

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

### New site submission form

Type of information	Details
Address	Land South of Moor Farm Training Centre, Acorn Way, DE21 4TB  Easting – 439280, Northing- 338252
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)	7.52ha
Site capacity (net)	160 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 allocated and released from the Green Belt. 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 and is located within flood zone 1 (low probability of flooding).</p> <p>The site is bordered by mature trees and hedgerows and there are several mature trees within the site which would be retained. The indicative masterplan demonstrates that these features will be conserved as part of a development proposal and that an area of open space and landscaping is proposed along the eastern part of the site which would include further planting, a potential</p>



	sustainable urban drainage feature and thus a new landscaped edge on the urban-rural fringe.
Evidence to support anticipated delivery	<p>Vehicular access to the site can be achieved off Acorn Way. 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 160 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	
2031-32	
2032-33	
2033-34	
2034-35	
2035-36	
2036-37	
2037-38	
2038-39	
2039-40	
2040-41	
<b>Total delivery (April 1 2024 to Mar 31 2041)</b>	160
Post-2041	0



Year	Amount

**Additional comments (please add beneath):**

The Land South of Moor Farm Training Centre is located in a highly sustainable location, adjacent to the Acorn Way allocation (draft strategic policy 1.3) and south of the Moor Farm Training Centre. It would be well related to the settlement of Derby City. It is proposed to deliver a high-quality development including much needed affordable housing on the site as well as delivering green infrastructure along its eastern boundary to ensure that the proposal is fully enclosed.

Green Belt Review

The Council assessed the Derby North East (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 parcel.

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 parcel of the overall area located on the edge of the Derby Built up area performs poorly, and a 'minor' role be attributed to the site.

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. This site is located adjacent to the Acorn Way housing allocation (draft strategic policy 1.3) and would extend the built form in line with the land and buildings of the Moor Farm Training Centre and the proposed allocation. The eastern edge of the site is significantly vegetated which would act as a defensible boundary clearly enclosing the site. The site is well contained and only 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 on the eastern edge of the proposed development. This alongside the existing vegetated boundary will buffer and screen 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 performs a very minor role in 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 (as would all greenfield development), we do not consider that the site plays an 'important' role with regards to this purpose of the Green Belt. The site is already defined on three boundaries by trees and vegetation and there is existing built form to the north and proposed to the south. Moreover, as noted above, the development will create new boundary planting to the east of the site meaning that the proposal will be very well contained and only of a limited size that will not result in a large degree of encroachment.

As a consequence, we consider that the site should be considered as having a 'minor' role in 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, particularly as there are only three sites on Derby City's Brownfield Register over 1 hectare and 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.