

19 May 2025

Delivered by email

Planning Policy
Erewash Borough Council
Town Hall
Derby Road
Long Eaton
NG10 1HU

Dear Sir / Madam

**EREWASH CORE STRATEGY REVIEW AMENDMENT CONSULTATION
LAND AT THE FORMER OAKWELL BRICKWORKS**

We write on behalf of our client, Tata Steel UK Limited (Tata Steel), in response to the current Erewash Core Strategy Review Amendment Consultation (March 2025).

Our client has two sites at the Former Oakwell Brickworks, Ilkeston, both of which are located within the Ilkeston urban area. The sites, Land at Oakwell Brickworks Parcel A (Site 158) and Land at Oakwell Brickworks Parcel B (Site 159), have been consistently promoted through the Strategic Housing Land Availability Assessment (SHLAA). The most recent SHLAA (2022) found that both sites were suitable and available.

Both sites are currently the subject on ongoing planning applications as follows:

- *Parcel A* - Application No. 1124/0050: Former Oakwell Brickworks, Derby Road, Ilkeston – Demolition of 195 Derby Road and erection of 82 dwellings together with associated parking, landscaping, drainage, roads, footways and other associated works. (registered November 2024).
- *Parcel B* - Application No. 1124/0039: Land off Little Hallam Hill, Ilkeston – Erection of 16 dwellings together with associated parking, landscaping, drainage, roads, footways and other associated works. (registered December 2024).

We note that neither site is proposed for allocation within the Core Strategy Review Amendment (CSRA) consultation.

The Sustainability Appraisal (SA) which accompanies the CSRA provides an extremely strong spatial preference to growth occurring within the Ilkeston urban area (defined as 'the town' within the SA). Any growth within this spatial option represents the second-most sustainable option of the eight tested by the SA.

The housing allocations proposed within the CSRA are, with the exception of the Stanton South site (which has been allocated for specific reasons), are all located within the Erewash Green Belt.

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The two proposed sites at the Former Oakwell Brickworks are located within a spatially preferable location (i.e. within the defined urban area) and the Council has confirmed that the principle of development is accepted. This has been confirmed through dialogue with the Planning Policy Section and through the formal consultation responses to the current planning applications for housing at the proposed sites (which support the principle of development).

It is understood that the Council's focus for this current consultation has been identifying sites within the Green Belt. Dialogue with the Council indicates that this is on the basis that sites within the urban area, such as those promoted by Tata Steel, are acceptable in principle for residential development. Development would therefore be supported on such sites, subject to addressing any site-specific issues.

Whilst the Council's approach is noted, the CSRA should be clearer that sites within the Ilkeston Urban Area (such as Parcel A and B) are spatially preferable, and the principle of residential development is accepted. The specific allocation of sites such as Parcel A and B would ensure clarity and help understand how many dwellings could be delivered from sites within the urban area. Both sites are accepted as being suitable and available. They are also subject to live planning applications, which would ensure any allocation is delivered early in the plan period.

In the absence of allocating sites such as Parcel A and B, the CSRA should be amended to include additional text to confirm that residential development on sites within the Ilkeston Urban Area is acceptable in principle. This would provide greater certainty to those engaged with the development plan process, including landowners/developers, decision makers and the community.

Summary

We trust that the above representations assist and are taken into account as the preparation of the Plan progresses.

We would be grateful if we could be kept informed of future stages of the emerging Erewash Core Strategy Review.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,



Abi Roberts
Associate Director

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