



STANTON REGENERATION MONTHLY UPDATE OCTOBER 2009

This is the latest monthly update to be produced by us on the Stanton Regeneration site. Updates are produced during the last week of every month and are placed on our website during this time.

Updates this month are:

1. Officers from the Council continue to work with Saint Gobain the owners of the Stanton Regeneration site and ATLAS (Advisory Team for Large Applications based with the Government's Housing and Communities Agency) on this project. Saint Gobain and their team of consultants are producing a masterplan, which will set out what could be built on the site. Officers from Erewash Borough Council are working with Saint Gobain to inform and, where possible, influence this masterplan. Saint Gobain is producing their masterplan before they prepare to submit their planning application for the site. ATLAS is assisting us and Saint Gobain on managing the way the masterplan and planning application are produced, and is providing specialist knowledge in sustainable development, transport and design.
2. We are working with St Gobain on this project for two main reasons:
 - o The Stanton site is 'Brownfield land'. This means that the site has previously been built on. The Government want to ensure that we use our Brownfield land for development and there is a Government target that we are monitored against. This is to take the pressure off having to build on 'Greenfield land'. Greenfield land is land which has not previously been built on, such as agricultural fields and woodland, for example.
 - o Under Government development targets for new housing which are set out in the East Midlands Regional Strategy, we are required by law to ensure that we make sufficient land available in Erewash for new homes, jobs and community facilities. The housing targets, which are minimum targets, have been placed on us by the Government. We are therefore required to provide a minimum of 7,200 new homes between 2006 and 2026 within the Borough. These homes need to be built in various locations around the Borough. The Stanton Regeneration site is therefore being considered as a potential location for **a proportion** of this

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development. The precise number of new homes and businesses to be built on Stanton is not known at this stage,

3. The **working Vision** for Stanton, which is available on our dedicated Stanton website www.erewashcouncil.com/stanton, is to create a new distinctive development at Stanton, which puts the community first by providing a mix of homes and businesses, and community facilities: including schools, shops, health and recreation facilities, parks and green space, all within easy walking distance of each other. The Stanton development will also need to be of high quality and be well designed, as it is adjacent to the countryside and will need to minimise its impact on the environment.
4. Council Officers continue to work with other technical specialists within the **Working Groups** to better understand issues for the Stanton site. These include Housing & Social Infrastructure, Economy, Transport, Built Environment and Natural Environment. There is strong officer representation from the Council on these groups. The Groups have been set up to help ensure we all work together from the earliest stages and provide feedback to inform the Saint Gobain masterplan and planning application.
5. The Transport Working Group is still working on the road options for the site, together with other transport issues. No decision has as yet been made about which road, if any, will be built and won't be made until the planning application is submitted to us. Testing of the road options by using a specialist computer model will now occur over winter. This means that the **Saint Gobain public exhibition** on the proposals will now occur in **March 2010** at the earliest.
6. For reasons of commercial sensitivity and to ensure open discussions between Saint Gobain, Officers of the Council and key stakeholder organisations, the Working Groups are held in private. No Councillors are involved in any of these Working Groups and the decision on the specific proposals for the site will be made by our Planning Committee in accordance with our formal planning application process. This process includes a statutory stage of public consultation. The formal planning application process will not start until the planning application is submitted to us by Saint Gobain. We believe that this will be **June 2010** at the earliest.
7. Council Officers, together with Saint Gobain and ATLAS, have been working on a **Work Programme** (formerly called the Project Plan). This Work Programme sets out the project management structure and includes timescales for the production of the Saint Gobain masterplan and planning application. As the timescales are subject to change, the Work Programme will need to be flexible. Revised versions will therefore be posted on the website as they occur. This Work Programme does not involve gaining any Council Member approval. Its purpose is to provide a management tool to the

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Council's officer team and Saint Gobain. This Work Programme will be made available on our Stanton website by mid November.

8. The Council's **dedicated Stanton website**, giving information on the Stanton Regeneration Project and answering frequently asked questions, is available at www.erewashcouncil.com/stanton. Please contact us using the details at the bottom of this page, if you have comments about the website or would like other questions to be answered. We are also happy to mail out information to those who do not have access to the web. Residents can also access the website by calling in at our Long Eaton and Ilkeston Town Hall receptions.