

# Erewash Core Strategy Review

Examination Hearing Statement

Matter 10

Representations prepared by Fisher German LLP  
on behalf of Bloor Homes



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Spondon Woodside

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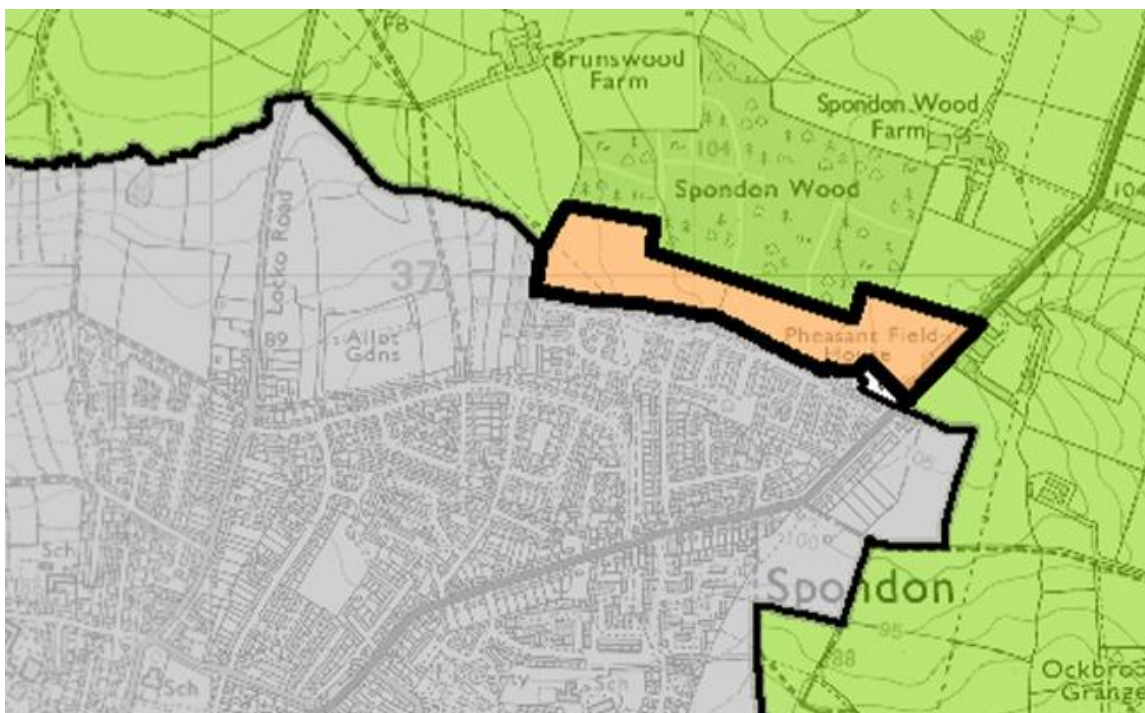
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# 01 Introduction

- 1.1 These representations are prepared by Fisher German on behalf of Bloor Homes East Midlands in respect of their land interests at Woodside, Spondon. The site is identified for release from the Green Belt and allocation within the submitted Erewash Core Strategy Review; Strategic Policy 1.4 – North of Spondon. The site is a proposed allocation of “around 200 dwellings”, with site specific criteria and identified on the supporting policies map, extract below.



**Erewash Core Strategy Review Policies Map Extract**

- 1.2 In September 2023 a full planning application on the proposed allocation site for 263 dwellings, associated landscaping, open space, infrastructure and enabling earthworks (application reference - 0923/0024) was validated by Erewash Borough Council. This application is currently awaiting determination, but clearly given the full nature of the application, and the site being under the control of a major housebuilder, it offers the opportunity to expedite delivery of homes on the site and assist the Borough Council in being able to demonstrate a five-year housing land supply.
- 1.3 The site is sustainably located adjacent to the Derby City Urban Fringe. It is well connected to existing services and facilities and can take advantage of existing public transport connections.

## 02 Matter 10: Delivery and Monitoring

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

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

- 2.1 Viability has informed elements of the Core Strategy Review, particularly within the overall strategy and then with references throughout the document, acknowledging in some locations viability may impact for example affordable housing provision or other developer contributions. This approach has been confirmed through the Viability Assessment.
- 2.2 In respect of Strategic Allocation 1.4 – Woodside Spondon, we do not consider any amendments are required following the publication of the Viability Assessment which demonstrates that the site should be considered viable.

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

- 2.3 Notwithstanding the conclusions of the Viability Assessment, the Core Strategy retains an element of inherent flexibility allowing for deviations from policy in respect of affordable housing delivery for all allocations, subject to viability. Adopted *Core Strategy Policy 8: Housing Size, Mix and Choice* (part 4), allows for viability cases being made where evidence allows and also acknowledges certain locations and sites are particularly likely to suffer from issues of viability. Such an approach enables flexibility having regard to the varied nature of the allocations and market areas across the Borough.

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

- 2.4 There does not appear to be a clear review mechanism within the extant Core Strategy or CSR. Paragraph 33 of the NPPF however dictates clearly that there is a rolling 5-year requirement for the review of spatial development strategies which would, in effect, provide a safety net for Plan review in the short term if the Plan does not deliver as anticipated. Moreover, a main modification

could be included inserting a specific review policy to be triggered by a number of scenarios, including any Statement of Common Ground agreeing Erewash should take some unmet need for example.

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

- 2.5 It is our opinion that the Core Strategy Review has met all requirement to be found sound. Additional flexibility could be added through main modifications including providing for a review mechanism policy (as discussed above) and including a requirement for immediate comprehensive Plan review. The provision of additional housing sites to provide a larger buffer to safeguard the Plan from non-delivery is also considered an acceptable option, albeit as we have set out we do not agree on the basis of current evidence that it is necessary for soundness. Ultimately the priority has to be, as reflected by this Plan, to enable the immediate uplift in housing provision in a constrained Authority. That is best achieved through the adoption of the CSR Plan in the shortest possible timeframe.