

# **Erewash Core Strategy Review**

## **Draft Options For Growth**

**January 2020**

## **Introduction**

The Erewash Core Strategy was adopted in March 2014. In accordance with government policy, the strategic policies of the plan setting out the overall strategy for the pattern, scale and quality of development are now due for review.

The Erewash Core Strategy planned for the delivery of 368 dwellings per year. That amounted to around 6,250 homes from 2011 to 2028, a period of 17 years. In practice, however, the Borough has struggled to sustain this level of housing growth, only reaching the annual target in one of the five years since the plan was adopted. As a consequence, along with 30% of all planning authorities in England, the Borough has not met the government's housing delivery test.

The Erewash Core Strategy Review will have to plan for the delivery of 393 dwellings per year to at least 2037. The figure of 393 dwellings per year has been calculated by government in accordance with their standard methodology.

The 17 year period to 2037 is also set by government policy, which requires the Erewash Core Strategy Review to plan for a period of at least 15 years from the date of its adoption, noting that the council's Local Development Scheme currently schedules adoption in 2022. That is a total of around 6,680 homes.

In addition to this total number of homes, the Erewash Core Strategy Review also has to identify specific sites capable of delivering housing over the next 5 years. Those sites will need to be in the control of willing landowners / developers, and have no strategic impediment to their development. The scale of that 5 year land supply is 5 years' of delivery at the government set requirement of 393 dwellings per year, plus a 20% margin because the Borough has not met the housing delivery test. That is a total of around 2,360 homes.

This consultation sets out the strategic growth options that have been considered, and sets out the council's preferred option to achieve these two requirements.

## **Growth Strategy**

The Erewash Core Strategy divided the Borough into three areas:

- Long Eaton Urban Area, including Sawley and Sandiacre
- Ilkeston Urban Area, including Kirk Hallam
- Rural Area, including the rural parishes

This in turn reflected the urban organisation of the wider sub-region into:

- Principal Urban Areas, e.g. Long Eaton Urban Area which is part of the Nottingham conurbation
- Growth Towns, e.g. Ilkeston Urban Area
- Villages, e.g. the Rural Area

In accordance with government policy and sustainability principles, priority should be given to the development of land within settlements before considering the extension of those settlements into the Green Belt. Also, in accordance with sustainability criteria, conurbations have the best infrastructure to accommodate growth, followed by towns and then by villages. Consequently, the first three growth options in rank order are:

- A) Growth within Long Eaton Urban Area (the conurbation)
- B) Growth within Ilkeston Urban Area (the town)
- C) Growth within the Rural Area settlements (the villages)

Government policy additionally requires consideration of new settlements.

The minimum size of a new settlement is 1,000 homes in order to sustain basic services, such as a primary school, local shop, pub/restaurant and community services. Because new settlements have to provide all of their infrastructure, they are generally not as sustainable as developing in existing settlements. However, a new settlement not in the Green Belt is a more sustainable option than extending an existing settlement into the Green Belt, so the council's fourth option is:

- D) New Settlements not in the Green Belt

Once, and only if, all the above options are exhausted should locations in the Green Belt be considered. Nevertheless such sites can still be ranked by their sustainability in terms of the settlement structure of the Borough. Consequently the next four options are:

- E) Extension of the conurbations into the Green Belt
- F) Extension of the town into the Green Belt
- G) Extension of the villages into the Green Belt
- H) New settlements in the Green Belt

This overall rank order of growth options is supported by the Sustainability Appraisal (see Appendix 2).

The council has investigated the potential of all of these options in the light of its 2019 Strategic Housing Land Availability Assessment.

## **Preferred Options Outside the Green Belt**

### **A) Growth Within Long Eaton Urban Area**

There are currently identified sites for 780 homes in the Long Eaton Urban Area. Of these, around 280 are on sites that can deliver over the next 5 years.

	Initial Requirement	Supply	Remaining Requirement
17 Year Supply	6,680	780	5,900
5 Year Supply	2,360	290	2,070

### **B) Growth Within Ilkeston Urban Area**

There are currently identified sites for 1,560 homes in the Ilkeston Urban Area. Of these, around 1,095 are on sites that can deliver over the next 5 years.

	Remaining Requirement from A	Supply	Remaining Requirement
17 Year Supply	5,900	1,560	4,340
5 Year Supply	2,070	1,095	975

### **C) Growth Within Rural Villages**

There are currently identified sites for 130 homes in the Rural Area. Of these, around 85 are on sites that can deliver in the next 5 years.

	Remaining Requirement from B	Supply	Remaining Requirement
17 Year Supply	4,340	130	4,210
5 Year Supply	975	85	890

## D) New Settlements Not In The Green Belt

The 2014 Erewash Core Strategy identified the opportunity to develop a new neighbourhood of 2,000 homes at the 110 hectare former Stanton Ironworks site (the Stanton Regeneration Site). The Council adopted a Supplementary Planning Document in 2017 to set out a masterplan for redevelopment of the site.

To date, despite active marketing of the site and interest from multiple public and private sector developers, the site operator has not agreed the sale of the whole site. With this background, it is no longer reasonable to suggest that 2,000 homes will be delivered in the next 17 years. However, with two housebuilders on such a large site building 50 homes a year each for 10 years, the site could still contribute some 1,000 homes within the plan period. Given that the site is allocated for mixed use development in the current Core Strategy, and that the Stanton Masterplan Supplementary Planning Document identifies a relatively unencumbered portion of the site that could be developed for 100 homes as a first phase of the wider scheme, it is reasonable to conclude that the site can make a 100 home contribution to 5 year land supply.

The West Hallam Depot is currently occupied under a short lease by XPO Ltd for warehousing and distribution. This is not considered an efficient or sustainable use of this 48 hectare site. Over half of the existing stock of buildings comprises obsolete Second World War Romney huts and the market is not likely to support their redevelopment for new employment use. Consequently, redevelopment for a new garden village of 1,000 homes is possible within the plan period. Unlike the Stanton Regeneration Site however, the West Hallam Depot is not currently allocated for development and there is no masterplan in place. Consequently it is not reasonable to expect this complex brownfield site to contribute to the 5 year land supply.

	Remaining Requirement from C	Supply	Remaining Requirement
17 Year Supply	4,210	2,000	2,210
5 Year Supply	890	100	790

## **Preferred Options in the Green Belt**

Having exhausted all the options to develop outside the Green Belt, it is apparent that there will have to be some Green Belt development in order to meet both the government requirements for delivery over the plan period, and the government requirements for 5 year land supply.

Medium sized greenfield sites have less development constraints than large complex brownfield sites like the former Stanton Ironworks and West Hallam Depot. In particular, they do not face the same remediation or infrastructure challenges. Where a willing developer is in control of such land it is considered that the planning and infrastructure issues could be resolved in a year, leaving four years within the first five years when a housebuilder could deliver 50 new homes per year. Therefore, each medium sized greenfield site could contribute 200 homes towards the 5 year land supply.

Through the Strategic Housing Land Availability Assessment and Call For Sites process, a number of Growth Areas have been proposed by developers. These have been subjected to the 2019 Strategic Growth Area Assessment. On the basis of the growth strategy and that assessment, the following options have emerged:

### **E) Extension of the Conurbations into the Green Belt**

Opportunities to extend the Long Eaton Urban area are restricted by the M1 to the west, the floodplain of the River Trent to the south, the floodplain of the River Erewash to the east, and the Sandiacre Cloudside Conservation Area to the north. However, the site north of Lock Lane in Sawley, which is filled land and therefore above the floodplain, is available and has the capacity to deliver 300 homes, including 200 in the first 5 years of the Revised Core Strategy.

Derby is also a conurbation. The sprawl of the city towards villages in the Green Belt has always and should continue to be resisted. Nevertheless, there is an opportunity to release land west of Acorn Way to form a logical extension to the Oakwood district of the city that would not compromise the setting of any rural villages. That site could support 600 homes, including 200 in the first 5 years of the Revised Core Strategy.

	Remaining Requirement from D	Supply	Remaining Requirement
17 Year Supply	2,210	900	1,310
5 Year Supply	790	400	390

## **F) Extension of the Town into the Green Belt**

Opportunities to extend Ilkeston to the east are limited by the floodplain of the River Erewash, to the south by the Conservation Area setting of Stanton-by-Dale, and to the west by the floodplain of the Nutbrook Trail. To the north, with the exception of Cotmanhay Wood, there are no physical constraints. A comprehensive development both east and west of the wood could enable the wood to be brought into public use as a community woodland linked by an east-west multi-user trail to give public recreational access to the Erewash Valley and Shipley Country Park. The site could deliver 600 dwellings, including 200 in the first 5 years of the Revised Core Strategy.

Previous investigations into the traffic impacts of development at the former Stanton Ironworks identified the advantages of a new link road from Sowbrook Lane to Ladywood Road. Such a link would act as a Kirk Hallam bypass for traffic from new development at Stanton heading towards Derby. In respect to the proposals in this consultation for a new garden village at West Hallam Depot, such a road would act as a bypass for traffic towards Nottingham. An extension of Kirk Hallam south-westwards could help to deliver such a new road, and also deliver another 600 dwellings, including 200 in the first 5 years of the Revised Core Strategy.

	Remaining Requirement from E	Supply	Remaining Requirement
17 Year Supply	1,310	1,200	110
5 Year Supply	390	400	0

It is not considered that a residual requirement for 110 or so dwellings over the whole life of the Core Strategy Review provides a sufficient strategic case to release further Green Belt for development.

## **G) Extension of the Villages into the Green Belt**

There is no strategic case to extend the villages in the Green Belt.

## **H) New Settlement in the Green Belt**

There is no strategic case for a new settlement in the Green Belt.

## **Proposed Allocations**

As a consequence of the above preferred options, it is proposed to allocate the following sites for housing development:

- Stanton Regeneration Site – 1,000 homes over the next plan period
- West Hallam Depot – 1,000 homes
- Land North of Lock Lane, Sawley – 300 homes
- Land West of Acorn Way – 600 homes
- Land North of Cotmanhay – 600 homes

Land South-West of Kirk Hallam – 600 homes and a relief road

### **Rejected Options In the Green Belt**

In coming to the preferred options outlined above, many alternative sites proposed by landowners for development in the Green Belt have been rejected. Those sites were each individually appraised in the 2019 Strategic Growth Area Assessment, and are considered unsuitable for development.

### **Rejected Extensions to the Conurbations**

New Grounds Farm, Sawley – approximately 500 homes. Development here would be in an area of flood risk.

Breadsall Hill Top – approximately 200 homes. Development here would reduce the separation of Breadsall Village from the suburbs of Derby, contrary to the purposes of the Green Belt.

### **Rejected Extensions to Villages**

All of these options are fundamentally less sustainable than the preferred options.

North of Draycott and Breaston – approximately 3,000 homes. Development here would effectively merge Draycott with Breaston.

East of Borrowash – approximately 300 homes. Development here would encroach into the open countryside.

West of Borrowash – approximately 600 homes. Development here would reduce the separation of Borrowash from Spondon.

South of Little Eaton – approximately 200 homes. Development here could not be progressed until works to the A38 junction are complete.

North of West Hallam – approximately 1,000 homes. Development here would encroach into the open countryside.

South of Beech Lane, West Hallam – approximately 200 homes. Development here could harm the setting of the adjacent West Hallam Conservation Area.

South of Risley – approximately 300 homes. Development here could affect the setting of Risley Conservation Area.

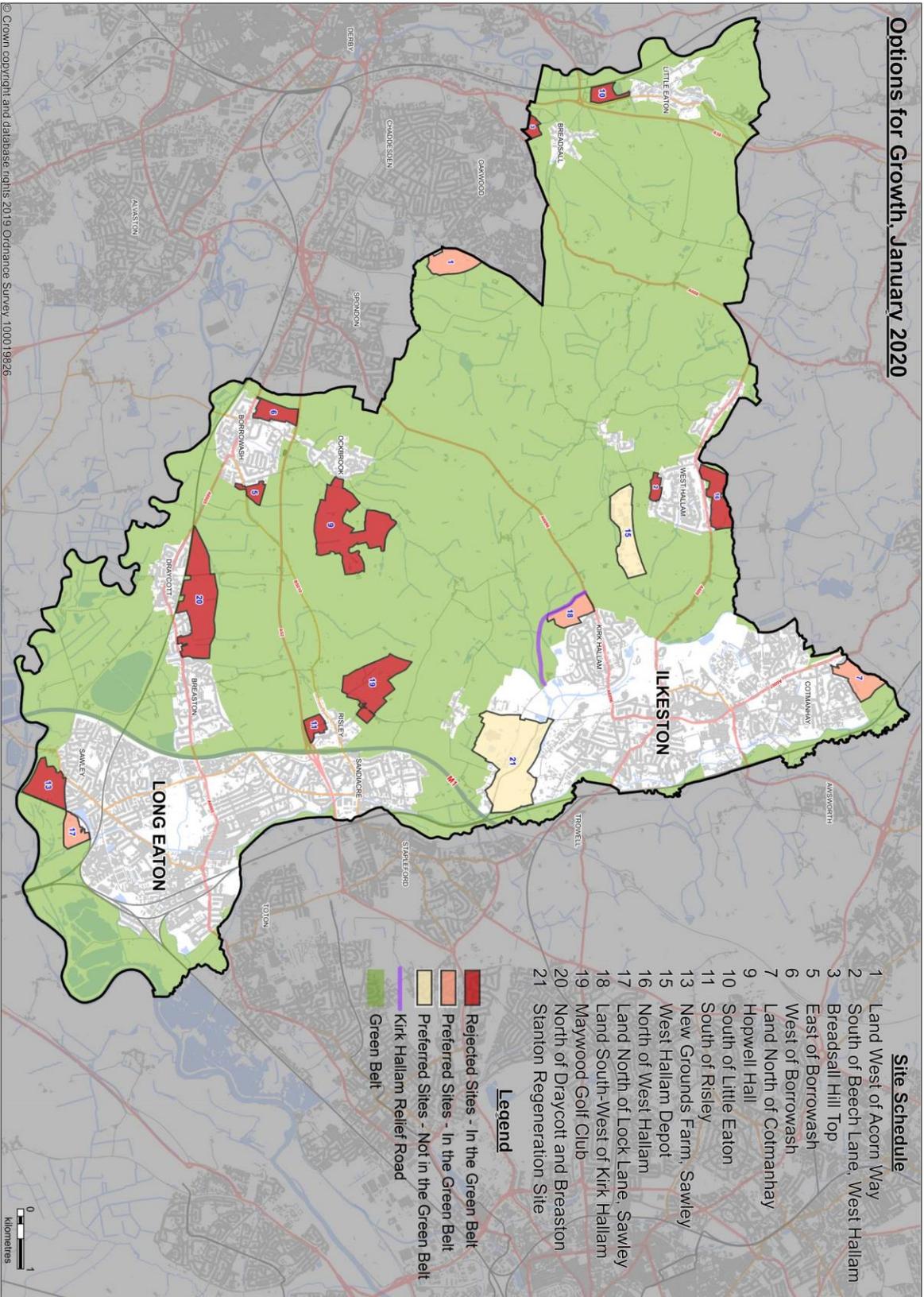
### **Rejected New Settlements**

All of these options are fundamentally less sustainable than the preferred options.

Maywood Golf Club – approximately 1,000 homes. Development here would encroach into the open countryside.

Hopwell Hall – approximately 3,000 homes. Development here could not provide adequate infrastructure to be sustainable, and would encroach into the open countryside.

**A map of the rejected and preferred sites is shown below.**



## **Consultation**

The preferred options in this document are now subject to consultation with local residents and statutory consultees such as utility providers, transport bodies and Government Agencies.

As part of this consultation the council will enquire if any neighbouring local planning authorities can provide alternative sites that are more sustainable than the Green Belt options considered above.

### **Consultation Questions**

Q1) Is there an alternative method of calculating our housing requirements that should be used instead of the Government's standard methodology?  
If so, what is it and why should it be used?

Q2) Are there any other strategic growth options that we should have considered?  
If so, what are they?

Q3) Are the conclusions of the Sustainability Appraisal of the options correct?  
If not, why not and what should the conclusions be?

Q4) Should any of the sites identified as preferred options for growth be rejected?  
If so, why?

Q5) Should any other sites be identified as preferred options for growth? If so, why?