

EREWASH CORE STRATEGY

Adopted March 2014



www.erewash.gov.uk

EREWASH



Erewash Core Strategy 2011-2028

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1 INTRODUCTION

1.1 Summary

1.1.1 The Erewash Core Strategy sets out the strategy for development across the Borough over the period 2011 to 2028. The document was adopted at a meeting of the full council on the 6th March 2014. It forms part of the development plan for the Borough, alongside the Erewash Local Plan Saved Policies 2005 (amended 2014), until any such policies are superseded.

1.1.2 The Core Strategy sets out in broad terms where new homes, jobs and infrastructure will go within the Borough. The aim of the strategy is to focus development towards the existing urban areas of Long Eaton and Ilkeston and promote regeneration. This strategy supports the drive for sustainable development and recognises the importance of the surrounding countryside of the Borough.

1.1.3 The Strategy has been adopted following extensive consultation, has used a detailed evidence base and has been scrutinised at formal examination hearings in front of a Planning Inspector. It has been produced in line with national policies, notably the National Planning Policy Framework which was published by the Government in March 2012.

1.1.4 This document is set out as follows:

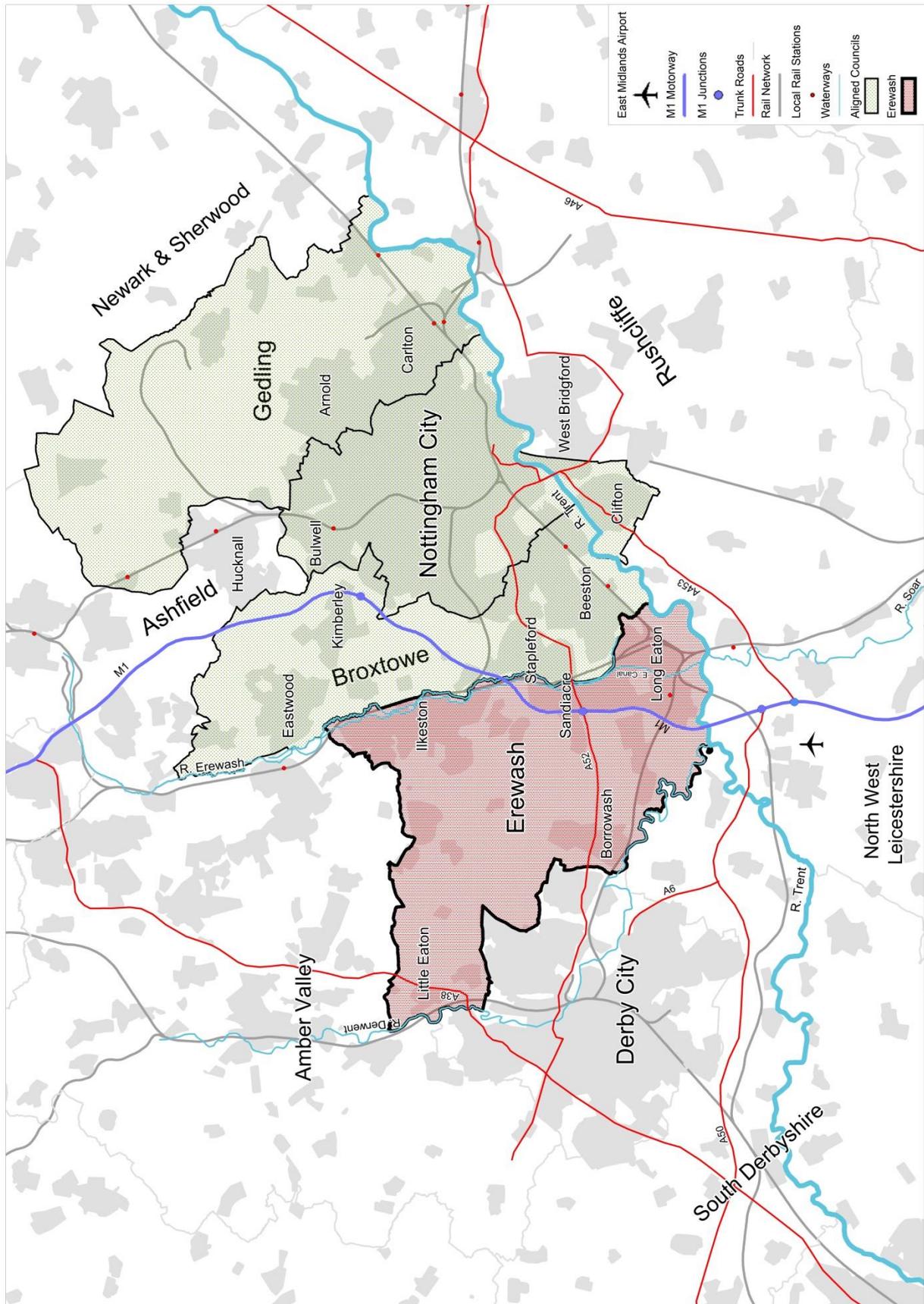
- Section 1 gives an introduction to the Erewash Core Strategy.
- Section 2 highlights key characteristics of the Borough and sets out a 'vision' up to 2028, based on the aspirations of the Erewash Sustainable Community Strategy.
- Section 3 provides the Delivery Strategy, a set of 19 policies, which together form a strategic and consistent policy approach to delivering the vision. The policies are grouped together in to the following sections:
 - A - Sustainable Growth
 - B - Places for People
 - C - Our Environment
 - D - Making it Happen
 - E - Strategic Allocation
- Section 4 contains the Key Diagram which illustrates the main policies.
- The Appendices contain a glossary, housing trajectory and the Erewash infrastructure delivery plan.

1.2 Background

1.2.1 The Erewash Core Strategy has been produced in broad alignment with the Aligned Core Strategies of Broxtowe Borough, Gedling Borough and Nottingham City Councils, as the Borough forms part of the Nottingham Core Housing Market Area. Map 1 shows the context of the Erewash area and surrounding local authorities.

1.2.2 The Erewash Core Strategy has been produced using a detailed evidence base and following extensive public consultation. The first stage in preparing the Erewash Core Strategy was the Issues and Options consultation, which took place in the summer of 2009. This was followed by the Option for Consultation in spring 2010 and later consultation in the summer of 2011 on a housing paper and amended policy on climate change. Further consultation on potential strategic housing land allocations occurred in Autumn 2011.

Map 1 – Context of the Erewash area and surrounding local authorities



1.2.3 The findings of the various consultations were used, together with the conclusions of the detailed evidence base, to produce the submission version of the Erewash Core Strategy. Following full Council approval in July 2012 that version of the Core Strategy was subject to statutory consultation and submitted to the Secretary of State for examination on 30 November 2012.

1.2.4 Following the Core Strategy hearings in April 2013, modifications were subject to further consultation in June 2013 and which have been subsequently included in this adopted Core Strategy. The Consultation Statement, a separate document, details the main stages in the preparation of the Core Strategy and provides information on how the community were involved in shaping the plan at every stage. Documents referred to in this Strategy are available on the Borough Council website (www.erewash.gov.uk).

1.2.5 Up until March 2013, the Erewash Core Strategy was required to be in general conformity with the East Midlands Regional Plan (2009). Although the Regional Plan has now been abolished it is the Borough Council's view that the evidence base is still important and has been used where relevant to shape the final version of the Erewash Core Strategy. In addition, a large number of technical studies have been produced to ensure the evidence base is robust and up to date. In many cases this has involved joint working with other stakeholders, particularly adjacent local authorities. The evidence base which underpins the Erewash Core Strategy includes the following:

- Greater Nottingham Strategic Flood Risk Assessment, 2008;
- Appraisal of Sustainable Urban Extensions Study, 2008;
- Erewash Strategic Housing Land Availability Assessment, 2012;
- Sustainable Locations for Growth Study, 2010;
- Nottingham - Derby Green Belt Review, 2006;
- Nottingham City Region Employment Land Study (NCRELS), 2007 & Update 2009
- Erewash Employment Land Study, 2011;
- Office and Employment Provision Background Paper, 2012;
- Erewash Retail Needs Study 2007 & 2010 Update;
- Erewash Sustainable Community Strategy, 2009;
- Nottingham Core HMA Strategic Housing Market Needs Assessment Erewash Update, 2009 & 2012;
- Nottingham Core Affordable Housing Viability Study, 2009 & Erewash Housing Viability Study Update, 2012;
- Stanton Regeneration Site Viability Assessment 2012
- Greater Nottingham Housing Background Paper, 2012;
- Derbyshire Gypsy and Traveller Accommodation Assessment, 2008;
- Derbyshire Local Transport Plan, 2011;
- Greater Nottingham Local Transport Plan, 2011;
- Cities Green Infrastructure Strategy and Action Plan, 2010;
- Derbyshire Landscape Character Assessment, 2003;
- Lowland Derbyshire Biodiversity Action Plan, 2011;
- Greater Nottingham and Ashfield Infrastructure Capacity Study, 2009;
- Derbyshire Infrastructure Plan, 2012;
- Greater Nottingham Infrastructure Delivery Plan, 2012; and
- Greater Nottingham and Ashfield Outline Water Cycle Study, 2010.

1.2.6 Erewash Borough Council believe that working together to prepare broadly aligned policies with the other Greater Nottingham Councils has led to better and more joined up

planning outcomes, whilst making best use of resources by sharing staff and expertise and providing value for money by sharing the cost of producing much of the required evidence base.

1.2.7 These advantages are recognised in the National Planning Policy Framework which states:

'Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.'

Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans.' (paragraphs 178-179)

1.3 Sustainability Appraisal

1.3.1 Sustainability appraisals have been carried out alongside the production of the Erewash Core Strategy as the document has developed. They are a statutory requirement, and have been undertaken as an integral part of the plan making process to test and improve the sustainability of the Erewash Core Strategy. All versions of the Sustainability Appraisal were made available for consultation alongside the relevant version of the Core Strategy.

1.3.2 The first stage, which accompanied the Issues and Options version of the Core Strategy, was a Sustainability Appraisal Scoping Report. This set out the sustainability objectives that have been used to appraise the Core Strategy as it has developed.

1.3.3 The second stage of the Sustainability Appraisal was the preparation of the Interim Sustainability Appraisal report which assessed the options which were in the Issues and Options document. This was then followed by the Further Interim Sustainability Appraisal Report which appraised the policies and proposals set out in the Option for Consultation version of the Core Strategy. Following this stage, further appraisals of amended or new policies and sites were then undertaken. These appraisals informed the policies in the Erewash Core Strategy Submission Version. A final Sustainability Appraisal was produced in order to assess the main modifications proposed to amend the Submission Version of the Core Strategy. This has informed the production of the final adopted version of the Erewash Core Strategy.

1.4 Habitats Regulations Assessment

1.4.1 The Core Strategy is required by law to be subject to a Habitats Regulations Assessment, including an Appropriate Assessment, if necessary. A Habitat Regulations screening of the jointly produced Aligned Core Strategies Option for Consultation version was completed in September 2010. The outcome of this work was that an Appropriate Assessment was required, but only in relation to assessing significant effects on a European protected site within Gedling.

1.5 Equality Impact Assessment

1.5.1 The Core Strategy has also been subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. An Equality Impact Assessment is a

legal requirement and is defined by the Equality & Human Rights Commission as “...a tool that helps public authorities make sure their policies, and the ways they carry out their functions, do what they are intended to do for everybody” (Equality & Human Rights Commission “Equality Impact Assessment Guidance” (Nov 2009)). Undertaking Equality Impact Assessments allows local authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed. Equality Impact Assessments also allow for the identification of opportunities to promote equality.

1.5.2 A two stage approach to the Equality Impact Assessment has been taken. Firstly the policies in the Core Strategy were assessed for their relevance to the characteristics protected by the Equality Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion, sex and sexual orientation). The assessment found that a number of policies were either of high or medium relevance to one or more of the protected characteristics. The second stage of the process took these policies and assessed the positive or negative impacts of them on the characteristics. Where possible changes were made to the policies to remove the negative impact or increase the positive impact.

2 THE FUTURE OF EREWASH

2.1 Key Influences on the Future of Erewash

2.1.1 The National Planning Policy Framework clearly states that any Local Plan must be consistent with the principles and policies set out within the Framework, including the presumption in favour of sustainable development. The Erewash Core Strategy has therefore been set within this context.

2.1.2 The Borough of Erewash is centrally located within England and lies between the cities of Derby and Nottingham, a location that clearly influences the Borough. Another key issue for Erewash is the Nottingham-Derby Green Belt. The towns and most villages of Erewash are surrounded by designated Green Belt which is generally drawn very tightly around these urban areas and village settlement boundaries. There are also a small number of settlements that are washed over by the Green Belt. The following section sets out the key spatial issues for Erewash in more detail.

2.2 Erewash Spatial Portrait / Local Distinctiveness

Spatial Issues

2.2.1 The Core Strategy has been set within the context of relevant existing guidance, policies and strategies, and a key role is that it helps to deliver the aims and objectives of these policies and strategies.

2.2.2 Erewash has a population of 112,081 (Census 2011), with 75% living within three miles of the county boundary with Nottinghamshire in the two principal towns of Ilkeston and Long Eaton. This contributes to a strongly urbanised eastern fringe supplemented by the settlements of Sandiacre and Sawley. The remainder of the Borough is predominantly rural with the larger settlements found at Borrowash, West Hallam, Breaston and Draycott ranging in population from 7,335 to 3,090. A number of smaller villages are located within the Erewash countryside with a substantial element (72%) of the Borough falling within the defined Nottingham-Derby Green Belt. Villages located within the west of Erewash are strongly related

to and influenced by services, facilities and transport provision which help to connect them to the city of Derby.

2.2.3 Erewash is well linked to the strategic road and rail network. A combination of trunk and motorway routes pass through the Borough and the M1, A52, A38 and (just beyond the southern boundary) the A50 all provide connections to nearby towns and cities. Long Eaton directly adjoins Junction 25, an important road interchange between the M1 and A52. The opening of the last phase of the Awworth By-Pass has enhanced road accessibility between Ilkeston and Junction 26 of the M1 (located three miles to the north-east of the Borough).

2.2.4 Regular direct rail services to London and other major cities are accessible from Long Eaton railway station. The proposed re-introduction of a passenger rail service to serve Ilkeston would strengthen rail links to Nottingham, Sheffield and beyond. In addition Toton sidings, just across the borough boundary in Broxtowe is being considered for a transport interchange as part of the High Speed 2 scheme. Frequent bus services operate across Erewash, with the two main towns having regular direct links to the city centres of Nottingham and Derby. The central and north west rural parts of the Borough are not as accessible as a result of indirect road links. Consequently, the range of public transport routes serving these areas is more limited.

2.2.5 East Midlands Airport (three miles south of Erewash) makes a significant contribution to the Borough's economy. The domestic and international passenger and freight services from the airport also enhance the Borough's general level of accessibility.

2.2.6 The Borough is influenced by a number of rivers and watercourses that help to define its physical form. The River Trent (south-east), Derwent (south and north-west) and Erewash (east) all form sizeable segments of the Borough's boundary.

Built and Natural Environment Issues

2.2.7 Erewash's landscape is largely rural and comprises a diverse range of character types, from the lowland village farmlands and riverside meadows of the south, to the coalfield village and plateau estate farmlands in the north. This provides a distinct contrast in character between the Derbyshire Coalfields and the Trent Valley Washlands. The legacy of the Borough's industrial heritage is still evident, with townscapes consisting of mill buildings that contribute positively to the urban landscape. The Borough has a wide range of heritage assets with 21 Conservation Areas, 233 Listed Buildings, 7 Ancient Monuments and a Registered Historic Park and Garden. Directly adjoining the Borough to the north-west is the Derwent Valley World Heritage Site. Stretching for 15 miles down the river valley from Matlock Bath to Derby, the World Heritage Site features a series of historic mill complexes, including some of the world's first 'modern' factories.

2.2.8 Complimenting the built elements within the Borough, is a varied natural environment containing 2 Sites of Special Scientific Interest, 9 Local Nature Reserves and 101 Derbyshire Local Wildlife Sites. The Erewash Valley, which loosely follows the Borough's eastern boundary, is recognised as an important corridor of environmental and recreational importance. At its heart is the Erewash Canal, which provides an important connection in to the national canal network.

Economic Issues

2.2.9 Erewash's manufacturing sector still provides around 22% of the Borough's jobs¹. This is more than twice the national UK average. Overall manufacturing accounts for nearly 1 in 8 of all Erewash's 3,780 VAT and/or PAYE-based enterprises². Though restructuring has strongly impacted on the Borough's economic base, key employment locations at the Manners and Quarry Hill Industrial Estates located in Ilkeston and Acton Road and Meadow Lane Industrial Estates in Long Eaton, continue to provide a substantial number of jobs in the manufacturing sector.

2.2.10 The Borough shows average levels of national deprivation with the Borough ranked 148th out of 326 local authorities (with 1 being the most deprived). Localised pockets of significant deprivation exist within the urban towns, especially in the north of Ilkeston where there is a concentration of long-term unemployment, low household incomes and low levels of educational qualifications. As a consequence, Ilkeston North sits within the top 2.5% of deprived wards in England (2010 Indices of Multiple Deprivation).

2.2.11 The town centres of Ilkeston and Long Eaton are the primary focus for retail activity within the Borough. Smaller local centres are located at Borrowash and Sandiacre and play an important role in providing services to their catchment populations.

2.2.12 The Stanton Regeneration Site, a largely derelict brownfield site located to the south of Ilkeston, is a major regeneration opportunity within the Borough. Its long-term redevelopment will deliver, amongst other uses, a substantial proportion of commercial floorspace helping in part to meet Erewash's future employment requirements.

Social / Community Issues

2.2.13 Property prices in Erewash are fairly moderate, with an average house price of £134,008 (Land Registry, April-June 2013). This is lower than the County averages for both Derbyshire (£154,461) and Nottinghamshire (£161,155) during the same period. Despite this, housing affordability is a significant issue within the Borough, with average house prices around seven times average incomes. There remains significant need (422 dwellings per annum) for affordable housing, as identified in the 2012 update of the Strategic Housing Market Assessment, to meet future need and pent up demand. Within this need, there is a high demand for affordable family housing across the Borough.

2.2.14 In terms of Erewash's housing stock, there are a significant proportion of semi-detached properties in the Borough. These comprise nearly half of all dwellings in Erewash, a significantly higher percentage than the national average.

2.2.15 Black and Minority Ethnic (BME) groups account for 4.3% of the Borough's population. The representation of Asian, Black and Chinese or Other ethnic groups in Erewash is around a third of that for the East Midlands and a quarter of the average for England, in percentage terms (Census 2011).

2.2.16 The average age of the Borough's residents is rising. This is most notable in the category of those aged 75 and over which has increased from 7.4 per cent in 2001 to 8.6 per cent in 2012.

¹ 'Employee Jobs 2010' (ONS annual business inquiry employee analysis)

² Inter Departmental Business Register (IDBR) - UK Business: Activity, Size and Location (2012).

2.3 Links to the Sustainable Community Strategy

2.3.1 The Erewash Sustainable Community Strategy 2009-2014 (SCS) has been prepared by the Erewash Strategic Partnership (LSP). This partnership comprises of organisations from the public, private, community and voluntary sectors.

2.3.2 The vision of the Sustainable Community Strategy is for Erewash to “become a vibrant and prosperous Borough, where an excellent quality of life is enjoyed by everyone.”

2.3.3 Priorities set out within the Sustainable Community Strategy are as follows:

- **Improve opportunities for employment, skills and housing** - The SCS aims to increase access to relevant skills and training opportunities. By working with partners, it aims to help reduce barriers to employment and reduce the Borough’s unemployment rate. Business creation in Erewash is encouraged and assistance with economic conditions to improve sustainability and ensure longevity is also supported. Economic activity in the market towns of Ilkeston and Long Eaton is intended to add to their status and encourage regeneration. The SCS will also work to ensure new and improved housing to meet the needs of Erewash residents and also to facilitate the development of the Stanton Regeneration Site and ensure Borough-wide benefits from that development.
- **Reduce crime, the fear of crime and improve our living environment** – The fear of crime will be targeted for reduction along with the perceptions of anti-social behaviour. Other priorities are to improve the environmental cleanliness of the Borough and reduce carbon dioxide emissions across Erewash.
- **Active lifestyles for all** - To ensure that Erewash residents are active, healthy and involved in their communities, the SCS will promote healthy lifestyles and tackle obesity. This will be achieved by increasing access to positive activities in sport, leisure and culture. Other priorities to be promoted through the SCS are to increase community engagement and the numbers of residents who are volunteering in their locality, reducing inequalities across Erewash and fostering a Borough where people are treated with respect and dignity to help improve community cohesion.

2.4 Erewash Core Strategy Spatial Vision

2.4.1 The vision for the Erewash Core Strategy has been created to support the Erewash Sustainable Community Strategy and compliments and strengthens the vision created for the wider Greater Nottingham area. It also recognises the need to align to the more strategic Derbyshire County Sustainable Community Strategy and its aims and priorities.

A Vision for Erewash in 2028

2.4.2 In 2028, a safe, clean and green Erewash will have provided a good range of job opportunities, skills and homes for its active, healthy and involved communities. As such, Erewash will have become a vibrant and prosperous borough, where an excellent quality of life is enjoyed by everyone.

2.4.3 Erewash will have accommodated necessary and sustainable amounts of growth with development facilitating positive change throughout the Borough.

- 2.4.4 A strong vibrant local economy will have incorporated a wide range of products and services with a choice of employment opportunities and commercial premises being available throughout the Borough. Despite a high proportion of people being employed in service sector jobs, a viable role for traditional industries will have also been fashioned and consolidated. Erewash's economy will be providing a sufficient amount of local jobs and the necessity to travel outside the Borough to access employment opportunities will have been reduced. Excellent education will be available through achieving schools and training initiatives creating a highly skilled workforce which supports an expanding knowledge-based local economy.
- 2.4.5 Focused redevelopment projects and initiatives will have successfully regenerated Erewash's market towns. Our vibrant town centres of Long Eaton and Ilkeston will be known for their successful shopping facilities, leisure attractions and commercial opportunities as well as having an attractive environment influenced by local heritage and culture. As an integral part of Ilkeston, the Stanton Regeneration Site will be fully developed providing a uniquely designed attractive living and working environment. This will be supported by improvements to community and transport infrastructure and a mix of homes and a variety of employment opportunities will have been made available throughout the ongoing development. Other regeneration projects across the Borough will have occurred as a result of the redevelopment of other brownfield sites.
- 2.4.6 Issues of housing provision and housing need will be closely aligned as a consequence of the continued upgrading of existing housing stock and the construction of over 6,000 new homes across Erewash. Good quality family housing will have been provided and the needs of homeless people, households on lower incomes and vulnerable groups such as older and disabled people will have been accommodated. Neighbourhoods will have benefited from clean, green and energy efficient technology with low carbon development in both existing and new communities. This will be as a result of the Borough responding adequately to the challenge of climate change.
- 2.4.7 A notable lessening of inequalities between Erewash residents and communities will have occurred, especially in relation to previous disparities in health, education, income and crime. Pockets of recognised deprivation will have been addressed and transformed, with these areas becoming more prosperous and attractive areas to live having ensured a better housing mix and raised skill levels.
- 2.4.8 The majority of the Erewash countryside, Green Belt, recognised areas of biodiversity and those locations at high probability of flooding will have been protected. Green Infrastructure networks, including publicly accessible open space, will have benefited from protection, enhancement and increased levels of access. Our natural environment, incorporating biodiversity, will have been carefully nurtured to protect against harm. An increase in tourism connected with the Erewash Valley and the adjoining Derwent Valley Mills World Heritage Site will have been achieved. The historic environment of Erewash, both urban and rural, will be valued, protected and enhanced. The sympathetic preservation of the distinctive character of Erewash towns and villages will have remained carefully managed, with the sustainability and needs of rural settlements being enhanced by development which has helped to deliver affordable housing where required to support local communities.
- 2.4.9 Improved road links and integrated public transport infrastructure and networks will have created improved access to excellent public services. The Borough will be easily

accessible by a choice of modes of travel, with the creation of enhanced opportunities increasing usage of local cycling and walking facilities, helping to enhance recreational and leisure opportunities resulting in a healthier population.

2.4.10 Our citizens will be empowered and engaged and will actively participate in the development of their communities leading to improved perceptions of the Borough, both from inside and outside Erewash. This will have assisted us to fulfill our essential and valuable complimentary role to the cities of Nottingham and Derby.

2.5 Spatial Objectives

2.5.1 The Erewash Core Strategy spatial objectives seek to deliver this vision, and are also consistent and complimentary to the Council's Sustainable Community Strategy and national policies, particularly those on sustainable communities.

i. Environmentally responsible development addressing climate change: to reduce the causes of climate change and to minimise its impacts, through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and promoting the use of low carbon technologies.

ii. High quality new housing: to manage an increase in the supply of housing to ensure housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities. A Sustainable New Community at the Stanton Regeneration Site to the south of Ilkeston will support the regeneration of these Sub Regional Centres.

iii. Economic prosperity for all: to ensure economic growth is as equitable as possible, and place a particular emphasis on supporting a more knowledge based economy. Providing for new office, commercial, residential and other uses especially through the development of the sustainable new neighbourhood at the Stanton Regeneration Site. Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.

iv. Flourishing and vibrant town centres: to create the conditions for the protection and enhancement of a balanced hierarchy and network of town and other centres, through providing for retail, employment, social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures within Ilkeston and Long Eaton.

v. Regeneration: to ensure brownfield regeneration opportunities are maximised, particularly within the town centres and the sustainable new neighbourhood at the Stanton Regeneration Site. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.

vi. Protecting and enhancing Erewash's individual and historic character and local distinctiveness: to preserve and enhance the distinctive natural and built heritage, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced.

vii. Strong, safe and cohesive communities: to create the conditions for communities to become strong, safe and cohesive by providing appropriate facilities, encouraging people to express their views (for instance on the Core Strategy), by designing out crime and by respecting and enhancing local distinctiveness.

viii. Health and well being: to create the conditions for a healthier population by addressing environmental factors underpinning health and wellbeing, and working with healthcare partners to deliver new and improved health and social care facilities especially where required by new development and through the integration of health and service provision, and by improving access to cultural, leisure and lifelong learning activities.

ix. Opportunities for all: to give all children and young people the best possible start in life by providing the highest quality inclusive educational, community and leisure facilities. This will be achieved for instance through improving existing schools, providing a new school at the Stanton Regeneration Site ,and meeting the needs of older and disabled people, especially through providing appropriate housing opportunities

x. Excellent transport systems and reducing the need to travel: to ensure access to jobs, leisure and services is improved in a sustainable way, reducing the need to travel especially by private car, by encouraging convenient and reliable transport systems, through implementing behavioural change measures, and encouraging new working practices such as use of IT and home working.

xi. Protecting and improving natural assets: to improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multi functional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity.

xii. Timely and viable infrastructure: to make the best use of existing, and provide new and improved physical and social infrastructure, where required to support housing and economic growth, and make sure it is sustainable. This will be funded through existing mechanisms, such as the investment plans of utility providers, Government funding, and through developer contributions.

3 THE DELIVERY STRATEGY

SECTION A - SUSTAINABLE GROWTH

This section sets out policies which are aimed at ensuring growth is delivered as sustainably as possible. The first policy (A) is aimed at ensuring that Erewash takes a positive, constructive approach to considering development proposals. It reflects the approach contained within the National Planning Policy Framework, based on the presumption in favour of sustainable development. The second policy (1) is aimed at minimising climate change (in combination with other policies) and reducing its impact, so the Borough can play its part addressing this national and international priority. This policy also includes a proposed approach to flooding, as climate change may lead to an increased likelihood of flooding from the River Trent and its tributaries.

The other policies set out where new growth should be directed, including the location for major new development within the Borough in order to meet housing requirements. The principle of the Green Belt is important in shaping the future growth of the Borough and this principle is set out within this section. Planning for changes in the future economy is as important as planning for new housing growth, and the two need to be considered together. Our Town Centres are important in this regard, and also need to be sustainable and attractive hubs to the communities they serve. There are a number of regeneration challenges throughout the area which need to be addressed if best use is to be made of brownfield land, so it can be brought back into productive use, and some neighbourhoods need interventions to help them achieve their potential to become neighbourhoods of choice.

The core policies for sustainable growth are:

A - Presumption in Favour of Sustainable Development

1 - Climate Change

2 - The Spatial Strategy

3 - The Green Belt

4 - Employment Provision and Economic Development

(There is no Policy 5 for Erewash)

6 - The Role of Town and Local Centres

7 - Regeneration

3.1 Policy A: Presumption in Favour of Sustainable Development

1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2. Planning applications that accord with the policies in the Development Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- Specific policies in that Framework indicate that development should be restricted.**

JUSTIFICATION

3.1.1 The Government's National Planning Policy Framework recognises that sustainable development is about change for the better. It is about positive growth, making economic, environmental and social progress for this and future generations. To achieve sustainable development, economic, social and environmental gains should be sought jointly. They are mutually dependent.

3.1.2 In line with Government policy advice, Erewash Borough Council has adopted a positive approach in seeking to meet the objectively assessed development needs of the area. The policies in the Erewash Core Strategy provide a clear framework to guide development that creates positive, sustainable economic growth, therefore following the presumption in favour of sustainable development, enabling proposals that accord with the plan objectives to be approved without delay. This policy is therefore at the heart of decision taking when assessing planning applications.

3.1.3 To enable Erewash Borough Council to continue to take a sustainably positive approach to decision making, applicants will need to assist by submitting evidence to demonstrate how the benefits of a proposal outweighs any adverse impacts. In this way economic, social and environmental responsibilities can continue to be met without compromising the ability of future generations to meet their own needs and well-being.

3.1.4 Monitoring of this policy will be carried out through active monitoring of the other policies within the Core Strategy.

3.2 Policy 1: Climate Change

1. All development proposals will be expected to mitigate and adapt to climate change, and to comply with national targets on reducing carbon emissions and energy use.

Sustainable Design and Adaptation

2. Relevant development, including refurbishment where it requires planning permission, will be expected to take account of the following:

a) how it makes effective use of sustainably sourced resources and materials, minimises waste, and water use. For residential development, planned water use should be no more than 105 litres per person per day;

b) how it is located, laid out, sited and designed to withstand the long and short term impacts of climate change, particularly the effect of rising temperatures, sustained periods of high temperatures and periods of intense rain and storms;

c) that the building form and its construction allows for adaptation to future changes in climate; and

d) that the building form and its construction permits further reduction in the building's carbon footprint, where feasible and viable.

Reducing Carbon Dioxide Emissions

3. Relevant development should demonstrate how carbon dioxide emissions have been minimised in accordance with the following energy hierarchy:

a) using less energy through energy efficient building design and construction, including thermal insulation, passive ventilation and cooling;

b) utilising energy efficient supplies – including connecting to available heat and power networks; and

c) maximising use of renewable and low carbon energy generation systems.

Decentralised Energy Generation

4. The extension of existing or development of new decentralised renewable and low-carbon energy schemes appropriate for the plan area will be promoted and encouraged, including biomass power generation, combined heat and power, and micro generation systems. In line with the energy hierarchy, adjacent new developments will be expected to utilise such energy wherever it is feasible and viable to do so.

Flood Risk and Sustainable Drainage

5. Development proposals that avoid areas of current and future flood risk and which do not increase the risk of flooding elsewhere and where possible reduce flood risk,

adopting the precautionary principle, will be supported.

6. Where no reasonable site within Flood Zone 1 is available, allocations in Flood Zone 2 and Flood Zone 3 will be considered on a sequential basis.

7. Where it is necessary to apply the Exception Test within the urban areas, it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk.

8. Where appropriate, further guidance on the application of the sequential and exception test will be set out in Local Development Documents.

9. All new development should incorporate measures to reduce surface water run-off, and the implementation of Sustainable Urban Drainage Systems into all new development will be sought unless it can be demonstrated that such measures are not viable or technically feasible.

JUSTIFICATION

3.2.1 This policy does not address all aspects of climate change. Further guidance can be found at Policy 10 (Design & Enhancing Local Identity), Policy 11 (The Historic Environment), which include considerations which need to be taken into account when designing mitigation and adaptation measures in sensitive environments, Policy 14 (Managing Travel Demand) which seeks to reduce the need to travel and encourage modal shift, and Policy 16 (Green Infrastructure, Parks and Open Space) which emphasises the role of the green and natural environment in mitigating and adapting to climate change.

3.2.2 Tackling climate change is a major challenge. It is a global problem requiring local action. Major changes in attitude and practices are required if we are to make changes to the earth's climate and reverse the effects of global warming. National objectives to address climate change will not be achieved without substantial efforts to reduce energy consumption and increase energy produced from naturally occurring, renewable sources.

3.2.3 The UK Government is actively seeking to reduce greenhouse gas emissions and has set targets in the Climate Change Act 2008 to reduce carbon dioxide emissions by 80% below current levels by 2050. The National Planning Policy Framework re-emphasises the approach, stating the Government's objective that planning should fully support the transition to a low carbon economy in a changing climate.

3.2.4 This document needs to ensure the use and development of land will help slow down the rate of climate change and be resilient to its effects. In this respect the Erewash Core Strategy's task is to:

- reduce consumption of natural and non-renewable resources;
- reduce dependence on non-renewable energy sources;
- promote renewable energy use and development;
- reduce pollution to levels that do not damage natural systems;
- help improve air quality; and

- effectively manage and reduce the impacts of flood risk across the area.

Sustainable Design and Adaptation

3.2.5 Simple measures, such as the design, siting and orientation of development, appropriate sourcing of materials (for instance, where there is a choice, using materials with a lower 'carbon footprint'), and minimising waste, both during construction and in use, can improve the sustainability of development at little or no cost. Energy Statements can be an effective way of demonstrating how development contributes to both mitigating the causes of climate change and adapting to its effects, and their use will be encouraged. Similarly Site Waste Management Plans, where required, should draw on best practice, and development should promote waste minimisation and recycling. Some groups such as the very young, the elderly and those with disabilities may feel the effects of climate change more than others. Buildings which will serve these groups should be designed to take account of this.

3.2.6 A large part of the potential to reduce carbon dioxide emissions lies in the existing stock of buildings, both residential and commercial. Whilst tackling this source of emissions lies largely outside of the planning system, where refurbishment requires planning permission the opportunity to address climate change issues should not be lost. However, development of or affecting heritage assets, which include measures to address climate change, will need sensitive treatment to ensure the impact will not cause material harm to the asset or its setting, unless this harm is outweighed by the proposal's wider social, economic and environmental benefits.

3.2.7 The Greater Nottingham and Ashfield Outline Water Cycle Study (2010), which includes Erewash, highlights that the area is one of moderate 'water stress' (i.e. scarcity) in terms of water supply. It is therefore important that new development makes as efficient use of water as possible, and the Water Cycle Study recommends that new residential development adopts the water usage standards of level 3 of the Code for Sustainable Homes as a minimum, i.e. not more than 105 litres per person per day.

Reducing Carbon Dioxide Emissions

3.2.8 The Government has made clear its commitment to ensuring that all new homes built from 2016, and all other development by 2019, should be zero carbon. The 'energy hierarchy' is a recognised approach to reducing the carbon dioxide emissions from new development. Firstly, long term reductions are normally made most effectively through ensuring the building itself is as energy efficient as possible and by ensuring that the building's systems use energy as efficiently as possible, thus reducing its energy demands over its lifetime. Secondly, once the building's energy demands have been minimised, supplying energy efficiently should be required, e.g. encouraging the use of local networks such as combined heat and power. Thirdly, sourcing the building's remaining energy requirements from renewable carbon sources can contribute to further carbon dioxide savings, whilst also contributing to national and local targets for renewable and low-carbon generation. Implementing the energy hierarchy can also be important in meeting wider policy goals, such as reducing fuel poverty.

3.2.9 Considerations such as site characteristics, the nature of development, availability of local networks and viability can all influence the most cost effective approaches to addressing carbon dioxide emissions through the energy hierarchy, so its implementation is likely to vary. In addition, approaches to adapting to climate change and mitigating its effects are

changing rapidly, as are technologies available to reduce carbon emissions and generate renewable and low-carbon energy. For instance, the introduction of ‘allowable solutions’ where, as part of ensuring new development is zero carbon, carbon dioxide emissions savings are secured off site rather than as part of the development, will require local approaches.

Decentralised Energy Generation

3.2.10 Supporting renewable and low-carbon decentralised energy schemes is an important component of meeting carbon reduction targets, and in the short term at least, they are capable of delivering greater carbon savings than is achievable through the development of new low carbon buildings. Where viable and feasible, new development can support and make better use of these existing facilities by connecting to them as part of the approach to the energy hierarchy. There is considerable scope for further development of such facilities, especially in the use of biomass energy generation, and their development will be supported wherever appropriate.

Flood Risk and Sustainable Drainage

3.2.11 Flood risk is a significant issue in Erewash, which is likely to be exacerbated by unpredictable weather associated with climate change. Development proposals that avoid areas of current and future flood risk and which do not increase flooding elsewhere, adopting the precautionary principle, will therefore be supported.

3.2.12 Some parts of the urban area are also prone to flooding from surface water run-off. Reducing run-off can be helpful in reducing the risk of flooding from this source, and the Council will seek the implementation of Sustainable Drainage Systems into all new development, unless it can be demonstrated that such measures are not viable or technically feasible. For development on greenfield sites, the aim should be to reduce or maintain run-off levels compared to those present prior to development.

Monitoring Arrangements

Targets	Indicators	Delivery
To reduce per capita carbon dioxide emissions and increase renewable power generation	Department of Energy & Climate Change’s ‘Carbon dioxide emissions within the scope of influence of local authorities’	<ul style="list-style-type: none"> • Local Development Documents • Development Management decisions
Minimising planning permissions contrary to Environment Agency advice on flooding	Number of approvals contrary to Environment Agency advice	
Increase the number of Sustainable Urban Drainage Systems (SUDS)	Number of SUDS	

3.3 Policy 2: The Spatial Strategy

1. Sustainable development in the plan area will be achieved through a strategy of urban concentration with regeneration. Most development will therefore be located in or adjoining the urban areas of Ilkeston (including Kirk Hallam) and Long Eaton (including Sandiacre and Sawley).

2. The settlement strategy to accommodate this growth is illustrated on the Key Diagram and consists of:

- a) Ilkeston urban area: strategic growth to maximise opportunities for regeneration and economic development of the town;**
- b) Long Eaton urban area: development to meet the needs of the existing community over the plan period; and**
- c) rural areas: development restricted to within existing settlement boundaries to preserve the openness of the Green Belt.**

3. A minimum of 6,250 new homes (2011 to 2028) will be provided for and distributed as follows:

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

4. The Council will prepare a comprehensive action plan to identify and promote those housing sites capable of delivery in the short term and therefore able to ensure that the housing land supply requirements of the National Planning Policy Framework are met. If these requirements are not being met at the latest by the land supply calculated on the basis of the 2015 Strategic Housing Land Availability Assessment then the plan will be reviewed.

5. Significant new employment development will take place at the Stanton Regeneration Site. Further detail is set out at Policy 20.

6. Retail, health, social, leisure and cultural development will be focused in or on the edge of the Town Centres of Ilkeston and Long Eaton. Further detail is set out at Policy 6.

7. Sustainable alternatives to using the private car will be encouraged to address the impacts of growth and meet the objectives of Local Transport Plans. Further detail is set out in Policy 14. This will include:

- a) reopening Ilkeston railway station;**

b) enhancing bus connectivity to and from Ilkeston; and

c) promoting sustainable travel plans/smarter choices.

8. Strategic Green Infrastructure will be provided or enhanced, in conjunction with the locations for major residential development identified above, in the Strategic River Corridors of the Trent and Erewash, canal corridors, recreation trails and Urban Fringe areas. Further detail is set out at Policy 16.

JUSTIFICATION

Spatial Strategy

3.3.1 The spatial strategy flows from the spatial portrait, vision, and objectives set out earlier in the document. It is aspirational but realistic, and has been positively prepared to meet the objectively assessed development and infrastructure requirements of the area as set out in the evidence base, and provides a framework and context for the other policies of the plan. The main proposals are shown on the Key Diagram in Section 4.

3.3.2 A spatial strategy of urban concentration with regeneration has been held to be the most appropriate strategy for Erewash. This makes the most of existing infrastructure, takes account of the significant regeneration challenges faced by Ilkeston, and recognises the importance of protecting the openness of the Green Belt between Nottingham and Derby.

3.3.3 The settlement strategy set out in part 2 of the policy clearly reflects this spatial strategy. Significant growth is proposed at the urban area of Ilkeston due to its role and function as a Sub-Regional Centre within the area, the significant sustainable brownfield opportunities present, and local regeneration needs. The urban area of Long Eaton forms part of the continuous built up area of Nottingham (the Nottingham Principal Urban Area). Development here over the Plan period is proposed to meet the needs of the existing community, where opportunities exist. However, Long Eaton has relatively limited capacity to accommodate significant development due to a combination of constraints. These include its proximity to the M1 motorway, the Green Belt boundary, the Trent floodplain and the adjacent Borough boundary with Broxtowe.

3.3.4 In line with the strategy and to protect the openness of the Green Belt between Nottingham and Derby, development within the rural parts of the Borough will be restricted to that within existing settlement boundaries.

Housing Provision

3.3.5 The minimum housing provision between 2011 and 2028 for Erewash is 6,250 homes and is the Borough's objectively assessed housing need. This is based on substantial statistical analysis of population and household forecasts. It provides for the needs of the existing population, whilst also allowing for growth through regeneration. It also allows for a significant and viable contribution towards affordable housing needs. Together this supports the need for a mix of sites offering early housing delivery and sites which will require a longer lead-in time.

3.3.6 New homes of all types are required across Erewash to meet the Borough's assessed

housing requirements. However, affordable social housing and small to medium sized entry-level market homes are especially needed, in line with the Council's most up to date Housing Needs evidence.

3.3.7 In accordance with the strategy of urban concentration with regeneration, the Core Strategy highlights a significant development opportunity at the Stanton Regeneration Site, focuses other development towards the urban areas of Ilkeston and Long Eaton and protects the strategically important Green Belt between Nottingham and Derby.

3.3.8 The Borough Council is strongly committed to the long-term regeneration of Ilkeston. The scale of development planned within and adjacent to the town will help to strengthen the case for sustainable transport improvements. This includes the re-establishment of a passenger railway station serving Ilkeston and surrounding settlements, and improved bus services. The provision of key transport and social infrastructure will provide a strong boost to the local economy and also assist with delivering key projects identified as being of importance in regenerating Ilkeston town centre. More detail on infrastructure provision is set out in the Erewash Infrastructure Delivery Plan at Appendix D.

3.3.9 Approximately 2,000 homes will be built at the Stanton Regeneration Site to the south of Ilkeston, as part of a large mixed use sustainable new neighbourhood. This site is allocated as a strategic allocation within the plan to provide housing, employment and associated infrastructure as set out in Policy 20. Identification of the Stanton Regeneration Site to contribute to development needs has been based on evidence and the findings of the sustainability appraisal and has been informed by previous consultations.

3.3.10 The housing trajectory detailing annual housing provision throughout the plan period is set out in Appendix C.

Other Spatial Priorities

3.3.11 Sections four to eight of Policy 2 are included to give a more complete picture of the spatial strategy across the plan area, but are supported by more detailed policies elsewhere in the plan.

3.3.12 New employment in Erewash is needed particularly as unemployment is a significant issue in some local areas. Addressing these issues by providing employment and training opportunities is a key priority. The location of new employment as part of the mixed use development scheme at the Stanton Regeneration Site can help to meet sustainability objectives in reducing the need to travel from the sustainable new neighbourhood, whilst also providing new opportunities for existing local residents.

3.3.13 The retail hierarchy has been developed based on robust evidence set out in the retail studies. In accordance with the spatial strategy of urban concentration and regeneration, new retail, social, leisure and cultural development will be focused in or adjacent to the town centres of Ilkeston and Long Eaton as set out in Policy 6.

3.3.14 Transport is a major contributor to climate change, and congestion has adverse economic impacts, as well as being detrimental to air quality. Upgrading existing infrastructure and providing new infrastructure will therefore be aimed at reducing the need to travel, especially by private car. There will be a strong focus on changing peoples' travel behaviour (see Policy 14) and improving opportunities for journeys to be made by public

transport. Major improvements to highway capacity for private cars will be a last resort.

3.3.15 New and enhanced strategic Green Infrastructure is required to mitigate the effects of growth and make good existing deficiencies. Wherever possible it should be multifunctional, for instance, in providing adequate open spaces for recreation, assisting in providing for more biodiversity and in managing flood risk, or providing opportunities for growing local food.

Monitoring Arrangements

Targets	Indicators	Delivery
Delivery of housing numbers within Policy 2	Net additional homes Council supply of ready to develop housing sites	<ul style="list-style-type: none"> • Erewash Core Strategy • Development Management decisions • Timely review of SHLAA to manage sufficient housing supply
5 year (+20%) supply of deliverable housing sites		

3.4 Policy 3: Green Belt

1. The principle of the Nottingham-Derby Green Belt will be retained. Within Erewash, when considering proposals for development within the Green Belt, regard will be given to:

- a) the statutory purposes of the Green Belt;
- b) maintaining the strategic openness of the Green Belt between the towns of Ilkeston and Long Eaton and the Derby urban area;
- c) ensuring the continued separation of neighbouring towns and rural settlements within Erewash Borough;
- d) safeguarding valued countryside; and
- e) preserving the setting and special character of Erewash towns and rural settlements.

JUSTIFICATION

3.4.1 The Nottingham-Derby Green Belt is a long established and successful planning policy tool that is very tightly drawn around Erewash's built-up areas and a number of the Borough's settlements. Non-Green Belt opportunities to expand Erewash's settlements are extremely limited.

3.4.2 Nottinghamshire and Derbyshire County Councils undertook a review of the Green Belt

in 2006 providing guidance as to the relative importance of different Green Belt purposes around the whole of Greater Nottingham. It highlighted the area between Nottingham and Derby, mostly located throughout Erewash Borough, as having the most sensitive area of Green Belt in relation to the purposes of Green Belt set out in government policy. This conclusion was taken into consideration in the preparation of the 2008 Appraisal of Sustainable Urban Extensions Study and the 2010 Sustainable Locations for Growth Study and helped to influence their findings.

3.4.3 Erewash Borough is situated between the two cities of Nottingham and Derby, both large urban conurbations. Around three-quarters of the Borough is designated as Green Belt and this has contributed significantly to constraining the growth of settlements within Erewash over recent decades.

3.4.4 Policy 2 of the Core Strategy sets out the approach to delivering objectively assessed housing needs for the Borough. This development strategy fully recognises the available evidence demonstrating the sensitivity and importance of the Green Belt within Erewash referred to at paragraph 3.4.2. One of the main principles of national policy concerning Green Belt is the need to preserve its openness. Locally it is therefore considered a key ongoing planning requirement, to preserve the openness of the Green Belt within Erewash to maintain the separation of Nottingham and Derby's urban areas. Choices about suitable locations for growth and assessments of particular sites are undertaken through the Borough Council's Strategic Housing Land Availability Assessment (SHLAA) and fully reflect this aim.

3.4.5 A number of Erewash's rural settlements are inset from the Green Belt designation. In addition to the strategic aim of maintaining the openness of Green Belt land between the neighbouring cities of Nottingham and Derby, Policy 3 also recognises the need to ensure the continued separation of settlements within the Borough. This is most notable within the south of Erewash where the very close proximity of Borrowash, Draycott and Breaston contribute to the narrowest band of Green Belt between Nottingham and Derby's urban areas. The study referred to at paragraph 3.4.2 considers this general portion of Green Belt as the most important when looked at in the context of its statutory purposes.

3.4.6 Whilst the same level of geographic proximity does not, for the most part, exist between settlements located in the north of the Borough, it is still considered important that policy continues to preserve the openness of Green Belt within this broad area to maintain separation.

3.4.7 It is also important to ensure that Green Belt land between Erewash settlements and nearby settlements outside the Borough remains open. Whilst the Borough Council cannot control decisions regarding what is considered appropriate development in Green Belt land outside of its administrative area, a co-ordinated approach will be encouraged with adjacent local authorities to maintain separation between settlements located just beyond Erewash's boundary.

3.4.8 A significant number of heritage assets including village conservation areas are located in or adjoining the Green Belt. The policy recognises the significance of these areas and assists to preserve their setting and special character.

3.4.9 The closer consideration of Green Belt and its importance within Erewash re-emphasises the necessity of a development strategy which focuses on suitable opportunities within urban areas. This strongly conforms to the Borough Council's preferred approach of providing new development through a model of urban concentration which maximises regeneration opportunities within Erewash. With the long-term aim of maintaining the separation of Nottingham and Derby, this approach to distributing development ensures that the principle of the Nottingham-Derby Green Belt can be retained throughout the plan period.

Monitoring Arrangements

Targets	Indicators	Delivery
Minimise the amount of Green Belt designation removed	Total hectares of Green Belt allocation in Erewash	Erewash Core Strategy

3.5 Policy 4: Employment Provision and Economic Development

1. The economy of Erewash will be strengthened and diversified with new floorspace being provided (across all employment sectors) to meet restructuring, modernisation and inward investment needs. This will be achieved by:

- a) ensuring the availability of a range of suitable sites for new employment that are attractive to the market especially in terms of accessibility, environmental quality and size, particularly where it will assist regeneration. Wherever feasible, rail accessibility for storage and distribution uses should be utilised;
- b) placing a particular emphasis on offices and research and development (use classes B1(a&b)) as part of providing for a science and knowledge-based economy. A minimum of 42,900 sq m of new offices and research development will be provided in Erewash and will be delivered by:
 - i) promoting complimentary office development (use class B1(a)) in and adjoining the town centres of Ilkeston and Long Eaton in accordance with the strategy set out at Policy 6; and
 - ii) promoting significant new economic development as part of the sustainable new neighbourhood at the Stanton Regeneration Site as set out at Policy 20. This will provide about 10 hectares for a business park (use class B1);
- c) identifying and maintaining a supply of good quality land to provide for new and relocating industrial and warehousing uses (in use classes B1(c), B2 and B8). At least 10 hectares of employment land for industrial and warehousing (use classes B1(c), B2 and B8) will be provided, predominantly at the Stanton Regeneration Site as set out at Policy 20;
- d) encouraging economic development of an appropriate scale to diversify and support the rural economy;

e) appropriately managing existing employment sites and allocations to cater for the full range of employment uses by:

i) ensuring the allocations most attractive to the employment market remain available for employment uses;

ii) retaining good quality employment sites (including strategic employment areas) that are an important source of jobs, and sites that support less-skilled jobs in and near deprived areas, or have the potential to provide start up or grow-on space; and

iii) promoting the release of sites that do not meet criteria (i) and (ii).

JUSTIFICATION

3.5.1 The employment needs of Erewash's working age population rely both on the provision of jobs from within the Borough, but also to a lesser degree on the availability of employment across the neighbouring cities of Nottingham and Derby. To help balance the level of out-commuting to surrounding areas, the creation of new employment opportunities within Erewash is necessary to support sustainable economic growth and meet wider employment objectives. Despite a forecast decrease in the Borough's working age population over the plan period to 2028, it is necessary to provide sufficient local employment opportunities in Erewash and help tackle localised pockets of significant unemployment and worklessness which are notable in particular parts of the Borough. This is important if these rates are to be brought back into balance with national averages.

3.5.2 Erewash's economy over the last two decades has seen a sharp reduction in manufacturing activity which has impacted on the number and availability of local jobs. This however is consistent with national trends and has been in contrast to the continual rise of the service-based sector in the Borough. Whilst manufacturing remains of great importance to Erewash, long-term economic restructuring has resulted in a more balanced and diverse economy.

3.5.3 It is important for the Borough's economy to remain strong, particularly in light of current economic circumstances. To this end, proposals for employment-generating development will be considered favourably where they can demonstrate conformity with all other sustainable development objectives. The creation of jobs outside of traditional employment uses (offices, manufacturing and warehousing operations) will assist in the continuing move towards building a strong and flexible economy and ensure its greater resilience over the long-term.

3.5.4 Encouragement, where appropriate, will also be given to uses (such as crèches or day nurseries) that support or do not conflict with the main use of an employment site. Where appropriate, specific provision for non-traditional forms of employment, will be made.

3.5.5 Local Enterprise Partnerships (LEPs) have replaced and assumed responsibility for some of the roles previously held by Regional Development Agencies. Locally, the formation of the Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2) LEP was endorsed by the Government in October 2010. Comprising public and private interests, it is a key driver

of local economic growth and sustainability across the LEP area. Its work is focused around four strategic priorities identified to help create a prosperous economy by:

- Developing Business Skills – creating a workforce that has the necessary skills employers need to produce or supply products and services;
- Supporting Innovation – enabling commercial exploitation of new ideas in the form of new products and processes, new organisational techniques, new markets and new sources of supply;
- Finance – improve access to finance for businesses to enable investment in additional capacity, innovative activities, skills development or new capital equipment; and
- Infrastructure – ensuring the provision of quality infrastructure that supports industry and the efficient movement of goods and people to enable economic prosperity.

3.5.6 Whilst the Government has announced legislative changes which will remove the statutory requirement to produce Local Economic Assessments (LEAs), Derbyshire County Council continues to work on the development of a robust evidence base to assess the economic conditions within its area. It is expected that this evidence will be important in monitoring Derbyshire's contribution towards delivery against LEP priorities.

3.5.7 To help promote and strengthen the role played by localised economies serving communities around Erewash, suitable sites for new offices, industry and warehousing will need to be provided in the Borough. It is important that these sites are attractive to the commercial market in terms of good accessibility, environmental quality and being of an appropriate size. The locations listed in parts (b) and (c) of Policy 4 display such attributes and therefore should be a focus for the creation of economic development of various scales. It is likely that some existing businesses may need to relocate for reasons which include the long-term suitability of their premises, the desire to expand and or diversify the nature of their operations, or to allow for regeneration and redevelopment. To meet these needs, new locations may be required which can help meet regeneration needs and also contribute to the creation of a greener, sustainable economy through the construction of environmentally-friendly premises.

3.5.8 The Employment Land Study (Nottingham City Region Employment Land Study 2007, and update in 2009) considered office jobs and industrial and warehousing jobs separately. A separate Employment Provision Background Paper 2012 has also been prepared to provide a consistent approach to employment provision across the Greater Nottingham area.

Office Development

3.5.9 The Employment Land Study predicts that 18,000 new office jobs will be required between 2003 and 2016 across Greater Nottingham (including Erewash). Working from this figure, forward projections indicate that, based on a reasonable apportionment and given that most new office jobs will be provided in Nottingham City Centre, provision should be made for 2,860 additional office based jobs on land within Erewash over the plan period. This equates to 42,900 square metres of additional office floorspace by 2028, assuming an average density of 15 square metres of floorspace per worker.

3.5.10 It is acknowledged that long-term employment projections are subject to

considerable variations due to the assumptions used and the fluctuations in market conditions. Therefore the target of 2,860 additional jobs, or 42,900 square metres when expressed as floorspace, should be regarded as an indicative minimum for monitoring purposes rather than an absolute target. Post-2016, indicative floorspace requirements are based on a continuation of calculations derived from the original Employment Land Study work. These floorspace figures will continue to be updated through further employment land studies at appropriate points across the plan period.

3.5.11 Town and local centres in Erewash are important employment locations, both for their service and retail functions. The creation of additional office floorspace can enhance their wider economic roles, diversify the range of town centre uses and support the implementation of long-term regeneration proposals. Each centre benefits from relatively good levels of accessibility, especially by public transport, and also the presence of supporting services. However, given the relative scarcity of town centre sites, the market competition from retailing, commercial and residential uses, and the specific market profile of Erewash's town centres as locations for office businesses, they will only be able to accommodate a portion of the office based jobs expected to be created in the local economy. Proposals which include the provision of new office floorspace in town and local centres will be considered against the strategy outlined within Policy 6.

3.5.12 Due to the limited contribution to office supply expected from town and local centres in Erewash as outlined above, it is envisaged that the majority of the assessed needs for office floorspace in the Borough will be delivered at the Stanton Regeneration Site. This site offers the opportunity to create a business park of about 10 hectares able to attract and accommodate a volume and range of businesses that could not be attracted to or accommodated in town and local centres. Proposals which include the provision of a new business park at the Stanton Regeneration Site will be considered against the criteria of Policy 20.

Industry and Warehouse Development

3.5.13 As suggested at paragraph 3.5.2, the Employment Land Study highlights a decline in manufacturing and warehousing employment up to 2016 and in the overall land area required for these uses across Greater Nottingham. This trend is projected to continue beyond this time. Despite this, the study encourages the identification of an appropriate supply of land for these purposes to support opportunities for modernisation, relocation and expansion.

3.5.14 Erewash Borough, along with the other Greater Nottingham Councils, will maintain an identified supply of good quality land across the plan period to 2028 for manufacturing and warehousing uses. The Stanton Regeneration Site will provide for the majority of the objectively assessed needs of B1(c), B2 and B8 land within Erewash. The need for other sites will be kept under review through the production of evidence in Employment Land Studies. This evidence will also provide further detail on the location, suitability and availability of other sites within the Borough which may be assessed as appropriate to accommodate manufacturing and/or warehousing uses.

3.5.15 As with office provision, the Employment Provision Background Paper 2012 shows how the findings of the Employment Land study have been taken into account in deriving the required industrial and warehousing provision. Due to ongoing decline, and reduced demand for sites and premises in the industrial and warehousing sector, some loss of land and premises to other uses is acceptable. Much of this will be land that is no longer

viable and/or suitable for industrial or warehousing use. It is anticipated that the recycling of employment land for other uses will generate the need for approximately 47 hectares of new replacement employment land across the wider Greater Nottingham area.

3.5.16 The Employment Land Study also recommends the use of a 'frictional margin' equivalent to around 5 years of industrial and warehousing land take-up across Greater Nottingham, to allow for the long lead-in time for such employment development. This equates to approximately 33.5 hectares of land across Greater Nottingham. Together with the 47 hectares of new land needed to compensate for the expected loss of existing sites, around 80.5 hectares of new industrial and warehousing land needs to be planned for across Greater Nottingham in total.

3.5.17 The study suggests that Erewash's share of this requirement should be at least 10 hectares of land for new industrial and warehousing development. This will predominantly be provided for at the Stanton Regeneration site as identified at part 1(c) of Policy 4 and Policy 20.

Rural Economy

3.5.18 The rural area makes a significant contribution to, and plays an important role in supporting Erewash's economy. The continued importance of agriculture (including food production) and other countryside-related activities contribute to Erewash's economic diversity. Development which helps to strengthen Erewash's rural economy and which provides a source of local employment opportunities will be supported. National planning policy provides guidance on the appropriate form and scale of rural development and advises on how best to encourage proposals which will help the rural economy to diversify.

Managing Employment Sites

3.5.19 Viable employment sites that are an important source of jobs and cater for a range of businesses and enterprises, should be protected as they remain an important economic driver for Erewash. These sites, such as established and popular industrial areas at Manners Industrial Estate in Ilkeston and Acton Road Industrial Estate in Long Eaton can help to support jobs for less skilled workers in and near deprived areas. However, it must be recognised that some employment land is no longer viable and should be promoted for release to reuse or redevelop. Based on policy recommendations from the Employment Land Study, existing employment land and premises will be protected to:

- safeguard well-located land that continues to meet the needs of modern businesses;
- safeguard 'locally valuable' and strategically important sites, or sites that are required to meet identified regeneration aims.

3.5.20 The Borough Council will work with partners to remove development constraints on existing employment sites which are well located.

3.5.21 To meet a potential identified need for strategic distribution uses, a Strategic Distribution Site Assessment study has reviewed development opportunities within the Nottingham, Derby and Leicester area of the East Midlands. This study

(undertaken by AECOM) was published in May 2010 and recommended three sites based on their suitability against a range of criterion. None of the three sites are located within Erewash or Greater Nottingham, with the nearest being situated just south of the conurbation to the north of East Midlands Airport in Leicestershire. As the findings of the AECOM study are considered to be robust, no Strategic Distribution site is allocated within the Erewash Core Strategy. When considering planning applications for storage and distribution uses, whether they are strategic in scale or not, these will be assessed against the criteria set out in Policy 4.

Monitoring Arrangements

Targets	Indicators	Delivery
Strengthen and diversify the economy	Overall number of jobs in the plan area	<ul style="list-style-type: none"> • Erewash Core Strategy • Erewash Economic Development Strategy • Development Management decisions
Develop 42,900 sq.m of office space	Net addition in new office floorspace	
Provide a minimum 10 hectares of employment land for industry and warehousing uses (B1(c), B2 and B8)	<ul style="list-style-type: none"> • Available supply of industrial & warehouse land • Net change in supply of industrial & warehouse land 	
Delivery of employment provision at Stanton Regeneration site	Planning permissions granted for employment at Stanton Regeneration site and their development	

3.6 There is no Policy 5 for Erewash.

3.7 Policy 6: The Role of Town and Local Centres

1. Within Erewash Borough, the following network and hierarchy of centres will be promoted:

- a) **Town Centres: Ilkeston and Long Eaton;**
- b) **Local Centres: Borrowash and Sandiacre;**
- c) **New Centre of Neighbourhood Importance: Stanton Regeneration Site.**

2. The sustainable management and positive growth of Erewash's town and local centres will be implemented through:

a) encouraging retail and other complimentary uses (leisure, cultural, commercial, community services and upper floor residential development) within the defined Town Centres of Ilkeston and Long Eaton and Local Centres of Borrowash and Sandiacre (see Policies Map);

b) new development being appropriate in scale and nature to the role and function of the centre and the area it serves to maintain and enhance vitality and viability. This can be achieved by widening the range of uses (whilst maintaining a strong retail character), and environmental enhancements and improvements to access, which should take account of equality issues;

c) identifying areas within Ilkeston and Long Eaton (see Policies Map) as Primary Shopping Areas. Within these, the following development strategy will apply:

i) In Ilkeston's Primary Shopping Area:

(1) new development will be required to be of A1-A3 use and provide an active ground floor frontage;

(2) no less than 75% of units within the primary shopping area will be occupied by A1 uses at ground floor level; and

(3) to assist with Town Centre regeneration, additional retail will be actively encouraged such as the extension of the Albion Shopping Centre or new development at other suitable locations.

ii) In Long Eaton's Primary Shopping Area:

(1) new development will be required to be of A1-A3 use and provide an active ground floor frontage;

(2) no less than 75% of units within the primary shopping area will be occupied by A1 uses at ground floor level; and

(3) to assist with Town Centre regeneration, additional retail will be actively encouraged such as the redevelopment of the Beaconsfield site or new development at other suitable locations.

d) protecting and promoting the role of established markets at Ilkeston and Long Eaton given their positive contribution to the local economy, streetscape and the diversity of retail offer within each town centre; and

e) providing new B1 office development in suitable locations to assist with meeting floorspace requirements (as shown in Policy 4). This will primarily be within and on the edge of defined Town Centres. Other locations may be acceptable where a high level of accessibility/connectivity to the town centre can be demonstrated.

3. A Centre of Neighbourhood Importance will be required at the Stanton Regeneration Site to serve a sustainable new neighbourhood in accordance with Policy 20.

4. Applications for retail, leisure or office uses outside designated town centres will be refused where:

- a) a suitable town centre site is available, or;**
- b) in addition for proposals in out of centre locations, a suitable edge of centre site is available; or**
- c) For proposals of 2,500sqm or more:**
 - i) the impact on investment in centres within the catchment of the proposals is significantly adverse, or;**
 - ii) the impact on town centre vitality, viability, local consumer choice or trade is significantly adverse.**

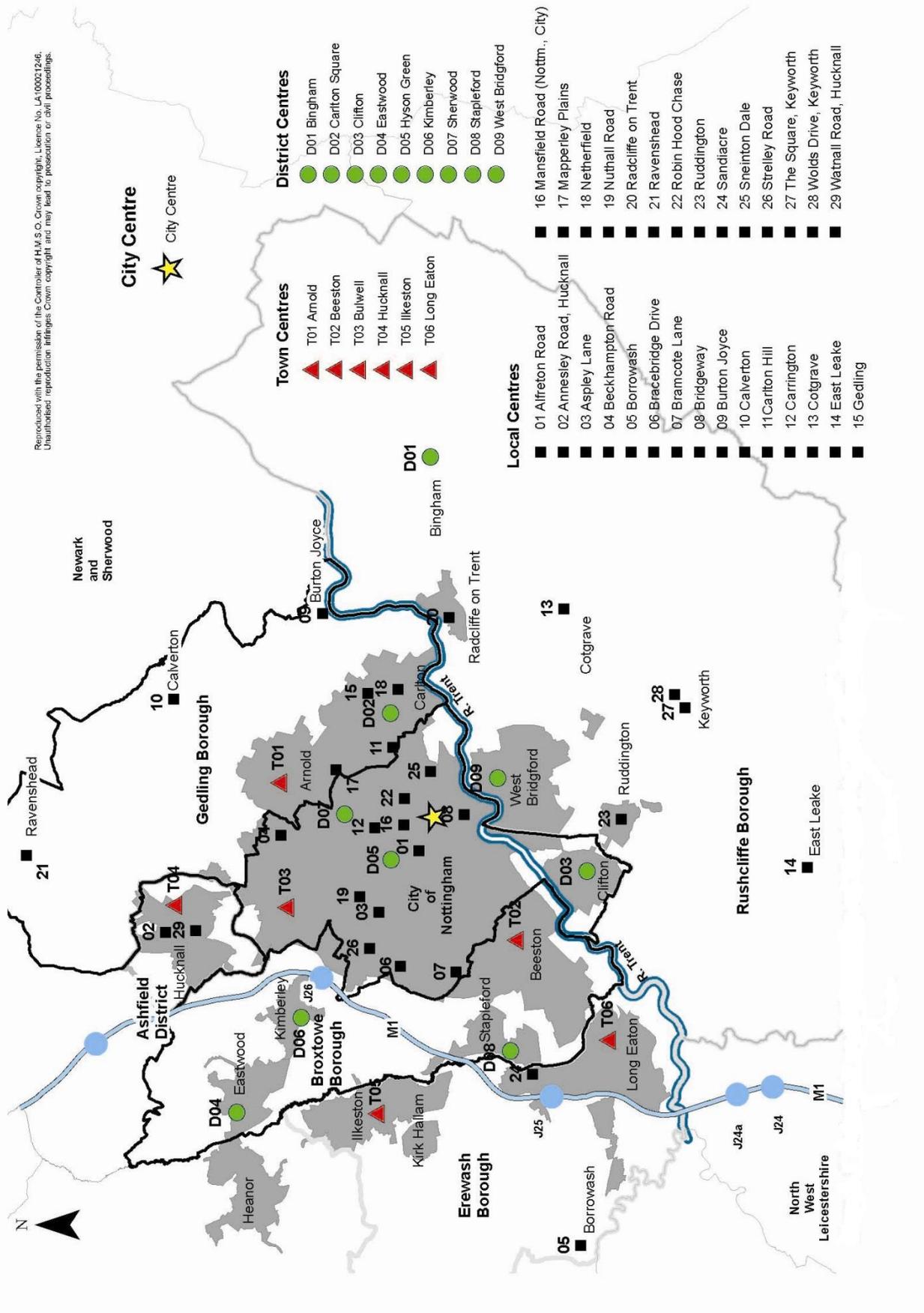
JUSTIFICATION

3.7.1 Erewash is served by a range of distinctive town and local centres, all of which display different, but important roles in helping to meet the various needs of the Borough's diverse neighbourhoods. Such needs typically include good accessibility to shops, and the presence of key local services and employment opportunities, with these being influential factors in ensuring the vitality and viability of a centre.

3.7.2 Policy 6 promotes a network and hierarchy of centres within Erewash to accord with the requirements of the National Planning Policy Framework (NPPF). This enables local authorities to recognise the differing roles and functions played by all centres in their area and plan accordingly for each. However, the main purpose of a hierarchy is to guide new development to appropriately sized centres ensuring that future growth is adequately balanced across the Borough. The hierarchy is influenced both by the scale and status of the four identified centres and is flexible in allowing for sustainable growth where retail and other main town centre needs are demonstrated. These needs are outlined within the Erewash Retail Need Study 2007 which was partially updated in 2010.

3.7.3 Erewash's network and hierarchy of centres has been developed in conjunction with Councils across the Greater Nottingham area, complimenting the hierarchy promoted within the Aligned Core Strategies of Broxtowe Borough, Gedling Borough and Nottingham City, as well as the Rushcliffe Core Strategy. All centres of varying status across Erewash and Greater Nottingham are shown on Map 2. This approach enables proposals for retail and other town centre uses to be more fully considered against a consistent policy framework spanning local authority boundaries. The existence and application of a hierarchy ensures that the vitality and viability of centres, both inside and outside of Erewash, is not undermined. As a consequence, growth in retail floorspace can be adequately balanced across both Erewash and Greater Nottingham as a whole.

Map 2 – Network and Hierarchy of Centres in Greater Nottingham



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3.7.4 Erewash's town and local centres play an important role in acting as a focus for community life where residents can live, socialise and help to strengthen social cohesion. To maintain this, it is vital to preserve, and where needed, add to the diverse range of predominantly retail facilities, which can include markets, already present within them. This is essential in ensuring the continued vibrancy and prosperity of the Borough's centres, particularly in challenging and ever-changing economic circumstances. The NPPF requires local authorities to develop a sequential approach towards accommodating new retail and town centre development within, or adjoining its centres. This will help to ensure that appropriate sizes and types of development make a positive contribution to the role and function of any centre where a scheme is proposed.

3.7.5 Planning positively for centres in Erewash is an important element of ensuring their long-term vitality and viability. Sustainable management of centres is required to create competitive and attractive town centre environments that are resilient to future economic changes. Whilst Erewash's centres will continue to play a primary role in accommodating the majority of retail activity within the Borough, active encouragement of complimentary uses such as leisure, cultural, commercial, community services and upper floor residential development increases their resilience against economic shocks. The ongoing presence of thriving markets in both Ilkeston and Long Eaton also adds diversity to the town centre offer. Ongoing support for their continued presence will be given and the policy as a whole provides markets with a healthy level of trade due to provisions made helping to enhance the number of people visiting the Borough's centres. Overall, Policy 6 seeks to positively manage the diversification of uses within Erewash's defined centres, ensuring their continued flexibility whilst also broadening their appeal to a wider element of the local population.

3.7.6 The town of Ilkeston has been identified as a sustainable location to focus a significant amount of the Borough's growth requirements over the plan period to 2028. A competitive centre with a strong retail offer, enabling the town to capture much of the subsequent growth in retail activity and expenditure brought about through an increased population, is required. This needs to be balanced with the need for suitable provision of key local services and employment opportunities. Both these issues are dealt with elsewhere in the Erewash Core Strategy.

3.7.7 Retail and town centres continue to evolve in the face of changing economic conditions and patterns of consumer behaviour. Therefore, local policy, consistent with the principles of national guidance is necessary to ensure Erewash's centres continue to be at the heart of the Borough's communities. The availability of contextual information and evidence provides a useful insight into the condition of Erewash's four centres. Masterplans prepared for Ilkeston and Long Eaton, supplemented by the 2010 update of the Borough's Retail Need Study, have principally been used as a basis for understanding aspects of Erewash's centres.

3.7.8 The evidence mentioned above, together with the requirements of the NPPF have helped to inform the production of a suitable planning framework applying to the two town centres of Ilkeston and Long Eaton and the two local centres of Borrowash and Sandiacre. The Primary Shopping Area strategies in Policy 6 have been influenced by a combination of recommendations from the Town Centre Masterplans and also the findings of technical surveys carried out to ascertain the current health of the Borough's centres. This work was carried out during late 2011 and represents a robust, up-to-date overview of current

trading conditions within Borrowash, Ilkeston, Long Eaton and Sandiacre. Information from the Council's evidence base concerning its centres have led to the:

- Amendment and consolidation of the Long Eaton town centre boundary omitting small areas at its most north-western and south-eastern points;
- Identification of a rationalised Primary Shopping Area within Long Eaton town centre focusing broadly on the area around the northern end of High Street;
- Identification of a rationalised Primary Shopping Area within Ilkeston town centre focusing broadly on the area of Bath Street around the entrance to the Albion Shopping Centre;
- Setting of appropriate required levels of A1-A3 uses within both Ilkeston and Long Eaton Primary Shopping Areas, to ensure the long-term presence of a consolidated retail core.

3.7.9 These elements of Policy 6 are shown both on the Erewash Policies Map and also in more detail on insets which cover Ilkeston and Long Eaton town centres.

3.7.10 Town centres, and to a lesser degree, local centres have the potential to play a significant role within the local economy. Offices in particular can play a role in creating diverse town centres, and with two large centres within Erewash at Ilkeston and Long Eaton, opportunities of an appropriate scale to add to existing or provide new sources of local employment should be encouraged wherever possible.

3.7.11 A Centre of Neighbourhood Importance will be created to serve a sustainable new neighbourhood at the Stanton Regeneration site. Policy 20 provides more detail on the scale and type of facilities that are proposed at this location. The new centre will be expected to meet anticipated retail and local service needs of those who will live within the new neighbourhood. As such, it will be expected to fit within and compliment the present hierarchy. It is important that the Centre of Neighbourhood Importance should not have a detrimental impact on other existing centres recognised in hierarchies, both inside and outside of Erewash.

Monitoring Arrangements

Targets	Indicators	Delivery
Maintain or improve the vitality and viability of the centres within the plan area	<ul style="list-style-type: none"> • Planning permissions for retail and other town centre use development. • Assessed retail need (from Needs Study) • Centre Health Checks • Amount of new B1 office floorspace created in or adjoining town and local centres. • Amount of retail floorspace approved outside of defined centres. 	<ul style="list-style-type: none"> • Erewash Core Strategy • Masterplans • Development Management decisions
Creation of a Centre of Neighbourhood Importance at the Stanton Regeneration site	Planning permissions for retail and other town centre uses within the appropriate area.	<ul style="list-style-type: none"> • Erewash Core Strategy • Development Management decisions

3.8 Policy 7: Regeneration

1. Regeneration in Erewash will be primarily focused in the following locations:

a) In the Ilkeston urban area, through the redevelopment of the Stanton Regeneration Site, to create a new sustainable neighbourhood. This will provide for a mix of housing, employment, additional and enhanced green infrastructure, community facilities and retail of an appropriate scale in accordance with Policy 20.

b) Local regeneration initiatives will be supported in other areas of recognised regeneration need. Major new development proposed in close proximity to areas of recognised regeneration need should be designed and implemented to assist in addressing those needs.

JUSTIFICATION

3.8.1 The primary focus for regeneration within Erewash follows the spatial strategy of urban concentration as set out at Policy 2.

3.8.2 Within the Ilkeston urban area, strategic growth is proposed to maximise opportunities for regeneration and economic development of the town. The redevelopment of the Stanton Regeneration site is the most significant large-scale regeneration challenge within the Borough, and will contribute to the delivery of significant housing and employment development over the plan period. Detailed requirements for the comprehensive sustainable development of the site are provided at Policy 20, which also allocates the site as a strategic allocation.

3.8.3 Within the Borough, other areas of recognised regeneration need will have regeneration initiatives supported, including through the promotion of:

- economic growth through the delivery of high quality employment proposals suitable for the needs of modern business;
- high quality, mixed residential neighbourhoods with access to a range of local facilities, which are integrated with and complement existing communities and facilities;
- open spaces to meet the needs of the communities;
- mixed uses which allow the potential for work, rest and play;
- improved accessibility and connectivity to minimise the need for travel and facilitate opportunities for walking, cycling and public transport initiatives, including by the exploitation of water corridors;
- the protection and enhancement of historic and cultural assets and their settings;
- the protection, enhancement and creation of natural habitats to increase ecological value, including new and existing biodiversity interests;
- training and employment schemes to maximise the opportunity for local job

recruitment;

- relocation of existing businesses where appropriate; and
- where relevant, addressing issues in relation to equalities matters.

3.8.4 Successful regeneration also requires a partnership approach, involving all the agencies with a relevant interest in the area. The Borough Council will therefore work with agencies such as the Homes and Communities Agency, Derby, Derbyshire, Nottingham and Nottinghamshire Local Enterprise Partnership (D2N2), Derbyshire Economic Partnership (DEP), Erewash Partnership, other Councils where relevant, transport and infrastructure providers, landowners and developers, together with local groups and residents, to ensure the best regeneration outcomes. An Infrastructure Delivery Plan, based around objective assessments of infrastructure capacity, funding sources and timescales for delivery, is included in Appendix D, and provides further detail regarding expectations related to the timing of development.

Monitoring Arrangements

Targets	Indicators	Delivery
<ul style="list-style-type: none">• Delivery of the Stanton Regeneration Site• Delivery of major schemes promoted in areas of regeneration need	<ul style="list-style-type: none">• Refer to Policy 20 indicators• Completion of schemes	<ul style="list-style-type: none">• Erewash Core Strategy• Development Management decisions

SECTION B - PLACES FOR PEOPLE

The plan area has a unique and special character which needs to be protected, conserved and enhanced. The housing mix needs to be managed to ensure new homes are the right ones to maintain and develop mixed communities, with the right amount of affordable housing in the right places. New development needs to be well designed, and historic assets and their settings need to be protected and enhanced. To ensure that both existing and new communities are places where people will choose to live they need a range of facilities and services located in the right places so all residents can access them easily. Promoting transport modes apart from the private car is important in tackling climate change, pollution and congestion, and given that many routes are already at or close to capacity in peak times, managing travel demand must form a key part of the approach to transport planning.

The core policies for places for people are:

- 8 Housing Size, Mix and Choice
- 9 Gypsies, Travellers and Travelling Showpeople
- 10 Design and Enhancing Local Identity
- 11 The Historic Environment
- 12 Local Services and Healthy Lifestyles
- 13 Culture, Sport and Tourism
- 14 Managing Travel Demand
- 15 Transport Infrastructure Priorities

3.9 Policy 8: Housing Size, Mix and Choice

General Approach

1. Residential development should provide and contribute to a mix of housing tenures, types and sizes, in order to create mixed and balanced communities. Throughout the plan area, consideration should be given to the needs and demands of the elderly as part of overall housing mix.
2. The appropriate mix of house size and tenure within housing development will be informed by:
 - a) evidence contained within the Strategic Housing Market Assessments and other research into particular housing requirements;

b) the Sustainable Community Strategy and Housing Strategy;

c) local demographic context and trends; and

d) local evidence of housing need and demand.

3. The appropriate mix of type and density within housing development will be informed by:

a) area character, site specific issues and design considerations; and

b) the existing or proposed accessibility of a location by walking, cycling and public transport.

Approach to Affordable Housing

4. On sites capable of supporting 15 or more residential units, up to 30% of those units will be sought by negotiation to be delivered as affordable housing, subject to consideration of viability. Viability is likely to constrain this target in the following areas:

a) In the Ilkeston Urban Area excluding the Stanton Regeneration Site to around 10%

b) At the Stanton Regeneration Site to around 10 to 20%

c) In the Long Eaton Urban Area to around 20%.

Approach to Rural Affordable Housing

5. Where there is robust evidence of local need rural exception sites or sites allocated purely for affordable housing may be permitted within or adjacent to rural settlements, where supported by the local community.

6. In allocating rural affordable housing, priority will be given to people that have a connection to that settlement, who are unable to afford market housing.

JUSTIFICATION

Housing mix

3.9.1 It is important that the right mix of housing is developed across the plan area over the forthcoming years. Both nationally and locally, average household sizes have decreased significantly whilst the general population has risen.

3.9.2 The Strategic Housing Market Assessment (2009 and 2012 update) provides a high level assessment of the likely profile of future household needs. This assessment highlights that the biggest growth is likely to be amongst smaller households, including a significant increase in single person households. The increase in smaller households is largely down to an ageing population, although other factors include increases in younger people remaining single and family breakdowns.

3.9.3 Older persons research indicates that a majority of the elderly population interviewed would wish to remain in housing that they currently occupy for as long as possible. Respondents to surveys have also indicated that if they had to move to properties in the future their aspirations tend to be for two bedroom bungalows, although some would consider houses or flats.

3.9.4 Because of the preference of elderly residents to remain in their family homes, this housing is not becoming available for new families, as evidenced by the high degree of under-occupation found by the 2001 census. It is therefore important that new development also provides accommodation that is suitable for family needs.

Affordable Housing

3.9.5 Affordable housing is provided to eligible households whose needs are not met by the market and includes housing for social rent, housing available under the government scheme of affordable rent, and intermediate housing such as shared ownership properties which are part owned by the occupiers. Government guidance indicates that affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing need should be met on-site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.

3.9.6 In order to meet identified need, it is important for the Core Strategy to plan for the delivery of affordable housing. The Strategic Housing Market Assessment - Affordable Housing Needs update 2012 identifies the level of need based upon current and future needs at 422 dwellings per annum. However, as the total housing provision is 368 dwellings per annum (6,250 dwellings for the total 17 year plan period) for the plan area, this level of affordable housing provision is clearly not viable, and a target of 1,200 affordable homes over the plan period is considered appropriate.

3.9.7 It is acknowledged that the requirements for affordable housing sought by the Council may not be viable on every site. Where there is clear evidence of this, set out in viability assessments, then lower proportions or adjustments to the affordable tenure mix may be justified.

3.9.8 The Strategic Housing Market Assessment Needs studies identify potential net need for affordable housing in both urban and rural areas. Rural Housing Needs Surveys have identified a need for affordable housing in three rural parishes in the borough. It is therefore considered appropriate to make provision within the Core Strategy for rural exception development, or provision to allow for the allocation of sites purely for affordable housing within smaller rural villages where affordable housing can remain affordable in perpetuity and available for local people.

Monitoring Arrangements

Target	Indicator	Delivery
Maintain an appropriate mix of house type, size and tenure	Completions by dwelling, type, size and tenure	<ul style="list-style-type: none"> • Erewash Core Strategy • Saved Policies • Development management decisions
Provision of affordable housing (1,200 for monitoring purposes)	Affordable housing completions by, Social Rent, Intermediate Rent, Intermediate Housing, Affordable Rent	

3.10 Policy 9: Gypsies, Travellers and Travelling Showpeople

1. Sufficient sites for Gypsy and Traveller, and Travelling Showpeople accommodation will be identified in line with a robust evidence base.

2. The following criteria will be used to identify suitable Gypsy and Traveller and Travelling Showpeople sites and associated facilities. The criteria will also be used in the case of speculative proposals. Planning permission will be granted for the development of land as a Gypsy and Traveller caravan or Travelling Showpeople site where the following criteria are satisfied:

- a) the site is not located in the Green Belt except in very special circumstances;**
- b) the site should be located within (or a reasonable travelling distance of) a settlement which offers local services and community facilities, including a primary school; and**
- c) the site should enable development and subsequent use which would not have any unacceptable adverse impact on the amenities of the site's occupiers and occupiers of nearby properties or the appearance or character of the area in which it would be situated.**

JUSTIFICATION

3.10.1 Planning Policy for Traveller Sites, which was published in March 2012, sets out the Government's planning policy for traveller sites and should be read in conjunction with the National Planning Policy Framework. This document requires Councils to prepare assessments of need. These should be based on robust evidence of local need and authorities should set targets for pitches and plots based on this evidence.

3.10.2 The Derbyshire Gypsy and Traveller Accommodation Assessment identifies permanent pitch requirements for each local authority within Derbyshire between 2007 and 2012. The study showed that there was no identified need for a site in Erewash during this period. Erewash will review and update this evidence by April 2014, in order to identify the

requirement for new Gypsies, Travellers and Travelling Showpeople accommodation over future years. If appropriate, any changes to the development plan necessary as a result of the update, can be considered in the preparation of subsequent Development Plan Documents.

3.10.3 A general policy approach in providing for Gypsies, Travellers and Travelling Showpeople is included within the Erewash Core Strategy in order to provide guidance on where such provision should generally be steered, if required.

Monitoring Arrangements

Target	Indicator	Delivery
Meet the needs of gypsies, travellers and travelling showpeople	Number of traveller plots/pitches granted planning permission and then implemented.	<ul style="list-style-type: none"> • Erewash Core Strategy • Development Management decisions

3.11 Policy 10: Design and Enhancing Local Identity

1. All new development should be designed to:

- a) make a positive contribution to the public realm and sense of place;
- b) create an attractive, safe, inclusive and healthy environment;
- c) have regard to the local context and reinforce valued local characteristics; and
- d) reflect the need to reduce the dominance of motor vehicles.

2. Development will be assessed in terms of its treatment of the following elements:

- a) structure, texture and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces;
- b) permeability and legibility to provide for clear and easy movement through and within new development areas;
- c) density and mix;
- d) massing, scale and proportion;
- e) materials;
- f) impact on the amenity of nearby residents or occupiers;
- g) incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments; and

h) the potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views.

3. Outside of settlements, new development should protect, conserve or where appropriate, enhance landscape character. Proposals will be assessed with reference to the Derbyshire Landscape Character Assessment.

JUSTIFICATION

3.11.1 All new developments should aspire to the highest standards of design, including construction methods and materials, and these issues should be integrated into the development process at an early stage, along with consideration of community safety, residential amenity and sustainable access.

3.11.2 The Borough's urban areas include locally distinct and important features, including historic street patterns, the use of local materials, villages with local vernacular style, and historic residential areas. New design will be expected to relate positively to these and other important local features which can include religious or cultural character.

3.11.3 Local evidence will be used to inform and guide decisions, including urban characterisation and landscape characterisation studies where appropriate, and further design guidance may be included in other Local Development Documents. This more detailed guidance will assist in the implementation of this policy, especially for large or sensitive sites, and address particular design issues or provide more detail such as defining important views.

3.11.4 Although now considered to be greenfield sites, gardens can provide sustainable locations for new homes and reduce the need to develop land within the Green Belt and the wider countryside. However, such development can also change the character of areas and may damage local biodiversity.

3.11.5 It is important that new housing development is of high quality in order to enhance or create a distinctive sense of place where people will be proud of their neighbourhood. 'Building for Life' is an established and recognised methodology for assessing the design of new housing and neighbourhoods and all new housing development will be encouraged to perform well against it or any successor standards. Further guidance on design standards may be included in further Local Development Documents.

3.11.6 In addition to reinforcing local identity and urban design characteristics good design can also play a key role in providing sustainable development. Over the plan period, national Building Regulations are expected to require regular improvements in the environmental performance and efficiency of new buildings and Policy 1 sets out how new development should contribute to mitigating and adapting to Climate Change. There are some good local examples of development which perform to high design and sustainability standards and similarly high quality developments that comply with the Core Strategy will be sought throughout the plan area.

3.11.7 At a wider site or neighbourhood scale independent assessments of the

sustainability and environmental performance of proposals, such as the Building Research Establishment's 'Green Print' methodology, will also be encouraged to help inform decisions about the potential for high levels of sustainability.

3.11.8 New developments must also be accessible to all and meet the needs of a diverse population. The Manual for Streets is the preferred approach which sets out guidance for residential street design and aims to ensure streets are places that people want to spend time in, rather than just transport corridors. The quality of buildings and spaces has a strong influence on the quality of people's lives. Attractive, imaginative, and well-designed environments can help reduce crime and the fear of crime, and discourage antisocial behaviour. Examples can include ensuring natural surveillance of access routes from living areas of dwellings and having a mix of house types to make it more likely that some of the homes will be occupied throughout the day.

3.11.9 Erewash has some distinctive and locally valued landscapes. New development should have regard to the landscape in which it is located. Development should protect, conserve and, where appropriate, enhance landscape character, in line with the relevant Landscape Character Assessments. Particular regard will be had to the objective of protecting open countryside and historic landscapes, locating or siting development sensitively within the landscape, the likely impact of the scale of the development, the appropriateness of materials and detailed design, and the objective of preserving or enhancing biodiversity value.

Monitoring Arrangements

Target	Indicator	Delivery
Improve the standards of design	'Building for Life' scores for major residential schemes	<ul style="list-style-type: none"> Local Development Documents Development Management decisions

3.12 Policy 11: The Historic Environment

1. **Proposals and initiatives will be supported where the significance of heritage assets and their settings would be sustained or enhanced. Planning decisions will take into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.**

2. **Local Development Documents will take into account the desirability of sustaining and enhancing the significance of heritage assets, as well as the contribution made by the historic environment to an area's sense of place.**

3. **A variety of strategic approaches will be used to assist in the conservation and enjoyment of the historic environment and to ensure that evidence about the historic environment and heritage assets is publicly documented:**

- a) **considering investment in and enhancement of historic places including the public realm and the setting of heritage assets;**
- b) **publishing proposals for the preservation and enhancement of conservation areas in the form of management plans;**
- c) **considering the use of Article 4 directions to control the impact of permitted development on the historic environment;**
- d) **identifying heritage assets worthy of designation locally, including the identification of potential conservation areas;**
- e) **appraising the character of existing conservation areas;**
- f) **requiring developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part); and**
- g) **considering the need for the preparation of further local evidence.**

4. The impact upon the historic environment of planning policies and decisions will be monitored. Particular attention will be paid to the degree to which individual or groups of heritage assets are at risk of neglect, decay or other threats.

JUSTIFICATION

3.12.1 The historic environment encompasses all aspects of the environment that are the result of the interaction between people and places through time. Heritage assets are those elements of the historic environment that possess significance. They may be found in a variety of forms; buildings, standing remains, buried or submerged remains, settlements, places and landscapes.

3.12.2 Heritage assets may be designated under relevant legislation, e.g. Listed Buildings. They may be designated locally, may be left undesignated or even be unidentified. Nevertheless, the desirability of sustaining and enhancing their significance is a material planning consideration. Significance may derive from one or more heritage values; evidential (or archaeological) value, historical value, aesthetic value and communal value. These terms are described more fully in the glossary which can be found at Appendix A of this document.

3.12.3 When considering applications which impact on heritage assets and their settings, the Borough Council will look to ensure that their significance is sustained and that the ability of the development to enhance that value is explored and realised where possible. When considering sites of archaeological importance, as identified in the Historic Environment Record for the area, the Borough Council will, where appropriate, request a prospective developer to arrange for an archaeological assessment or field evaluation before any decision on a planning application is taken. This will apply to sites currently identified and to any new sites subsequently identified.

3.12.4 Conservation and sustainable economic growth are complimentary objectives and should not generally be in conflict with one another. Conservation can play a key part in

promoting economic prosperity by ensuring that an area offers attractive living and working conditions that will encourage inward investment. The historic environment is of particular importance for sustainable tourism and leisure. Provided that this is a sufficiently imaginative and realistic approach to maintenance of historic assets and their change of use, economic prosperity can be secured for the continued vitality of these assets. This could include bringing a listed building back into use, which has a benefit of reducing the overall amount of natural resources used, providing regeneration and also preserving or enhancing the character of the area in which the building sits. An example where this approach has been adopted is the Long Eaton Townscape Heritage Initiative which has promoted investment in underused and neglected historic buildings within the town centre.

3.12.5 The preparation of local evidence and plans offers the scope to identify heritage assets of local value and also develop management plans to conserve and enhance assets. The Council has adopted criteria for the identification of ‘non-designated’ heritage assets and has adopted a List of Buildings of Local Interest (Local List). The production of detailed master plans for specific areas and the use of urban characterisation studies will also be considered.

3.12.6 Conservation Area appraisals offer an opportunity to identify ways in which significance can be reinforced and strengthened such as by the removal of elements within the built environment which have a negative impact on surrounding heritage assets. This approach may also identify changes to the public realm outside of Conservation Areas which may help reveal assets better or improve their setting. In certain areas the use of Article 4 directions to remove permitted development rights may be appropriate and local communities will be consulted on any proposals. In a small number of cases the loss of a heritage asset may be unavoidable. In these rare cases steps should be taken to ensure that the asset is fully recorded prior to it being lost.

Monitoring Arrangements

Target	Indicator	Delivery
Decrease number of heritage assets at risk	% and number of Heritage Assets at risk on national register	<ul style="list-style-type: none"> • Erewash Core Strategy • Development Management Decisions
Increase the number of Conservation Area Assessments	Number of Conservation Area Assessments	<ul style="list-style-type: none"> • Conservation Area Assessments

3.13 Policy 12: Local Services and Healthy Lifestyles

1. New, extended or improved community facilities will be supported where they meet a local need. In particular, new or improved community facilities should be provided to support major new residential development, especially at the sustainable new neighbourhood at the Stanton Regeneration Site as set out under Policy 20. Where appropriate, contributions will be sought to improve existing community facilities provision where the scale of residential development does not merit developers providing community facilities provision directly.

2. Community facilities should:

- a) be located within the Town Centres or other centres, wherever appropriate; or**
- b) be in locations accessible by a range of sustainable transport modes suitable to the scale and function of the facility; and**
- c) where possible, be located alongside or shared with other local community facilities.**

3. Where new community facilities (especially health and education) are intended to serve areas covered by more than one provider, agencies should work together to ensure service integration and efficient use of resources.

JUSTIFICATION

3.13.1 The delivery of healthy sustainable communities is a key priority in Erewash Borough Council's Sustainable Community Strategy and it is recognised that community facilities play an important part in people's lives and contribute to quality of life and sense of place. This Policy will encourage proposals where they will increase the range or quality of community facilities across the plan area.

3.13.2 If community facilities are to serve the entire community they need to be accessible, hence the need for them to be located near to public transport and to also be accessible by walking and cycling. Encouraging access by more sustainable means can also have health benefits. For community facilities that are intended to serve a wide catchment area the most appropriate location would be in the relevant town or local centre, as these are the places that are accessible to the widest number of people and present the opportunity for linked trips. However, this may not always be possible, especially in rural areas, and the specific circumstances of and need for facilities should be taken into account. This will include considering the need for services and facilities to serve specific sections of the population who are located in a specific area.

3.13.3 The importance of a healthy life for all and a reduction in health inequalities is recognised and it is the intention to work with partners to ensure that no-one is disadvantaged in accessing health care facilities. Local authorities and Clinical Commissioning Groups (replacing Primary Care Trusts since April 2013) have a duty to carry out a joint strategic needs assessment of health and wellbeing in their area. This helps them to

understand the needs of the whole community so that they can work together to put in place services that meet these needs. It is proposed to support and work with the NHS and health organisations to ensure the development of health facilities where needed in new development areas.

3.13.4 Combined facilities either within the same building or alongside each other, offers a way for community facilities to be viable in a location where they may not have been previously. This principle has been adopted by health providers and other agencies in several locations, outside the Borough, through Local Improvement Finance Trust (LIFT) proposals, which brought together a range of health services with other community services in one building.

3.13.5 To protect community facilities it is necessary to put in place a mechanism to control alternative uses to ensure that their continued use as community facilities is fully explored. It is expected that the evidence submitted regarding the need for the facility would be appropriate to the scale and type and accessibility of the facility and address other alternative facilities in the locality that could meet any shortfall in provision.

3.13.6 Development can add extra pressure onto demand for existing community facilities or lead to the need for entirely new community facilities. This is especially true in relation to the proposed sustainable new neighbourhood at the Stanton Regeneration Site. The impact on and the need to provide new community facilities at this site, will be considered under Policy 20. Consultation with stakeholders and service providers will be ongoing.

3.13.7 For the purposes of this policy, community facilities includes schools and nurseries, post offices, local shops and public houses in rural areas, places of worship and religious instruction, health centres and GP surgeries, dentists, community centres and halls, libraries, leisure centres and emergency services.

Monitoring Arrangements

Target	Indicator	Delivery
Improve accessibility from residential development to key community facilities and services	% of households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop	<ul style="list-style-type: none"> Local Development Documents Development Management decisions
Improvements in health	Life expectancy	

3.14 Policy 13: Culture, Sport and Tourism

1. Further provision of culture, tourism and sporting facilities will be supported in line with the following approach:

- a) new cultural and tourism facilities of local importance will be located in or adjoining town or local centres, or through improving existing facilities;
- b) within rural areas sustainable cultural and tourism facilities will be permitted where they support the rural economy; and
- c) new sporting facilities will be encouraged, where this compliments the strengths of existing facilities located in Erewash.

2. Where appropriate, existing cultural, tourism and sporting facilities will be protected and their further development will be supported.

3. Where facilities are lost to redevelopment, suitable alternative provision will be sought where necessary.

JUSTIFICATION

3.14.1 Sporting and cultural facilities are an important part of the tourism and visitor offer of Erewash. These facilities are also important in the ongoing economic development of the area, both directly and through their contribution to the area's quality of life. As such, existing facilities will be protected and enhanced where they are viable.

3.14.2 When considering new development, account will be taken of the catchment to be served by facilities and the impact of traffic on local residents. Any proposals put forward in the Green Belt will also be considered in the context of Green Belt Policy 3.

3.14.3 The role of cultural and sporting facilities is vitally important in creating sustainable and healthy neighbourhoods, especially at the community level. In addition, facilities for faith groups provide important cultural facilities at a local level. These can require sensitive development when they serve wider purposes, especially if large numbers of visitors are anticipated. In addition, proposals in and around existing religious facilities need to be dealt with sensitively. These issues will be dealt with in Development Management decisions.

Monitoring Arrangements

Target	Indicator	Delivery
Increase in sporting and cultural activity	Participation in sport and culture	<ul style="list-style-type: none">• Erewash Core Strategy• Cultural Strategy

3.15 Policy 14: Managing Travel Demand

1. The need to travel, especially by private car, will be reduced by securing new developments of appropriate scale in the most accessible locations following the Spatial Strategy in Policy 2, in combination with the delivery of sustainable transport networks to serve these developments.

2. Development sites should be readily accessible by walking, cycling and public transport, but where accessibility deficiencies do exist these will need to be fully addressed. The effective operation of the local highway network and its ability to provide sustainable transport solutions should not be compromised.

3. A hierarchical approach to ensure the delivery of sustainable transport networks to serve, in particular, the sustainable new neighbourhood at the Stanton Regeneration Site (Policy 20), will be adopted which will seek to provide (in order of priority):

a) site specific and area wide travel demand management (measures to reduce travel by private car and incentives to use walking, cycling and public transport for appropriate journeys, including intensive travel planning);

b) improvements to walking and cycling facilities and public transport services that are provided early in the build out period of new developments and that are sufficient to encourage sustainable modes of transport;

c) optimisation of the existing highway network to prioritise walking, cycling and public transport that are provided early in the build out period of new developments, such as measures to prioritise the need of pedestrians above the car and improved or new cycle and bus lanes; and

d) highway capacity enhancements to deal with residual car demand where the initiatives required under points (a) to (c) above are insufficient to avoid significant additional car journeys.

4. There will be a level of iteration between the stages of the hierarchy above to ensure their effective delivery and the implementation of the approach will have regard to the needs of people with mobility difficulties.

JUSTIFICATION

3.15.1 The key element of Policy 14 will be to encourage development in locations which support the promotion of sustainable travel choices as alternatives to the private car, in particular safe and attractive routes for walking, cycling and good quality public transport. A major way of achieving the objectives of this policy is to firstly secure new developments in locations where walking, cycling and public transport use are viable options, but also to improve the network of public transport provision (including orbital links and other link services) in terms of its extent and frequency, and use 'Smarter Choices' to significantly alter travel behaviour by promoting viable sustainable transport options. A combination of these factors is aimed at achieving benefits in terms of reduced car use and associated savings in

carbon emissions, noise and pollution. This approach is also required in light of the diminishing physically and financially viable options for road building and widening and junction improvements at a time when available funding for major infrastructure work both from private and public sectors is expected to be in short supply. In addition it is necessary to address inequality issues in transport and to consider the impact of modal shift on disabled people, which could also be achieved by improving the quality and frequency of public transport provision and encouraging smarter choices. Road safety will be promoted through improved engineering, education, enforcement and promotional measures.

3.15.2 Effective area-wide Travel Demand Management underpins the development and implementation of a sustainable transport strategy. Reducing the need to travel at the top of the hierarchy will ensure that public transport and highway networks can operate efficiently and minimise the need for unaffordable levels of investment in infrastructure and services. Making the best use of existing capacity on both public transport and highway networks represents the most cost-effective approach and good value for money.

3.15.3 A sustainable good quality transport system is essential to support the area's economic and social wellbeing and to reduce traffic congestion which is costly, inefficient and destructive to the environment. An emphasis on public transport, and on promoting walking and cycling for short journeys, will therefore be the most sustainable way to plan for travel needs, supported by pro-active, area-wide travel demand management. This approach is consistent with national and local transport policies promoted through Highway Authority Local Transport Plans (LTPs).

3.15.4 The current LTPs focus on strategy and implementation and have followed extensive consultation undertaken during 2010. This provided an opportunity to explore and understand the transport options available to deliver the Vision for Derbyshire and Erewash.

3.15.5 Transport priorities within these LTPs reflect the national objectives initially developed through the Department for Transport's DaSTS (Delivering a Sustainable Transport System) process, focussing on economic development and climate change and ensuring safety, security and health, improved quality of life and quality of opportunity through maximising accessibility and reducing dependence upon the private car. This approach has been broadly endorsed by the Coalition Government. They consider that of these DaSTS transport goals the two priorities to be addressed in LTPs are those which help to grow the economy and help tackle carbon emissions. This will be critical to the sustainable delivery of Core Strategy objectives, and will require the commitment and close cooperation of Derbyshire County Council, Nottinghamshire County Council and Nottingham City Highway Authorities, the Highway Agency, and other transport providers.

3.15.6 The Erewash Core Strategy has an important role to play in delivering LTP objectives through locating development within sustainable transport corridors and providing opportunities for supporting investment in transport services and infrastructure improvements.

3.15.7 Travel demand management is about encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as 'Smarter Choices'. These are techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. They also seek to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking. These techniques can be very effective in

changing travel behaviour, but some, such as personal travel plans, can be expensive and difficult to enforce when provided for large numbers of people.

3.15.8 Significant new developments will be expected to contribute towards area wide travel plan initiatives or failing that provide and implement their own travel plans.

3.15.9 In order to encourage public transport for work commuting, long stay parking should be managed effectively. Parking provision will continue to be carefully managed to help maintain vitality and viability in the town and local centres.

3.15.10 The policy refers to a level of iteration between the four stages listed, to ensure their effective delivery. For example, improvements to public transport services will enable more effective travel demand management measures to be introduced and improved highway operation may facilitate public transport improvements.

3.15.11 The Greater Nottingham Transportation Model has been used to identify the strategic transport impacts of the Erewash Core Strategy on the highway network in the form of stress maps. These demonstrate areas of pressure on the network for which mitigation measures will be required using the hierarchical approach outlined above.

3.15.12 The availability of the Greater Nottingham Transportation Model has enabled the Borough Council to identify what transport-orientated measures are essential in order to ensure the sustainable delivery of the Erewash Core Strategy. These items are set out in the Infrastructure Delivery Plan at Appendix D of this document.

Monitoring Arrangements

Target	Indicator	Delivery
Increase modal shift towards public transport, walking and cycling	<ul style="list-style-type: none"> • Number of public transport trips • Number of cycling trips • Traffic growth 	<ul style="list-style-type: none"> • Erewash Core Strategy • Local Transport Plans • Development Management decisions
Increase the number of developments supported by travel plans.	Number of developments contributing to travel planning	

3.16 Policy 15: Transport Infrastructure Priorities

1. Where new development gives rise to the need for additional transport infrastructure, it should be prioritised in accordance with delivering the Spatial Strategy in Policy 2, the principles of travel demand management in Policy 14 and the priorities of the Local Transport Plans covering the plan area. Further details are in the Infrastructure Delivery Plan.

2. New development, singly or in combination with other proposed development,

must include a sufficient package of measures to ensure that journeys by non private car modes are encouraged, and that residual car trips will not unacceptably compromise the wider transport system in terms of its effective operation.

JUSTIFICATION

3.16.1 A sustainable, good quality transport system is essential to support the economic and social wellbeing of the plan area. Public transport improvements outlined in the Infrastructure Delivery Plan (Appendix D) will be important in providing the high quality transport networks required to ensure the successful delivery of the redeveloped Stanton Regeneration Site referred to in Policy 2 and in more detail at Policy 20.

3.16.2 Potential transport schemes are listed below and will be developed over the Core Strategy period with a view to them becoming deliverable schemes, and where appropriate will be included in future Local Transport Plan reviews. The schemes to be developed will follow the hierarchical approach set out in Policy 14.

- Reopening Ilkeston railway station
- Enhancing bus connectivity to and from Ilkeston
- Promoting sustainable travel plans / smarter choices

3.16.3 Transport priorities within Local Transport Plans reflect the national objectives initially developed through the Department for Transport's DaSTS (Delivering a Sustainable Transport System) process. Transport improvements can have positive impacts on access opportunities for many groups who currently experience access problems. The detailed design and implementation of all transport schemes will ensure equalities issues are taken into account.

Monitoring Arrangements

Target	Indicators	Delivery
Provision of additional public transport services	Implementation of individual schemes as in Infrastructure Delivery Plan	<ul style="list-style-type: none"> • Erewash Core Strategy • Local Transport Plans • Development Management decisions

SECTION C - OUR ENVIRONMENT

The level of growth being planned for provides an opportunity to plan for the environment in a strategic and comprehensive way. Policies are aimed at preserving, enhancing and making best use of environmental assets, and ensuring that new assets are delivered as part of growth proposals which also meet strategic priorities. Multi functional spaces are promoted, with a clear aim to contribute to a step change in the levels of biodiversity.

The core policies for the environment are:

16 Green Infrastructure , Parks and Open Space

17 Biodiversity

3.17 Policy 16: Green Infrastructure, Parks and Open Space

1. A strategic approach to the delivery, protection and enhancement of Green Infrastructure will be taken through the establishment of a network of Green Infrastructure corridors and assets, particularly focusing on links between Nottingham and Derby and Ilkeston and Long Eaton (as shown on the Key Diagram), together with corridors and assets of a more local level.

2. The approach requires that:

a) existing and potential Green Infrastructure corridors and assets are protected and enhanced. Priority for the location of new or enhanced strategic Green Infrastructure will be given to locations for major residential development identified in Policy 2, the Strategic River Corridors of the Trent and Erewash, canal corridors, the Erewash Valley Trail, Hopwell to Dale Greenway, Great Northern Greenway, Nutbrook Trail and Urban Fringe Areas;

b) where new development has an adverse impact on Green Infrastructure corridors or assets, alternative scheme designs that have no or little impact should be considered before mitigation is considered. The need for and benefit of the development will be weighed against the harm caused;

c) developments proposed through the Core Strategy should enhance the Strategic Green Infrastructure network;

d) links to and between the Green Infrastructure network will be promoted to increase access, especially in areas of identified deficit, for recreational and non-motorised commuting purposes, and to allow for the migration of species; and

e) **Landscape Character is protected, conserved or enhanced where appropriate in line with the recommendations of the Derbyshire Landscape Character Assessment.**

3. New or enhanced Green Infrastructure corridors and assets should be as inclusive as possible and multifunctional, looking to make provision for more than one of the following:

a) **access to employment and leisure facilities and to Green Infrastructure corridors or assets and the countryside;**

b) **physical activity and well-being opportunities for local residents such as formal sports provision;**

c) **educational resource for local residents;**

d) **biodiversity opportunities;**

e) **tackling and adapting to climate change;**

f) **enhancement of landscape character;**

g) **protection or enhancement of heritage assets and their settings; and**

h) **opportunities for sustainable leisure and tourism.**

4. Parks and Open Space should be protected from development and deficiencies should be addressed in Local Development Documents. Exceptions may be made if the park or open space is shown to be underused or undervalued, the development is a small part of the Green Infrastructure network and will not be detrimental to its function, or the development is a use associated with parks and open spaces. Alternative scheme designs that have no or little impact should be considered before mitigation is provided (either onsite or off site or through contributions as appropriate). Where parks or open spaces are under used or undervalued, the reasons for this should be explored and where possible addressed prior to alternative uses being permitted.

JUSTIFICATION

3.17.1 Natural England defines Green Infrastructure as a strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

3.17.2 Green Infrastructure is a network of green spaces which perform a number of different functions. However, it is accepted that in some instances, such as sensitive biodiversity sites, it would not be appropriate to promote additional access as this could damage the resource.

3.17.3 The strategic approach set out in the policy is based on a framework of sub-regional Green Infrastructure corridors (together with corridors and assets of a more local level). These are broadly based on the strategic waterways of the Rivers Trent and Erewash as well as the Erewash Canal. These areas provide opportunities for countryside access and also allow for the migration of wildlife species. Additionally the river corridors provide the opportunity to help tackle climate change through energy production and flood attenuation. The links between Nottingham and Derby are especially important for Erewash, which relates closely to Derby in the west and Nottingham to the east. Opportunities here include enhancements to the Derby and Sandiacre Canal, and the Great Northern Greenway based on the former Ilkeston to Derby railway. The strategic corridors within Erewash and the surrounding areas are shown on Map 3.

3.17.4 Where appropriate, land surrounding the built up areas will be targeted to provide a significant resource for communities and provide a context for the landscape setting of the urban area. Ensuring that Green Infrastructure is protected, enhanced or provided in this area will address the need for access to the countryside and ensure that Green Infrastructure can be factored into new development related to that built up area from the start.

3.17.5 To ensure that existing areas maintain or enhance their provision of Green Infrastructure it is important to protect existing Green Infrastructure assets and seek to put in place active management of corridors and assets. One of the key issues that has been identified through the development of this Core Strategy is the fact that there is poor access for many residents into the surrounding countryside. Improving access into the countryside and to other Green Infrastructure assets will encourage a healthy lifestyle and also allow commuting routes for non-motorised transport.

3.17.6 Parks and open spaces are an important part of the Green Infrastructure network, especially within urban areas. However, there are some areas of open space that are underused and undervalued by the local community. Positive management should be used before considering alternative uses for a park or open space. Where these sites are identified as surplus to requirements through Open Space Assessments or local studies, redevelopment can help to address these issues, for instance through appropriate design to allow overlooking. Equally some areas of open space may become available through rationalisation of other uses, for instance school closures. Where this is the case, other leisure and recreational uses to serve the community will be considered as a priority, however, there are likely to be cases where redevelopment or partial redevelopment is the most practical option, provided the loss can be mitigated or compensated.

3.17.7 Landscapes and features within them form an important part of the Green Infrastructure network and the Derbyshire Landscape Character Assessment has informed the preparation of the Erewash Core Strategy by providing details on how the different landscape types can be protected, conserved or enhanced.

3.17.8 A variety of approaches will be used in the protection of Green Infrastructure and delivering a strategic approach. This will include assessments of existing and future need, quantitative and qualitative audits of existing provision, the establishment of local standards, and considering the use of local Green Infrastructure asset mapping. In addition, other approaches for the protection of Green Infrastructure can include identifying ways of improving them, for example working with Derbyshire County Council (and Nottinghamshire County Council where relevant), to make best use of the rights of way network.

Monitoring Arrangements

Targets	Indicators	Delivery
Increase quality of open spaces	<ul style="list-style-type: none"> Green Flag Status of open space No of S106s contributions related to open space 	<ul style="list-style-type: none"> Erewash Core Strategy Green Space Strategy Development Management decisions
Increase the percentage of population with access to GI assets.	As set out in the Green Space Strategy	

3.18 Policy 17: Biodiversity

1. The biodiversity of Erewash will be increased over the Core Strategy plan period by:

a) protecting, restoring, expanding and enhancing existing areas of biodiversity interest, including areas and networks of habitats and species listed in the UK and Lowland Derbyshire Local Biodiversity Action Plans;

b) ensuring that fragmentation of the Green Infrastructure network is avoided wherever appropriate and improvements to the network benefit biodiversity through the incorporation of existing habitats and the creation of new habitats;

c) seeking to ensure new development provides new biodiversity features, and improves existing biodiversity features wherever appropriate;

d) supporting the need for the appropriate management and maintenance of existing and created habitats through the use of planning conditions, planning obligations and management agreements; and

e) ensuring that where harm to biodiversity is unavoidable, and it has been demonstrated that no alternative sites or scheme designs are suitable, development should as a minimum mitigate or compensate at a level equivalent to the biodiversity value of the habitat lost.

2. Designated national and local sites of biological or geological importance for nature conservation will be protected in line with the established hierarchy of designations and the designation of further protected sites will be pursued.

3. Development on or affecting other, non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that there is an overriding need for the development and that adequate mitigation measures are put in place.

JUSTIFICATION

3.18.1 The DEFRA publication “Biodiversity 2020: A Strategy for England’s wildlife and ecosystem services” builds on previous work and sets out the strategic direction for biodiversity in England for the next decade. It aims to “halt overall biodiversity loss, support well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.” The National Planning Policy Framework also seeks to conserve and enhance the natural environment through protecting valued landscapes and minimising impacts to biodiversity.

3.18.2 The East Midlands currently compares unfavourably with other regions in England in terms of the size of area covered by legally designated nature conservation sites. The region has also lost more wildlife than any other region in England and has lost large amounts of its wildlife habitats. These losses are continuing and sites that still exist are becoming increasingly small, isolated and fragmented. There is a recognised need to deliver a major step change increase in the level of biodiversity across the East Midlands. Action is required to re-establish habitats and species and to develop appropriate data to monitor and target biodiversity action.

3.18.3 Whilst the plan area contains Breadsall Railway Cutting and Morley Brick Pits which are nationally designated Sites of Special Scientific Interest, there are currently no designated European sites within Erewash or the immediate surrounding area and therefore the Erewash Core Strategy does not affect any such designations.

3.18.4 New sites and key linking corridors should be identified for biodiversity conservation and enhancement. Examples of large scale projects include habitat improvements along the River Erewash and its tributaries. There are also opportunities within new development to incorporate new biodiversity features, for example wetlands, green roofs, native species hedgerows and unimproved grassland.

3.18.5 Proposed development should seek particularly to contribute towards Local Biodiversity Action Plan habitats and species. The Lowland Derbyshire Biodiversity Action Plan identifies wildlife habitats and species that are a priority for protection, either because they are nationally or locally rare or in decline, or are characteristic of the area; and to set targets and action plans for their conservation in order to address their continued decline. The Biodiversity Action Plan contains Habitat Action Plans for several types of priority woodland, grassland, wetland and farmland habitat. Their importance varies with location, for example the Erewash Greenprint Strategy identifies seven priority habitats, including semi natural grassland, standing water, woodland, and urban and previously developed land.

Monitoring Arrangements

Target	Indicator	Delivery
Retain areas of biodiversity importance	No unmitigated loss of Local Wildlife Sites due to development	<ul style="list-style-type: none"> Erewash Core Strategy Local Biodiversity Action Plans
Improve management of biodiversity sites	No of Sites of Special Scientific Interest in a favourable condition	<ul style="list-style-type: none"> Development Management decisions

SECTION D - MAKING IT HAPPEN

It is important that new infrastructure is delivered in a timely fashion, and that development pays for infrastructure that is required to make it sustainable. The policies here are aimed at achieving this and are to be read in conjunction with the Infrastructure Delivery Plan.

The core policies for making it happen are:

18 Infrastructure

19 Developer Contributions

3.19 Policy 18: Infrastructure

- 1. New development must be supported by the required infrastructure at the appropriate stage. Erewash Borough Council will work in partnership with infrastructure providers, grant funders, the development industry and other delivery agencies in seeking the provision of necessary infrastructure to support new development.**
- 2. Direct provision or contributions will be sought from development proposals which give rise to the need for new infrastructure.**

JUSTIFICATION

3.19.1 The provision of adequate infrastructure and services to meet the needs of the existing community and to meet the needs of new development is essential and has been identified by communities as one of their biggest concerns. New development should not overburden existing infrastructure or communities. The Infrastructure Delivery Plan in Appendix D identifies critical and likely infrastructure requirements and the measures needed to ensure future delivery.

3.19.2 Delivering infrastructure on time is therefore important in ensuring that local services and facilities and the transport network can cope with the added demand that arises from housing growth and other new development. Infrastructure will be delivered as an integral part of development through direct provision or contributions towards those needs, and through funding from relevant providers and partners. Erewash Borough Council will work with service and infrastructure providers and community stakeholders to monitor the provision of services and infrastructure in relation to development growth and to identify any needs and shortfalls that may not be able to be met through public finance.

3.19.3 In line with the National Planning Policy Framework, an Infrastructure Delivery

Plan has been prepared for Greater Nottingham alongside the Derbyshire Infrastructure Delivery Plan. These have been prepared with the assistance of all the main infrastructure and utility providers, including the local highways authorities, education authorities and utility companies.

3.19.4 The Greater Nottingham and Derbyshire Infrastructure Delivery Plans have been used to inform the Erewash Infrastructure Delivery Plan. The Erewash Infrastructure Delivery Plan sets out the main elements of infrastructure which are important to the delivery of the Erewash Core Strategy. The schedule in Appendix D includes approximate costs, timescales and funding sources and likely delivery agents where known.

3.19.5 The Erewash Infrastructure Delivery Plan is important to the delivery of not only the Core Strategy vision and core objectives, but also the priorities and objectives of public bodies and other service providers where they can be delivered through the planning system. The Plan will also assist in providing a basis for making bids for public funding to support growth in Erewash.

Monitoring Arrangements

Target	Indicator	Delivery
Delivery of the infrastructure identified in the Infrastructure Delivery Plan	Implementation of individual schemes as in the Infrastructure Delivery Plan	<ul style="list-style-type: none"> • Erewash Core Strategy Development • Management decisions • Public sector investment decisions

3.20 Policy 19: Developer Contributions

1. All development will be expected to:
 - a) meet the reasonable cost of new infrastructure required as a consequence of the proposal;
 - b) where appropriate, contribute to the delivery of necessary infrastructure to enable the cumulative impacts of developments to be managed, including identified transport infrastructure requirements; and
 - c) provide for the future maintenance of facilities provided as a result of the development.
2. The Borough Council may introduce a Community Infrastructure Levy (CIL) to secure infrastructure that has been identified as necessary to support new development and to achieve Core Strategy objectives.
3. Prior to the implementation of a CIL, planning obligations will be sought to secure all new infrastructure necessary to support new development either individually or

collectively.

JUSTIFICATION

3.20.1 Where new development creates a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. Contributions from a particular development will be fairly and reasonably related in scale and kind to the relevant scheme.

3.20.2 Developments must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily. These may include:

- transport infrastructure (including footpaths, bridleways, cycleways and roads);
- drainage and flood protection;
- public transport (including services and facilities);
- travel behavioural change measures (including travel plans, marketing and promotion);
- affordable housing (including supported housing);
- education (including early years provision and community education);
- open space (including play areas, sport and recreation);
- community facilities (including youth activities and meeting venues);
- cultural facilities (including libraries);
- health and social care facilities;
- emergency services (police/crime reduction measures, fire and ambulance services);
- environmental improvements;
- waste recycling facilities;
- shopping facilities;
- Green Infrastructure (including new wildlife habitats);
- information and communication technology; and
- training and employment measures for local people.

3.20.3 In the Ilkeston urban area, the spatial strategy as outlined at Policy 2(3)(a), will require developer contributions to be sought from relevant development proposals to enable the delivery of critical elements of infrastructure as follows:

- Ilkeston Travel Plan
- Ilkeston and Stanton bus service
- Stanton School
- Ilkeston Primary School Provision

3.20.4 Further information on the infrastructure mentioned above can be found at Appendix D of this document.

3.20.5 The ability to put in place a Community Infrastructure Levy (CIL) came into force on 6 April 2010. CIL allows local authorities to raise funds from developers for a wide range of related infrastructure through a direct charge on new development. CIL may apply to all new residential, commercial and employment development, apart from where exceptions are identified.

3.20.6 Where the necessary infrastructure provision is not made directly by the developer or through a CIL, contributions will be secured through planning obligations. Planning obligation agreements will be drafted by the planning authority with the developer being responsible for the costs resulting from administering and monitoring the agreement.

3.20.7 After the implementation of CILs, planning obligations will continue to be used in relation to certain specified circumstances in line with policies in the Erewash Core Strategy.

Monitoring Arrangements

Target	Indicator	Delivery
Ensure appropriate developer contributions to infrastructure	Annually reported on S106 contributions and Community Infrastructure Levy funding	<ul style="list-style-type: none"> • Erewash Core Strategy Development • Management decisions

SECTION E - STRATEGIC ALLOCATION

The core policy allocating a strategic site within the Borough is:

20 Stanton Regeneration Site

3.21 Policy 20: Stanton Regeneration Site

1. The Stanton Regeneration site, located to the south of Ilkeston, is allocated as a strategic site for the development of a sustainable new neighbourhood, in accordance with the spatial strategy set out in Policy 2.

2. The comprehensive remediation and redevelopment of the Stanton Regeneration Site as a high quality mixed use sustainable new neighbourhood linked to Ilkeston will be permitted, subject to compliance with the development principles set out in this and other relevant policies. The site as identified on the Erewash Borough Policies Map will include provision for the following:

a) around 2000 homes to include a mix of housing types, sizes and tenures to create a mixed and balanced new neighbourhood;

b) land for a range of new employment uses, including:

i) a business park of about 10 hectares within a feature setting, utilising existing buildings of townscape value and features of landscape value where possible;

ii) at least 10 hectares of land for general industry, to go towards meeting the strategic employment needs of the Borough as set out at Policy 4;

iii) additional replacement employment land for job losses incurred through the redevelopment where appropriate; and

iv) encouraging the utilisation or safeguarding of the rail spur and associated land for rail-freight use.

c) a centre of neighbourhood importance, comprising a new primary school and appropriate levels of retail, service, commercial and community uses to meet the needs of the new neighbourhood, whilst consolidating and strengthening the network and hierarchy of centres as set out in Policy 6;

d) a strategic area of green infrastructure to include:

i) a wildlife corridor linking the Nut Brook Valley with the Erewash Valley;

ii) an area of at least 20ha to provide a destination wild space and informal recreation area to serve the needs of both the new sustainable

neighbourhood and the wider community; and

iii) enhancement to the multi-user link between the Nut Brook Trail to the west of the site and the Erewash Valley Trail to the east;

e) the inclusion of other areas of open space within the development to achieve a high quality residential and business environment and to restore the landscape character of the Dale;

f) provision of and improvements to cycle and pedestrian infrastructure to maximise the opportunities for sustainable travel within the site and to access adjoining areas, particularly Ilkeston town centre;

g) provision of and improvements to public transport infrastructure to maximise the opportunities for sustainable travel within the site and to access nearby destinations, particularly Ilkeston town centre and Nottingham City Centre; and

h) incorporate measures to adapt to and mitigate the effects of climate change (see Policy 1).

3. This sustainable new neighbourhood will accord with other development plan policies in terms of design, and will aim to be self-contained for day to day needs, whilst complimenting and supporting the established town centre of Ilkeston.

JUSTIFICATION

3.21.1 The Stanton Regeneration Site located to the south of Ilkeston, is the largest derelict brownfield site in need of regeneration within the Borough. The site has previously been allocated for regeneration in two previous Local Plans (1994 and 2005), wholly for employment purposes. However development has not come forward on this basis and much of the site has become run down and derelict.

3.21.2 In order to achieve the remediation of this brownfield site and to enable the delivery of much needed employment, the site is now proposed for mixed use to create a sustainable new neighbourhood, linked to Ilkeston. The development will provide for around 2000 new homes, providing a broad mix of house types, sizes and tenures, to enable the comprehensive remediation of the site, delivery of significant new employment and substantial green infrastructure. A new neighbourhood centre containing new community facilities including a primary school and appropriate levels of retail and commercial development to meet the day to day needs of the new neighbourhood is also proposed, to secure the sustainability of this new neighbourhood.

3.21.3 Due to previous uses on the site, major land reclamation and remediation is required together with substantial infrastructure improvements. The Stanton Regeneration site is therefore a long term development proposal.

3.21.4 In order for a development of this scale to be integrated successfully within the local environment, a hierarchical approach to ensure the delivery of sustainable transport networks to serve the site will be sought in accordance with Policy 14. This will require travel demand management, improvements to walking and cycling facilities and public transport services,

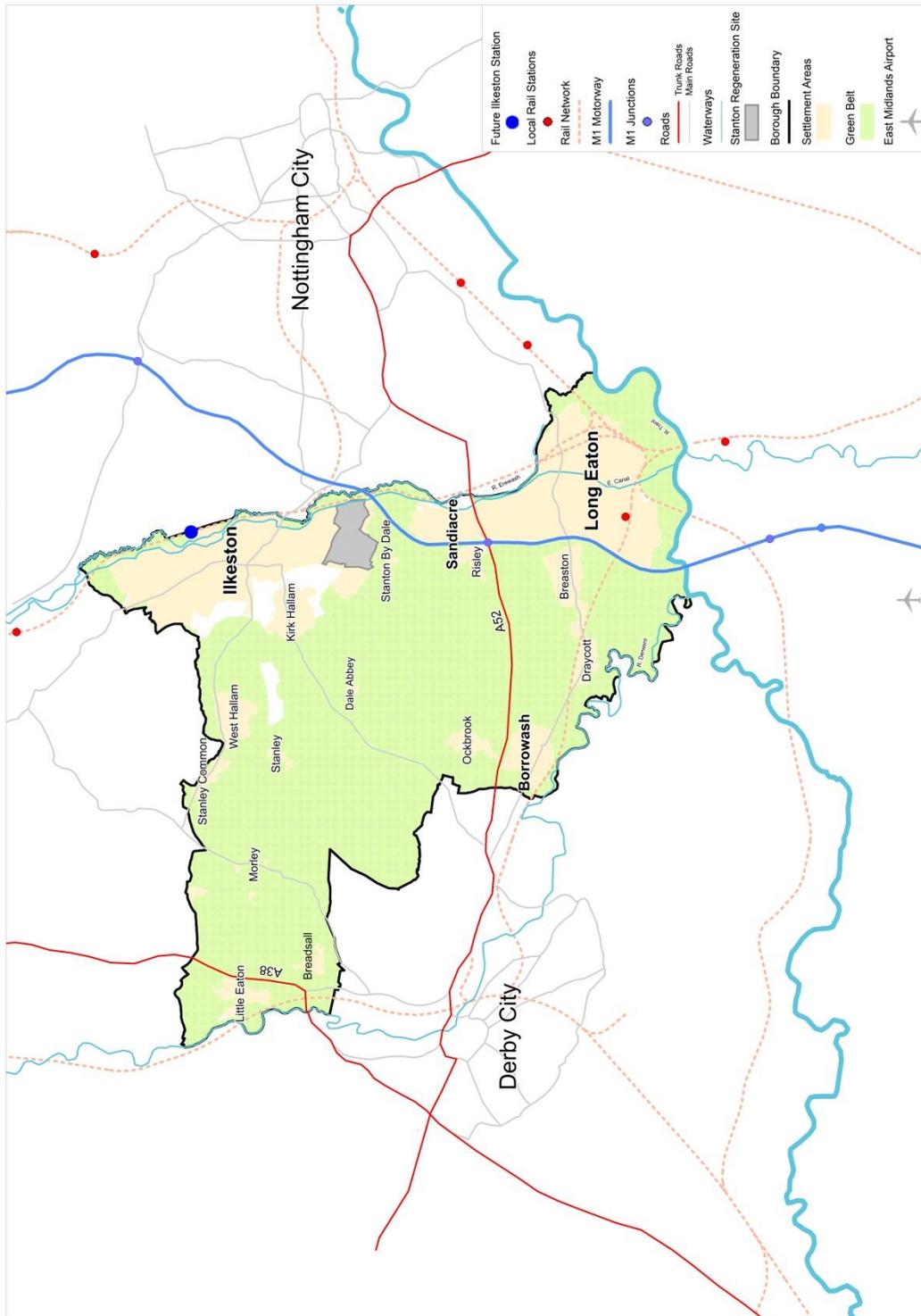
optimisation of the existing highway network to prioritise walking, cycling and public transport and highway capacity enhancements.

Monitoring Arrangements

Target	Indicator	Delivery
Delivery of development in line with Policy 20	<ul style="list-style-type: none">• Net additional homes• Net additional employment• Additional services and facilities	<ul style="list-style-type: none">• Erewash Core Strategy• Development Management decisions

4 KEY DIAGRAM

The key diagram gives a diagrammatic interpretation of the spatial strategy as set out in the Core Strategy showing areas of development opportunity and restraint, and key pressures and linkages in the surrounding area.



APPENDICES

APPENDIX A: GLOSSARY OF TERMS

APPENDIX B: EREWASH SUSTAINABLE COMMUNITY STRATEGY MATRIX

APPENDIX C: HOUSING TRAJECTORY AND CHART

APPENDIX D: EREWASH INFRASTRUCTURE DELIVERY PLAN

APPENDIX A: GLOSSARY OF TERMS

Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Appropriate Assessment: A stage in a Habitats Regulations Assessment (see separate entry) required when screening cannot rule out the possibility of a significant effect on a European nature conservation site. The Appropriate Appraisal will determine whether there is a significant effect, if there is, its nature, and whether it can be mitigated.

Article 4 Directions: A direction which withdraws automatic planning permission granted by the General Permitted Development Order. Article 4 directions are usually used when the character of an area of acknowledged importance could be threatened without this additional control. They are most common in Conservation Areas but are also being used in areas where there is concentration of Houses in Multiple Occupation (HMOs).

B1, B2 and B8 (employment) use classes (commonly known as the traditional employment uses)

- **B1 Business**
 - (a) Offices (other than those that fall within Use Class A2),
 - (b) research and development of products and processes, and
 - (c) light industry appropriate in a residential area;
- **B2 General industrial** Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste); and
- **B8 Storage or distribution** (this class includes open air storage).

Biodiversity: The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

Biodiversity Action Plan: Is an internationally recognised programme addressing threatened species and habitats and is designed to protect and restore biological systems.

Brownfield Land: A general term used to describe land which has been previously developed or built upon. (See Previously Developed Land).

Buildings for Life: Sets out a national standard for well-designed homes and neighbourhoods.

Climate Change: Long term changes in temperature, precipitation, wind and all other aspects of the

Earth's climate. It is often regarded as a result of human activity and fossil fuel consumption.

Coalescence: The merging or coming together of separate towns or villages to form a single entity.

Code for Sustainable Homes: National standard for the sustainable design and construction of new homes. The Code aims to reduce carbon emissions and create homes that are more sustainable.

Community Infrastructure Levy (CIL): A standard charge levied by councils on developers towards the cost of local and strategic infrastructure to support development (including transport, social and environmental infrastructure, schools and parks). Introduction of CIL is not mandatory but if implemented, CIL will be expected to substantially replace the use of s106 agreements (see definition below).

Comparison Goods: Items not obtained on a frequent basis and include clothing, footwear, household and recreational goods.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: An area designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Conurbation: A large densely populated urban area formed by the coalescence of individual town and cities.

Convenience Goods: Everyday essential items, including food, drinks, newspapers/ magazines and confectionery.

Density: The intensity of development in a given area. Usually measured as net dwelling density, calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

Development Plan Document (DPD): A planning document which forms part of the Local Plan for an area, subject to extensive consultation and independent examination.

Edge of Centre: For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Environmental Assets: Physical features and conditions of notable value occurring within the plan area.

Environmental Infrastructure: Physical features and natural resources of the environment that provide services or support to society, encompasses Green Infrastructure (see definition below).

Equality Impact Assessment (EqIA): A management tool that makes sure that policies and working practices do not discriminate against certain groups and that opportunities are taken to promote equality.

Exception Test: Is applied only where the Sequential Test (see below) has concluded that it is not

possible, or consistent with wider sustainability objectives, for the development to be located in flood risk zones with a lower probability of flooding. It can be applied if appropriate to show that development provides wider sustainability benefits and development will be safe (more explanation of the Exception Test is set out in national planning guidance).

Flood Plains: Generally low lying areas adjacent to a watercourse, where water flows in times of flood or would flow but for the presence of flood defences.

Greater Nottingham: Is an area which reflects the Nottingham Core Housing Market Area (HMA). It is made up of the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe and part of Ashfield Councils (the Hucknall part). The term 'Plan Area' is used to denote the area covered by the Core Strategy and solely covers the administrative area of Erewash.

Green Belt: An area of land around a City having five distinct purposes:

- i) to check the unrestricted sprawl of large built up areas;
- ii) to prevent neighbouring towns merging into one another;
- iii) to assist in safeguarding the countryside from encroachment;
- iv) to preserve the setting and special character of historic towns; and
- v) to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Green Space: A subset of open space, consisting of any vegetated land or structure, water or geological feature within urban areas.

Habitats Regulations Assessment (HRA): Required under the European Directive 92/43/EEC on the "conservation of natural habitats and wild fauna and flora for plans" that may have an impact of a European nature conservation site, such as a Special Protection Area (see separate entry). It is an assessment of the impacts of implementing a plan or policy on a European nature conservation site with the purpose to consider the impacts of a land-use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site, including if necessary by an Appropriate Assessment (AA – see separate entry). Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

Hectare (Ha/ha): An area of 10,000 sq. metres or 2.471 acres.

Heritage Asset – An element of the historic environment that has a degree of significance. Heritage assets may be found in a variety of forms – buildings; standing, buried or submerged remains; settlements, places and landscapes.

- Heritage assets may be designated under relevant legislation – these designations include World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas and Registered Parks & Gardens.
- Heritage assets may be designated locally or they may not be designated; they may be identified only at the pre-application stage of a development proposal. Nevertheless, the desirability of sustaining and enhancing their significance is a material planning consideration.

Historic Characterisation – A term applied to a range of approaches to the identification and interpretation of the historic dimension of the present day landscape, both urban and rural. These approaches may be used in isolation or combination depending upon the purpose and scale of a project.

Historic Environment – All aspects of the environment that are the result of the interaction between people and places through time; the historic environment thus includes all surviving physical remains of past human activity including planted or managed flora. These remains may be

visible, or they may have become buried or submerged. See also Heritage Asset.

Housing Market Area (HMA): Geographical area defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work. The Nottingham Core Housing Market Area consists of all of the Greater Nottingham Councils except for Hucknall in Ashfield which is within the Nottingham Outer Housing Market Area.

Lifetime Homes: Standard to help house builders produce flexible, adaptable and accessible homes that can respond to changes in individual circumstances.

Listed Building: A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

Local Centres: These include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Within Erewash, Local Centres are located at Borrowash and Sandiacre.

Local Development Document (LDD): A Document that forms part of the Local Development Framework and can be either a Development Plan Document or a Supplementary Planning Document. LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

Local Enterprise Partnership (LEP): A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. Locally, D2N2 has been formed which covers the administrative geographical areas of Derby City, Derbyshire County Council, Nottingham City and Nottinghamshire County Council.

Local Nature Reserve (LNR): Non-statutory habitat of local significance designated by a local authority where protection and public understanding of nature conservation is encouraged. Established under the powers of the National Parks and Access to the Countryside Act 1949.

Local Plans: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Strategic Partnership: An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within the local authority area, with the objective of improving people's quality of life.

Local Transport Plan (LTP): Set out the development of local, integrated transport, supported by a programme of transport improvements and are used to bid for Government funding towards transport improvements. They are prepared by upper tier authorities. The LTP prepared by Derbyshire County Council covers Erewash Borough.

Local Wildlife Sites (LWS): Non-statutory areas of local importance identified and selected locally for their nature conservation value.

National Planning Policy Framework (NPPF): The NPPF replaces all other national planning policy documents (PPG/PPS) and many circulars, streamlining them all into one document. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local and neighbourhood plans can be produced reflecting the needs and priorities of the local area.

Neighbourhood Plans: A plan prepared by a Parish Council or Neighbourhood Forum for a

particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Out of Centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of Town: A location out of centre that is outside the existing urban area.

Plan Area: The area in which the Core Strategy applies covering the administrative area of Erewash Borough.

Planning Inspectorate: Independent agency which examines Core Strategies (and other Development Plan Documents) to ensure they are Sound. Also decides planning appeals for individual planning applications. Is sometimes abbreviated to PINS.

Planning Obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary Shopping Area: An area of a town centre defined as playing an important role in maintaining a concentration of retail development and is expected to be shown on a Proposals Map. In Erewash, Primary Shopping Areas exist within the town centres of Ilkeston and Long Eaton.

Principal Urban Area (PUA): The contiguous built up area of Nottingham (previously defined by the East Midlands Regional Plan). This area includes West Bridgford, Clifton, Beeston, Stapleford, Long Eaton, Sandiacre, Sawley, Bulwell, Arnold and Carlton.

Regeneration: Development which delivers wider benefits such as economic prosperity, improved environmental conditions and enhanced well being. This may be in the context of urban and brownfield sites but also applies to development which helps to sustain and revitalise rural areas and villages.

Renewable and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Saved Policies: Policies that are retained as adopted policy until they are replaced by the adoption of new Development Plan Documents. Saved Policies form part of the Local Plan for the area.

Scheduled Ancient Monument: Nationally important monument usually archaeological remains that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 Agreement (s106): Section 106 (s106) of the Town and Country Planning Act 1990 allows a Local Planning Authority to enter into a legally binding agreement or planning obligation with a landowner in association with the grant of planning permission. This agreement is a way of addressing matters that are necessary to make a development acceptable in planning terms and secures the provision of essential services and infrastructure, such as highways, recreational facilities, education, health and affordable housing. Use of s106 agreements is likely to be substantially replaced by the use of a Community Infrastructure Levy, if implemented (see definition above).

Service Sector: Sector of the economy made up of financial services, real estate and public administration that are normally office-based.

Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (historic environment) – Significance describes the value of a heritage asset that may derive from one or more heritage values. The fabric of a heritage asset may possess evidential or archaeological value; a heritage asset may have historical value if it illustrates an aspect of history or has an association with a notable person or event; it may have aesthetic value derived from the quality of its architecture or applied art, or from some picturesque or fortuitous quality; or it may possess communal value as a source of local identity or commemoration.

Site of Special Scientific Interest (SSSI): Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Smarter Choices: See Demand Management.

Spatial Planning: Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Statement of Community Involvement (SCI): A document which informs how a council will involve the community on all major planning applications and in the preparation of documents making up the Local Development Framework.

Strategic Environmental Assessment (SEA): A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Flood Risk Assessment (SFRA): Assessment used to refine information on areas that may flood, taking into account all sources of flooding and the impacts of climate change. Used to determine the variations in flood risk from all sources of flooding across and from their area. SFRAs should form the basis for preparing appropriate policies for flood risk management.

Strategic Housing Land Availability Assessment (SHLAA): Document with the role of identifying sites with potential for housing, assessing their housing potential and assessing when they are likely to be developed.

Strategic Housing Market Assessment (SHMA): A high level assessment of the likely profile of future household needs for a local authority. For Greater Nottingham the Nottingham Core Strategic

Housing Market Assessment was carried out in 2007.

Sub Regional Centres: Towns which are large enough to contain a critical mass of services and employment. Ilkeston is a Sub Regional Centre within Erewash.

Sustainable Urban Drainage System (SUDS): The system of control of surface water run off, designed to reduce the potential impact of new and existing developments with respect of surface water drainage discharge.

Supplementary Planning Document (SPD): Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable Communities: Places in which people want to live, now and in the future. They embody the principles of sustainable development at the local level. This means they improve quality of life for all whilst safeguarding the environment for future generations. (Source DCLG).

Sustainable Development: The NPPF refers to Resolution 42/187 of the United Nations General Assembly which defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable New Neighbourhood: A new neighbourhood created through the building of a large number of homes in one location which have been built in line with sustainable development principles. SNNs are aimed at creating a mixed and balanced community and will include the provision of necessary infrastructure such as public transport and open spaces etc, whilst also providing for the day to day needs of the new neighbourhood in terms of jobs and social infrastructure such as education.

Town Centre (within retail hierarchy): Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres. Long Eaton and Ilkeston are defined as Town Centres within Erewash.

Transport Assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Travel Plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Travelling Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

World Heritage Site: A site considered by UNESCO (United Nations Education, Scientific and Cultural Organisation) to be of outstanding universal value to humanity.

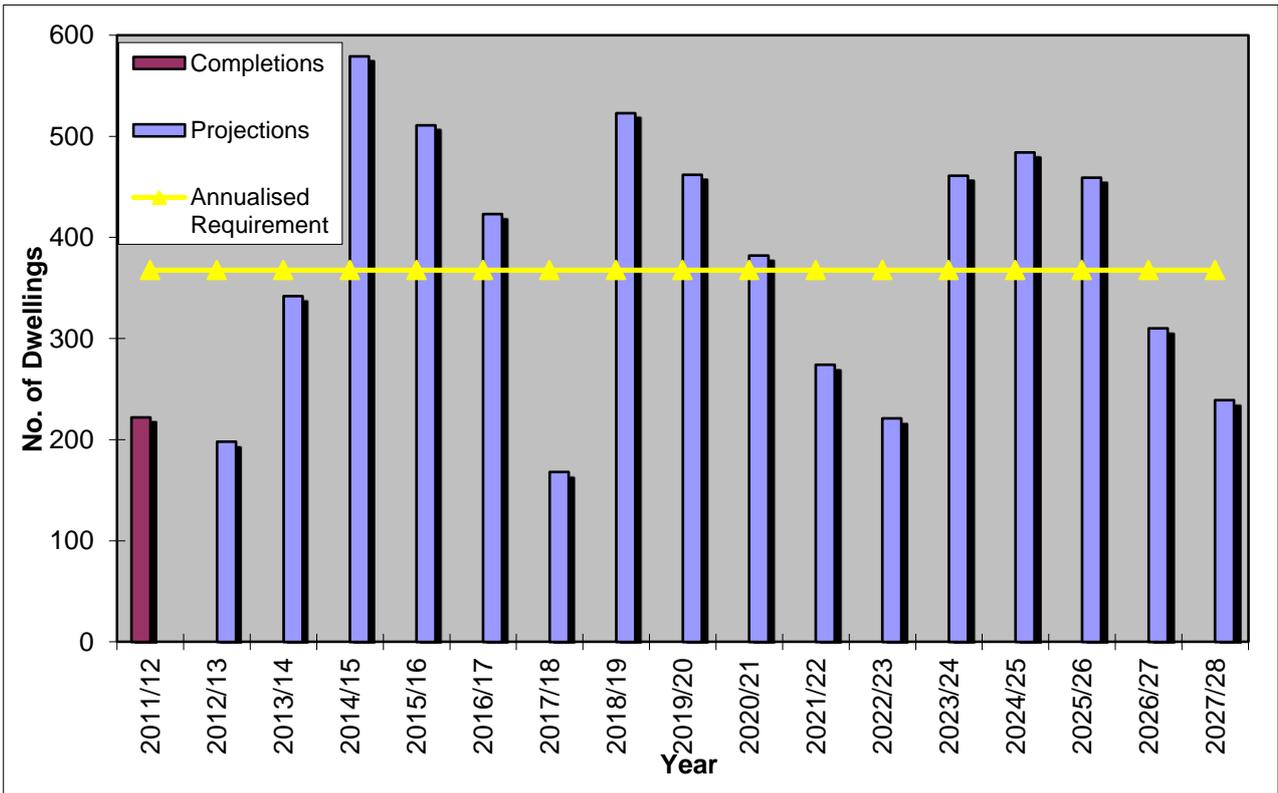
APPENDIX B – SUSTAINABLE COMMUNITY STRATEGY MATRIX

The matrix below presents the identified issues and themes which the most recent Sustainable Community Strategy prioritises for Erewash Borough and Derbyshire County. Where ticks (✓) are shown, this indicates that the issue is complemented in delivery by the policies of the Core Strategy.

Sustainable Community Strategy Identified Priority	1	2	3	4	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Erewash Borough Council – Erewash Sustainable Community Strategy 2009-2014																				
Improving opportunities for employment, skills and housing				✓	✓		✓													✓
Reducing crime, the fear of crime and improving our living environment	✓								✓	✓			✓		✓					✓
Encouraging healthy and active lifestyles for all											✓				✓		✓			✓
Derbyshire County Council – Derbyshire Sustainable Community Strategy 2009-2014																				
Safer Communities									✓											
Children and Young People											✓									✓
Health and Wellbeing											✓				✓					✓
Culture				✓	✓					✓		✓								
Sustainable Communities					✓		✓													✓

APPENDIX C – HOUSING TRAJECTORY

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2011/28
Stanton Regeneration Site (2000)								200	200	200	200	200	200	200	200	200	200	2000
Other sites deliverable by 2028 (taken from SHLAA)	222	198	342	579	511	423	168	323	262	182	74	21	261	284	259	110	39	4258
Windfall allowance after 10 years																		
Demolitions																		
Projected completions (net)	222	198	342	579	511	423	168	523	462	382	274	221	461	484	459	310	239	6258
Cumulative Completions	222	420	762	1341	1852	2275	381	2966	3428	3810	4084	4305	4766	5250	5709	6019	6258	6258
PLAN - Strategic Allocation (annualised)	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	6256
PLAN - Strategic Allocation (cumulative)	368	736	1104	1472	1840	2208	2576	2944	3312	3680	4048	4416	4784	5152	5520	5888	6256	6256
MONITOR - No. dwellings above or below cumulative allocation	-146	-316	-342	-131	12	67	133	22	116	130	36	-111	-18	98	189	131	2	2
MANAGE - Annual requirement taking account of past/projected completions	368	377	389	392	378	367	362	381	366	354	349	362	390	373	335	274	237	-



APPENDIX D – EREWASH INFRASTRUCTURE DELIVERY PLAN

This table lists the main items of infrastructure required within Erewash Borough to support the delivery of growth as promoted by the Council's Core Strategy.

List of abbreviations used:

CIL – Community Infrastructure Levy
 LTP – Local Transport Plan
 NGP – Nottingham Housing Market Area Growth Point
 NHB – New Homes Bonus
 S106 – Section 106 agreement

Infrastructure item	Plan phase	Cost	Funding	Delivery Responsibility	Critical Infrastructure
<p>Ilkeston Travel Plan: Obtaining dedicated support/assistance to work with all relevant partners and organisations to sustainably influence the changing of travel patterns and movement across the Ilkeston area.</p> <p>DCC IDP - 4.23</p>	Phase 1 (2013-2018)	£0.25m	s106 / CIL, LTP.	Derbyshire County Council	Yes
<p>Ilkeston and Stanton bus service: The provision of at least three busses an hour each way between Ilkeston and Nottingham via the Stanton Regeneration Site as a sustainable transport alternative to the use of the private car.</p>	Phases 1-2 (2013-2023)	£2m	S106/CIL and passenger fares	Derbyshire County Council, bus operators	Yes
<p>Stanton School: The construction of a new two form primary school on the Stanton Regeneration Site to meet need for school places generated by the development.</p> <p>DCC IDP - 4.188</p>	Phases 2-3 (2018-2028)	£6m (cost from DCC IDP)	S106/CIL	Derbyshire County Council	Yes
<p>Ilkeston Primary School Provision: Wider housing growth within Ilkeston's urban area (excluded Stanton) will lead to a requirement for additional primary places to be accommodated at existing Primary Schools across Ilkeston.</p>	Phases 1-3 (2013-2028)	£1m (DCC multiplier used to ascertain total)	S106/CIL	Derbyshire County Council	Yes

<p>Ilkeston Station: Funding to re-open a passenger railway station at Ilkeston, increasing the range of sustainable transport options and enhancing accessing to and from the town.</p> <p>DCC IDP – 4.23</p>	Phase 1 (2013-2018)	£5m	NGP, LTP, NHB, borrowing against passenger fares.	Derbyshire County Council, Network Rail and Northern Rail (or subsequent franchise holder)	No
<p>Ilkeston Household Waste Recycling Centre</p> <p>DCC IDP – 4.72</p>	Phase 1 (2013-2018)	£0.575m	S106/CIL	Derbyshire County Council	No
<p>Community Halls Housing growth in Ilkeston and to a lesser extent Long Eaton will create the need for enhanced or replacement community facilities.</p>	Phases 1-3 (2013-2028)	£1m	S106/CIL	Erewash Borough Council	No

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EREWASH

