

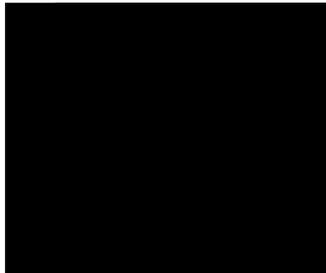
F.A.O Erewash Planning Dept

Planning Case officer : Abbey South

Regarding: Planning Development Application ref: 0923/0024 (land to the west of Dale Road Spondon)

Objection to the Planning Application:

from



My objection first and foremost is that this application is being made for a housing development on **GREEN BELT LAND!** There are in my view according to the NPPF criteria, no exceptional circumstances that warrant a change of designation of this land!

I include my further objections across the following areas:

1. Environmental issues
2. Traffic and Transport issues
3. Amenities and Services

1. Environmental issues

- There would be increased access to Spondon Wood which would increase litter / dumping / antisocial behaviour all of which would have an impact on the local environment, an ancient woodland and local population.
- As a resident living very close to the proposed area, a development would further exacerbate the extremely difficult drainage problems we have to manage due to the water table in this part of Spondon. Gardens are regularly flooded and impact negatively on properties. From observation of ancient maps of the area, numerous ponds and brooks are documented and continue to have an impact on the local population. Studies of the site and surrounding areas show ground surface water saturation in the area.
- Proposed links to 'footpaths' would restrict the current drainage systems in place to the west of the plans and are shown across private land.
- Waste collection from Erewash Refuse Sites from the proposed development would have a massive impact on air pollution and on the environment.
- A development would restrict options for wildlife within the ancient woodland to access open countryside which is already boarded on three sides by farms

and local amenities. The proposed plans show a boundary from the development to the wood of 10 metres which legislation outlines should be at least 15 metres.

2. Traffic and Transport issues

- The considerable increase in traffic of the proposed development would add to the difficulties as a local home owner that we have in safely accessing Dale road, it is already an extremely busy road with considerable traffic use creating difficulties turning either left or right from our property.
- Despite a 30 mph speed restriction, traffic speed increases to 50 mph from the bend in Dale road by Dale road park by a considerable number of users going beyond the city boundary. Further increase in the traffic volume of the area would add to the safety issues already negotiated by local residents in their cars or on foot.
- An increase of local traffic would have a detrimental impact to the air quality of current residents.
- An increase of population from the proposed development would put considerable problems on the current public transport available to the residents of this part of Spondon. On entering the city boundary, buses are mostly full during the daytime period.
- There are no pavements from the proposed development to the nearest bus stops in the area thus creating severe safety issues for pedestrians that need to use the overloaded public transport.
- As you leave Derby city boundary there is a rise in the road level prior to a dip where the proposed only access road to the development is marked, this affects line of sight of traffic travelling in both directions and adds to safety concerns for both traffic turning out or in the proposed entrance road and pedestrians trying to cross a road with cars travelling at 50mph at the very least!
- Living across from the proposed development, we have already seen a considerable increase in deer behind our property since a fence has been erected between Spondon Wood and the development area, whilst I acknowledge that the deer are not a protected species, the disruption to their grazing area by the fence is causing them to cross the very busy Dale Road resulting in safety issues to traffic travelling on the road as the deer are erratic running into and crossing in front of cars.
- There is already considerable traffic saturation and safety issues (from this traffic) around local amenities in the village, additional traffic from new residents outside the city boundary who live possibly beyond walking distance would only add to this problem.

3. Amenities and Services

- Primary schools in Spondon are mostly full with Derby City residents.
- The only secondary school in Spondon is heavily oversubscribed with pupils who are Spondon residents and Derby funded places

- Doctors and dentists in the village are already considerably over subscribed with many residents having to travel to surgeries outside to village to receive health provision. Other proposed developments within the village will already add to these difficulties
- The developers 'glossy' document sent to residents local to the proposed site discusses 'Contributions to local services through a S106 Agreement', these contributions will only provided for other residents in Erewash (as well as the council tax Erewash will collect!) but the residents of the proposed new development will just be detrimental to, and add to the constraints of services and amenities in Spondon.

This proposed development will not be part of Spondon village or the City of Derby, so where will Erewash residents have an identity with?

As this proposed application is not currently designated as part of Erewash's Core strategy, is it being submitted independently in a bid to avoid the new planning legislation out at the beginning of 2024?, if so it doesn't give much credibility to the proposals in the developers 'glossy' brochure posted to Spondon residents!

Linda Mellor 12/10/2023