

Erewash Core Strategy Review – Housing Call for Sites (Sep 2024) form

New site submission form

Type of information	Details
Address	Land west of Dale Road, DE21 7LR Easting – 441503, Northing- 337028
Is the site owned by a developer?	The Site is under option of major housebuilder with a track record of submitting planning applications to expedite housing delivery. It would however be delivered by the Fitchett Homes which is a separate brand of Bloor Homes, to enable multi-outlet delivery
If not, is it currently being marketed/is there interest from a developer? Please provide details.	n/a
Site size (in Hectares)	3.62 hectares
Site capacity (net)	80 dwellings
Are there any issues that may influence delivery? Please provide details.	<p>The site is currently designated as Green Belt and therefore it would need to be released from the Green Belt before it can come forward for residential development. Whilst the landowner is willing to make this land available for development in the short term, delivery would depend on when an allocation is confirmed and when the site is released. For the reasons set out in the 'Other Relevant Information' section below, it is considered that the site subject to this submission performs poorly when assessed against the five purposes for Green Belt as outlined at paragraph 143 of the National Planning Policy Framework.</p> <p>The site is not constrained by any other statutory environmental or historical designations. The majority of the site is located within flood zone 1 (low probability of flooding). A very small area is located in Flood zone 2 (medium probability of flooding) on the eastern boundary of the site which can be excluded from proposed built development.</p> <p>Access to the site would be created through the Land north of Spondon (draft strategic policy 1.4) draft allocation for residential development to the south of the</p>

	<p>site. Advice has been sought from a transport consultant to confirm that this is suitable to support a development of this size.</p> <p>The site is well contained by woodland to the west and a thick border of vegetation separating the eastern boundary from Dale Road. Further planting of vegetation on the northern boundary of the site will further enclose the site.</p> <p>The indicative masterplan demonstrates that an area of public open space is proposed in the west of the site which would include sustainable urban drainage and acts as a buffer to the woodland from new housing development.</p>
Evidence to support anticipated delivery	<p>The site is in single ownership and under option by Bloor Homes who have a good track record of submitting planning applications to expedite housing delivery. This site will be delivered under the Fitchett Homes brand of Bloor Homes so that it can be delivered concurrently with the proposed housing development to the south.</p> <p>Our client's land interests can deliver circa 80 dwellings, whilst providing land to deliver public open space, BNG and sustainable drainage systems. A range of house types can be provided, and a policy compliant level of affordable housing delivered, close to areas of local housing need emanating from Derby City. Importantly, the site can commence delivery quickly once approved and can likely deliver houses to both the 5-year supply and overall Plan delivery.</p> <p>The allocation of this site will therefore make a significant contribution to ameliorating the housing supply issues raised by the Inspector.</p>

* Please continue on subsequent sheets if necessary

Anticipated annual build-out rates:

Year	Amount
2024-25	0
2025-26	0
2026-27	40
2027-28	40
2028-29	
2029-30	
2030-31	

Year	Amount
2031-32	
2032-33	
2033-34	
2034-35	
2035-36	
2036-37	
2037-38	
2038-39	
2039-40	
2040-41	
Total delivery (April 1 2024 to Mar 31 2041)	80
Post-2041	0

Additional comments (please add beneath):

The land west of Dale Road is located in a highly sustainable location, adjacent to the boundary of the Land north of Spondon (draft strategic policy 1.4) draft residential allocation and is therefore well related to the settlement of Spondon. It is proposed to deliver a high-quality development including much needed affordable housing on the site as well as delivering green infrastructure along the west of the site to create a buffer to the existing woodland.

Green Belt Review

The Council assessed the Derby Northeast (Direction C) area's contribution to the Green Belt in the Erewash Borough Council: Technical Assessment of the Derby Principal Urban Area Green Belt Purposes (September 2012). The site forms a very small part of the overall area.

Overall, the larger area was assessed as performing well against the Green Belt purposes set out in the NPPF. However, as outlined below, we believe that the site, which is a small part of the overall area performs poorly against the Green Belt purposes.

Assessment of site against the five Green Belt purposes:

a) To check the unrestricted sprawl of large built-up areas

The technical assessment of the Green Belt (2012) outlines how the Direction C Area of Green Belt helps to define the eastern edge of the City and constrains sprawl.

The site is well contained by woodland to the west and a thick border of mature vegetation and Dale Road to the east. Further planting of vegetation on the northern boundary of the site would enclose the site further and prevent further urban sprawl northwards. The southern boundary borders a draft residential allocation and so the site will be adjacent to built form.

In the context of the neighbouring draft allocation, this slight extension provides a good quantum of housing, with modest harm to this purpose of the Green Belt.

b) To prevent neighbouring towns merging into one another

The technical assessment of the Green Belt (2012) states that the Green Belt in the Direction C Area of Derby's Green Belt prevents the coalescence of the cities of Derby and Nottingham. The site is located adjacent to the Land north of Spondon (draft strategic policy 1.4) on the edge of the built form of Spondon and so when considering its context, the site performs a very minor role in preventing the coalescence of these conurbations. As already mentioned, the mature border of vegetation on the eastern boundary and Dale Road act as a defensible boundary to further development eastwards towards Ockbrook.

Consequently, we consider that the site only performs a 'minor' role against this purpose.

c) To assist in safeguarding the countryside from encroachment

Whilst we accept the development of this site would lead to some form of encroachment, we do not consider that the site plays an 'important' role with regards to this purpose of the Green Belt. The boundaries of the site on three sides are defined by potential built form, woodland or mature vegetation and trees. Moreover, as noted above, this can be strengthened with further planting to the north of the site meaning that the proposal will be very well contained and will not result significant encroachment.

As a consequence, we consider that the site should be considered as performing a 'minor' role of this Green Belt purpose.

d) To preserve the setting and special character of historic towns

There would be no harm through the development of the site against this purpose of the Green Belt.

e) To assist with urban regeneration, by encouraging the recycling of derelict and other urban land

The development of this site would have a minor impact on this purpose. As already established through work of the Council and EiP, there are no viable brownfield alternatives in Erewash. The site therefore performs no role against this purpose.