

Planning Policy

From: [REDACTED]
Sent: 11 February 2024 13:58
To: Planning Policy
Subject: RE: EREWASH CORE STRATEGY REVIEW - TARGETED CONSULTATION

Good afternoon,

Please find my representations below:

Title(*):	Mr
First Name(*):	Nicholas Allgood
Job Title: (where relevant)	Not relevant
Organisation: (where relevant)	Not relevant
Address(*)	[REDACTED]
Postcode(*):	[REDACTED]
Telephone number(*):	[REDACTED]
Email Address(*):	[REDACTED]
Agent's details: (if applicable) Include name, address, contact number and email	Not relevant

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.(*)	
[REDACTED]	

My objection to this strategy is in relation to the allocation of land North of Spondon, namely the area identified as the green belt land adjacent to Spondon Wood. It is of my opinion that this piece of land does not meet the requirement of the housing needs of Erewash as it is not benefitting the communities of Erewash, but is being “bolted on” to land adjacent to Derby City Council suburbs.

In reported local media on the 6th February 2024, it was reported that the Government Planning Inspector, Andrew McCormack, had dismissed the planning application for land off Sowbrook Lane and Ilkeston Road in the areas of Ilkeston, Kirk Hallam and Stanton, the reasons being the lot was “too divorced” from and other settlement and the transport infrastructure was insufficient.

This would be the same for the land adjacent to Spondon Wood, which, taking away the fact the land is green belt, it would leave residents reliant on Spondon amenities such as schools, dentists, doctors, etc, who are already oversubscribed in many cases.

The destruction of green belt land in order to meet housing needs should not be permissible. I also have concerns that the proposed development would lead to even more traffic congestion through Spondon which is already difficult to pass through during peak times and the entry/exit to the proposed site only has one point of entry and exit, which will add to congestion during these times.

Do you consider the Core Strategy Review is Legally Compliant? (*) (Delete as appropriate)	Yes / No I am not qualified to answer this question
Do you consider the Core Strategy Review is sound?(*): (Delete as appropriate)	Yes / No I am not qualified to answer this question
Do you consider the Core Strategy Review complies with the duty to cooperate?(*): (Delete as appropriate):	Yes / No I am not qualified to answer this question

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.

Again, I have no legal knowledge of these procedures hence I am not qualified to comment.

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.

As stated above, I believe this plan is a desperate measure implemented by the previous local government authority (now a Labour held council) to meet the needs of Erewash Housing without upsetting their own residents by identifying land that adjoins existing towns and villages. I would imagine it is highly unlikely that any resident of Erewash would be raising objections to this identified site as it will not impact on them.

New housing developments should enhance the capabilities of new buildings within the areas of existing towns and villages. The scheme to build up to the boundary and nowhere near any other residential areas within the council area but placing them alongside Derby City housing is of no benefit to Derby residents and will be placing further burdens on Spondons resources. Green Belt land, and all of the wildlife will be disrupted as will the ancient woodland which will be bordering this development.

The only modification I see being relevant to my objection is the removal of the Spondon Wood site from the Core Strategy, as it is not a justifiable proposal to build there as highlighted above.

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)

No, I do not wish to participate in hearing session(s)

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:

Kind regards
Nick Allgood
