

Planning Policy

From: Alex Rowle [REDACTED]
Sent: 06 February 2024 15:23
To: Planning Policy
Cc: [REDACTED]
Subject: Re: EREWASH CORE STRATEGY REVIEW – TARGETED CONSULTATION

Hi

Please see attached in thread my responses to the letter.

Thanks
Alex

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.

Title(*):	Mr Rowles
First Name(*):	Alexander
Job Title: (where relevant)	
Organisation: (where relevant)	
Address(*)	
Postcode(*):	
Telephone number(*):	
Email Address(*):	

<p>Agent's details:</p> <p>(if applicable)</p> <p>Include name, address, contact number and email</p>	
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To which part of the Core Strategy Review does this representation relate? (Delete as appropriate)(*)	Policies / Policies Map / Other (please specify) Objections to Spondon Wood Proposals
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.(*)	
<p>Objections to Spondon Wood Proposals</p> <p>Failure of Erewash Borough Council in its legal duty to cooperate Residents as our property has two boundaries within this proposed site.</p>	
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)	Yes

Do you consider the Core Strategy Review complies with the duty to cooperate?(*) (Delete as appropriate):	Yes
<p>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.</p>	
<p>Failure of Erewash Borough Council in its legal duty to cooperate Residents as our property has two boundaries within this proposed site.</p>	
<p>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.</p>	
<ul style="list-style-type: none"> • You have failed to write to my parents and brother regarding this planning proposal whereby you plan to place 14 new houses directly around my parent's property. I grew up in Spondon. <ul style="list-style-type: none"> • As a family we have discussed the tragic proposal to build around Spondon wood. The plans are illegal in that they are too close to the wood. • We have a large balcony at the back that you provided planning permission for a number of years ago and we will be able to see directly in the gardens and windows of these people. • The ground is clay and water sits on the ground if we have a lot of rain and this will exacerbate this. • Bloor homes have marketed this on Spondon and their schools. The schools cannot accommodate all of the current applications and so that advertising is misleading marketing. It is interesting that is only resolves your social housing and provides you with council tax. • This is a rushed exercise to meet a political deadline and so is not in the spirit of what the government is planning • There are 2000-3000 empty houses in Erewash and unused Brown Field Sites and it is lazy and short sighted to build on any Green Belt Land anywhere as a first option. There needs to be a Government led incentive to clear and redevelop run down empty housing. What are you going to 	

do when you run out of Green Belt Land to develop as lazy councils do not have the insight or imagination to develop empty derelict residential and commercial buildings?

- There are plenty of other sites closer to Erewash Residents and core amenities e.g. GP, Dentists, Schools etc.?
- There is a lot of traffic along this road as it is and this will have an increased impact on the volume of traffic running along this road. Any proposed development would be incredible unsafe onto an unrestricted speed country road with national speed limit, with no other possibility for access or egress, for pedestrians, cyclists and vehicles.
- I am concerned about biodiversity. This incorporates wildlife, ecology, nature conservation, habitats and species so not just wildlife.
- I am concerned about the hedgerows around the site, the trees in the woods etc.
- This will impact endangered species e.g. Bats currently protected under EU Law as this law still stands and dormouse etc. There have been buzzards living in the wood since I moved there aged 4.
- Spondon Woods is sited in the National Planning Policy as important
- There are birds that live there listed in schedule 1 of the Wildlife and Country Act. I am aware of Ciri bunting, Harriers, Heron, Kingfisher, Barn Owl, Peregrine, Darford Warbler and Woodlark.
- The planning boundaries are too near to the wood and would be illegal
- You will cause flooding in spondon as they have Victorian Drainage system
- There will potentially be an additional 600-800 cars on the A 6096 and one entry exit point
- Shame on you if you agree to this and I hope the Spondon Councillors and Planning team fight this all the way

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:	

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.

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