



09 October 2023

Erewash Planning Department

Dear Sir/Madam

RE: APPLICATION NUMBER 0923/0024 GREENBELT LAND

I have been following the above proposal for some time now and since writing to you with my objections I have gleaned further data which has prompted me to add further objections to this proposal.

I do not believe that EBC have been open, honest and transparent regarding what appears to be an underhand acquirement or attempt to gain this piece of land, which has been re-iterated by the lack of your intentions around Spondon regarding notification of your proposals. I have found a poster purely by accident that is attached to a gate near Spondon Allotments along with several other posters, thus, quite easily being missed and clearly off the beaten track to most of the residents of Spondon. I personally feel you have pushed this through rather hastily, obviously and deviously with the intention to avoid the **Climate Change Emergency/BNG** that is being implemented and effective from January 2024.

As I am racing towards retirement age I have concerns regarding the GP surgeries regarding the lack of appointments that are/will be available with many residents already having to seek appointments within the Chaddesden area, the pressure from 263 will only exacerbate this issue further. I also feel aggrieved that Spondon residents are expected to pay for services for Erewash residents.

Having a grandchild including nephews/nieces in Spondon which we hope will secure a place at West Park has equally got me worried; again the impact on an already oversubscribed school will be far greater if this development is allowed to proceed.

As this is designated Greenbelt land as per the National Planning Policy Framework how have you achieved "Special Circumstances" which is required to develop this type of land? You will be encroaching on/near Ancient Woodland which will without a doubt have an impact on the wildlife as the open space will be reduced dramatically, as will the risk of damage to the Ancient Woods with a closer proximity to them which could easily make it a target for anti-social behaviour too.

I think it is rather delusional to believe that the residents from these 263 properties will walk up to 2000 meters to access amenities, especially the shops.

As a retired construction employee for McLoughlin Pipelines & Greenway Construction, as a LGV/Low Loader driver and machine operator, it is debatable that it is acceptable that a one day traffic modelling which I believe took place in mid-March is fit for purpose, it is beyond contempt that this is being submitted as a true representation of the traffic situation on Dale Road and the impact it will have on ALL the residents in Spondon.

I am also questioning the legality and validity of proposing the one entry and one exit off/onto an already heavily congested road; this would seriously make me have second thoughts on using this route as I have no doubt whatsoever that this is a major disaster waiting to happen. I currently

frequent Bartlewood Lodge to dine and visit Dale Hill Natural Burial Ground, I feel if this project goes ahead I will be running the gauntlet as the volume of traffic will certainly intensify which will take the pleasure out of visiting these two places along with visiting areas beyond too.

The offers on the table to mitigate the impact of this project regarding traffic calming seems to have been proposed without any real thought or credence, I am intrigued where this slip road on Willowcroft will start and what will actually be gained, I believe a slip road would accommodate a maximum of two vehicles if you are lucky, the only place that you could even stupidly think to widen the road is at the bottom on the bend, this would not alleviate the volume of traffic whatsoever, a slip road would not accommodate a LGV with a trailer (if they need to access a left turn) if this went ahead then someone in time will be killed as this would entail the trailer mounting the pedestrian area to clear the left turn. I have taken the opportunity to provide you with some insight to the idiocy of this suggestion. A vast proportion of traffic leaving Spondon turns right, will the right of pedestrians crossing at the bottom of Willowcroft be removed to accommodate two lanes for a couple of vehicles? I can only presume that no traffic modelling has been undertaken within this vicinity. In my personal opinion this is a tick box exercise and nothing more. I cannot even start to imagine what you think will be achieved regarding the traffic lights on the Asda Island/A52 slip road, how will this alleviate the congestion in Spondon? This will certainly add even more air pollution and noise pollution due to vehicles idling even longer when trying to leave Spondon that makes us question whether any modelling including the air/noise pollution has been addressed in and around Spondon.



What would be the intention of this pedestrian crossing?



As you can see from the photo taken at the bottom of Willowcroft Road the pavement is a single pedestrian walkway, until you reach the bend/pedestrian crossing, therefore, it wouldn't be feasible as it would achieve very little if anything!



As you can see until the vehicle starts to move to the left on the bend the road is a single file road, no matter how you try and present this as a filter lane is unachievable for any viable results.

Have these proposals been submitted to The Highways Local Authority for their assessment regarding the suitability and Health & Safety?



It really would be debatable whether a slip road would accommodate one vehicle and certainly wouldn't accommodate a bus, LGV or LGV with a trailer.

I have already raised concerns regarding the air pollution, both my wife and I avoid whenever possible the use of Dale Road when walking into the village, my wife especially as she is asthmatic. This worries me further for our young and elderly that want to access the flyer which at times has a low capacity for Spondon residents already, it requires a significant amount of residents having to cross this already busy road for access to the Derby bound bus which will also subject them to additional pollutions from the extra vehicles. The end result is the majority of Spondon are going to suffer in one way or another whether it's due to the volume of increased traffic, noise pollution, air pollution and Health & Safety practically for everyone especially motor cyclists, cyclists and pedestrians.

Finally, as previously stated working within the construction industry for thirty plus years, I am at a loss to what investigations and understanding EBC/Developers have done to address the surface and foul water from this build given Spondon has an old, strained sewer system, Spondon has seen more than its fair share of drain covers lifting, flooding on the streets causing extensive damage to roads as I have personally witnessed on Sandringham Drive and the bottom of Stoney Lane, although Dale Road and Sitwell Street have faced the same dilemma too.

My garden on Moor End suffers flooding regardless that we have planted so much in the garden to try and alleviate this problem; I believe neighbours on Sancroft Road along with Hamilton have done and probably still do suffer waterlogging/flooding as I know Croft Close has too.

MR R J HICKING [REDACTED]