

# Erewash Core Strategy Review

Examination Hearing Statement

Matter 1

Representations prepared by Fisher German LLP  
on behalf of Stanton Estates



**Project Title:**

Stanton Breaston

**Contact Details:**

The Estates Office

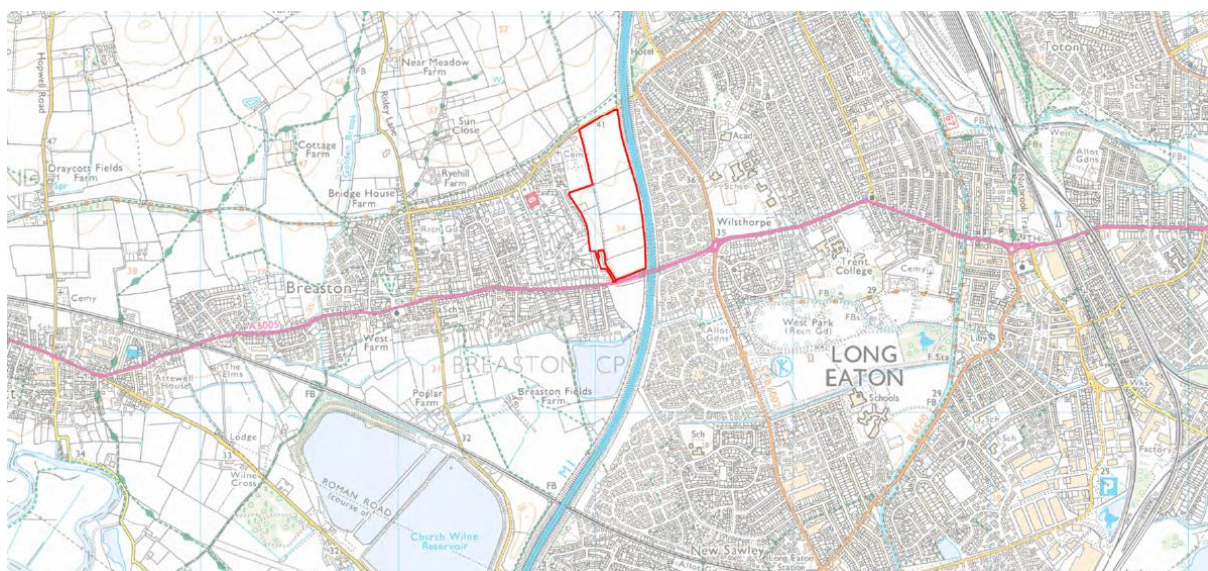
Norman Court

Ashby de la Zouch

LE65 2UZ

# 01 Introduction

- 1.1 These representations are prepared on behalf of Stanton Estates in respect of its land interests within Erewash, adjoining the sustainable settlement of Breaston. The land is available, achievable and deliverable and can make a contribution towards meeting the authorities housing requirement. It can contribute within the first five years of the Plan period, assisting the authority in demonstrating a robust five-year housing land supply.
- 1.2 The site comprises land to the east of Breaston, as illustrated by Figure 1 below.



**Site Location Plan**

- 1.3 The site falls within the Green Belt but is considered suitable for release in the scenario that additional sites are assessed to be required for soundness through the Examination in Public process.

## 02 Matter 1: Procedural/ Legal Requirements

**Issue: Whether the Council has complied with relevant procedural and legal requirements.**

**12. Do the strategic policies look ahead a minimum of 15 years from adoption, to anticipate and respond to long term requirements and opportunities as required by paragraph 22 of the National Planning Policy Framework?**

- 2.1 The Plan period will not meet the NPPF prescribed threshold of a 15 year Plan period post adoption. At this stage the earliest adoption date at best would be adoption within the 2024/25 year, which would only provide a 12-year period, which is not in accordance with Paragraph 22 of the NPPF.
- 2.2 However, this issue can be easily rectified by means of a main modification increasing the Plan Period to cover a minimum of 15-years, so long as the requisite development needs were also met. This may ultimately necessitate additional housing sites to be found, which again be delivered through main modifications.

Our client's site has been assessed by the Council, ref: SGA31. This wider site has the capacity to deliver circa 250 dwellings (having regard for a reduced area available on the site (circa 14ha) for development to deliver the necessary landscape buffering and infrastructure requirements), including the delivery of dwellings within the first 5 years, with two builders able to deliver concurrently. This land is located sustainably adjacent to Breaston and in close proximity to Long Eaton, meaning a vast array of services and facilities are accessible by only a short walk. The site is in close proximity to existing bus stops which are served by the highly regular Indigo service, which provides easy access to Nottingham and Derby. This route would reasonably serve those wishing to commute, as well as trips for retail, leisure, education, social and health.

- 2.3 The immediate and localised setting has capacity to accommodate sensitively designed and well considered residential development. It is considered that the proposed development of the site would form a logical extension to Breaston, with existing residential development located to the west of the site already forming notable urbanising features within the site's localised setting and

any proposed development would be seen within this context. The proposed development would not breach the current limits to Breaston formed by the major road corridors within the site's localised eastern context. These act as suitable and strong defensible Green Belt boundaries.

- 2.4 While it is acknowledged that the development of this site would extend built form into greenfield land, the site is well related to the existing urban edge and M1 corridor to the east. It is considered that the proposed development of the site for residential use could be integrated without significant harm to the existing landscape character of the site and its localised and wider setting.
- 2.5 With respect to the visual environment, views of the site are largely localised, with primary receptors being local residents associated and road corridors to the north, east and south of the site. Within these views, the site is seen within the context of existing built form associated with the wider settlement setting of Breaston. Any glimpsed views of the proposed development will be seen within the context of existing residential development or the M1 corridor. The presence of the established treescape within the wider site context will ensure that appropriately designed built form will not appear prominent or overbearing.
- 2.6 If additional housing land is required to rectify any shortfall created through increasing the Plan Period to deliver 15-years post adoption, it is considered our client's land interests are optimally located to relieve such needs.