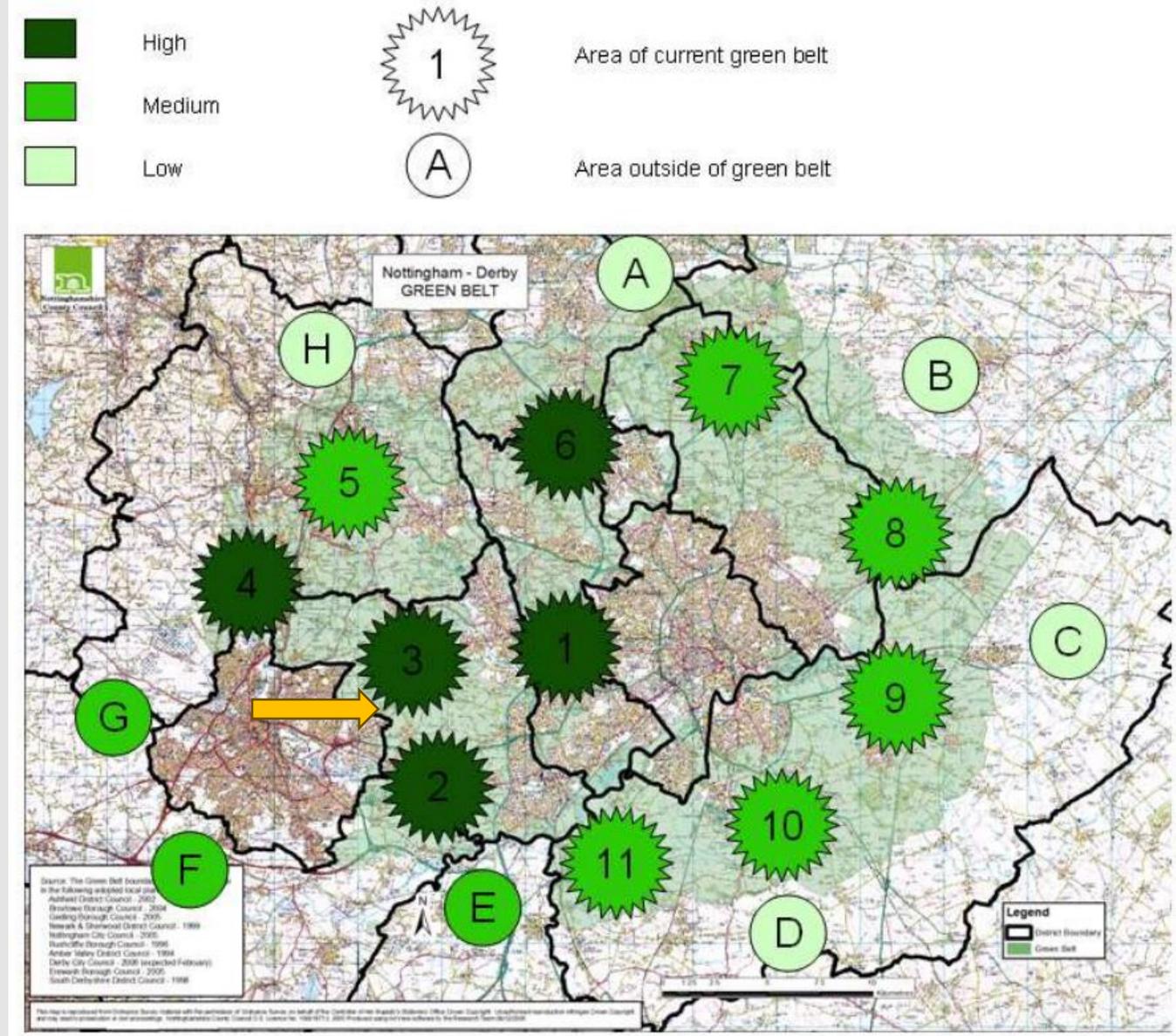


## Matter 6 – North of Spondon

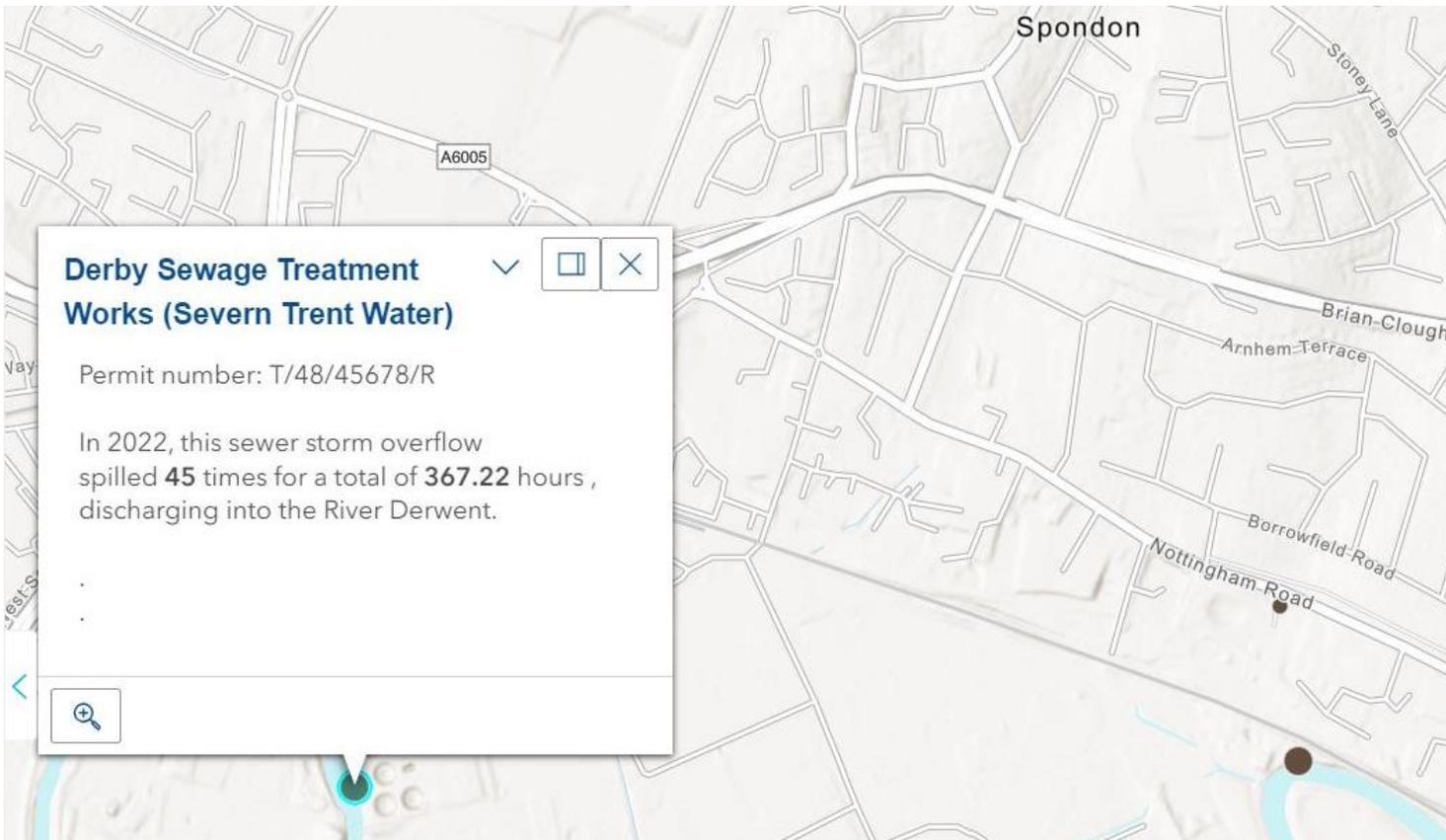
- The Green Belt surrounding Spondon is considered the most important and the highest value of all the Green Belt in the East Midlands.
- The fields surrounding Spondon Woods (Ancient) are an essential part of the Spondon Woods **ecosystem** and this is recognized by environmental studies.
- The fields surrounding Spondon Woods are important for many declining bird species.
- This is a clear expansion of Derby City boundaries and will negatively impact on the oversubscribed Derby City schools and healthcare.
- A FOI request in 2012 showed over 2000 properties in Erewash were empty. 3500 in Derby. 764 in Nottingham in 2018.
- Mr Gove said in a speech in central London: “Local authorities have the comfort of knowing that they need not redraw the greenbelt or sacrifice protected landscapes to meet housing numbers.” 2023-12-19

# Checking Urban Sprawl

- Spondon is right in the heart of the most important Green Belt.
- It defines the eastern edge of the City. Its function in constraining the eastward sprawl of the City and preventing the coalescence of the cities of Nottingham and Derby is considered very important.



# Sewage Treatment Capacity



- In 2022, the sewers already discharged raw sewage into the Derwent for a total of 15 days.
- The sewers in Spondon are not big enough to take the current load. There have been burst pipes on Sandringham Drive and Dale Road.
- Sewer modelling has not been undertaken by Severn Trent.

# Public Transport



- Spondon is already poorly served by a bus service.
- At peak times, the Ilkeston Flyer is often full before it gets to Spondon. This new development would make the problem worse for existing Spondon residents.
- There is no suitable place identified for the bus stops.

# Traffic Issues

- This proposal will add at least 750 cars to Spondon.
- There are already difficulties crossing Dale Road. Especially at the Huntley/Sancroft/Sandringham junction.
- Already in rush hour, there is often a queue of 0.6 miles from Moor Street, down Sitwell Street and Willowcroft to Nottingham Road.
- Because this is not an integrated development. Walking to the centre of Spondon for the amenities is up to 1.5 miles. Realistically, this means most journeys will be by car. There is already very limited parking in the village.

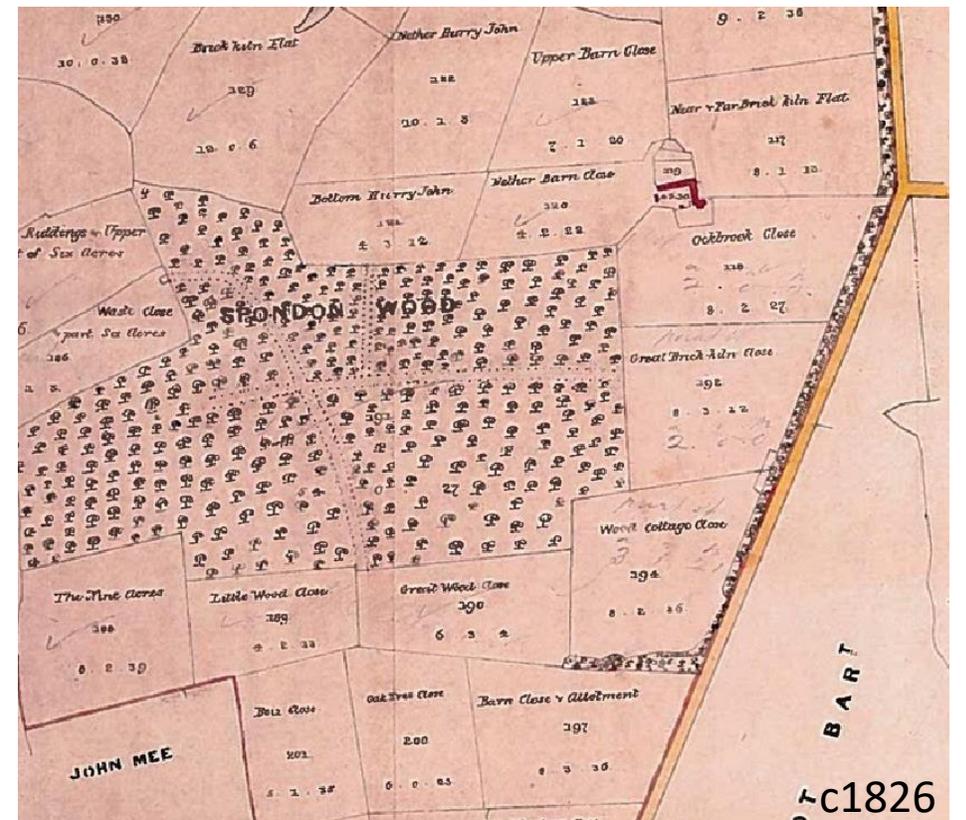
# Ancient Woodland



- Spondon Wood is Ancient Woodland.
- Records of it go back hundreds of years.
- Only 2.5% of England is Ancient Woodland.
- It is very precious and should not be encroached on by housing.

# Not a Natural Boundary

- EBC state that Spondon Wood is a natural boundary and therefore can be built up to.
- This is completely wrong. It is a **human** boundary, not a **wildlife** boundary.
- The ecosystem of the woods includes the surrounding fields.
- Disturbance from housing development may be both direct (e.g. human activity within/close to woods, light and noise pollution) and indirect (e.g. predation of wildlife species by pets kept nearby) (Arlettaz et al. 1999; Conrad et al. 2005; Longcore & Rich 2004).
- Invasion by non-native plants (Cross 1981; Dehnen-Schmutz et al. 2004).



# Wildlife Surrounding Spondon Wood

- Spondon Woods and surrounding fields has a very high amenity value and is full of wildlife that use the fields.
- All the pictures below are taken by myself or neighbours.
- Other wildlife includes Jay, Greenfinch, Partridge, Pheasant, Tawny Owls.
- 8 Buzzards have been recorded circling the fields at once on a record year.
- Many papers suggest the planting of buffer zones to protect core woodland habitat from the impact of development, but very few give figures for the size of buffer zones and those that do range in size from 50m to 400m. *(Impacts of nearby development on ancient woodland – addendum Luci Ryan The Woodland Trust December 2012)*
- [2019 State of Nature report](#) shows that wildlife in the UK is already suffering catastrophic decline in recent years.



All amateur photos of some of the wildlife in the fields surrounding Spondon Wood.



# Wildlife Survey Spondon Wood

The FPCR Environment 2023 Survey shows that:

- The area is a haven for at risk and declining bird species.
- There are Great Crested Newts in the area. (I had one in my garden.)
- There are many bats that use the area to feed.
- The Site is considered to be of Local level importance for brown hare and hedgehog.
- **Domestic cats** will definitely negatively impact the woodland due to the close proximity of proposed housing.

# A haven for declining bird species



It should be noted that the House Martin and Starlings use the fields, not just the boundaries.

#### BoCC Red List Species

- HS House Sparrow
- M Mistle Thrush
- SG Starling
- GR Greenfinch
- HM House Martin

#### BoCC Amber List Species

- D Dunnock
- K Kestrel
- MA Mallard
- SD Stock Dove
- RO Rook
- ST Song Thrush
- SH Sparrowhawk
- WP Woodpigeon
- WR Wren

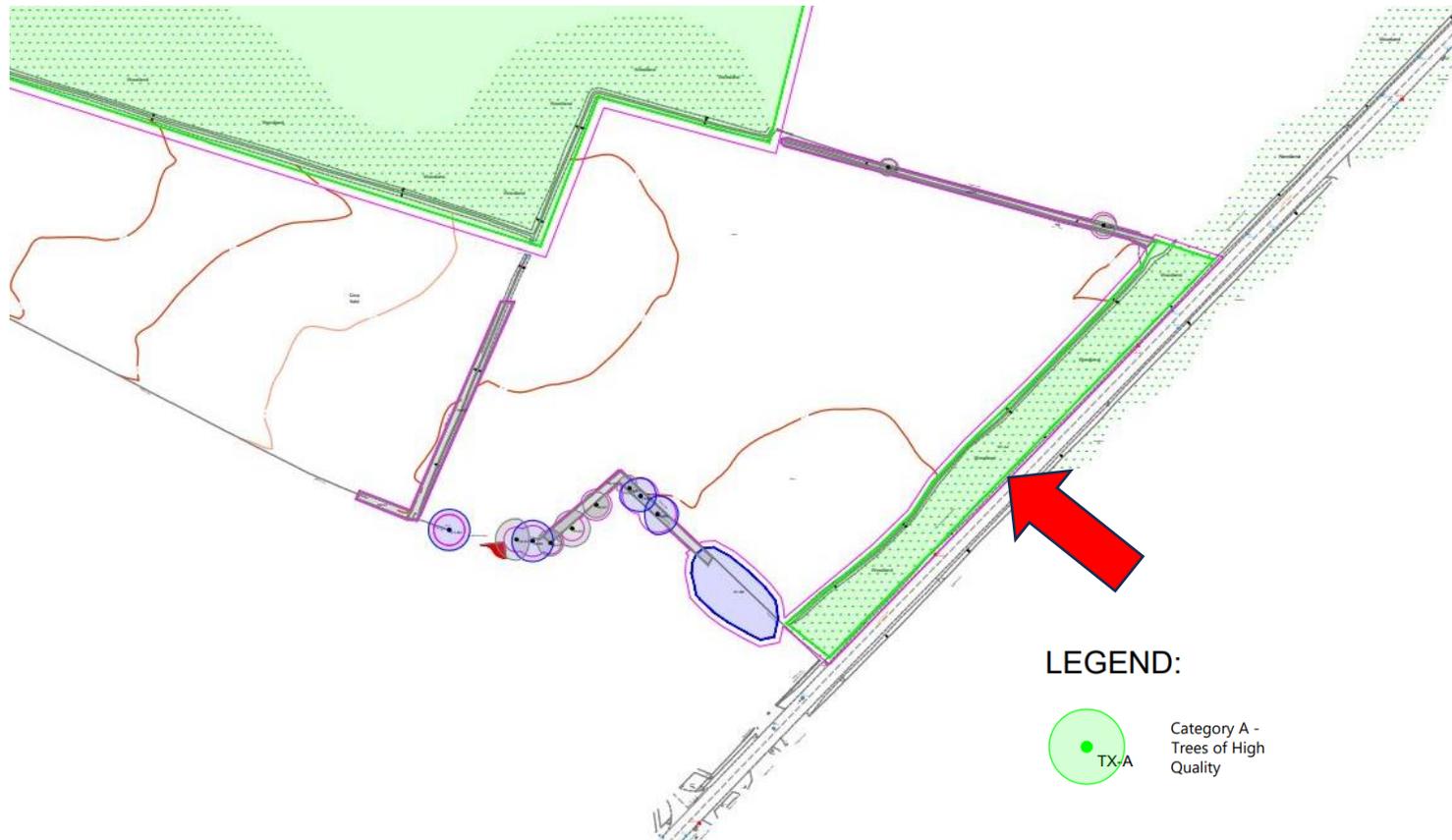
→ Fly over only

#### Additional Protections

- NERC Species of Principal Importance
- Schedule 1 Species

In addition to the species discovered by the survey, there is also Yellowhammer (Red), Grey Partridge (Red), Tawny Owl (Amber) and many more common species like Buzzard, Jay, Green Woodpecker and Greater Spotted Woodpecker.

# Felling Category A Trees



Access to the site would necessitate felling a large number of category A trees.

# Farmland Shortage



Spondon Woods

- The council needs to consider the desperate need of farmland in the UK for food production as well as building land.
- UK faces 'significant' shortage of land for food and faces a potential shortfall of two million hectares by 2030 according to new research.
- Overall, the UK runs a food, feed and drink trade deficit of £18.6bn.

<https://www.bbc.co.uk/news/science-environment-28003435>

# Further Specific Objections to “Woodside”



Spondon Woods

The new proposal will add between 800 and 1200 residents to Spondon.

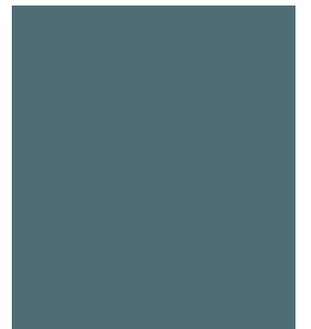
- Spondon does not have enough Senior School places to meet current demand.
- Spondon only has 2 small Doctors Surgeries. It can currently take over a week to get an appointment.
- The buffer zones are at the absolute minimum recommended by Natural England and are much narrower than other studies recommend.
- There is no public transport provision.
- Parking is already an issue around the junior schools in Spondon.

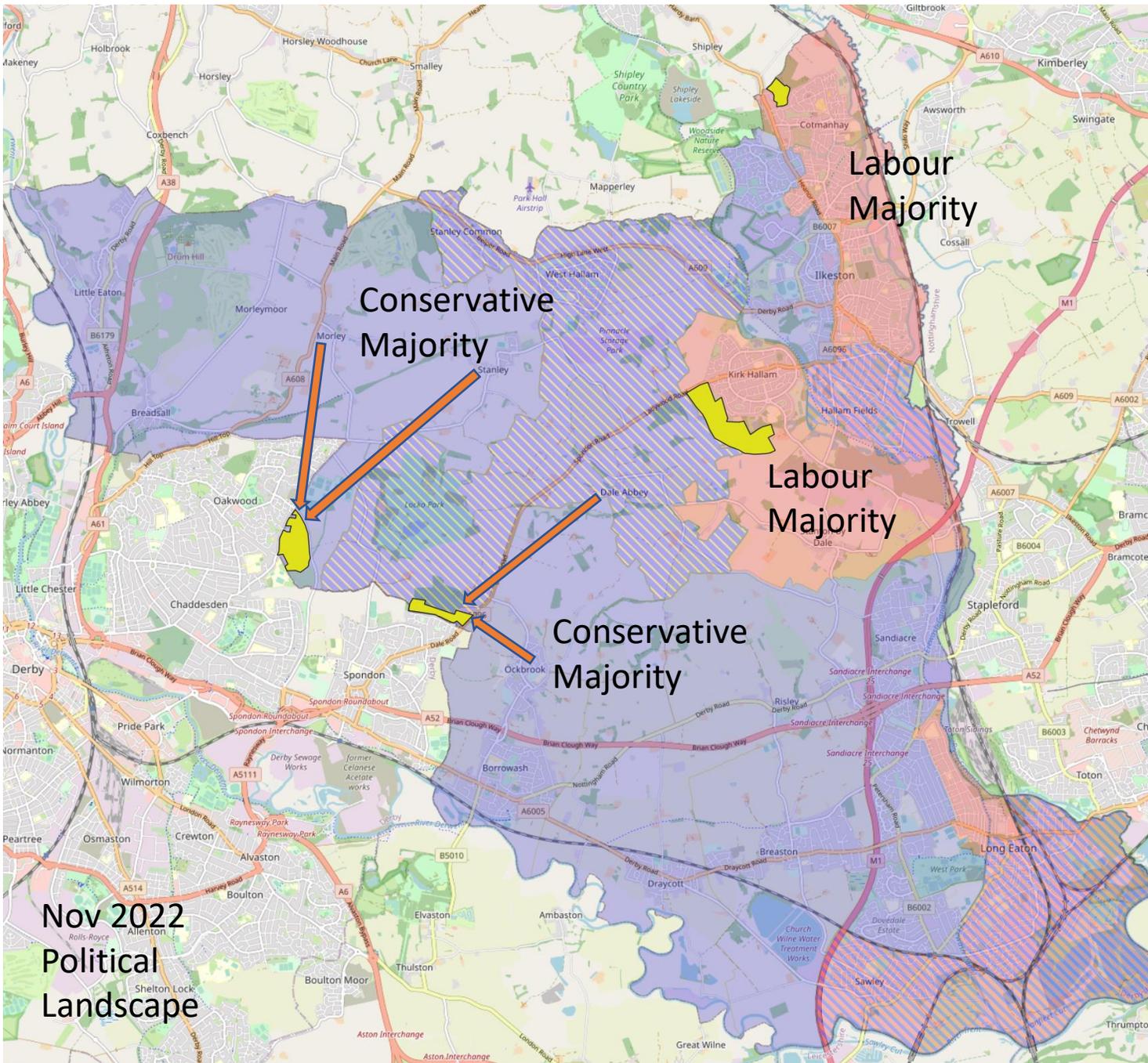
- ▶ **The Green Belt.** We will protect and enhance the Green Belt. We will improve poor quality land, increase biodiversity and make our beautiful countryside more accessible for local community use. In order to safeguard our green spaces, we will continue to prioritise brownfield development, particularly for the regeneration of our cities and towns.

# Conservative Party

Manifesto – 2019

Building on Green  
Belt is undemocratic.  
It is not what we  
voted for!!





Nov 2022  
Political  
Landscape

# Politically Motivated Site Selection

Despite the Conservative Party manifesto promise not to build on Green Belt, the selection has been voted through by a Conservative majority council in Nov 2022.

All the Green Field sites chosen are either:

- in Conservative majority wards **BUT** miles  away from Erewash voters.
- Or.....
- Sited in Labour majority wards.

**This was not a coincidence.**

# New Council 2023

## It is time for a new Core Strategy.

- The 2022 Core Strategy (submitted to the Planning Inspectorate) was based on an arbitrary central government target to build over 5800 new homes in Erewash.
- This mandatory target has now been removed.

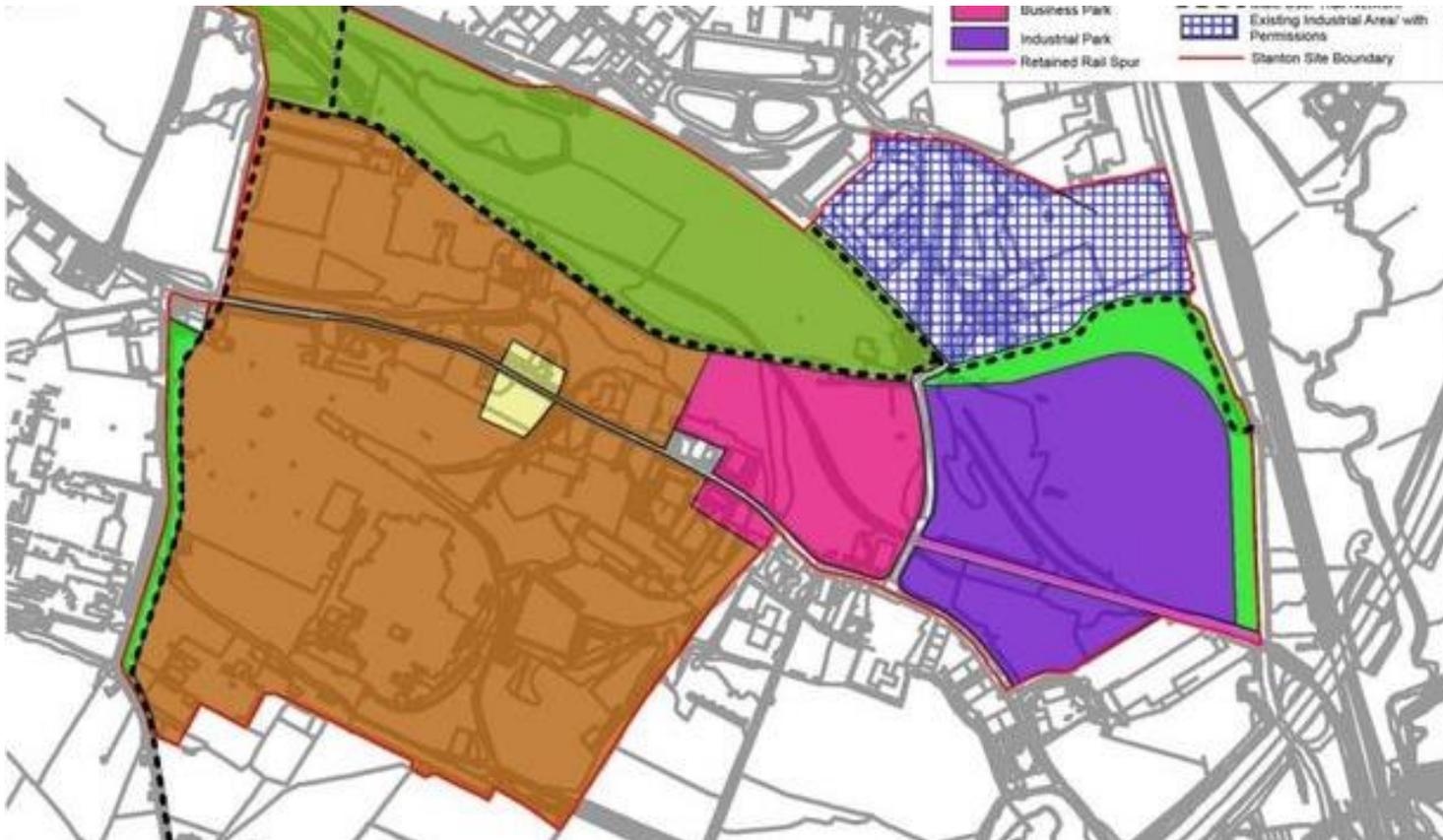
[Sunak to scrap housebuilding targets after pressure from Tory MPs | Planning policy | The Guardian](#)

- The housing minister, Michael Gove has announced on 19<sup>th</sup> December 2023 that Councils should not be obliged to build on Green Belt. [Nimby MPs have hobbled Gove's housing plan, Tory manifesto author says \(inews.co.uk\)](#)
- It's time for the new council to undo the politically motivated site selection. A Spondon Woods development contributes nothing to the character and prosperity of Erewash and is a badly merged “bolt-on” to the Derby conurbation.
- There is no justification to build on farmland, let alone greenbelt land adjacent to ancient woodland.

# Unused Sites

Missed Brownfield Opportunities and Under Used Sites

# Stanton Iron Works



- 450 Acres Brownfield site.
- Isolated site, therefore, it doesn't need to fit in with surrounding character
- This has been available for an adventurous development for 12 years
- This shows that EBC have not exhausted all suitable sites
- EBC has given most of this site away to other uses.

# West Hallam Depot



- Isolated site, therefore, does not need to be design constrained.
- Site is suitable for a minimum of 1000 homes. Could be considerably more.
- **EBC have allowed this site to be withdrawn from development.**
- This shows that EBC have not exhausted all suitable sites.

# Maywood Golf Club



- 100 Acres Brownfield site.
- Permanently closed in 2019.
- This site was rejected by EBC, totally in violation of the Planning Policy Framework.

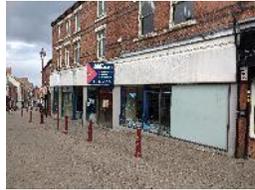
# Ockbrook Moravian School



- Since the Core Strategy has been submitted, Ockbrook Moravian School has been permanently closed.
- This is now a large Brown Field site within the boundary of Ockbrook.
- It is significant in size and should definitely be included in a revised strategy.



# Ilkeston Town Centre (April 2021)



# Ilkeston Town Centre



**NPPF** - Whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport

- There are so many opportunities in Ilkeston Town centre to consolidate the shopping areas and build high density housing.
- Shopping habits have changed forever.
- A high percentage of the town centre is ground level car parking.
- No multi-storey parking.
- No building is higher than 3 storeys.
- High percentage of closed stores.
- Massive wasted opportunity.
- Erewash Borough Council cannot demonstrate that they have:
  - (a) makes as much use as possible of suitable brownfield sites and underutilised land;
  - (b) optimises the density of development

# Poor Quality Town Centres

## Long Eaton Town Centre (ITC)

Data	2018	2019	2020	2021
Size of Centre (Ha)	13.4	13.4	13.4	13.4
Total Number of Units	253	252	252	251
Units per Hectare	19	19	19	19
Total Number of Vacant Units	17	25	36	28
Percentage rate of vacant Units	7%	10%	14%	11%
Total Number of Units in A1 use <sup>[4]</sup>	112	112	111	110
Percentage rate of Units in A1 use	44%	44%	44%	44%

## Ilkeston Town Centre (ITC)

Data	2018	2019	2020	2021
Size of Centre (Ha)	14.3	14.3	14.3	14.3
Total No of Units	297	304	303	300
Units per Hectare	21	21	21	21
Total No of Vacant Units	40	37	32	29
Percentage rate of vacant Units	13%	12%	11%	10%
Total No of Units in A1 use <sup>[1]</sup>	141	147	143	144
Percentage rate of Units in A1 use	47%	48%	47%	48%