

PROPOSED RESIDENTIAL DEVELOPMENT, WEST HALLAM

Introduction

Consultation Purpose

Homes by Honey are preparing to bring forward a full planning application for a residential development on land south of Beech Lane, West Hallam. The proposal is for **107 new homes** including over **30% Affordable Housing** provision. This proposal is designed to deliver a high-quality, sustainable and thoughtfully prepared scheme that will contribute towards acute housing need in Erewash Borough.

This consultation is an important step in the process, giving local residents, stakeholders, and all interested parties the opportunity to share their views and ask questions directly to the developer before we submit a formal planning application to Erewash Borough Council. Ongoing engagement has taken place with Erewash Borough Council to ensure the proposals are well informed and appropriately aligned with local planning objectives.



▲ Figure 1: Aerial Overview Site Context

What Happens Next?

This Public Consultation Event provides an important opportunity to share the proposed plans and answer any questions you may have. **We welcome your feedback, which can be submitted online via the comments box or by post to: STAT Planning, Edwinstowe House, High Street, Edwinstowe, NG21 9PR.** Following a review of feedback received through this consultation, we intend to submit a full planning application at the end of March 2026. Erewash Borough Council will advertise and make available for comment the planning application once it is submitted and registered.



▲ Figure 2: Aerial Site Location

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The Vision

“Honey understand that we are all searching for that little bit more from life”.

The vision is to create a high-quality, sustainable and inclusive new neighbourhood that becomes a natural extension to West Hallam.



Project Team

Applicant	Homes by Honey
Technical Expertise	Consultant
Architects	24/Three
Town Planner	STAT Planning
Highways	M-EC
Landscaping	FDA Landscaping
Ecology	Paul Hicking Associates
Archaeology	MAP Archaeology
Site Investigation and Drainage	Eastwood Consulting Engineers

Through the work of Homes by Honey and the technical team, residential development has been properly considered and the planning processes followed with care and collaboration, which we are keen to continue through this public engagement stage.



▲ Figure 3: Representative Honey Street Scene



▲ Figure 4: Representative Honey Street Scene

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The Site

Setting

The proposed application site is located to the south of Beech Lane, on the southern edge of West Hallam, within Erewash Borough. The site draws together existing residential development east and west, and West Hallam White Rose Cricket Club south. Opposite the site is Scargill Church of England Primary School. The site measures approximately 3.8 hectares and is unmanaged grassland. The site has a flat landscape, framed against the backdrop of the existing built-up settlement.

Part of a Bigger Picture

The proposal represents a realistic opportunity to contribute successfully towards improving the critical housing deficit in Erewash Borough, providing high-quality and high specification residential development in a sustainable and inclusive settlement. The site had been a proposed residential allocation in the now withdrawn Erewash Borough Council Core Strategy Review. The suitability, availability and achievability of this site to support local growth and assist in meeting housing land supply targets was established through the review process and still remains relevant.

Planning Context

The site meets the Government's 'Grey Belt' definition, being land in the Green Belt that does not significantly contribute to the expressed purposes of the Green Belt. The development is not sprawl and the extremities of the settlement boundary are maintained. Meeting the definition of Grey Belt sets this site apart from other sites likely to come forward in the context of the Council's housing supply shortfall. It means that the positive work already underway and establishment of the site as a suitable location for new housing can continue.



▲ Photo 1: Existing Site View West to East



▲ Photo 2: Informal Access from Beech Lane and View South to Cricket Club



▲ Photo 3: Existing Village Street Character

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The Proposals

Residential Development

- Deliver 107 new homes on site including Affordable Housing.
- Access for vehicles, pedestrians and cycles to and from the site from Beech Lane.
- A positive mix of house types and sizes.
- Incorporate high-quality landscaping and green spaces.
- New safe pedestrian and cycle links through the site to West Hallam White Rose Cricket Club, local walking routes and the countryside.
- High-quality and carefully considered house types and materials to sensitively reflect West Hallam's local character and site appearance.
- Planting and open spaces enhancing biodiversity and creating a pleasant setting.
- Safe, comfortable and well-designed homes, supporting families and contributing to a balanced and inclusive community.
- Increased housing choice and availability of aspirational housing.
- Attenuation basin to control surface water and to ensure no flood risk.



▲ Figure 5: Proposed Site Layout

Proposed Street Scenes



Figure 6: Section 1



Figure 7: Section 2

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Key Benefits

- New Housing to meet an identified need, including significant proportion of Affordable Housing.
- Grey Belt site development.
- Increased choice and availability of housing product.
- Supporting economic growth and local employment opportunities during construction and operation.
- Safe, permanent and open access to West Hallam Cricket Club.
- Creation of attractive natural spaces within the development.
- New pupil numbers to support the longevity of Scargill Church of England Primary School.
- Establishing high-quality design principles that respect the local environment.
- Enhancement of hedgerows and landscaping to facilitate for biodiversity net gain.



5 bed home



4 bed home



2 bed home

Conclusion

Homes by Honey are seeking full planning permission for residential development on land south of Beech Lane, West Hallam. The proposal will deliver a high-quality and sustainable neighbourhood, creating a natural extension to the village and contributing to the community through being Grey Belt land. This development will bring many benefits to the area, including helping to meet local housing needs, supporting economic growth and facilitating access to West Hallam White Rose Cricket Club, enhancing local walking routes and supporting Primary School pupil numbers. Your feedback will help to refine the proposals prior to the submission of the planning application to Erewash Borough Council, at the end of March 2026. You will also have the opportunity to comment formally, by responding to Erewash Borough Council's consultation on the application in due course.

We look forward to hearing from you!