

Miny Schofield

From: l.marson
Sent: 07 May 2024 16:20
To: Erewash Core Strategy Review
Subject: Re SG:26 South of Spondon (Spondon Wood)

Categories: Green Category

My reference TC28, L Marson

Dear Planning Officer

Thank you for the opportunity to continue with the discussion on developing housing at Spondon.

I would like clarification on several points please.

Green belt land

It states in the NPPF document. Grade 3 – good to moderate quality agricultural land

Land with moderate limitations that affect the choice of crops, timing, and type of cultivation, harvesting or the level of yield.

Given that we all wish to reduce our carbon emissions, should we not be using the grade 3 land for crops and consider existing brown field for housing?

I refer to item 13 of the NPPF document that clearly states preserving the green belt. Your document reference BS5837 2012 which give consideration to protecting trees and hedges, the proposed plan barely addresses this issue.

Can I please refer to document 'Application for planning permission' which clearly states the following.

Certificate A - Sole Ownership and no agricultural tenants

Certificate A should only be completed if the applicant is the sole owner of the land to which the application relates and there are no agricultural tenants. In this case I understand that long established tenant are still working the land.

Transport

The detailed traffic survey may need to be given extra consideration, Ilkeston Flyer is notorious for its lack of service (as admitted by Trent Barton) and is often oversubscribed. Siting extra stops will only exasperate the situation. There is also mentioned in your report, you have commissioned a traffic survey. I have undertaken to check on the situation and can confirm a possible discrepancy in finding. On a school day, traffic can back up as far as Stoney Lane adding some 20-minutes to a 5-minute journey time. Adding extra vehicles from the new site could see a journey time of 40 minutes. (estimated)

Foul and surface water.

Given the recent poor weather and the problems arising locally, can I please ask that another in depth review to be undertaken to prevent unnecessary distress.

Over Head power cables.

I cannot find any reference to the overhead high voltage cables, as we move closer to a blame society, in an unfortunate case of it being proven that these cables can cause serious illness, who will be responsible for the siting of the houses , Erewash or the builders, should this not be documented for future reference?

Your Sincerely

L Marson
