

**Interim**

**AUTHORITIES MONITORING  
REPORT (AMR)**

**April 2018 to March 2019**



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## 1.0 INTRODUCTION AND CONTEXT

- 1.1 The requirement to produce an Authorities' Monitoring Report (AMR) originates from Section 35 of the Planning and Compulsory Purchase Act 2004 ('the Act'), as amended by the 2011 Localism Act.
- 1.2 Section 113 of the Localism Act requires a local planning authority (in this case, Erewash Borough Council) to produce a monitoring report at a maximum of 12 month intervals. The publication of this document demonstrates the Borough Council's compliance with this statutory requirement.
- 1.3 The practical requirements – that is the specific outputs – which the Borough Council must produce as part of its report (where applicable) are set out within Section 34 of The Town and Country Planning (Local Planning) Regulations 2012. Additionally, National Planning Practice Guidance encourages authorities to publish headline data on the demand for self-build and custom housebuilding within their respective areas. In summary, this report contains:
  - **The latest Local Development Scheme and a report on progress against it;**
  - **Current and historic progress on housing delivery within the Borough;**
  - **Details of any Neighbourhood Development Order or Neighbourhood Development Plan within the Borough, including a report on relevant progress towards production; and**
  - **A report of any actions taken under the Duty to Co-Operate within the monitoring period.**



## 2.0 GENERAL APPROACH TO MONITORING

- 2.1 Historically, the Erewash Authorities Monitoring Report (AMR) has had wide scope and analysed the effectiveness of every policy within the [Erewash Core Strategy](#). Due to the lack of appropriate indicators to use for analysis, the AMR has faced increasing limitations year on year, particularly as national indicators have been changed (impacting on the ability of the report to consider long term trends particularly in alignment with how the policies were originally written). To date, no AMR has been able to report on the Saved Policies Document element of the Development Plan due to lack of available data in a context of limited resource.
- 2.2 Because of this, the Borough Council is now embarking on a significant overhaul of the way it reports on monitoring outputs going forward. The intention is to create a more interactive and condensed, but highly informative AMR and resources have been put in place to deliver this, including the commitment to a specialist Monitoring and Information Officer post within the Planning Policy team.
- 2.3 In order to help pave the way for this transition, this 2018/19 AMR is being presented as an interim document. It is therefore much more condensed than previous AMRs and focussed specifically on delivering what the Borough Council considers it is required to report on.
- 2.4 In view of the above and in line with requirements identified in Section 1.0, the report is split into the following sections:

Section 3.0 – Spatial Report  
Section 4.0 – Local Development Scheme  
Section 5.0 – Neighbourhood Planning  
Section 6.0 – Self-Build and Custom Housebuilding  
Section 7.0 – Duty to Co-Operate  
Section 8.0 – Housing Delivery  
Section 9.0 – Five Year Housing Land Supply

### **Erewash's Development Plan:**

- 2.7 The Development Plan for Erewash is made up of the following documents:
- Erewash Core Strategy (March 2014);
  - Erewash Saved Policies Document (March 2014); and
  - Erewash Policies Map (March 2014)

- 2.8 All policies contained within the above documents are still being actively implemented.

### **Content of Erewash's Local Plan:**

- 2.8 The term 'Local Plan' originates from the NPPF and the 2012 Local Planning Regulations. A Local Plan broadly replicates the role played by what was previously known as the 'Local Development Framework' (LDF).
- 2.9 A Local Plan can contain policies on the development and use of land; the allocation of sites for a particular type of development or use; and development management and site allocation policies which are used in the assessment and determination of planning applications. For the purposes of **Section 17(7)(a) of the 2008 Planning Act**, documents which contain such policies should be referred to as Development Plan Documents (DPD).
- 2.10 The Borough Council also continue to use a sizeable number of saved policies which largely originate from successive Local Plan's adopted from 1994-onwards. The remaining policies are contained within the Erewash Saved Policies Document (2014) and these consist mainly of Development Management-orientated policies which embed the principles of sustainable development at a more localised, non-strategic level.
- 2.11 Erewash's Core Strategy was formally adopted by a meeting of the Borough's Full Council on **March 6 2014**. It firstly identifies, and then goes on to address, the Borough's strategic planning issues helping establish a long-term vision guiding development inside Erewash. Crucially, it demonstrates how this vision will be implemented, in part by focusing on what infrastructure provision is necessary to maintain and create sustainable communities enabling the Borough to thrive. The Core Strategy currently acts alone in demonstrating how Erewash plans to meet its assessed development needs out to the year 2028.
- 2.12 In February 2017 the Government published its 'Fixing our broken housing market' White Paper, and within this it is made clear that Local Planning Authorities should be required to at least partially review their Local Plans every five years. In March 2019 – at the end of this 2018/19 monitoring period - the Erewash Core Strategy became five years old and therefore at least partially ineffective insofar as policies responsible for the amount and location of new housing are concerned.
- 2.13 Ahead of reaching the above milestone, a new Local Development Scheme (LDS) was adopted across the Nottingham Core HMA in recognition of this. The 2018 LDS enables Erewash and all authorities of the Nottingham Core

HMA to embark on a process of Local Plan review in alignment; more details around the role and purpose of the LDS, as well as progress made against its objectives, is provided in **Section 4.0** of this report.



## 3.0 SPATIAL REPORT

### Background context

- 3.1 Erewash Borough is centrally located within England, being situated between the cities of Derby and Nottingham. The Borough covers an area of about 42.3 square miles (109.6km<sup>2</sup>) and is situated in south-east Derbyshire. It takes its name from the River Erewash which flows along its eastern border, separating Erewash from the adjoining Borough of Broxtowe.
- 3.2 The evolution of what is now Erewash has historically been linked to a number of rivers and watercourses that define its physical form. The Rivers Trent (south-east), Derwent (south and north-west) and Erewash (east) all form considerable stretches of the Borough's boundary with various neighbouring local authorities. Erewash is a Borough of sizeable contrast; the west sees the presence of a number of pleasant villages, whilst the east is noticeably more urban and industrial in character, largely as a result of the presence of market towns at Ilkeston and Long Eaton.
- 3.3 The Borough's location between Derby and Nottingham has seen the Nottingham-Derby Green Belt play an influential factor in how settlements have evolved since the introduction of the policy back in 1983. Ilkeston and Long Eaton, as well as the majority of Erewash's villages are surrounded by Green Belt, with the designation limiting scope for the further expansion of settlements. Some of the Borough's smallest villages are 'washed over' altogether by Green Belt, providing strict controls over new forms of development.

### Population of Erewash and socio-demographics:

- 3.4 Erewash has a population of 115,300 (ONS Mid-Year Estimates 2017), with around 75% of its residents living within three miles of the county boundary with Nottinghamshire and inside the Borough's two principal towns of Ilkeston and Long Eaton (ONS Census 2011). This concentration of population contributes to a strong urbanised eastern fringe, supplemented by the settlements of Sandiacre and Sawley at the northern and southern ends of Long Eaton respectively. The remainder of the Borough is predominantly rural in character with the largest settlements at Draycott, West Hallam, Breaston and Borrowash who have populations ranging in size between 3,090 and 7,335 inhabitants. Several smaller villages also exist, with the Green Belt (a planning designation covering 72% of the Borough's geographic area) limiting the ability of these areas to grow. Villages located within the west of Erewash demonstrate stronger economic and social links with the city of

Derby as a consequence of their closer proximity to services, facilities and public transport provision.

- 3.5 The population of Erewash is comprised of approximately 51% females and 49% males (Census 2011). The average age of an Erewash resident is 41 years old. In line with national and regional trends, the average age of the Borough's residents is also rising.
- 3.6 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 recorded for the East Midlands and a quarter of the average for England (ONS Census 2011).

### **Economic Issues:**

- 3.7 The key employment destination for Erewash's working age population is the Borough itself with 48.2% of the working population both living and working within its boundaries. However other large sources of employment unsurprisingly include the nearby cities of Nottingham and Derby, with close to half of outward commuter journeys (45.1%) travelling to jobs inside those two local authorities (Census 2011).
- 3.8 Between April 2018 and March 2019, 78.9% of people in Erewash aged 16-64 (i.e. the working age population) were economically active. This is similar to the regional and national averages, which are 79% and 78.7% respectively. During the same period 5.2% of Erewash's working age population were unemployed, this does not perform favourably when viewed against regional and national figures at 4.6% and 4.1% respectively. Whilst the largest proportion of Erewash's working age population are employed within the service industry, Erewash's manufacturing sector still provides for 17.5% of the Borough's total jobs, more than twice the national UK average (Census 2011).
- 3.9 Key employment areas in the Borough are located at the Manners and Quarry Hill Industrial Estates in Ilkeston, and Acton Road and Meadow Lane Industrial Estates in Long Eaton. These continue to provide a substantial number of jobs in the manufacturing sector and contribute strongly to the Borough's economy. Additionally, the Stanton Regeneration Site, notwithstanding future plans for its comprehensive redevelopment, continues to make some provision for new business and industrial enterprises; particularly at locations around the periphery of the site where a number of new units have been constructed over the last decade.

- 3.10 [The Town and Local Centre Health Check Document](#), published in July 2018 reports on key retail data for Erewash. Ilkeston and Long Eaton Town Centre provide essential goods and services to the Borough's communities, with their vitality and viability being key to thriving retail centres. The Health Check Document reported that Ilkeston had a vacancy rate of 13% and 47% of all units were classified as A1 use, representing traditional shop use. In comparison, Long Eaton had a vacancy rate of 7% and 44% of all units were classified as A1 use. In addition, the centres of Borrowash and Sandiacre both serve a 'top-up' convenience shopping role for local communities, reflecting their status as 'Local Centres' in the Borough's hierarchy of shopping centres which underpins Policy 6 of the adopted Core Strategy. The Health Check recognises that Breaston, West Hallam and Draycott have undesignated centres of retail concentration that provide important services to local communities.
- 3.11 Despite Erewash's two town centres making provision for a wide range of services and facilities, the Borough's proximity to neighbouring Derby and Nottingham city centres and their substantial retail offer understandably serves to impact upon trading conditions within Ilkeston and Long Eaton.
- 3.12 The Borough displays average levels of deprivation with Erewash ranked 168th out of 317 local authorities (1 constitutes the most deprived) across England (2019 Indices of Multiple Deprivation); this has changed from its 149<sup>th</sup> position in 2015. Localised pockets of significant deprivation exist within Erewash's two largest towns, but this is particularly acute in the north of Ilkeston where there is a concentration of recorded long-term unemployment, low household incomes and low levels of educational qualifications.

### **Housing:**

- 3.13 Property prices in Erewash are fairly moderate, with an average house price of £164,097 (Land Registry UK House Price Index - April 2019). This is lower than the County averages for both Derbyshire (£179,537) and Nottinghamshire (£179,142) although it does represent a 3.7% increase on the previous year's figure. There remains significant need (422 dwellings per annum) for affordable housing, as identified in the 2012 update of the Council's Strategic Housing Market Assessment (SHMA), to meet both future need and also pent-up demand. As part of this, a high demand exists for affordable family housing across the Borough.
- 3.14 In terms of Erewash's housing stock, semi-detached properties comprise a significant proportion of homes in the Borough. This housing type accounts for nearly half of all dwellings in Erewash and represents a significantly higher percentage than the national average.

## Transport and travel

- 3.15 Erewash benefits from strong connectivity to the strategic road and national rail network. A combination of trunk and motorway routes pass through the Borough, with the M1, A52, A38 and the A50 (this just beyond the southern boundary) all providing excellent links to nearby towns and cities. The town of Long Eaton is situated immediately south-east of Junction 25, an important interchange between the M1 and A52 roads and east/west, north/south patterns of travel. The opening of the last phase of the Ilkeston relief road in 2008 has enhanced road accessibility between Ilkeston town centre and M1 Junction 26 which is located around three miles north-east of the Borough.
- 3.16 The Borough has higher than national average car ownership levels with 78% of households owning one or more cars (Census 2011). However, 22% of Erewash's households do not own a car or van with a particular low level recorded for the Ilkeston North ward, which as 3.12 explains, suffers from notable levels of deprivation. This has contributed towards some localised isolation reducing access to key services.
- 3.17 2011 Census data shows that of those who commute to work in Erewash, 76% travel by car (6% as car passengers), 10% walk, 7% use a bus, 4% cycle and 2% use rail. Cycling levels are higher than the regional (East Midlands) and national averages. This is an encouraging statistic and provides further opportunities for building on the existing established patterns of active travel to work and for further promotion of 'active' modes of transport (walking, cycling etc.) for shorter journeys.
- 3.19 Regular direct rail services to London and other major cities operate from Long Eaton railway station, situated at the southern end of the town in Sawley. In April 2017 a new Ilkeston railway station opened, in the vicinity of the old 'Ilkeston Junction'. This has significantly strengthened the town's transport links with Nottingham, Sheffield and a number of other locations situated along the rail network. In addition to this, land at Toton Sidings located just across the Borough boundary in Broxtowe has been identified as the Government's preferred location for a regional rail hub that will serve East Midland passengers as part of the High Speed 2 (HS2) scheme.
- 3.20 Erewash is served by a fairly comprehensive bus service network. The two main towns enjoy frequent and direct services to the city centres of Derby and Nottingham, while local services help connect Ilkeston and Long Eaton. The central and north-west parts of the Borough, largely rural in nature, do not enjoy the same levels of public transport accessibility as a result of a fairly

indirect road network. Consequently, the range of bus routes serving these areas is rather more limited and indirect.

- 3.21 East Midlands Airport (three miles south of Erewash's boundary in the district of North-West Leicestershire) makes a significant contribution to the Borough's economy with 10% of all airport-based jobs held by Erewash residents (East Midlands Airport Sustainable Development Plan 2015). For context, North-West Leicestershire (where EMA is located) accounts for 15% of all airport-based jobs. Domestic, international and freight routes run by the airport also help to enhance the Borough's broader level of accessibility to more distant destinations for economic and leisure purposes. The 'SkyLink' bus service operated by Trent Barton provides direct and frequent public transport connections between Long Eaton town centre and the airport, as well as Ilkeston town centre and the airport, helping to provide a sustainable form of transport for those who work at the airport living in the south of the Borough.
- 3.22 Erewash has a comprehensive network of cycle routes which include provision alongside canal routes (for example the Erewash Valley Trail) and also plays host to sections of National Cycle Routes 6 (connecting Long Eaton to Nottingham and Derby) and 67 (connecting Long Eaton with Ilkeston and Shipley). Sustrans' cycle network includes a new proposed Cycle Route 672 which would connect Ilkeston with Derby along the line of the former Great Northern Railway which previously linked the two.
- 3.23 Erewash also offers a wide range of specially designed walks, trails, waymarked walks and local health walks. These include the Erewash Valley Trail, Nutbrook Trail and the Three Rivers Walk.

### **Environment:**

- 3.24 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 its 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 also remains evident, with townscapes characterised by historic mill and factory buildings in both towns which make positive contributions to a varied urban landscape.
- 3.25 The Borough has a wide range of heritage assets with 23 Conservation Areas, 235 Listed Buildings, 7 Scheduled Ancient Monuments and a Registered Historic Park and Garden. Directly adjoining the Borough to the north-west is the Derwent Valley World Heritage Site (DVWHS). Stretching for

15 miles along the river valley from Matlock Bath down to Derby, the DVWHS features a series of historic mill complexes, including remaining examples of some of the world's first 'modern' factories.

- 3.26 Complementing the Borough's built conservation heritage is a varied natural environment that comprises 2 Sites of Special Scientific Interest (SSSIs), 9 Local Nature Reserves (LNRs) and 100 Derbyshire Local Wildlife Sites (LWS). The Erewash Valley, which loosely follows the Borough's eastern boundary with Broxtowe, is recognised as an important corridor of environmental and recreational importance. At its heart lies the Erewash Canal, which provides an important connection to the national canal network as it links to the River Trent at its southern-most point, allowing for further navigation onto the Trent & Mersey Canal and further afield.

## 4.0 LOCAL DEVELOPMENT SCHEME

- 4.1 Local Planning Authorities are required to produce a Local Development Scheme (LDS) in accordance with Section 15 of the Planning and Compulsory Purchase Act 2004 (as Amended by the Localism Act 2011).
- 4.2 The latest LDS was adopted within the 2018/19 monitoring period, in June 2018. It wholly replaces the previous LDS which was adopted in November 2012 to inform the preparation of the Erewash Core Strategy, adopted 6 March 2014.
- 4.3 Whilst the adoption of the Erewash Core Strategy represents close alignment with the requirements of the 2012 LDS, the production of a follow-up Local Plan also prescribed within it did not transpire as hoped. There were a number of reasons for this, well documented in previous versions of the AMR. To summarise:
- I. It was considered essential that production towards a new Local Plan be undertaken at a 'larger than local' level alongside other HMA Authorities. After the adoption of their Core Strategies which were aligned with the Erewash Core Strategy, some Nottingham Core Housing Market Area (HMA) Authorities were pursuing part 2 Local Plans and thus were significantly constrained in terms of their ability to engage fully with a new Local Plan process. As a result, Erewash Borough Council were directly impeded in their ability to achieve the milestones as set out in the 2012 LDS. As at March 31<sup>st</sup> 2019, Part 2 Local Plans within the HMA are still to be adopted but are progressed sufficiently enough that relevant Councils have committed to begin production of a new Local Plan in accordance with the 2018 LDS.
  - II. The 2012 LDS was produced at a time of relative resource stability. For a wide range of reasons, this position was not maintained and resources required to produce a new Local Plan became increasingly constrained. This severely impacted on the Council's ability to undertake the required work especially given that, by virtue of point (i), this work would need to be led and funded by Erewash Borough Council independently until such a time that HMA-wide schedules realigned.
- 4.4 The National Planning Policy Framework now requires that Local Planning Authorities review their Local Plans after five years. Within Erewash, this took

effect on 6 March 2019 – within the 2018/19 monitoring period. The latest LDS was produced ahead of this and covers the period between 2019 and 2021 to incorporate the review of the Core Strategy. The LDS has been agreed in partnership with Nottingham Core HMA partners. All Planning Authorities within the HMA formally adopted the LDS within the 2018/19 monitoring period.

- 4.5 A requirement of Regulation 34(1)(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012 is that the AMR reports on progress against the current (2018) LDS. The timetable for the production of Local Development Documents is summarised within Table 1 below:

**Table 1 – Local Development Document (Erewash Core Strategy Review) production timetable:**

Date	Stage	Details
September 2019	Growth Options Consultation (Regulation 18)	Consultation on areas of proposed housing and employment growth.
March 2020	Draft Publication Consultation (non-statutory)	Final consultation draft of whole document.
September 2020	Publication Consultation (Regulation 19)	Statutory Consultation of whole document.
January 2021	Submission to Secretary of State (Regulation 22)	Council preferred version, submitted to Secretary of State for examination.
June 2021	Examination in Public (Regulation 24)	Public hearings into objections to the document, held by Planning Inspectorate.
December 2021	Adoption (Regulation 26)	By Council.

- 4.6 At the time of reporting for this AMR, the Borough Council is making preparations to commence the Growth Options (Regulation 18) Consultation with the intention to begin in September 2019 as agreed and certified within the LDS. The Borough Council is on track to deliver the overall milestones of the 2018 LDS as planned.

## 5.0 NEIGHBOURHOOD PLANNING

- 5.1 The Localism Act, introduced by the Coalition Government (2010-15), introduced a number of new rights and powers enabling local communities to play a greater role in making planning decisions, principally through the preparation of Neighbourhood Plans. The Act also allows communities to agree on what forms of new development should be allowed to occur without requiring planning consent from their local planning authority by producing a Neighbourhood Development Order (NDO).
- 5.2 Section 34 of the Town and Country (Local Planning) (England) Regulations 2012 states that where a local planning authority have made a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents.
- 5.3 To date in Erewash, no NDO or Neighbourhood Plan has yet been made. However both Breadsall and Little Eaton Parish Councils have had areas designated to enable them to produce Neighbourhood Plans. The latest update on progress of each of these emerging plans is summarised in the following table:

**Table 2 – Neighbourhood Plan Progress**

Name of Plan	Progress to Date (March 31 <sup>st</sup> 2019)
<b>Breadsall Neighbourhood Plan</b>	The Breadsall Neighbourhood Plan Advisory Group finalised the pre-submission draft version of the Breadsall Neighbourhood Plan in 2018 and completed a Draft Plan Consultation in January 2019. The outputs from that consultation are now being processed and a formal Regulation 16 Consultation will need to be carried out next.
<b>Little Eaton Neighbourhood Plan</b>	The Little Eaton Neighbourhood Plan Steering Group have prepared for submission of their Neighbourhood Plan to the Borough Council so that the Regulation 16 Consultation can be carried out for a period of 6 weeks. Submission is expected soon and intentions are for the consultation to be completed within Summer 2019.

- 5.4 The Borough Council will continue to monitor progress of all neighbourhood planning activities and report on progress again within the 2019/20 AMR.



## 6.0 DEMAND FOR SELF-BUILD AND CUSTOM HOUSEBUILDING

- 6.1 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides the legal basis and definition for self-build and custom housebuilding. Section 1 of the Act sets out that the responsibility for keeping a self-build and custom housebuilding register of individuals or associations of individuals with an interest in building or completing self-build or custom houses falls with the relevant authority, in this case Erewash Borough Council. The Nottingham Core HMA work in collaboration to satisfy this duty across the Greater Nottingham authorities.
- 6.2 In October 2018, the Greater Nottingham authorities revised the protocol for managing their self-build and custom housebuilding register. The register was revised to comprise two parts, Part 1 entries and Part 2 entries. In-line with the Self-build and Custom Housebuilding Regulations 2016, the HMA introduced a local connection test to divide the entries up. The self-build and custom housebuilding register did not have a local connection test when the register was created in 2016. Applications that meet all the Councils' eligibility criteria and the conditions set out in the local connection test would be placed on Part 1 of the Register. Applications that fail to meet the local connection test conditions but do meet the eligibility criteria, are entered onto Part 2 of the Register. Further information regarding the eligibility and local connection test criteria is available in the HMA's [Guidance Note](#). Gedling Borough Council presently administers the Self-build and Custom Housebuilding on behalf of the Nottingham Core HMA Councils.
- 6.3 The National Planning Practice Guidance encourages relevant authorities to publish in their AMR, headline data on the demand for self-build and custom housebuilding revealed by their register and, where relevant, other sources. It stipulates that such information can include, but is not limited to:
- The number of individuals and associations on the register;
  - The number of serviced plots of land sought; and
  - The preferences that people on the register have indicated, such as general location, plot sizes and types of housing intended to be built, where this information has been requested by the Borough Council and provided by an applicant.
- 6.4 The tables below contain relevant information which can be used to quantify the level of demand for self-build and custom housebuilding within the borough. The previous 2017/18 AMR reported on the Council's former approach to the self-build and custom housebuilding register. Due to the

Council's change in approach in October 2018, halfway through the 18-19 monitoring year, this AMR provides a revised format for presenting headline data. Consequently, this AMR reports on two base periods, matching the Government's approach to managing self-build and custom housebuilding demand. The two base periods which are covered are base period 3 (31<sup>st</sup> October 2017 – 30th October 2018) and base period 4 (31<sup>st</sup> October 2018 – 30th October 2019). Table 3 provides more detailed information on headline outputs as the register and application process changed on 31<sup>st</sup> October 2018, as discussed previously.

**Table 3 – Headline outputs for base period 3 (31<sup>st</sup> October 2017 – 30th October 2018).**

Base Period 3	Output
Number individuals or associations on the register	19

**Table 4 – Headline outputs for base period 4 (31<sup>st</sup> October 2018 – 30th October 2019).**

Base Period 4	Output		
Number individuals or associations on the register	16	<i>Part 1 entries</i>	11
		<i>Part 2 entries</i>	5
Number of preferences for location (where a clear preference is made for this within the application)	Village	16	
	Suburb	2	
	Town/City Centre	3	
House type preferences	Detached	13	
	Semi-detached	0	
	Terraced	0	
	Bungalow	3	

## 7.0 DUTY TO CO-OPERATE

- 7.1 The Duty-to-Cooperate (DtC) was introduced by the Localism Act 2011 and amends provisions within the Planning and Compulsory Purchase Act 2004.
- 7.2 It places a legal duty on the Borough Council to engage a) constructively, b) actively and c) on an ongoing basis, to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters. The duty applies when a policy prepared by a local planning authority (LPA) has an impact on land-use planning across more than one LPA as outlined at Section 110 of the Localism Act 2011.
- 7.3 Guidance is clear in stating that the duty is not a duty to agree. Despite this, there remains an expectation that LPAs will work closely with other prescribed bodies through necessary cooperation over cross-boundary strategic planning matters well in advance of submitting a Local Plan to the Secretary of State for its independent examination.
- 7.4 Erewash Borough Council continues to work collaboratively and productively with all partners on spatial planning matters. It is able to point towards the creation of strong and ongoing relationships with a number of other local authorities and those prescribed bodies set out at Section 4 of the Local Development (Planning) (England) 2012 Regulations<sup>1</sup>. In addition to meeting the requirements of the Act, collaborative work involving Erewash Borough Council has added value to the plan-making process locally. This was demonstrated throughout the production of the Council's own Core Strategy, and has helped ensure that its planning interests are reflected adequately inside Local Plans prepared by other Nottingham Core HMA councils - all of which have now been adopted. The Borough Council has also worked effectively with a number of adjoining councils outside of its own HMA to ensure the timely progression of other Local Plans across Derbyshire (Amber Valley, Derby and South Derbyshire) and Leicestershire (NW Leicestershire).
- 7.5 Since the adoption of the Erewash Core Strategy in 2014, the Borough Council has remained committed to its membership of bodies such as the Joint Planning Advisory Board (JPAB) and its officer-based Executive Steering Group (ESG). Both have enabled officers and elected members from constituent councils to meet frequently and discuss strategic planning matters, often complex and locally sensitive, in a positive environment to pursue political consensus. As such, JPAB offers a supportive steer and complementary role to each council's own formal decision-making

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<sup>1</sup> <http://www.legislation.gov.uk/uksi/2012/767/contents/made>

responsibilities. The below table summarises some of the key collaborative meetings used to uphold the DtC on a regular basis.

**Table 5 – Regular Collaborative Meetings**

<b>Meeting Name</b>	<b>Officer/ Councillor Led</b>	<b>Schedule</b>
<b>Joint Planning Advisory Board (JPAB)</b>	<b>Councillor</b>	<b>Quarterly</b>
<b>Executive Steering Group (ESG)</b>	<b>Officer</b>	<b>Quarterly</b>
<b>Nottingham Core HMA Planning Officers Meeting</b>	<b>Officer</b>	<b>Weekly</b>
<b>Nottingham Planning Policy Officers Group (NPPOG)</b>	<b>Officer</b>	<b>Quarterly</b>
<b>Derbyshire Planning and Monitoring Information Officers Group (PIMOG)</b>	<b>Officer</b>	<b>Bi-annual</b>
<b>Derbyshire Planning Policy Officers Group (DPPOG)</b>	<b>Officer</b>	<b>Quarterly</b>
<b>Nottingham Core HMA Monitoring</b>	<b>Officer</b>	<b>Quarterly</b>
<b>Derbyshire Heads of Planning</b>	<b>Officer</b>	<b>Bi-annual</b>
<b>Steering Group for the Lowland Derbyshire Biodiversity Partnership</b>	<b>Officer</b>	<b>Annual</b>

7.6 Partnership working has continued to take place across 2018-19 continuing the positive dialogue between the Borough Council and local planning authorities within both the Nottingham Core HMA and Derby HMA. This has helped contribute to minimising conflict over spatial planning matters and aid the timely progression of Local Plans which are currently in preparation at adjoining (and nearby) councils.

7.7 Specific outputs from partnership working over this period have included the following:

- i. The agreement to and adoption of a shared LDS (detailed earlier in this report) which establishes the roadmap for an aligned Local Plan Review across the Nottingham Core HMA.
  - ii. Our commissioning of a report to assess the effectiveness and purpose of the Nottingham Core HMA boundary on behalf of the HMA authorities;
  - iii. Our commissioning of work to help better align Strategic Housing Land Availability Assessments and standardize method across the Nottingham Core HMA authorities for assessing land supply; and
  - iv. The Nottingham Core HMA continue to work in collaboration to fulfil requirements associated with self-build and custom housebuilding across the area. Within this period, the Authorities revised their protocol for managing their joint register to bring it fully in line with the latest national guidance. More information is contained within **Section 6**.
  - v. Our organising of the 2019 Developer Workshop, hosted at Nottinghamshire County Council in February 2019, attracted 77 delegates from across the development, housebuilding and Local Government sectors where all parties engaged in discussion around progressing housing delivery across the Nottingham Core HMA.
- 7.8 The Borough Council is committed to its involvement in positive dialogue and engagement which underpins all future work concerning local and strategic planning matters. This will involve working in a timely manner with all prescribed bodies to ensure emerging proposals are given their fullest consideration in terms of resulting impacts on land-use within Erewash (and further afield).
- 7.9 Specifically, a focus going forward will be the shared adherence to the provisions of the 2018 LDS and ultimately the review of Local Plans across the Nottingham Core HMA in a collaborative and aligned way.



## 8.0 HOUSING DELIVERY

8.1 Section 34 of The Town and Country Planning (Local Planning) Regulations 2012 requires the Borough Council to report on current and historic housing delivery progress within the Borough. In previous AMRs, this has been achieved through an analysis of Policy 2 (Spatial Strategy) of the Erewash Core Strategy. In this interim version AMR this section assesses progress against the same structure, albeit with less in-depth policy analysis and instead a direct presentation of the facts and brief appraisal of their meaning.

8.2 Erewash's minimum housing requirement between 2011 and 2028 is **6,250 homes**, as set out in the Erewash Core Strategy. This represents the Borough's objectively assessed housing need. Policy 2 of the Erewash Core Strategy establishes the approximate distribution of these homes as follows:

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

### Net additional homes

8.3 During the period **April 1<sup>st</sup> 2018 to March 31<sup>st</sup> 2019**, **333 new homes** were completed in Erewash. **Table 1** shows where these units were delivered across the Borough's three sub-areas, as reflected by Policy 2.

**Table 6 - Distribution of net new completions across sub-area by year:**

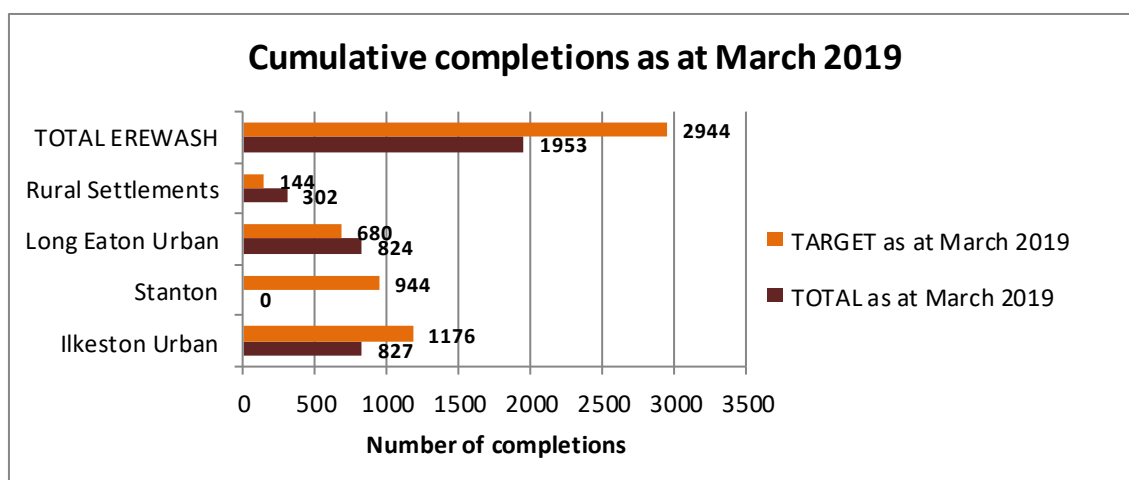
Sub-area	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Cumulative total
Ilkeston Urban	71	59	85	100	92	69	71	280	827
Stanton Site	0	0	0	0	0	0	0	0	0
Long Eaton Urban	124	112	151	69	181	84	74	29	824
Rural Settlements	27	27	21	53	96	26	28	24	302
<b>Total</b>	<b>222</b>	<b>198</b>	<b>257</b>	<b>222</b>	<b>369</b>	<b>179</b>	<b>173</b>	<b>333</b>	<b>1953</b>

8.4 As of March 2019, housing completions stand at **66%** of the 2,944 homes plan target (pro-rata) (8 years x 368 dwellings). This is up from 63% at the same time in 2018. Notably, when the housing requirement for the Stanton Regeneration Site is excluded (reducing the annual requirement to 250 units), the completions performance figure increases to **98%** (rounded). This figure is included for contextual purposes only. It does not signify any change in the Borough Council's approach to its planned housing delivery through advocating a lower annualised requirement than that which is presented by

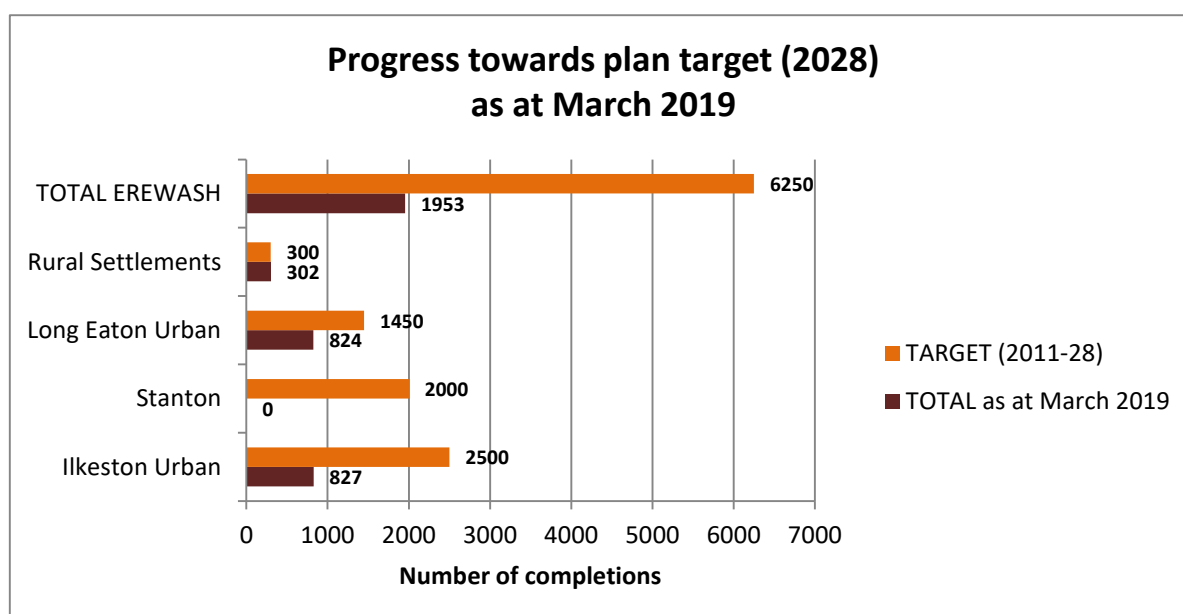
the housing trajectory at **Appendix C** of the Core Strategy. It does however highlight the significant impact on the Borough's housing supply resulting from failure of the strategic allocation to deliver as anticipated.

- 8.5 **Figure 1** shows both the individual and collective number of completions from sub-areas (April 2011 to March 2019) and the cumulative target (pro-rata April 2011 to March 2019). **Figure 2** shows what this means in terms of progress towards the target over the plan period (2011 to 2028), both by sub-area and overall.

**Figure 1 - Cumulative housing completions**



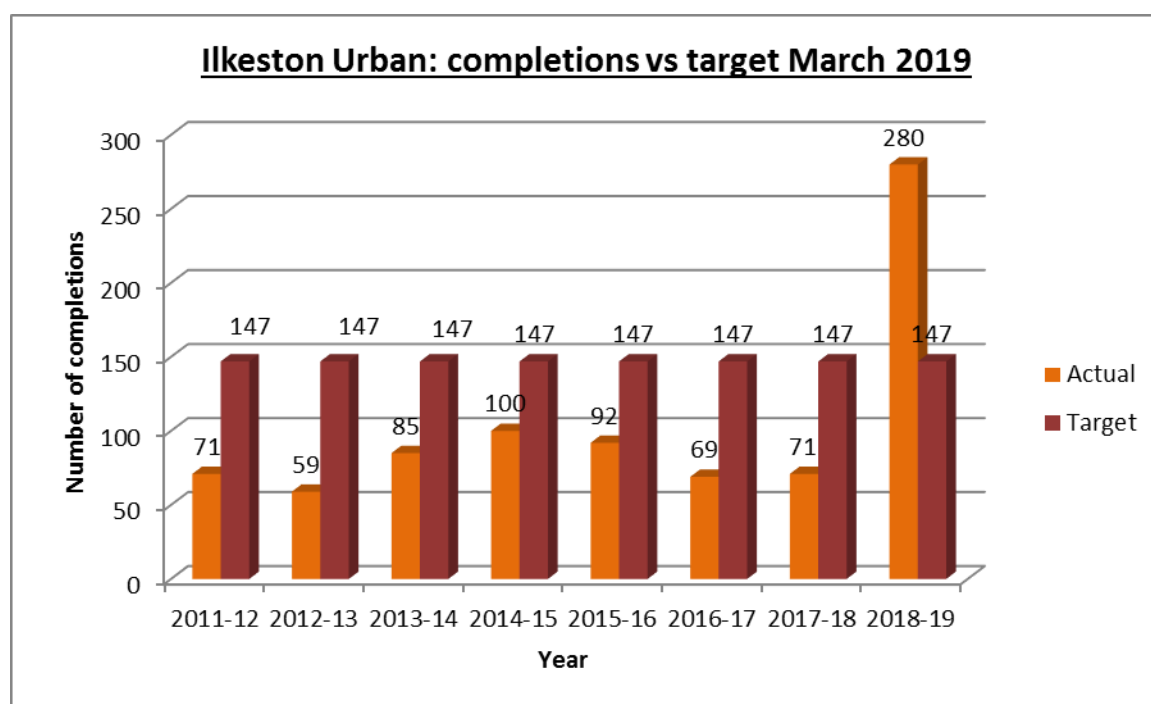
**Figure 2 - Overall progress towards plan target**



### Ilkeston sub-area

8.6 **Figure 3** shows the number of completions for each of the eight monitoring years since the commencement of the Core Strategy's housing requirements in 2011-12.

**Figure 3 - Ilkeston completions performance**



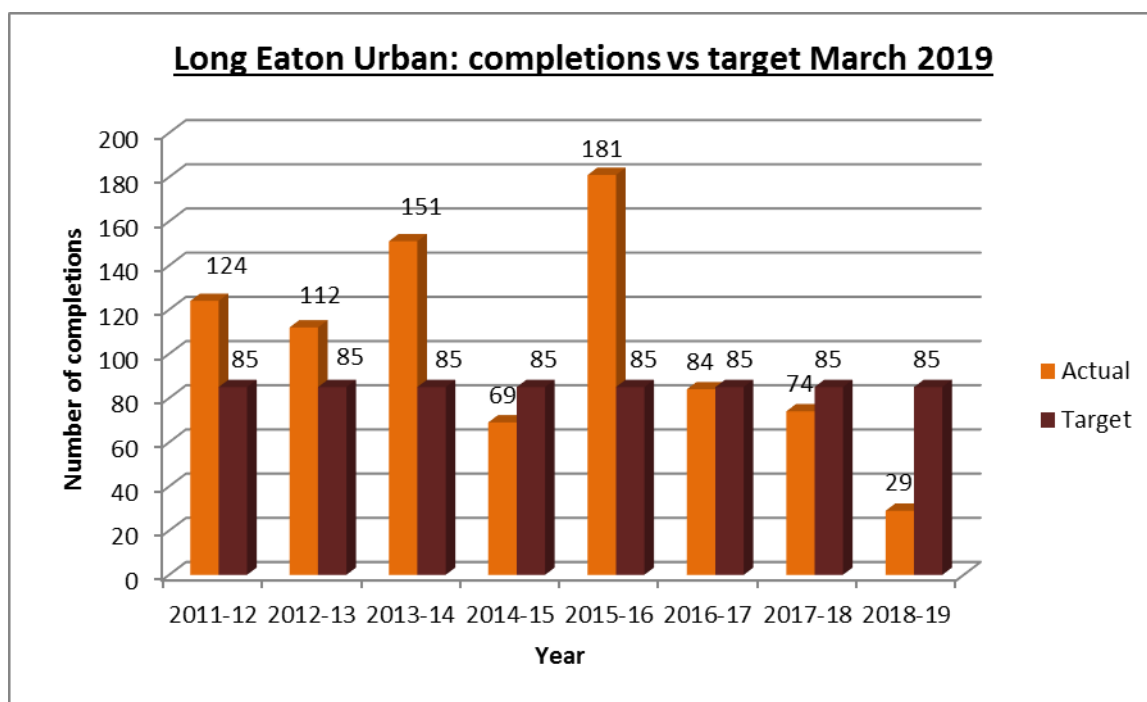
8.7 Between April 2011 and March 2018, housing completions recorded in the Ilkeston sub-area were consistently lower than the required target. However, the 2018/19 period saw a significant upturn in delivery thanks primarily to build-out on three of the Borough's larger housing development sites, all located within the Ilkeston sub-area. The following completions were made:

- Quarry Hill Road – 87 units
- Gardner Aerospace – 45 units
- Field Road – 12 units

### Long Eaton urban sub-area

8.8 **Figure 4** shows the number of completions recorded for each of the eight monitoring years since commencement of the Core Strategy's housing requirement in 2011-12.

**Figure 4 - Long Eaton completion performance**

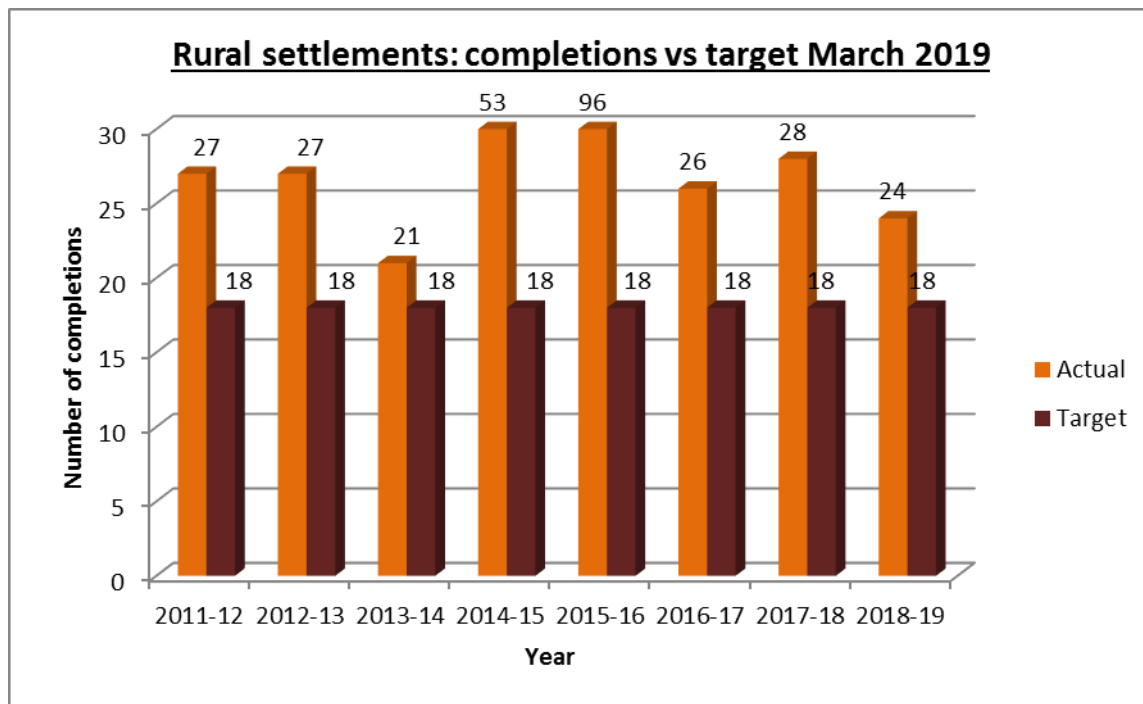


8.9 The Long Eaton sub-area has long been a strong performer in terms of completions and has always achieved near or over what is required apart from within the 2018/19 period. This sudden drop off has happened in reverse of the upwards trend witnessed in the Ilkeston sub-area. In essence, the two sub-areas have swapped positions in terms of their completions performance. In any case, because of the strong performance in general since 2011, the Long Eaton sub-area remains on course to exceed its overall housing provision requirement.

### **Rural settlements**

8.10 **Figure 5** shows the number of completions for each of the seven monitoring years since commencement of the Core Strategy's housing requirement period in 2011.

**Figure 5 - Rural settlements completion performance**



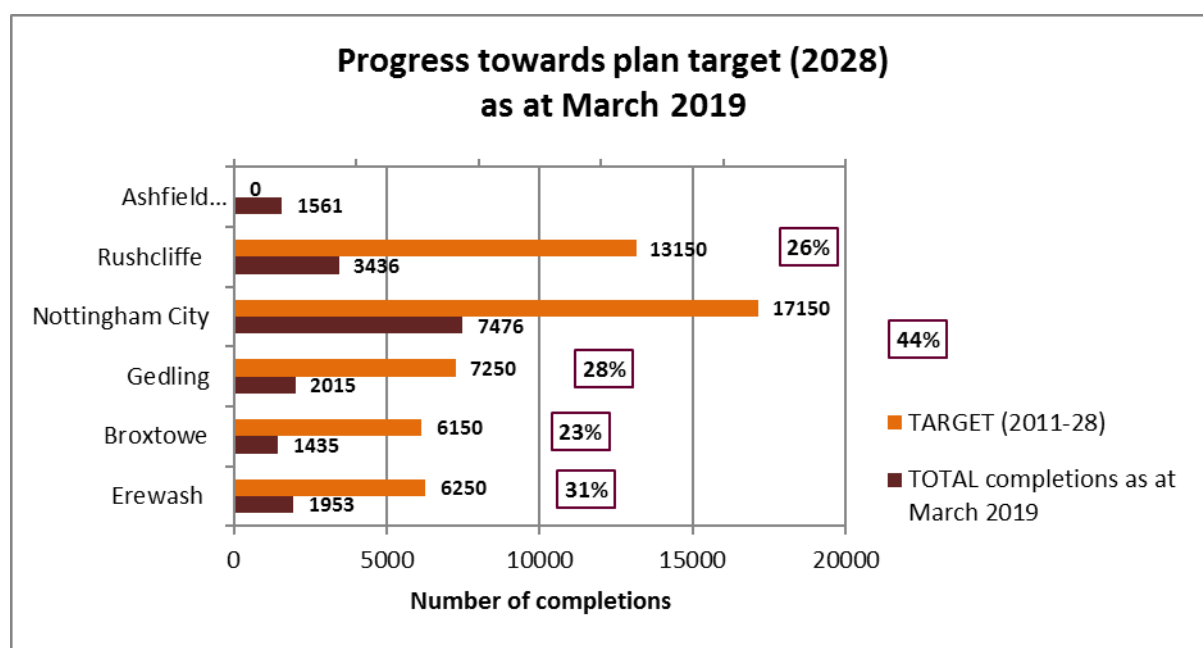
8.11 Completions in rural settlements from 2011-12 onwards continue to perform above target, achieving an extremely strong rate of delivery.

#### **Housing completions across the Nottingham Core HMA**

8.12 The following graphs show the number of recorded completions by the five Nottingham Core HMA councils. Ashfield are also included by virtue of its Hucknall wards which are acknowledged as forming a functional part of the Greater Nottingham area.

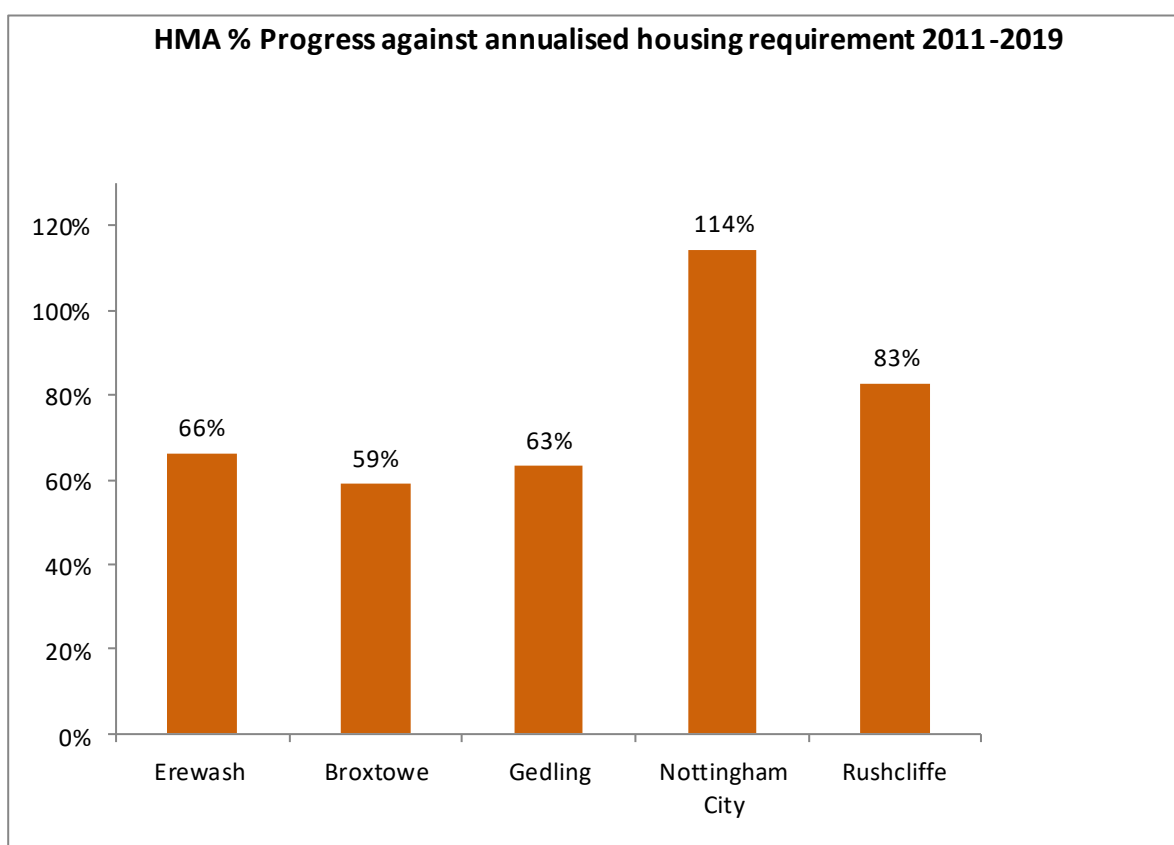
8.13 **Figure 6** shows each area's progress towards their overall plan target (2011-2028). The draft housing requirement for Ashfield (Hucknall sub-area) is not shown in this graph as it relates to a different period (2010 – 2024) making direct comparisons difficult.

**Figure 6 - Core HMA Council progress towards meeting housing target**



8.14 **Figure 7** shows the cumulative completions between April 2011 and March 2019 as a percentage of each authority's target calculated on a pro-rata basis (Ashfield is not included as previously explained).

**Figure 7 - Core HMA Council progress towards meeting housing target**



- 8.15 As with 2017/18, 2018/19 saw another year of relatively modest completions recorded by Broxtowe but a significant jump in delivery within Rushcliffe. This is likely to be linked with the build-out of strategic sites.
- 8.16 Erewash has now achieved 31% of its overall housing target, placing it only behind Nottingham City who are the strongest performing Authority in terms of performance against their housing requirement.
- 8.17 It is worth noting that Gedling, Nottingham City, Broxtowe and Rushcliffe have each followed a 'stepped' housing requirement over their plan periods. This sees an initially lower requirement which takes account of the longer lead-in times required for strategically-sized sites to come forward for development. Indeed, this might help explain the jump in performance recorded in Rushcliffe. By contrast, Erewash's requirement is equally divided across each of the 17 years its plan covers.



## 9.0 FIVE YEAR HOUSING LAND SUPPLY

- 8.18 Paragraph 47 of the National Planning Policy Framework (NPPF) requires the Borough Council to demonstrate a supply of specific deliverable sites, sufficient enough to provide five years' worth of housing against its requirements, whilst also providing for an appropriate buffer, requiring either an additional 5% or 20% to be added. This collectively is known as a 'five year land supply'.
- 8.19 The Borough Council has produced a five-year supply document which examines in more detail which housing commitments and opportunity sites identified by the Council's Strategic Housing Land Availability Assessment (SHLAA) contribute to Erewash's five-year supply of deliverable land.
- 8.20 The 2014 SHLAA was published by the Council in April 2014. This subsequently informed the Five Year Supply Assessment 2014-2019, which identified Erewash's housing land supply of **5.13 years** and a sufficient number of additional sites to provide a 20% buffer.
- 8.21 The Borough Council acknowledges that its five-year supply figure is now extremely dated so has begun work on a replacement SHLAA which will inform an update to its overall land supply position. A 2019 SHLAA, based from April 1 2019, will alter the 5.13-year figure whilst also providing useful information on the quantity and location of current and future housing sites across Erewash.
- 8.22 Further to commentary at 2.11, the Erewash Core Strategy (Local Plan) passed five years since its adoption on March 6 2019. This date falls just within the monitoring year this AMR covers. Local Plans, which pass five years in age and have not been reviewed or replaced, are now classed as being out-of-date. This has the most impact on any policies that determine the housing requirement of an area and where development should be located. For the Borough Council, its Local Plan requirement to build a minimum of 6,250 homes between 2011 and 2028 was superseded on March 6 2019, as was the preferred spatial strategy of where new housing is to be built.
- 8.23 For councils with out-of-date local plans, reliance now falls upon the Government's recently introduced Standard Methodology (SM) for assessing a minimum level of annual housing need. This approach factors in the affordability of housing locally, whilst also being guided by future household projections to understand a likely level of housing growth. Given the small period of time between the Local Plan's expiry and the end of the monitoring

year, the resulting increase in housing need over less than a month amounts to only a minor change in the 2018-19 housing requirement.

- 8.24 For the 2019-20 AMR, and ahead of the adoption of a replacement Local Plan, the Borough Council's annual housing target will switch from 368 homes per annum, to an as-yet unknown figure generated by running a SM calculation. Unfortunately, this reduces the Council's ability to plan effectively for housing growth in Erewash's three sub-areas because the figure produced by the SM is a Borough-wide total that cannot be as easily disaggregated as the requirement presented at **8.2** of this report which reflects the differences in housing needs and availability of land around the Borough.
- 8.25 Future runs of the SM calculation will also determine the Council's five-year land supply target as part of the Government's Housing Delivery Test. The annual SM figure will be the main input into calculating the Borough's 5YLS, with the possibility of an additional year (20%) being added to the 5 year requirement based on performance over a previous three-year period. The outcome of the 2019 SHLAA, taking into account the requirements from the SM will determine the current land supply position in Erewash.