

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

New site submission form

Type of information	Details
Address	Land East of Morley Road, DE21 4TD Easting – 439692, Northing- 339253
Is the site owned by a developer?	Site under option of major housebuilder with track record of submitting planning applications to expedite housing delivery.
If not, is it currently being marketed/is there interest from a developer? Please provide details.	n/a
Site size (in Hectares)	16.05 hectares
Site capacity (net)	280 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 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 designations and is located within flood zone 1 (low probability of flooding). There are no historical designations on site. It is 500m northwest of Locko Park registered park and garden however this is screened from the site by the line of mature vegetation and woodland on the eastern boundary of the site.</p> <p>The site is bordered by mature trees and hedgerows. The indicative masterplan demonstrates that an area of public open space is proposed in the eastern and southeastern part of the site creating a landscaped edge to the proposed urban rural fringe which would preserve the existing PROW and include further planting and</p>

	sustainable urban drainage features. Landscaping and further planting along the southern boundary would further help to visually contain the site.
Evidence to support anticipated delivery	<p>Vehicular access to the site can be achieved off Morely Road. There is also the potential to create an access of Locko Road also. 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.</p> <p>Our client's land interests can deliver circa 280 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	40
2029-30	40
2030-31	40
2031-32	40
2032-33	40
2033-34	
2034-35	
2035-36	
2036-37	
2037-38	
2038-39	
2039-40	
2040-41	
Total delivery	280

Year	Amount
(April 1 2024 to Mar 31 2041)	
Post-2041	0

Additional comments (please add beneath):

The Land East of Morley Road is located in a highly sustainable location adjacent to the boundary of Derby City's built form and close to bus stops served by routes direct to Derby City. It is proposed to deliver a high-quality development, well related to Derby City including much needed affordable housing on the site as well as delivering green infrastructure along the eastern boundary of the site to ensure that the proposal is fully enclosed.

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 located adjacent to the northeast of the Derby Built up 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 existing roads to the north, south and west which would reduce the impact of encroachment. The northern half of the eastern edge of the site is vegetated with mature trees and the southern half with mature hedgerows which would as a defensible boundary helping to enclose the site.

The site is well contained and of a limited size that wouldn't result in a large degree of encroachment. The indicative masterplan demonstrates that Public Open Space will be located to the south and on the eastern edge of the proposed development. This will create a landscaped buffer between the open countryside and the urban area. The existing vegetated boundary and woodland to the west of the site screens the development from the setting of Locko Park (Registered Park and Garden) minimising potentially detrimental impacts on the open countryside and the setting of Locko Park.

The site performs a minor role against this purpose.

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 on the edge of the built form of Derby and so when considering its context, performs a very minor role in preventing coalescence of settlements.

Moreover, Locko Park Registered Park and Garden is situated between the site (500m to the east) and Nottingham and would be major constraint to further development in this direction towards Nottingham or Ilkeston to the Northeast and preventing coalescence.

Consequently, we consider that the assessment should be amended to reflect 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. Roads define the boundaries of the site on three sides and trees and vegetation create a defensible boundary to the east. Moreover, as noted above, this can be strengthened with further planting to the east of the site meaning that the proposal will be very well contained and will not result in a large degree of encroachment.

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