

Erewash Local Plan Review Examination in Public

Participant 122 – Redrow Homes

Hearing Statement - Matter 4: The Green Belt

December 2023

1.0 Introduction

- 1.1 This Hearing Statement sets out submissions made by Planning and Design Group (UK) Limited on behalf of Redrow Homes. It relates to Matter 4: The Green Belt as set out in the Inspector's Matters, Issues and Questions document. The Statement forms the basis of our evidence, to be presented at the Examination in Public.
- 1.2 Only the questions relevant to Redrow Homes and the ongoing promotion of their land at Acorn Way, Derby, have been answered.

2.0 Matter 4: The Green Belt

Issue – Whether the approach to the alteration of the Green Belt and development within it is justified and consistent with national policy.

Question 8 – The Council has produced Green Belt Technical Paper (EBC05). Was the Council's approach to assessing Green Belt appropriate? What are your reasons for this view?

2.1 Redrow Homes sought a legal opinion in 2021 in the absence of a Green Belt review. Whilst that opinion is subject to legal privilege, it is not necessary for the Council to complete a detailed Green Belt review. Accordingly, the Green Belt Technical Paper is sufficient and assesses amendments to the Green Belt appropriately.

Question 9 – How has the assessment of Green Belt land informed the Core Strategy Review and specifically proposals to alter the Green Belt to accommodate development needs?

2.2 Redrow Homes instructed their own assessment of Green Belt in respect of land at Acorn Way. This has been submitted as evidence to the Core Strategy Review and can be used by the Council to support the alteration of the Green Belt here, to accommodate residential development on site, towards meeting development needs.

Question 10 – How has the Council assessed the suitability of land parcels and their contribution towards the purposes of including land in the Green Belt?

2.3 There is no legal requirement to review every part of the Green Belt. The Council has reviewed the Green Belt on a site-by-site basis.

2.4 It is clear that the overall impact on the Green Belt will be minimal in terms of the five purposes of the Green Belt following the release of sites as proposed.

Question 11 – Are there exceptional circumstances to alter the Green Belt in the Borough in principle? If so what are they? If not, how could housing and employment needs be met in other ways?

2.5 There are exceptional circumstances to alter the Green Belt in Erewash. This includes a significant housing land supply shortfall combined with the geography of Erewash Borough (its location is almost entirely within the Derby – Nottingham Green Belt). There are very limited opportunities for growth within existing settlement limits as the Green Belt is tightly drawn. Continued growth requirements and a failure of current planning policy to keep up with current housing and employment needs

further establishes the context in support of exceptional circumstances for altering the Green Belt Boundaries.