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19<sup>th</sup> May 2025

Planning Policy Team  
Erewash Borough Council  
Town Hall, Wharncliffe Road  
Ilkeston  
Derbyshire  
DE7 5RP

By email: [planningpolicy@erewash.gov.uk](mailto:planningpolicy@erewash.gov.uk)

Dear Sir/Madam,

**RE: RESPONSE TO EREWASH CORE STRATEGY REVIEW AMENDMENT CONSULTATION REGARDING  
STRATEGIC POLICY 1.11: NORTH OF BORROWASH**

Planning & Design Practice Ltd are acting on behalf of Mr Norman Woods, the landowner of the site west of Cole Lane, Borrowash, to submit a letter of support for the proposed allocation of their land for 60 residential dwellings. For completeness, comments on the proposed policy, housing trajectory and Green Belt review are provided below.

**Response to Proposed Policy**

Draft Strategic Policy 1.11: North of Borrowash sets out the following:

*'Land North of Borrowash located to the west of Cole Lane as shown on the policies map is allocated for residential development of around 60 homes across 2 hectares of land. The development will form an extension to the key settlement of Borrowash.'*

*Development shall provide for the following:*

- 1. Formation of a new vehicular and pedestrian access into the development from Cole Lane;*
- 2. Safeguarding the route of Ockbrook Footpath 1 through the site;*
- 3. Installation of a suitably designed acoustic barrier running along the development's northern boundary;*

4. *An appropriate landscaping buffer separating development from the Ock Brook watercourse; and*
5. *40% of the new homes to be provided as on-site affordable housing.*

*As a consequence of this development, an area of 1.9 hectares of land extending westwards beyond the Ock Brook has been identified as safeguarded land and will help assist with meeting longer term housing needs.'*

The allocation of the site for 60 dwellings as originally promoted is a welcomed outcome of the 'Call for Sites' exercise. On review of the above, the landowner is agreeable to the proposed development considerations, with it viewed that the requirements are commensurate to the context of the site and its surroundings and are necessary to ensure that a well-designed residential development is brought forward. It is also confirmed that the site remains available for development within the plan period.

### Housing Trajectory

The supporting Housing Trajectory document sets out the following deliverables over the plan period for the site to deliver the allocated number of residential dwellings:

Year	Dwellings Delivered
2027/28	20
2028/29	30
2029/30	10

It is understood that the provision of a buffer in the housing trajectory has been incorporated to facilitate acquisition of a planning consent. It is anticipated here that a planning application will be prepared for submission by late 2025 - early 2026. This, along with the number of dwellings per annum proposed, is viewed to be an achievable assessment of the site, with agreement that site can deliver over a five-year timeframe.

### Green Belt Review

The Green Belt Review, which informs the proposed amendments to the Core Strategy Review, it states that the role of the Green Belt at the landowners site is limited, because:

*'the area has a strong sense of enclosure, being located between Victoria Avenue, Cole Lane, the current village boundary and the A52.'*

We agree with this assessment of the land and support the decision to allocate it within the Core Strategy Review on this basis. Due to this assessment and following the publication of the revised NPPF in December 2024 and the introduction of the 'Grey Belt', we also believe the site would qualify for such a designation, as the site does not significantly contribute to purposes a), b) and d) of the Green Belt, nor would the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) provide a strong reason for refusing or restricting development.

The NPPF at paragraph 148 makes it clear that where it is necessary to release Green Belt land for development, a sequential approach should be taken, in that *“plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations.”* Therefore, as grey belt land, the site is appropriately prioritised over the release of other Green Belt locations through this allocation.

### Summary

Overall, the positive review of the site within the Core Strategy Review Amendments is encouraged by the landowner and we would welcome further engagement with the Council should any further queries regarding the deliverability of the site be raised.

In this regard, we would ask that you get in touch with the Team at [planning@planningdesign.co.uk](mailto:planning@planningdesign.co.uk).

Yours sincerely,



**Michael Bamford** BA (Hons) MPLAN MRTPI

Director | Chartered Town Planner

For and on behalf of Planning & Design Practice Ltd