

Erewash Core Strategy Review – Submission Version, November 2022

Response 01/02/2024 by John Wright

The core strategy review, at 'Spatial Portrait'(p3), describes the area of Erewash which borders the village of Spondon (part of the conurbation of Derby) as the 'Rural Area'. It then goes on to state it is 'Green Belt' and 'This is an important component of the wider Nottingham-Derby Green Belt, the main function of which is to prevent the merger of those two conurbations. These statements appear to define the Council's approach to new housing in the localities in the 'Rural Area' and in particular those Green Belt localities in the Borough that sit in between Derby and Nottingham as areas that are particularly important to retain as 'Green Belt'. In previous consultations the Council has maintained this position when considering the potential for further development of villages such as West Hallam, Dale Abbey and Ockbrook, however, this does not appear to be the case when development is being considered where local residents do not have a vote or pay council tax to Erewash i.e., Spondon. Spondon is on the eastern most edge of the City of Derby, it is highly constrained in terms of Green Belt and has its own severe pressure of public services and infrastructure i.e., congestion through the village from the A6096. Spondon also has its own proposed housing developments from the City of Derby.

The Review, at 'Strategic Priority 1 – Housing',2 (p4), provides a hierarchy of housing developments. It places 'Extension of conurbations into the Green Belt (Derby and Nottingham)' at priority 5, (e), this includes the Spondon development. This is despite this proposal failing to meet the Borough's strategic priorities described above. The Spondon development should not be on the hierarchy as it fails to meet the strategic priorities but even if a case could be made for it to do so it should be the lowest and only reverted to if the localities higher in the hierarchy cannot be achieved. This latter point is important as the Council has rejected other localities for housing that have similar issues/constraints to Spondon e.g., Green Belt, limited access, congestion, pressure on services etc.

Further, at Strategic Policy 1.1 – Strategic Housing Sites (p5) the review outlines how the proposed developments should be designed; 2. Maintain and enhance, where possible, existing hedgerow and tree belt boundaries with the open countryside- the proposed development at Spondon by its very nature, as Green Belt, will not 'maintain/enhance it will permanently, as residential land, adversely impact on the current open countryside by eliminating the green space for flora and fauna between the existing housing and Spondon Wood. The criteria go on, at 4 'Deliver an appropriate level of biodiversity net gain', again by eliminating an important part of the Green Belt on the east of Derby, will only reduce biodiversity, additionally failing to meet this criterion. Finally, this section does not include any infrastructure issues such as impact of local roads networks e.g., congestion, noise, etc or services including access to dental, health, education etc. I consider this a fundamental oversight.

Strategic Policy 1.4 – North of Spondon (p10), is where the specific development that as a resident of Spondon brings together the focus for my objectives. Before addressing this specific section of the review, it should be noted that when this development was announced there was little or no

consultation with either the City of Derby or residents most impacted by the proposal, further Erewash's search for appropriate development sites appears focused on slavish compliance with achieving targets and political expediency rather than sustainable development, here I am specifically referring then sustainability of services and neighbouring Council's revenues. There is only a nod to potential impact on school places, other services including infrastructure are not considered. The impact of the council tax revenues and S106 levies support Erewash Borough rather than Derby City, where residents are most likely to consume services is not considered, for example, the development adds significant further congestion to an already highly congested locality with the negative impact on residents and businesses this is addition to doctor, school, dental services etc. The review states 'This site is suitable and available for housing, and will form a natural and logical extension to the community of Spondon' It does not state what the basis for this 'natural and logical' argument is and who they have consulted to come to this conclusion. Green Belt is a precious commodity and one that we should protect except in extenuating circumstances, this is not such. What is a natural and logical extension of the community of Spondon is the further protection and enhancement of the Green Belt.

History:

Sep 30, 2023, 1:23 PM

to planningpolicy,

As residents of 220, Dale Road, Spondon, Derby DE21 7DL myself and my wife (Samantha Wright) submit our objections to the above planning application. In the previous consultation phase I submitted multiple issues regarding the application. I was informed that you would keep me updated on future developments. I have not received correspondence from you, I was made aware of the current application from my local councillor.

Could you please confirm you have on record my previous objection? I have attached a copy if it has gone missing.

I will not reiterate all of the attached objections, they all remain relevant and indeed have increased in severity since, for example, there are 2 current planning application that relate to more housing in Spondon that if approved will place even further strain on traffic congestion, noise, air pollution, doctors, schools etc but these developments will attract planning grants and council tax to Derby City.

The issues with Spondon Wood are not just Green Belt and all the other objections, the developer Bloor is actively promoting all of the Spondon amenities to potential residents without reflecting the downsides e.g., destroying Green Belt and creating congestion in an already highly congested village but they openly state all of the planning subsidies and council tax will benefit Erewash residents. This is a travesty of natural justice and I will be making my MP aware.

I have also recently heard that Erewash will be considering a planning application for a major development in Kirk Hallam and that the Council is minded to oppose because of the congestion it will create. The Council has no hesitation in considering a planning application for Spondon Wood that will create congestion for residents in a neighbouring district.

Objections on behalf of Samantha and John Wright.