

## **Duty to Cooperate Statement of Common Ground**

### **Between Erewash Borough Council and Amber Valley Borough Council with Derbyshire County Council at 21/07/2021**

The integrity of the Green Belt between the Ilkeston and Heanor Urban Areas is a cross-boundary strategic issue for Erewash Borough Council and Amber Valley Borough Council and therefore, under paragraph 24 of the National Planning Policy Framework, with Derbyshire County Council.

The area of Green Belt that is relevant to this strategic issue is bounded by the south eastern boundary of the built-up area of Heanor Urban Area to the north-west, the River Erewash to the east, the north western boundary of Ilkeston Urban Area to the south-east, Mapperley Wood, Pond and Drain to the south, and Shipley Lane to the west. The Green Belt here is part of the wider Nottingham-Derby Green Belt, but in this context, its role in relation to Ilkeston and Heanor is the most relevant aspect.

In terms of the five purposes of Green Belt set out in paragraph 134 of the National Planning Policy Framework, the Green Belt between Ilkeston and Heanor is characterised as follows:

#### **1) To Check the Unrestricted Sprawl of Large Built Up Areas**

Both Ilkeston and Heanor are considered large built-up areas, but the smaller settlements of Mapperley and Shipley are not. Ribbon development extends intermittently between Ilkeston and Heanor either side of the main A6007 connecting road, including Heanor Road and Hassock Lane South adjoining Ilkeston, and Hassock Lane North and Hardy Barn adjoining Heanor. This development largely pre-dates the 1947 Town and Country Planning Act. Land at Shipley Lakeside, which is the site of the former American Adventure Theme Park, has extant permission for a mixed-use residential, leisure and care-related development.

#### **2) To Prevent Neighbouring Towns Merging Into One Another**

As above.

#### **3) To Safeguard the Countryside from Encroachment**

This is a valid function of all open countryside designated as Green Belt, and so all such land between Ilkeston and Heanor contributes to this third function of the Green Belt.

#### **4) To Preserve the Setting and Special Character of Historic Towns**

It is not considered that the area of land within the Green Belt contributes to the fourth function of the Green Belt.

5) To Assist in Urban Regeneration, by Encouraging the Recycling of Derelict and Other Urban Land

This is a valid function of all undeveloped land designated as Green Belt around urban areas, and so all such land between Ilkeston and Heanor contributes to this fifth function of the Green Belt.

Amber Valley Borough Council and Derbyshire County Council do NOT agree that:

- The existing ribbon development on both sides of the A6007 and the planned development at Shipley Lakeside has eroded the contribution of this area of Green Belt to the first and second functions of the Green Belt.
- The strategic options set out in the Erewash Borough Council 2020 Options for Growth demonstrate the exceptional circumstances required to alter the boundary of the Green Belt around Ilkeston Urban Area.
- The assessment of the site North of Cotmanhay in the supporting evidence for the Erewash Borough Council 2021 Revised Options for Growth demonstrates the exceptional circumstances justifying the release of that area of land from the Green Belt.

Erewash Borough Council does NOT agree that:

- Derbyshire County Council is a strategic planning authority.
- More evidence is required to justify the release of the site North of Cotmanhay from the Green Belt.
- The proposal in the Erewash Borough Council 2021 Revised Options for Growth to develop land North of Cotmanhay results in a requirement for a Green Belt Review.