PROPOSAL OPPOSITIONS TO THE INCLUSION OF LAND NORTH OF SPONDON – GREEN BELT – SGA26'

I do NOT believe these plans should go ahead, please see my below concerns in relation to these plans:

- The impact this site will have on the Spondon/Derby area. The council tax will be paid to Erewash council but Derby City Council will have to suffer the consequences of things like road maintenance, GP/Dental services & spaces, schooling placement etc.
- With the above in mind I believe Erewash Council has failed in its 'legal duty to cooperate' with Derby City Council and Spondon Residents
- I wonder why has Erewash chosen the SGA 26 sites above the others as there are plenty of sites which will be closer to

Erewash residents to fit them better.

- Impact on Air Pollution within the Spondon area will be greatly increased with the proposed as the traffic levels will increase dramatically. Already the likes of Willowcroft Road & Nottingham Road struggle with the volume of traffic.
- The Minister of State for Housing has stated that the green belt should only be used in exceptional circumstances. This isn't an exceptional circumstance. Has Erewash completed a Green Belt review? I believe there would be a better potential green belt area which would suit the needs of Erewash residents better than this location.
- Access points for the proposed site are unsafe, with single point of access for a such large development should not go ahead.
- What impact would the development have on endangered species such as bats, door mouse, woodpeckers, Lapwings which have all been sighted on the proposed land?
- The impact this would have on Spondon wood. The protected trees within this area will get damaged by the build and this is unacceptable. There is no guarantee this would be a protected area even if an 'adequate buffer' is in place.
- The impact this development would have on all the wildlife within the area is too great to proceed.

This shouldn't be about governments hitting housing targets we need to consider all options to ensure future generations had adequate green space. This area is green belt land for a reason and there are other more suitable areas to build on. Please take this in to account and do not build here.

These are just a few of the many reasons this proposed plan should be rejected. Please log my objection alongside the many other objections you have received on this case.

Regards

Lucy Mckeown

From: Planning
Sent time: 09/05/2022 08:16:39
To: Planning Policy
Subject: FW: GROWTH PROPOSAL OPPOSITIONS TO THE INCLUSION OF LAND NORTH OF SPONDON – GREEN BELT – SGA26'

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Richard Gee [REDACTED]
Sent: 08 May 2022 21:20
To: [REDACTED]
Subject: GROWTH PROPOSAL OPPOSITIONS TO THE INCLUSION OF LAND NORTH OF SPONDON – GREEN BELT – SGA26'

Richard Gee

[REDACTED]

For the Attention of Erewash Planning Department

I wish to log an objection against the 'REVISED OPTIONS FOR GROWTH PROPOSAL OPPOSITIONS TO THE INCLUSION OF LAND NORTH OF SPONDON – GREEN BELT – SGA26'

Please see my below reasons as to why this proposed plan should be rejected:

- The impact this site will have on the Spondon/Derby area. The council tax will be paid to Erewash council but Derby City Council will have to suffer the consequences of things like road maintenance, GP/Dental services & spaces, schooling placement etc
- With the above in mind the volume in traffic within the Spondon Derby area will increase. the amount of congestion and pollution in Spondon particular around the Wilowcroft Road area is already too much. these additional houses will put area strain on Spondon.
- With the above in mind I believe Erewash Council has failed in its 'legal duty to cooperate' with Derby City Council and Spondon Residents
- The Minister of State for Housing has stated that the green belt should only be used in exceptional circumstances. Has Erewash completed a Green Belt review? Erewash needs to complete this in order to strategically look at sites which will suit the needs of their residents not Derby's.
- The impact this would have on the wildlife who rely on this land – bats, door mouse, woodpeckers, Lapwing, deer's, hares, peasants and many more.
- Single point of access to the site makes the proposed unsafe for example emergency vehicle access, speed limits etc.
- Biodiversity – this encompasses wildlife, ecology, nature reservation, habitats and species so not just wildlife – hedgerows around the site, trees in the woods. Erewash council cannot guarantee that the protected woodland area would not be affected by this build.

These are just a few of the many reasons this proposed plan should be rejected. Please log my objection alongside the many

others you have received on this plan.

Regards

Richard Gee



Core Strategy Review Representation

The consultation runs between Monday 14 March and May 9 2022.

For representations to be valid, a full name and address must be provided.

If you need to continue with more space for any of your answers, please attach further pages to this form.

All fields marked with an Asterix (*) must be completed.

Title(*)

First Name(*)

Surname(*)

Job Title (where relevant)

Organisation (where relevant)

Address(*)

Postcode(*)

Telephone number(*)

Email Address(*)

Agent's details (if applicable) Include name, address, contact number and email



To which part of the Core Strategy Review does this representation relate? (one or more must be ticked)(*)

Policies Policies Map Other text

Please use the box below to tell us specifically where the representation relates to (a policy, the policies map or other text). Do not use the box to make your comments as this is required further down the form.(*)

Strategic Policy 1.5 – South West of Kirk Hallam

Do you consider the Core Strategy Review is Legally Compliant? (*)

Yes No

Do you consider the Core Strategy Review is sound? (*)

Yes No

Do you consider the Core Strategy Review Representation complies with the duty to operate? (*)

Yes No

Please give details of why you consider the Erewash Core Strategy Review is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy Review or its compliance with the duty to co-operate, please also use this box to set out your comments.



Redrow Homes are working in partnership with owners of land south west of Kirk Hallam, Derbyshire. This is the land identified within the Core Strategy Review as Strategic Policy 1.5 – South West of Kirk Hallam. We are of course fully supportive of the proposed site allocation.

The policy states that an additional 27ha of open land between Kirk Hallam and the former Stanton Ironworks is allocated as Green Belt. Whilst this is a statement of intent, it is not considered necessary to be within proposed Strategic Policy 1.5 which covers a different area of land.

Whilst we do not object to the proposal for 10% of the homes provided to be for affordable home ownership, subject to viability. We have not seen assessment of viability within the context of plan-making as evidence to support this proposed policy requirement.

We are supportive of the provision of a relief road but as drafted Strategic Policy 1.5 does not require provision of the relief road (Strategic Policy 4 – Transport does). There seems to be a relative lack of accessible evidence on the need and considerations for such provision in evidence and policy terms. The Derbyshire Local Transport Plan 2011 – 2026, adopted April 2011 covering the period to 2026 does not provide an indication in this regards and needs to be updated. We have looked to the Erewash Core Strategy, adopted March 2014, but this also does not provide the evidence or policy needed for a robust examination process for the proposed relief road, for example where is the infrastructure assessment and delivery plan for the strategy and sites within the Core Strategy Review?



Please set out the modification(s) you consider necessary to make the Core Strategy Review legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Core Strategy Review legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Due to the different land areas it is considered not necessary for this policy to state that an additional 27ha of open land between Kirk Hallam and the former Stanton Ironworks is proposed to be allocated as Green Belt.

We would ask for evidence on viability of the proposed policies in the plan, including affordable housing provision.

We would ask for accessible evidence on the need and considerations for provision of the relief road.

Please note in your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?(*)

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

It is necessary to participate in discussions in respect of the soundness of the plan at the examination hearings.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination

From: nick webster [REDACTED]
Sent time: 08/05/2022 20:18:48
To: Planning Policy
Subject: EBC Core Strategy Review (Regulation 19) - Spondon Woods - SGA 26

Erewash Planning Office

I strongly object to Erewash Borough Council's proposed development of 'GREEN BELT' listed site SGA 26, Spondon Woods.

Have EBC undertaken a proper Green Belt Review to establish if there are more appropriate sites other than SGA 26, that are nearer to EBC geographical centres? If there are other sites that would best suit the immediate needs of EBC residents rather than Derby City Council (DCC) residents these sites should have been prioritised before de – classifying green belt land that abuts DCC.

Site SGA 26 is on the extreme edge of EBC and directly abuts DCC land. Surely if houses are to be built there then the housing numbers should be allocated to DCC numbers rather than EBC therefore negating the argument that EBC need this land to meet their housing quotas! DCC would after all have to provide the infrastructure maintenance, roads, schools, shops, doctors, dentists etc but would not get any of the Council Tax revenue to pay for this.

The inclusion of the land at SGA 26 in any of this process has been ridiculous. The first that residents were aware of its inclusion in the Core Strategy was a week prior to it going to full council in March 2021. Residents of Spondon were therefore not given any time or availability to be able to object to its inclusion. We were not allowed to ask questions at the council meeting due to the EBC constitution and I understand that the Planning Department at DCC was only told of 'land north of Spondon' a couple of weeks before the meeting and not it's actual location. This is very poor consultation and total disregard to Spondon residents.

As Derby is largely built up to its boundaries, further growth will inevitably spill across boundaries into the adjoining districts and it is the Government's 'Duty to Cooperate' that governs the discussions between neighbouring authorities to ensure there is joined up thinking to delivering new housing with the right facilities and in the right place. There was, however, no discussion or joined up thinking behind the proposed allocation of housing sites in Erewash, immediately on the city boundary. EBC are still obliged to meet the Duty to Cooperate with their neighbours and not just dump some housing on their borders to meet their own needs. Green Belt should only be changed through plan making, through a considered and evidenced process which includes talking to your neighbours under the Duty to Cooperate.

EBC unilaterally charged forward with a last-minute bolt on addition of Site SGA 26 just north of Spondon without due consideration of residents out of EBC Boundaries. Even in the subsequent report to Council on 3rd of March 2022, over 700 objections from non EBC residents were summarily dismissed and a member of the public who asked a question of the Council in accordance with the constitution was not even given an answer on the night.

Totally dismissive attitude by the EBC Leader who has stated in correspondence to Spondon Councillors 'We are members of the Greater Nottingham planning area so we tend to have more discussions with them and we will not be signing up to the Derbyshire Planning Framework, I understand you are not happy about the Spondon Site but it is within our Erewash Boundary'. So EBC appear to be looking towards Nottingham and will not acknowledge or engage with their neighbours to the West, despite dumping on them.

Spondon SGA26 has been promoted by EBC without any appraisal of all urban areas in Erewash. How can it be 'inevitable' that this location is inherently more sustainable than others? Or that it's deletion from the Green Belt would have the least harm on the function of that Green Belt? Suburban sprawl cannot be sustainable.

The Minister of State for Housing has stated that green belt should only be used in exceptional circumstances. What exceptional circumstances are there that makes SGA26 acceptable, when it won't even meet the needs of Erewash residents? Development of SGA 26 will have a detrimental impact on Spondon and Derby. EBC will collect the council tax from any properties developed. However, it will be Spondon and Derby who will have to provide school places, GP and dental services and the upkeep of roads that will be affected by an increase in the volume of traffic.

The local Secondary School, West Park Academy is oversubscribed and has had to expand already to meet the needs of Derby residents. This would be the obvious school of choice for any residents of SGA 26. Again, no consultation has taken place with the Academy or with the School Place Planning on Derby City Council. EBC do not actually have responsibility for school place planning – this is Derbyshire County Council's role. Have they even been consulted?

There are only a few routes out of Spondon and the main one is down through the village, down Willowcroft Road and along Nottingham Road to the A52. This area already has a high level of air pollution and adding a 240-house residential development to the area will increase the air pollution and affect the health and wellbeing of Spondon residents.

SGA 26 site is home to a herd of fallow deer, these deer are both locally and historically important to Derby. This will be

threatened by development. The site is also home to lapwing birds, bats and dormice all of which are protected and some of which are protected. What ecological impact surveys were completed before bolting on SGA 26 to this consultation?

Bordering SGA 26 is Spondon Wood. This is, according to DEFRA, an Ancient woodland and as such are sited in national planning policy as important. Nearby development can also have an indirect impact on ancient woodland and the species they support. These can include:

- breaking up or destroying connections between woodlands and ancient or veteran trees
- reducing the amount of semi-natural habitats next to ancient woodland
- increasing the amount of pollution, including dust
- increasing disturbance to wildlife from additional traffic and visitors
- increasing light or air pollution
- increasing damaging activities like fly-tipping and the impact of domestic pets
- changing the landscape character of the area

All that the consultation says is that an 'adequate buffer zone' will protect the wood. What guarantees are there?

I have found this whole process to have been a shambles from the start with so many unanswered questions and for that reason this should not be allowed to go ahead. Green Belt is Green Belt. If an exception is made now, then it will be made time and time again until there is no more Green Belt.

Kindest regards

Nick Webster



From: Rob Chilton [REDACTED]
Sent time: 08/05/2022 13:24:34
To: Planning Policy
Subject: EBC Core Strategy Review (Regulation 19) - Spondon Woods - SGA:26

To all it may concern,

I would like to reiterate the comments I have made previously, which you will find below, giving valid reasons (from a Planning perspective) why the development on green belt land south of Spondon Wood (SGA:26) should not go ahead.

Protecting Green Belt Land

The National Planning Policy Framework states that the Government attaches great importance to Green Belts.

Paragraph 140 states: "Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified".

Paragraph 141 states: "Before concluding that exceptional circumstances exist to justify changes to Green Belt Boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development".

My question to Erewash Borough Council is, have you exhausted all other options for meeting your housing need within Erewash, while also maximising density? Does your strategy make "as much use as possible of suitable brownfield sites and underutilised land" (Para 141a)? Can you provide full evidence and justification of the "exceptional circumstances" as to why the Green Belt boundary north of Spondon should be altered?

Paragraph 138 states that one of the five purposes of the Green Belt is "to assist in urban regeneration, by encouraging the recycling of derelict and other urban land". The regeneration of brownfield land should be your responsibility and your priority.

Not Satisfying Erewash Housing Need

I understand that there is a great need to increase the housing stock and that Erewash Borough Council needs to fulfil its housing targets; however the land by Spondon Wood is not the right place for this. Erewash Borough Council should be selecting sites for development that will provide much needed housing and S106 contributions for the people of Erewash - within and around their communities. The SGA:26 proposal would not satisfy the housing need for the people of Erewash, because the site is located far from any of Erewash's existing residents.

Strain on Infrastructure and Services

Potential residents of this development would be using the infrastructure and services of Spondon, in the City of Derby, while paying their Council Tax to Erewash - including the already over-subscribed schools and doctors' surgeries. Despite Spondon being a large suburb of Derby, for those heading towards Derby City Centre, the ring road and beyond, or to access local large supermarkets, there is only one way out: Willowcroft Road, which is already very congested during an ordinary rush hour. An increased number of residents living in Spondon would only add to this.

Lack of Connectivity

A successful development is one that is well connected to its surroundings. As the Government's National Design Guide (2021) states, it depends on a "movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries" (para 76).

Additionally, Building for a Healthy Life (2020), the government-endorsed document written in partnership with Homes England, NHS England and NHS Improvement, suggests avoiding "creating isolated and disconnected places that are not easy places to move through and around" (p14).

I note that the only possible access to this proposed site is from the A6096 to the east. Because of the size of this site, I believe any proposed development would be incredibly disconnected (from both Spondon and any community within Erewash), with no other possibility for access or egress for pedestrians and cyclists. Building for a Healthy Life says a development should "help make walking feel like an instinctive choice for everyone undertaking short journeys" (p20). At a time when we are supposed to be promoting reduced car use, I feel that this development would do the opposite.

Effects on Wildlife and Health & Wellbeing

I am concerned about the impact on biodiversity that this development would have. This land is inhabited by diverse wildlife habitats, is situated on the edge of ancient woodland and would require the destruction of trees and hedgerows to provide access.

Research commissioned by the RSPB highlights the strong links between good physical health, good mental health and the natural environment. Being close to nature has a positive impact on the health and wellbeing of the existing residents of the community that stretches from Pheasant Field Drive to Deer Park View. The essential characteristics of Green Belts are their openness and their permanence (NPPF para 137). Any proposal to build on the Green Belt would be detrimental to people's mental wellbeing.

Conclusion - Failure to Cooperate

Erewash Borough Council has failed in its duty to cooperate with your neighbours in Derby City on this matter - ignoring the thousands of comments and objections that have been made.

I would like to conclude by asking you again, if you can provide full evidence and justification of the "exceptional circumstances" as to why this land should be deleted from the Green Belt, and how, despite being disconnected from any Erewash community, this proposed development would satisfy the housing needs of the people of Erewash.

Kind regards

Rob Chilton



From: Planning
Sent time: 09/05/2022 13:27:32
To: Planning Policy
Subject: FW: Core Strategy Review Representation submission
Attachments: Core Strategy Review Representation submission.pdf CSR Reg 19 Strategic Policy 1. Green 4 Developments. Ockbrook Cricket Club.pdf

From: [REDACTED]
Sent: 09 May 2022 13:22
To: [REDACTED]
Subject: FW: Core Strategy Review Representation submission

In addition to the online representation (attached) please find attached our full representation in respect of the Reg 19 consultation. This has been prepared on behalf of our client Green 4 Developments.

Any questions regarding the above please do not hesitate to contact me.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED] **On Behalf Of** Erewash Borough Council
Sent: 09 May 2022 13:11
To: [REDACTED]
Subject: Core Strategy Review Representation submission

Thank you for your submission on the Erewash Borough Council Core Strategy Review. The information that you have submitted is in the attached PDF.

Core Strategy Review Representation form submission

You have submitted the following information via erewash.gov.uk.

Title:

█

First Name:

█

Surname:

█

Job Title (where relevant):

Organisation (where relevant):

█

Address:

█
█

Postcode:

█

Telephone number:

█

Email Address:

█

Agent's details (if applicable) Include name, address, contact number and email:

█

To which part of the Core Strategy Review does this representation relate? (one or more must be ticked)

Policies Policies Map

Please use the box below to tell us specifically where the representation relates to (a policy, the policies map or other text). Do not use the box to make your comments as this is required further down the form.

Strategic Policy 1

Do you consider the Core Strategy Review is Legally Compliant?

Yes

Do you consider the Core Strategy Review is sound?

No

Do you consider the Core Strategy Review complies with the duty to cooperate?

Yes

Please give details of why you consider the Erewash Core Strategy Review is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy Review or its compliance with the duty to co-operate, please also use this box to set out your comments.

Why I consider the Erewash Core Strategy Review is not legally compliant or is unsound or fails to comply with the duty to co-operate.

Please see submitted representations on behalf of Green 4 Developments, in respect of Ockbrook Cricket Club.

We do not consider that the Core Strategy review as currently proposed can be found sound, as there is insufficient evidence to support the deliverability of the Plan in respect of the identified need for rural housing.

Please set out the modification(s) you consider necessary to make the Core Strategy Review legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Core Strategy Review legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Comments:

See submitted representations on behalf of Green 4 Developments.

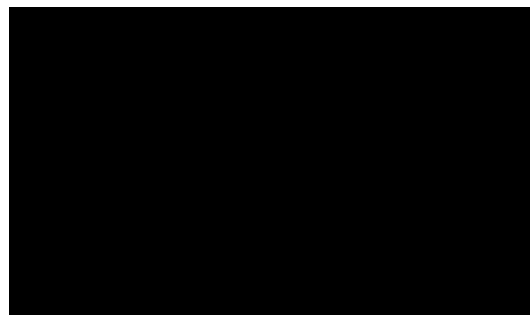
Green Belt review is required in order to identify sites to accommodate the 350 new dwellings needed in the rural areas.

If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

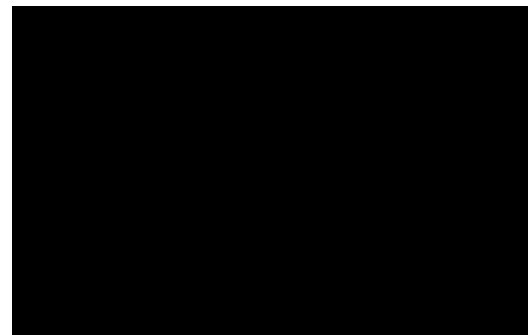
Further evidence needs to be developed to support the proposals, and that, as part of this, a clearer and more defined approach to meeting the housing need must be provided. We do not believe that there is sufficient land or sites available within the tightly defined settlements to meet the housing need, and would want to verify this at EiP so that the Inspector could form their own view on deliverability in this context. We would wish to attend the EiP to ensure that the Inspector was both aware of these concerns, and that we were able to hear and respond to the Council's responses in respect of these concerns.



Erewash Borough Council Reg 19 Consultation
Representations on behalf of
Green 4 Developments Limited

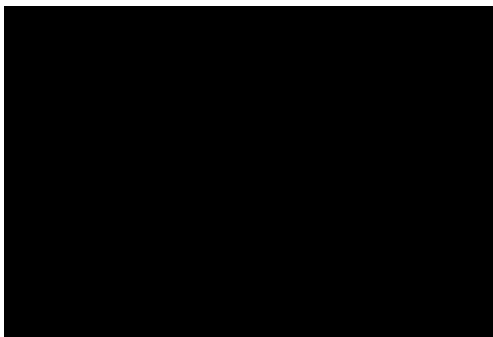
Ockbrook Cricket Club

May 2022



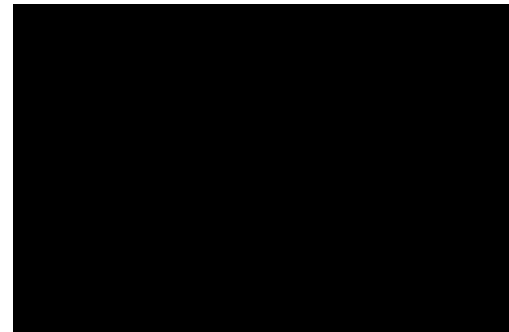
Quality Control

Project No.	22.054			
Client	Green 4 Developments Limited			
Title	Erewash Borough Council Reg 19 Consultation			
Location	Ockbrook Cricket Club			
File Ref	22.054 Ockbrook Cricket Club CSR Reg 19 Con Rep JW Final			
Issue	Date	Prepared By	Reviewed By	Authorised By
1.	04/05/2022	■	■	■



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2.0 Spatial Portrait	5
3.0 Strategic Policy 1 – Housing	6
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1.0 Introduction

- 1.1 These representations have been prepared by Planning and Design Group (P&DG) on behalf of Green 4 Developments Ltd (Green 4) in response to the Regulation 19 Consultation on the Erewash Borough Council Core Strategy Review.
- 1.2 They are made in the context of seeking to work with the Council to ensure that an effective and deliverable Plan for the area is achieved.
- 1.3 Green 4 is promoting a site known as 'Ockbrook Cricket Club'.
- 1.4 The site has not been allocated in the Core Strategy Review Regulation 19 Consultation document and these representations address why the site should be included as a sustainable residential allocation, should the Council decide to progress with submission of the draft Plan.



2.0 Spatial Portrait

2.1 Green 4 recognises the Council's 'Spatial Portrait' as identified at the start of its Core Strategy Review Document. The portrait shows Erewash Borough to be a mix of rural and urban conurbations each with its own particular needs.

2.2 It is pertinent to note that according to the 'Spatial Portrait':

"The remainder of the Borough is predominantly rural, with 15 villages and hamlets being located within the Erewash countryside. Nearly all of this countryside is designated as Green Belt, amounting to over 70% of the land within the Borough."

2.3 The 'Spatial Portrait' also states:

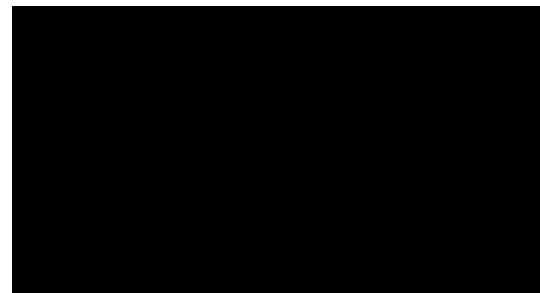
"The settlements on the western edge of the Borough, including Borrowash, Breadsall, Little Eaton, Morley and Ockbrook, are strongly related to and influenced by services, facilities, and transport provision which help to connect them to the city of Derby."

2.4 This identifies that Ockbrook is a sustainable settlement closely linked to the jobs and services of a larger city. However, it is important that these areas are also able to sustain their own existing key services and facilities. This should be supported by the Council, but this will only happen if the Council allows and plans for the necessary growth in these areas to ensure the future viability of the existing services and facilities.

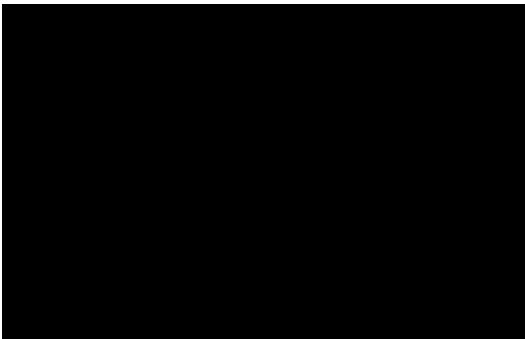


3.0 Strategic Policy 1 – Housing

- 3.1 Green 4 is encouraged to see that the Council recognises the importance of growth in Borough's 'Rural Areas'.
- 3.2 Government Planning Policy can be found in the National Planning Policy Framework (NPPF). Paragraph 69 of the document highlights how small and medium sized sites in already established settlements can make an important and sustainable contribution to meeting the housing requirement of an area and how they are often built out relatively quickly.
- 3.3 Paragraph 78 of the NPPF identifies the need to provide housing in rural areas. In addition, Paragraph 79 states that:
- "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."*
- 3.4 Green 4 note that Strategic Policy 1 identifies some 350 homes within the Borough's 'Rural Areas'. The 'Spatial Portrait' earlier in the Plan, states that 15 villages and hamlets are located within the Erewash countryside and nearly all of this countryside is designated as Green Belt (amounting to over 70% of the land within the Borough).
- 3.5 In light of this, it is surprising that the Council has not carried out a Green Belt Review to identify sites which, if developed, would offer sustainable solutions, have less of an impact on the Green Belt and could be allocated for residential development within the 'Rural Areas'.
- 3.6 Green 4 consider that the current proposed draft means the Council is at risk of failing the test of soundness by assuming that the 350 new homes will be delivered in the 'Rural Areas' through windfall sites within Green Belt village insets. Having no review or allocations for any of the identified 350 new dwellings means, in our view, that the deliverability of the Plan as proposed should be called into question. This is especially the case as the Council has fallen behind in delivery of housing (the only Derbyshire authority to be in this



position) on the basis of the current adopted plan. We have soundness concerns in respect of the current provisions of the Plan.



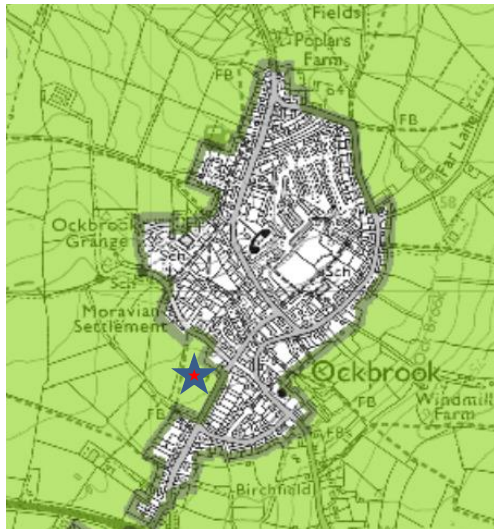
4.0 Ockbrook Cricket Club

- 4.1 Green 4 is promoting 'Ockbrook Cricket Ground' for a suitable and sustainable housing allocation within an established settlement with local amenities and facilities in the Core Strategy Review. The site is outlined in red on the plan below. The site of 1.9ha sits directly on the western edge of Ockbrook, and very close to the core A52 corridor allowing direct access to Derby, Nottingham, the M1, the Toton NET tram stop and the future regional railway station at Toton, which will itself connect to HS2. Existing residential development lies to the north, east and south of the site.




Ockbrook Cricket Club

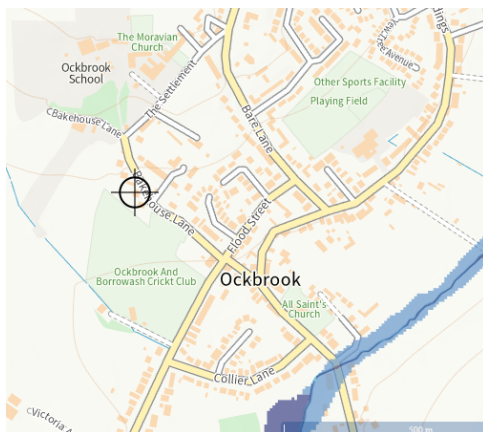
- 4.2 Below is an extract from the Council's current consultation 'Policies Map'. It shows that the site currently sits within the Green Belt (the green colouring) but is not covered by any other historic, landscape or ecological constraints. This is a function of the very tightly drawn Green Belt boundary, which hugs the existing built area very closely, although it is noted that Ockbrook itself is an 'Inset' within the Green Belt.
- 4.3 We consider that, had a thorough and structured Green Belt review have been undertaken as part of the evidence base for the Core Strategy review, then the settlement boundaries of places such as Ockbrook would have been, and should have been, examined more closely to determine whether suitable and sustainable sites were available. We can find no evidence that this is the case, and we therefore consider the Plan as proposed is not supported by current or appropriate evidence and could be considered unsound on this basis.



Core Strategy Review 'Policies Map'

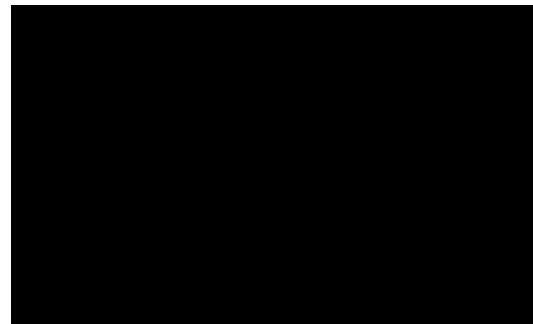
 Ockbrook Cricket Club

- 4.4 According to the Government's 'Flood Maps for Planning' the site is in Flood Zone 1 (meaning it has the lowest risk flooding). An extract from the map can be seen below.



Flood Map for Planning

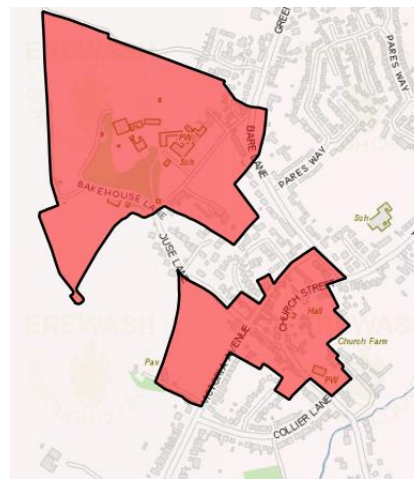
- 4.5 Historic England's website shows that there are no historic assets on the site. There are two Grade II listed buildings north of the site, but it is anticipated that development of the site would not impact on them. If necessary, the far northern extent of the site could be treated appropriately with landscaping to mitigate any potential impact. We note the site lies within the Ockbrook Conservation area but no detailed analysis or management plan for this is provided by the Council. Any potential impact on this can be mitigated through



good design. A copy of the map of the Historic England map and conservation map are shown below.

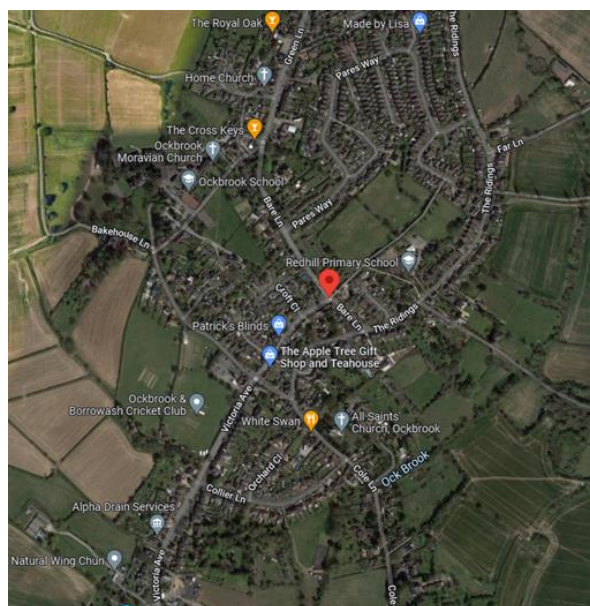


Historic England Map

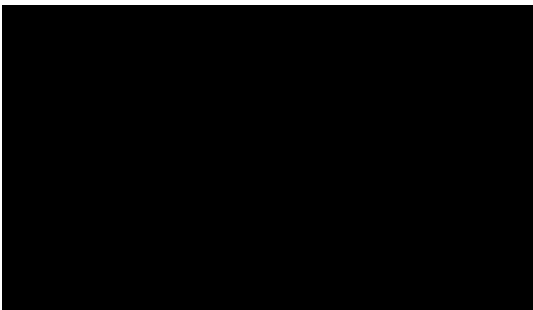


Ockbrook Conservation Area

4.6 The aerial photograph shown below shows 'Ockbrook Cricket Club' within the wider context of Ockbrook. The site is sustainably located with good access to the village's and parish's many services and facilities. Access can be taken from Victoria Avenue.



(Source Google Maps)

- 
- 4.7 As part of the proposal, the Cricket Club would be relocated to another site on the edge of the village, on land which can be provided to the cricket club by the site promoter, as it is already within their ownership. A new Club House and improved facilities would be provided as part of the move. It is expected that the new facilities would be a significant improvement over the existing, and would secure the future of the cricket club, which otherwise has no long-term security over the existing site in any event. This lack of tenure prevents the club from securing grant funding, for example, to allow the club to grow and develop further as a key local amenity. An important benefit of the proposed allocation of the current cricket club site is to secure the facility for the village and surrounding area in perpetuity and to allow it to grow. The new site ownership would be gifted to the local community and cricket club guaranteeing its long-term future is firmly in its own hands.
- 4.8 If allocated it is anticipated that 'Ockbrook Cricket Ground' would be available for development in the very short term and its allocation would provide an excellent opportunity to deliver housing (along with all necessary infrastructure) at the very earliest stages of the Plan period.
- 4.9 This means that not only would housing be delivered in a sustainable location through the proposal, new and upgraded recreation facilities would also be delivered. This should be seen as a positive by the Council, and we would wish to ensure at any EIP that the Inspector was aware of this core benefit of this proposed site. The social and community benefits of securing the future of the cricket club creates, in our view, a significant reason to consider the release of this particular site from the Green Belt, alongside its sustainable and accessible location.

Green Belt

- 4.10 As identified above, the site sits within the Green Belt. Government planning policy relating to Green Belts can be found in Section 13 of the NPPF. Paragraph 139 explains that:

"The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions."

4.11 Paragraph 140 then states:

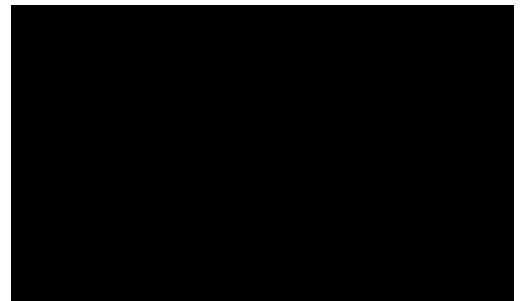
“Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.”

4.12 As explained above, the Core Strategy Review allocates some 350 dwellings to the Borough’s ‘Rural Areas’. However, 15 villages and hamlets are located within the Erewash countryside and the vast majority of this countryside is designated as Green Belt.

4.13 As such, it is considered that ‘Exceptional Circumstances’ exist in order for the Council to carry out a full and robust Green Belt review to find and allocate suitable sites within the Green Belt for residential development. If this is not done, based on past performance of delivery in the District and evidence from elsewhere, there is a real risk that the Council will not deliver the full amount of 350 new homes as it will have to rely purely on windfall sites coming forward within the inset village boundaries. We do not believe that there is sufficient land or sites available within these tightly defined settlements to allow this to happen, and would want to verify this at EiP so that the Inspector could form their own view on deliverability in this context.

4.14 Paragraph 137 of the NPPF explains that the essential characteristics of Green Belts are their openness and their permanence. Whilst we acknowledge that any redevelopment of the site would affect the openness this has to be considered in the context of its existing location and use. Ockbrook Cricket Club has existing residential development on three sides and would represent an infill site within the village boundary rather than an encroachment into the countryside. Enhanced landscaping on the western boundary would provide a clear defensible Green Belt boundary around the village and minimise the impacts on the openness of the Green Belt.

4.15 In terms of its permanence, as explained in the NPPF (see above), a Core Strategy Review is the appropriate time to consider any changes to the Green Belt



boundary. In addition, the development of the site would represent infill development and a strong clear defensible Green Belt boundary would be provided.

4.16 In addition, as already mentioned, Ockbrook and the parish has local amenities and facilities that make it sustainable, and the proximity of the A52 means that it is extremely accessible and well connected to both road and public transport connections.

4.17 The village of Ockbrook is already inset within the Green Belt. Extending the inset boundary to include the Cricket Club site is an appropriate approach for the Council to take. The amendment to the Green Belt boundary to include the Cricket Club would be modest when compared to the whole inset of Ockbrook.

4.18 Paragraph 138 of the NPPF sets out the five purposes of the Green Belt. They are:

*"a) to check the unrestricted sprawl of large built-up areas;
b) to prevent neighbouring towns merging into one another;
c) to assist in safeguarding the countryside from encroachment;
d) to preserve the setting and special character of historic towns; and
e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land."*

4.19 Set out below, is an analysis of the Cricket Ground site against these five purposes.

- a) The site is fully contained on three sides by existing development. Development of the site would not result in unrestricted sprawl.
- b) It is clear from the plans shown above that development of the site would not result in towns merging.
- c) Development of the site would not result in encroachment into the countryside. As explained above, the site is contained on three sides by residential development. Development of the site would not extend the village further into open countryside (due to existing surrounding development), but rather would be seen as an infill development. We do not consider that it would set a precedent for further development in Ockbrook,



as the characteristics of this site mean it is unique in terms of both its location and the social and community benefits it can deliver.

- d) Due to the contained nature of the site, its development would not impact the setting and special character of a historic town.
- e) Without a full review it is not clear if the identified need for 350 new homes in rural areas can be met within the village inset areas on windfall sites. However, given the development potential of this land (circa 30 dwellings) we would not envisage its allocation preventing the development of any brownfield land

4.20 The above shows that the 'Ockbrook Cricket Ground' contributes very little to the five purposes of the Green Belt. Furthermore, due to its constrained nature, the site could be developed without impacting greatly on its sense of openness. Based on this analysis, the site would make an excellent residential allocation in the Plan.

4.21 With reference to the replacement Cricket Ground and new Club House, Paragraph 149 of the NPPF states that:

"A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

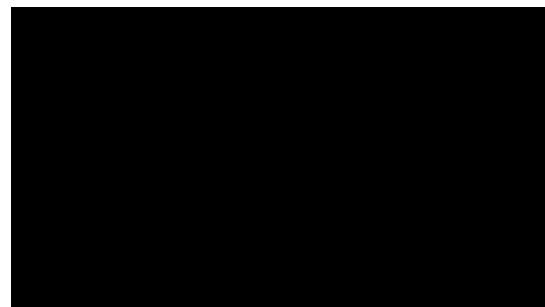
b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;..."

4.22 Paragraph 150 that states:

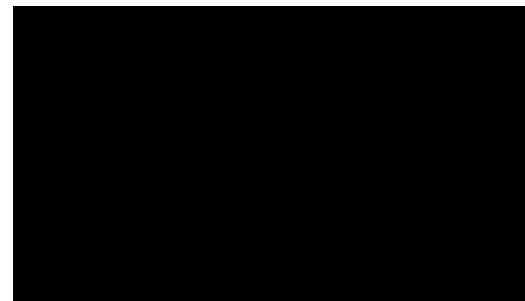
"Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);..."

4.23 Based on this policy, it is considered that the relocation of the Cricket Ground and provision of a new Club House would be Green Belt policy compliant (as a

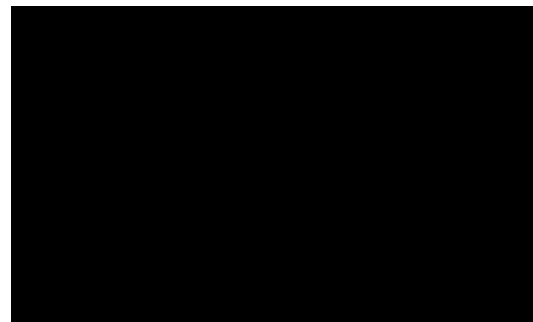


Green Belt location would be required by default if the club was to remain associated with Ockbrook).

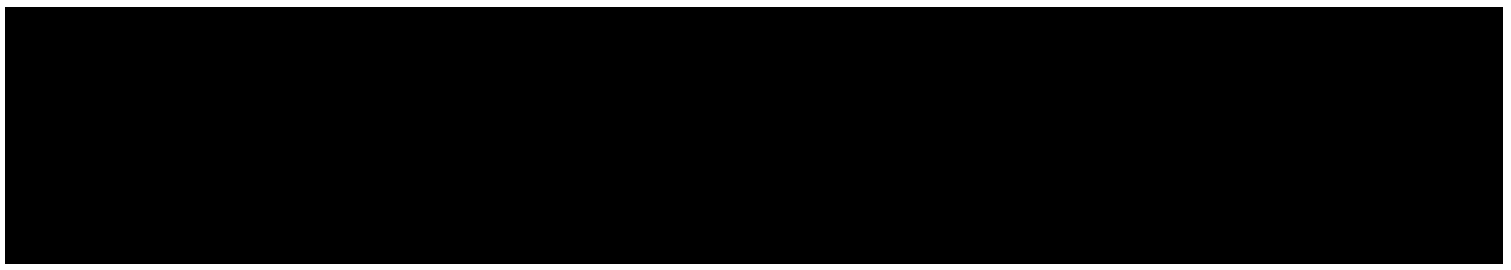
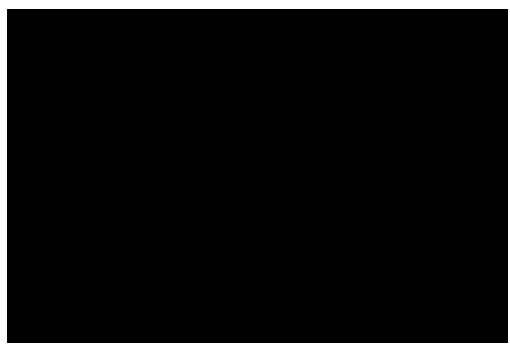


5.0 Conclusions

- 5.1 These representations have set out why Green 4 support in principle the Council's housing strategy in so far that it recognises the need for development in the Borough's 'Rural Areas' to help support essential services and facilities.
- 5.2 What is of concern, is that many the Borough's villages are located within the Green Belt. If the Council does not take a proactive approach and carry out a thorough and robust Green Belt Review with the intention of allocating the most suitable sites for residential development (by amending the Green Belt boundaries), there is a real risk that it will not meet its housing target of 350 new homes for the 'Rural Areas'. Simply trusting that this target will be met through infill windfall sites is not a sound approach for the Council to take. With this in mind, we do not consider that the Core Strategy review as currently proposed can be found sound, as there is insufficient evidence to support the deliverability of the Plan.
- 5.3 'Ockbrook Cricket Club' is located directly on the western edge of the village. It is sustainably located for easy access to the village's key services and facilities. It is within Flood Zone 1 (with the lowest risk of flooding) and has no historic, landscape or ecological constraints. We note that it does lie within a conservation area, any potential impact on this can be mitigated through good design. Access to the site can be taken from Victoria Avenue.
- 5.4 The site is however located within the Green Belt. Government Planning Policy in the NPPF states that amendments to the Green Belt boundary should only be made in 'exceptional circumstances' through the Development Plan process.
- 5.5 The risk of the Council not meeting its housing targets (see above) provides the 'exceptional circumstances' for a Green Belt Review.
- 5.6 Using other tests identified in the NPPF (openness, permeance and the five purposes of the Green Belt) it has been established that development of 'Ockbrook Cricket Club' for residential development would have a minimal impact on the purposes of the Green Belt, but would itself contribute exceptional social and community benefits in a location that was demonstrably sustainable and well connected.
- 5.7 The proposed relocation of the Cricket Ground and new Club House would be NPPF Green Belt policy compliant (if a Green Belt location is required).



- 5.8 Based on the above, Green 4 respectfully requests the Council to consider 'Ockbrook Cricket Club' for a sustainable residential allocation. Allocation of the site would provide the Council with the opportunity to start delivering housing early in the Plan period.



From: [REDACTED]
Sent time: 09/05/2022 14:41:43
To: Planning Policy
Subject: FW: The Core Strategy Review: Plan Publication Version (Regulation 19)
Attachments: 090522 Joint response to EBC Reg 19.doc

And here's the rep from the other side of Erewash!

I've acknowledged receipt of this one as it was only sent to myself and [REDACTED]

[REDACTED]

From: Matt Gregory [REDACTED]
Sent: 09 May 2022 14:27
To: [REDACTED]
Cc: [REDACTED]
Subject: The Core Strategy Review: Plan Publication Version (Regulation 19)
Importance: High

Hi [REDACTED]

Please see attached joint response to your Reg 19 consultation. It is framed in the light of the fact we don't yet have a Statement of Common Ground.

Best regards.

Matt

[Matt Gregory](#)

[REDACTED]

[REDACTED]

[REDACTED]



My Ref: [REDACTED]
Your Ref: -
Contact: [REDACTED]
Email: [REDACTED]

[REDACTED]
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BY EMAIL

9 May 2022

Dear [REDACTED]

The Core Strategy Review: Plan Publication Version (Regulation 19)

This response to the consultation on the Erewash Borough Core Strategy Review is made on behalf of Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council, as the local planning authorities covering the rest of the Nottingham Core Housing Market Area.

Whilst we recognise that decisions affecting Erewash are entirely a matter for your Council, we do believe that there would have been significant benefits in preparing a single common, coherent and consistent strategy across the Greater Nottingham area. This would have allowed for an approach that considered sustainable patterns of development for both housing and employment through consideration of reasonable alternatives across the whole housing market area, rather than solely within Erewash.

However, recognising that your plan is now at regulation 19 stage, we would make the following representations.

It is noted that the Core Strategy review states that the government’s standard housing methodology should be used to calculate the amount of housing required in the Borough. In respect of the 35% uplift in housing need which applies to the cities of Nottingham and Derby, the Erewash “Statement of Consultation for the Growth Options Consultation (Regulation 18 Part 2)” states that “Guidance contained in the National Planning Practice Guidance (NPPG) requires a 35% uplift be added to a council’s housing needs figure as calculated through the standard method. As the NPPG states, there is an expectation that the uplift should be met in the area where it is needed, with any redistribution into neighbouring authorities (such as Erewash) being at odds with the intended impact of the requirement.” The balance between NPPG and paragraph 35 of the NPPF, which states that to be sound, plans should be informed by

agreements (Statement of Common Ground - SoCG) so that unmet need from neighbouring areas should be accommodated where it is practical to do so and is consistent with achieving sustainable development, will no doubt be a matter for the Examination.

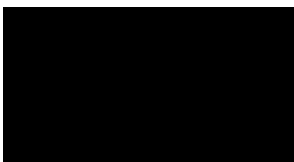
Whilst a SoCG is in preparation between Erewash Borough and the authorities in the rest of the Nottingham Core Housing Market Area, these authorities have not yet established a housing growth distribution for their area, and therefore are not in a position to determine the extent of likely unmet need originating from the City, nor an approach to planning for this. The inclusion of flexibility in the Core Strategy housing provision at Hallam Storage Depot as mentioned in the Statement of Consultation is recognised, and the status of this site as being available for housing should it be required should be formalised within the Core Strategy.

It is noted that the plan period for the Core Strategy extends to 2037 which is inconsistent with the other Greater Nottingham Councils who are planning up to 2038. In order to maintain a minimum 15 year time horizon at the time of adoption, as required by NPPF paragraph 22, it is recommended that is extended accordingly.

There are a number of elements of the evidence base that are not yet in place, but which could have a bearing on the spatial strategy of the Core Strategy, notably transport modelling to indicate appropriate mitigations for proposed development, and plan-wide viability. Transport modelling should take into account proposed development in adjoining areas, where relevant, and be undertaken to be consistent with transport modelling for the remainder for the Housing Market Area.

Notwithstanding the above, we strongly believe that it is by continuing our joint working arrangements that the best strategic outcomes can be achieved for Greater Nottingham, and the commitment of Erewash to these arrangements is very much welcomed, particularly in respect of the joint preparation of evidence where this is relevant.

Yours sincerely,



Matt Gregory



From: [REDACTED]
Sent time: 09/05/2022 18:55:25
To: Planning Policy
Cc: [REDACTED]
Subject: Bellway Homes Limited - reps to Erewash Core Strategy Review Reg.19 consultation
Attachments: 220509 Bellway Homes Ltd - Reps to Erewash Core Strategy Review Reg.19 consultation (final).pdf

Dear planning policy

Please find enclosed representations on behalf of Bellway Homes Limited to the Erewash Core Strategy Review Reg.19 publication version consultation.

Please note we have also submitted the contents of this letter via the online representation form.

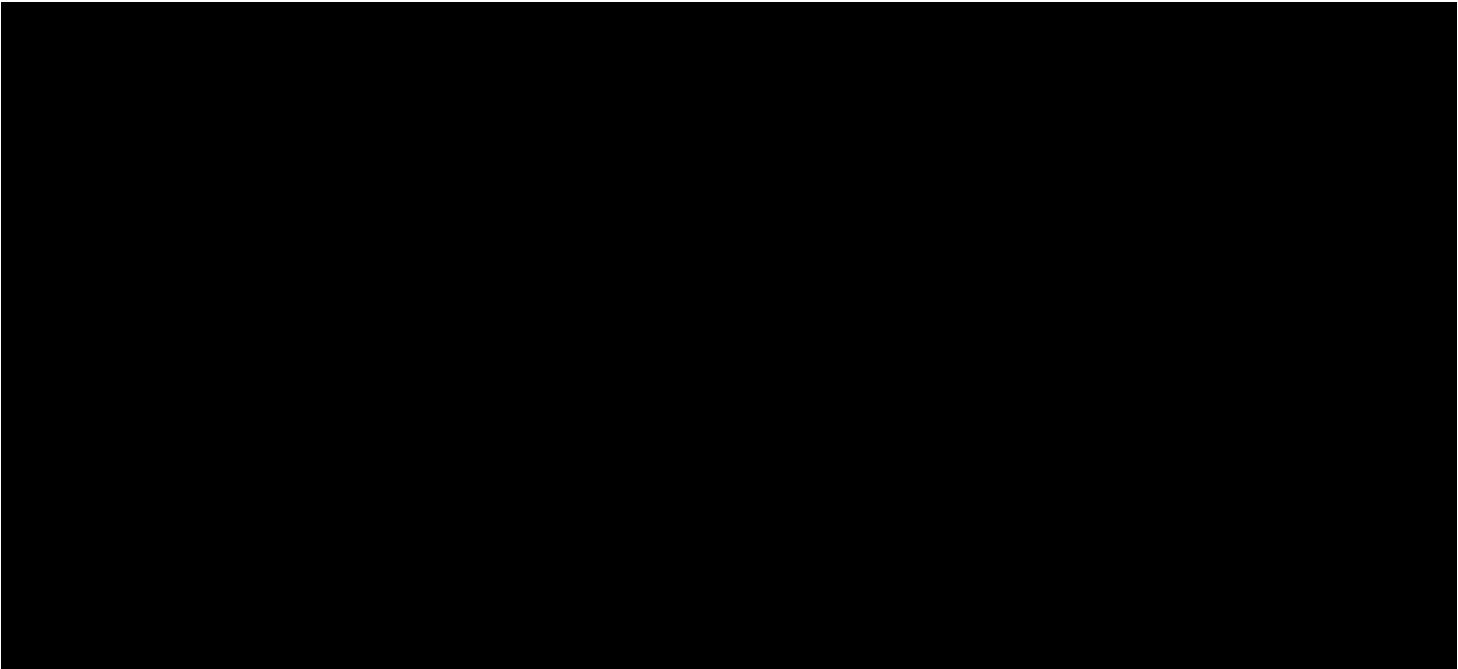
Please can you confirm receipt?

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]





9 May 2022

Delivered by email [Redacted]

[Redacted]
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[Redacted]
[Redacted]

Ref: [Redacted]

Dear [Redacted]

BELLWAY HOMES LIMITED - REPRESENTATIONS TO EREWASH CORE STRATEGY REVIEW PUBLICATION VERSION REG.19 CONSULTATION

These representations are submitted on behalf of Bellway Homes Limited (Bellway) in response to the Erewash Core Strategy Review publication version (regulation 19) consultation.

Bellway is promoting land to the west of Borrowash. It represents a sustainable and deliverable residential opportunity for up to 500 new homes, public open space, and other necessary infrastructure. Part of the site was assessed as part of the strategic growth area assessments (site ref: SGA6) and the 2019 Strategic Housing Land Availability Assessment (site ref: 197). A site location plan is enclosed.

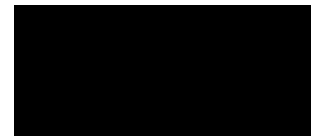
Bellway has fundamental concerns regarding the Core Strategy Review publication version, which are set out below:

- No evidence the duty to cooperate has been met
- Inadequate evidence base
- No assessment of reasonable alternatives
- The borough's market and affordable housing needs are not evidenced
- The spatial strategy is not justified
- The proposed allocations are not justified or evidenced
- The proposed allocations are not justified or evidenced

We discuss each of these in turn below.

[Redacted]
[Redacted]
[Redacted]

[Redacted]
[Redacted]



No evidence the duty to cooperate has been met

It is common for Statements of Common Ground with other authorities to be submitted during the examination process, after the regulation 19 consultation, however there is no evidence in the plan's evidence base, approach and spatial strategy that there has been constructive engagement with any of Erewash's neighbouring authorities, Derbyshire County Council (as the highways and education authority) or other relevant statutory consultees.

We are aware the Council actively engages with the Greater Nottingham Joint Planning Advisory Group (JPAG), however this engagement appears to be focused on delivery of regeneration sites (such as the former Stanton Ironworks) with some updates provided on plan progress, rather than any plan specific matters.

There is no evidence of any engagement with Nottingham or Derby City Councils regarding any potential unmet need that may need to be accommodated beyond those cities' boundaries, as both cities are subject to the standard method 35% cities uplift. Indeed it is noted from the agenda for the JPAG meeting on 8 March 2022 that Nottingham City expects a **minimum shortfall of 4,543 homes up to 2038** (Appendix 1, paragraph 2.8), which is only one year beyond the end of the proposed plan period (2037) for the emerging Core Strategy Review.

This is contrary to the position advanced at the JPAG meeting on 30 March 2021, when Erewash indicated that whilst it was preparing its own plan, it was 'committed to joint evidence base preparation and alignment of strategy and policy where relevant' (paragraphs 3.0-3.2 of meeting minutes). Beyond cooperation on meeting unmet housing needs from neighbouring authorities, there also does not appear to be any joint evidence base preparation, which is reflected in the plan's inadequate evidence base (which is discussed further below).

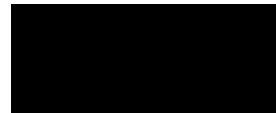
As such there is no evidence the duty to cooperate has been satisfied.

Inadequate evidence base

Underpinning all Bellway's concerns regarding the plan is the limited and inadequate evidence base supporting the plan. The limited nature of the evidence base does not justify the policies proposed, including allocations that in total will deliver more than 3,000 new homes.

For plans allocating development of the scale proposed the evidence base should include the following, as a minimum:

- Green Belt Review (no review has been undertaken since 2012, and that review is not referred to in the emerging Core Strategy Review or any part of its evidence base in any case)
- Transport evidence, including modelling
- Heritage evidence
- Landscape evidence
- Viability and affordable housing evidence
- Infrastructure Delivery Plan
- Baseline assessment of the borough's settlements facilities and infrastructure
- Engagement from other authorities (such as Derbyshire County Council on matters of education)



The Strategic Housing Land Availability Assessment (SHLAA) (2019) is also inaccurate. For example, land to the west of Borrowash (site ref: 197) is identified as not available as the landowner is unknown, despite the commentary for the site acknowledging a planning application for new homes on the site has been submitted in recent years.

The lack of an adequate evidence base flows through to all aspects of the plan, as we discuss further below.

No assessment of reasonable alternatives

The Strategic Environment Regulations require Local Plans to consider reasonable alternatives, as does National Planning Policy Framework (NPPF) (July 2021) paragraph 35b).

Section 3.4 (page 22) of the draft Sustainability Appraisal (SA) (January 2022) is clear that the SA process has only tested 25 potential housing allocation sites were appraised. So there is no consideration of alternative spatial strategies for how the borough's housing needs are to be met or alternative growth options, such as going above the standard method housing requirement (NPPF paragraph 61 is clear that the standard method housing need is a minimum).

Without this it has not been demonstrated that the plan meets the Strategic Environmental Regulations or the spatial strategy is appropriate or justified, contrary to NPPF paragraph 35b).

The borough's market and affordable housing needs are not evidenced

NPPF paragraph 61 is clear the standard method housing need calculation is a minimum only and that current and future demographic trends and market signals should be considered to determine if exceptional circumstances justify an alternative approach. In the absence of any housing need evidence (such as a Housing Needs Assessment) there has been no consideration beyond accepting the minimum standard method housing need calculation.

The plan includes no borough wide policy for the provision of on-site affordable housing and there is no evidence as to the scale of the borough's affordable housing needs. Although the proposed allocation policies include requirements for affordable housing, there is no explanation or evidence to justify the provision identified or whether it is sufficient to meet the borough's affordable housing needs.

As such there is currently no evidence to demonstrate the plan meets the area's objectively assessed housing needs as a minimum and is not positively prepared, contrary to NPPF paragraphs 31a) and 61.

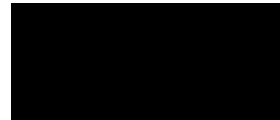
The spatial strategy is not justified

As referred to above, there has been no consideration of reasonable alternatives in terms of the plan's identified spatial strategy, as set out in the supporting text to draft strategic policy 1 (housing), in the absence of any evidence it 'flows' from the spatial portrait only (page 4).

With no evidence assessing the borough's settlements (including the edges of Derby and Nottingham) and their associated facilities and infrastructure, the borough's Green Belt, landscape, value and highway network, there is no justification for the current proposed strategy.

The proposed allocations are not justified or evidenced

As the spatial strategy is not positively prepared or justified, it follows that it has not been demonstrated that the emerging Core Strategy Review's proposed allocations are justified and deliverable within the plan period. This is further compounded by the lack of evidence underpinning the plan.



For example over 17% of the borough's housing needs are identified for South Stanton (the former Stanton Ironworks, also referred to as the Stanton Regeneration Site) (draft strategic policy 1.2 – South Stanton). This site has been allocated for 2,000 homes since March 2014 when the current Core Strategy was adopted, no planning application for new homes on the site has yet been submitted.

As the supporting text to draft strategic policy 1.2 acknowledges (page 6), the site has been 'considered suitable and available for housing' for over ten years and is not expected to deliver in the first five years of the plan given market uncertainty over contamination mitigation costs.

Despite the plan now expecting to deliver less housing than the previously adopted plan anticipated and ongoing viability concerns, no additional viability evidence has been prepared.

NPPF paragraph 110 is clear that in assessing sites that may be allocated for development it should be ensured that any significant impacts from the development on the transport network (in terms of capacity and congestion) or on highways safety can be mitigated. Mindful of this the lack of transport evidence (including any Infrastructure Delivery Plan) only reinforces that the proposed allocations have not been demonstrated to be deliverable during the plan period and are not underpinned by proportionate evidence.

Although there is some commentary on matters such as viability (as well as transport and Green Belt) in the Strategic Growth Area (SGA) Assessments document (March 2021) and the SA, this does not amount to proportionate evidence. Without the proportionate evidence it is not possible to make a judgement as to which sites should be proposed for allocation.

Another example is education provision. The north of Spondon allocation proposes that only a financial contribution is necessary for schools in Spondon to accommodate 200 new homes. The SA explains this assumption is based on the Developer Contributions Supplementary Planning Document. This document was adopted in April 2015, over seven years ago. It may be the education needs have changed, there is no up to date evidence in this respect. This issue is compounded by the lack of an Infrastructure Delivery Plan for the emerging Core Strategy Review.

The north of Spondon site is also adjacent to Spondon Wood, an ancient woodland. There is no evidence to assess whether new homes will adversely impact the woodland. Indeed it maybe an offset from the woodland is necessary, there is no commentary in the draft policy, SA or SGA assessments. Such an offset may render the entire site unviable and not deliverable.

Furthermore, whilst it is acknowledged that it is most likely the case that exceptional circumstances exist to alter the borough's Green Belt, not least because 70% of its area is Green Belt, there is no Green Belt evidence underpinning the plan, this is despite the SHLAA acknowledging in it's assessment for all sites in the Green Belt (including those proposed for allocation) that their release would 'require a full Green Belt Review'.

The proposed allocation policies are therefore not positively prepared or justified.

Summary

For the reasons set out above, the plan in its current form is unlikely to be found sound in the absence of a proportionate evidence base. As currently drafted it is not positively prepared, justified, effective or consistent with national planning policy, nor does it satisfy the duty to cooperate.

We are of the view that the Council should reconsider its approach and undertake the relevant evidence base to support the proposed emerging Core Strategy, its spatial strategy and proposed allocations, and



its policies. Consideration should be given as to whether there would be benefits doing this jointly with the Greater Nottingham JPAG authorities, an approach Erewash has previously advocated.

We would welcome the opportunity to discuss this further with officers, as well as the benefits that could be delivered by Bellway's site to the west of Borrowash.

Bellway wish to participate in the examination both in terms providing additional written statements and oral evidence during hearing sessions.

Yours sincerely

Enc. Site plan

From: [REDACTED]
Sent time: 09/05/2022 17:42:21
To: Planning Policy
Subject: Call for Sites submission - Land at Risley Lane, Breaston
Attachments: Land West of Risley Lane, Breaston- Site Access Appraisal (2202870-01) - Rev B.pdf 220427 Call for Sites Form.pdf 220505 Risley Lane Concept Masterplan.pdf 220506 Site Location Plan.pdf

Good afternoon

Please find attached the submission of 'Land at Risley Lane, Breaston' to the ongoing Call for Sites process. I also attach a Masterplan and Site Access Appraisal which should be read in conjunction with the submitted Form.

Could you please confirm receipt of the attached Form, Location Plan, Masterplan and Access Appraisal?

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



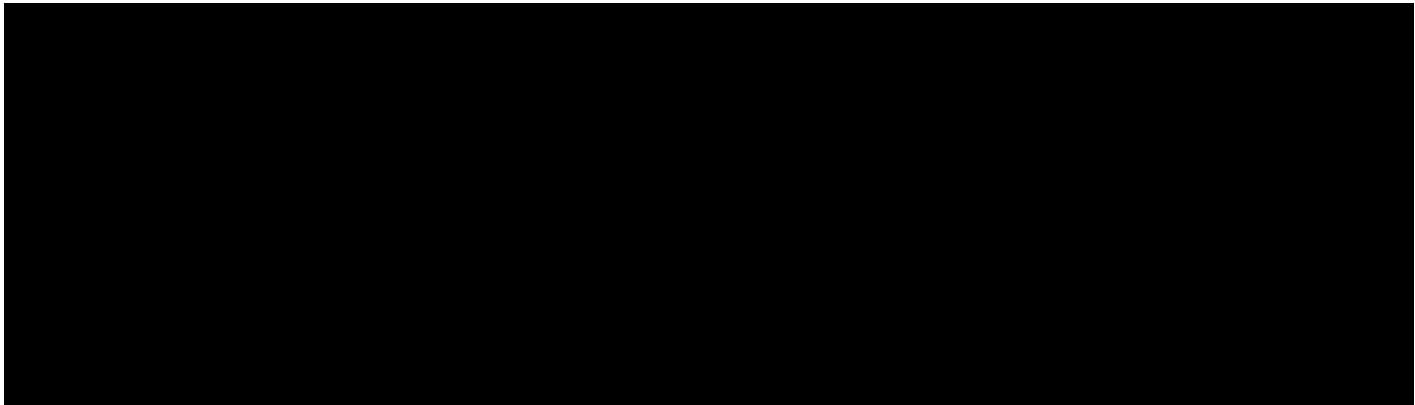
POTENTIAL RESIDENTIAL DEVELOPMENT:

LAND WEST OF RISLEY LANE, BREASTON

SITE ACCESS APPRAISAL

**REPORT REF.
2202870-01B**

May 2022



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2. Existing Conditions	2
3. Accessibility by Sustainable Modes of Travel	6
4. Potential Development Scheme	11
5. Vehicular Access Strategy	12
6. Summary and Conclusions	14

Drawings

2202870-SK01C - Potential Site Access Layout

Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	DRAFT TEAM ISSUE	■	■	DRAFT	04/05/2022
-	FINAL TEAM ISSUE	■	■	■	04/05/2022
A	REVISED FURTHER TO TEAM COMMENTS	■	■	■	06/05/2022
B	REVISED FURTHER TO TEAM COMMENTS	■	■	■	09/05/2022

Distribution

This report has been prepared for the exclusive use of LEADERS ROMANS GROUP. It should not be reproduced in whole or in part, or relied upon by third parties, without the express written authority of [REDACTED].

1. Introduction

- 1.1. [REDACTED] were instructed by Leaders Romans Group to provide an initial transport related review for the potential development of this site to provide a new residential development of approximately 150 residential units. The indicative overall red line boundary is shown within **Figure 1.1** for reference.

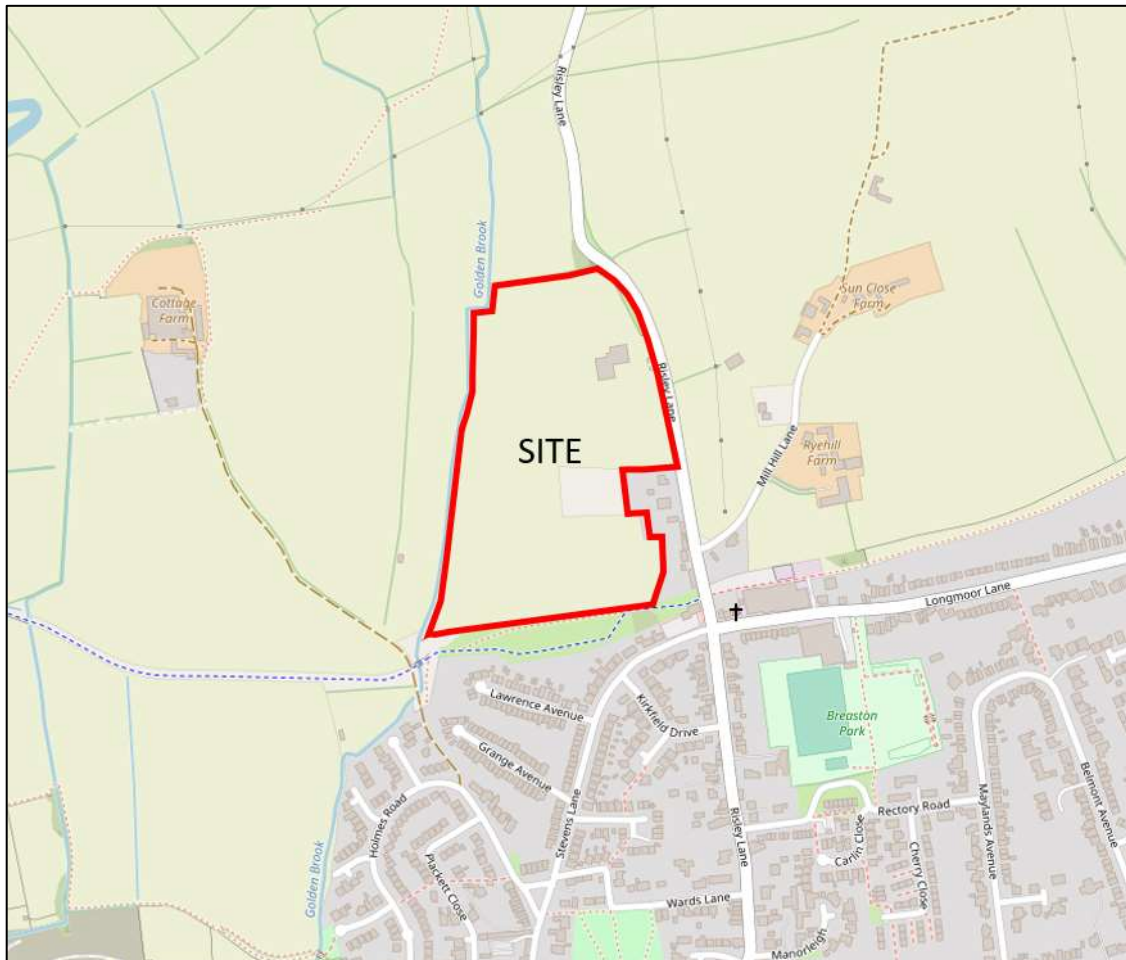


Figure 1.1: Indicative Overall Site Boundary Plan

- 1.2. The site is located at the western edge of Risley Lane in Breaston, Derbyshire. The Local Planning Authority is Erewash Borough Council (EBC), whilst Derbyshire County Council (DCC) acts as the local highway authority.
- 1.3. The purpose of this document is to assess the suitability of the site to accommodate a residential development, specifically with regards to whether a suitable access strategy can be provided. It is intended that this document will provide further support on these matters to supplement representations that shall be put forward to EBC by the landowners through the emerging Erewash Core Strategy Review.

2. Existing Conditions

Existing Site

- 2.1. The site is located at the western edge of Risley Road and comprises circa 7.8 hectares of agricultural land and a storage facility. The site is bound by primarily agricultural land to the north and west, Risley Lane and a cluster of residential units to the east with open grassed space to the south. There are approximately 8 residential properties located at the eastern edge of the site boundary edge that are outside of the site boundary itself. Further residential properties are located to the south of the site boundary, accessed via Stevens Lane and Lawrence Avenue. The indicative site boundary in relation to the surrounding area is shown within **Figure 2.1** for reference.



Figure 2.1: General Site Location Plan

Risley Lane

- 2.2. Risley Lane extends along the eastern site boundary in a north/south direction leading to Risley to the north and the A6005 (Wilsthorpe Road) to the south. Risley Lane is primarily subject to a 40mph in the vicinity of the site, reducing to 30mph circa 70 metres south of the south-eastern corner of the site.

- 2.3. Risley Lane measures circa 4.5 metres wide and includes a footway extending along the western edge of the carriageway. A grass verge extends along the majority of the eastern edge of Risley Lane.
- 2.4. Based on the Land Registry Plan extract within **Figure 2.2**, it appears that Risley lane is within publicly maintained land whilst it has been confirmed that the footway is under the ownership of the landowners and so a new site access and potential to improve the existing footway along the site frontage could potentially be provided. Highway boundary information would be acquired from DCC as part of any transport reports supporting a planning application, to confirm the above assumptions.

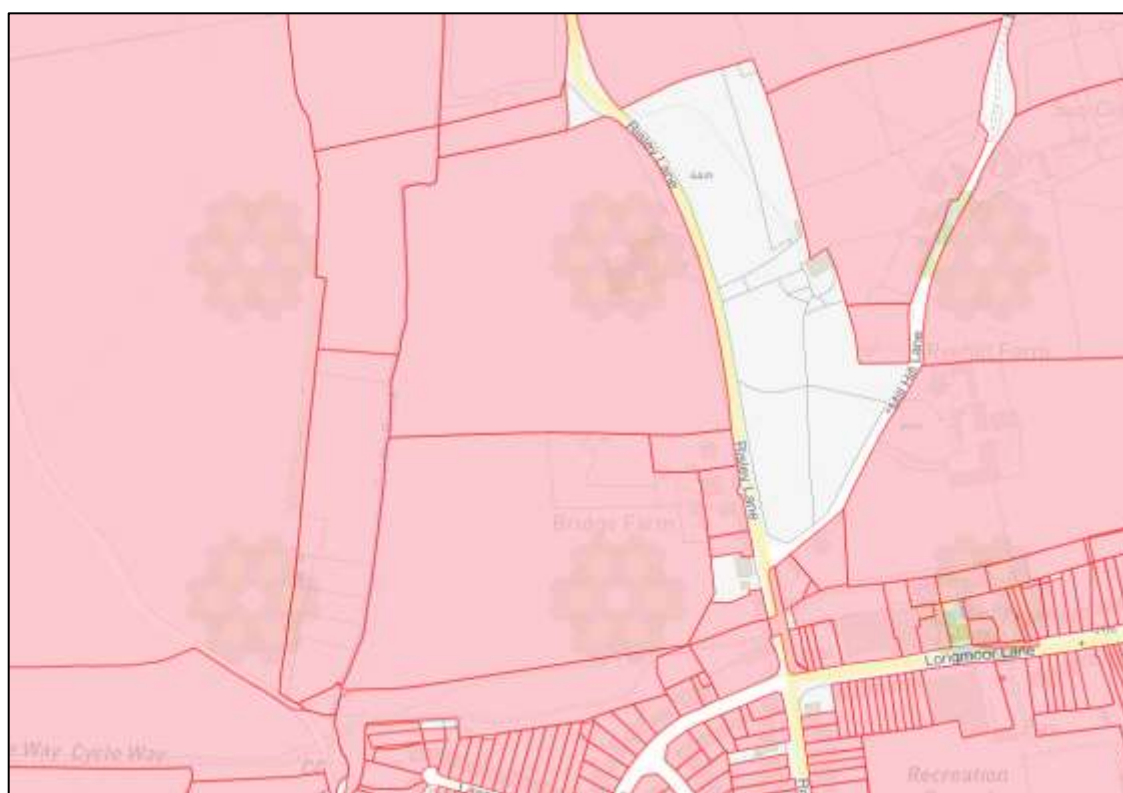


Figure 2.2: Land Registry Extract

- 2.5. As highlighted above, highway boundary information would be acquired from DCC as part of any transport reports supporting a planning application, to confirm the above assumptions.

Highway Safety

- 2.6. Paragraph 015 within 'Travel plans, transport assessments and statements in decision-taking' reiterates this and advises that "*an analysis of the injury records on the public highway in the vicinity of the site access for the most recent three-year*

period, or five-year period if the proposed site has been identified as within a high accident area”.

2.7. In accordance with the above, the 'CrashMap' website was examined (www.crashmap.co.uk) for any details of recorded Personal Injury Accidents within the past five years. This identified that there have been no recorded incidents on Risley Lane in the vicinity of the existing or proposed site access between 2017 and 2021 (most recent five-year period data available).

2.8. **Figure 2.3** is an extract from the CrashMap website showing the locations of the incidents during the recorded period above.

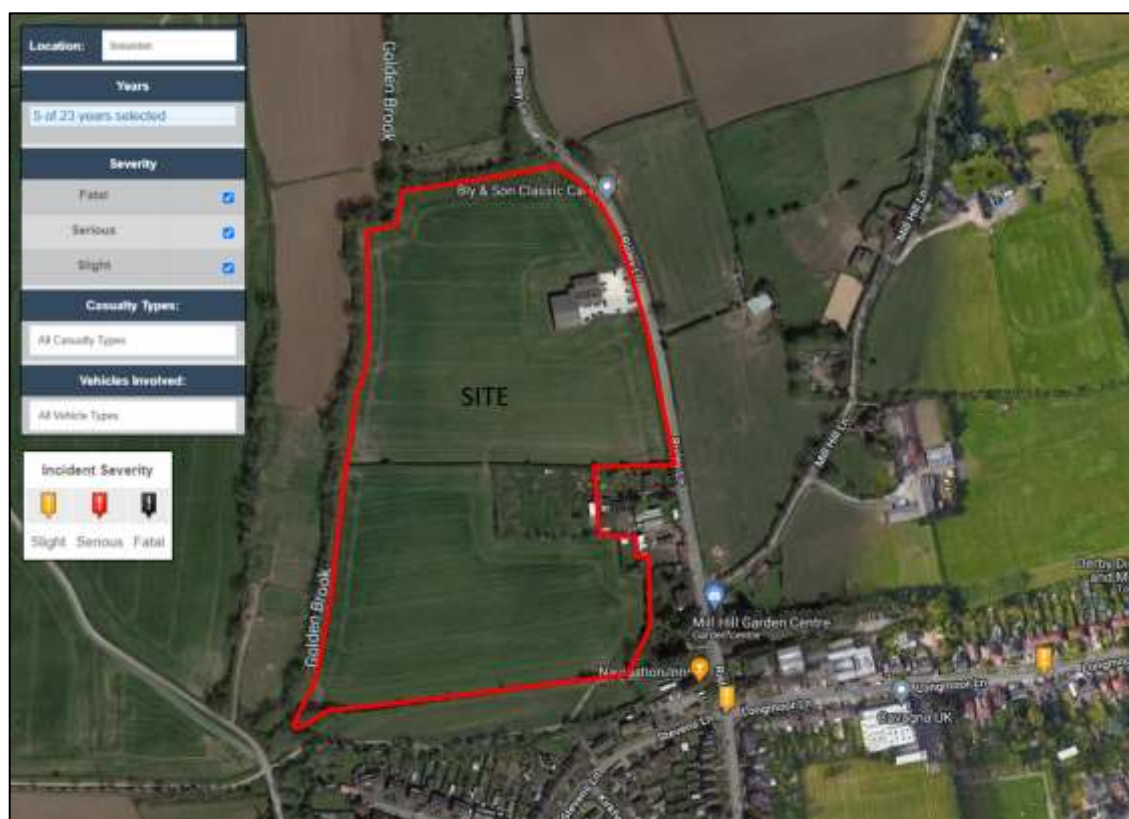


Figure 2.3: Crashmap Extract

2.9. The nearest incident occurred at the Longmoor Lane/Risley Lane junction to the south of the site boundary. This incident occurred in June 2018, was classed as slight' in severity and involved two vehicles colliding with no pedestrian or cyclist casualties.

2.10. Whilst it is unfortunate that the above incident occurred in close proximity to the site, it does not represent any particular trend in terms of incidents/clusters or suggest an on-going safety problem in this particular location. It can therefore be concluded that there are no significant existing highway safety issues in close

proximity to the site and no further detailed safety assessment or amends to the existing highway layout should be necessary.

- 2.11. Further to the above, three incidents were recorded in two separate locations on Longmoor Lane. Of these, two were classified as 'slight' in severity and the remaining classed as 'serious'. Of these three incidents, one involved a cyclist, one involved a pedestrian and the remaining incident involved vehicles only. Based on the location of these incidents, it is considered that the primary reason for the occurrence would be associated with existing on-street parking and human error due the narrowing on-street parking occurs along with restricted crossing.
- 2.12. Whilst further assessment into highway safety would be required at a later stage, it is not considered that off-site improvement schemes would prevent incidents in this particular location and there appear to be no 'significant' issues that would be exacerbated by development at the site.

3. Accessibility by Sustainable Modes of Travel

Pedestrian Accessibility

3.1. The site is located northern edge of a typical village. The Chartered Institution for Highways and Transportation (CIHT) document entitled 'Guidelines for Providing for Journeys on Foot' (GPJF) suggests walking distances which are relevant to a variety of journey purposes. These are reproduced in **Table 3.1**.

CIHT Classification	Town Centres (m)	Commuting/School/Sightseeing (m)	Elsewhere/Local Services (m)
Desirable	200	500	400
Acceptable	400	1,000	800
Preferred Maximum	800	2,000	1,200

Table 3.1: CIHT Recommended Walking Distance

3.2. Further to the above, the 'GPJF' document provides guidance on how to encourage pedestrian travel. Paragraph 3.31 states that:

"Acceptable' walking distances will obviously vary between individuals and circumstances. Acceptable walking distances will depend on various factors including:

- *An individual's fitness and physical ability*
- *Encumbrances, e.g. shopping, pushchair*
- *Availability, cost and convenience of alternatives transport modes*
- *Time savings*
- *Journey purpose*
- *Personal motivation*
- *General deterrents to walking".*

3.3. For 'town centres' it suggests that 800 metres is a preferred maximum walking distance, which equates to an approximate 10 minutes' walk based on a typical walking speed of 1.4 metres per second (circa 80 metres per minute). **Figure 3.1** shows an extract from traveltimetype.com shown where residents of the site can travel to / from within a 10-minute walk (circa 800 metres).

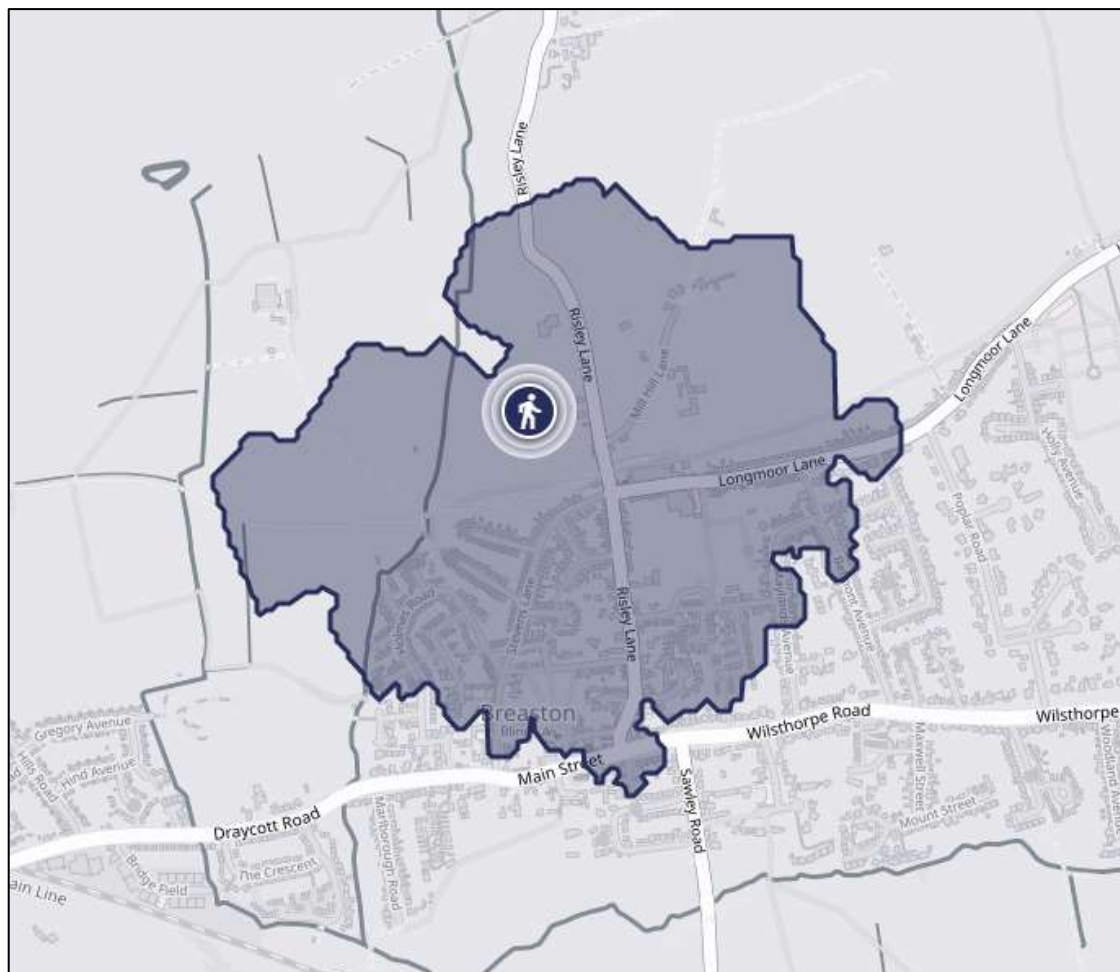


Figure 3.1: Extract from travelttimeplatform.com (10-minute walk isochrone)

- 3.4. Within 800m (10 minutes) walking distance of the site, a number of local services can be accessed such as The Navigation Inn public house, The Farm Shop, Breaston Methodist Church, Royal Spice Indian, Darling Eyecare and Perks Park.
- 3.5. For commuting / school trips 2 kilometres is a preferred maximum walking distance, which equates to an approximate 25 minutes' walk based on a typical walking speed of 1.4 metres per second (circa 80 metres per minute). However, by walking for an additional 5 minutes (circa 400 metres) the entirety of Breaston can be access by foot. This includes Firfield Primary School, St Michaels Church Hall and Breaston Pre-School.
- 3.6. Derbyshire County Council's online mapping confirms that a number of traffic-free public rights of way existing within close proximity of the site. This includes a public footpath that extends along the southern edge of the site linking the site to Long Eaton to the east and Borrowwash to the west. The localised public footpaths are shown within **Figure 3.2**.

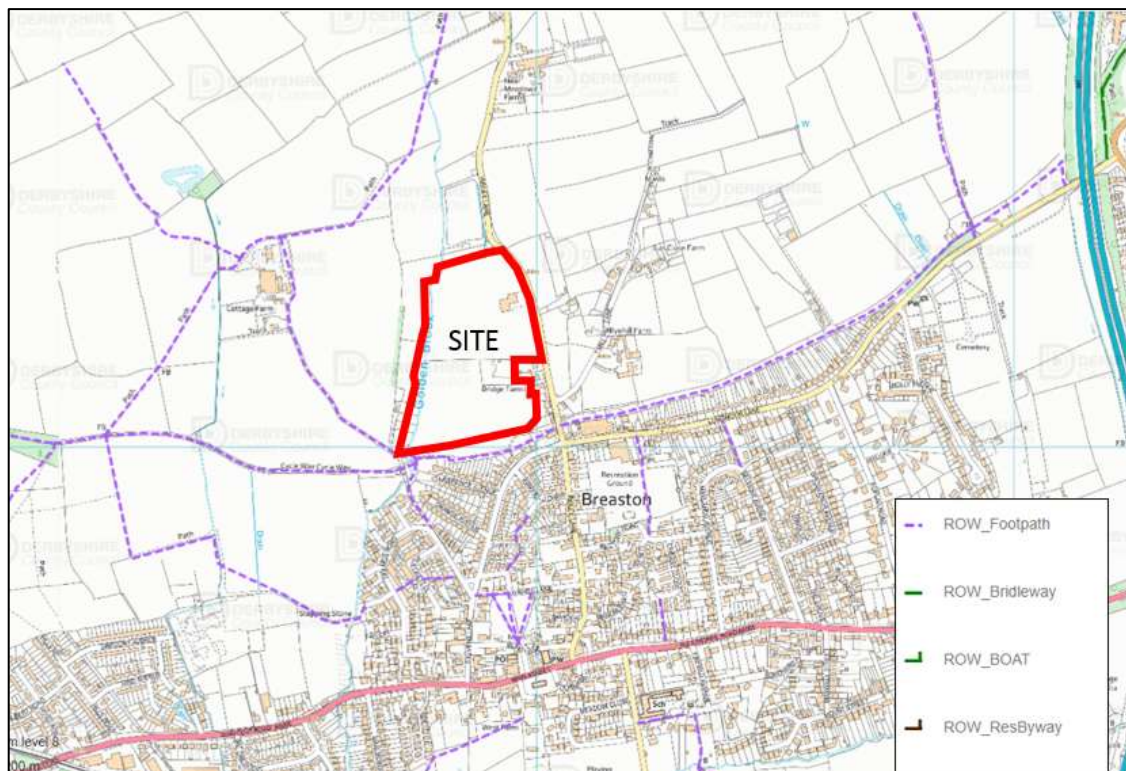


Figure 3.2: Public Rights of Way Map Extract

- 3.7. At present the site can be accessed on foot by an existing well-maintained footway extending along the western edge of the Risley Lane, linking pedestrians to Breaston Centre to the south and Risley to the north. No incidents between pedestrians and vehicles (including the existing HGV's) have been recorded on Risley Lane within close proximity to the site within the past five years and so this is not considered to raise highway safety concerns.

Cycling

- 3.8. It is generally recognised that a typical cycle speed of 12mph (19kph) would result in a 5-kilometre isochrone equating to a journey time of approximately 16 minutes. **Figure 3.3** shows an extract from traveltimeplatform.com showing where residents of the site can travel to / from within a 15-minute walk (circa 5-kilometre cycle).

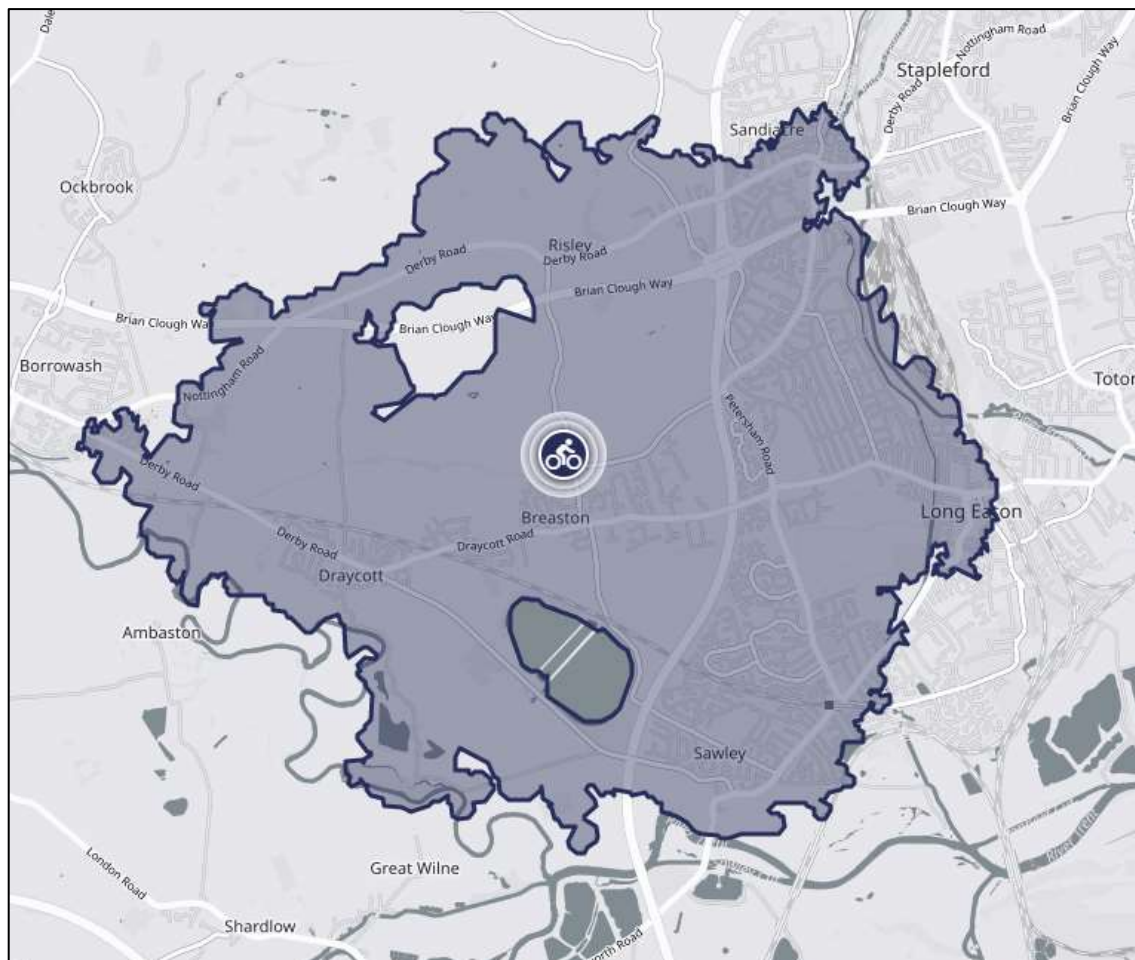


Figure 3.3: Extract from travelttimeplatform.com (15-minute cycling isochrone)

3.9. The 5 kilometres isochrone catchment area centred on the site (**Figure 3.3**) demonstrates that surrounding areas including the entirety Breaston, Draycott, Risley, Sawley Long Eaton and Sandiacre are within a comfortable cycling distance.

Accessibility by Bus

3.10. The ability to readily access wider major destinations by rail and bus provides a key advantage in providing a real alternative to car travel (e.g. for journeys to work) and, as such, reinforces the aim of reducing car travel.

3.11. Guidance from the Chartered Institution of Highways and Transportation (CIHT) document 'Guidelines for Planning for Public Transport in Development' indicates that ideally, a bus stop should be located within 400m from a new development. However, it is considered that this primarily relates to more urbanised locations. It should be noted that in more rural areas, a walk distance of 800 metres to a bus stop served by an hourly service is generally considered as acceptable. It is also noted that in

Manual for Streets (MfS) 'Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800m) walking distance of residential areas which residents may access comfortably on foot.

- 3.12. Given the rural nature of the site, it is considered that an 800 metres walk distance to the nearest bus stops should be sufficient, subject to being served by a minimum of an hourly service.
- 3.13. There are four bus stops located on the A6005 circa 800 metres of the centre of the site (depending on the route taken such as the proposed site access or potential pedestrian access). The bus stops are located to the east and west of Risley Lane junction to the A6005 which all include timetable information, two include a shelter and are all served by service numbers 222 and Indigo travelling east and west bound. These services provide a combined frequency of approximately three buses every hour. These services link the site to Derby bus Station, Borrowash, Long Eaton, Chilwell, Beeston, Queens Medical Centre and Nottingham centre.
- 3.14. It is considered that the site is suitably served by existing level of bus provision with routes providing access to a mix of educational, recreational, retail, health and employment opportunities. Bus stops are within acceptable pedestrian travel distances, with routes to the stops being direct, pleasant and within close proximity to the site. However, as part of any future planning application there could be the potential to provide additional bus stops on the Risley Lane within close proximity to the site frontage to reduce walking distance for residents.

Accessibility Conclusion

- 3.15. The above section included a review of access to key amenities by sustainable modes, which has been undertaken within the context of the existing infrastructure provision. It is considered within the context of the development that the existing level of infrastructure can reasonably accommodate a potential uplift in trips without undue capacity or safety concern.
- 3.16. In conclusion, the site is accessible by a variety of sustainable modes of transport and can be considered a suitable location with regards to sustainability. However, as part of a potential future planning application, it is considered that improvements to sustainable travel could be incorporated if required.

4. Potential Development Scheme

4.1. The purpose of this document is to assess the suitability of the site to accommodate a residential development with regards to access. Therefore, the exact number of units and internal layout cannot be confirmed. However, it is understood that the overall site could be suitable for approximately 150 dwellings. As previously highlighted, the development area is shown within **Figure 4.1** along with the potential site access location.



Figure 4.1: Site Location and Potential Access Location

5. Vehicular Access Strategy

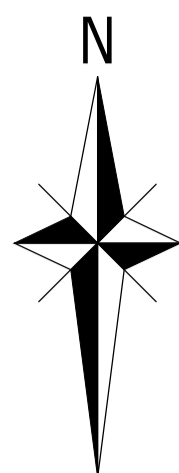
- 5.1. Vehicular access will be in accordance with Derbyshire County Council's 'Delivering Streets and Places design Guide' (2017).
- 5.2. The Delivering Streets and Places Design Guidance highlights that an access width of 5.5 metres is suitable for a residential development with a design speed of 30mph along with 2 metres wide footways. At this stage, a single point of access could be provided to serve the overall site and should comprise a carriageway width of 5.5 metres to accommodate internal refuse collection, 2 metres wide footways at either side and a minimum of 6 metres kerb radii. In addition to this Risley Lane is subject to a 40mph speed limit with visibility splays from the junction to be 2.4m x 120m.
- 5.3. In light of the above, **ACE Drawing Number 2202870-SK01C** shows how a T-junction arrangement at Risley Lane could be provided to form the primary point of access. This arrangement includes a 5.5 metres wide carriageway, 6 metres kerb radii and 2 metres wide footways to tie into the existing facilities along Risley Lane. It should be noted that there is sufficient site frontage for the exact dimensions of the access to be increased should this be required by the use of such as vehicle tracking or junction modelling.
- 5.4. The junction arrangement takes into account the current change in speed limit and is therefore designed in line with the requirements of DMRB for a 40mph design speed as a worst-case scenario. However, it is considered that the existing change in speed limit to the south of the site could potentially be relocated further north to extend the extent of 30mph and assist with reducing speeds on the approach to the site as an overall betterment.
- 5.5. With regards to visibility from the site access, **ACE Drawing Number 2202870-SK01C** demonstrates splays of 120 metres to the north and south from a 2.4 metres setback distance to the nearside kerb line. Both visibility splay distances appear to be achievable (subject to confirmation of the highway boundary information).
- 5.6. It is considered that the site access arrangement shown within **ACE Drawing Number 2202870-SK01C** is sufficient to serve the potential residential development subject to further detailed assessment. This arrangement could provide a number of betterments for users of Risley Lane by potentially extending the 30mph

speed limit as well as improving the existing footway along the site frontage. Overall, it is considered that a 'safe and suitable access' could be achieved from Risley Lane to serve a development of circa 150 dwellings without resulting in a detrimental impact, in accordance with Paragraph 108 of the NPPF.

- 5.7. Due to the potential level of development, it is not considered that a secondary point of access is required. However, subject to further review of ownership/access rights, there could be the potential to implement an emergency access is required.

6. Summary and Conclusions

- 6.1. In summary, it is considered there is scope to implement a suitable access strategy for the site via Risley Lane with the potential to include the relocation of the change in speed limit to extend the 30mph speed limit to assist with reducing vehicle speeds on the approach to the site from the south of Risley Lane. Based on DCC's current guidance, it is considered that a development of up to 150 units could be satisfactorily served via a single point of access at the Risley Lane.
- 6.2. It is noted that there have been instances with smaller developments where emergency accesses have been beneficial. We have in these instances proposed a separate 3.7m pedestrian/cycle link onto the public highway which included collapsible bollards. Therefore, as part of a future planning application the suitability an emergency / shared footway and cycleway shall be reviewed to further improve accessibility by non-car modes.
- 6.3. Overall, it is considered that the site offers a good opportunity for residential development with no major highway related concerns. To the contrary, the implementation of the development could help to address potential local concerns.



44.2m

2.4m x 120m VISIBILITY SPLAY TAKEN TO THE EDGE OF CARRIAGEWAY

PROPOSED FOOTWAY TO TIE INTO EXISTING FOOTWAY

1.2m WIDE DROPPED KERB TACTILE CROSSING POINT

PROPOSED FOOTWAY TO TIE INTO EXISTING FOOTWAY

The Hollies

2.4m x 120m VISIBILITY SPLAY TAKEN TO THE EDGE OF CARRIAGEWAY

RISLEY LANE

Bridge Farm

Bridge Cottage

Amber Lodge

Bridge

- NOTES**
1. ACCESS DESIGN AND VISIBILITY SPLAYS HAVE BEEN DESIGNED IN ACCORDANCE WITH DCC STANDARDS FOR A 40MPH SPEED LIMIT.
 2. ACCESS SUBJECT TO CAPACITY AND LEVELS ASSESSMENTS, VEHICLE SWEEP-PATH ANALYSIS, HIGHWAY BOUNDARY, SPEED SURVEY AND HIGHWAY LAND BOUNDARY INFORMATION.
 3. ACCESS DESIGN IS BASED ON OS MAPPING AND SUBJECT TO TOPOGRAPHICAL SURVEY MAPPING.

KEY
INDICATIVE SITE BOUNDARY ———

FOR INFORMATION ONLY

C	REVISED FURTHER TO COMMENTS	GL	AG	DRAFT	09.05.22
B	REVISED REDLINE INCLUDED	GL	AG	DRAFT	06.05.22
A	REVISED FURTHER TO INTERNAL COMMENTS	GL	AG	DRAFT	04.05.22
Rev	Description	Drn	Chk	App	Date



Client
LEADERS ROMANS GROUP

Project Title:
LAND WEST OF RISLEY LANE, BREASTON

Drawing Title:
INDICATIVE SITE ACCESS

A2 Scale	Date	Designed by
1:500	03/05/22	
Drawn by	Checked by	Approved by
		DRAFT

Drawing Number **2202870-SK01** Rev **C**

Call for Sites Submission Form:

Please complete this form if you would like to suggest land for future development in the Borough of Erewash.

We would be particularly keen for sites to be submitted that are located within the settlement boundaries for Erewash towns and villages.

If you wish to submit more than one site, please complete a separate form for each site.

Complete each section to the best of your knowledge. All documents required to complete the form can be found on our website www.erewash.gov.uk

PLEASE NOTE: Submission of a site for the Erewash Borough Council SHLAA does not guarantee that it will be allocated for any future development, nor should it be construed that it increases the prospects of the granting of planning permission for any form of development.

1. Your Details

Title	█	Name	█
Organisation (If applicable)	█	Representing (if relevant)	Mr Dickin and Mr & Mrs Gregory
Your Address	█		
Post Code	█	Telephone	█
Email	█		

2. Site Details

Site Name	Land west of Risley Lane, Breaston		
Site Address (Inc. Post Code)	Land west of Risley Lane, Breaston, Derbyshire, DE72 3BP		
OS Grid Ref Easting	445878	OS Grid Ref Northing	334234
Total Site Area (ha)	8.28ha	Area of site suitable for development	
Please attach a 1:1250 scale OS map clearly outlining the boundary of the site with a red line. If appropriate, show other land in your ownership in blue. If relevant, also provide details of land where the site is under multiple ownership.			

3. Site Ownership

Ownership (please Tick)	Yes - Sole Owner X	Yes – Part Owner <input type="checkbox"/>	No - I am not the owner <input type="checkbox"/>
If the site is part owned, please provide the name(s) and address(es) of other owner(s)	Name		
	Address with Postcode		
Have you informed the other landowner(s) that you have submitted this site?	Yes, all other landowners are aware <input type="checkbox"/>	No, I have not informed other landowners <input type="checkbox"/>	

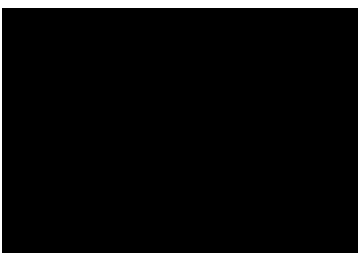
4. Site Constraints

Current Use	Agricultural.				
Previous Use	Agricultural.				
Adjacent Land Uses	The land is bound to the north-east by Risley Lane, the rear curtilages of existing residential properties to the south-east and by existing vegetation to the north and south. Golden Brook provides the western boundary to the site.				
Relevant Planning History	There is no relevant planning history for the site, however the site has been included within the 2014 and 2019 SHLAA as two separate parcels. SHLAA 2019: Reference: 287 and 497. SHLAA 2014: Reference: 683.				
Existing Infrastructure	Gas X	Electricity X	Mains Sewerage X	Mains Water X	Telecoms X
Highway Access	Yes – Classified Road X		Yes – Unclassified Road <input type="checkbox"/>		No <input type="checkbox"/>

Are there any legal issues surrounding the site?	Yes <input type="checkbox"/>	No X	If Yes, please provide details:
Is this site currently occupied?	Yes <input type="checkbox"/>	No X	If Yes, Please provide details:
Any Wildlife designations on the site?	Yes <input type="checkbox"/>	No X	If Yes, please list them:
Is the Site Covered by a Flood Zone?	Yes X	No <input type="checkbox"/>	If yes, please select which flood zone: FZ1 X FZ2 X FZ3 X
Any known land contamination?	Yes <input type="checkbox"/>	No X	If yes, please provide details:
Any heritage designations on the site?	Yes <input type="checkbox"/>	No X	If yes, please list them:
Public Access / Rights of Way Constraints	N/A		
Environmental Constraints (TPOs/ mature trees, ponds)	N/A		
Infrastructure constraints (pylons, gas mains etc.)	N/A		
Any other known constraints	N/A		
Methods of overcoming listed constraints	N/A		

5. Site Proposal			
Proposed number of dwellings	Approximately 175 dwellings		
Availability for development	0-5 years X	6-10 years <input type="checkbox"/>	11+ years <input type="checkbox"/>

Completed forms should be sent back to the Planning Policy section either electronically to [redacted] or via the post to:



Declaration:

In submitting a site you consent for your name and postal address to be made publicly available. You also consent for a representative of the Council to access the site (if necessary) to undertake a site assessment.

Your details will be added to Erewash Borough Council's Planning Policy database, from which you will receive information about upcoming consultations and updates on local plan preparation. If you wish to opt out of this service, please tick here

Name	[redacted]
Signature	[redacted]
Date	5 th May 2022

Concept Masterplan

Land West of Risley Lane, Breaston

The concept masterplan has been prepared to demonstrate a landscape led approach to a sustainable residential development on land west of Risley Lane, Breaston.

The concept masterplan demonstrates that the land is available, viable, free of major constraints and capable of delivering up to 145 new high quality homes set in a high quality landscape setting. The masterplan promotes healthy and active living through provision of a number of community benefits including outdoor walks, equipped and natural play, new orchard/allotment, native planting and publicly accessible open space for the wider community.



LAND USE QUANTUM		
TYPE	HECTARES	ACRES
Residential	4.14	10.23
Open space	3.55	8.77
Infrastructure	0.41	1.01
Total	8.10	20.02

TOTAL OPEN SPACE PROVISION			
TYPE	STANDARD	REQUIRED	PROVIDED
Quantity standard for all open space	3.24 ha	1.13 ha	3.55 ha

KEY

- Site boundary (8.1ha/ 20.02ac)
- Development - 4.14 ha approx. 145 units at 35 dph
- Proposed open space
- Play Area (LAP & LEAP)
- Proposed main route
- Proposed secondary route
- Proposed tertiary route
- Existing PROW
- Pedestrian and cycle route
- All modes access point
- Pedestrian and cycle access point
- Indicative frontages
- Key buildings
- Local Equipped Area of Play (LEAP)
- Local Area of Play (LAP)
- Multi-functional basins
- Orchard/Allotments

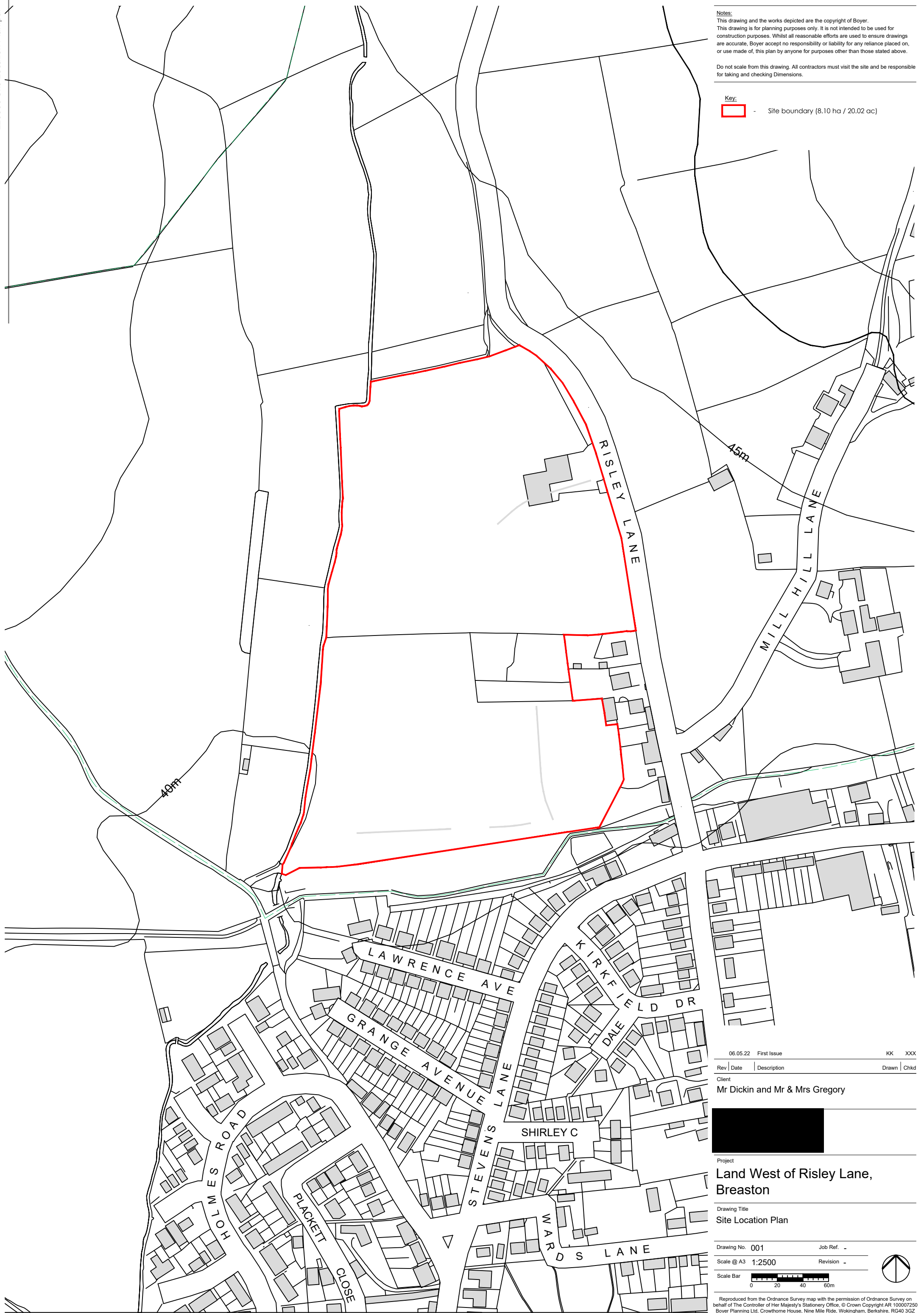
1:2500@A3



Notes:
 This drawing and the works depicted are the copyright of Boyer.
 This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, Boyer accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

Do not scale from this drawing. All contractors must visit the site and be responsible for taking and checking Dimensions.

Key:
 - Site boundary (8.10 ha / 20.02 ac)



06.05.22	First Issue	KK	XXX
Rev	Date	Description	Drawn Chkd

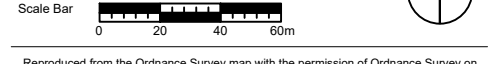
Client
 Mr Dickin and Mr & Mrs Gregory



Project
Land West of Risley Lane, Breaston

Drawing Title
 Site Location Plan

Drawing No. 001 Job Ref. . . .
 Scale @ A3 1:2500 Revision . . .



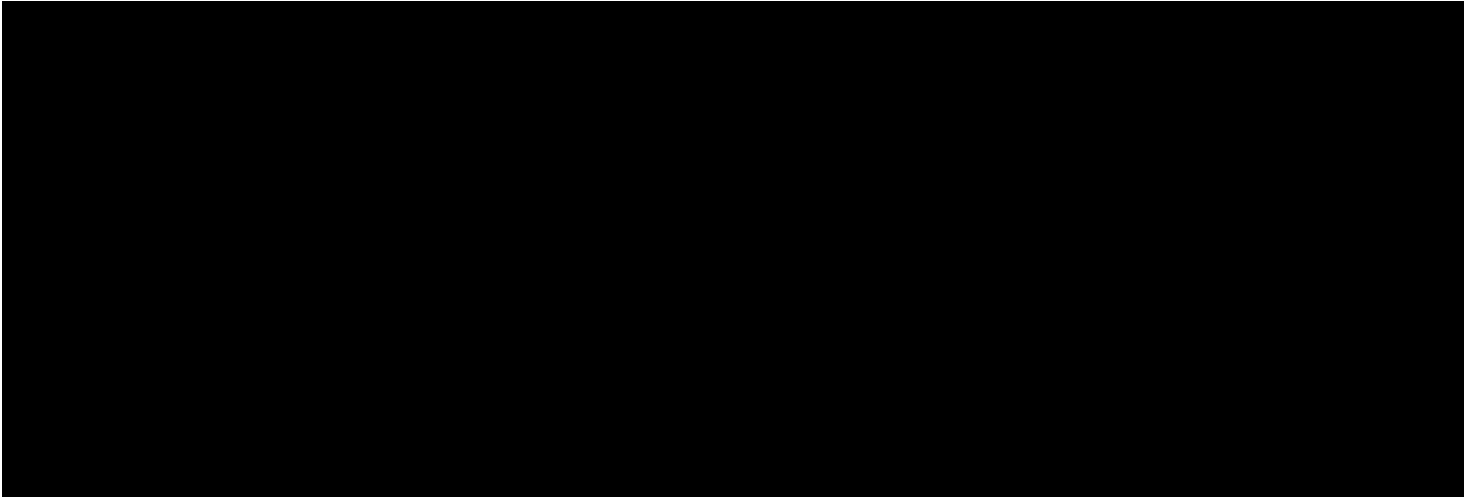
Reproduced from the Ordnance Survey map with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office, © Crown Copyright AR 100007250 Boyer Planning Ltd, Crowthorne House, Nine Mile Ride, Wokingham, Berkshire, RG40 5GZ

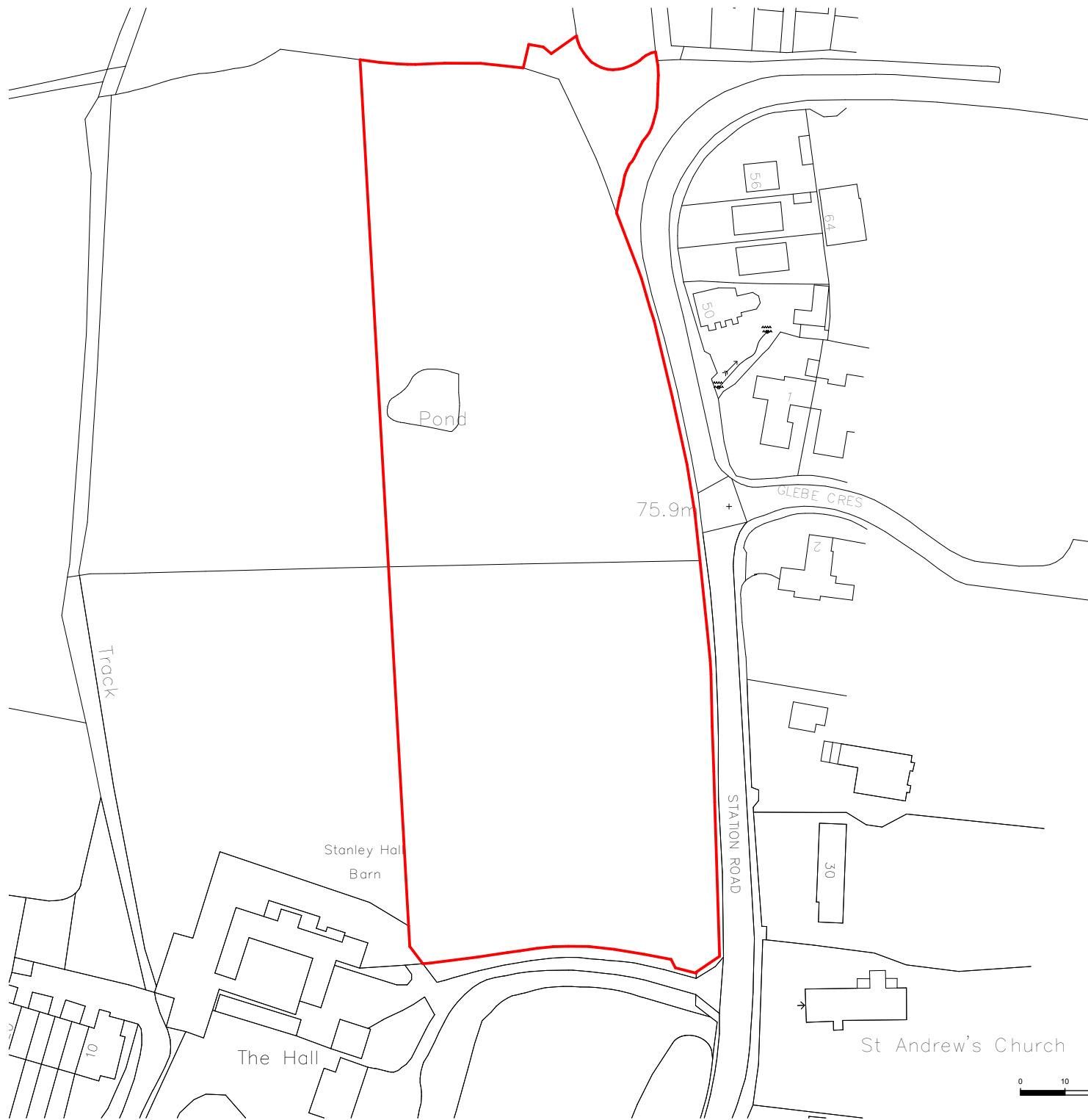
From: [REDACTED]
Sent time: 09/05/2022 19:43:21
To: Planning Policy
Cc: [REDACTED]
Subject: CFS - Land at Stanley
Attachments: 101-738 (P)002 Site Location Plan - Northern Parcel.pdf 101-738 Call for Site form.pdf

Hello

Please see attached CFS form and associated location plan that I would like to submit on behalf of my clients the Winfield Family.

I would be grateful if you could also confirm receipt





 Site Boundary

NOTE - Drawing based upon information provided by others and is subject to comments from specialists and the local authority and land registry.



Project: A development at Station Road, Stanley Hall


Status: Feasibility


Client: 

Sheet title: Site Location Plan - Northern Parcel

Scale: 1:1250 @A4

Date: 09.05.22

Drawn: 

Checked: 

Ref: 101- 738/(P)002



Waterloo House, 71 Princess Road West, Leicester, LE1 6TR · T 0116 204 5800
 74 Wells Street, London, W1T 3QQ · T 020 3327 0381
 F 0116 204 5801 · rg-p.co.uk · design@rg-p.co.uk

Notes:
 All designs should be constructed in strict accordance with building regulations.
 In addition any materials, components and fixings in/or connected to a façade should be non-combustible if the top storey of the building is above 11m.
 All dimensions to be checked on site. Do not scale off this drawing for construction purposes.
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Call for Sites Submission Form:

Please complete this form if you would like to suggest land for future development in the Borough of Erewash.

We would be particularly keen for sites to be submitted that are located within the settlement boundaries for Erewash towns and villages.

If you wish to submit more than one site, please complete a separate form for each site.

Complete each section to the best of your knowledge. All documents required to complete the form can be found on our website www.erewash.gov.uk

PLEASE NOTE: Submission of a site for the Erewash Borough Council SHLAA does not guarantee that it will be allocated for any future development, nor should it be construed that it increases the prospects of the granting of planning permission for any form of development.

1. Your Details

Title	████	Name	████████
Organisation (If applicable)	████	Representing (if relevant)	The Winfield Family
Your Address	██		
Post Code	██████	Telephone	████████
Email	████████████████████		

2. Site Details

Site Name	Land West of Stanley		
Site Address (Inc. Post Code)			
OS Grid Ref Easting	441840	OS Grid Ref Northing	340468
Total Site Area (ha)	1.31	Area of site suitable for development	0.91 hectares
Please attach a 1:1250 scale OS map clearly outlining the boundary of the site with a red line. If appropriate, show other land in your ownership in blue. If relevant, also provide details of land where the site is under multiple ownership.			

3. Site Ownership

Ownership (please Tick)	Yes - Sole Owner <input checked="" type="checkbox"/>	Yes – Part Owner <input type="checkbox"/>	No - I am not the owner <input type="checkbox"/>
If the site is part owned, please provide the name(s) and address(es) of other owner(s)	Name		
	Address with Postcode		
Have you informed the other landowner(s) that you have submitted this site?	Yes, all other landowners are aware <input type="checkbox"/>	No, I have not informed other landowners <input type="checkbox"/>	

4. Site Constraints

Current Use	Grassland				
Previous Use	n/a				
Adjacent Land Uses	South and East – residential West – Grassland				
Relevant Planning History	ERE1205/0014 Erection of detached garage Stanley Hall Barns, Station Road, Stanley A02 Refused(Delegated) 2006/02/08				
Existing Infrastructure	Gas <input type="checkbox"/>	Electricity <input type="checkbox"/>	Mains Sewerage <input type="checkbox"/>	Mains Water <input type="checkbox"/>	Telecoms <input type="checkbox"/>
Highway Access	Yes – Classified Road <input checked="" type="checkbox"/>	Yes – Unclassified Road <input type="checkbox"/>			No <input type="checkbox"/>

Are there any legal issues surrounding the site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If Yes, please provide details:
Is this site currently occupied?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If Yes, Please provide details:
Any Wildlife designations on the site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If Yes, please list them:
Is the Site Covered by a Flood Zone?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, please select which flood zone: FZ1 <input checked="" type="checkbox"/> FZ2 <input type="checkbox"/> FZ3 <input type="checkbox"/>
Any known land contamination?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please provide details:
Any heritage designations on the site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please list them:
Public Access / Rights of Way Constraints	n/a		
Environmental Constraints (TPOs/ mature trees, ponds)	Pond on site		
Infrastructure constraints (pylons, gas mains etc.)			
Any other known constraints			
Methods of overcoming listed constraints	Developable area excludes area surround the pond, which could be incorporated into future SuDS		

5. Site Proposal			
Proposed number of dwellings	25		
Availability for development	0-5 years <input checked="" type="checkbox"/>	6-10 years <input checked="" type="checkbox"/>	11+ years <input type="checkbox"/>

Completed forms should be sent back to the Planning Policy section either electronically to [redacted] or via the post to:

[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]

Declaration:

In submitting a site you consent for your name and postal address to be made publicly available. You also consent for a representative of the Council to access the site (if necessary) to undertake a site assessment.

Your details will be added to Erewash Borough Council's Planning Policy database, from which you will receive information about upcoming consultations and updates on local plan preparation. If you wish to opt out of this service, please tick here

Name	[redacted]
Signature	[redacted]
Date	09.05.22

From: [REDACTED]
Sent time: 09/05/2022 18:01:37
To: [REDACTED]
Subject: Core Strategy Review - Sport England Response
Attachments: 20220509 Erewash LP Review response.docx

Further to my call this lunchtime, please find response attached in Word doc format.

Do come back to me if there are any queries. I would be very happy to work with you on any revisions to policy wording if necessary.

Kind regards,
Janet Belfield

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sport England Ref: SP/19/00000728

To: [REDACTED]

Erewash Core Strategy Review Representation

9 May 2022

From:

Sport England

Mrs J Belfield, Principal Planning Manager

[REDACTED]

[REDACTED]

Comments

No, I do not wish to participate in hearing session(s) /

Strategic Policy 1.2 – South Stanton

Do you consider the Core Strategy Review is Legally Compliant? (*)

No

Do you consider the Core Strategy Review is sound?(*)

No

Do you consider the Core Strategy Review complies with the duty to cooperate?(*)

Yes

Sport England do not consider that the policy is fully compliant with National Policy in accordance with paragraphs 98 and 99 of the NPPF, but there is insufficient information about the site to be clear on this matter.

It's not clear if this site contained any playing fields in past or present use. Sport England requests that the site promoter provides information about the past use of the green spaces on site. Were there playing fields or other sports facilities then the developer would need to mitigate the loss in accordance with paragraphs 98 and 99 of the NPPF. The developer would be required to replace the facility/playing fields or provide the LPA with a developer contribution to invest locally in sports and leisure facilities.

Sport England broadly support the policy but do not consider that it is robust enough. Sport England would welcome the LPA seeking developer contributions to meet the demands for access to sport and leisure facilities and sports pitches from new development. Erewash is currently updating its Playing Pitch Strategy and when completed Erewash will be provided with access to Sport England's Playing Pitch and New Development calculators from which contributions can be calculated. Accordingly, additional points should be included within the policy.

Modern-day life can make us inactive, and about a third of adults in England don't do the recommended amount of weekly exercise, but the design of where we live and work can play a vital role in keeping us active.

We know sport isn't for everyone but embracing a lifestyle change to be more active can have real benefits. Sport England welcomes and supports the references to improving and providing cycling and walking infrastructure but considers that the policy could go further in adding a specific active design element to the policy. Sport England's own Active Design Guidance (2015) sets out the considerations that should be made when designing the places and spaces we live in. It's about designing and adapting where we live to encourage activity in our everyday lives, making the active choice the easy choice. For example, the policy could specifically create a walkable community, connected walking and cycling routes, co-locate community facilities, a network of multifunctional open spaces, and provide high quality streets and spaces. Additionally, Sport England has an 'Active Design Checklist' that we encourage developers to complete to appraise their schemes. We would advocate that any planning applicant completes this to supplement their planning applications. Sport England's Active Design Guidance contains a model policy (page 53), again Sport England would advocate strengthening the Erewash policy with that policy to achieve a truly active and healthy community.

Link to Active Design Guidance: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

Strategic Policy 1.3 – Acorn Way

Do you consider the Core Strategy Review is Legally Compliant? (*)

No – It fails to comply with national policy, namely paragraph 98/99/187 of the NPPF

Do you consider the Core Strategy Review is sound? (*) No

Do you consider the Core Strategy Review complies with the duty to cooperate? (*)

Yes

Sport England OBJECTs to this policy. The site lies adjacent to a playing field and bringing the site forward for development should consider the adjoining land use and the 'agent of change' in accordance with paragraph 187 of the NPPF. Bringing the site forward could prejudice the use of the adjacent playing field. The policy needs to ensure that it does not prejudice the use of the playing field, and if necessary, any mitigation to protect the site should be included in this policy.

Sport England would welcome the LPA seeking developer contributions to meet the demands for access to sport and leisure facilities and sports pitches from new development. Erewash is currently updating its Playing Pitch Strategy and when completed Erewash will be provided with access to Sport England's Playing Pitch and New Development calculators from which contributions can be calculated. Accordingly, additional points should be included within the policy.

Modern-day life can make us inactive, and about a third of adults in England don't do the recommended amount of weekly exercise, but the design of where we live and work can play a vital role in keeping us active. We know sport isn't for everyone but embracing a lifestyle change to be more active can have real benefits. Sport England welcomes and supports the references to improving and providing cycling and walking infrastructure but considers that the policy could go further in adding a specific active design element to the policy. Sport England's own Active Design Guidance (2015) sets out the considerations that should be made when designing the places and spaces we live in. It's about designing and adapting where we live to encourage activity in our everyday lives, making the active choice the easy choice. For example, the policy could specifically create a walkable community, connected walking and cycling routes, co-locate community facilities, a network of multifunctional open spaces, and provide high quality streets and spaces. Additionally, Sport England has an 'Active Design Checklist' that we encourage developers to complete to appraise their schemes. We would advocate that any planning applicant completes this to supplement their planning applications. Sport England's Active Design Guidance contains a model policy (page 53), again Sport England would advocate strengthening the Erewash policy with that policy to achieve a truly active and healthy community.

Link to Active Design Guidance: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

Strategic Policy 1.4 – North of Spondon

Do you consider the Core Strategy Review is Legally Compliant? (*)

Yes

Do you consider the Core Strategy Review is sound? (*)

Yes

Do you consider the Core Strategy Review complies with the duty to cooperate?(*)

Yes

Please give details of why you consider the Erewash Core Strategy Review is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Sport England would welcome the LPA seeking developer contributions to meet the demands for access to sport and leisure facilities and sports pitches from new development. Erewash is currently updating its Playing Pitch Strategy and when completed Erewash will be provided with access to Sport England's Playing Pitch and New Development calculators from which contributions can be calculated. Accordingly, additional points should be included within the policy.

Modern-day life can make us inactive, and about a third of adults in England don't do the recommended amount of weekly exercise, but the design of where we live and work can play a vital role in keeping us active. We know sport isn't for everyone but embracing a lifestyle change to be more active can have real benefits. Sport England welcomes and supports the references to improving and providing cycling and walking infrastructure but considers that the policy could go further in adding a specific active design element to the policy. Sport England's own Active Design Guidance (2015) sets out the considerations that should be made when designing the places and spaces we live in. It's about designing and adapting where we live to encourage activity in our everyday lives, making the active choice the easy choice. For example, the policy could specifically create a walkable community, connected walking and cycling routes, co-locate community facilities, a network of multifunctional open spaces, and provide high quality streets and spaces. Additionally, Sport England has an 'Active Design Checklist' that we encourage developers to complete to appraise their schemes. We would advocate that any planning applicant completes this to supplement their planning applications. Sport England's Active Design Guidance contains a model policy (page 53), again Sport England would advocate strengthening the Erewash policy with that policy to achieve a truly active and healthy community.

Link to Active Design Guidance: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

Strategic Policy 1.5 – South West of Kirk Hallam

Do you consider the Core Strategy Review is Legally Compliant? (*)

No It fails to take into account the adjoining land use which contains a playing field and the development of the site has the ability to prejudice the use of the site as a playing field in accordance with paragraph 187 of the NPPF.

Do you consider the Core Strategy Review is sound? (*)

No

Do you consider the Core Strategy Review complies with the duty to cooperate?(*)

Yes / No

The site lies adjacent to school playing fields, where development of this site has to ability to prejudice the use of the playing fields. Sport England considers that an assessment needs to be undertaken to ensure that the proposal allocation would not prejudice the use of the playing fields. If it would affect it then mitigation would be required and this should be included in any policy for the site and provided at the developers expense.

Sport England would welcome the LPA seeking developer contributions to meet the demands for access to sport and leisure facilities and sports pitches from new development. Erewash is currently updating its Playing Pitch Strategy and when completed Erewash will be provided with access to Sport England's Playing Pitch and New Development calculators from which contributions can be calculated. Accordingly, additional points should be included within the policy.

Modern-day life can make us inactive, and about a third of adults in England don't do the recommended amount of weekly exercise, but the design of where we live and work can play a vital role in keeping us active. We know sport isn't for everyone but embracing a lifestyle change to be more active can have real benefits. Sport England welcomes and supports the references to improving and providing cycling and walking infrastructure but considers that the policy could go further in adding a specific active design element to the policy. Sport England's own Active Design Guidance (2015) sets out the considerations that should be made when designing the places and spaces we live in. It's about designing and adapting where we live to encourage activity in our everyday lives, making the active choice the easy choice. For example, the policy could specifically create a walkable community, connected walking and cycling routes, co-locate community facilities, a network of multifunctional open spaces, and provide high quality streets and spaces. Additionally, Sport England has an 'Active Design Checklist' that we encourage developers to complete to appraise their schemes. We would advocate that any planning applicant completes this to supplement their planning applications. Sport England's Active Design Guidance contains a model policy (page 53), again Sport England would advocate strengthening the Erewash policy with that policy to achieve a truly active and healthy community.

Link to Active Design Guidance: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

Strategic Policy 1.6 – North of Cotmanhay

Do you consider the Core Strategy Review is Legally Compliant? (*)

Yes

Do you consider the Core Strategy Review is sound? (*)

Yes

Do you consider the Core Strategy Review complies with the duty to cooperate?(*)

Yes

Sport England would welcome the LPA seeking developer contributions to meet the demands for access to sport and leisure facilities and sports pitches from new development. Erewash is currently updating its Playing Pitch Strategy and when completed Erewash will be provided with access to Sport England’s Playing Pitch and New Development calculators from which contributions can be calculated. Accordingly, additional points should be included within the policy.

Modern-day life can make us inactive, and about a third of adults in England don’t do the recommended amount of weekly exercise, but the design of where we live and work can play a vital role in keeping us active. We know sport isn’t for everyone but embracing a lifestyle change to be more active can have real benefits. Sport England welcomes and supports the references to improving and providing cycling and walking infrastructure but considers that the policy could go further in adding a specific active design element to the policy. Sport England’s own Active Design Guidance (2015) sets out the considerations that should be made when designing the places and spaces we live in. It’s about designing and adapting where we live to encourage activity in our everyday lives, making the active choice the easy choice. For example, the policy could specifically create a walkable community, connected walking and cycling routes, co-locate community facilities, a network of multifunctional open spaces, and provide high quality streets and spaces. Additionally, Sport England has an ‘Active Design Checklist’ that we encourage developers to complete to appraise their schemes. We would advocate that any planning applicant completes this to supplement their planning applications. Sport England’s Active Design Guidance contains a model policy (page 53), again Sport England would advocate strengthening the Erewash policy with that policy to achieve a truly active and healthy community.

Link to Active Design Guidance: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

Strategic Policy 4 – Transport

Do you consider the Core Strategy Review is Legally Compliant? (*)

Yes

Do you consider the Core Strategy Review is sound? (*)

Yes

Do you consider the Core Strategy Review complies with the duty to cooperate?(*)

Yes

Please give details of why you consider the Erewash Core Strategy Review is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Sport England broadly supports the ability to create active and healthier communities by the policy to provide for high quality walking and cycling networks and a wider transport choice. Sport England also supports seeking developer contributions towards the improvement of the Trent Valley Way and Great Northern Greenway to multi-user standard.

Strategic Policy 5 –Green Infrastructure

Do you consider the Core Strategy Review is Legally Compliant? (*)

Yes

Do you consider the Core Strategy Review is sound? (*)

Yes

Do you consider the Core Strategy Review complies with the duty to cooperate?(*)

Yes

Sport England broadly supports providing green infrastructure corridors and the ability for them to contribute to achieving active and healthy communities through linkages to multi-functional green and open spaces.

From: Chris Chilton [REDACTED]
Sent time: 09/05/2022 18:06:49
Planning Policy; Planning; [REDACTED]
[REDACTED]
To: [REDACTED]
[REDACTED]
[REDACTED]
Cc: [REDACTED]
Subject: Objection to Strategic Policy 1.4 (SGA:26) of Erewash Core Strategy Review

Dear Sir or Madam,

I am writing to express my wholehearted opposition to the recent confirmation by Erewash Borough Council (EBC) that land north of Spondon will be declassified as green belt land and included in its Core Strategy Review (SGA:26, Strategic Policy 1.4) for housebuilding. I have outlined numerous points of objection below and trust that you will take these into consideration when reviewing this flawed proposal. I consider that the inclusion of SGA:26 is both unsound and fails to comply with the Duty to Cooperate.

1. Protecting Green Belt Land

I would question firstly whether EBC have undertaken a proper Green Belt Review to establish whether there are any sites that are more appropriate for inclusion in the Core Strategy Review than SGA:26, whether Green Belt or Brownfield sites, that are closer to EBC geographical centres such as Ilkeston. The proposed site for SGA:26 lies several miles from major Erewash settlements and directly backs onto Derby City Council land, making it implausible location for housebuilding in the Borough of Erewash. In addition, I note that the Erewash Core Strategy Review: Revised Options for Growth document dated March 2021 includes SGA:26 primarily 'as a replacement for the site north of Lock Lane' (page 7). It is not acceptable to delete the site of SGA:26 from the Green Belt simply because an alternative site for development proved unfeasible - indeed, paragraph 136 of the Government's National Planning Policy Framework states that 'Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified'. The proposal for this site is therefore unjustified, inconsistent with national policy and is not an effective use of this particular piece of Greenbelt land, which should instead be protected.

2. A Failure to Cooperate

By including the site of SGA:26 within the Core Strategy Review, I take the view that Erewash Borough Council failed in its duty to cooperate with its neighbours, specifically Derby City Council and the residents of Spondon. SGA:26 was a last-minute addition to the Core Strategy Review, with no prior notice or assessment of the proposal's feasibility given or undertaken in advance and, as mentioned above, it is not acceptable to include SGA:26 simply as a replacement for a failed proposal elsewhere. Residents of Spondon were not even able to voice their objections at EBC meetings due to the EBC constitution and I understand that Derby City Council's planning department was only informed that 'land north of Spondon' was earmarked for development a short time before the Core Strategy review was presented to full council in March 2021. In addition, at the full council meeting in March 2022, over 700 objections from non-EBC residents were simply dismissed.

3. Effect of development upon local services in Spondon

I also have serious concerns regarding the negative effect that the proposed development of 200 homes would have upon local services in the neighbouring area of Spondon, situated just across the border in the City of Derby. The Revised Options for Growth - Erewash Local Plan document published by the Council in March 2021 discusses eight key community facilities (pages 162-163), including bus stops, health facilities, schools and public houses. Of these eight, six are situated in Spondon. The proposed development would only serve to increase the strain upon these already over-subscribed facilities. The Revised Options for Growth document discusses schools in particular and notes on page 162 that the nearest secondary school - West Park School - is already 9% over capacity for enrolment, which would increase to 12% over capacity if future residents of the SGA:26 site were to utilise the school. The Chair of Governors at West Park stated that '...this number of houses will require additional school places at a time when we are oversubscribed and struggling to meet the current local need for places in our school from within, and from outside of our catchment area.' As a former pupil of West Park School, I am aware of the limited options for expansion that the school has and am in full agreement with the Chair of Governors regarding the adverse effect that this proposed development would have upon the school. In addition, the text of Strategic Policy 1.4 discusses how the new development will 'extend the community of Spondon'. May I remind EBC that the community of Spondon is in the City of Derby, not Erewash, so any extension to Spondon should be actioned on Derby City Council land that would directly benefit local residents, not residents from Erewash who would utilise Spondon's services. Furthermore, all council tax collected from residents of the new development would go to EBC, rather than Derby City Council, despite Derby providing all of the services for these

residents.

4. Accessibility of the proposed site and potential for congestion

The Council's Local Plan document notes that the proposed site adjoins the A6096 road and states on page 159 that 'only a single point of access/egress is possible'. The A6096 is a country road with a derestricted speed limit and to have slow-moving vehicles turning into and out of the proposed site via the A6096 would in my view be potentially dangerous to local traffic proceeding along the A6096, especially at night. In addition, the Local Plan document admits on page 159 that such limited access to the proposed site '...could give rise to delays for those wanting to exit the site' and that options to resolve this would be a mini-roundabout or signalised junction, both of which I consider to be unfeasible on this fairly narrow and rural country road. The unsuitability of this site with regard to its only potential access point is also highlighted by the fact that the site would be difficult to access on foot or bicycle, therefore isolating the development from the neighbouring area and requiring residents to use cars to enter/leave the site - surely an unsustainable outlook, given the modern drive towards green living and the move away from polluting methods of transport.

Furthermore, consideration must also be given to the adverse effect that the proposed development would have upon local roads in and around Spondon. Local residents exiting Spondon to head towards local supermarkets and Derby can only take one route - along Willowcroft Road - a road already congested especially at rush hour due to its crowded profile and the traffic light junction with the A6005 at the bottom. Adding the cars from an extra 200 homes would only serve to exacerbate this problem. Looking in the other direction from the proposed site - along the A6096 to the junction with Moor Lane and on towards Ockbrook, the plan makes clear on page 160 that Ockbrook '...has a limited, local road network not suited to accommodating additional vehicular movements'. It is therefore clear that the proposed development would have a negative effect upon local residents in terms of congestion in both directions.

5. Negative effects of the proposed site upon wildlife

The declassification of Green Belt land is something that should never be considered lightly and indeed, this proposal would have a severely adverse effect upon the biodiversity of the area. The land allocated for the site has a plethora of species found almost nowhere else in and around the Spondon area, including birds of prey, herds of deer and small mammals. The loss of these species would be unconscionable. Paragraph 175(c) of the National Planning Policy Framework states that 'development resulting in the loss or deterioration of irreplaceable habitats...should be refused' and it is clear in this case that the public benefit of this proposed site would not outweigh the destruction of this extremely valuable local environment.

I hope that the Planning Policy Team and the wider Erewash Borough Council will consider my objections to the Core Strategy Review seriously and conclude, as I have, that the proposed development north of Spondon is entirely without merit, unjustified and an ineffective use of precious Greenbelt land. It should therefore not proceed.

I look forward to hearing from you shortly. I have also submitted this communication via the online Core Strategy Review representation form.

Kind regards

Christopher Chilton


From: [REDACTED]
Sent time: 09/05/2022 17:30:56
To: Planning Policy
Subject: [OFFICIAL] Erewash Core Strategy review (Regulation 19 - Publication stage)
Attachments: Erewash Core Strategy Review AVBC Regulation 19 Representations.pdf

Please find attached Amber Valley Borough Council's representation.

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]

Making a Difference for Amber Valley

From: [REDACTED]
Sent: 21 April 2022 17:30
Subject: Erewash Core Strategy review (Regulation 19 - Publication stage)

Dear Sir/Madam,

RE: EREWASH CORE STRATEGY REVIEW (REGULATION 19 - PUBLICATION STAGE)

Erewash Borough Council is making contact with your organisation in order to remind you that the eight-week public consultation over the above ends in just over a fortnight's time on **Monday 9th May 2022**.

All information and materials connected to the Council's ongoing Core Strategy review, including details of how representations to the Publication document can be submitted, can be [accessed here](#).

Please disregard this email and accept our sincere apologies if you have already submitted a representation in response to the current consultation.

Kind regards

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

The opinions expressed in this e-mail are those of the author and do not necessarily represent the opinions of Erewash Borough Council.

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Erewash Borough Council, Ilkeston Town Hall, Wharnccliffe Road, Ilkeston, Derbyshire. DE7 5RP. www.erewash.gov.uk

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EREWASH CORE STRATEGY REVIEW

(REGULATION 19 – PUBLICATION STAGE)

Erewash Borough Council (EBC) has now considered the representations received in response to the publication of its Core Strategy Review Revised Options For Growth, which was published for consultation in March 2021 in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

EBC has now agreed and published the Review, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Any further representations at this stage will be forwarded to the Secretary of State by EBC when they formally submit the Review for examination.

Previous Representations From Amber Valley Borough Council In Response To Regulation 18 Consultation

Draft Options For Growth

In January 2020, EBC published Draft Options For Growth, as part of the review of the Erewash Core Strategy, for consultation in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Draft Options For Growth included proposals to amend the Green Belt boundary and to allocate land for housing growth to the north of Cotmanhay. This land, which is currently within the Green Belt, immediately adjoins the Erewash Borough boundary with Amber Valley Borough. That part of Amber Valley between the south-eastern boundary of the Heanor Urban Area and the Amber Valley/Erewash boundary is also within the Green Belt.

In responding to the Draft Options For Growth, Amber Valley Borough Council (AVBC) expressed serious concerns as to the basis on which EBC had concluded that there were 'exceptional circumstances' to justify the proposed Green Belt amendment and housing allocation on land north of Cotmanhay. These concerns were summarised as follows:-

- The conclusions of the Amber Valley Green Belt Review (2018-19)

The Amber Valley Green Belt Review defined two parcels of land between the south-eastern boundary of the Heanor Urban Area and the Amber Valley/Erewash boundary and in assessing those land parcels against the Green Belt purposes, as set out in the National Planning Policy Framework (NPPF), concluded that parcel 34 (the area to the north west of Long Lane, Shipley) was 'critical' against the first Green Belt purpose, namely a) to check the unrestricted sprawl of large built-up areas. The Green Belt Review also concluded that both parcel 34 and parcel 35 (the area to the south-east of Long Lane, Shipley) were also 'critical' against the second Green Belt purpose, namely b) to prevent neighbouring towns merging into one another and that both parcels were 'major' against the third Green Belt purpose, namely c) to assist in safeguarding the countryside from encroachment. In relation to b), the assessment of both land parcels concluded that they form part of an important gap between the settlements of Heanor and Ilkeston (including Cotmanhay) to prevent them from merging and that a reduction in this gap will create the perception of the settlement merging and may lead to future coalescence.

- The absence of any Green Belt Review in Erewash to inform the Draft Options For Growth

There was no indication in the Draft Options For Growth document, or related supporting information, that any of the proposals to amend the Green Belt boundary in Erewash to delete land from the Green Belt and to propose allocations for housing growth had been informed by a comprehensive review of the Green Belt in Erewash. In the absence of any such review, AVBC's reasonable assumption was that the proposed housing growth site on land north of Cotmanhay would be consistent with that for parcel 35 within Amber Valley, as to how it performs against the second and third purposes of the Green Belt.

Whilst the potential benefits from development in this location were acknowledged, namely bringing Cotmanhay Wood into public use as a community woodland and linking it by a multi-user trail to give public access to the Erewash Valley and Shipley Country Park, it was not clear, in the absence of a comprehensive Green Belt review, how it could be concluded that these benefits would outweigh the harm to the Green Belt through development in this location and that 'exceptional circumstances' could be demonstrated to justify the proposed amendment to the Green Belt boundary.

Revised Growth Options

In March 2021, EBC published Revised Growth Options for further consultation under Regulation 18.

In responding to this further consultation, AVBC noted that the proposed allocation for housing growth on land north of Cotmanhay had been reduced in size from that in the Draft Options For Growth, specifically by the deletion of that part of the proposed allocation to the north-east of Cotmanhay Wood.

Whilst recognising that the degree of harm to the openness of the Green Belt would be reduced with a smaller scale development, AVBC also noted that any potential benefits from such development would also be reduced and that it appeared that the potential benefits previously identified in the Draft Options For Growth, namely bringing Cotmanhay Wood into public use as a community woodland and linking it by a multi-user trail to give public access to the Erewash Valley and Shipley Country Park, would no longer be achievable.

AVBC therefore concluded that despite the reduction in scale of the proposals for housing growth on land north of Cotmanhay, it still had serious concerns about these proposals, in terms of their impact on the openness of the Green Belt between Ilkeston and Heanor, having regard to the significance of this part of the Green Belt against the purposes set out in the NPPF and the conclusion of the Amber Valley Green Belt Review. It also advised that it still had serious concerns regarding the absence of any comprehensive review of Erewash's Green Belt to inform the assessment of potential housing growth options and how any 'exceptional circumstances' could therefore be justified to support the proposals in respect of the land north of Cotmanhay.

Regulation 19 - Publication Stage

The Core Strategy Review now published under Regulation 19 retains the proposals included in the Revised Growth Options to amend the Green Belt boundary and to allocate land for housing growth to the north of Cotmanhay for housing growth (around 250 homes).

Despite the retention of these proposals, AVBC recognises the difficulties that EBC faces in being able to make sufficient provision for housing growth to fully meet its identified housing need of 5,800 additional homes between 2022 and 2037, without making any changes to existing Green Belt boundaries to delete land from the Green Belt and to allocate such land for housing and/or economic growth. This reflects the fact that nearly all of the countryside within Erewash outside defined settlements is within the Green Belt.

Despite its concerns regarding the process undertaken by EBC to determine which areas of land should be deleted from the Green Belt and allocated for housing and/or economic growth, AVBC also recognises that Cotmanhay, as part of the defined Ilkeston Urban Area, is an appropriate location in principle within Erewash to accommodate further growth, in accordance with the proposed settlement hierarchy in the Core Strategy Review.

AVBC notes that Strategic Policy 1.6 – North of Cotmanhay in the Review sets out a number of criteria which any proposals for housing development for around 250 homes will need to meet. In the context of AVBC's response to the Revised Growth Options, the following criteria are of particular relevance:-

- provision of a suitable interface between the development and Cotmanhay Wood, to include a semi-natural buffer zone, to protect the biodiversity interest of the wood
- bringing Cotmanhay Wood into use as a Community Woodland through active management, including the provision of managed public access with a link to and enhancement of Ilkeston Footpath 5
- biodiversity improvements to Cotmanhay Wood to suitably offset the biodiversity impacts of the development, including extending the wood on to the field to the north-east if required.

The proposed supporting text to proposed Strategic Policy 1.6 notes that Cotmanhay Wood includes areas of ancient woodland and that to protect its flora and fauna, a suitable interface will avoid private gardens backing on to the site, expose the edge of the wood to natural surveillance and prevent unregulated vehicular access. It also states that managed pedestrian access will encourage appropriate use of the wood and through increased natural surveillance, discourage inappropriate use.

The supporting text also states that positive woodland management, including selective thinning to allow trees to grow to maturity and increase light to the woodland floor, will improve the biodiversity of this ancient woodland. It notes that the field to the north-east is already surrounded by the woodland on three sides and could form a natural extension to the wood.

Having previously recognised that the degree of harm to the openness of the Green Belt would be reduced with a smaller scale development, AVBC also now recognises, through the inclusion of appropriate criteria in Strategic Policy 1.6 and in the supporting text to the policy, that the requirements for any proposals to provide for bringing Cotmanhay Wood into public use as a community woodland and linking it via public access to the existing footpath network in the locality, as well as protecting and enhancing biodiversity, would constitute benefits from development that would in part offset the harm to the Green Belt.

AVBC also notes that since the consultation on the Revised Growth Options, EBC has undertaken further work, as part of the Sustainability Appraisal process for the Core Strategy Review, to assess the 25 potential sites for housing growth. AVBC notes from this further work that other than the 2 proposed allocations at Stanton and at West Hallam Storage Depot (both of which comprise previously developed land and are not within the Green Belt), the land north of Cotmanhay is the second highest ranked site option when assessed against a range of sustainability objectives.

Conclusions

In summary, AVBC still has concerns about:-

- a) the process by which Erewash Borough Council has identified areas of land to be deleted from the Green Belt and allocated for housing and/or economic growth and
- b) the specific harm to the Green Belt between Heanor and Ilkeston that would arise from the proposals for housing growth on land north of Cotmanhay

However, AVBC recognises that the degree of harm that would arise from a development of around 250 homes would be reduced from the scale of development originally proposed in the Draft Options For Growth and that this harm would in part be offset by the benefits that would arise through the requirement for any proposals to make provision to bring Cotmanhay Wood into public use as a community woodland, to link it via public access to the existing footpath network in the locality and to protect and enhance biodiversity.

AVBC also recognises the difficulties that EBC faces in being able to make sufficient provision for housing growth to fully meet its identified housing need of 5,800 additional homes between 2022 and 2037, without making any changes to existing Green Belt boundaries to delete land from the Green Belt and to allocate such land for housing and/or economic growth.

AVBC notes the outcome of the assessment of potential sites for housing growth, following the further work undertaken as part of the Sustainability Appraisal process and that other than the 2 proposed allocations at Stanton and at West Hallam Storage Depot (both of which comprise previously developed land and are not within the Green Belt), the land north of Cotmanhay is the second highest ranked site option when assessed against a range of sustainability objectives.

From: [REDACTED]
Sent time: 09/05/2022 15:38:23
To: Planning Policy
Subject: RE: Erewash Core Strategy Review - Consultation on Publication version (Reg 19)
Attachments: Erewash Draft Core Strategy Review DCC Response.pdf

Dear [REDACTED]

Thank you for consulting Derbyshire County Council on the Erewash Core Strategy Review Publication Version. Please find attached, Derbyshire County Council's comments on the Core Strategy Review.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 11 March 2022 14:33
Subject: Erewash Core Strategy Review - Consultation on Publication version (Reg 19)

Dear Sir/Madam,

RE: EREWASH LOCAL PLAN REVIEW

We are contacting you regarding the above as a consequence of your status as either a Specific or General Consultation Body as per the Local Planning regulations. This email is to notify you of Erewash's Borough Council's progress in reviewing its Core Strategy Local Plan document.

At the Full Council meeting held on Thursday 3rd March, Erewash councillors approved an eight-week consultation on the draft Core Strategy Review (Regulation 19 - Publication version). Taking into account previous consultation responses from 2020 and 2021, this document now contains several draft policies covering the following matters:

- Housing strategy and allocation sites;
- Employment;
- Town, Local & Village centres;
- Transport; and
- Green Infrastructure

This consultation is open from **Monday 14th March to Monday 9th May 2022**. All duly-made responses to the consultation will be forwarded on to the independent Planning Inspector as part of the Council's submission of its Plan to the Secretary of State. More information about the consultation, including key documents and an online representation form, will be available from **Monday 14th March 2022** on the Council's website at the following location:
www.erewash.gov.uk/local-plan-section/core-strategy-review.html

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

CONTROLLED



Telephone: [Redacted]
 Ask for: [Redacted]
 Email: [Redacted]
 Our ref: [Redacted]
 Your ref: [Redacted]
 Date: 9 May 2022

Dear [Redacted]

Erewash Borough Draft Core Strategy Review (Publication Version)

Thank you for consulting Derbyshire County Council on the Erewash Borough Draft Core Strategy Review (DCSR). Derbyshire County Council's response below is set out in the context of the County Council's response to the Erewash Draft Options for Growth (DOFG) consultation submitted to the Borough Council on 16th April 2020 and the Erewash Revised Options for Growth (ROFG) consultation submitted to the Borough Council on 9th May 2021; its wider joint working on strategic planning matters with the local authorities in the Derby Housing Market Area (HMA) and Greater Nottingham HMA through a range of officer and Member groups, particularly the Derby HMA Joint Advisory Board (JAB) and Greater Nottingham Joint Planning Advisory Board (JPAB); and in respect of the implications of the DCSR on the County Council's strategic planning and infrastructure responsibilities including Green Belt, transport and education infrastructure, economic development and regeneration, the environment and climate change.

Implications for Wider Joint Working within the Derby HMA and Greater Nottingham HMA

Erewash Borough forms part of the Greater Nottingham HMA and adjoins the Derby HMA to the west and north-west. Under the requirements of the Duty to Cooperate, therefore, it is important that Erewash Borough Council (EBC) engages constructively and on an ongoing basis with all the upper and lower tier local planning authorities in both HMAs to discuss key HMA-wide and cross boundary strategic planning issues, particularly relating to the scale and distribution of housing and employment growth, Green Belt and strategic infrastructure, that will be necessary to support future housing and employment growth in the Borough.

The Derby HMA authorities, including the County Council, are currently preparing a separate joint response to this consultation, which will be submitted under a separate cover and will set out details of how the HMA authorities have engaged with the Borough Council under the Duty to Cooperate to consider cross boundary strategic planning and infrastructure matters raised through the Core Strategy Review.

Member Consultation

Consultation on the DCSR has been undertaken with all Derbyshire County Council's Elected Members with Electoral Divisions within Erewash Borough. At the time of writing

no comments have been received from these Members but if any comments are subsequently received, I will forward them to you for your consideration.

Officer Comments

Implications for Derbyshire County Council's Strategic Responsibilities

The Officer comments set out below are the County Council's more detailed comments on the DCSR and individual proposed strategic site allocations proposed relating Green Belt, transport and highways; public transport; education provision; the environment, climate change and economic development and regeneration.

General Comments

It is noted that the DCSR is focussed on a limited number of topics and associated policies including Housing Strategy and Allocation Sites; Employment; Town, Local and Village Centres; Transport and Green Infrastructure. It is not clear, however, from either the main consultation document, SA or other supporting assessment documentation how other important topics and associated policies will be reviewed and taken forward by the Borough Council, particularly relating to Climate Change, Green Belt, Gypsies and Travellers, Design Quality, Landscape and Landscape Character, the Historic Environment, the Water Environment, Ecology, Sustainable Travel and Infrastructure and Developer Contributions.

Most of these topics and associated policies are currently incorporated in the Adopted Erewash Core Strategy, which was adopted in 2014, so it may be considered that in some instances the policy approach to some of these topics may be dated and may have been overtaken by new national policy and legislative changes introduced through revisions to the National Planning Policy Framework (in 2019 and 2021), legislative changes relating to climate change and particularly a range of new environmental measures which have been introduced through the Environment Act. The Adopted Core Strategy currently has to be read in conjunction with a range of other Saved Policies from the Adopted Erewash Borough Local Plan, which are furthermore dated having been saved by Direction of the (then Secretary of State) in 2008/2009.

It is considered, therefore, that the Borough Council should provide clarity in the Core Strategy Review on its proposed future policy approach to the range of other important topics set out above. At the very least, given the priority and importance that the Government is now attaching to climate change, it is considered that the Core Strategy Review should contain a separate policy for the mitigation of, and adaptation to, climate change that can contribute at the local level to meeting the Government's commitment to net zero carbon emissions in the UK by 2050. In terms of the Environment Act, biodiversity net gain is now a mandatory requirement but there is no overarching policy set out in the DCSR to deliver this. Strategic Policy 5, seeks to prioritise biodiversity enhancements within the 4 corridors identified in the draft policy. It is appreciated that the Borough Council may wish to concentrate its efforts in certain areas to provide strategic green corridors, however, these corridors cover only a small proportion of the Borough and the policy does not make reference to the future Local Nature Recovery Strategy (LNRS) that will cover Derbyshire. The Environment Act contains a specific duty on all public authorities to "have regard" to relevant LNRSs, with the expectation that they will be used to help inform how and where biodiversity net gain should be delivered.

Derbyshire County Council has recently commissioned a Renewable Energy Study for Derby, Derbyshire and the Peak District National Park on behalf of all the constituent local authorities in the study area, including Erewash Borough Council. The final version of the study is expected to be complete by the end of May 2022. The main aim of the study is to inform the policy approach to the provision of renewable energy technologies in the next round of Local Plans in Derby and Derbyshire, assess the potential power generation capacity from renewables in each local authority area in the study area and identify broad locations suitable to accommodate a range of renewable energy technologies. Reference to the study would be welcomed in the DCSR as forming part of the supporting evidence base. The study may also help inform the development of a policy approach to climate change as set out above.

Green Belt

In terms of Green Belt, Erewash Borough is situated within the Nottingham-Derby Green Belt. The Green Belt occurs in all of the local authority areas in both the Derby HMA and Greater Nottingham HMA.

Derbyshire County Council recognises the difficulties that EBC faces in being able to make sufficient provision for housing growth to fully meet its identified housing need of 5,800 additional homes between 2022 and 2037, without making any changes to existing Green Belt boundaries to delete land from the Green Belt and to allocate such land for housing and/or economic growth. This reflects the fact that nearly all of the countryside within Erewash outside defined settlements is within the Green Belt.

In this context, however, it is of concern that the DCSR has not been informed by a Strategic Green Belt Review, especially as the DCSR is proposing the allocation of four large areas of land for development currently located within the Green Belt. Three of those areas of Green Belt proposed for development at Acorn Way and Land North of Spondon on the edge of Derby and Land North of Cotmanhay adjoining Amber Valley Borough raise significant implications for the wider areas of Green Belt within which they are located as set out in more detail below. Derbyshire County Council understands that Derby City Council and Amber Valley Borough Council will be submitting individual responses to the Borough Council on the DCSR which will consider this matter in more detail.

As you will be aware, two strategic Green Belt Reviews have previously been undertaken covering Erewash Borough, including the Nottingham-Derby Green Belt Review (NDGBR), which was undertaken jointly by Derbyshire County Council and Nottinghamshire County Council in 2006/07 on behalf of the (then) East Midlands Regional Assembly (EMRA) to inform the preparation of the East Midlands Regional Plan (EMRP); and the Derby Principal Urban Area Green Belt Review (DPUAGBR), which was undertaken jointly by Derbyshire County Council, Amber Valley Borough Council, Derby City Council, Erewash Borough Council and South Derbyshire District Council in 2012 to inform the preparation of each local planning authorities' Core Strategy / Local Plans. In this context, it is disappointing that the DCSR has not referenced the conclusions of each of these studies in respect of the assessment of the potential impacts of the proposed allocations on the Green Belt. It is noted, however, that an assessment has been carried out in the Strategic Growth Area Assessments of the potential impacts of each of the individual allocated sites on the five Green Belt purposes set out in the NPPF.

It should be noted that the NDGBR assessed a range of broad areas across the whole Green Belt area against the five main Green Belt purposes. Three broad areas were defined that covered Erewash Borough including Area 1: Nottingham to Long Eaton and

Ilkeston; Area 2: Derby to Long Eaton: and Area 3: Derby to Ilkeston. In terms of their assessment against the five Green Belt purposes, these three broad areas were all assessed as being of 'high' importance in meeting the five Green Belt purposes. The overall conclusions of the Review (paragraph 95) indicated that the area between Nottingham and Derby and the areas immediately north were strategically the most important areas of Nottingham-Derby Green Belt.

The DPUAGBR assessed a range of broad areas of Green Belt on the edge of the urban area of Derby against the five Green Belt purposes. Two broad areas covered part of Erewash Borough including Area C: Derby North East; and Area D: Derby East. The conclusions in respect of both of these broad areas was that they both performed well against the Green Belt purposes. Both areas, in particular, were assessed as performing a particularly important role in preventing the coalescence of the urban areas of Derby and Nottingham and the settlements in Erewash Borough in between.

Both of the strategic Green Belt Reviews above, highlight the strategic importance of the whole of the Green Belt covering Erewash Borough. Derbyshire County Council (and the other Derby HMA authorities) continue to believe that an update of the previous Green Belt studies is needed to help make strategic decisions, especially in an area such as Erewash where Green Belt issues are so central to the strategy. At the very least, the County Council considers that a more robust appraisal of options against the existing Green Belt studies is needed.

Transport and Highways

The supporting evidence for the DCSR considers traffic issues together with their potential offsite impacts for both the Stanton and Kirk Hallam strategic sites, and whilst the County Council would consider that there is some residual capacity on the adjacent network in the immediate vicinity of both sites, the effects of their potential cumulative impacts is unknown at the present time. There is, however, an argument that both sites in combination could provide, possibly, a 'critical mass' which could in time result in a more sustainable approach to travel. It is not clear, however, how potential traffic impacts will be effectively mitigated when inevitably traffic generated from either / both sites arrives in the urban areas notably Sandiacre, Ilkeston and Long Eaton. The County Council understands that the Borough Council have commissioned some traffic modelling using the East Midland Council's Gateway Traffic Model. This work should provide some indication of the potential wider impacts of these proposals together with assessment of any likely mitigation requirements.

It is noted that the Borough Council will utilise funding opportunities including developer contributions to replace the Lows Lane / Sowbrook Lane / Ilkeston Road T-junction with a roundabout in a new location to the north-east of the current junction. Land for the new roundabout and its access roads shall be safeguarded from development that would prejudice the delivery of this project; this (together with the proposed link road) should however be regarded as a minimum level of infrastructure. The traffic modelling work will though inform the County Council of likely infrastructure needs.

The above sentiment could equally apply to both Land West of Acorn Way and Land North of Spondon in that it can be accessed, and the County Council believes that there is some residual capacity on the roads network immediate to the sites although inevitably, there will be potential impacts on the wider highway network although the key junctions fall largely within the administrative area of Derby City Council.

The County Council notes that a reduced allocation is under consideration on land north of Cotmanhay, on which the Council understands that the Borough Council is in active discussions with a developer who is resolving many of the technical issues not least access to serve the proposed allocation site. This is and remains challenging and the County Council is not aware of any discussions that have taken place on this matter with the County's Highway Developmental Control Team regarding how these challenges can be overcome.

Public Transport

Derbyshire County Council's Public Transport Unit has considered the potential implications of the proposed strategic allocation sites on public transport accessibility as set out below.

- a) **Around 700 homes within the Long Eaton Urban Area:** Long Eaton urban area is very well served by bus and rail services. Whilst it is not clear where these 700 new homes are going to be located, wherever they are located they should be within reasonable proximity to a bus and or rail service.
- b) **Around 1,400 homes within the Ilkeston Urban Area:** The existing urban area of Ilkeston is well served by bus and has a rail service too (but less frequent than Long Eaton). Whilst it is not clear where these 1400 new homes are going to be located, wherever they are located they should be within reasonable proximity of a bus and or rail service.
- c) **Around 350 homes within the Rural Area.** Public transport accessibility will depend where in the rural areas these homes are located. Certain parts of rural Erewash do have good bus services e.g., Morley, the A6005 and B5010 corridors whilst others have no provision at all. Without more detail on location, it is difficult to provide a view at the current time.
- d) **Around 1,000 homes in a new settlement at South Stanton:** As the Public Transport Unit indicated in its response to the recent planning application for employment development on the Stanton Ironworks site proposal, any development in this area will need to provide funding towards the cost of a bus service. Currently there is only 1 Derbyshire County Council supported bus service in this area the No. 14 which runs from approximately 9.30am to 5pm Monday to Saturday. To support such a large new development a better bus service will need to be provided. As with the ironworks site, the County Council would suggest either an extension to the hours of operation and frequency of the service 14 or other alternative e.g., an extension of the current Trent service 21 from Nottingham to Heanor via Kirk Langley, would be required. Because of the continued uncertainty about the future of bus services due to the impact of Covid-19, it is difficult to say what routes will still be in place when this development comes to be built. To support a bus service to operate 7 days a week is likely to cost approximately £150k per year per bus (current price). If the County Council had to start from scratch, it would require 2 buses running to provide a half hourly service between this site, Ilkeston and Sandiacre so approximately £300k per year. Hopefully, this could then reduce over 3-4 years until the service became commercially viable with revenue support.
- e) **Around 800 homes as extensions to the Derby conurbation on land deallocated from the Green Belt, including around 600 homes on land west of Acorn Way and around 200 homes on land north of Spondon;** Acorn Way is currently served by the Black Cat route which runs hourly from Derby to Mansfield between approximately 7am and 7pm Monday to Saturday. There are more frequent services into the Oakwood area of Derby which is only a short walk

away but ideally the County Council wants the Black Cat route made half hourly and to run on Sundays as well. It did this in the past but demand was sufficient to justify this as it is a commercial route. Costings again would be £150k per bus. The land north of Spondon site should be ok as the Ilkeston Flyer passes very close to the site along the main road and runs very frequently all day and into the evenings and weekends

- f) **Around 1,550 homes as extensions to the town of Ilkeston, on land deallocated from the Green Belt including around 1,300 homes on land south west of Kirk Hallam and around 250 homes on land north of Cotmanhay.** As the development is to the south and west of the existing Kirk Hallam estate, the County Council would suggest it is the circular service 21 would be the best to operate into this new area, linking this in with the bus improvement required for South Stanton, which could also be on the 21 route and has real potential to make this a commercially viable service in the long term. There will, however, be the need for considerable financial support in the first 3-4 years of operation so approximately £300k a year (current prices) to put an extra 2 buses into the cycle on this route to serve this site and South Stanton. Cotmanhay is already very well served by buses and the site shown on the proposals map would be ideally suited to access these.

Education

Derbyshire County Council, as Education Authority, considers that each of the proposed allocation sites will have significant implications for school place provision (both primary and secondary) in Erewash Borough, given the scale of housing development proposed, which may necessitate the need for both expansion of existing schools and provision of new schools as set out below. It is noted that each of the proposed strategic allocation sites includes details of requirements for new or enhanced school place provision to support their development, which is welcomed.

In its consultation response to the ROFG consultation, Derbyshire County Council identified the school place provision that would be necessitated by each development as set out below. The County Council is currently reviewing this position on the basis of more up-to-date capacity data and will provide the Borough Council with a further assessment in due course.

Land north of Spondon – This site falls within the normal areas of Stanley St Andrew's CE VC Primary School and Kirk Hallam Community Academy. Once an estimated residential capacity is available, the Education Authority will need to undertake a feasibility study to establish whether the necessary level of expansion of the normal area primary school is possible. Without expansion there is very limited projected capacity at primary level.

Land West of Acorn Way – This site falls within existing normal areas for Derby City schools at primary and secondary level. The closest Derbyshire school normal areas are Stanley St Andrew's at primary level and Kirk Hallam at secondary. Liaison between Derby City and Derbyshire County Education Authorities will be necessary to agree the most appropriate school for expansion. Financial contributions for expansion are likely to be sought.

It is important to note that should both sites come forward (Spondon and Acorn Way), a strategic response i.e. a new primary school may be required. This will depend on the overall number of dwellings as well as the capacity for existing schools to expand.

Land north of Cotmanhay (omission of Cotmanhay Wood site and inclusion of adjacent site) – DCC’s previous comments submitted on 16 April 2020 were based on a residential capacity of 600 dwellings. Dependant on numbers and projections at the point of the site coming forward into the planning system, a contribution towards expansion of local schools may be sought.

West Hallam Depot – This site will generate the need for a new primary school in accordance with Derbyshire’s Developer Contribution Protocol. This should be included in the master-planning for the site. Dependant on pupil numbers at the time of coming into the planning system, a contribution towards secondary education may also be sought.

Land south-west of Kirk Hallam – No revised housing capacity is provided, however the site looks to have doubled from the initial proposed site of 600 dwellings. Should the total residential yield of the new site(s) be in excess of 1,000 dwellings, a new primary school site will need to be included in the master-planning for the site(s). Dependant on pupil numbers at the time of coming into the planning system, a contribution towards secondary education may also be sought.

Stanton Regeneration Site – A strategic response, i.e., a new primary school, will be required. Current numbers indicate that the Education Authority expects there to be sufficient capacity at existing schools to be able to accommodate early pupil needs ahead of the new school being available.

Derbyshire County Council would also draw the Borough Council’s attention to the Education Authority’s need to safeguard existing land in the Borough for education purposes. Details were contained in the County Council’s letter to the Borough Council date 27th February 2019 as set out below.

Notified sites to be retained:

Cleveland Avenue, Draycott

Charlotte St, Ilkeston

Barling Drive, Ilkeston

Common Lane, Stanley Common

Sites to be de-notified:

Moor Road, Breadsall

Environmental Impacts

The supporting Sustainability Appraisal for the DCSR has appropriately assessed the potential environmental impacts of the various strategic allocation sites, albeit at a relatively broad level but could be likely to have more detailed and localised environmental implications for a range of topic areas, particularly landscape and landscape character (see below), ecology, heritage, flood risk and green and blue infrastructure. The County Council would welcome the opportunity to comment further on the potential environmental impacts of these allocations and need for possible mitigation as they are progressed

through the emerging Core Strategy process and any subsequent planning application process.

Design

It is welcomed and supported that Strategic Policy 1: Strategic Housing Sites, makes appropriate reference to the fact that the NPPF has been amended to take account of the findings of Living with Beauty, the report of the Building Better, Building Beautiful Commission. This is further implemented by the National Design Guide and the Model National Design Code, which set out the factors that need to be considered in order to ensure that new development contributes towards beautiful, safe, sustainable and distinctive places. The County Council would concur with the policy approach that the strategic housing allocations of the plan provide unique opportunities for creating beautiful and sustainable places, as would other proposals of a strategic scale and would support the approach that developers will be expected to produce their own design codes that set out their vision of how they will make the most of those opportunities.

It is also welcomed and supported that Strategic Policy 1 indicates that strategic sites will be expected to include suitable greenspace that takes account of local context, improves biodiversity, and adapts to climate change through providing seasonal shade and sustainable drainage infrastructure.

Landscape

The range of strategic allocation sites included in the DCSR do not appear to be of any significant concern with respect to landscape and visual amenity considerations. This is not to say that their development would be without landscape or visual impacts but these could be addressed through the development control process should the sites come forward for development. There appear to be no particular landscape sensitivities (other than Greenbelt) that would render these sites unsuitable for allocation. The County Council would, however, draw the Borough Council's attention to its recent responses on the planning application for employment development on the former Stanton Ironworks site and its concerns about the adequacy of the proposed extent of landscape mitigation as part of the scheme (see further comments below).

Climate Change

Energy use and demand associated with any development should be fully explored, including opportunities for renewable energy installations and the recognition that there is likely to be increased electrification of heat and transport and that any development should aim to have net zero carbon emissions.

Climate change resilience appears to be largely missing throughout the consultation document, other than a statement that policy options will help to ensure that buildings are able to deal with future changes in climate change. Reference to, and acknowledgement of, the impacts associated with the changing climate need to be considered more widely to ensure any development is future-proof as far as possible.

Any development zones should seek to improve the quality of existing open space. As such, it would be good to see a policy approach to how this would be achieved. At present, the view is that it is unlikely that the identification of strategic employment zones across the Borough will provide new open space/green space due to the layout and arrangement of industrial and business stock at these locations. These aspects should form a key

element in any design and planning activities. These concerns were raised by the County Council in its recent consultation response on the planning application for employment development on the former Stanton Ironworks site.

Ensuring any development is net zero, or net zero enabled, should be central to any policy or strategy, so more information on how this would be achieved and ensured would be beneficial. Any policy approach should also encourage individual premises owners to commit to such measures.

It is pleasing to see that a Blue-Green Infrastructure policy option is referenced. Going forward this should ideally take note of the forthcoming Derbyshire Natural Capital and Biodiversity Strategy (due to be complete by Autumn 2022) as well as requirements set out in the Environment Act, particularly around Biodiversity Net Gain.

It would be good to see a more thorough focus on active travel and public transport options. Some of the policies support these aspects, but opportunities to enhance the supporting infrastructure and networks should form a central part of all policies (as set out in the public transport comments above).

See also comments above regarding the commissioning by Derbyshire County Council of the Derby, Derbyshire and Peak District National Park Renewable Energy Study and how this could inform a policy approach in the DCSR to climate change mitigation and adaptation.

Economic Development and Regeneration

Strategic Policy 2.1: Stanton North

Derbyshire County Council has recently provided comprehensive comments to the Borough Council dated 1st February and 21st April 2022 on the planning application for large-scale employment development on the Stanton North site. Those comments raised particular concerns about the potential landscape and visual impacts, potential harmful impacts on built heritage assets within and adjacent to the site, bus and rail service provision to serve the site and the limited measures within the development scheme to mitigate the impacts of the scheme on climate change. Those comments are considered relevant to the Stanton North allocation.

I hope the above comments are of assistance and please contact [REDACTED], [REDACTED] if you wish to discuss this matter further.

Yours Sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent time: 09/05/2022 11:01:36
To: Planning Policy
Subject: Core Strategy Review Submission - Representations on behalf of WPD
Attachments: 220427 Erewash R19 FINAL.pdf

Dear Sirs,

I write on behalf of Western Power Distribution to submit representations to the Core Strategy Review.

The client's details are as follows:

Mr N. Buxton
Western Power Distribution

[REDACTED]

[REDACTED]

Please direct all correspondence to me, as planning agent:

[REDACTED]

(See below for other contact details)

I attach representations which cover in particular Strategic Policy 1.6. The representation raises no objection in principle, subject to the amendment requested to achieve a sound and effective policy.

We do not consider it necessary to participate in the hearing sessions but would be grateful if you could keep us updated on progress with the examination.

Should you have any queries regarding the attached, please do not hesitate to contact me.

Kind regards,

[REDACTED]

[REDACTED]

Your Ref:

Our Ref: [REDACTED]

[REDACTED]

[REDACTED]

By email: [REDACTED]

9 May 2022

Dear Sirs,

EREWASH CORE STRATEGY REVIEW (PROPOSED SUBMISSION, MARCH 2022): REPRESENTATIONS ON BEHALF OF WESTERN POWER DISTRIBUTION

These representations are prepared on behalf of Western Power Distribution (WPD) in response to the Erewash Core Strategy Review (Proposed Submission) which is subject to public consultation.

Introduction

WPD owns and is responsible for electrical distribution apparatus within the area subject to this Local Plan and is the licensed network operator with statutory duties and powers including compulsory purchase powers.

In preparing development plans, local planning authorities (LPA) have a duty to safeguard the operation of WPD's infrastructure to enable WPD to supply electricity in the most efficient and cost effective manner. In the majority of cases this will involve retention of the existing infrastructure in situ, including overhead power lines and pylons.

Where diversion and/or undergrounding of overhead lines is deemed necessary to enable the development of a proposed allocation, lower voltage lines (up to 33kV) can normally be undergrounded or diverted without significant concern. However, where land allocations affect 132kV lines, the LPA are advised to engage with WPD at the earliest opportunity in the plan-making process to confirm:

- a) whether the lines can be accommodated within the development site; or
- b) the viability and feasibility of diverting and/or undergrounding overhead lines.

This includes, where relevant, ensuring the agreement of third party landowners to the provision of new infrastructure on their land and subsequent agreement between the LPA and WPD to appropriate wording within the allocation policy.

In allocating land affected by high voltage power lines, the LPA should take into account the additional costs involved in their diversion and/or undergrounding and the potential impact on timescales for delivery of the development.

WPD cannot be held accountable for the absence of a planned solution for a proposed diversion route or undergrounding of an overhead power line or any subsequent reduction in the allocation site's development capacity, where the LPA and/or developer/landowner has not agreed proposals with WPD prior to the adoption of the Local Plan.

In light of the above, WPD does not object to the allocation of land upon which its infrastructure is present, subject to the following steps being taken by the LPA in preparing the Local Plan:

1. Priority should be given to retention of overhead lines wherever possible, with design principles included within the allocation policy to safeguard the retained lines and incorporate sensitively into the development, whilst achieving high standards of design and an efficient use of land.
2. Early engagement with WPD to establish whether WPD's infrastructure can be accommodated within the development or whether diversion/undergrounding is feasible;
3. Where diversion/undergrounding is required, ongoing dialogue with WPD to agree a potential route prior to adoption of the Local Plan, as outlined above.
4. For strategic allocations and sites significantly affected by overhead lines (e.g. with 5 or more pylons on site), WPD recommends early masterplanning and the preparation of Supplementary Planning Documents to demonstrate site capacity and establish principles for the retention/diversion or undergrounding of overhead lines, with the agreement of WPD.

Strategic Policy 1.6

WPD raises no objection in principle to the allocation of strategic housing sites through the Core Strategy Review. However, it raises concern regarding the proposed allocation of land south-west of Kirk Hallam in respect of the alignment of the proposed relief road in relation to WPD's existing infrastructure.

WPD has a 132kV overhead power line running east to west at Kirk Hallam; the proposed relief road follows the same route along the southern boundary of the housing allocation. The introduction of a new relief road can be compatible with the retention of the 132kV overhead line, providing early masterplanning of the allocated housing land and alignment of the relief road recognise the need to safeguard the route of the overhead line. It is also noted that due to the low market value of housing in Kirk Hallam, development costs will need to be minimised and therefore retention of the 132kV line should be strongly advocated to avoid unnecessary cost and delay.

To ensure a co-ordinated approach is taken to the masterplanning of the allocation and relief road, WPD request that Strategic Policy 1.6 includes a requirement for a masterplan to be prepared and agreed with the LPA prior to determination of any planning applications to ensure the policy is effective and therefore sound.

WPD welcomes the opportunity to engage with the LPA and discuss proposals for the urban extension at Kirk Hallam in more detail and to agree appropriate wording to safeguard its infrastructure and resolve WPD's objections.

Should Officers wish to discuss these comments in more detail, please do not hesitate to contact me.

Yours sincerely,

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Enc.

From: [REDACTED]
Sent time: 09/05/2022 18:42:09
To: Planning Policy
Cc: [REDACTED]
Subject: Representations on the Erewash Core Strategy Review
Attachments: Letter of representation on Revised Erewash Core Strategy .docx

Dear Planning Policy team,

Please find attached a letter comprising representations on the Reg 19 Erewash Core Strategy Review submitted on behalf of Nottinghamshire County Council .

The Council would like to be notified of the availability of transport evidence (which is understood to be in preparation) and to have the opportunity to comment on this as adjoining highway authority.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



This matter is being dealt with by:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



[REDACTED]
[REDACTED]
[REDACTED]

9th May 2022

Dear [REDACTED]

EREWASH REVISED CORE STRATEGY - PLAN PUBLICATION VERSION (REG 19)

Thank you for consulting Nottinghamshire County Council on the above Plan.

We are responding as an adjoining authority but also as a member of the Greater Nottingham Joint Planning Board which is preparing a single Strategic Plan for the Nottingham Housing Market Areas.

General

Whilst we recognise that decisions affecting Erewash are entirely a matter for your Council, we do believe that there would have been significant benefits in preparing a single common, coherent, and consistent strategy across the Greater Nottingham area informed by a joint Strategic Transport Assessment.

This would have allowed for an approach that considered sustainable patterns of development for both housing and employment through consideration of reasonable alternatives and testing transport impacts across the whole housing market area, rather than solely within Erewash.

Transport assessment of Plan proposals

There are several elements of the evidence base that are not yet in place, but which could have a bearing on the spatial strategy of the Core Strategy, notably transport modelling to indicate appropriate mitigations for proposed development.

Transport modelling should consider proposed development in adjoining areas, where relevant, and be undertaken to be consistent with transport modelling for the remainder for the Housing Market Area. We are therefore pleased that Systra has been commissioned by

EBC to assess the transport impacts of the Plan as Systra are likely to be doing similar for the Greater Nottingham Strategic Plan. We are concerned however that this is ongoing and is not published to help evidence the Plan and confirm the infrastructure necessary to support its proposals.

Nottinghamshire CC was only consulted in March 2022 about the reference case for the Transport Assessment for your Plan . We request the right to submit further comments when the transport evidence is completed.

Strategic Policy 2.1 – Stanton North

We have recently been considering the impact of the proposed redevelopment of the site known as Stanton North on our network. A hybrid application for comprehensive redevelopment of the site to form 261,400 sqm of employment, intermodal rail hub and surrounding landscaping etc was sent for the observations of this authority in December 2021. The supporting transport assessment deduced that most of the traffic would utilise the M1 and so the impact on our network would not be significant.

We have however been concerned by the impact of the development on Ilkeston Road in the Stapleford /Bramcote area and on the double roundabouts at the junctions with Coventry Lane and Hickings Lane. There is no ideal or easy solution to resolving this issue. The TA which has been done in respect of this issue states that the double mini roundabout is already operating above design capacity in their 2020 baseline scenario.

The proposed allocation in the Erewash Plan should also therefore be supported by transport evidence to further examine this junction and proposed mitigations identified.

Notwithstanding this issue, we support in principle the redevelopment of this large brownfield site which benefits from rail access and thus could operate as an intermodal rail hub for logistics and distribution. Nottinghamshire County Council is currently leading a study of future need for Logistics and Distribution, covering the Nottingham Core and Outer Housing Market Areas with all Districts supporting it which Erewash BC is also co-funding. The Study is due to report by the end of May 2022 and will help inform and support the proposal for redevelopment of Site 2.1.

Strategic Policy 1.2 – South Stanton

Nottinghamshire County Council is concerned about the residential development of this site. We anticipate that traffic will migrate towards the double mini roundabouts along Ilkeston Road in Bramcote/Stapleford (Coventry Lane and Hickings Lane). These junctions in time will also have to contend with the traffic from the Field Farm allocation in Broxtowe (not fully built out), and both allocations either side of Coventry Lane totalling c.750 units. Whilst S106 funding has been secured to deliver junction improvements they will have limited benefit.

Ideally, a more comprehensive junction arrangement should be put forward to mitigate the impacts of the potential impacts of the South Stanton allocation in Erewash

The proposed allocation should be supported by transport evidence to further examine this junction, also considering the potential impacts of allocations in Broxtowe Borough which are not yet built out, with the findings reported in a Local Plan Transport Assessment.

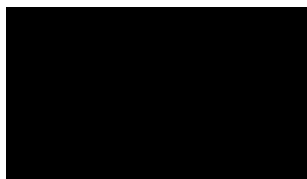
Strategic Policy 1.6 – North of Cotmanhay

This is a housing allocation for up to 250 dwellings. Potential routes to Nottingham are via the A610 or through Ilkeston towards the Balloon Woods junction which is already at capacity. A Local Plan Transport Assessment should be submitted to establish how the additional traffic will affect the network, with proposed remediation works to off-set the impacts.

Nottinghamshire County Council agrees with the other authorities in the Greater Nottingham Planning Partnership that it is by continuing our joint working arrangements that the best strategic outcomes can be achieved for Erewash and Greater Nottingham, and the commitment of Erewash to these arrangements is very much welcomed, particularly in respect of the joint preparation of evidence where this is relevant.

Yours sincerely,

Yours sincerely

A large black rectangular redaction box covering the signature area.Three horizontal black rectangular redaction boxes covering contact information.

From: [REDACTED]
Sent time: 09/05/2022 11:38:06
To: Planning Policy
Cc: [REDACTED]
Subject: Erewash Borough Council- The Core Strategy Review- Plan Publication Version(Regulation 19)-
Attachments: Ltr Erewash Spatial Portrait.pdf

[REDACTED] please find attached [REDACTED] fifth and last representation, on behalf of our client Wulff Asset Management Limited, in respect of the above. Please do not hesitate to contact me should you need any clarification regarding this matter.

[REDACTED]
[REDACTED]

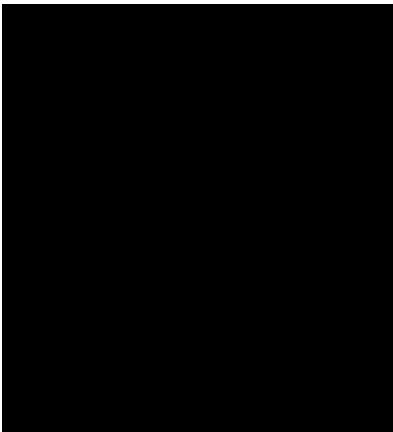
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[REDACTED]

[REDACTED]

[REDACTED]



Our Ref: [REDACTED]
Date: 9th May 2022



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

BY EMAIL: [REDACTED]

Dear Sir / Madam,

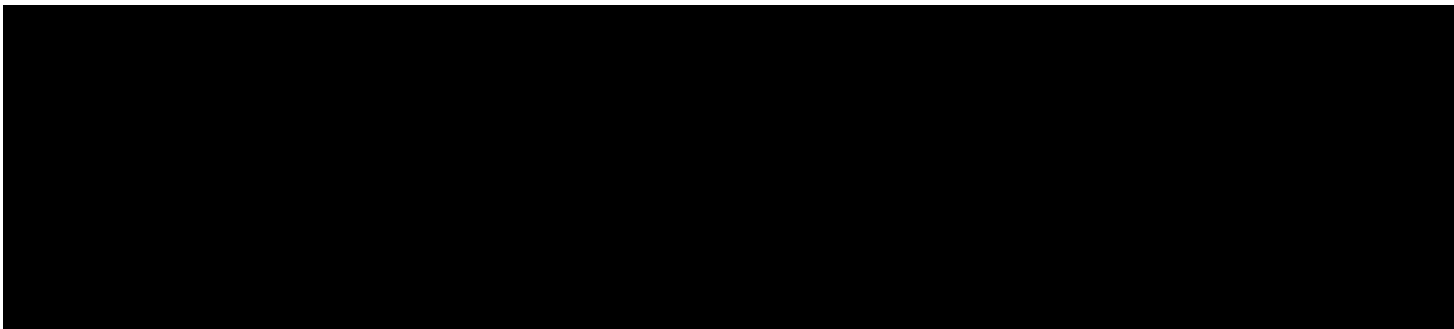
Erewash Borough Council – The Core Strategy Review – Plan Publication Version (Regulation 19)

Spatial Portrait

[REDACTED] has been instructed by Wulff Asset Management to prepare this representation to the Publication Version of the Core Strategy Review plan.

[REDACTED] considers the Spatial Portrait provides a useful and succinct planning context for the Core Strategy Review. It is evident that approximately 75% of the current population live in the two urban areas i.e. Ilkeston and Long Eaton. These two broad locations provide the greatest range of local services, greatest accessibility to the Nottingham Conurbation and therefore should be the focus for new housing growth particularly given 70% of Erewash Borough is Green Belt. The Spatial Portrait underpins [REDACTED] more specific representations on housing and our client’s land at Ilkeston Rd / Sowbrook Lane, which is a non-Green Belt site on the edge of Ilkeston

[REDACTED] also agrees that the principal objective of the Green Belt in Erewash Borough is to prevent the merger of the two conurbations of Derby and Nottingham. It is clearly evident that our client’s land, at the junction of Ilkeston Road / Sowbrook Lane, makes no material contribution to the aforementioned objective nor indeed would it serve any of the defined Green Belt purposes as the land is within the urban area of Ilkeston.



I trust the above is of assistance. Should you wish to discuss this matter in more detail please do not hesitate to contact me.

Yours sincerely

[Redacted signature]

[Redacted contact information]

From: [REDACTED]
Sent time: 09/05/2022 11:14:53
To: Planning Policy
Cc: [REDACTED]
Subject: Erewash Borough Council- The Core Strategy Review- Plan Publication Version (Regulation 19).
Attachments: Ltr Erewash Strategic Policy 1.5.pdf

[REDACTED] please find attached [REDACTED] fourth representation in respect of the above.

Kind regards, [REDACTED]

[REDACTED]

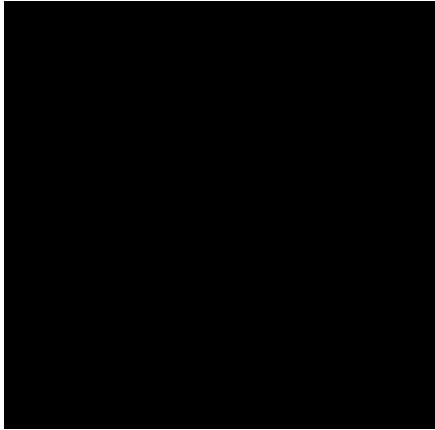
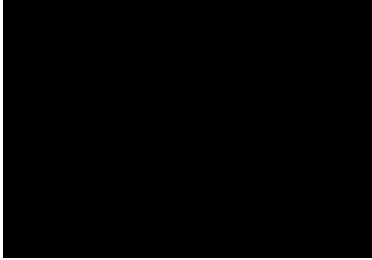
[REDACTED]

[REDACTED]

[REDACTED]



Our Ref: [REDACTED]
Date: 9th May 2022



BY EMAIL [REDACTED]

Dear Sir / Madam,

Erewash Borough Council – The Core Strategy Review – Plan Publication Version (Regulation 19)

Strategic Policy 1.5 – South West of Kirk Hallam

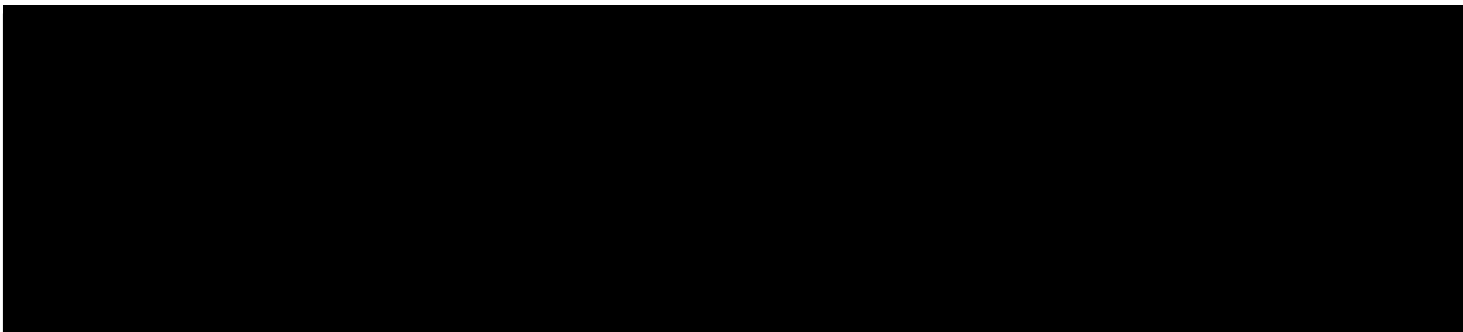
[REDACTED] has been instructed by Wulff Asset Management to prepare this representation to the Publication Version of the Core Strategy Review plan.

[REDACTED] considers this Policy is **not sound** for the following reasons.

[REDACTED] objects to the proposal to allocate an additional 27ha of open land between Kirk Hallam and the former Stanton Ironworks as Green Belt. This area includes our client’s land at the junction of Ilkeston Road and Sowbrook Lane. Paragraph 139 of the National

Planning Policy Framework states that Green Belts should only be established in exceptional circumstances. No such circumstances have been presented in the revised Core Strategy or the supporting evidence base.

The only reason provided by the Council to allocate this land as Green Belt is ‘to ensure the continued separation of Kirk Hallam from Stanton’. The Council does not state that this represents exceptional circumstances. Nor does it acknowledge that Kirk Hallam and Stanton are both part of the Ilkeston Urban Area as defined by the Spatial Portrait, which states “The Ilkeston Urban Area, including Kirk Hallam and the former Stanton Ironworks, is a freestanding town”. Consequently, the development of this land would not result in two



towns merging, but would instead form an infill development on the edge of the existing town.

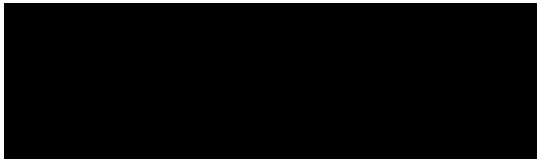
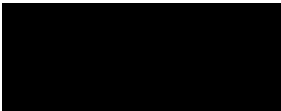
The adoption of additional Green Belt is an exceptional measure and there has been no change in circumstance that would justify the designation of this land as Green Belt. When the wider Green Belt was adopted in this location, the principal reason was to prevent the coalescence of Derby and Nottingham. The 27 hectares identified does nothing to contribute to this objective, with this area of land surrounded by existing development.

What needs to change

The proposal to allocate an additional 27 hectares of Green Belt should be removed from the plan as it does not comply with Paragraph 139 of the National Planning Policy Framework.

I trust the above is of assistance. Should you wish to discuss this matter in more detail please do not hesitate to contact me.

Yours sincerely



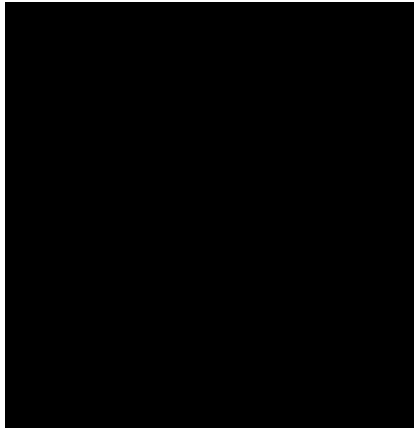
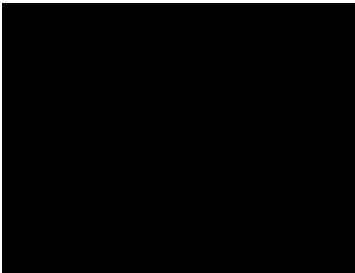
From: [REDACTED]
Sent time: 09/05/2022 11:05:50
To: Planning Policy
Cc: [REDACTED]
Subject: Erewash Borough Council- The Core Strategy Review- Plan Publication Version(Regulation 19).
Attachments: Ltr Erewash Strategic Green Infrastructure Corridor.pdf

[REDACTED] please find attached [REDACTED] third representation in respect of the above.

Kind regards, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Our Ref: [REDACTED]
Date: 9th May 2022



BY EMAIL: [REDACTED]

Dear Sir / Madam,

Erewash Borough Council – The Core Strategy Review – Plan Publication Version (Regulation 19)

Strategic Policy 5 – Strategic Green Infrastructure Corridor

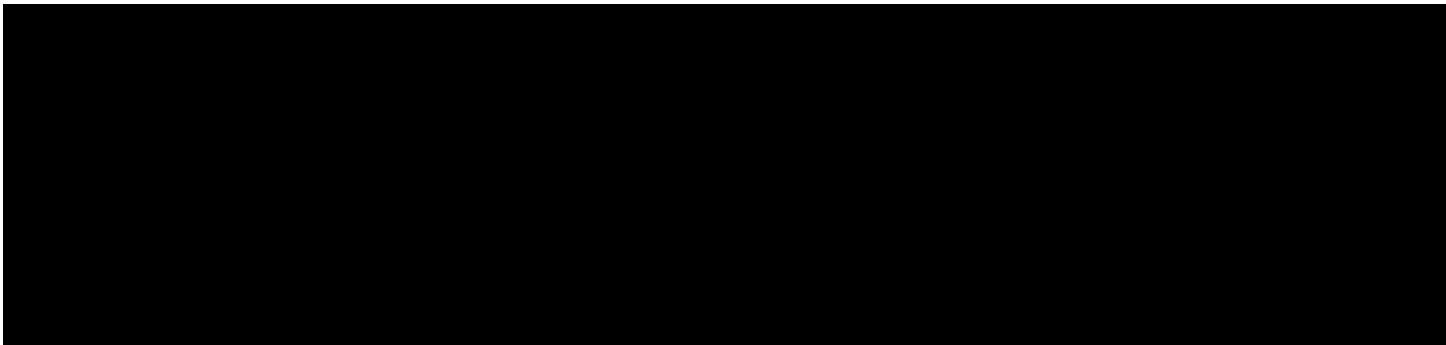
[REDACTED] [REDACTED] has been instructed by Wulff Asset Management to prepare this representation to the Publication Version of the Core Strategy Review plan.

[REDACTED] considers this Policy is **not sound** for the following reasons.

[REDACTED] object to the inclusion of our client’s site within the Nutbrook Green Infrastructure Corridor. The land controlled by our client is the agricultural field on the northern western side of the junction of Ilkeston Road and Sowbrook Lane, which extends to 10 hectares and for which we have made separate submissions to promote this site as one of the few non-Green Belt sites that can accommodate housing growth.

Strategic Policy 5 sets out that the “Strategic Green Infrastructure Corridors designated here provide multiple natural assets including functional flood plains, land of designated wildlife importance, recreational facilities and recreational route ways. Due to their location adjacent urban areas these assets have a high social value, and the capacity for further enhancement” (our emphasis).

Our client’s site is an agricultural field and does not include any of the natural assets listed above, other than a very small amount of flood plain at the northern end of the site and a public right of way. The Masterplan that we have submitted in our other representations



demonstrates how these features can be accommodated within a residential scheme and the canal corridor to the north of the site enhanced.

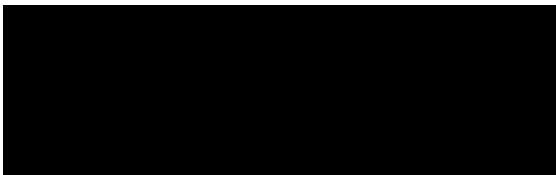
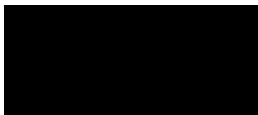
The inclusion of an agricultural field in the Green Infrastructure Corridor that holds very little ecological value and that offers one of the few non-Green Belt locations to deliver housing on the edge of Ilkeston is not justified. Removing this field from the proposed Green Infrastructure Corridor would do nothing to undermine its integrity or the objective of identifying this Green Infrastructure Corridor in the first place.

What changes are needed?

The Nutbrook Green Infrastructure Corridor should be focused along the Nutbrook Canal, Nut Brook and the Nutbrook Trail. All three of these features run south-east to north west just to the north of our client's site. None of these features are within our client's site and combined would form a substantive green corridor, which as a minimum would be 150 metres wide at the narrowest point immediately to the north of the site.

I trust the above is of assistance. Should you wish to discuss this matter in more detail please do not hesitate to contact me.

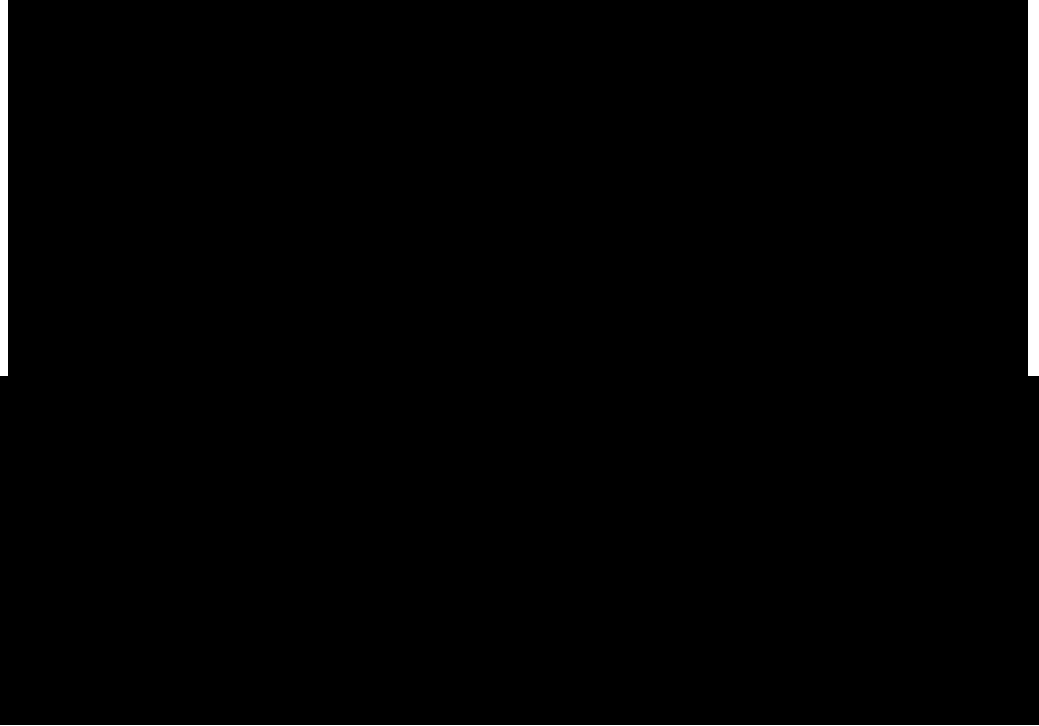
Yours sincerely



From: [REDACTED]
Sent time: 09/05/2022 11:01:20
To: Planning Policy
Cc: [REDACTED]
Subject: Erewash Borough Council- The Core Strategy Review- Plan Publication Version(Regulation 19)
Attachments: Ltr Erewash Strategic Policy 1 Housing.pdf

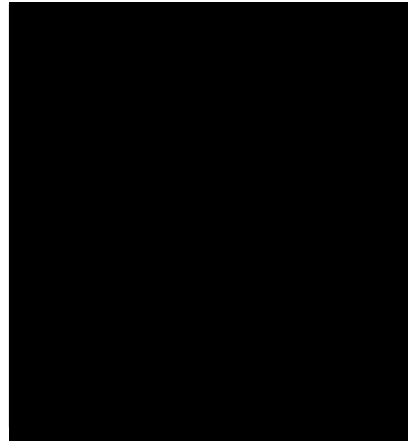
[REDACTED] please find attached [REDACTED] second representation in respect of the above.

Kind regards, [REDACTED]





Our Ref: [REDACTED]
Date: 9th May 2022



BY EMAIL: [REDACTED]

Dear Sir / Madam,

Erewash Borough Council – The Core Strategy Review – Plan Publication Version (Regulation 19)

Strategic Policy 1 – Housing

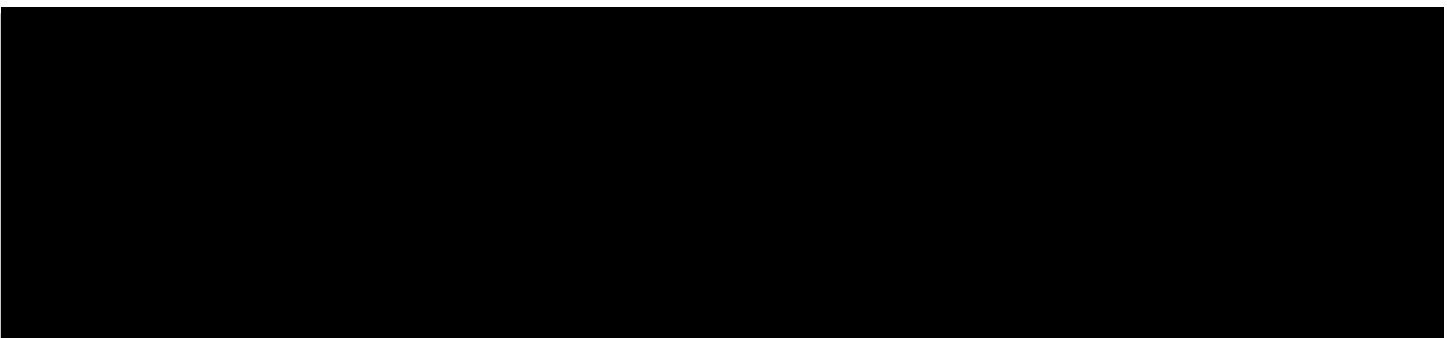
[REDACTED] has been instructed by Wulff Asset Management to prepare this representation to the Publication Version of the Core Strategy Review plan.

[REDACTED] considers Strategic Policy 1 is not sound for the following reasons.

Exceptional circumstances to release the amount of Green Belt land need to be clearly demonstrated

[REDACTED] considers that the National Planning Policy Framework (NPPF) policy on protecting Green Belt land is explicit (paragraphs 137 to 146 refer). Whilst Green Belt boundaries can be reviewed and changed through a review of a Local Plan, there are clearly prescribed steps for doing so. Here it appears that the Council have simply said that to accommodate 5,800 new dwellings the release of Green Belt is necessary. However, the fact that around 70% of the land within Erewash Borough is Green Belt does not in itself provide an 'Exceptional circumstance'.

To be able to demonstrate that 'exceptional circumstances' apply here, all other reasonable development options for meeting the minimum target of 5,800 dwellings need to have been explored. It is not evident that they have. For example, Harris Lamb cannot find where the available and suitable urban capacity of Ilkeston and Long Eaton has been set out. Further it



is evident that the Council has not considered the planning merits of non-Green Belt urban extensions to Ilkeston or Long Eaton.

The NPPF also requires plan making authorities to explore the potential for neighbouring councils to accommodate some of the outstanding requirement before releasing Green Belt Land. Whilst the Council has stated that they have spoken to neighbouring councils those conversations and outcomes need to be evident.

From the limited information that we have, it seems likely that some Green Belt land will need to be released to deliver the development needs identified, but it is not clear whether the extent of Green Belt release proposed is justified.

Green Belt boundaries should endure beyond the plan period

Separate to the above and if exceptional circumstance can be justified for the release of some Green Belt land, the NPPF is clear at Paragraph 140 that “strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period”. Harris Lamb have not been able to identify any consideration of the development needs beyond the plan period and whether additional Green Belt land needs to be released/safeguarded at this time to ensure that the Green Belt boundary can endure beyond the plan period.

A comprehensive review of the Green Belt

In presenting a plan that seeks to review the Green Belt boundaries, a comprehensive review of the Green Belt should have been undertaken. This should have included a review of existing sites within the Green Belt to understand what role they now play in fulfilling the principal objective of the Green Belt in this location, which was to prevent coalescence between Nottingham and Derbyshire.

In our previous submissions, we have identified two sites controlled by our client, Wulff Asset Management Limited, that make no contribution to this objective and that should be released from the Green Belt for alternative uses. These sites are:

- Land to the North of Lows Lane
- Land to the West of Seven Oaks Road

The former is surrounded by industrial buildings and M1 Motorway and would form a natural addition to the existing employment estate in this location. The latter is located to the east of the Stanton Regeneration Site and projects no further into the countryside south, and would

allow for additional housing to help rebalance the mix of uses being proposed on the Stanton Regeneration Site.

What changes are needed?

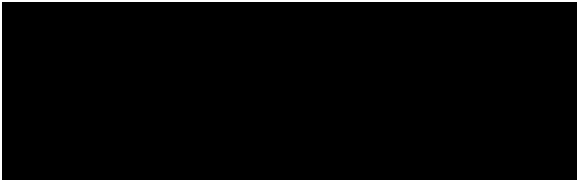
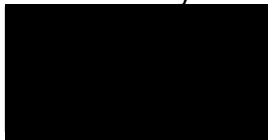
The Council should present a clear case for exceptional circumstances to justify the release of Green Belt land. As part of this, it should be clearly demonstrated that all other sources of supply have been exhausted and that there are no other deliverable or developable sites that could assist in delivering the development needs identified.

A review of how the revised Green Belt boundaries will endure beyond the plan period should be undertaken and presented.

A comprehensive Green Belt review published that considers the role of existing sites in the Green Belt in terms their contribution toward the principal objective of preventing coalescence between Nottingham and Derbyshire, along with the other purposes of including land within the Green Belt.

I trust the above is of assistance. Should you wish to discuss this matter in more detail please do not hesitate to contact me.

Yours sincerely



From: [REDACTED]
Sent time: 09/05/2022 10:57:23
To: Planning Policy
Cc: [REDACTED]
Subject: Erewash Borough Council- The Core Strategy Review-Plan Publication Version(Regulation 19)
Attachments: Ltr Erewash Strategic Policy 1.pdf

Good morning [REDACTED] regarding the above and further to our previous conversations please find attached the first of five representations from [REDACTED] in respect of our client's land at the junction of Ilkeston Road and Sowbrook Lane, Ilkeston. Please note that hard copies of our representations are being sent today by courier and we will also complete the on-line forms.

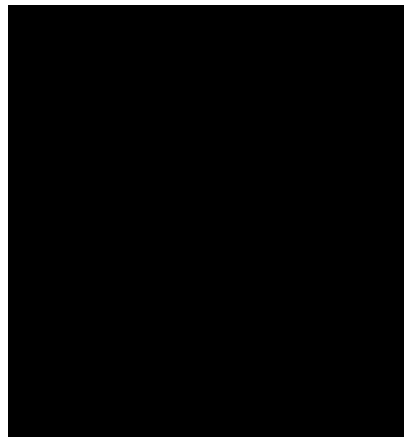
Kind regards, [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]



Our Ref: [REDACTED]
Date: 9th May 2022



BY EMAIL: [REDACTED]

Dear Sir / Madam,

Erewash Borough Council – The Core Strategy Review – Plan Publication Version (Regulation 19)

Strategic Policy 1 – Housing

[REDACTED] has been instructed by Wulff Asset Management to prepare this representation to the Publication Version of the Core Strategy Review plan.

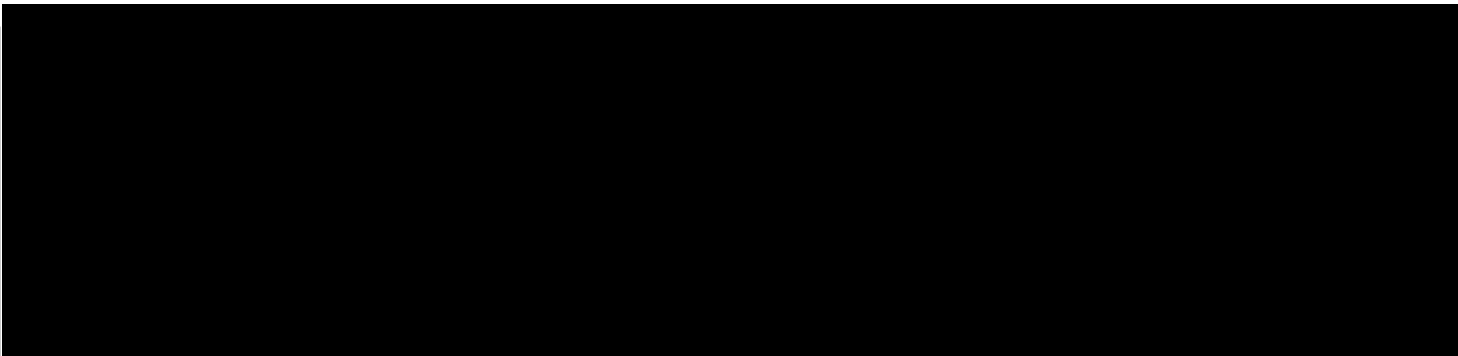
[REDACTED] considers this policy is **not sound**. The reason for this is set out below.

Firstly, regarding the 'Objectively Assessed Housing Need of 5,800 net new homes, for the time period 2022 to 2037, it is not evident as to how that figure was arrived at. Consequently, we are not able to support the figure nor object to it.

Secondly, we object to the settlement hierarchy, because it ignores extensions to the Long Eaton and Ilkeston Urban Areas on sites not in the Green Belt. These sites should be given priority over the release of Green Belt sites. These non-Green Belt sites have not been considered as potential locations for the delivering of housing/employment growth. This includes our client's site at the junction of Ilkeston Road and Sowbrook Lane, which has not been assessed for its potential to deliver housing.

Unless, of course, these non-Green Belt sites are considered to be part of the Ilkeston Urban area. Regardless, these sites should take priority over Green Belt sites and should have been assessed for their potential to deliver development to meet the need identified.

We consider that not including non-Green Belt sites on the edge of Long Eaton and Ilkeston is a fundamental flaw in the proposed settlement hierarchy, which has clear implications on identifying the appropriate distribution of housing.



Land at Ilkeston Road/Sowbrook Lane, Ilkeston

The site being promoted by Wulff Asset Management Limited is identified in figure 1 below. It is non-Green Belt site located within the urban area of Ilkeston and adjoins the western boundary of the Stanton Regeneration Site. The Stanton Regeneration Site is a de facto urban extension to Ilkeston within the adopted Local Plan, and whilst the emerging Plan seeks to adjust the balance of uses within the site to increase the level of employment land relative to housing, the principle of regenerating this previously developed site remains consistent.

Figure 1: Location Plan



The site is one of the few undeveloped areas within the urban area of Ilkeston that does not fall within the Green Belt and should be considered for its potential to deliver development before Green Belt sites are released as per the explicit policy set out in the National Planning Policy Framework(2019). The site is located between Kirk Hallam and the Stanton

regeneration site, both of which form part of the Ilkeston urban area, and therefore forms a natural infill within the existing urban area. It is also contained with development to the east and south and by the existing green corridor to the north. Consequently, it would not put pressure on for continued expansion into the open countryside and is an obvious location to deliver additional housing growth to complement the additional employment land that is being proposed at Stanton Regeneration Site.

Outline Planning Application

An Outline Planning Application has been prepared for the residential development of this site in the context of the Council's 5-year housing land supply shortfall, and because there are no policies in the plan that resist the principle of residential development in this location.

In producing the Outline Planning Application detailed site work has been undertaken and as a result we can confirm the site is deliverable and that there are no technical or environmental constraints which would prevent it from delivering the quantum of housing proposed.

A summary of the work undertaken to support the Outline Planning Application is set out below:

- **Highways** – A transport assessment has been prepared by MAC Consulting. This confirms that the proposed accesses to the site would meet the required standards. It has also reviewed the junctions required by the Local Highway Authority, concluding that all but one of these junctions would continue to operate within capacity following the proposed development and that the remaining junction is already being upgraded by another committed development.

The transport assessment also demonstrates that the site has good access to services, facilities and employment opportunities. This, of course, being before the development of Stanton Regeneration Site which will see large amounts of floor space and additional services/facilities being developed next to the site.

- **Flood Risk** – Approximately 95% of the site is in Flood Zone 1. There is an element of Flood Zone 2 at the northern end of the site, but the Masterplan clearly shows how a scheme could be delivered whilst leaving the flood plain undeveloped.
- **Drainage** – An outline drainage strategy has been prepared. For surface water this includes a couple of balancing ponds, as shown on the Masterplan, and results in water being discharged to the brook that runs along the western boundary of the site.
- **Heritage** – A heritage assessment has been prepared by The Jessop Consultancy. This considers the potential for any archaeological remains on site and concludes that no further investigations are required. It also considers the impact of the development on the setting of the listed cottages that are located to the south of the site on the opposite side of Sowbrook Lane. In doing so, they

conclude that the setting of these cottages would be preserved by the design led approach taken within the indicative Masterplan.

- **Ecology** – A preliminary ecological assessment has been undertaken by Harris Lamb, along with the required species specific surveys for those species identified as potential receptors of the proposed development. It is concluded that the scheme can be delivered in a way that would not have an adverse impact on any potential protected species and would deliver Biodiversity Net Gain on site.
- **Noise** – Two noise sources are identified. The surroundings roads and the electricity sub-station to the south of the site on the opposite side of Sowbrook Lane. It is concluded that by employing the measures proposed in the indicative Masterplan that an acceptable living environment could be achieved for all future occupiers of the site.
- **Ground Conditions** – A coal mining risk assessment was undertaken, which identified previous quarrying on the site and the presence of a bell pit towards the north-eastern corner of the site. More detailed ground investigations have been undertaken and these have not identified any fundamental issues with ground stability which would inhibit a residential development. The proposed Masterplan shows how the bell pit could be accommodated within the public open space that would wrap around the site.

In undertaking these detailed investigations, we can have confidence that the site is deliverable and that there are no reasons why an allocation should not be forthcoming.

Masterplan

As part of the Outline Planning Application an indicative Masterplan has been prepared to demonstrate how the site can deliver sustainable development. The Masterplan has been prepared taking into account the opportunities and constraints identified through the site survey work and investigations. The Masterplan is set out in Figure 2 below. The net area would be approximately 54% of the site and at a density of 35 dwellings per hectare within the net developable area would deliver approximately 196 dwellings.

The Masterplan demonstrates how existing boundary features can be retained, Biodiversity Net Gain achieved, an offset provided to the noise source and the existing green corridor to the north of the site integrated and enhanced. Overall, it would create a high-quality residential development, which would be a desirable and attractive place for residents to live.

We, therefore, consider that the site should be allocated for residential development within the emerging Core Strategy.

Figure 2: Indicative Masterplan



What changes are needed?

It should be made clear where these non-Green Belt sites sit within the existing settlement hierarchy. Alternatively, they should be added as a new tier to the hierarchy. In either case, these sites should be assessed for their development potential. When assessed, we consider that our client’s site should be allocated for housing development for the reasons set out below.

Our clients site should be included as a residential allocation in the plan.

I trust the above is of assistance. Should you wish to discuss this matter in more detail please do not hesitate to contact me.

Yours sincerely

[Redacted signature]

[Redacted contact information]

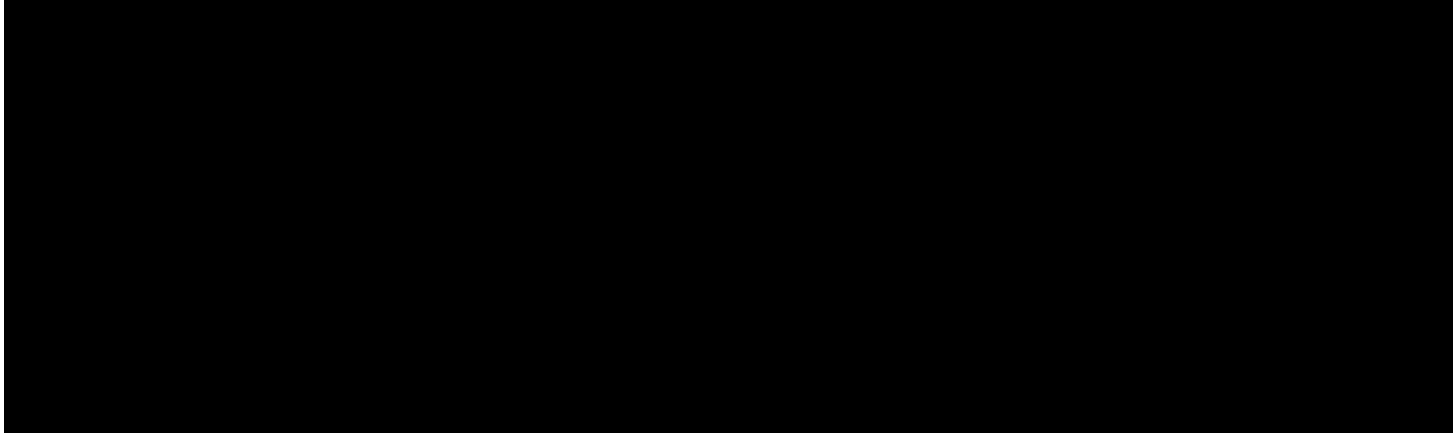
From: [REDACTED]
Sent time: 10/05/2022 13:14:15
To: Planning Policy
Subject: RE: Erewash Core Strategy Review - Consultation on Publication version (Reg 19)

Good Afternoon

Apologies for the late reply, the Parish Council reviewed the documents and have no further comments to make.

Kind regards

[REDACTED]



From: [REDACTED]
Sent: 11 March 2022 14:33
Subject: Erewash Core Strategy Review - Consultation on Publication version (Reg 19)

Dear Sir/Madam,

RE: EREWASH LOCAL PLAN REVIEW

We are contacting you regarding the above as a consequence of your status as either a Specific or General Consultation Body as per the Local Planning regulations. This email is to notify you of Erewash's Borough Council's progress in reviewing its Core Strategy Local Plan document.

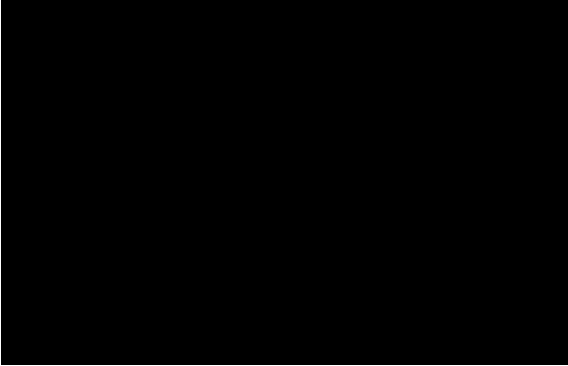
At the Full Council meeting held on Thursday 3rd March, Erewash councillors approved an eight-week consultation on the draft Core Strategy Review (Regulation 19 - Publication version). Taking into account previous consultation responses from 2020 and 2021, this document now contains several draft policies covering the following matters:

- Housing strategy and allocation sites;
- Employment;
- Town, Local & Village centres;
- Transport; and
- Green Infrastructure

This consultation is open from **Monday 14th March to Monday 9th May 2022**. All duly-made responses to the consultation will be forwarded on to the independent Planning Inspector as part of the Council's submission of its Plan to the Secretary of State. More information about the consultation, including key documents and an online representation form, will be available from **Monday 14th March 2022** on the Council's website at the following location:

www.erewash.gov.uk/local-plan-section/core-strategy-review.html

Yours faithfully



The opinions expressed in this e-mail are those of the author and do not necessarily represent the opinions of Erewash Borough Council.

This e-mail and any attachments are confidential and intended solely for the addressee. If you have received this e-mail in error please notify the sender and delete it from your system.

The recipient should check this e-mail and any attachments for the presence of viruses. Erewash Borough Council accepts no liability for any loss or damage caused by the use of this e-mail or attachments.

All communications sent to or from Erewash Borough Council may be subject to monitoring and recording. Under the Data Protection Act 2018 and Freedom of Information Act 2000 the contents of this e-mail may be disclosed.

Erewash Borough Council, Ilkeston Town Hall, Wharnccliffe Road, Ilkeston, Derbyshire. DE7 5RP. www.erewash.gov.uk

From: Jennie Regan [REDACTED]
Sent time: 07/05/2022 21:41:48
To: Planning
Subject: SGA26

Dear Sir/Madam

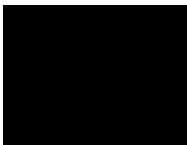
I should like to note my objection to the proposed development of SGA26.
The National planning policy framework on protecting green belt land states
Green belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified.
What is the evidence and justification for this proposal ?
Indeed, only last year, an application to build ONE new dwelling on green belt in Risley, was rejected.
However, EBC are proposing to build 240 houses on green belt !

NPPF states

To make as much use as possible of suitable brownfield sites and underutilised land.
There are substantial brownfield sites in Erewash.

Developing this land will have a massive effect on the infrastructure of Spondon.
Schools are~ over subscribed, Gp surgeries are busier than ever, sometimes only offering appointments for weeks ahead.
Pollution levels from traffic are already above acceptable levels. What impact on the environment will a potential further 200+ vehicles commuting through Spondon ?
Already a busy route, Dale Road will become even more dangerous with vehicles entering and exiting the proposed access site.
EBC will receive monies from council tax and new home bonus, but will DCC be footing the bill to maintain the infrastructure ?
Bear in mind that building so near to an ancient wood will have a detrimental effect on near threatened wildlife.
I ask you to consider this objection seriously and think about the ecological impact it will have on the environment and that of the Spondon residents.

Yours Sincerely
J A Regan (Mrs)



7/5/22

From: [REDACTED]
Sent time: 09/05/2022 14:23:31
To: Planning Policy
Cc: [REDACTED]
Subject: RE: EREWASH CORE STRATEGY REVIEW (REGULATION 19 - PUBLICATION STAGE)
Attachments: DerbyHMA_response_to_Erewash_consultation_2022.docx EBC_Reg19DCCresponse_May22_v2 pc.docx

Dear [REDACTED]

Please find attached the Derby HMA joint response and the Derby City response to the Erewash core strategy review (regulation 19 - publication stage)

Regards
[REDACTED]

[REDACTED]

[REDACTED]



Derby HMA Joint Advisory Board

[Redacted]
[Redacted]
[Redacted]

Sent by email

Our ref: [Redacted]

Email: [Redacted]

Date: 9th May 2022

Dear [Redacted]

Re: Erewash Draft Core Strategy Review (Regulation 19 - Publication version) Consultation

Thank you for the opportunity to comment on the publication version of the Erewash Core Strategy Review. Please take the following as joint representations by the Derby HMA Authorities, namely Amber Valley Borough, Derby City, Derbyshire County and South Derbyshire District Authorities, and additional to any representations by the individual authorities.

We welcome your engagement with the Derby HMA and whilst a number of issues which we highlight below remain, we are content that the concerns we have previously raised in relation to the Duty to Cooperate' have been addressed. We hope that these discussions will continue, ideally towards the agreement of a Statement of Common Ground.

Housing Distribution

Much of our recent discussions have focused on the issue of housing transfers between Erewash and the Derby HMA Authorities in both directions. For clarification, our argument was less that Erewash should contribute to Derby's housing need per se, but that as the two sites adjacent to the City lie in a part of your Borough that has a close relationship to the Derby HMA, then they should be included in any assessment of options to meet the City's needs in full.

Furthermore, in relation to housing requirements, Erewash Borough Council have previously requested that Amber Valley Borough Council and Derby City Council give consideration to meeting some of Erewash's housing requirements in their respective administrative areas to reduce pressure on the Green Belt. However, as Erewash Borough Council has now published a Regulation 19 plan, which they intend to submit for independent Examination with sufficient sites to meet the standard methodology housing requirements in full, this suggests that those requests would no longer need to be maintained and your confirmation in relation to this position would therefore be helpful.

Evidence

We remain concerned that parts of the plan have been drawn up without sufficient evidence. We have previously raised the issue of the absence of a comprehensive Green Belt Review in previous consultations and continue to believe that an update of the previous studies (2006 & 2012 partial review) is needed to help make strategic decisions, especially in an area such as Erewash where Green Belt issues are so central to the strategy. At the very least, we consider that a more robust appraisal of options against the existing Green Belt studies is needed.

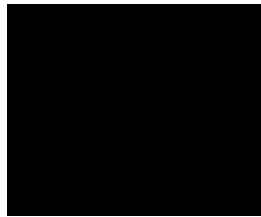
It is not clear exactly how sites were initially chosen, as the assessment accompanying the initial draft was fairly rudimentary. Indeed, your most recent SA for the plan indicates that there are more sustainable locations further to the east at West Hallam and Draycott. You advised at our JAB meeting on the 26th April 2022 that these sites weren't chosen because they were too large and would provide more land than is needed for the current plan period. However, in the absence of an up-to-date Green Belt study, it is not clear how much weight should be attached to the conclusions of the further SA. In any event, the size of the sites should not necessarily matter as they could be partially allocated in the current plan and residual land safeguarded for consideration as part of a future plan.

With regard to the issue of the distribution strategy including two sites immediately abutting the Derby Urban area, this site selection, whilst a matter for your council, has implications for the Derby HMA in that new residents at these sites will be likely to look primarily to Derby and not Nottingham for their education, leisure, shopping and other needs. It is not considered that these issues have been fully addressed in the evidence, and these cross-boundary infrastructure implications add to the concern that the sites are not supported by a sufficiently robust evidence base in particular an up-to-date and collaborative Green Belt review.

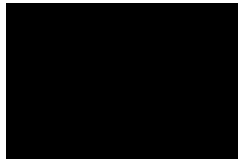
We also understand that transport modelling of the proposed Core Strategy Review sites is now being undertaken by Systra, but that neither Highway Authority is involved in this process. Neither do we know whether other transportation stakeholders, such as

bus operators, have been consulted. There are significant transport constraints in and around Derby, not least in Spondon and these do need to be considered with a wider stakeholder group.

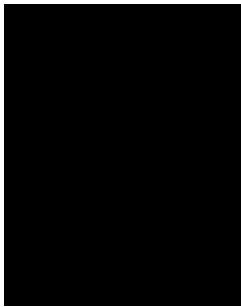
In summary, it is hoped that you will appreciate the collective position of the Derby HMA authorities regarding 'housing transfers' and also that we still have concerns over some of the sites proposed for development and the basis on which they have been selected. We hope that we can continue discussing these outstanding issues with you and addressing them as best as possible through a Statement of Common Ground.



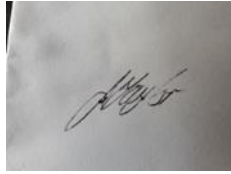
Councillor Tony Harper, [Redacted]
[Redacted]



Councillor Steve Hassall, [Redacted]
[Redacted]



Councillor Tony King, [Redacted]
[Redacted]



Councillor Stephen Taylor, [REDACTED]
[REDACTED]



Derby City Council

Team [REDACTED]
 Contact [REDACTED]
 Our ref [REDACTED]
 Email [REDACTED]
 Tel [REDACTED]
 Minicom [REDACTED]
 Date 9 May 2022

[REDACTED]
 [REDACTED]
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Dear [REDACTED]

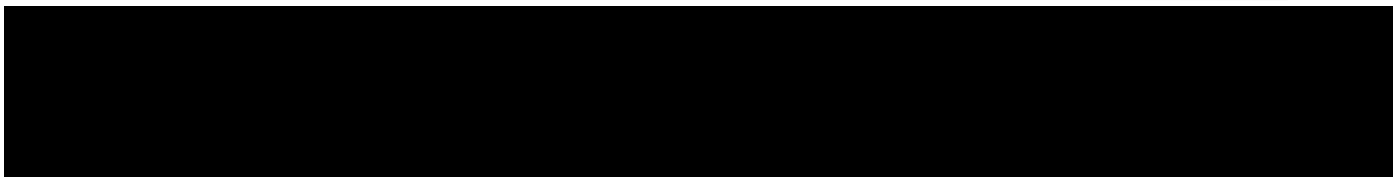
Re: Erewash Draft Core Strategy Review (Regulation 19 - Publication version) Consultation

We welcome the opportunity to comment on the publication version of the Erewash Core Strategy Review.

Please take the following comments on behalf of Derby City Council as additional to those submitted on behalf on the Derby HMA dated 9 May 2022. As per the previous rounds of consultation, the response submitted on behalf of the Derby HMA authorities seeks to address the strategic planning issues that exist between the Derby HMA and Erewash Borough Council whilst this response seeks to set out Derby City Councils comments on the areas on the eastern edge of the City being considered for housing development, particularly policies 1.3 – Acorn Way and 1.4 – North of Spondon.

Infrastructure

Overall, we remain concerned that the detailed drafting of policies to support the allocations of sites 1.3 and 1.4 relies heavily on infrastructure within City with little understanding of capacity or adequate mitigation. These sites on the edge of the City will effectively act as extensions to the City, where residents will undoubtedly access City facilities. As such we would expect the impact of the development on City infrastructure to be mitigated and any non-educational developer contributions secured to be directed to the City, ideally in line with



our existing s106 SPD¹. It would be helpful if the draft policies 1.1, 1.3, and 1.4 could be revised to make reference to strategic site allocations being expected to provide the requisite infrastructure to mitigate the impacts of development.

Transport

We remain of the view that the location of both proposed sites 1.3 & 1.4, on the periphery of the urban area, will result in developments that have a poor relationship and connectivity to existing facilities such as schools, shops and employment areas. Whilst we welcome the draft policy requirement for the development of these sites to be mitigated by improvements to local bus services; existing bus services are very limited in terms of frequency and route/destination choice, with Spondon Flyer services currently suspended.

Even if contributions towards improvements in existing bus services could be secured, as draft policies 1.3 and 1.4 suggest, we remain of the view that these improvements are not likely to make bus services sufficiently attractive to encourage people away from unsustainable car trips, leading to an unsustainable car borne form of development.

As previously outlined both sites 1.3 and 1.4 are located within a network of unclassified local roads that experience queues and congestion as a result of local traffic, and traffic from the wider area that avoids the A38/A61/A52 and has destinations in the eastern half of the city such as the employment locations around Raynesway. For example, there are known congestion problems at the junction of Derby Road/Lime Lane, Oakwood and the junctions on the A6005 Derby Road/Nottingham Road Corridor around Spondon. The lack of strategic road connection around the north eastern quarter of the city, between the A52 and A38, results in a number of rat running routes. These are exacerbated by the barrier created by the A52, resulting in poor connectivity and limiting route options back into Derby from Spondon.

We understand that transport modelling of the proposed Core Strategy Review sites is now being undertaken by Systra. As part of ongoing Duty to Cooperate arrangements, the City Council would welcome the opportunity to be involved in this process. We would suggest that such discussions also include Derbyshire County Council and National Highways. This

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<https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/environmentandplanning/planning/planningpolicy/Final-version-of-Adopted-SPD2018.pdf>

process should seek to understand the impact of the development on the edge of Derby and identify potential mitigation to address concerns about the sustainability of these sites. The outcomes of this request may lead to further comments from the City Council and/or requested changes to the draft policies to secure the identified mitigation.

Education

Despite our comments on the Revised Growth Options document in May 2021, setting out our concerns at the assumption that pupils arising from the Acorn Way and North of Spondon sites would attend schools within the City; we note that the draft policies for both these sites have not sought to remove this assumption.

As set out previously the provision of school places for the Acorn Way (1.3) and North of Spondon (1.4) sites is the responsibility of Derbyshire County Council, as Local Education Authority (LEA). Derby City Council and Derbyshire County Council continue to work together closely to consider short term and long term school place planning options for sites close to the City/County boundary. Very careful consideration will need to be given to how primary and secondary pupil numbers from the additional proposed sites will be accommodated.

We would therefore request that specific reference to pupils from sites 1.3 and 1.4 attending City schools should be removed, both from the policy and supporting text. Instead we suggest that the policy text be replaced with a more flexible approach. For example, the relevant criterion of policies 1.3 and 1.4 could be amended to refer to “*financial contributions towards the provision of primary and secondary schools to serve the development at schools identified through discussion with the Local Education Authority*”. We would also ask that the policy makes clear that developer contributions for school places should not be limited to primary places but should also refer to secondary school contributions. We would be happy to agree specific wording through a SCG. Ideally, this should also be agreed with Derbyshire County Council in their role as LEA.

Housing need and affordable housing

The joint response from the Derby HMA authorities clarifies our position that Erewash is not being asked to help meet Derby’s housing needs per se, but that the proximity of the two sites adjoining the city suggests that they should be included in any assessment of options to meet these needs. Given the proximity of these sites to Derby and its housing market, we

would like to further discuss with you opportunities for them contributing to meeting some of Derby City's likely unmet housing need and/or nominations for affordable housing rights to people on the City's waiting list.

Whilst we recognise that efforts have been made to address some of the concerns raised through previous responses and through your attendance at Derby HMA meetings; overall we remain of the view that proposed housing sites 1.3 and 1.4 do not spatially relate well to the existing transport and social infrastructure needed to underpin their sustainability. Without more robust policy requirements to mitigate the impacts of these developments by new/improved local amenities, accessible social infrastructure or additional transport mitigation both these sites would result in developments that will be largely car dependent and therefore unsustainable extensions to the City.

As ever, we confirm our willingness to work collaboratively with you on these and wider strategic planning issues. Including seeking to agree further comments/changes to policy with you moving forward via the drafting of potential Statements of Common Ground to address the points made outlined above in relation to infrastructure, transport and school places.

In the meantime, I would be grateful if you would take the concerns expressed in relation to sites adjacent to the City into account in informing your decision on plan preparation and detailed policy wording.

Yours sincerely,



Councillor Steve Hassall, 
