***OCKBROOK & BORROWASH PARISH COUNCIL***

 ***The Parish Hall, Church Street, Ockbrook, Derby DE72 3SL***

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Mr Steve Birkinshaw

Head of Planning and Regeneration

Erewash Borough Council

Town Hall

Long Eaton

Derbyshire

NG10 1HU

15th May 2025

Dear Mr Birkinshaw

**RE: Erewash Core Strategy Review Amendment, additional housing allocation in Borrowash.**

I am writing to you on behalf of the Ockbrook and Borrowash Parish Council regarding the above-mentioned proposal, which was discussed during our May meeting.

As a Parish Council, we are firmly opposed to the erosion of the green belt within our area. Whilst we acknowledge the need for additional housing within the community, we have several significant concerns regarding the proposed developments, particularly the location and any potential impact.

Green Belt and Settlement Separation.

Our primary concern is the proposed west development, which threatens the clear strip between the conurbations of Spondon and Borrowash, whilst we realise that this land is poorer quality agricultural land, this strip of land is vital for maintaining the separate identities of the two settlements. We strongly urge that, if this development goes ahead, the existing defensible boundary (the footpath) is legally protected so that it cannot be diverted or extinguished. Furthermore, we request that the remaining land between Spondon and Borrowash is protected in perpetuity, to ensure that the two settlement do not merge in the future.

Traffic and Infrastructure.

Any development equals an increase in traffic, as the proposal is for two new housing developments which will potentially have a minimum of two vehicles per household this will significantly increase traffic in the area. Therefore, there needs to be a robust approach to traffic management around the two sites paying particular attention to where they filter into the existing road structure. Additionally, we request that improvements be made to the A52 access at Victoria Avenue, East and West bound and to the Cole Lane, Borrowash side slip road, as these junctions are already congested and hazardous during peak times.

A further suggestion would be the consideration of traffic lights in the centre of Borrowash, where Victoria Avenue, Derby Road, Nottingham Road and Station Road intersect. This area is currently congested at peak times and would be further impacted by the proposed developments.

Healthcare Capacity.

Our two local Doctor Surgeries are already operating at maximum capacity, an increase in the number of residents will necessitate additional healthcare infrastructure, either through the expansion of existing facilities or the provision of a new practice.

Affordable Housing Provision.

Whilst we understand that current planning regulations require a minimum of 10% affordable or social housing within new developments, we would like to request that consideration is given to increasing this number if the proposal goes through. There is an acute shortage of affordable housing for existing residents who wish to remain in the village, and this proposal presents an opportunity to address that need.

Flood Risk.

As the area of land allocated to the west of Borrowash is prone to flooding from surface water runoff, the proposed development would exacerbate this issue by introducing more impermeable surface~~s~~ area. Therefore, if this proposal should go ahead, it is imperative that a robust and effective flood prevention scheme be included as part of the planning application.

In summary, whilst the Parish Council are not opposed in principle to new housing developments within the parish, we would ask that the location of the western proposed development area be reconsidered / reviewed and an alternative identified, perhaps in discussion with ourselves, but if this is not something you would consider, then we would ask that the above issues are addressed when it comes to granting any approvals for the site developments.

Yours Faithfully



Sarah Kitchener

Clerk and RFO