

Planning Policy

From: Sharon Lunney [REDACTED]
Sent: 25 February 2024 19:28
To: Planning Policy
Cc: [REDACTED]
Subject: Re: EREWASH CORE STRATEGY REVIEW – TARGETED CONSULTATION
Attachments: Barrister response.pdf; SGA26 Formal Objection Sharon Lunney.pdf; Sharon Lunney Formal Objection to Planning at Spondon Wood (1).pdf

Please find below my completed response to the emailed form regarding Core Strategy Review.

Best Regards, Sharon Lunney.

Core Strategy Review Representation Form – Targeted Consultation

The consultation runs between Monday 15 January and 26 February 2024

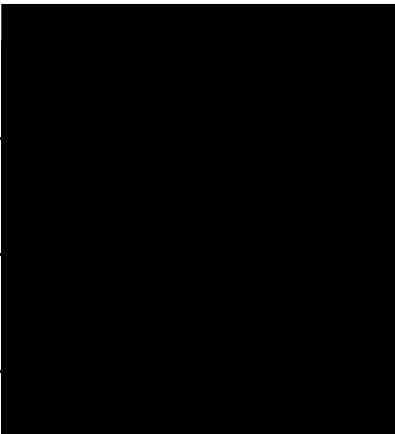
For representations to be valid, a full name and address must be provided.

If you need to continue with more space for any of your answers, please attach further pages to this form.

All fields marked with an Asterix (*) must be completed.

[REDACTED]

Title(*):	Mrs
First Name(*):	Sharon
Job Title: (where relevant)	n/a

Organisation: (where relevant)	n/a
Address(*)	
Postcode(*):	
Telephone number(*):	
Email Address(*):	
Agent's details: (if applicable) Include name, address, contact number and email	

To which part of the Core Strategy Review does this representation relate? (Delete as appropriate)(*)	Policies / Policies Map
Please use the space below to tell us specifically where the representation relates to (a policy, the policies map or other text). Do not use this space to make your comments as this is required further down the form.(*)	
Allocation of Spondon Wood	

Do you consider the Core Strategy Review is Legally Compliant? (*) (Delete as appropriate)	No
Do you consider the Core Strategy Review is sound?(*): (Delete as appropriate)	Not qualified to comment
Do you consider the Core Strategy Review complies with the duty to cooperate?(*): (Delete as appropriate):	No

Please give details of why you consider the Erewash Core Strategy Review is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Core Strategy Review or its compliance with the duty to co-operate, please also use this space to set out your comments.

I am not qualified in these fields, however based on my experience with the process it does not appear to be a cooperative strategy. We (as Spondon residents) were advised by the local councillors that Derby City council had not been advised of proceedings during the initial phases, this is problematic because Spondon is Derby City and not Erewash so it is wholly in their interests. Additionally, the consultancies were not shared beyond those backing onto the fields when this affects the entirety of Spondon given the impact is much further reaching than just houses where the garden currently backs onto the proposed site. The process has been terribly confusing throughout, for example this part of the consultancy was not clear that it was anything different to the submission already made. Timescales in which to make any views known have been very short, not allowing elderly residents to send letter based objections (for which some required assistance in compiling) and I had issues with an internet based form, it was unclear if it went through and I suspect it was this form that is being sent to me a couple of years later suggesting it had indeed failed.

With regards to this being legally compliant, again I do not have any qualifications in law or access/ complete understanding of the language of legal expectations in this regard. Based on what I have been able to glean there is a precedent for filling in green belt next to another council boundary being unlawful. Especially where the proposal is directly linked with a town or village wholly served by another council. The example here is **Sevenoaks District Council v Secretary of State for Housing Communities and Local Government [2020] EWHC 3054** this example also links to a matching example of failure to co-operate due to the council not engaging with the bordering council in both cases.

On a personal fronting, my recent ancestors (great grandparents and their younger children) were forced from their long time home because it encroached on Greenbelt. In the 1924 a wartime hospital that had been built on Cannock Chase was converted to homes for workers in the nearby West Cannock 5 colliery. The village was in the middle of the forest and called Brindley Village, my grandad was born and bred there and spoke so highly of the

way of life. The village was removed in 1955 having moved all residents to a new housing development due to the 1938 legislation giving authorities the power to purchase and protect green belt land. This legislation has not changed, in fact it has been expanded in 2012 to include 5 questions against the National Planning Policy Framework. The proposed site of Spondon Wood fails to achieve any of these questions in a positive manner:

1. **check the unrestricted sprawl of large, built-up areas** Spondon Wood site is Urban Sprawl.
2. **prevent neighbouring towns merging into one another** whilst there is no link to Ockbrook houses as there is greenbelt between this site and Ockbrook, the houses would be part of Ockbrook and not Spondon, thus opening the door to filling the gap so the development forms part of the village in which it is positioned.
3. **assist in safeguarding the countryside from encroachment** Possibly the biggest no. It backs onto a woodland and is too close to it to avoid any encroachment and potential damage. The field in question is not heavily farmed and has therefore become a key part of the diverse wildlife in the area and countryside migratory paths for the creatures with which we share the space.
4. **preserve the setting and special character of historic towns** Spondon has a specific characteristic, where the village is joined and united in what it wishes to achieve. Walking around the village, everyone is friendly and has pleasantries. There are village based events and we have a community managed library, this would not be accessible to anyone on the proposed site as you have to be in the same council boundary. Additionally, there is no access to Spondon Village (or any village) without a car or walking across fields of cows/ verges along busy, fast roads.
5. **assist in urban regeneration, by encouraging the recycling of derelict and other urban land** The site is not derelict or urban.

Please set out the modification(s) you consider necessary to make the Core Strategy Review legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above. (Please note that non-compliance with the duty to cooperate is incapable of modification at examination). You will need to say why each modification will make the Core Strategy Review legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Removal of Spondon Wood as an allocation rather than pushing housing number requirements onto Derby suburbs to utilise the already stretched resources and road networks without having to pay for the amenities. There are only disbenefits to the residents in the area by threatening our areas of much needed greenery and wildlife protection. This is a completely unwanted imposition!

Please note in your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions. After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?(*) (Delete as appropriate)	No, I do not wish to participate in hearing session(s)
Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:	
Empty space for response	

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination

Please use this space to continue any of your answers.

I believe all points made in my initial submission and the expansions included in my objection to the planning request by Bloor Homes are still valid and have no additional points to these so little value in regurgitating the same. There is also a barristers report obtained by the local residents which advises on the validity of this strategy in relation to the site at Spondon Wood. I attach all 3 for reference/ perusal.