

Planning Policy

From: [REDACTED]
Sent: 19 February 2024 12:41
To: Planning Policy
Subject: Re: RE: EREWASH CORE STRATEGY REVIEW – TARGETED CONSULTATION

Importance: High

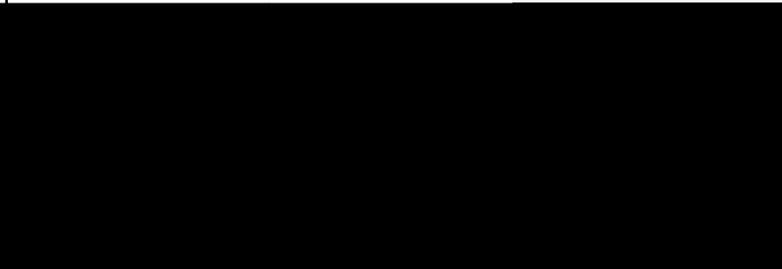
Core Strategy Review Representation Form – Targeted Consultation

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
First Name(*):	Kevin Palmer
Job Title: (where relevant)	
Organisation: (where relevant)	
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.(*)	
Policy of allocating land north of Spondon (SGA26) in the Green Belt for housing, and also land off Acorn Way for housing,	
Do you consider the Core Strategy Review is Legally Compliant? (*) (Delete as appropriate)	Yes / No This is really for a lawyer or planning expert not a lay person.

<p>Do you consider the Core Strategy Review is sound?(*): (Delete as appropriate)</p>	<p>/ No As above, but consider no on the basis of allocating land for housing in Green Belt which should not be done except in exceptional circumstances. Housing Secretary has just said preference should be given to brownfield sites.</p>
<p>Do you consider the Core Strategy Review complies with the duty to cooperate?(*): (Delete as appropriate):</p>	<p>/ No As before, but understand there was very little consultation with residents of Spondon</p>
<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>As above</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>	

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.

<p>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)</p>	<p>Yes, I wish to participate in hearing session(s)</p>
<p>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:</p>	
<p>To give the view of a lay person, a resident who has lived in Spondon for 71 years and knows the area, rather than an official, a lawyer, a planner, a councillor., whose motives may be different.</p>	

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. BRIEFLY: The site north of Spondon is in Green Belt, which means it should not be used for housing unless there are exceptional circumstances. Housing Secretary Michael Gove said recently that brownfield sites should be preferred. I would imagine that there are such sites, including disused mills etc in both Ilkeston and Long Eaton, which could be used - these could be turned into flats as has already happened in some places (not everyone wants large houses with gardens), which still counts towards the number of homes. There are also infill sites across the borough which could be used. The land is next to ancient woodland that is home to wild deer and other wildlife, so housing could destroy vital habitats. The land, used for farming, is also prone to flooding.

The site is adjacent to homes in Derby City Council's boundary but some way away from homes in the nearest Erewash settlement of Ockbrook. This would mean residents would use facilities - doctors, dentists, shops, schools, etc in Spondon - which are already under pressure, while the residents would pay council tax to Erewash BC and Derbyshire County Council, this is unfair to residents of Spondon and Derby City Council. I understand that there was very little notification/consultation with local people or the city council.

The development could mean hundreds of cars using the busy A6096 Dale Road often heading through Spondon and down on crowded Willowcroft Road and into Derby. Most traffic going into Derby, including heavy traffic from the storage depot at West Hallam has to go through the main route of the crowded centre of the 'village' of Spondon and on to Willowcroft. More traffic would increase the likelihood of danger as well as air pollution.

I also object to the inclusion of land off Acorn Way which is not far from the green wedge in the city that separates Spondon from Chaddesden. Acorn Way was built in the 1980s as a direct link between Nottingham Road on the Spondon/Chaddesden border and Oakwood to serve residents of the new district of Oakwood (which at the time of building was Europe's largest private housing estate) and relieve pressure on Morley Road and Mansfield Road. It was not intended to provide housing off. Because of the nature of the land, the area, including Acorn Way itself, is prone to flooding.

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