

# Core Strategy Review Amendment

## Site Selection Paper

This paper sets out the methodology used to assess sites for inclusion as housing allocations in the Core Strategy Review.

### Background

The process is underpinned first and foremost by the Sustainability Appraisal –which is available to view as a standalone document within the evidence base library.

SA1 **Strategic Growth Options**, tested ten potential approaches to growth:

- A. Growth within Long Eaton Urban Area (the conurbation)
- B. Growth within Ilkeston Urban Area (the town)
- C. Growth within the Rural Area (the villages)
- D. New Settlements not in the Green Belt
- E. Extension of the conurbations (including Derby City) into the Green Belt
- F. Extension of the town into the Green Belt
- G. Extension of the villages into the Green Belt
  - G. i) Extension of villages with a centre (Key Settlements) into the Green Belt
  - G. ii) Extension of villages without a centre (Other Settlements) into the Green Belt
- H. New Settlements in the Green Belt

The detailed conclusions can be found in the report associated with SA 1 – Strategic Growth Options. Summary Option D was found to be a highly sustainable approach – the remediation and re-use of brownfield land associated with this option was a particularly strong feature. A new settlement on the site of The West Hallam Depot had previously been proposed to the council, however this was later withdrawn when the site owners opted to retain it for employment uses. As such, the only possible location for a new settlement not in the Green Belt would now be on part of the former Stanton Ironworks. Options A and B were the next most sustainable again, largely because of the benefits associated with the re-use of brownfield land and the benefits to come from urban intensification. This was followed by Option C which recognised the benefit of development within villages due to the presence of existing infrastructure. Similarly, this can also be applied to Option G, which was expanded to consider options G(i) and G (ii) to investigate the different types of settlement within this category. The need to further consider option G resulted from the Examination in Public Hearing Sessions, which concluded that the council could not demonstrate sufficient housing supply from the suitable options it had identified in Options A-F. Option H generally scored poorly and fell short on issues such as transport (connectivity), climate change and health and wellbeing among others.

The conclusions from SA1 inform the Settlement Hierarchy, which is as follows:

- Conurbations: The Nottingham Conurbation, which incorporates the Long Eaton Urban Area, and the Derby conurbation which abuts the Erewash boundary.
- Town: The Ilkeston Urban Area
- Key Settlements: Borrowash, Breaston, Draycott, Little Eaton, West Hallam

- Other Settlements: Breadsall, Church Wilne, Dale Abbey, Hopwell, Morley, Ockbrook, Risley, Stanley, Stanley Common, Stanton by Dale,

## Rationale for housing requirement

This paper refers to NPPF 2021 which is being used for the Examination into the Core Strategy Review. Paragraph 22 states that *“Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure.”* Given the provisional adoption date of 2025/26, and the later delivery phase of some sites (see trajectory), it was considered prudent for the plan period to extend up to 2043. The borough’s objectively assessed housing need (OAHN) for the consideration of this plan is 386 homes per annum, which projected over an 18 year period is 6948. Paragraph 74 states further that *“local planning authorities [LPAs] should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies”*. Part c) applies a further 20% buffer to LPAs where there has been a significant under delivery of housing over the previous three years, which for Erewash is evident from the results of the government’s Housing Delivery Test. The 5 year housing requirement is therefore  $1930 + 20\% = 2316$ .

## Site selection process

Paragraph 68 *Identifying Land for Homes* states that *planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.*

In view of the NPPF requirements and the established settlement hierarchy, the first step is to consider existing supply within settlements and Brownfield land not in the Greenbelt. The Strategic Housing Land Availability Assessment (SHLAA) 2022 and subsequent monitoring up to 2023/24 identify land that is deliverable and developable over the plan period, and sites that are deliverable within five years. The Council’s Brownfield Land Register, which is a subset of the SHLAA, did not yield any further housing capacity.

In each case, the availability, suitability and likely economic viability will be assessed as per NPPF 68. This includes a consideration of whether it is developable within the plan period, having regard to the NPPF definition: *“To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged”*. The “existing supply” figure, which is factored into sections A – D of the calculations below, is based on SHLAA 2022 data and has been refined to exclude all non developable and non deliverable sites (in compliance with NPPF definition). This figure takes into account permissions from monitoring year 2023-24 and a 6 % lapse rate has been applied.

Once the existing capacity has been exhausted, extensions to settlements are then considered. Site selections were made at each stage of the hierarchy against the SA findings followed by the Green Belt Review and the Viability Appraisal.

Sustainability Appraisal 3 - Housing Allocations Options appraised all potential housing allocations. These are sites that had been made known to the Council by promoters either via the Strategic Housing Land Availability Assessment (SHLAA), or call for sites exercises, carried out in 2019 and 2024 or during Core Strategy Review consultations. All potential

housing allocations spanned the entire spectrum of strategic growth options appraised within Sustainability Appraisal 1 - Strategic Growth Options.

Sites are then considered against the findings of the Green Belt Review, a comprehensive assessment which the Council undertook to better understand the impacts of potential development on the functioning of the Green Belt. It assessed the entirety of the Erewash Green Belt against the relevant NPPF purposes, namely:

- Safeguarding the Countryside from Encroachment,
- Checking the Unrestricted Sprawl of Large Built-Up Areas, and
- Preventing Neighbouring Towns from Merging

The hierarchy based staged process of meeting the plan wide and five year housing requirement is set out below in sections 1-8. as follows:

1. Growth Within The Conurbation (Long Eaton Urban Area)
2. Growth Within The Town (Ilkeston Urban Area)
3. Growth Within the Key Settlements
4. Growth Within The Other Settlements and Countryside
5. New Settlement not in the Green Belt
6. Extensions to the Conurbations
7. Extensions to the Ilkeston Urban Area (The Town)
8. Extensions to the Key Settlements.

Suitable, available, deliverable and economically viable site allocations are exhausted at each level of the hierarchy before moving onto the next.

Windfall has been assumed at 100 dwellings per annum based on past trends analysis and projected across each settlement category accordingly. Beginning in year 3, this generates an additional 1500 homes over the plan period.

Calculations relating to supply within each level of the hierarchy and the windfall assumptions can be found in the table at Appendix 1.

## 1. Growth Within Long Eaton Urban Area

There are currently identified sites for 358 homes in the Long Eaton Urban Area. Of these, 191 can be delivered in the next 5 years.

	Initial Requirement	Existing Supply	Windfall	Remaining Requirement
18Year Supply	6948	358	663	5927
5 Year Supply	2316	191	132	1993

## 2. Growth Within Ilkeston Urban Area (The Town)

There are currently identified sites for 326 homes in the Ilkeston Urban Area. Of these, 56 can be delivered in the next 5 years.

	Remaining Requirement from 1 (above)	Existing Supply	Windfall	Remaining Requirement
18Year Supply	5927	326	604	4997
5 Year Supply	1993	56	120	1817

## 3. Growth Within Key Settlements

(Borrowash, Breaston, Draycott, Little Eaton, West Hallam)

There are currently identified sites for homes 45 in the key Settlements. Of these, 24 can be delivered in the next 5 years.

	Remaining Requirement from 2	Existing Supply	Windfall	Remaining Requirement
18Year Supply	4997	45	83	4869
5 Year Supply	1817	24	18	1775

## 4. Growth Within the Other Settlements and countryside

(Breadsall, Church Wilne, Dale Abbey, Hopwell, Morley, Ockbrook, Risley, Stanley, Stanley Common, Stanton by Dale)

There are currently identified sites for 81 homes in the other Settlements countryside. Of these, 37 are on sites can be delivered in the next 5 years.

	Remaining Requirement from 3	Existing Supply	Windfall	Remaining Requirement
18 Year Supply	4869	81	150	4638
5 Year Supply	1775	37	30	1708

## 5. New Settlement 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. Since that time the site operator sold the northern half of the site to an employment land developer. This forms the basis of an 80 Ha employment allocation under Strategic Policy 2.1 Stanton North, which has hybrid consent and is currently under development.. In view of this, it is no longer reasonable to suggest that 2,000 homes will be delivered in the next 18 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. Delivery of the site is anticipated for later in the plan and therefore it will not contribute to the five year housing requirement. Following the site owner's removal of the West Hallam Depot earlier in the process, Stanton South became the only site for consideration in this category.

	Remaining Requirement from 4	Allocation	Remaining Requirement
18 Year Supply	4638	1,000	3638
5 Year Supply	1708	0	1708

## 6. Extensions to the Conurbations

### Nottingham conurbation

The Nottingham conurbation is constrained by the M1 to the west and rivers to the south and east, along with their associated flood plains. As such, despite its high level of sustainability and prominence in the settlement hierarchy, these physical constraints have limited the options to extend it.

Land West of Sandiacre (CSR0011) was promoted to the council during the post hearings call for sites held in September 2024. The site scored within the top half of the SA and consideration of the Green Belt Review finds that it does not make an important contribution to the functioning of the Green Belt.. The site is available with an achievable delivery of 170

homes over the plan period of which 154 can be delivered in the first 5 years. The Viability Appraisal finds it to be economically viable and is therefore considered suitable for allocation.

### Rejected sites

Two sites to the south of the conurbation were proposed as strategic housing sites in 2020 at the Options for Growth Stage. SGA 13- South of Sawley was deemed undeliverable due to flooding constraints and was therefore not taken further. Meanwhile SGA 17 (North of Lock Lane) falls outside the flood zone and was subsequently taken forward as a proposed allocation. However, it was later found to be undeliverable due to issues raised by Network Rail regarding the Level Crossing. These could not be overcome by the site promoter and the site was subsequently removed from the process due to its lack of deliverability.

### Derby Conurbation

Acorn Way was promoted to the council as a strategic housing site during the first call for sites in 2019 (ref SGA1 Options for Growth). It scored within the top half of the SA and is located on land that does not make an important contribution to the functioning of the Green Belt, as illustrated by the Green Belt Review. This area along the Derby Fringe, does not contribute to the functioning of corridor B (Ilkeston to Derby) and it is considered that Acorn Way represents a permanent and defensible boundary.

The site is available, with an achievable delivery of 550 homes over the plan period of which 350 can be delivered in the first 5 years. The Viability Appraisal finds it to be economically viable and is therefore considered suitable for allocation. The deallocation of the site from the Green Belt results in areas of safeguarded land, both within and adjoining the allocation which can deliver a further 370 homes later in the plan period. It should be noted that part of the adjoining safeguarded land encompasses CSR 0037 which was submitted to the council as part of the post hearings call for sites in 2024.

North of Spondon was promoted to the council as a strategic housing site during the first Options for Growth consultation in 2020. It scored within the top half of the SA, and the site falls on the land that does not make an important contribution to the functioning of the Green Belt. The rationale applied to Land at Acorn way is of relevance both to preventing the Merger of Neighboring Towns and countryside encroachment. Spondon Wood represents a defensible boundary which is able to adequately contain the expansion of the Derby urban area further and restrict urban sprawl.

The site is available, with an achievable delivery of 259 homes, all of which are deliverable in the first 5 years. The granting of planning permission in February 2025 further underlines this. The Viability Appraisal finds it to be economically viable and is therefore considered suitable for allocation.

Breadsall Hilltop was promoted to the council at the call for sites in 2019 (ref SGA3) and also post hearings in September 2024 (CSR0036). It scored within the top half of the SA, and the site falls on the land that does not make an important contribution to the functioning of the Green Belt. Land along this section of the Derby fringe does not contribute to the functioning of corridor A (Derby to Belper) and the Great Northern Greenway acts as a defensible boundary.

The site is available, with an achievable delivery of 180 homes over the plan period of which 140 can be delivered in the first 5 years. The deallocation of the site from the Green Belt results in areas of safeguarded land adjoining the allocation which can deliver a further 300

homes later in the plan period. The Viability Appraisal finds it to be economically viable and is therefore considered suitable for allocation.

## Rejected Sites

Land west of Dale Road (CSR 0041), was submitted to the council as part of the post hearings call for sites. It would form an extension to the proposed North of Spondon housing allocation, with the permitted scheme providing access. As such the proposal should be considered as an extension to the Derby Conurbation. It scores within the top half of the SA however it performs less well against the Green Belt Review due to impact on urban sprawl. As such the allocation is not considered suitable for allocation.

Two sites, (CSR0043 & CSR0021) were submitted as extensions to the conurbation by virtue of adjoining the proposed Acorn Way allocation. Unlike the Spondon example above, it would be premature to consider these proposals as an extension of the conurbation given the lack of connection between the two. Furthermore development here would fail the assessment on restricting urban sprawl by taking development east of the defensible Green Belt boundary (Acorn Way).

Land East of Morley Road (CSR-0042) was promoted to the council during the post Hearings call for sites 2024 and is scored within the bottom half of the SA. The site, which would form an extension to Derby conurbation, was assessed against the findings of the Green Belt Review. In terms of countryside encroachment, the site falls within Countryside Unit 4 (CU4), which represents a significant proportion of the Borough's central Green Belt area between the edge of the Derby conurbation and the town of Ilkeston. As such development in this Countryside Unit could encroach upon the countryside. In the *Preventing neighbouring Towns from Merging* section, part of the site falls within A7 which is low importance to the functioning of this corridor however the eastern section falls within the more sensitive area which serves to prevent merger of towns. In view of assessment against the SA and the Green Belt Review the site was not considered suitable for allocation.

No other proposals to extend the Derby Conurbation were received.

In summary there are 1149 homes allocated on sites that form extensions to the conurbations and a further 580 on related safeguarded land. Of these, 763 can be delivered in the next 5 years.

	Remaining Requirement from 5	Allocations	Safeguarded Land	Remaining Requirement
18 Year Supply	3638	1149	580	1909
5 Year Supply	1708	763	0	945

## 7. Extensions to the Town (including safeguarded land)

South West of Kirk Hallam was promoted to the council as a strategic housing site during the first call for sites in 2019 (ref SGA25). It scored within the top half of the SA and is capable of delivering 1000 homes, a relief road and local centre.

Given the scale of the site promoted to the council, access has always been required via a new road, and it would have been inappropriate to have provided access to the site directly from existing local residential roads within Kirk Hallam. The road also forms a new defensible Green Belt boundary which is required to justify release of land from the Green



Belt at this location. This will help mitigate growth proposals at Stanton, as well as existing pressure on the local road network. Ultimately these factors have contributed to justifying the relief road proposal, and development of this land is required to fund the road.

When considered against the findings of the Green Belt Review, part of the site is located on land that fulfills all three functions of the Green Belt whereas the section nearest the existing settlement is not important to the functioning of the Green Belt. The partial Green Belt impacts are weighed against the wider positive impacts of delivering key infrastructure such as the relief road, which also provides the defensible boundary, and the Local Centre.

The site is available, with an achievable delivery of 1000 homes over the plan period of which 400 can be delivered in the first 5 years. The deallocation of the site from the Green Belt results in an area of safeguarded land adjoining the allocation which can deliver a further 170 homes later in the plan period. The Viability Appraisal finds it to be economically viable and is therefore considered suitable for allocation.

## Rejected Sites

Land North West of Kirk Hallam was submitted during the call for sites in 2019 as a strategic housing site (SGA23) and again in 2024 on a larger scale (CSR0014). It scored within the top half of the SA, however due to its location, it cannot deliver the essential relief road. This can only be provided by developing land to the South West which is most able to mitigate traffic growth from proposals at Stanton. As with the SW site, the NW site falls partly within land that makes an important contribution to the Green Belt, however unlike the SW site, this is not counterbalanced by the provision of essential infrastructure such as the relief road. Delivery of both sites would not be achievable on viability grounds due to the saturation of a market with relatively low land values. For these reasons, the site is not considered suitable for allocation.

Land North of Cotmanhay was proposed to the council as a strategic housing site during the call for sites in 2019. It was initially included in the first Options for Growth document (2020) as a site for 600 homes (ref SGA 7), following which it was reduced to 250 homes due to land availability issues. The site was included as an allocation in the submission version of the plan, however since that time, there has been insufficient evidence to demonstrate that it is deliverable and the viability of the site is marginal. Furthermore, the Green Belt Review finds that part of the site falls on land which makes an important contribution to the functioning of the Green Belt and it is considered there are insufficient grounds to justify its deallocation. In view of the above, this site is not considered suitable as a housing allocation.

Land at Botany Bay, to the North East of the Ilkeston Urban Area was submitted site during the first call for sites in 2019. It scored at the bottom of the SA in part due to significant flood risk. As such it was not considered suitable for allocation as a housing site.

Land at Sowbrook Lane (CSR0050) was submitted to the council as a housing site for approximately 196 homes during the second options for growth consultation in 2021. It is located on white land and is proposed as an extension to the Ilkeston urban area, albeit one with only a vehicular connection to it. The site scores within the bottom half of the SA. It was the subject of a planning application which was refused by the borough council, and the subsequent appeal dismissed by the Planning Inspectorate. Due to its lack of sustainability, the site is not considered suitable as a housing allocation.

In summary there are 1000 homes allocated on sites that form extensions to the town and a further 170 on related safeguarded land. Of these, 400 can be delivered in the next 5 years.



	Remaining Requirement from 6	Allocations	Safeguarded Land	Remaining Requirement
18 Year Supply	1909	1000	170	739
5 Year Supply	945	400	0	545

## 8. Extensions to the Key Settlements (including safeguarded land)

Extensions to Key Settlements, usually under 200 homes, support NPPF paragraph 69, which states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.. Their smaller scale is proportionate to the infrastructure and services of these settlements and their quicker build out rate strengthens the five year housing position.

Land South West of Draycott (CSR-0040) was submitted to the council during the call for sites in 2024. It scored within the top half of the SA, and falls on the land that does not make an important contribution to the functioning of the Green Belt. The site is available, with an achievable delivery of 190 homes over the plan period, of which 175 can be delivered in the first 5 years. The Viability Appraisal finds it to be economically viable and is therefore considered suitable for allocation. The deallocation of the site from the Green Belt results in areas of safeguarded land adjoining the allocation which can deliver a further 70 homes later in the plan period.

Land West of Borrowash (CSR0035) was submitted to the council during the post Hearings call for sites in 2024. It scored within the top half of the SA, and is located on land that does not make an important contribution to the functioning of the Green Belt. The adjacent parkland that is to be delivered forms a new defensible Green Belt boundary. The site is available, with an achievable delivery of 280 homes over the plan period, of which 175 can be delivered in the first 5 years. The Viability Appraisal finds it to be economically viable and is therefore considered suitable for allocation. The deallocation of the site from the Green Belt results in areas of safeguarded land adjoining the allocation which can deliver a further 100 homes later in the plan period. At 280, the allocation is larger than the average for this settlement category however this optimises land use within the site and also in keeping with the role and function of Borrowash as a Local centre (as designated by Strategic Policy 3).

Land North of Borrowash (CSR0039) was submitted to the council during the post Hearings call for sites in 2024. It scored within the top half of the SA, and falls on the land that does not make an important contribution to the functioning of the Green Belt. The site is available, with an achievable delivery of 60 homes, all of which can be delivered in the first 5 years. The Viability Appraisal finds it to be economically viable and is therefore considered suitable for allocation. The deallocation of the site from the Green Belt results in areas of safeguarded land adjoining the allocation to the west, incorporating a site submission for 20 homes made during the call for sites in 2024 (CSR 028- West of Cole Lane (B)). This safeguarded land would be appropriate for housing development, however given that availability is not yet established for the wider assembled site, the numbers have not been included in the housing trajectory.

Land North of West Hallam (CSR0048) was submitted to the council during the post Hearings call for sites in 2024 and previously as larger site in 2019 (ref SGA2). It scored within the top half of the SA and falls on the land that does not make an important contribution to the functioning of the Green Belt. The site is available, with an achievable

delivery of 35 homes, all of which can be delivered in the first 5 years. The Viability Appraisal finds it to be economically viable and is therefore considered suitable for allocation.

Land South of West Hallam (CSR-0044) was submitted to the council during the post Hearings call for sites in 2024. It scored within the top half of the SA, and falls on the land that does not make an important contribution to the functioning of the Green Belt. The site is available, with an achievable delivery of 90 homes, all of which can be delivered in the first 5 years. The Viability Appraisal finds it to be economically viable and is therefore considered suitable for allocation. The deallocation of the site from the Green Belt results in an area of safeguarded land adjoining the allocation which can deliver a further 40 homes later in the plan period.

Land East of Breaston was submitted to the council during the post Hearings call for sites in 2024 (CSR-0003, Land North of Heath Gardens). It scored within the top half of the SA, and falls on the land that does not make an important contribution to the functioning of the Green Belt. The site is available, with an achievable delivery of 50 homes, all of which can be delivered in the first 5 years. The Viability Appraisal finds it to be economically viable and is therefore considered suitable for allocation.

### Rejected Sites

#### Borrowash

Land off Cole Lane (CSR 0028) was submitted to the council during the post hearings call for sites in 2024. This site would form an extension to the East of Borrowash and scores within the top half of the SA, however it falls on land that makes an important contribution to the functioning of the Green Belt (fulfilling all 3 functions). On this basis the sites are not considered suitable for allocation.

#### West Hallam

Four sites on Land at the Junction of St Wilfrid's Road and High Lane Central (CSR-0004, CSR-0004a, b and c) were submitted to the council during the post hearings call for sites in 2024. The sites form an eastern extension to West Hallam and score within the top half of the SA, however, they fall on land that makes an important contribution to the functioning of the Green Belt (fulfilling all 3 functions). On this basis the sites are not considered suitable for allocation.

#### Little Eaton

Land North of Alfreton Road Little Eaton (CSR0033) was submitted to the council during the post hearings call for sites in September 2024. The proposal is for 24 homes on land within the settlement boundary. The site scores in the top half of the SA and due to its size and location, could be assessed as urban capacity rather than an allocation. However, it is subject to severe flood risk and as such is not deliverable.

Land South of Little Eaton was submitted as a housing site during the first call for sites in 2019 (SGA10). It would form a southern extension to Little Eaton and scores within the top half of the SA, however the site is currently undeliverable due to the planned A38 improvement works.

#### Draycott

CSR-0008a was submitted to the council during the post hearings call for sites in 2024 forms a 462 home extension of Draycott. The entirety of land south of the former Derby & Sandiacre Canal has formed part of a wider submission site which appeared during 2014,

2019 and 2022 iterations of the SHLAA. Land to the north of the former canal has no SHLAA history. The site scores in the lower half of the SA and extends the settlement beyond the northern extent of the existing built form. As such it falls on land that makes an important contribution to the functioning of the Green Belt (fulfilling all 3 functions). In view of the SA and Green Belt findings the site is not considered suitable for allocation.

CSR-0008b was submitted to the council during the post hearings call for sites in 2024 and forms a north western extension to Draycott. Land south-east of the former Canal has formed part of a much larger SHLAA site across the last three SHLAAs in 2014, 2019 and 2022. It is partly a new site as Land south-east of formal Canal has been under consideration since the first call for sites, but the northwestern section has not been considered previously. The site, with an assessed capacity of 238 scores in the lower half of the SA and extends the settlement beyond the northern and western extents of the existing built form. As such it falls on land that makes an important contribution to the functioning of the Green Belt (fulfilling all 3 functions). In view of the SA and Green Belt findings the site is not considered suitable for allocation.

#### Breaston

Land West of Risley Lane Breaston (CSR005), was submitted to the council during the post hearings call for sites in 2024. The site, which has an assessed capacity of 150 homes scores within the lower half of the SA and would form a northern extension of the settlement beyond the current built extent. It is located on land that makes an important contribution to the functioning of the Green Belt (fulfilling all 3 functions). In view of the SA and Green Belt findings the site is not considered suitable for allocation.

Land at Grange Farm (CSR 0013) was submitted to the council during the call for sites in 2024. The site, which has an assessed capacity of 101 homes, scores within the top half of the SA and would form an eastern extension of the settlement. The Green Belt in this location plays an important role in relation to Preventing Neighbouring Towns from Merging, falling within Corridor F – Derby to Long Eaton. This is a sizeable area of Green Belt designation which extends between the Derby urban area (Derby City Council) and Long Eaton urban area. Removal of this section of Green Belt would extend the built form eastwards to the M1 Motorway, effectively joining Breaston to the Nottingham Conurbation (Long Eaton Urban Area). Development of the site would therefore contribute to the merging of towns, and as such is not considered suitable for allocation on Green Belt grounds.

Land South of Longmoor Lane (SGA 31) was submitted to the council during the first call for sites in 2019. The site, which has an assessed capacity of 335 homes, scores within the lower half of the SA and would form an eastern extension of the settlement. The Green Belt in this location plays an important role in relation to Preventing Neighbouring Towns from Merging, falling within Corridor F – Derby to Long Eaton. This is a sizeable area of Green Belt designation which extends between the Derby urban area and Long Eaton urban area. Removal of this section of Green Belt would extend the built form eastwards to the M1 Motorway, effectively joining Breaston to the Nottingham Conurbation (Long Eaton Urban Area). Development of the site would therefore contribute to the merging of towns. Due to both its SA score and Green Belt impacts the site is not considered suitable for allocation.

Land North West of Breaston (CSR0046) was submitted to the council during the call for sites in 2024. The site, which has an assessed capacity of 750 homes would form a northern extension to the settlement. It scores poorly in the SA and much of the site would be beyond the northern extent of the built form, on land that serves all three functions of the Green Belt.

Due to both its SA score and Green Belt impacts the site is not considered suitable for allocation.

In summary there are 705 homes allocated in sites that form extensions to the key Settlements. Of these, around 580 are on sites that can deliver in the next 5 years.

	Remaining requirement from 7	Existing Supply	Safeguarded Land	Remaining Requirement
18 Year Supply	739	705	210	-176
5 Year Supply	545	690	0	-145

The housing target has been met without needing to consider extensions to the other Settlements or new settlements in the Green Belt.

The above process demonstrates how the council has identified sufficient sites to meet its plan wide and 5 year housing needs.

## Appendix 1

### Core Strategy Review Supply by Settlement Type

Settlement type.	Committed Supply	Committed Supply with 6% lapse rate applied	% of total Committed supply with lapse rate (810) rounded	Apportioned annual borough wide windfall rate (100 pa) Windfall x % of supply	Plan wide 15 yr windfall assumption (D x 15)	Supply from Housing Allocations	White Land capacity	Total
Long Eaton Urban Area	381	358	44%	44	663	180	0	1201
Ilkeston Urban Area	347	326	40%	40	604	1000	170	2100
Derby	0	0	0%	0	0	969	580	1549
Key Settlements	48	45	6%	6	83	705	210	1043
Other Settlements & Countryside	86	81	10%	10	150	0	0	231
New Settlement not in the Green Belt	0	0	0%	0	0	1000	0	1000
<b>Total</b>	<b>862</b>	<b>810</b>	<b>100%</b>	<b>100</b>	<b>1500</b>	<b>3854</b>	<b>960</b>	<b>7124</b>
<b>Total CSR Supply</b>	<b>7124</b>							